

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 342 Merrimac Street

Applicant: Daniel & Judith Lynch c/o Lisa Mead, Mead, Talerman & Costa, LLC

Address: 30 Green Street

Phone: 978-463-7700 Email: lisa@mtclawyers.com

Owner (if different) _____

Year built: 1785 Area (sq. ft.): _____

Architectural style: Federal

- The structure is:
- A principal structure which is in whole or in part 75 or more years old
 - An accessory structure 100 or more years old
 - Listed on the National Register of Historic Places
 - Previously designated by the Commission to be a significant building

- Structure type:
- Residential:* Single Family Two-Family Multi-Family
- Outbuilding:* Specify: _____
- Commercial:* Specify: _____
- Institutional:* Specify: _____

A District Data Sheet is: attached not available for this structure
A Form B survey is: attached not available for this structure

- Demolition type:
- Full Building Demolition
 - Partial Building Demolition
 - Roof Line Change

Description of the building or structure (or part thereof) to be demolished:
Front second-floor bay and portico of residential structure and two-story ell at rear of structure.

Newburyport Historical Commission Instructions for a NHC Demolition Permit Application

Please use a separate application for each structure proposed for demolition/roof line change.

Please provide a **.pdf file** and **one (1) hard copy** of the information below collated in the following order:

- Completed NHC Demolition Permit Application form on the following pages
 - Zoning Determination form from the Zoning Administrator showing required permits
 - Assessor's card for the property available from the Assessor's Office or from the following website:
<http://gis.vgsi.com/newburyportma/>
 - If available, a copy of the District Data Sheet page for the subject property that was prepared in connection with the Newburyport Historic District:
<https://www.cityofnewburyport.com/historical-commission/files/district-data-sheets>
 - If available, a copy of the Form B survey* from the following website:
<https://www.cityofnewburyport.com/historical-commission/pages/historic-property-surveys>
 - A site plan showing the location of the existing structure with reference to neighboring buildings
 - Existing conditions photographs of all street façade elevations
 - Photographs showing the structure in context of the property and/or neighborhood.
 - Proposed site plans and exterior elevation plans specifically identifying the components to be demolished and those to remain.
 - For projects claiming structural instability, provide a written report from a licensed professional engineer on the structure's soundness
- and
- An application fee of \$100. Please make checks payable to the "City of Newburyport."

Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION


Describe reasons for demolition:

Restoration of structure to single-family residence as it historically existing.

Describe alternatives to demolition that have been considered:

No alternatives have been considered.

Please attach additional pages if necessary.

Applicant's Signature  Date 5-11-2020

Owner's Signature (if different) _____ Date _____



Mead, Talerman & Costa, LLC
Attorneys at Law

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Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

May 13, 2020

By Hand

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

Re: Request for Determination of Historic Significance and Demolition
342 Merrimac Street, Newburyport, MA (the "Property")
Assessor's Map: 65 Lot: 10A/B

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Dan and Judy Lynch, the owners of the Property. Dan and Judy seek a determination of historic significance and a release of the demolition delay for a portion of a residential structure (the "Residence") on the Property. They also seek the Commission's input on their restoration plans for the Residence.

Project Background

The Residence historically existed as a single-family residence but was converted to a two-family condominium in 1989. Dan and Judy, who came to own both units in the Residence, first appeared before the Commission on July 11, 2018, for an informal discussion relative to restoring the Residence to a single-family structure. A copy of the meeting minutes is attached hereto as **Exhibit A**. To accomplish restoration in an economically feasible way, Dan and Judy planned to seek a special permit from the Planning Board pursuant to Section VI-C of the Newburyport Zoning Ordinance (the "Ordinance"). A Section VI-C special permit will allow the two-family use to exist on the Property, in the form of a second, subordinate single-family home to be constructed fronting on Merrimac Court. The historic residence on Merrimac Street will be restored to a single-family home with a new single-family home built facing Merrimac Court.

The meeting minutes reflect that the Commission unanimously approved a motion to inform the Planning Board that the Commission would accept the placement of a preservation restriction on the Property. Dan and Judy have spent the past year or so designing the restoration and the new single-family home to be constructed and securing financing for the project.

The Residence

The Residence was constructed in 1785 by Jacob Whitmore and is a contributing structure to the National Register District. Dan and Judy hired Eric Dray,

Millis Office

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


a preservation consultant, to research the history of the Residence and update the Form B. The updated Form B is attached hereto as **Exhibit B**. By letter dated December 19, 2018, the Massachusetts Historical Commission confirmed the updated Form B while stating that the Residence qualifies for a preservation restriction. A copy of the letter is attached hereto as **Exhibit C**. MHC staff also undertook additional research on the ownership of the Residence, as reflected on the Continuation Sheet attached to the aforementioned letter. In 1840, John Currier, Jr. purchased the Property; the Currier family owned the Property until 1908.

The Residence has been altered over time. The Form B states that the front second-floor bay was added in the early 20th century. The footprint of the bay appears on the 1924 Assessor's Map, a copy of which is attached hereto as **Exhibit D**. Dan and Judy seek to remove the bay to restore the front entry. At the rear of the Residence, a two-story ell was extended at some point, but the updated Form B indicates that the date of this extension is unknown. The original ell appears on an 1880 bird's eye view of the Property, as well as on the 1924 Assessor's Map. The roofline of the two-story ell extension is not on the 1880. The footprint of the original ell on the 1924 Assessor's Map does not appear to extend far enough to account for the extension, indicating that it was likely added at some point after 1924. Dan and Judy seek to remove this later-added extension.

Dan and Judy now request that the Commission determine that the Residence is historically significant, but that the later-added ell and front bay need not be preferably preserved and release the demolition delay with respect to those features. Further, we seek the Commission's approval on the proposed renovations and restoration plan as attached and detailed in the attached **Exhibit E** from the architect, David Keery.

We look forward to presenting the proposed project to the Commission.

Sincerely,
Dan and Judy Lynch
By their attorney


Lisa L. Mead

Attachment
cc: Client

EXHIBIT A

Newburyport Historical Commission
Mayor's Conference Room
July 11, 2018
Minutes

1. Call to Order

Chair Sarah White called a regular meeting of the Newburyport Historical Commission to order at 7:34 p.m.

2. Roll Call

In attendance were members Sarah White, Stephen Dodge, Ron Ziemba, Glenn Richards and Malcolm Carnwath. Ned McGrath and Christopher Fay were absent.

3. General Business

Nathan Norton

8 Cushing Street

Historical Significance Determination

The applicant is proposing to add a second story to a ranch-style house dating from 1940. Stephen Dodge moved the structure is not historically significant. Glenn Richards seconded the motion. The motion was unanimously approved.

Judy and Dan Lynch

342 Merrimac Street

Preservation Restriction

Lisa Mead represented the applicants, who are seeking a Section 6(c) special permit from the Planning Board. They requested an informal discussion take place in order that they might receive Commission input before beginning the process. The 1785 Federal house is located in the city's ship building district and is a contributing structure to the National Register District. The applicants are proposing to return it to a single-family house and add a second structure to the rear of the property. Eric Dray has been hired to conduct historical research and has revised the Form B for the structure. The existing windows would be replaced with ones with true divided lights. The bay window would be removed and the front entry would be restored.

Sarah White moved to inform the Planning Board that the Historical Commission would accept the placement of a preservation restriction on 342 Merrimac Street. Stephen Dodge seconded the motion. The motion was unanimously approved.

Patrick Reddy, Redco Construction c/o Lisa L. Mead, Esq.

132 High Street

Advisory Review

Lisa Mead and Eileen Graf represented the applicant, who is proposing to alter the exterior of a six-unit residential structure built between 1850 and 1880. The three "prongs" on the first and second floors on the rear façade would be infilled and the roofline would be carried across continuously across the rear of the structure. The dormer on the front façade would not be removed but its windows would be made symmetrical in order to improve its appearance. One large garage door would replace the two existing ones.

Newburyport Historical Commission
July 11, 2018

The Commission members agreed the changes would improve the appearance of the structure. Sarah White moved to advised the Planning Board that two-over-two windows should be used throughout the structure and the additions proposed for the rear of the structure would be acceptable to the Commission. Glenn Richards seconded the motion. The motion was unanimously approved.

4. Public Hearings

None

5. Other Business

19 Merrill Street

Merrill Street

Building Commissioner Peter Binette said the structure at 19 Merrill Street was racked when it was raised. He inspected the building after the interior was gutted and determined it was unsafe for the workers. The structure had been damaged by fire and beetle bugs. Mr. Binette said the safety of the workers was his primary concern. An independent engineer also determined the structure was unsafe. It was demolished under the building code, which supersedes the local ordinance. The building code allows Building Commissioner to act outside of the Zoning Board process and order the demolition of a structure he believes cannot be stabilized. The provisions of the ordinance were followed and the chair of the Historical Commission was notified. It is not required that the members of the Commission be informed.

Section 106 Review of Proposed High Street Improvements for Safe Routes to School

MassDOT and the City are proposing a series of roadway and sidewalk improvements as a part of the Safe Routes to School Infrastructure Program. The Historical Commission is being asked under Section 106 to comment on the impacts these proposed improvements would have on the city's historic resources. Andy Port and Juliet Walker reviewed the features of the proposal. These include the addition of bump outs to shorten the distance needed to cross the street and the installation of flashing beacons at three intersections near the high school. A balance must be struck between increasing pedestrian safety and preserving the historic character of the street.

The brick sidewalks would be replaced in kind and the existing brick would be reused whenever possible. Concrete would be used to replace asphalt except at driveways. Granite curbing would be installed around the rest bit islands. Seasonal planters might be added to these islands. Mr. Port is concerned with visual clutter and said he would ask that the minimum amount of signage be used.

The details of the light fixtures have not yet been decided. The Commission members are concerned about the proposed installation of a Hawk fixture, which would extend over the street. A light on a single black pole at the edge of the street would be preferable. It should be required that the appearance and function of the fixtures be reviewed and approved by a City official in consultation with members of the Commission. The amount of light or sound emitted could be adjusted according to the

Newburyport Historical Commission
July 11, 2018

time of day. The members would like to see examples of the ways these elements have been handled in other historic communities.

A frustration was expressed that the drawings are confusing because they are not consistent and certain elements, such as the existing bollards or tree belts, have not been shown.

The Commission members would like the existing granite and brick to be reused wherever possible. It was suggested that a fluorescence be added to the paint used in the cross walks. Green paint or striping could be used to better delineate the bike lane.

More information must be received before the Commission issues its comments. Members of the community who are concerned about the impact of the project on historic resources were asked to forward their comments directly to the Planning Office.

6. Minutes

Malcolm Carnwath moved to approve of the minutes of the June 27, 2018 meeting as submitted. Glenn Richards seconded the motion. The motion was unanimously approved.

7. Adjournment

Stephen Dodge moved to adjourn the meeting at 9:50 p.m. Malcolm Carnwath seconded the motion. The motion was unanimously approved.

EXHIBIT B

FORM B – BUILDING**DRAFT**

Assessor's Number USGS Quad Area(s) Form Number

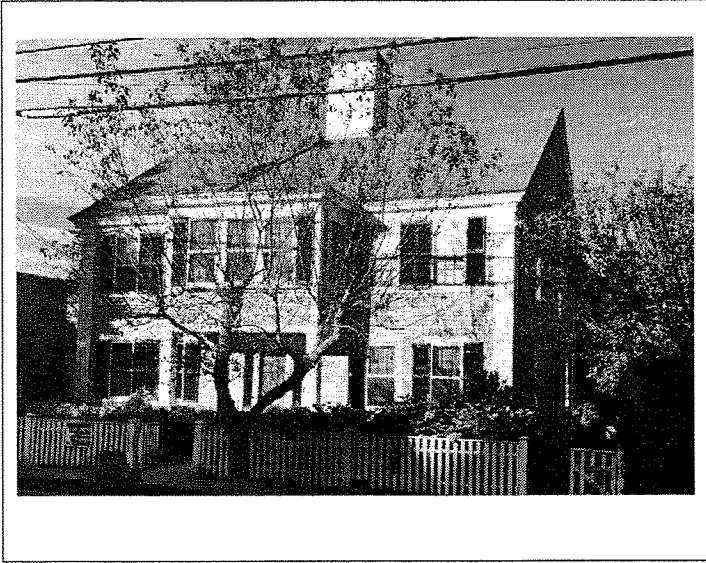
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Newburyport

NWB.1

NWB.272

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town/City: NEWBURYPORT**Place:** (*neighborhood or village*): Merrimack Shipbuilding District**Photograph****Address:** 342 Merrimac Street**Historic Name:** Whitmore, Jacob House**Uses:** Present: Residential

Original: Residential

Date of Construction: ca. 1785**Source:** Deed research**Style/Form:** Federal**Architect/Builder:** Unknown**Exterior Material:**

Foundation: Stone, brick

Wall/Trim: Wood clapboard/ wood

Roof: Asphalt shingles

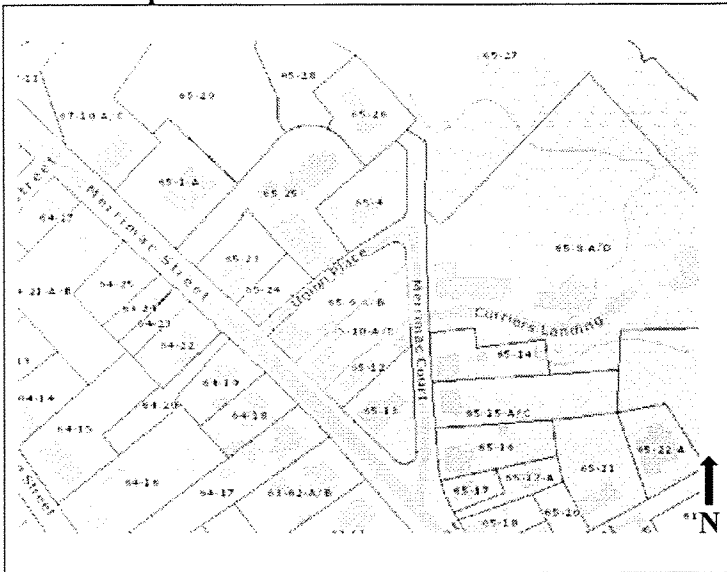
Outbuildings/Secondary Structures:1½-story outbuilding, possibly 19th c. (see Photo 3)**Major Alterations** (*with dates*):

Rear elevation shed dormer (1980)

Extension of rear ell, exterior stairs and deck (dates unknown)

Condition: Good**Moved:** no yes **Date:****Acreage:** 13,090 sq. ft.

Setting: This house is located on the east side of Merrimac Street near the banks of the Merrimack River. The house is set close to the street within a triangle formed by Merrimac Street, Merrimac Court and Union Place. This section of the street is densely built with 18th and 19th century houses, all set close to the street. This rectangular parcel extends from Merrimac Street to Merrimac Court. A short driveway is located along the north side of the house and a wood picket fence runs along the sidewalk.

Locus Map**Recorded by:** Eric Dray, Preservation Consultant**Organization:****Date** (*month / year*): October, 2017

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BREWSTER

342 MERRIMAC STREET

Area(s) Form No.

NWB.I

NWB.272

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a two-story, side-gable example of a Federal-style house. As is typical of many Federal houses, the front elevation is five bays wide and symmetrically arrayed with a center entrance. A heavy brick chimney is centered on the roof ridge. It is believed that this house was updated in the mid-19th century, resulting in ornamental details which reflect the later Greek Revival style. The main building block rests on a stone foundation, and the two-story ell rests on a brick foundation. The walls are clad in wood clapboard siding, some of which have been replaced. The building's corners are articulated with broad pilasters with recessed panels and denticulated capitals. The roof is clad in asphalt shingles (likely wood shingles originally). The roof has a slightly-projecting molded box cornice. The front entrance has what appears to be a replacement wood six-panel door flanked by partial sidelights and pilasters with recessed panels. The entrance lintel is unadorned, possibly due to the addition of the bay on the second story which is supported by columns that rest on modern stone and concrete piers. According to the 1980 version of this Form B, this bay was added in the early-20th century.

Fenestration on the front and side elevations includes wood 6/1 double-hung windows on the first story and wood 6/6 double-hung windows on the second and third story. The house likely originally had wood 6/6 windows throughout. The windows are set in frames that reflect the recessed panel detail of the corner pilasters. The rear elevation has a complicated mix of ells/addition (see Photo 3). An 1880 "bird's eye view" (see attached) suggests that the two-story rear ell may date to at least the mid-19th century, with the other rear additions dating to the 20th century. The rear shed dormer was added in 1980.

The property includes a 1½-story outbuilding that rests on brick piers and is clad in painted wood shingles. The origins of this building are unknown. The Newburyport National Register District nomination calls it a shed and gives it a date of ca. 1845, but it is not shown on the 1851 Plan of Newburyport (see attached). It may be a remnant of the taller outbuilding with smokestack seen in the 1880 "bird's-eye view" (see attached).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

(This Historical Narrative is adapted and expanded from the 1980 version of this Form B and Area Form NWB.I)

This house is located within the Merrimack Shipbuilding District Area Form (NWB.I). This area was part of the Town of Newbury until 1851. In that year, Newburyport was incorporated and the district north of Oakland Street was annexed to Newburyport. During the second half of the 19th century, most of the shipyards in active operation were located within the Merrimack Shipbuilding District. Residential development during the late-18th and 19th centuries along Merrimac Street and the streets running from Merrimac Street toward High Street were closely associated with the shipyards. Shipbuilding remained a prosperous industry until the late-19th century.

According to the 1980 Form B, George Burroughs, a tanner, who invested heavily in land in this area, sold this parcel of land to Jacob Whitmore in 1785. Jacob Whitmore built this house shortly thereafter. The house is located in the heart of what was then Newbury's shipbuilding district and Whitmore was likely employed in the shipyards. Whitmore sold this house to Caleb Brown in 1826. Brown was a blacksmith who invested in several nearby homes during that period.

Later this house was sold to John Currier, Jr. who established a shipyard on a large tract of land he owned east of his house. He launched almost one hundred ships between the years of 1831 and 1884. His shipyard included two launching ways, a saw mill, two-story workshop with a mold loft, and a blacksmith shop. Mr. Currier had a reputation as a builder of some of the finest sailing vessels. The *Boston Traveler*, on August 8, 1860, stated, "Among shipbuilders, John Currier, Jr., of Newburyport stands

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BREWSTER

342 MERRIMAC STREET

Area(s) Form No.

NWB.I

NWB.272

conspicuous. His reputation both at home and in Europe as a capable shipbuilder and as an honest man is without rival." Two of Mr. Currier's notable vessels included the 1,847 ton *John Currier*, which was built in 1882 and was the largest sailing ship built on the Merrimack, and the 1,575 ton *Mary L. Cushing*, which was built in 1883 and was the last square-rigged sailing vessel to be built in Massachusetts. Currier retired in 1884 and passed away in 1887. His son, author and historian John J. Currier, worked for many years in the counting room of the Currier shipyard. Prior to 1872 this house was sold to John Merrill, a ship carpenter. The house remained in the Merrill family until 1913 when Mary S. Merrill sold the property to Mary C. Sawyer.

The house and outbuilding are listed as contributing resources in the Newburyport National Register District, established in 1984.

BIBLIOGRAPHY and/or REFERENCES

1851 Plan of Newburyport, Mass. H. McIntire

1880 Bird's eye view, E. H. Bigelow

Cheney, Robert, *History of Merrimack River Shipbuilding*, Newburyport 1964

www.clipperheritagetrail.com/tour_alongwatersedge.php#09



Photo 2. View looking east.

INVENTORY FORM B CONTINUATION SHEET
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BREWSTER

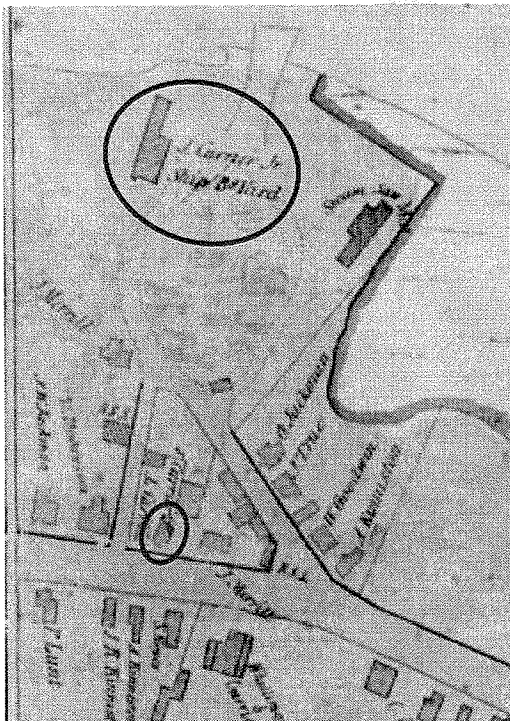
342 MERRIMAC STREET

Area(s) Form No.

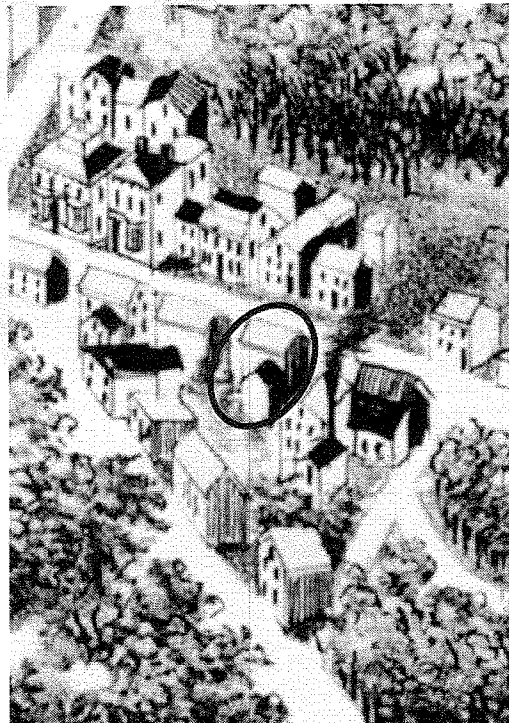
NWB.1 NWB.272



Photo 3. View of rear elevation and outbuilding, looking west.

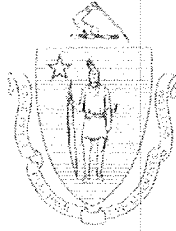


Detail of 1851 Plan of Newburyport.



1880 "Bird's eye view".

EXHIBIT C



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

December 19, 2018

Eric E. Dray
Eric Dray Consulting
71 Prentiss St
Cambridge, MA 02140

RE: 342 Merrimac Street (aka Jacob Whitmore House), Newburyport MA (MHC # NWB.272)

Dear Eric,

In response to your recent request, I am writing to confirm that the property at 342 Merrimac Street, Newburyport, known as the Jacob Whitmore House (MHC inventory number NWB.272) was listed in the National Register of Historic Places on August 2, 1984 as a contributing property to the Newburyport Historic District. The property is historically significant for its architecture, associations and/or archaeology, and qualifies for the protections of perpetual preservation restrictions under M.G.L. Chapter 184, sections 31-33.

I am also writing to confirm receipt of your updated inventory Form B for this property. In reviewing the 1980 inventory form and your submitted update to it, MHC staff did a bit additional research on the ownership history of this 18th-century property, which further supplements your additional research, and corrects what appears to be an error on the 1980 form. We'll add this as a Continuation Sheet to your new form when it is incorporated into MHC's inventory file for this property. I've attached a copy.

Please don't hesitate to contact me with any questions regarding the comments included in this letter.

Best regards,

A handwritten signature in black ink, appearing to read "Michael Steinitz".

Michael Steinitz
Deputy State Historic Preservation Officer
Director, Preservation Planning Division

Encl.

Xc: Attorney Lisa Mead

INVENTORY FORM CONTINUATION SHEET

NEWBURYPORT

342 Merrimac St

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

I, L

NWB.272

Supplemental Historical Narrative information prepared by Michael Steinitz, MHC, November 2018:

Newbury native and blacksmith Jacob Whitmore (or Whittemore) (1762-1811) purchased the parcel at the time of his marriage to Hannah Carr (1765-?) of Salisbury in 1785 and likely the house was built at this time. Although a death record has not been located, Hannah Carr evidently died prior to 1808, when Jacob Whitmore married for a second time to Mrs. Lydia Story (a second marriage for her as well). Three years later Jacob Whitmore died, and in 1816 the house was auctioned off by his estate to David Poor, yeoman of Newburyport, with the widow Whitmore reserving her widow's thirds. Ten years later, in 1826, Poor and the remarried widow, now Mrs. Lydia Moody, each sold to blacksmith Caleb Brown (c.1772 - 1831). Brown's son John O.W. Brown (c1794-1864)(mid 19th century censuses list him as a trader) sold the inherited property to John Currier, Jr. (c1802-1887) in 1840. It is not clear whether Currier occupied this house or whether it was tenanted, as he is shown owning at least one other house nearby adjacent to his extensive shipyard. In any event, the house remained in the ownership of the Currier family for 68 years until 1908, when John Currier, Jr.'s son, John J. Currier, sold the house to Mary Carr Sawyer (1874-1957), wife of Edward W. Sawyer (1874-1958). There is no evidence in the deed records to support the statement on the 1980 inventory form that the property was sold to John Merrill prior to 1872, or that it was owned by the Merrill family from ca. 1872-1913. The Merrills owned the adjacent house to the south as shown on the 1884 Walker Atlas.

Censuses list Edward Sawyer's occupation as house painter. Sanborn maps show that the current outbuilding on the property was built during the Sawyer's ownership between 1914 and 1924, perhaps in relation to his painting business. From 1959 to 1977 the property was owned by Helen C. French (who appears to have inherited from the Sawyers – familial relationship if any not known) and Bertram T French, who seem to have used it as a rental. From 1977 to 1985 the owners were Robert D. and Susan Yaro. Robert D. Yaro (b.1950) is a nationally prominent urban and regional planner who has held faculty positions at Harvard, Columbia, UMass Amherst, and Penn. At UMass he founded and directed the Center for Rural Massachusetts. He was president of New York's Regional Plan Association from 1990 to 2014. During his residence on Merrimac Street, Yaro was a city planner at the Boston Redevelopment Agency, then Chief Planner and Deputy Commissioner of the Massachusetts Department of Environmental Management.

References:

Ancestry.com (U.S Census, Massachusetts Vital Records, and city directories)

Essex South Registry of Deeds: 211/59, 242/142, 318/252, 1927/65, 3045/489, 4547/482, 457/483, 6334/325, 7662/458, 8020/585, 10011/191

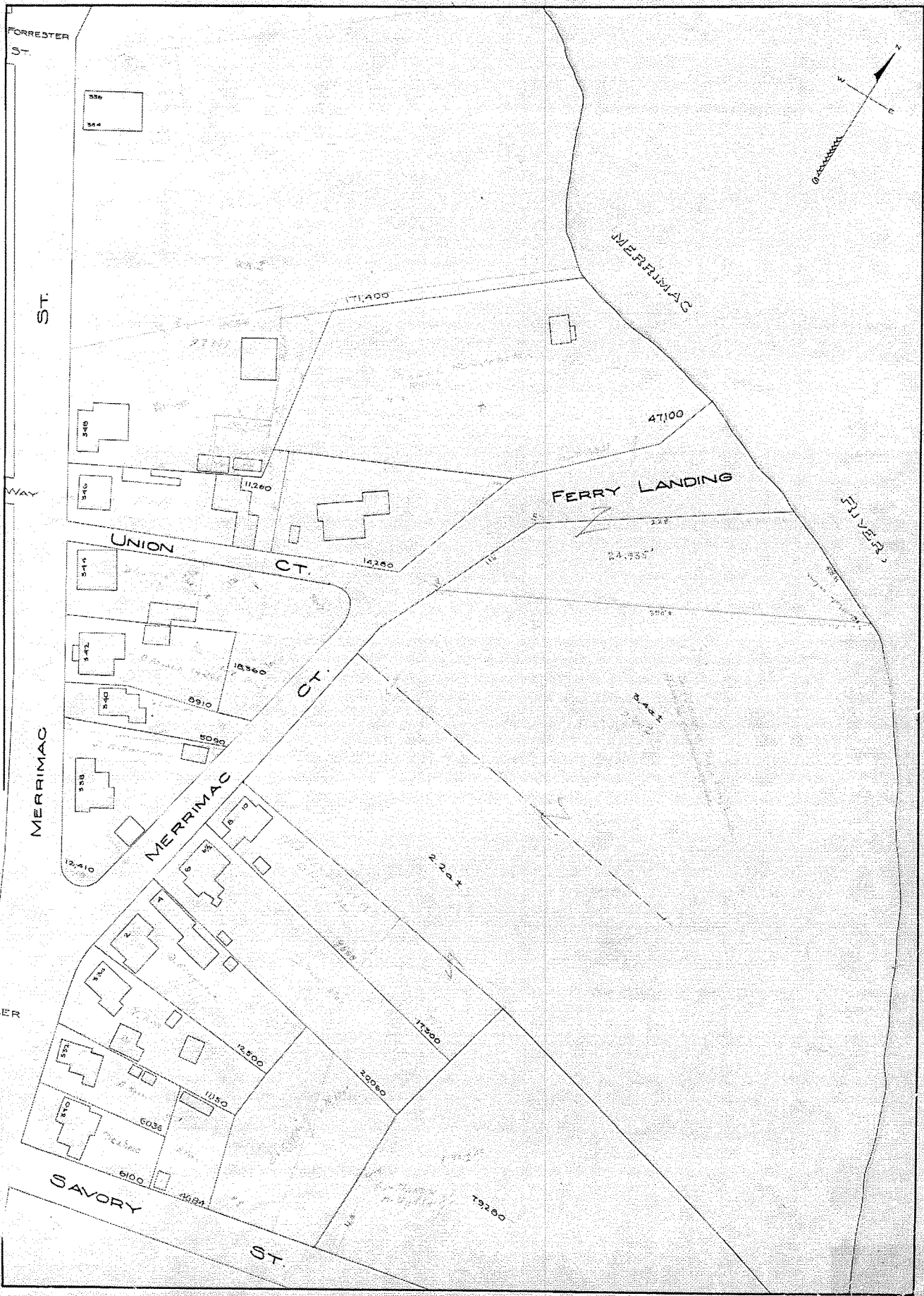
Essex Probate

Sanborn maps 1914, 1924

Walker, Atlas of Essex County, 1884

On Robert D. Yaro see: <https://www.design.upenn.edu/city-regional-planning/graduate/people/robert-yaro> (accessed 11/2018).

EXHIBIT D



Scale 40 ft. = 1 in.

EXHIBIT E

March 24, 2020

Memorandum

To: Lisa Mead

From: David Keery

RE: Addition/Renovation to the Lynch Residence at 342 Merrimac Street in Newburyport, Massachusetts.

Dear Lisa,

Per your request, I am providing this short memo pertaining to the proposed changes to the home of Dan and Judy Lynch at 342 Merrimac Street in Newburyport. Dan and Judy are proposing to make some minimal changes to the front and rear elevations and add a one-story kitchen addition to the rear of the building. Here is a brief description of the proposed work:

Demolition:

As the elevation drawings EC2 and A2 indicate, the front portico which was not original to the house is being removed along with a dilapidated two-story shed structure along the rear side of the home. A second-story pressure treated deck and set of stairs is also being removed.

Addition:

Drawing A2 shows the proposed one-story kitchen addition occupying a bit less footprint than the existing pressure-treated deck. The new kitchen will have a membrane roof supporting a new second-story deck. As the home is being converted from a two-family back to a one-family home, no set of stairs is necessary from this deck.

Materials:

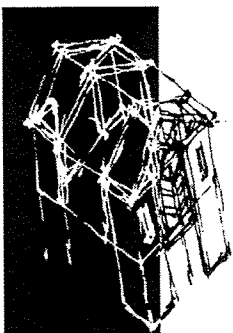
1. Siding: The existing wooden clapboards will remain and be repaired as needed where rot exists, and all new walls will be clad to match the existing material and exposures.
2. Windows: All windows will be replaced with Marvin Integrity Series and match existing 6/6 light pattern unless indicated otherwise in the elevations.
3. Trim: All existing trim shall remain and be repaired/painted as needed. New trim will match the details of the existing trim as indicated in the elevations.
4. Front Entry: The front door will be replaced with a Simpson 7132 Traditional Exterior Door or approved equal flanked by Simpson 4-Light Sidelights as indicated in the elevations. Trim at the front door will be repaired or replaced to match existing.
5. New Second Floor Deck: Posts, Railings and Balusters will be as indicated in the elevations. Material by Intex Millwork - Hampton Extruded System. Decking to be Azek Vintage Collection or approved equal.
6. Roofing: GAF Timberline Fiberglass Shingles or approved equal.

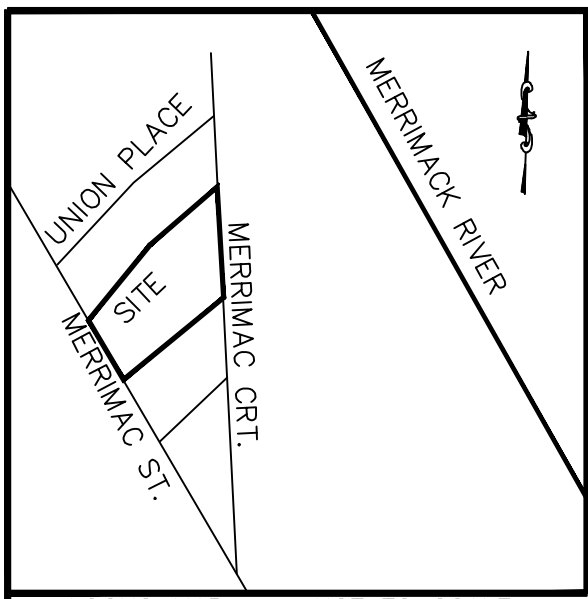
Thank you for your attention to this memo and the topics covered. Please let me know if there are any further questions I can answer for you.

Best Regards,

David G. Keery

■ 437 Merrimac Street
Newburyport, MA 01950





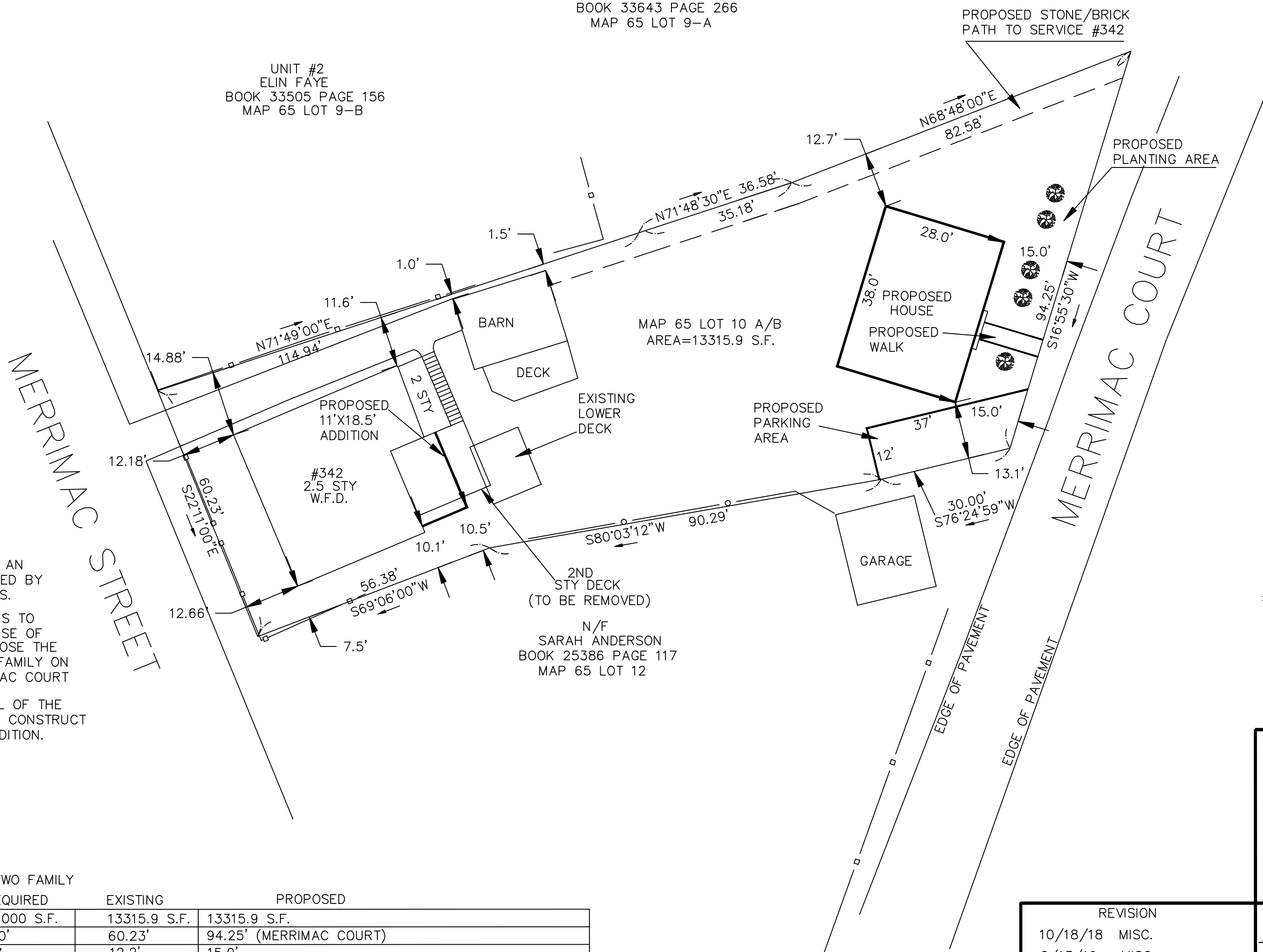
LOCUS MAP NOT TO SCALE

UNIT #1
N/F
SAMUAL KIMBALL
BOOK 33643 PAGE 266
MAP 65 LOT 9-A

UNIT #2
ELIN FAYE
BOOK 33505 PAGE 156
MAP 65 LOT 9-B

MAP 65 LOT 10 A/B
AREA=13315.9 S.F.

N/F
SARAH ANDERSON
BOOK 25386 PAGE 117
MAP 65 LOT 12

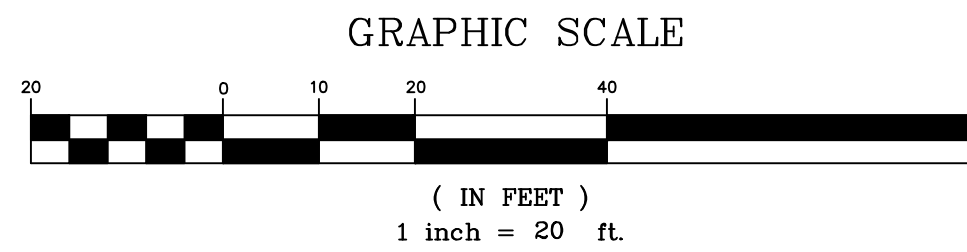


NEWBURYPORT ZONING BOARD OF APPEALS

DATE

NOTES

- 1.) THIS PLAN IS THE RESULT OF AN ON GROUND SURVEY PERFORMED BY WAYPOINT SURVEYING SERVICES.
- 2.) THE PURPOSE OF THIS PLAN IS TO PRESERVE THE TWO FAMILY USE OF THE PROPERTY AND TO PROPOSE THE CONSTRUCTION OF A SINGLE FAMILY ON THE SAME LOT USING MERRIMAC COURT AS FRONTAGE. ALSO, TO SHOW THE REMOVAL OF THE SECOND STORY DECK AND TO CONSTRUCT AN 11'X18.5' FIRST STORY ADDITION.



ZONING TABLE

ZONING DISTRICT: WMD TWO FAMILY

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	13315.9 S.F.	13315.9 S.F.
MIN. FRONTAGE	120'	60.23'	94.25' (MERRIMAC COURT)
MIN. FRONT YD.	25'	12.2'	15.0'
MIN. SIDE YD.	20'	7.5'	12.7'/13.1' (10.1' PROPOSED ADDITION)
MIN. REAR YD.	25'	N/A	N/A
MAX. LOT COVERAGE	25%	13%	23% (PROPOSED AND EXISTING TOTAL)
OPEN SPACE	40%	78%	69%

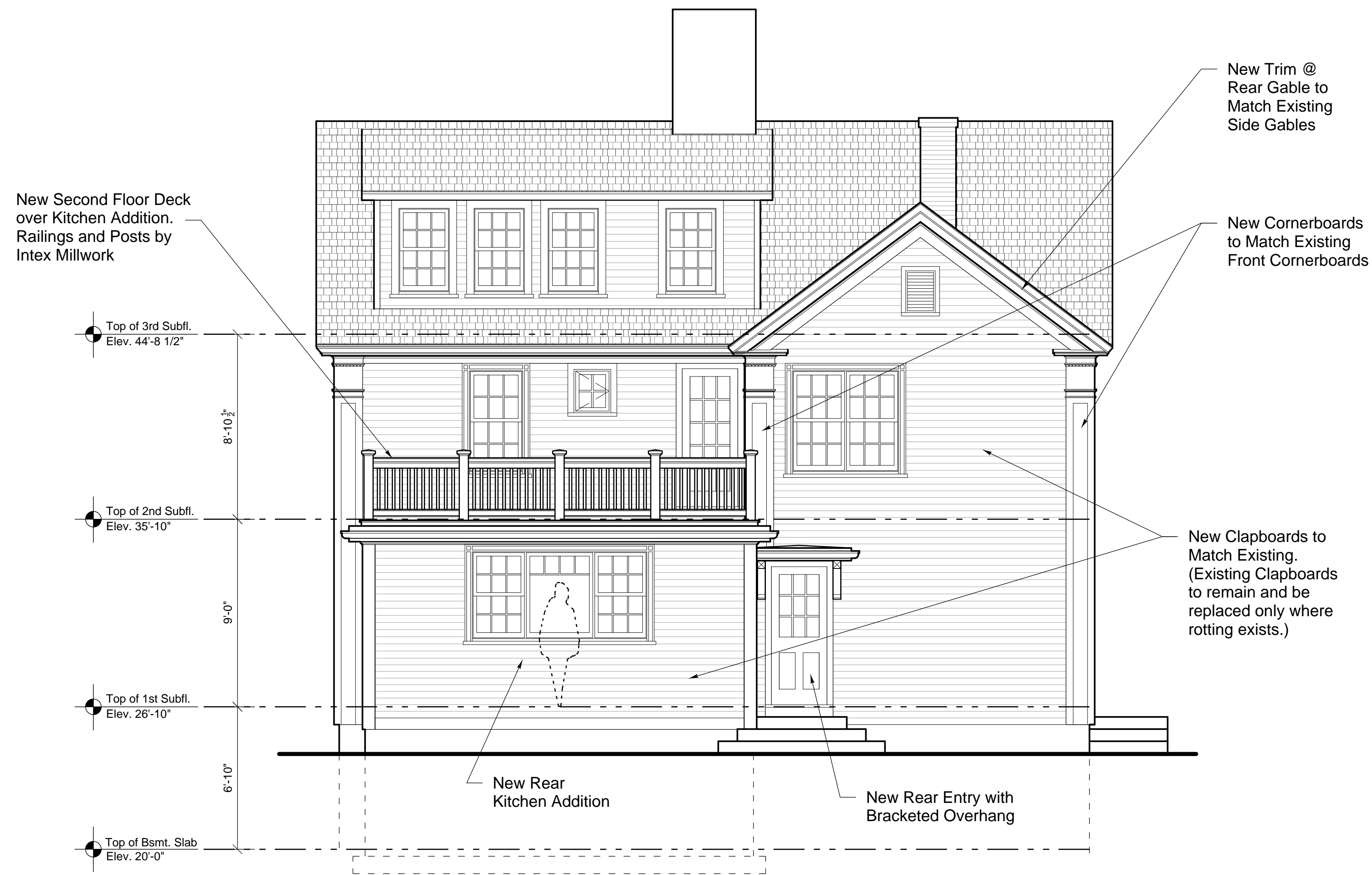
BOARD OF APPEALS PLAN
342 MERRIMAC STREET
NEWBURYPORT, MASSACHUSETTS
ASSESSORS MAP 65 PARCEL 10 A/B
PREPARED FOR
DAN LYNCH

SCALE: 1" = 20' JUNE 20, 2018

REVISION	DATE	DESCRIPTION
10/18/18	MISC.	
2/13/19	MISC.	
3/25/19	MISC.	
4/16/19	MOVE PROPOSED	
2/18/20	HOUSE	PROPOSED ADDITION
5/12/20	MISC.	

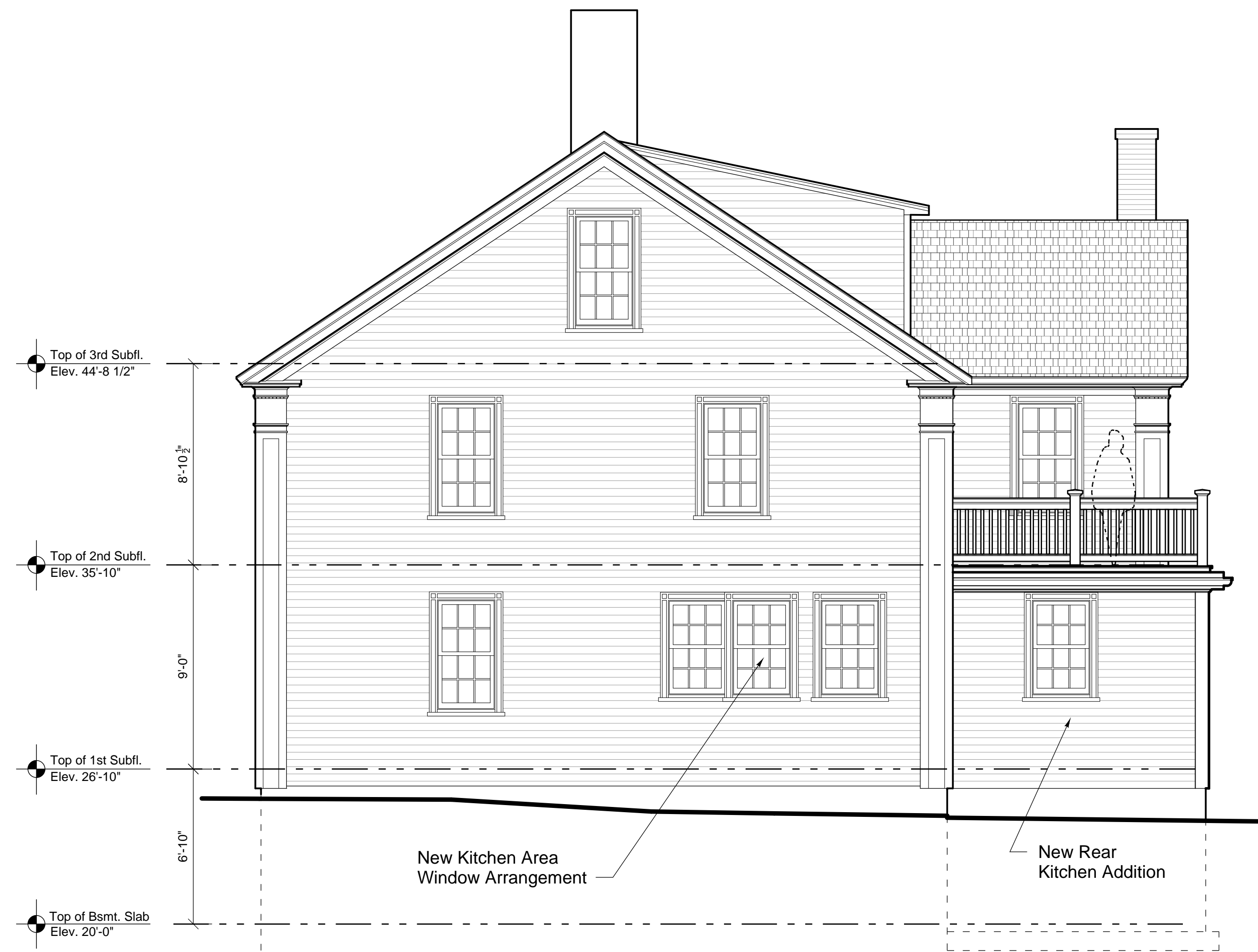
WAYPOINT SURVEYING SERVICES
141 BRIDGE ROAD, SUITE 202-5
SALISBURY, MASSACHUSETTS 01952
(978) 505-5261

DRAWN BY: D.A.	SHEET #: 1 of 1	CHECKED BY: D.A.
3590		DESIGN BY: D.A.



Proposed North Elevation

Scale: 1/4" = 1'-0"

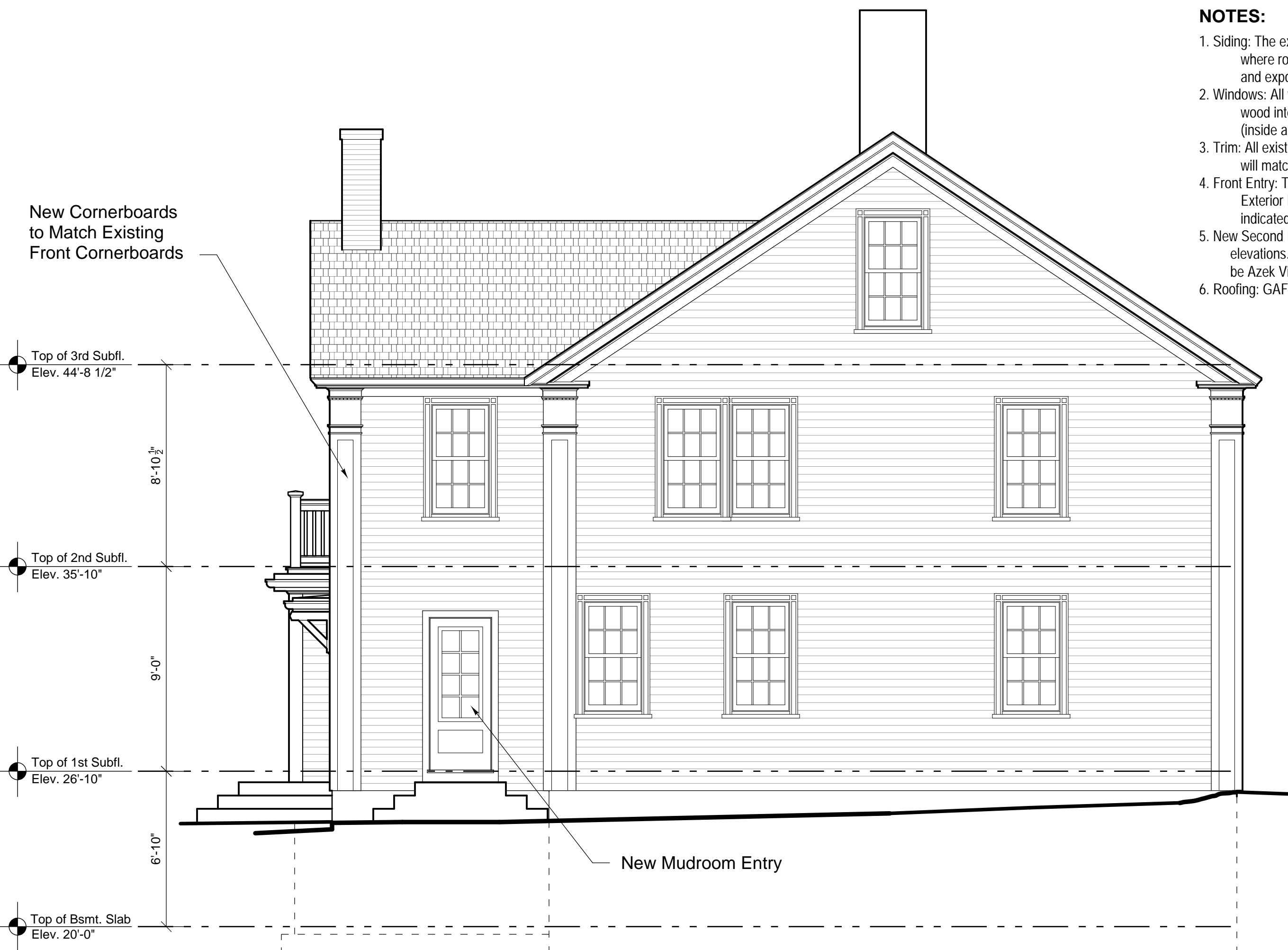


Proposed East Elevation

Scale: 1/4" = 1'-0"

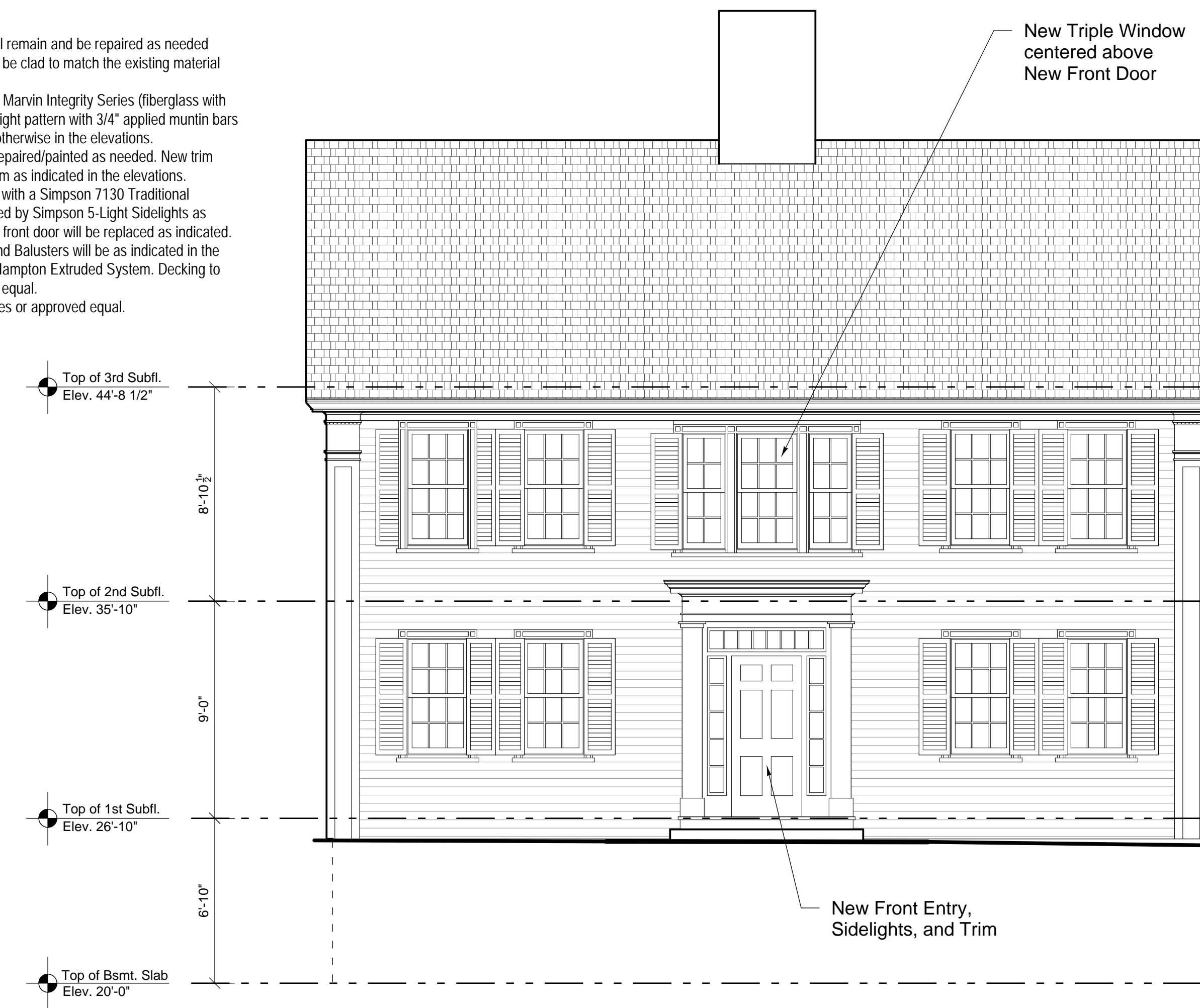
NOTES:

1. Siding: The existing wooden clapboards will remain and be repaired as needed where rot exists, and all new walls will be clad to match the existing material and exposures.
2. Windows: All windows will be replaced with Marvin Integrity Series (fiberglass with wood interior) and match existing 6/6 light pattern with 3/4" applied muntin bars (inside and outside) unless indicated otherwise in the elevations.
3. Trim: All existing trim shall remain and be repaired/painted as needed. New trim will match the details of the existing trim as indicated in the elevations.
4. Front Entry: The front door will be replaced with a Simpson 7130 Traditional Exterior Door or approved equal flanked by Simpson 5-Light Sidelights as indicated in the elevations. Trim at the front door will be replaced as indicated.
5. New Second Floor Deck: Posts, Railings and Balusters will be as indicated in the elevations. Material by Intex Millwork - Hampton Extruded System. Decking to be Azek Vintage Collection or approved equal.
6. Roofing: GAF Timberline Fiberglass Shingles or approved equal.



Proposed West Elevation

Scale: 1/4" = 1'-0"



Proposed South Elevation

Scale: 1/4" = 1'-0"

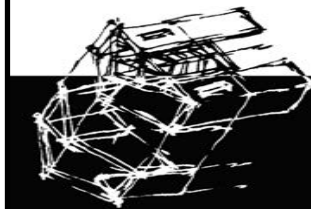
Revisions:

1

05/12/20

Added Notes

KEERY
design | LLC
437 Merrimac Street
Newburyport, Massachusetts 01950
978/395-5710

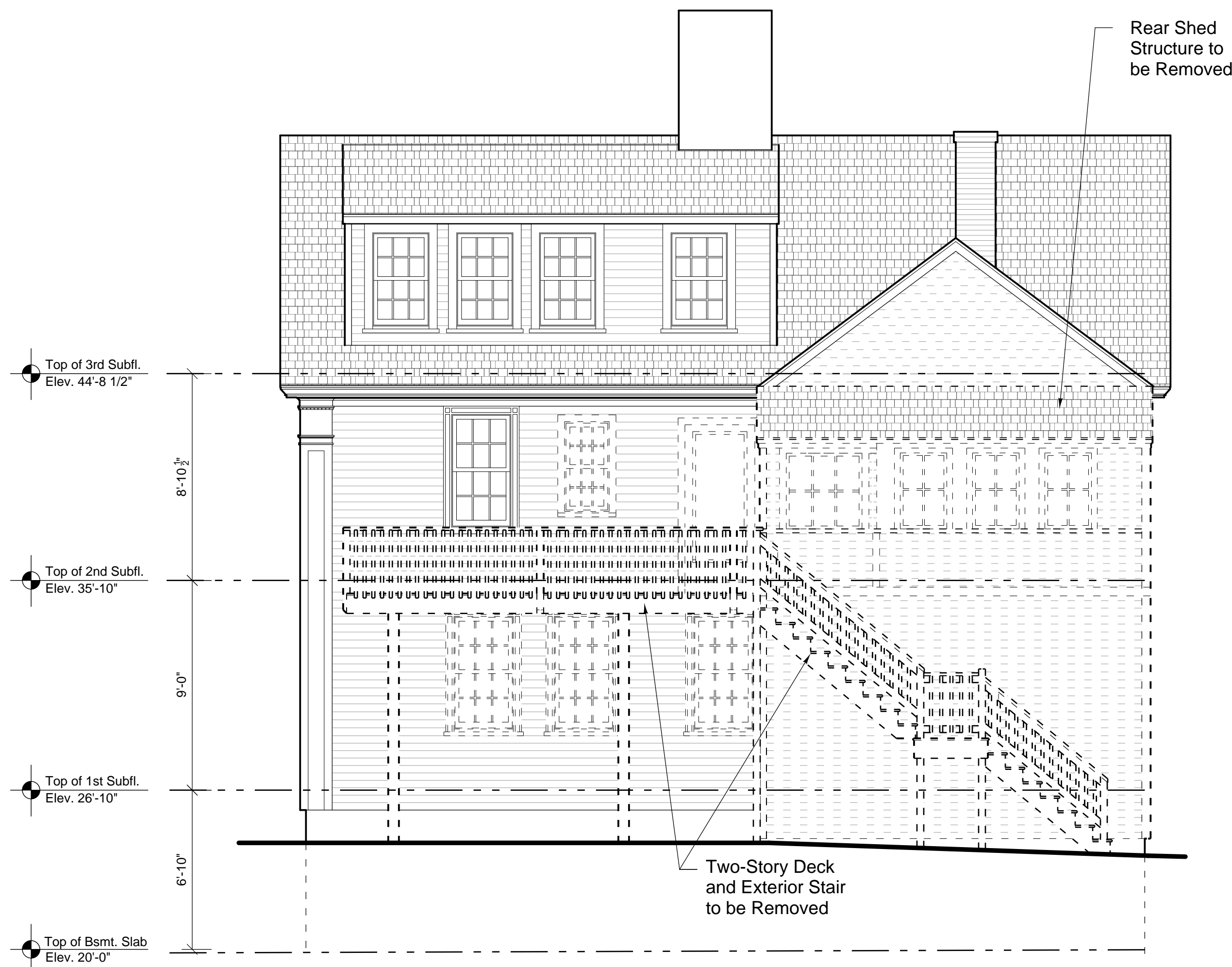


**PRELIMINARY
PRICING SET**

Additions and Renovations to the home of:
Dan and Judy Lynch
342 Merrimac Street
Newburyport, MA 01950

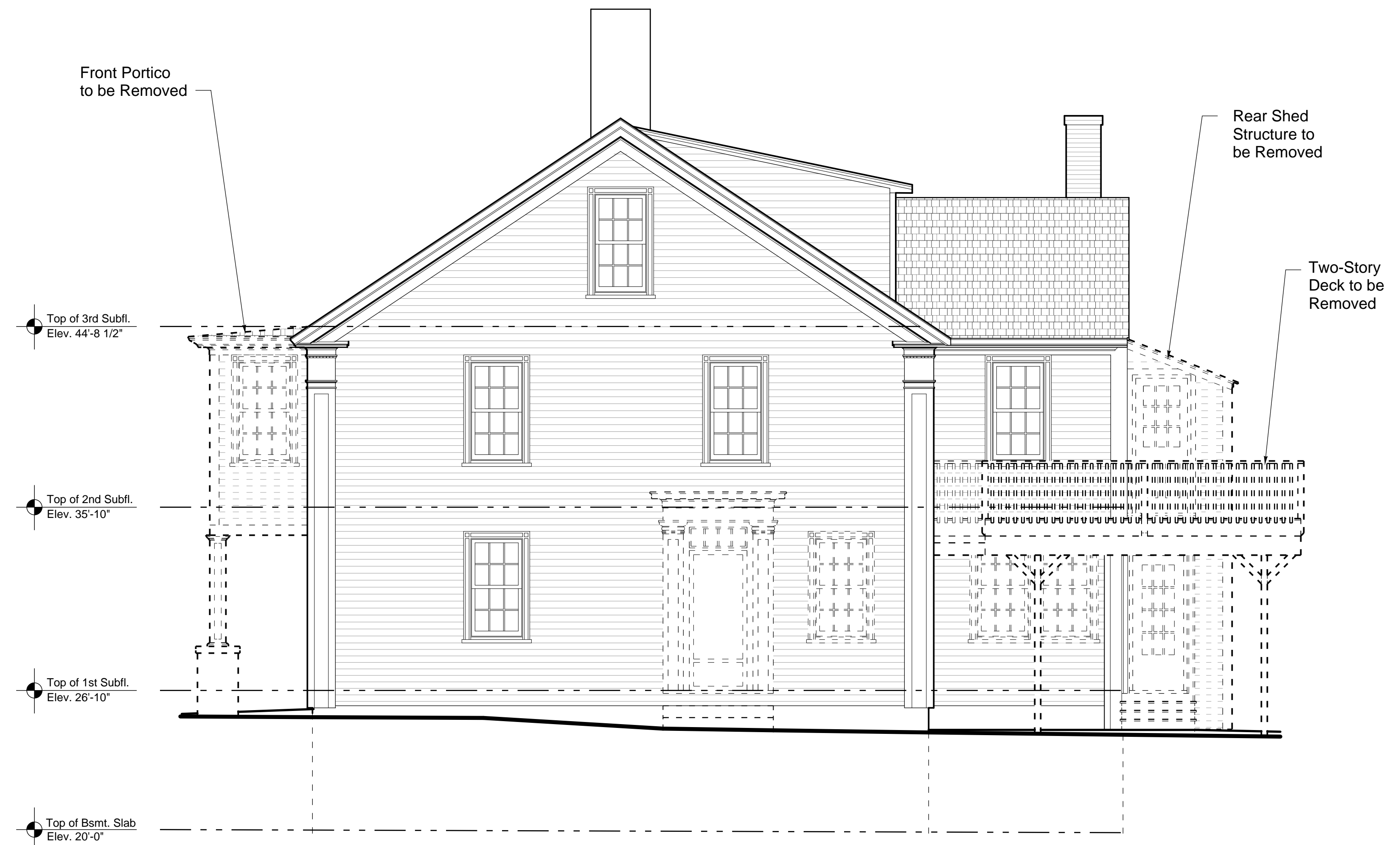
Proposed Elevations
Project No. 19019
Date: February 13, 2020
Scale: 1/4" = 1'-0"

A2



Existing North Elevation

Scale: 1/4" = 1'-0"



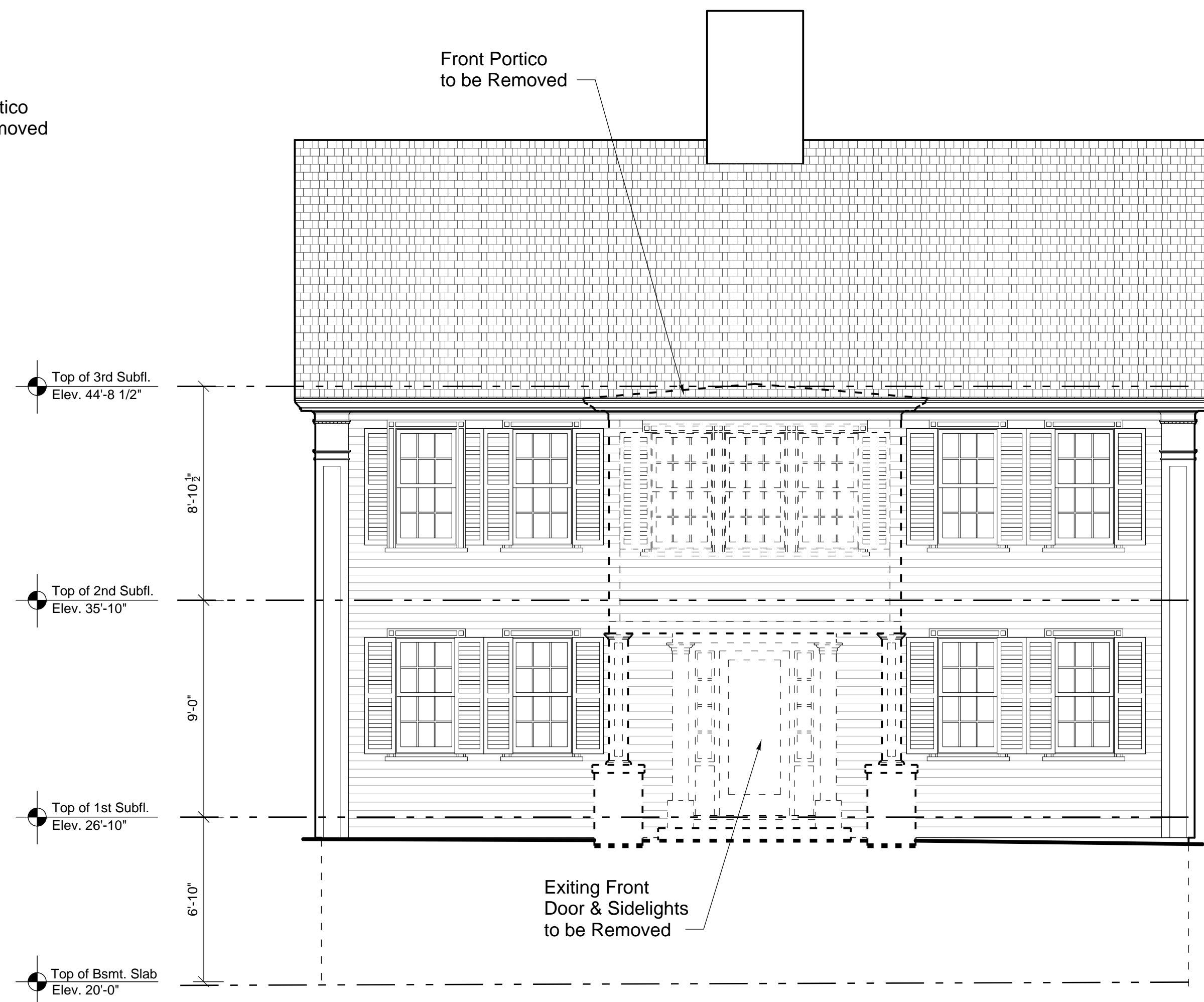
Existing East Elevation

Scale: 1/4" = 1'-0"



Existing West Elevation

Scale: 1/4" = 1'-0"

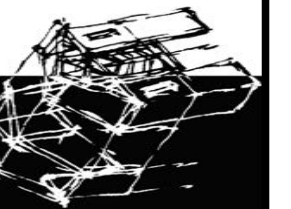


Existing South Elevation

Scale: 1/4" = 1'-0"

Revisions:	05/11/20	Added Notes/Indicated Demolition Areas
1		

KEERY
design | LLC
437 Merrimac Street
Newburyport, Massachusetts 01950
978/395-5710



**EXISTING
CONDITIONS**

Additions and Renovations to the home of:
Dan and Judy Lynch
342 Merrimac Street
Newburyport, MA 01950

Existing Elevations
Project No. 19019
Date: February 13, 2020
Scale: 1/4" = 1'-0"

EC2