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February 28, 2024

#### By Hand

Glenn Richards, Chair
Historical Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Advisory Review - Demolition Control Overlay District;
311 Merrimac Street, Newburyport, MA (the "Property")
Assessor's Map: 64 Lot: 17

Dear Mr. Richards and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Timothy Swierzbin and Alexandra Rada (the "Applicant") and owner of the property relative to proposed renovations of the residential structure (the "Structure") on the Property. The Applicant requests that the Commission submit a written report to the Zoning Board regarding: (a) the significance of the Structure; and (b) the relative importance of the Structure in the context of the block where it is located.

The Property is located in the R2 Zoning District and Demolition Control Overlay District ("DCOD") under the Ordinance and is improved with the Structure which is a pre-existing nonconforming two-family use but the Applicants propose to convert it to a single family home<sup>1</sup>, as originally intended, and a free standing accessory structure. As to the Structure, the Applicant proposes to remove several areas of the exterior walls as well as construct small additions on the rear westerly side of the Structure. No work is proposed on the accessory buildings on the Property. The non-conformities will not be impacted.

The Property contains 26,600 ± square feet, where a minimum of 10,000 square feet is required for single-family use. The Property has 76.8 feet of frontage on Merrimac Street, and 54.82 feet of frontage on Howard Street. The Property has frontage on both Merrimac Street and Howard Street. The Property's frontage is pre-existing nonconforming, as the R2 district requires a minimum frontage of 90 feet for single-family use. The Structure is pre-existing nonconforming for side yard setback, as it encroaches into the side yard setback. This nonconformity existed at least as early as 1914, before zoning was adopted in 1940.² The setback for the right side of the Structure is 4.3 feet. Single-family use in the R2 district requires 10-foot side yard setbacks. The Property meets

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730 Main Street, Suite 1F
Millis, MA 02054
Phone/Fax 508.376.8400

New Bedford Office 227 Union Street, Suite 606 New Bedford, MA 02740

 $<sup>^{1}</sup>$  The Structure has not been converted. Currently, only the Applicant's family is living at the Property.

 $<sup>^{2}</sup>$  As shown in **Exhibit A**, which includes the 1914 Sanborn Map, the first Sanborn Map to include the Property.

all other Zoning requirements but for the setback of the accessory garage which is at 2.4 feet but which is not impacted by the proposed renovations.

The Applicant proposes to remove 29.5% of the exterior walls, as defined under the DCOD, as shown on sheets D-1.1-D-1.4<sup>3</sup>. By in large, the demolition is a result of partially removing and rebuilding a poorly later added two story screened porch on the rear of the Structure as shown on the plans. The Applicant is adding 328 sf of living space.

#### **History and Condition**

The Federalist style Structure was constructed in or around 1807 and is listed as contributory on the District Data Sheets. According to a title search and the Form B, the Property was purchased from Moses Moody by Stephen Coffin Dutton, a ship builder, in 1804. The Form B suggests that Dutton subsequently built the Structure on the land. In 1806, however, Dutton sold the Property to Captain Thomas Follansbee and the deed from Dutton to Captain Follansbee does not mention a building. The first mention of a dwelling house and buildings appears in an 1812 deed from Captain Follansbee to John Brown. Dutton came to own the Property again in 1820, when he purchased the Property from John Brown. The deed from Brown to Dutton again references the dwelling house and buildings. According to the Form B, Dutton then sold the Property to Samuel Noyes in 1839, who owned the house, followed by his heirs into the nineteenth century. The Applicant purchased the Property in November of 2021.

As for the history of the owners of the Property, in regard to Dutton, a book titled *History of Newbury*, *Massachusetts 1635-1902* by John James Currier provides that Dutton built ships in the area near Moggaridge's point. One ship Dutton built, a brig named *Calisto*, was "one of the best built vessels that ever sailed from this [Merrimack] river." Dutton also built the ship *Jacob Jones*, a ship registering 545 tons with 20 guns. See **Exhibit D**. A *Municipal History of Essex County in Massachusetts*, by Benjamin F. Arrington, lists Stephen Dutton as a ship builder after the close of the Revolutionary era. See **Exhibit E**.

Captain Follansbee, the owner of the Property for a period of time after Dutton, mastered a number of ships in Newburyport and was a member of the Marine Society. A history of the Marine Society of Newburyport lists Captain Follansbee as a merchant engaged in privateering during the Revolutionary War; Captain Follansbee was master of the schooner *Flora* during this time. See **Exhibit F**. At some point prior to September 2, 1794, he was captured while commanding *Flora*. During the same war he was again captured by a French privateer on January 8, 1799 while commanding the ship *Two Sisters*. See **Exhibit G**. A newspaper article in the December 17, 1873 Newburyport Herald about a bequest from one of Captain Follansbee's youngest daughters to the Marine Society mentions that Captain Follansbee was "highly esteemed and prominent as a shipmaster, and whose name for many years was connected with the prosperous commerce of Newburyport, and with the Marine Society, of which he was a member." See **Exhibit H**.

It is unclear at what point the house was converted to a two-family use. The oldest Assessor's card available through the Assessor's office for the Property, dated March 13, 1969<sup>5</sup>, designates the occupancy as "Two Family." The Applicant purchased the Property in November of 2021 and now intends to convert the use back to the single-family use as part of this project.

<sup>&</sup>lt;sup>3</sup> Attached hereto in Exhibit K.

<sup>&</sup>lt;sup>4</sup> The District Data Sheets, excerpt attached as Exhibit B lists 1800-1810 and the Form B, attached as Exhibit C lists 1807.

<sup>&</sup>lt;sup>5</sup> Attached hereto as Exhibit I.

The first Sanborn map showing the Structure (1914) and the 1924 Assessor's map<sup>6</sup> show the Structure in its current form, except that those maps show a subsequently removed portion of the Structure extending back from the rear, what is now the porch, of the current form.

The Applicant contends that, as indicated in the letter<sup>7</sup> from the Gelinas Structural Engineering LLC and as shown in photographs attached at Exhibit M, the porch is unsafe and must be rebuilt. As indicated in the letter, "the porch foundation and structural must be removed and replaced in their entirety. There is insufficient structural integrity here to accommodate any change. The existing foundation / structural [are] not adequate or code compliant as is for the current loadings as well." You can see from the photographs that there is not a proper foundation under the two story porch, even if it were left as a porch. Indeed, as can be seen from the photographs the porch is sloping and pulling away from the house. If indeed there was another addition which was later removed, that could lend some reasoning to why the porch is in the condition that it is in, and it too may have been added after the original addition/extension off the back was removed. Nonetheless, the Applicants find that the porch is unsafe, not safely usable in its current condition and is in need of significant repairs, all of which would require the permit which is being sought. The proposed modifications to this portion of the structure will keep the same shape, form and dimensions as the existing, but for the shape of the roof which will be more in keeping with the style of the remainder of the structure.

It should be noted that the proposed plans respect the current trim and rake board of the existing house, the new wood corner matches the existing, the double hung simulated windows match the existing windows, the painted cedar clapboard match the existing clapboards, all existing windows will remain and the plans do not change the roof line.

#### Requested Advisory Determination

As a result, the Applicant requests that the Commission submit a written report to the Zoning Board regarding: (a) the significance of the Structure; and (b) the relative importance of the Structure in the context of the block where it is located.

A copy of the site plan and architectural plans for the proposed renovations are attached hereto as **Exhibit K**. The project will be completed in accordance with all other requirements of the Ordinance.

Respectfully submitted, Timothy Swierzbin and Alexandra Rada By their Attorney,

Lisa L. Mead Benjamin J. Roberts

Attachment cc: client

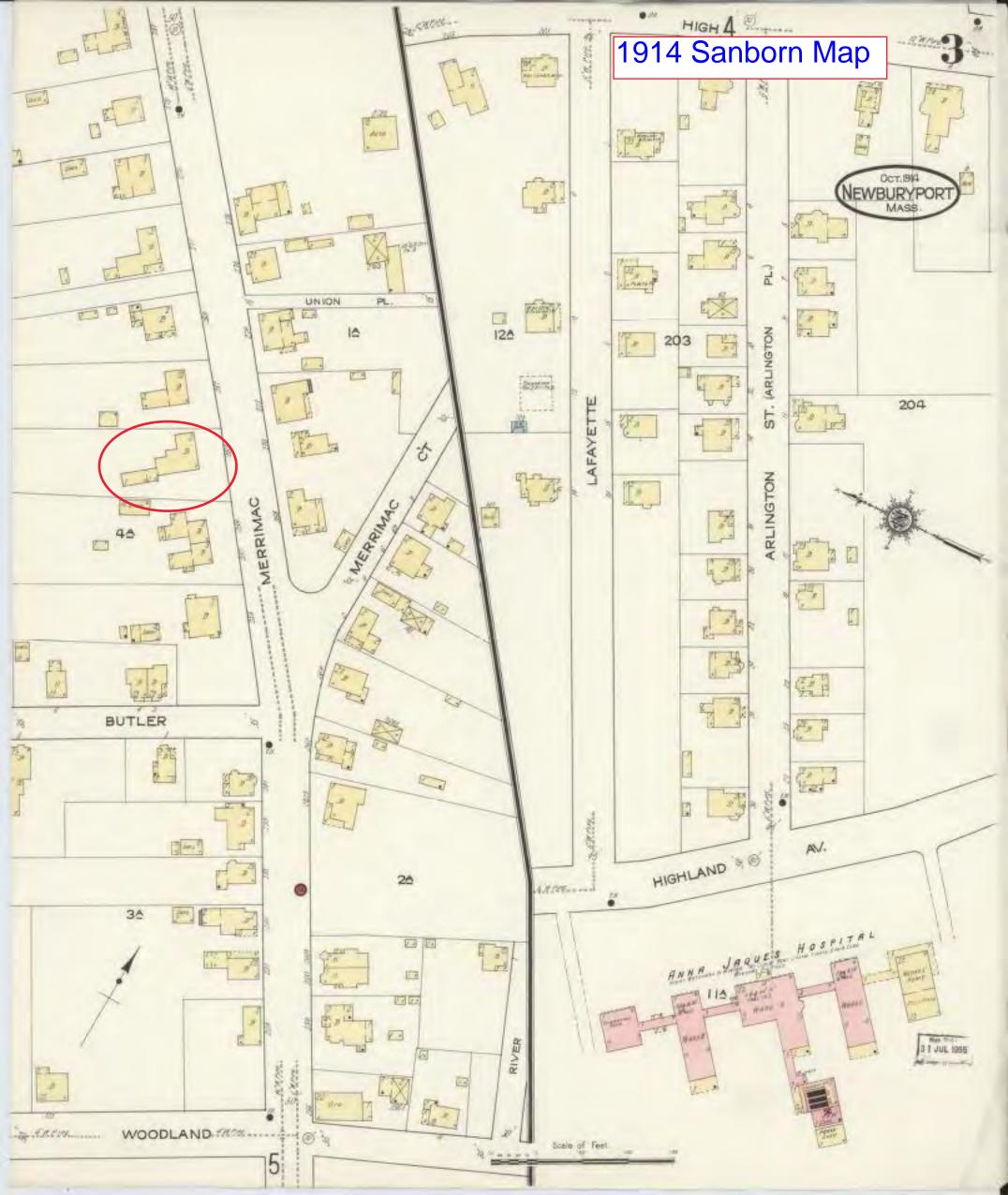
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<sup>&</sup>lt;sup>6</sup> Maps attached hereto as Exhibit A.

<sup>&</sup>lt;sup>7</sup> Attached hereto as Exhibit L.

## Exhibit A







### Exhibit B

### NEWBURYPORT DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
793 297 7	63-60		ca 1875	sidehall Italianate	С
√ 305 № 260	63-61		ca 1870	Italianate	С
√ 307-309 ± 261	63-26	Double House	ca 1800; ca 1845	Federalist; Greek Revival entries	С
√ 311 ± 263	64-17		ca 1800-1810	Federalist	С
√ 313 ± 264	64-18		ca 1775-1800	late Georgian (end- chimney gambrel)	С
√ 315 × 265	64-19	Kenniston House	1849	sidehall Greek Revival	С
no #	64-20	vacant lot			
√ 317 × 260	64-22		ca 1750-1800; ca 1845	center-chimney timber frame; Greek Revival entry	С
J 319-321 × 767	64-23 64-24		ca 1800	Federalist	С
194 323 士	64-25		ca 1750-1800; ca 1875	central-chimney half house; Victorian entry	С
√ 325-327 * 26 <sup>1</sup>	64-26		ca 1800	Federalist	С
795 329 I	64-27		ca 1940-1950	contemporary	INT

## Exhibit C

#### FORM B - BUILDING

NWG. 263

Area Form no. 263

MASSACHUSETTS HISTORICAL COMMISSION	USGS-Need W
	Newburyport
	ress 311 Merrimac Street
	coric Name
	Original Residence
	Present Residence
	ership: X Private individual Private organization
	Public
Supplied to the same of the sa	Original owner Stephen Coffin Dutton
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Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

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HERRIMAC STE	ecer .
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Recorded by	Mary Jane	Stirgwolt
Organization	Office of	Community
Date 12-1	5-80	Development

DESCRIPTION:

Date	1807
Source	Essex County Registry of
Style	Federal Deeds
Architect	Unknown
Exterior	wall fabric Clapboards
Outbuildi	ngs Garage and shed
Major alt	erations (with dates)
Major alt	erations (with dates)
Major alt	erations (with dates)
Moved	
Moved	Date

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This two story house with hipped roof and symmetrical five bay facade is an excellent example of the Federal style as interpreted in the vernacular. This house is extremely simple with architectural details limited to a nice cornice moulding and the front entrance. The door is flanked by classical pilasters which support a classical entablature above.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This land was purchased from Moses Moody by Stephen Coffin Dutton in 1804. Dutton then built this house. Dutton owned the house until 1839 when it was sold to Samuel Noyes. Noyes and later his heirs owned this house well into the nineteenth century.

BIBLIOGRAPHY and/or REFERENCES

Assessor's Records 1890-1980
1851 Plan of Newburyport, Mass. H. McIntire
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
Deed research compiled by Mrs. Nancy Flynn and Mrs. Kathy Horden,
Essex County Registry of Deeds.

#### RELATION OF SURROUNDING TO STRUCTURE

1. Outbuildings			
2. Landscape Features: Agriculture Predominant features Landscape architect	e Open Woo	ded Garden: Formal/Inf	ormal
3. Neighboring Structures Style: Colonial Federal Gree Venetian Gothic Mansar			a Lombard Rom.
Use: Residential Commercial	Religious	Conditions: Excellent Go	od Fair Deteriorated
GIVE A BRIEF DESCRIPTION OF HI	STORIC IMPO	RTANCE OF SITE (Refer	and elaborate on
theme circled on front of form)			100
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BIBLIOGRAPHY AND/OR REFEREN	CE		* . Marie 1
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RESTRICTIONS			
Original Owner:			
Deed Information: Book Number	Page		Registry of Deeds

## Exhibit D

months' wages, to be distributed among the heirs of the officers and men who were on board the "Wasp" when she was lost.

In the "Newburyport Herald and Country Gazette," published Friday, November 5, 1813, "a vessel, about 115 tons burthen, now on the stocks in John B. Coffin's yard" was advertised for sale. At the same date, Stephen Dutton was engaged in ship-building at or near Moggaridge's point. The brig "Calisto," "one of the best built vessels that ever sailed from this [Merrimack] river," and the ship "Jacob Jones," "545 ton's register and pierced for 20 guns," both built by Mr. Dutton, were reported as having arrived at Boston, December 7, 1813.

The brig "Olive," built for Capt. Micajah Lunt and others in Newbury during the summer of 1815, was engaged for many years in the foreign carrying trade. She made many long voyages without meeting with serious disaster, although she was only 157 tons burthen. In the half-tone print on the next page, taken from a water color sketch painted in 1819, the shape of her bow, the cut of her sails, and the style of her rig can be seen and conveniently studied by those who are interested in the history and development of ship-building on the Merrimack river.

February 16, 1814, Elias Cook sold to Joseph Coffin several acres of land in Newbury, "extending to a great rock in Merrimack river"; † and October 16, 1821, Thomas Cook sold "to the said Joseph Coffin" land on Coffin's lane "with a dwelling house thereon."‡ Subsequently, Joseph Coffin bought of Thomas Merrill† and Moses Brown § additional land on Coffin's lane, now Jefferson street, Newburyport, and built several vessels there. A part of this old building-yard was afterwards owned and occupied by Joseph Coffin, jr., who purchased, December 1, 1845, from the estate of Moses Brown, merchant, "one equal and undivided third part of Coffin's ship yard, so called, at or near the foot of Coffin's lane formerly so called." ||

\* Newburyport Herald and Country Garette.

† Easex Deeds, book coxxxix., leaf 123. \$ 1 bid., leaf 124. \$ 1 bid., book cellil., leaf 275.

# I bid., book cellxxiii., leaf 126.



### Exhibit E

Major Cross, under direction of William Hacket, built in seventy-five days, at a cost of \$46,170, what was known as the "Merrimack," which had a 350 ton burden capacity. It was loaned to the government and made many trips; during five years it captured a number of French vessels, as well as recaptured many English prizes. She was sold for \$21,000 after five years' service, and her name changed to "Monticello," but was soon thereafter wrecked on Cape Cod.

At the Webster ship-yards at Salisbury, in 1799, was built the "Warren," eighteen guns, for the United States government. In 1810, the year after the embargo, so disastrous to shipping interests, was repealed, there were built on the Merrimac river, twenty-one ships, thirteen brigs, one schooner and seven small craft, with a combined tonnage of 12,000 tons. In 1813, (during the War of 1812), the United States sloop-of-war "Wasp" was built by Orlando B. Merrill, and about the same date two

gun-boats were built by Stephen Coffin, in Newbury.

Among later builders were Joseph Coffin, Elisha Briggs, Stephen Dutton, Jonathan and Thomas Merrill, Joseph Jackman, William Currier, James L. Townsend, George E. Currier, Charles H. Currier, John Currier, John W. S. Colby, Enoch P. Lunt, Stephen Jackman, Jr., George W. Jackman, Jr., Eben Manson, Fillmore & McQuillen, Atkinson & Filmore, Donald McKay, Joseph Pickett, W. B. Coffin and Cyrus Burnham. In all, there were constructed in Newburyport ship-yards, after the close of the Revolution, four hundred and ninety-two vessels of various sizes and tonnage capacities. The "Mary L. Cushing", built in 1883 was the last real ship built in Massachusetts.

In 1851 the class of boats was materially changed at this point, as well as generally throughout the country. There then came a demand for larger vessels, especially on account of the discovery of gold in California, and then the annexation of Newburyport, in April, 1851, of a part of Newbury containing the ship-yards, in which vessels of larger

tonnage had previously been built.

During the war of 1812, privateers sailed from Newburyport as follows: First the "Manhattan", followed by the "Yankee", and the "Decatur" and the "Bunker Hill". Before the summer of 1812 had passed, the U. S. sloop-of-war "Wasp", after capturing the "Frolic", was herself taken. Another U. S. sloop bearing the same name was built by Orlando B. Merrill of Newburyport ship-yards in September. The "Argus" and the "Antelope" were constructed and soon put out to sea, helping to thin out the enemy's merchant ships.

In the summer of 1817, President Monroe visited Newburyport and was given a grand reception, at which Ebenezer Mosely was chairman. At Ipswich, the President was received by a number of military officers, and at the lower Green in Newbury, a company of cavalry, under Colonel Jeremiah Coleman, with the county's sheriff and a goodly number of citizens, escorted him into Newburyport. After the "meeting" and re-



### Exhibit F

Furthermore, the said William Bartlet, William Coombs,, Nicholas Johnson, Ebenezer Stocker and Abraham Wheelwright doth agree to furnish all the iron and iron work, copper and copper work, joiners' work, pitch, tar, oakum and nails, when called for, and to the true performance of which we bind ourselves in the sum of two thousand dollars.

Signed, sealed and delivered in presence of GREENLEAF CLARK, RICHARD BARTLET, JR., WILLIAM BARTLET, WILLIAM COOMBS, NICHOLAS JOHNSON, EBENEZER STOCKER, ABRAHAM WHEELWRIGHT.

#### PRIVATEERING.

During the Revolutionary war privateering was very extensively engaged in by merchants of Newburyport, and the most brave and daring deeds were performed, striking terror to the hearts of the British seamen, by men whose names are recorded upon the roll of the Marine Society, they acting under the act of the Provincinal Legislature, "an act for encouraging the fitting out of armed vessls to defend the sea coast of America,, passed November, 1775."

Among the list we find:

	하이지 않듯. 보기도 '연락하네라고 '하다' 구시'			
Capt.	William Russell	of	the	General Ward,
44	John O'Brien	**	"	Hibernia,
**	William Knapp	"	**	Palos,
"	Eleazer Johnson	**	**	Dalton,
**	Moses Brown	"	**	General Arnold,
"	Moses Brown	**	**	Merrimac,
**	Andrew Giddings	**	**	Civil Usage,
**	W. P. Johnson	**	"	Independence,
**	Peter Roberts	**	**	
**	Joseph Rowe	"	**	Washington,
**	Israel Young	**	"	ship Russell,
44	Israel Young	**	**	brig Beaver,
**	John Wiley	"	**	" Betsey,
44	Enoch Knapp	**	"	" Dolphin,
"	Jonathan Dalton	"	**	" Margaret,
"	John Holland	**	"	" Stork,
	4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			ACTIVITY OF THE PROPERTY OF TH

which the sea made, continued to tear her in pieces, until nothing but the skeleton of what was once a noble vessel, remained.

When she came into the bay, and whether those on board knew her position during the gale, whether the majority of them were swept off together, or one by one, being overpowered by the intensity of the cold and violence of the sea,—will never be known—as not one of the 12 or 13 souls on board is left to tell the sad tale. It is heart-rending, indeed, that the toil worn mariner, after beating about on a stormy coast for many days, should be wrecked and perish within sight of the smoke ascending from his own hearth.

The Pocahontas sailed from Cadiz in September, was run into by a Spanish ship and compelled to put back, discharge and repair. She sailed again in the latter part of October. As most, if not all, of the original crew left her during this time, and no list of the crew is found among the papers which have come on shore, the names only of the captain, James G. Cook, and chief mate, Albert Cook, son of Mr. Elias Cook of this town, are known. She had at least nine hands before the mast. She was 271 tons burthen, built in 1830, was owned by Capt. John N. Cushing, and the vessel was insured in Boston. The cargo was not insured.

The disasters by this gale were tremendous from all our coast as far north as the Penobscot to south of New York.

#### FRENCH WAR.

Previous to Sept. 2, 1794, the following named vessels, commanded by members of the Marine Society, were captured and a large amount of valuable property confiscated:

Ship Russell,	Capt. Jonathan Young.
Brig Betsey,	Capt. John Wiley.
Brig Margaret,	Capt. Jonathan Dalton.
Brig Stark,	Capt. John Holland.
Schooner Fox,	Capt. Thomas Adams.
Schooner Flora,	Capt. Thomas Follansbee.
Schooner Hope,	Capt. Daniel Farley.



## Exhibit G

#### CAPT. ISAAC RAND.

Joined the Marine Society Nov. 26, 1807. Died at Andover, July 14, 1818, aged 34 years.

CAPT. JOSEPH TYLER, Joined the Marine Society Nov. 26, 1807. Died July 12, 1814, aged 42 years.

#### CAPT. DAVID STICKNEY,

Joined the Marine Society Nov. 26, 1807.
Died Nov. 9, 1820.

Capt. Stickney commanded ships Minerva, Fortune, Newburyport. July 24, 1812, Capt. David Stickney arrived home, late of ship Fortune; was taken by the frigate Belvidere on Georges Bank in 25 fathoms of water, a prize crew put on board and taken to Halifax.

#### CAPT. PAUL SIMPSON,

Joined the Marine Society Nov. 26, 1807.

Died Feb. 11, 1854, aged 80 years.

Treasurer from Nov. 26, 1829 to Nov. 24, 1831.

Vice President from Nov. 24, 1831 to Nov. 30, 1837.

CAPT. THOMAS M. FOLLANSBEE, Joined the Marine Society Nov. 26, 1807. Died Jan. 9, 1821.

Jan. 8, 1799, Capt. Follansbee while in command of ship Two Sisters, five days out from St. Bartholomew, was captured by a French privateer. Capt. Follansbee was taken out and the ship sent, he knows not where, and that day fell in with a cartel bound to Cape Francois, and Capt. Follansbee was transferred to her.

CAPT. JOSEPH PATCH, Joined the Marine Society Nov. 26, 1807. Died Aug. 31, 1857, aged 88 years.

## Exhibit H

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NEWBURYPORT INSURANCE AGENCY

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SPECIAL NOTICES.

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THURSDAY EVENING NEXT, Dec. 15.

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WM. H. SAFFORD,

Practical Watchmaker.

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" Old Folks' Garret,"

COMPANIES SEPRESENTED

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B. F. CARTER & CO., Agents.

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> GEORGE W. CLARK, A'o. 35 State Street

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GEORGE W. CLARK. 35 STATE STREET.

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Stationery to Boars, all the lat-cat styles. Toy Bonks, Paper Bulls, Stereuscopes, large assertment,

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Examine these quoits at GEO. W. CLARK'S,

35 State Street

TALBOT BRUTTLENS, Profinctors, Lawrence, Man.

Are you found of Nice Grandy?
Are you found of Nice Grandy?
Have you children who are founded Goody?
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MINIATURE ALMANAG. WEDSERDAY, December 1, 1871.

HERALD MARINE JOURNAL.

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NEW ADVERTISEMENTS.

Panic Prices! -19-

DRY GOODS

-47-LEVY & CO'S, No. 30 State Street,

10,000 YARDS BEST CALICOS! 10 CENTS PER YARD.

1000 VARDS Best Ginghams, Only 12 1-2 cents a Yard.

BLEACHED COTTONS YARIFWIDE

Buch as South B. Cabota & Co's, ONLY 12 1-2 CTS. A YARD.

Unbleached, the Heaviest & Best, At 11 1-2 cents. Fine 4-4, 10 cents.

500 yards Hill Gotton UNBLEACHED, Remnasts, 39 Inches Wide, 10 cents a yard.

Starles Twilled Flaueri, all wool and very heavy, 35 cents a yard.

Quilts, Inrge Size, \$1.00 A PIECE.

DRESS GOODS. SILKS, SHAWLS,

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LEVY & CO'S

RARE CHANCE FOR BUSINESS. The entiret's time being fully accepted to inter-His Entire Stock of Hardware,

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YO, IL MARKET SOUARE. D. T. WOODWELL, --

AN Engineer Cont. on the Con tons one difference ordered and Annual Statement of the Control of Special Notice.

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MRS. ALTAR WILL, SELL ANY AND ALL HER GOODS LOWER then any other Dealer in Town Continuent respectable formes to secure for devices res.

ORRIN J. GURNEY,

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T Woodly Peters male to enter at chirt. Satisfaction Guaranteed-Bestdence & place of Bustness No. 14 KENT STREET.

FURS.

American Sable, all grades, SEAL, ASTRACHAN

Nutrias, Lyax, Black Martin, &c, For Sale LOTP, by C. P. VAY.

37 Market Square. CATCHEMALIVETRAP. Mechanical Curiosity.

J. R. DYER'S. HARDWARE STORE,

19 Merriman Street.

# Exhibit I

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# **Exhibit J**































## Exhibit K



EXISTING CONDITIONS MERRIMAC STREET EXTERIOR

SCALE: 1'-0" = NTS



PROPOSED SOUTH (BACK ) EXTERIOR ELEVATION

SCALE: 1'-0" = NTS

### **Drawing List**

0.0 Cover

ECS 1.0 Existing Survey Site Plan

EC 1.1 Existing First Floor Plan EC1.2 Existing Second Floor Plan

EC 1.3 Existing Roof Plan

EC 2.1 Existing South (Back) Facing Exterior Elevation

EC 2.2 Existing West (Left) Facing Exterior Elevation

EC 2.3 Existing East (Right) Facing Exterior Elevation EC 2.4 Existing North (Front) Facing Exterior Elevation

20 2.1 Exiculty Horar (Fronty) Facility Extends

S1.0 Proposed Survey Site Plan
A1.0 Existing Floor Plans with Proposed Additions

A1.1 Proposed First Floor Plan

A1.2 Proposed Second Floor Plan

A1.3 Proposed Roof Plan

A2.1 Proposed South (Back) Facing Exterior Elevation

A2.2 Proposed West (Left) Facing Exterior Elevation

A2.3 Proposed East (Right) Facing Exterior Elevation A2.4 Proposed North (Front) Facing Exterior Elevation

A2.5 Existing & Proposed South Exterior Elevation Comparison

A2.6 Existing & Proposed West Exterior Elevation Comparison A2.7 Existing & Proposed East Exterior Elevation Comparison

Az. / Existing & Proposed East Extend Elevation Company

D1.1 South (Back) Facing Exterior Elevation DCOD D1.2 West (Left) Facing Exterior Elevation DCOD

D1.3 East (Right) Facing Exterior Elevation DCOD

D1.4 North (Front) Facing Exterior Elevation DCOD

# Alex Rada & Tim Swierzbin Additions & Renovation

to Existing Home at

311 Merrimac Street, Newburyport, MA 01950

For Zoning
(Not for Construction)
Issued December 13, 2023





SITE MAP

SCALE: 1'-0" = NTS



MPG homedesign, LLC. 10 Railroad Street Newburyport, MA 01950

t- (978)255-1515 e- phin@mpghomedesign.com

Newburyport MA 01950

REVISION NOTES

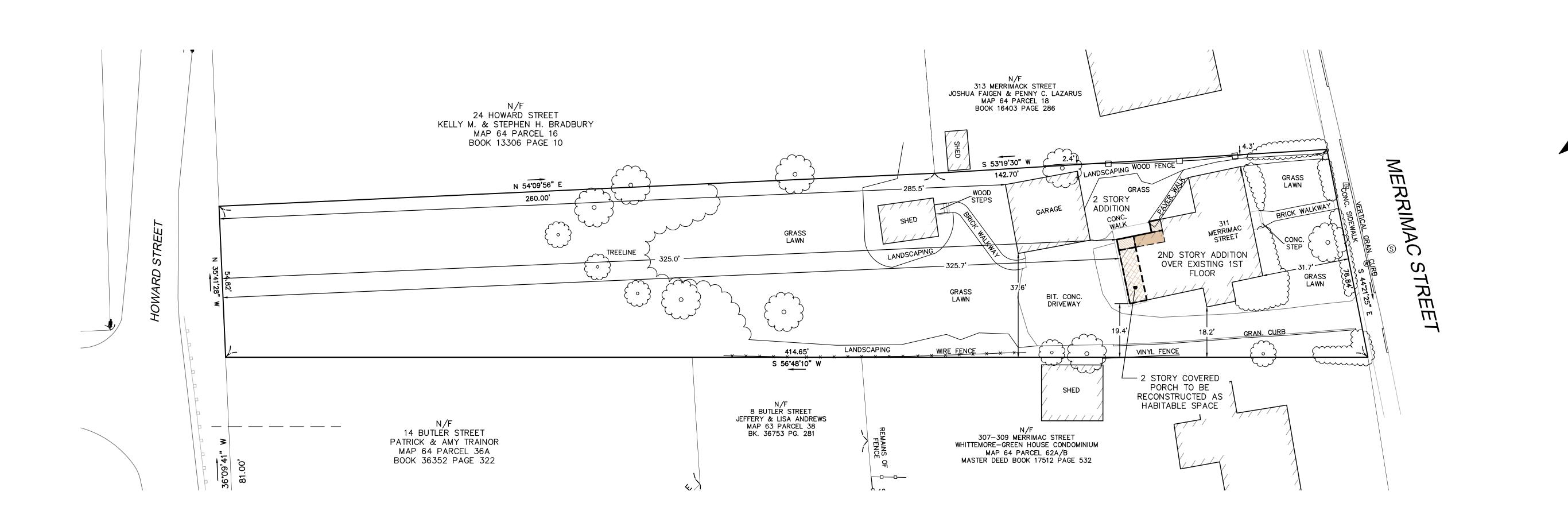
Issue Date EC 3-01-2022 SD- REV4 10-27-2023 ZONING 12-13-2023

> Drawn by: MPG Project No: 0313 February 20, 2021

Scale:1'-0"= NTS

**COVER** 

0.0



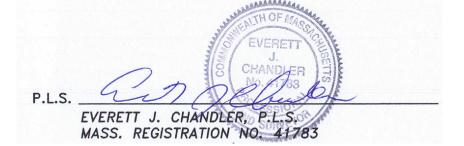
### <u>NOTES</u>

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON AUGUST 2 & 3, 2022.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

DESIGN INFORMATION IS AS PROVIDED BY THE CLIENT'S ARCHITECT.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



### ZONING

RESIDENTIAL (R-2)
SINGLE FAMILY (101)

	REQUIRED	EXISTING	PROPOSED
	(SINGLE-FAMILY - 101)	(SINGLE-FAMILY - 101)	(SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	26,395 SQUARE FEET	26,395 SQUARE FEET
MINIMIUM LOT FRONTAGE	90 FEET	76.8 FEET	76.8 FEET
FRONT SETBACK	25 FEET	31.7 FEET	31.7 FEET
SIDE SETBACK (R)	10 FEET	4.3 FEET	4.3 FEET
SIDE SETBACK (L)	10 FEET	18.2 FEET	18.2 FEET
REAR SETBACK	25 FEET	325.7 FEET	325.0 FEET
MAXIMIUM LOT COVERAGE(%)	25.0%	9.7%	9.8%
MAXIMIUM HEIGHT	35 FEET	21.6 FEET	21.6 FEET
MINIMIUM OPEN SPACE	40.0%	83.1%	83.0%
MINIMIUM PARKING REQUIRED	2	2+	2+

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE

http://www.cityofnewburyport.com/Planning/Index.html PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

LOCUS TITLE INFORMATION

311 MERRIMAC STREET

OWNER: TIMOTHY M SWIERZBIN, AND ALEXANDRA N RADA

DEED REFERENCE: CERTIFICATE OF TITLE 95190

ASSESSORS: MAP 64 PARCEL 17

0 10 20 40

SCALE in FEET

1"=20'

Copyright 2024 Winter GEC, LLC

978-270-8626

Winter GEC, LLC

44 MERRIMAC STREET
NEWBURYPORT, MA 01950

SCALE:					
SCALL.					
HORIZ:1"= 20'					
VERT: N.A.					
	NO.	DATE	BY	REVISIONS	

FIELD: CO  CALCS: EC	ZONING PLAN
CHECKED: <u>EJC</u>	
APPROVED: EJC	311 MERRIMAC STREET

PLAN OF LAND IN

NEWBURYPORT, MASSACHUSETTS

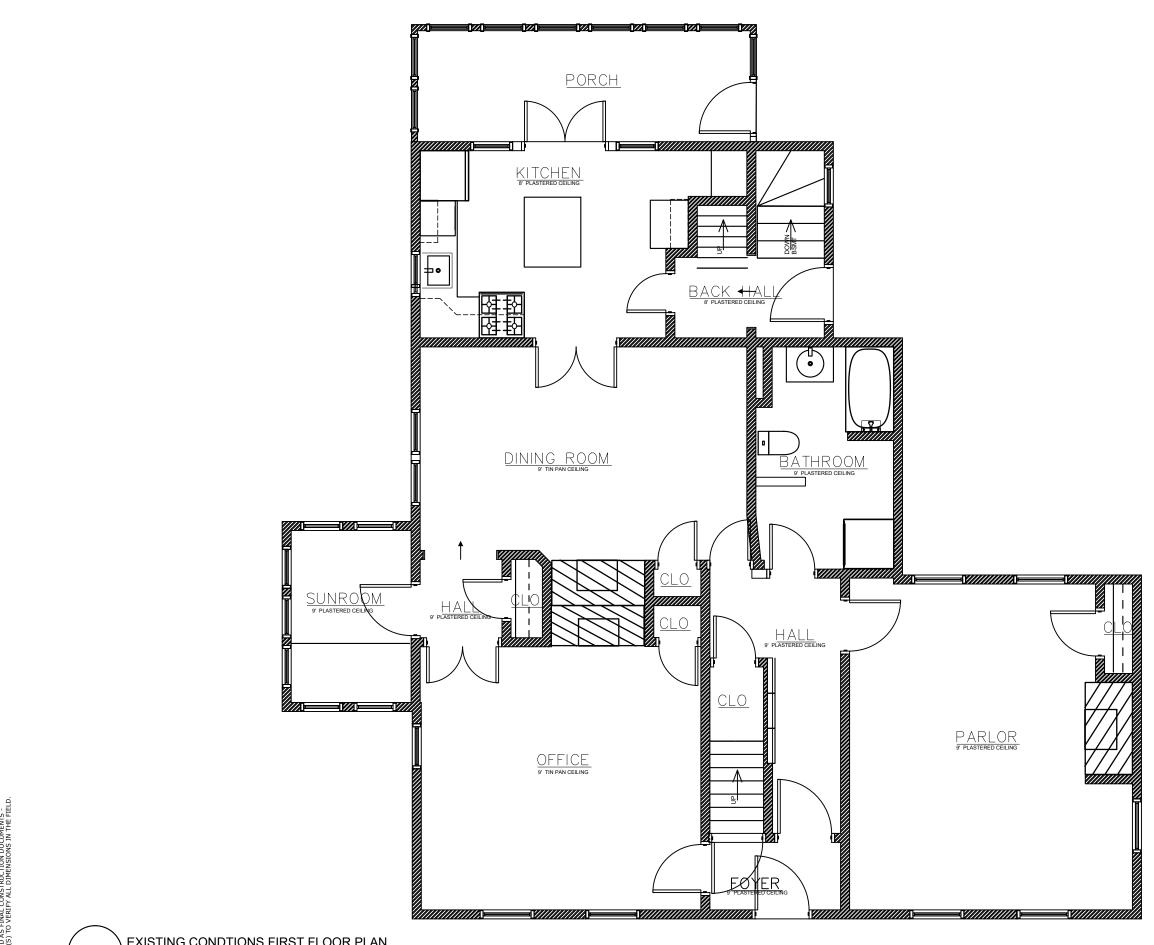
SURVEYED FOR

TIMOTHY M SWIERZBIN, AND

ALEXANDRA N RADA

PROJECT NO. 2022-311MERRIMAC DATE: JAN 22, 2024 SHEET NO.

1 OF 1





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## 311 Merrimac St, Newburyport MA 01950 Alexandra Rada & Tim Swierzbin

REVISION NOTES

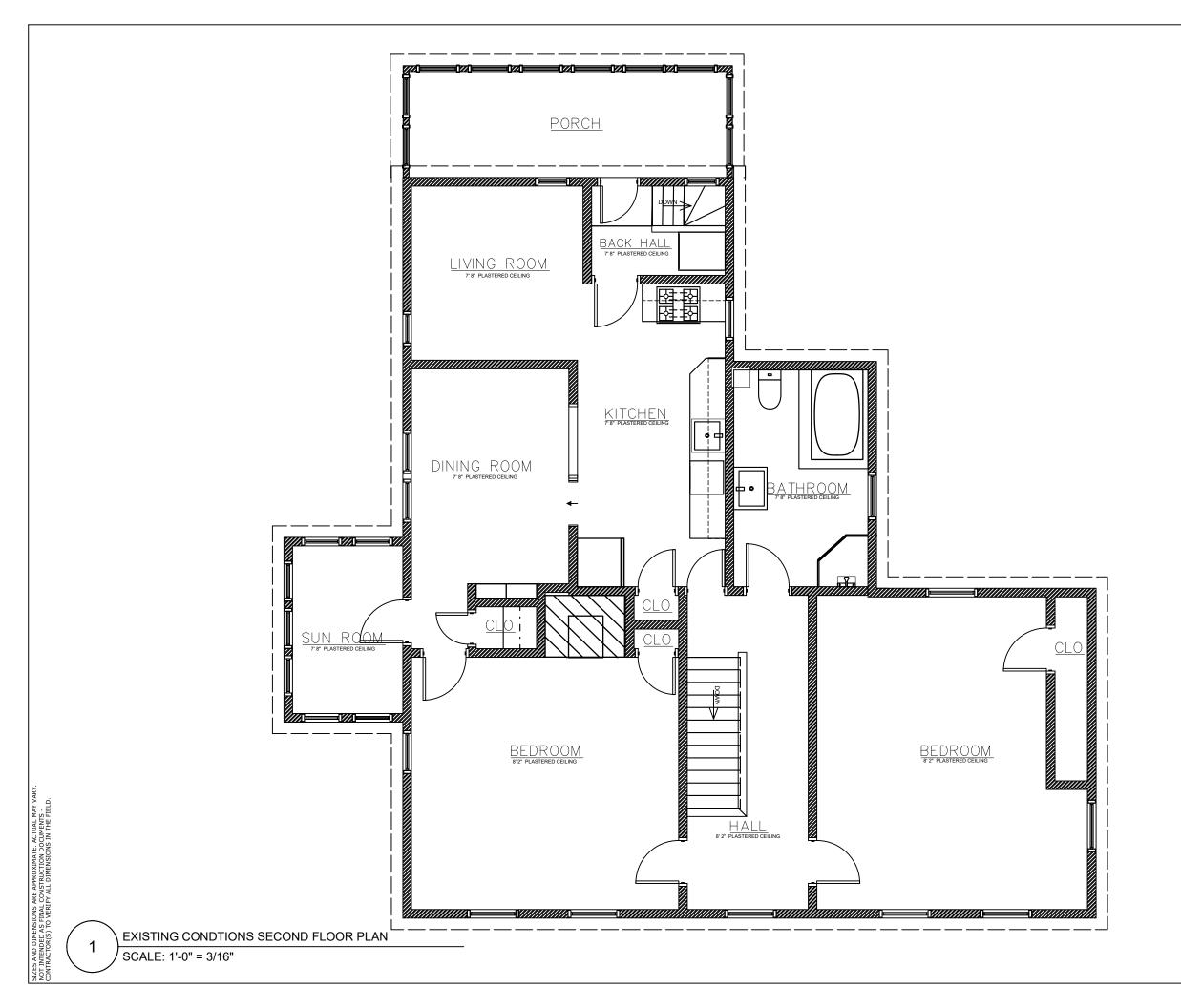
Drawn by: MPG Project No: 0313 January, 21, 2021

Scale:1'-0"= $\frac{3}{16}$ "

**EXISTING** FIRST FLOOR PLAN

EC-1.1

EXISTING CONDTIONS FIRST FLOOR PLAN





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### Alexandra Rada & Tim Swierzbin 311 Merrimac St, Newburyport MA 01950

REVISION NOTES

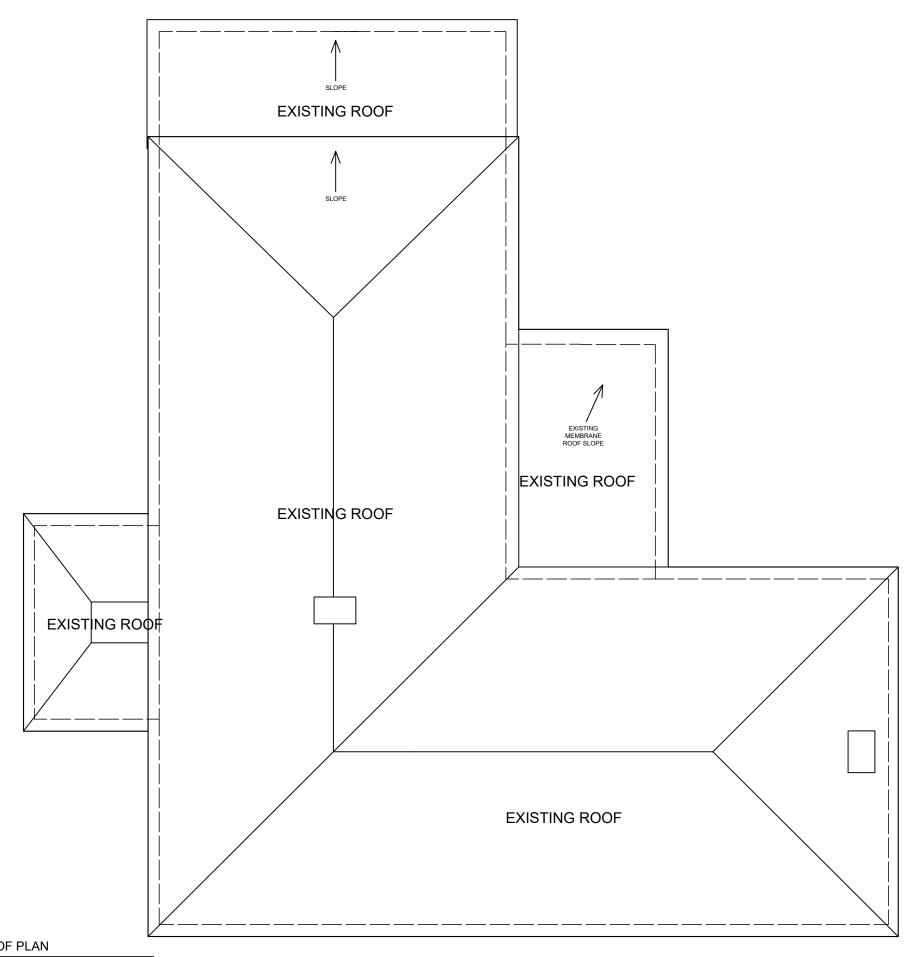
sue Date

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Scale:1'-0"= 3/16"

EXISTING SECOND FLOOR PLAN

EC-1.2





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### Alexandra Rada & Tim Swierzbin 311 Merrimac St, Newburyport MA 01950

REVISION NOTES

EC

Drawn by: MPG Project No: 0313 January, 21, 2021

Scale:1'-0"= <u>3</u>"

EXISTING ROOF PLAN

EC-1.3

1

EXISTING CONDTIONS ROOF PLAN



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### Alexandra Rada & Tim Swierzbin 311 Merrimac St, Newburyport MA 01950

REVISION NOTES

Issue

Drawn by: MPG Project No: 0313 January, 21, 2021

Scale:1'-0"= 3/16"

EXISTING SOUTH (BACK) FACING ELEVATION

EC-2.1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS.
CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.



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### Alexandra Rada & Tim Swierzbin 311 Merrimac St, Newburyport MA 01950

REVISION NOTES

EC

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Scale:1'-0"= 3/16"

EXISTING WEST(LEFT) FACING ELEVATION

**EC-2.2** 

1

1 EXISTING WEST (LEFT) FACING ELEVATION



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# Alexandra Rada & Tim Swierzbin

311 Merrimac St, Newburyport MA 01950

REVISION NOTES

Issue

Date 2-1-2022

Drawn by: MPG Project No: 0313 January, 21, 2021

Scale:1'-0"= 3/16"

EXISTING EAST (RIGHT) FACING ELEVATION

**EC-2.3** 



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### Alexandra Rada & Tim Swierzbin 311 Merrimac St, Newburyport MA 01950

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EC

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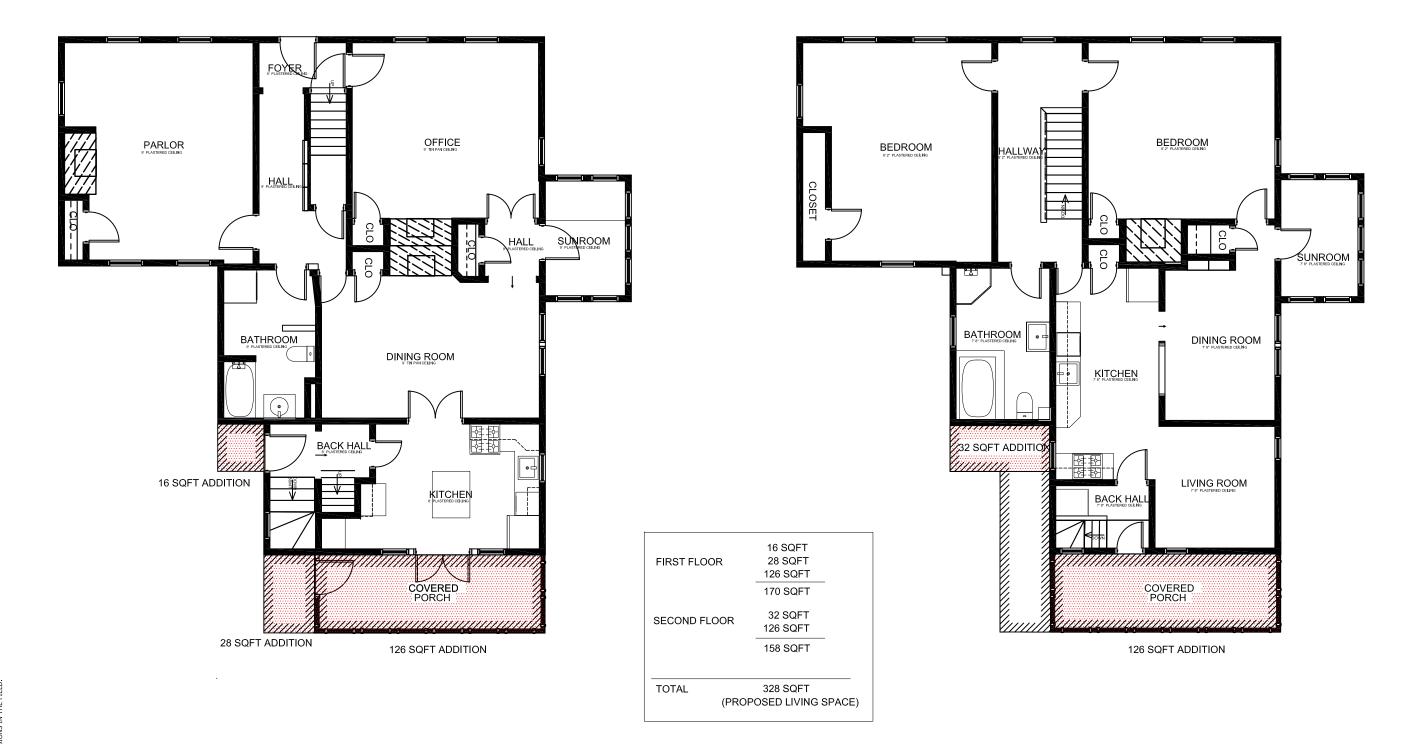
Scale:1'-0"= 3/16"

EXISTING NORTH (FRONT) FACING ELEVATION

EC-2.4

1 EXISTING NORTH (FRONT) FACING ELEVATION
SCALE: 1'-0" = 3/16"

AS FINAL CONSTRUCTION DOCUMENTS - TO VERIFY ALL DIMENSIONS IN THE FIELD.



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Alexandra Rada

311 Merrimac St, Newburyport MA 01950 & Tim Swierzbin

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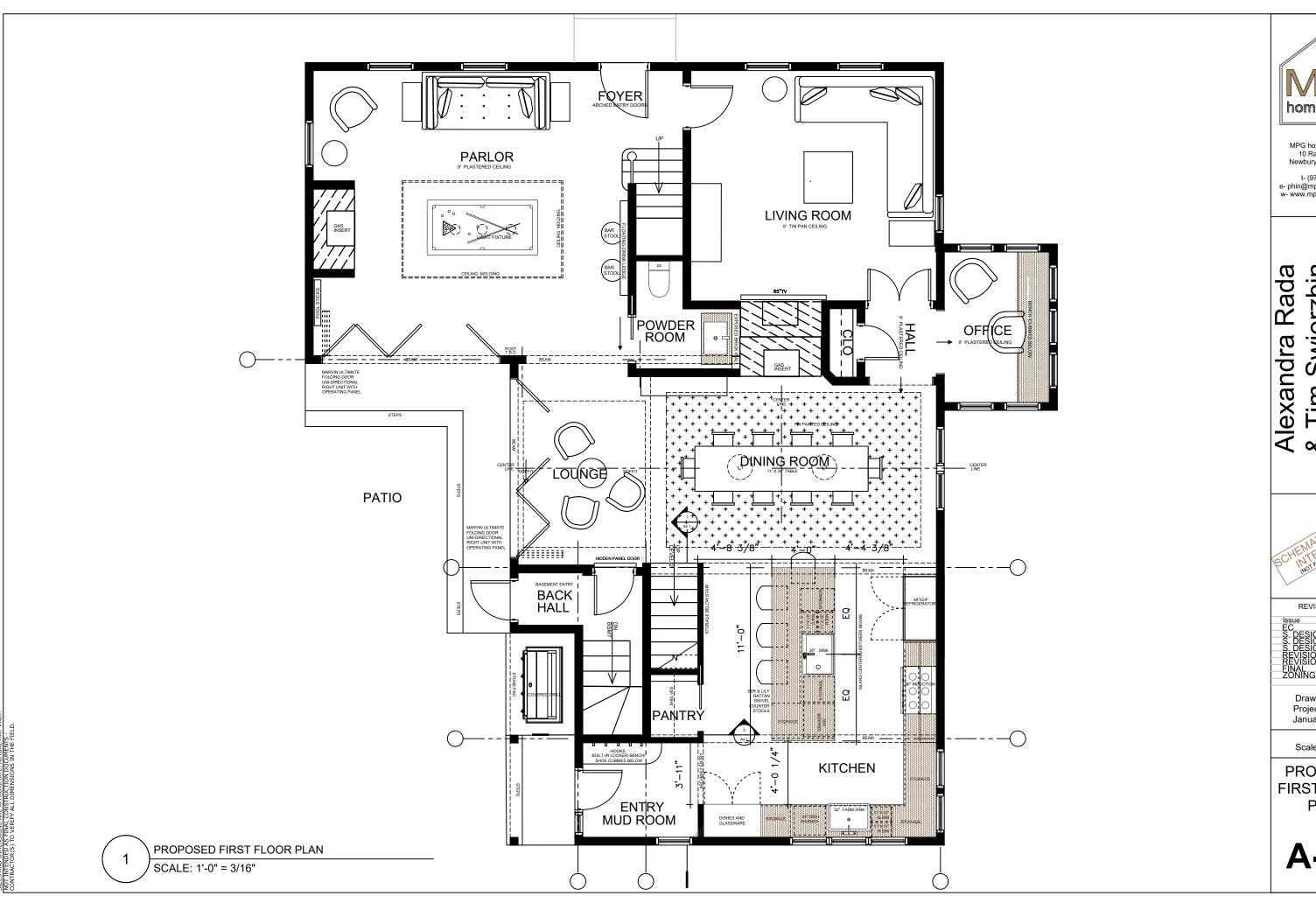
Scale:1'-0"= 1/8"

**EXISITNG** FLOOR PLANS W/ PROPOSED **ADDITIONS** 

**A-1.0** 

EXISTING FIRST FLOOR PLAN SHOWING PROPOSED LIVING SPACE SCALE: 1'-0" = 1/8"

EXISTING SECOND FLOOR PLAN SHOWING PROPOSED LIVING SPACE SCALE: 1'-0" = 1/8"





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# Tim Swierzbin ∞

311 Merrimac St, Newburyport MA 01950



REVISION NOTES

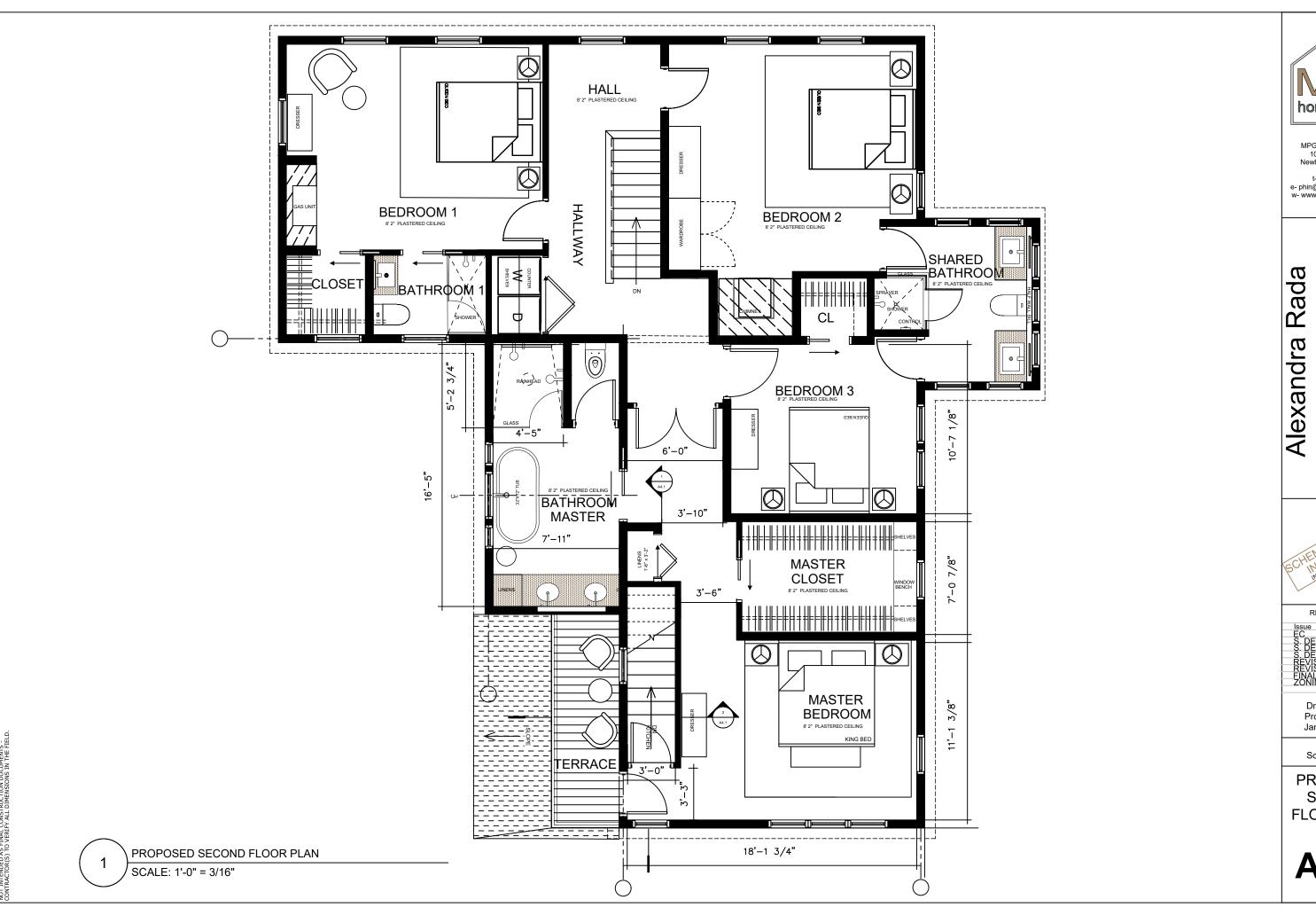


Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= $\frac{3}{16}$ "

**PROPOSED** FIRST FLOOR PLAN

**A-1.1** 





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# Alexandra Kada & Tim Swierzbin

311 Merrimac St, Newburyport MA 01950



REVISION NOTES

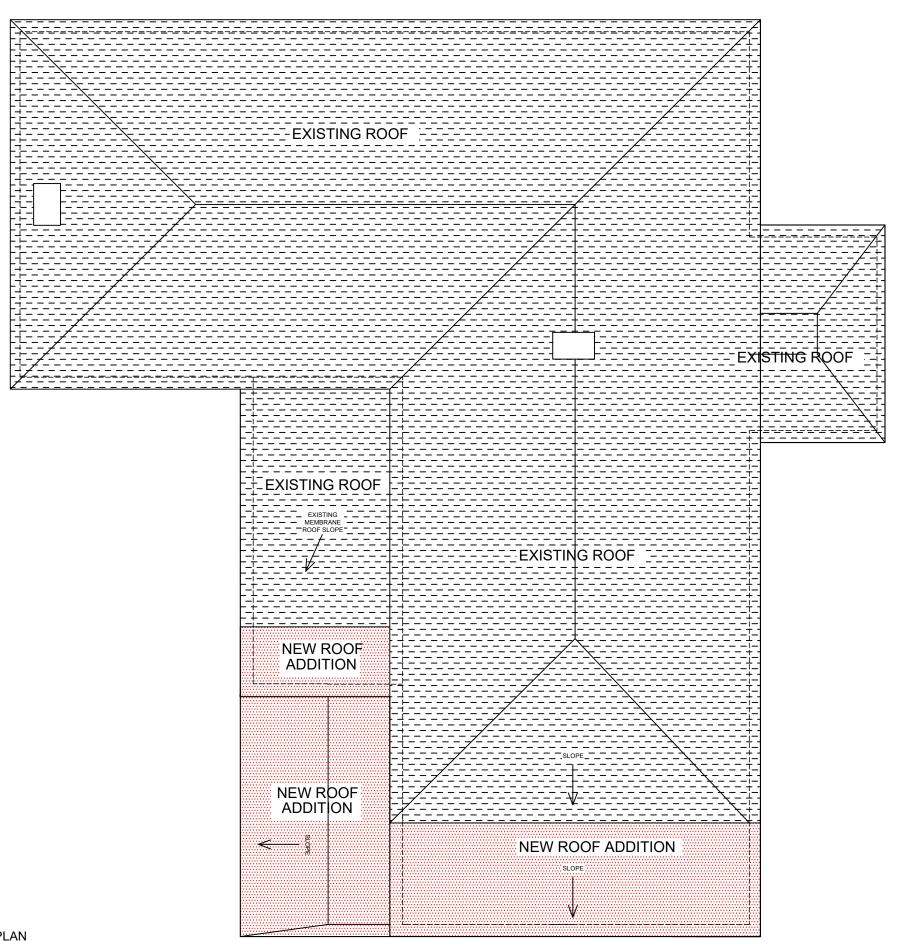


Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= $\frac{3}{16}$ "

PROPOSED SECOND FLOOR PLAN

A-1.2





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# Alexandra Rada & Tim Swierzbin

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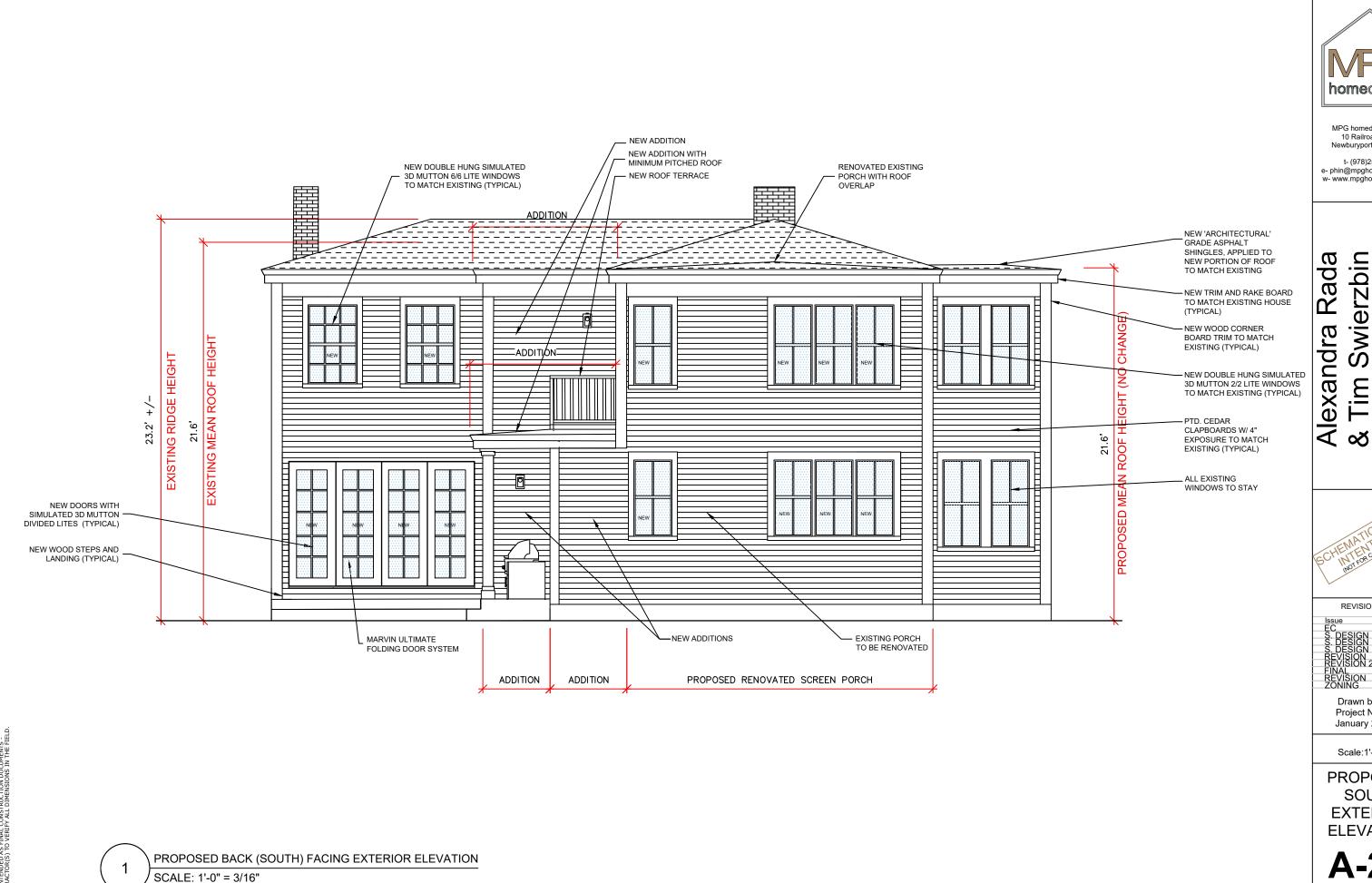
Scale: 3/16"

PROPOSED ROOF PLAN

A-1.3

1

1 PROPOSED ROOF PLAN
SCALE: 1'-0" = 3/16"



homedesign

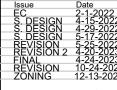
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Newburyport MA 01950

311 Merrimac

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Scale:1'-0"= $\frac{3}{16}$ "

**PROPOSED** SOUTH **EXTERIOR ELEVATION** 



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## Tim Swierzbin Alexandra Rada

∞

Newburyport MA 01950

311 Merrimac St,

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Scale:1'-0"= $\frac{3}{16}$ "

**PROPOSED WEST EXTERIOR ELEVATION** 

**A-2.2** 

PROPOSED BACK LEFT (WEST) FACING EXTERIOR ELEVATION



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REVISION NOTES

Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= $\frac{3}{16}$ "

**PROPOSED EAST EXTERIOR ELEVATION** 

A-2.3

PROPOSED BACK RIGHT (EAST) FACING EXTERIOR ELEVATION





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Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= 3/16"

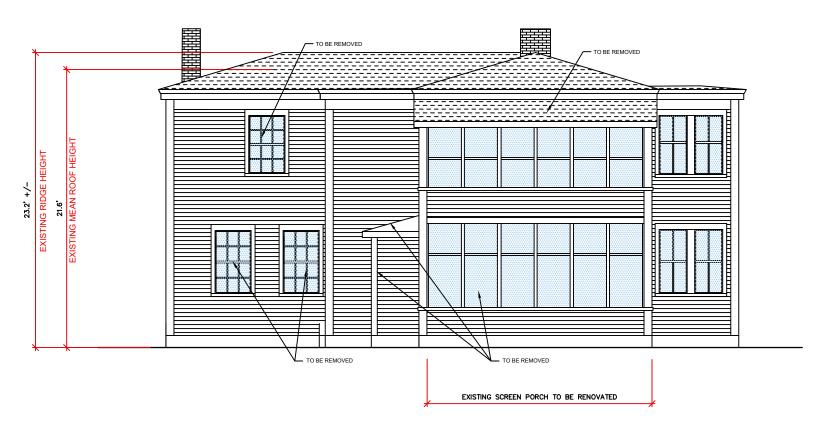
PROPOSED NORTH EXTERIOR ELEVATION

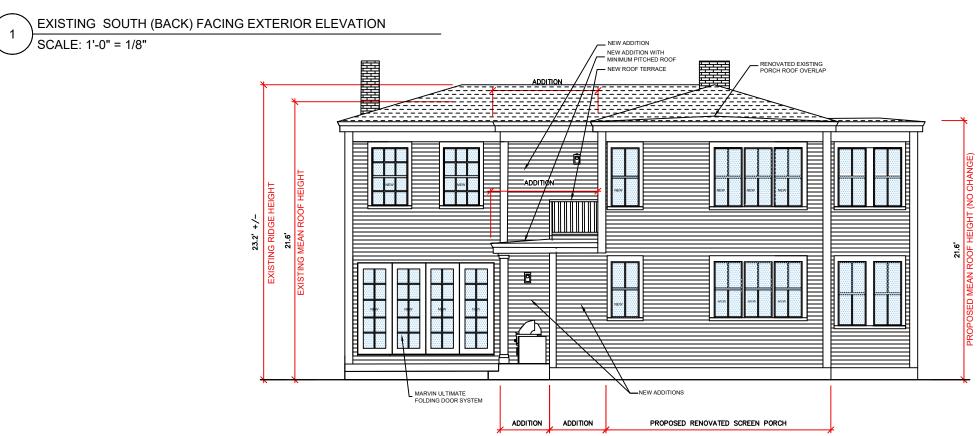
**A-2.4** 

1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY NOT INTENDED AS FINAL CONSTRUCTION DOCUMENTS - CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN THE FIELD.

PROPOSED FRONT (NORTH) FACING EXTERIOR ELEVATION





PROPOSED SOUTH (BACK) FACING EXTERIOR ELEVATION

SCALE: 1'-0" = 1/8"



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Newburyport MA 01950

311 Merrimac St,



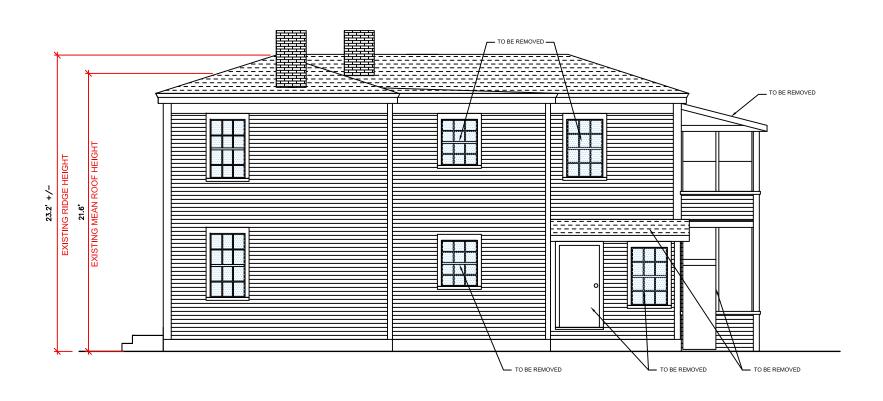
REVISION NOTES



Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= 1/8"

SOUTH EXTERIOR ELEVATION COMPARISON



EXISTING WEST (LEFT) FACING EXTERIOR ELEVATION SCALE: 1'-0" = 1/8"



PROPOSED WEST (LEFT) FACING EXTERIOR ELEVATION SCALE: 1'-0" = 1/8"



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# Alexandra Rada

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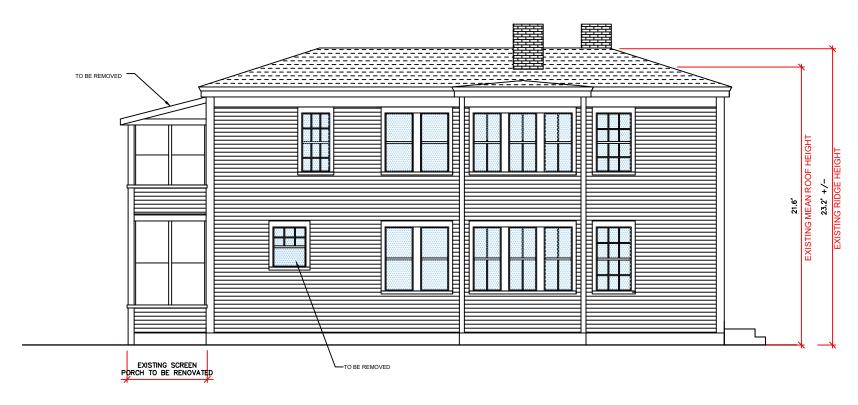


REVISION NOTES

Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= $\frac{3}{32}$ "

**WEST EXTERIOR ELEVATION** COMPARISON



EXISTING EAST (RIGHT) FACING EXTERIOR ELEVATION

SCALE: 1'-0" = 1/8"



PROPOSED EAST (RIGHT) FACING EXTERIOR ELEVATION

SCALE: 1'-0" = 1/8"



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SCHEMATIC DESIGN
SCHEMATIC DESIGN
NOT FOR COME TRUCTION

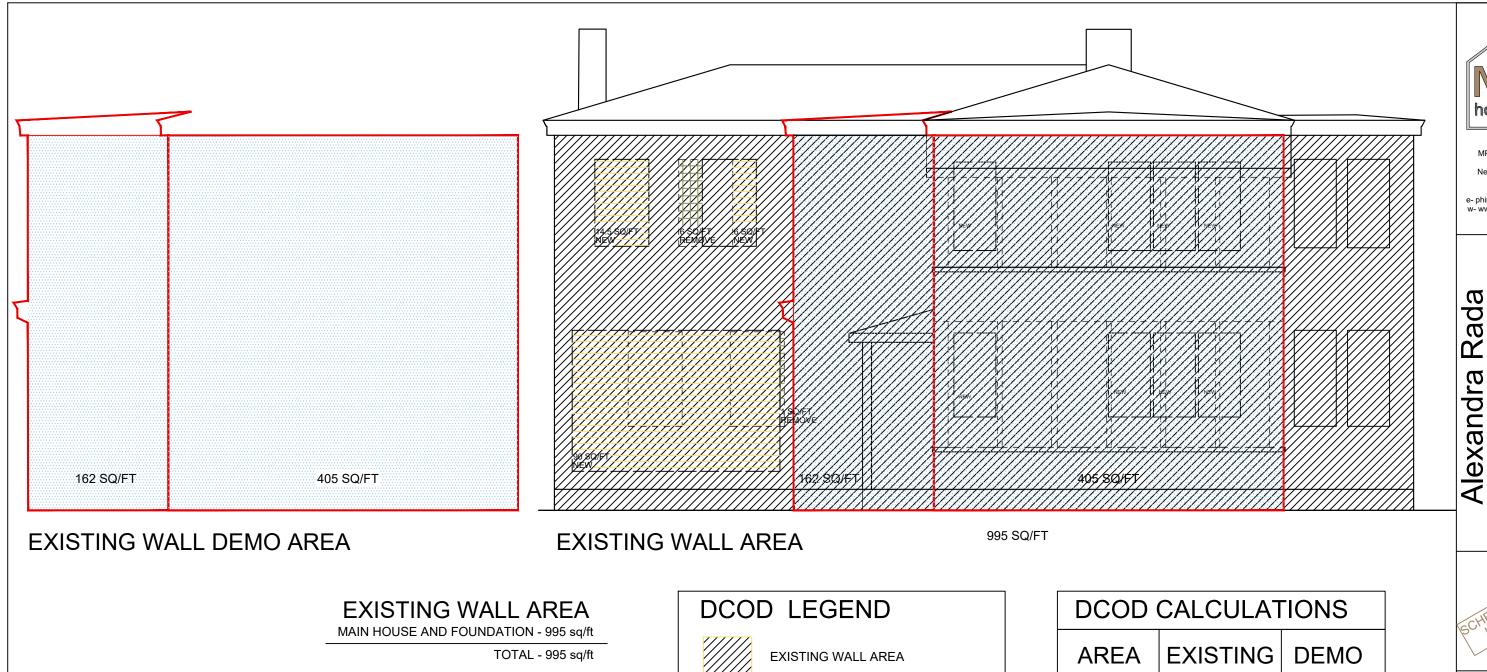
REVISION NOTES



Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"=  $\frac{3}{32}$ "

EAST EXTERIOR ELEVATION COMPARISON



#### **EXISTING WALL DEMO AREA**

DEMO SCREEN PORCH - 405 sq/ft WALL BEHIND NEW 2 STORY ADDITION - 162 sq/ft REPLACE 2 WINDOWS WITH DOORS - 91 sq/ft NEW WINDOW - 14.5 sq/ft

NEW WINDOW & EXISTING WINDOW REMOVED - 12 sq/ft

TOTAL - 684.5 sq/ft

1 EXISTING SOUTH (BACK) FACING EXTERIOR ELEVATION DCOD CALCULATION SCALE: 1'-0" = 3/16"

SURFACE AREA OF FORMER
EXTERIOR WALL BEHIND ADDITION
COUNTED FOR DEMOLITION

NEW OR ENLARGED OPENING
AREAS IN THE EXTERNAL WALL
COUNTED FOR DEMOLITION

EXISTING OPENING TO BE
INFILLED WITH WALL AREA COUNT
AS DEMOLITION AS THEY ARE NOT
BEING REPLACED IN KIND

DCOD CALCULATIONS		
AREA	EXISTING	DEMO
FRONT	987	0
LEFT SIDE	1018	135
RIGHT SIDE	1018	368
BACK	995	684.5
TOTAL	4018	1187.5

= 29.5%

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Alexandra Kada

& Tim Swierzbin
311 Merrimac St,
Newburyport MA 01950

SCHEMATIC DESIGN

SCHEMATIC DESIGN

MOTEOR CONSTRUCTION

MOTEOR CONSTRUCTION

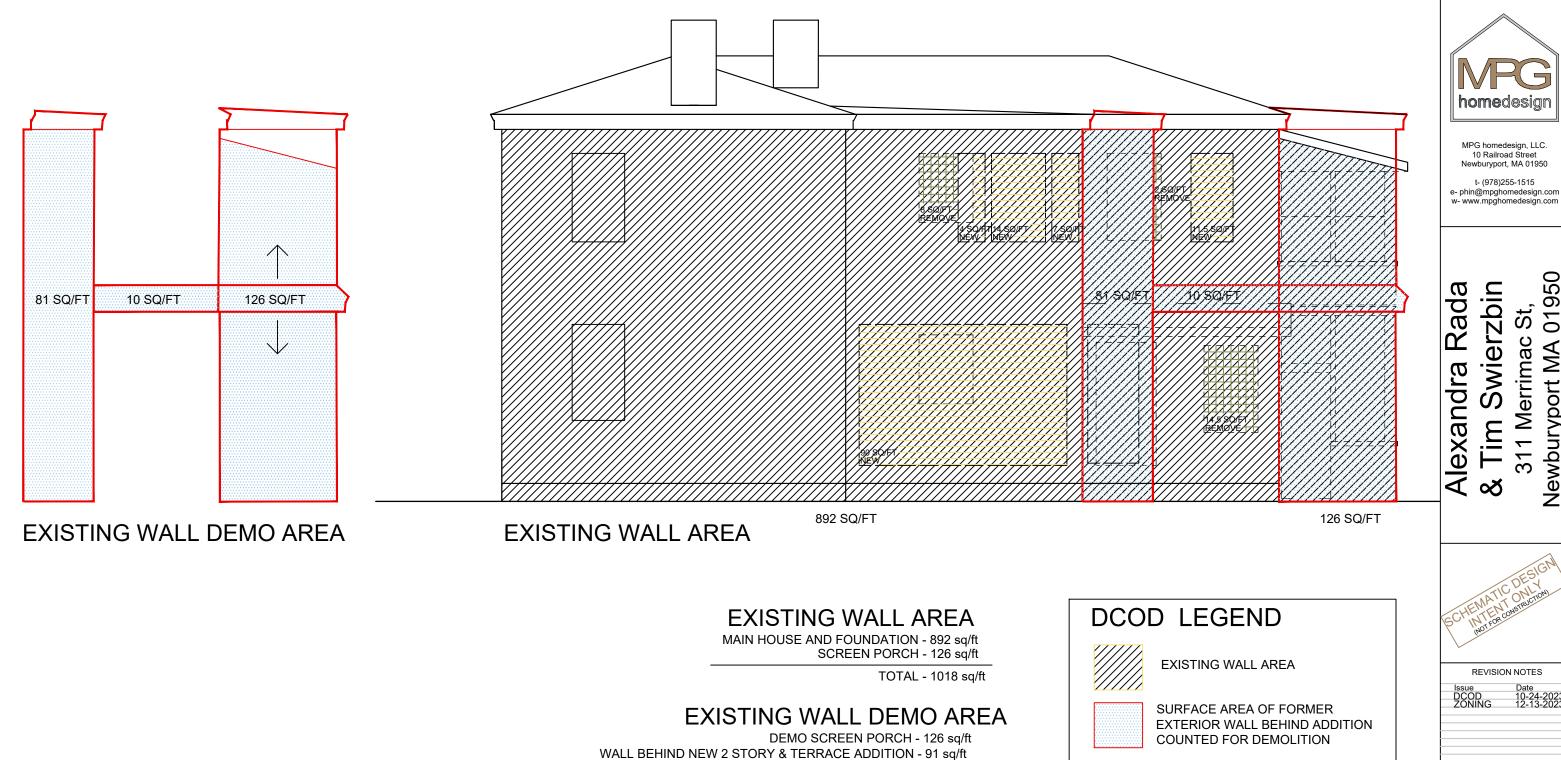
REVISION NOTES

Issue Date DCOD 10-24-20: ZONING 12-13-20:

Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= 3/16"

SOUTH EXTERIOR ELEVATION DCOD CALC.



REPLACE WINDOW WITH DOORS - 90 sq/ft

NEW WINDOW & EXISTING WINDOW REMOVED - 12 sq/ft

EXISTING WEST (LEFT) FACING EXTERIOR ELEVATION DCOD CALCULATION

SCALE: 1'-0" = 3/16"

REMOVE WINDOW - 14 sq/ft

REMOVE WINDOW - 2 sq/ft

NEW WINDOW - 11.5 sq/ft NEW WINDOW - 7 sq/ft

NEW WINDOW - 14.75 sq/ft

TOTAL - 368 sq/ft

Newburyport MA **∞**ŏ

Tim Swierzbin

t- (978)255-1515

: St, . 01950

311 Merrimac

REVISION NOTES

**NEW OR ENLARGED OPENING** 

COUNTED FOR DEMOLITION

**EXISTING OPENING TO BE** 

BEING REPLACED IN KIND

AREAS IN THE EXTERNAL WALL

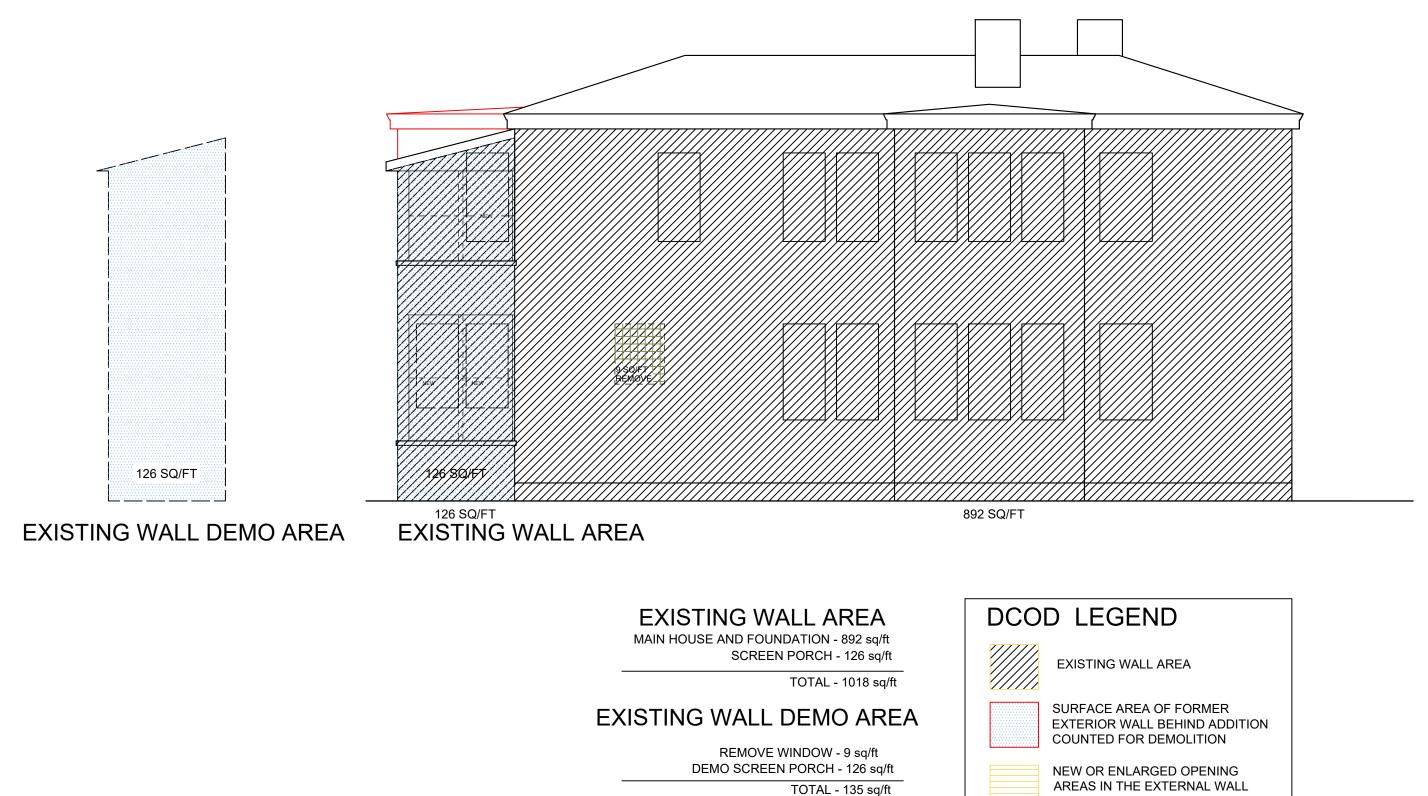
INFILLED WITH WALL AREA COUNT

AS DEMOLITION AS THEY ARE NOT

Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= $\frac{3}{16}$ "

**WEST EXTERIOR ELEVATION** DCOD CALC.



EXISTING EAST (RIGHT) FACING EXTERIOR ELEVATION DCOD CALCULATION

SCALE: 1'-0" = 3/16"

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SCHEMATIC DESIGN NOT FOR COME MUCHOWN

REVISION NOTES

Issue DCOD ZONING

COUNTED FOR DEMOLITION

EXISTING OPENING TO BE

BEING REPLACED IN KIND

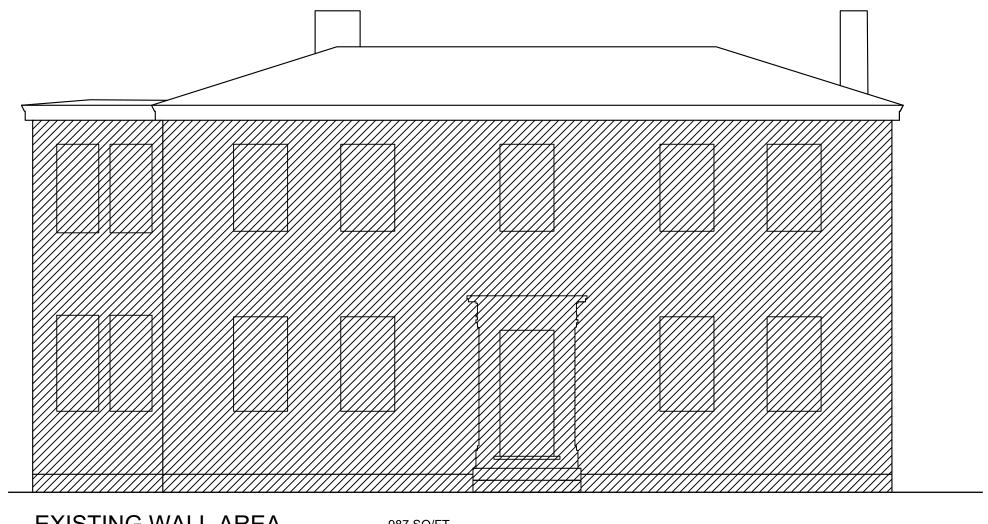
INFILLED WITH WALL AREA COUNT

AS DEMOLITION AS THEY ARE NOT

Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= 3/16"

EAST EXTERIOR ELEVATION DCOD CALC.



**EXISTING WALL AREA** 

987 SQ/FT

#### **EXISTING WALL AREA**

MAIN HOUSE AND FOUNDATION - 987 sq/ft

TOTAL - 987 sq/ft

#### **EXISTING WALL DEMO AREA**

NO DEMO - 0

TOTAL - 0 sq/ft

#### DCOD LEGEND

**EXISTING WALL AREA** 



SURFACE AREA OF FORMER **EXTERIOR WALL BEHIND ADDITION** COUNTED FOR DEMOLITION



NEW OR ENLARGED OPENING AREAS IN THE EXTERNAL WALL COUNTED FOR DEMOLITION



EXISTING OPENING TO BE INFILLED WITH WALL AREA COUNT AS DEMOLITION AS THEY ARE NOT BEING REPLACED IN KIND

EXISTING NORTH (FRONT) FACING EXTERIOR ELEVATION DCOD CALCULATION

SCALE: 1'-0" = 3/16"

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REVISION NOTES

Drawn by: MPG Project No: 0313 January 21, 2021

Scale:1'-0"= $\frac{3}{16}$ "

NORTH **EXTERIOR ELEVATION** DCOD CALC.

#### **Exhibit L**



Daniel L. Gelinas, MS, PE, SECB

Phone: 978-465-6436 Email: danlg@gelinasstructural.com

579A North End Blvd. | Salisbury, MA 01952-1738 | www.gelinasstructural.com

January 2, 2024

TO:

Alexandra Rada & Tim Swierzbin 311 Merrimac St Newburyport MA

Copy:

KDJ Contracting 25 Green St, Suite 203 Newburyport, MA 01950

SUBJECT: Existing Porch and Foundation not adequate

Dear Sir / Madam:

After site observations and office analysis, it is Gelinas Structural's opinion that the porch foundation and structural must be removed and replaced in their entirety. There is insufficient structural integrity here to accommodate any change. The existing foundation / structural ae not adequate or code compliant as is for the current loadings as well

Very truly yours;

Daniel L. Gelinis

Job No. 22227

GELINAS STRUCTURAL No. 33994

Daniel L. Gelinas, P.E. 2 Jan, 2024

K9a Gelinas Letter Foundation and Framing not adequate Jan 2-2024 job 22227

#### Exhibit M

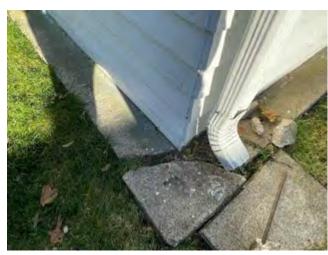






























































#### Exhibit N













































