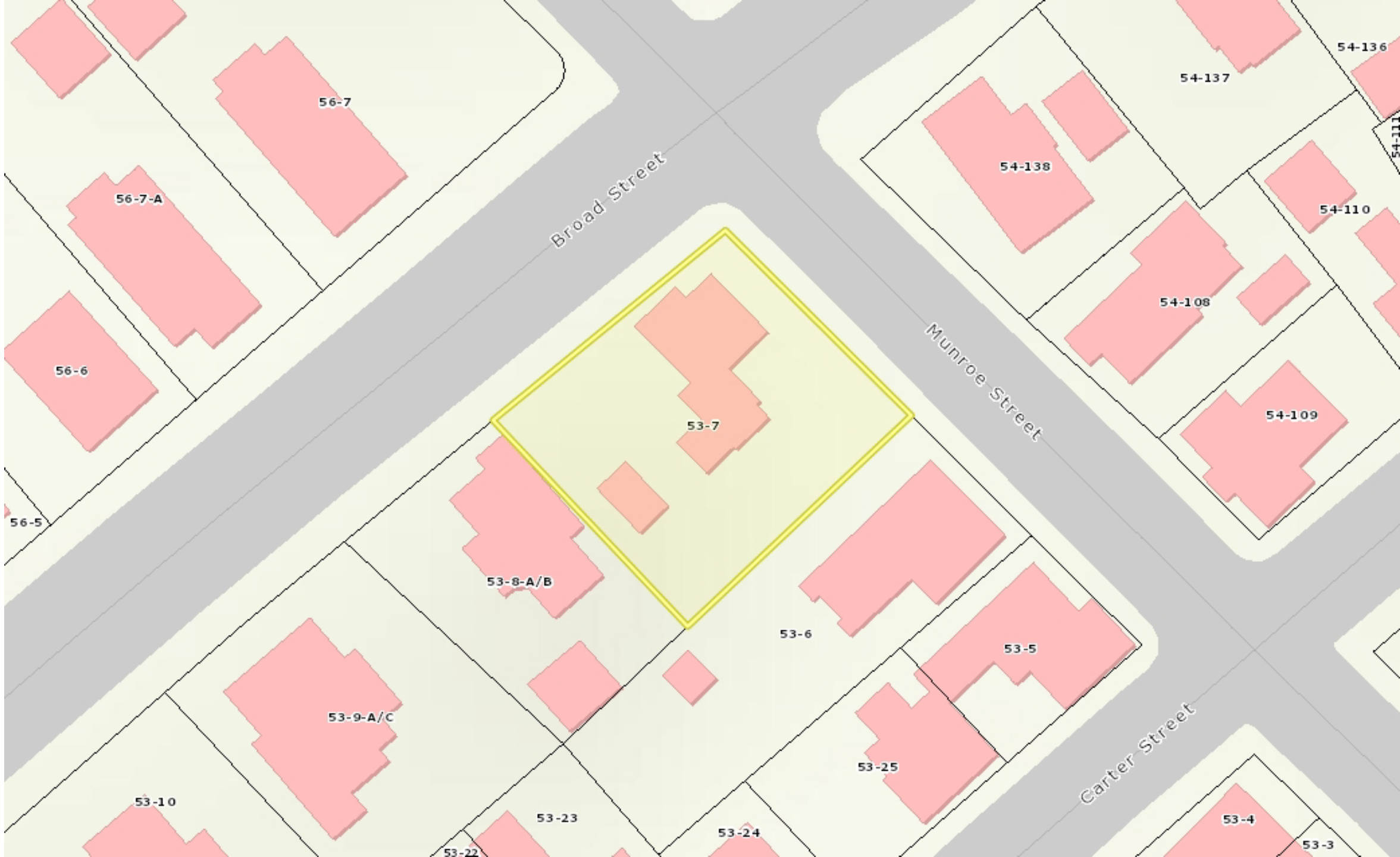
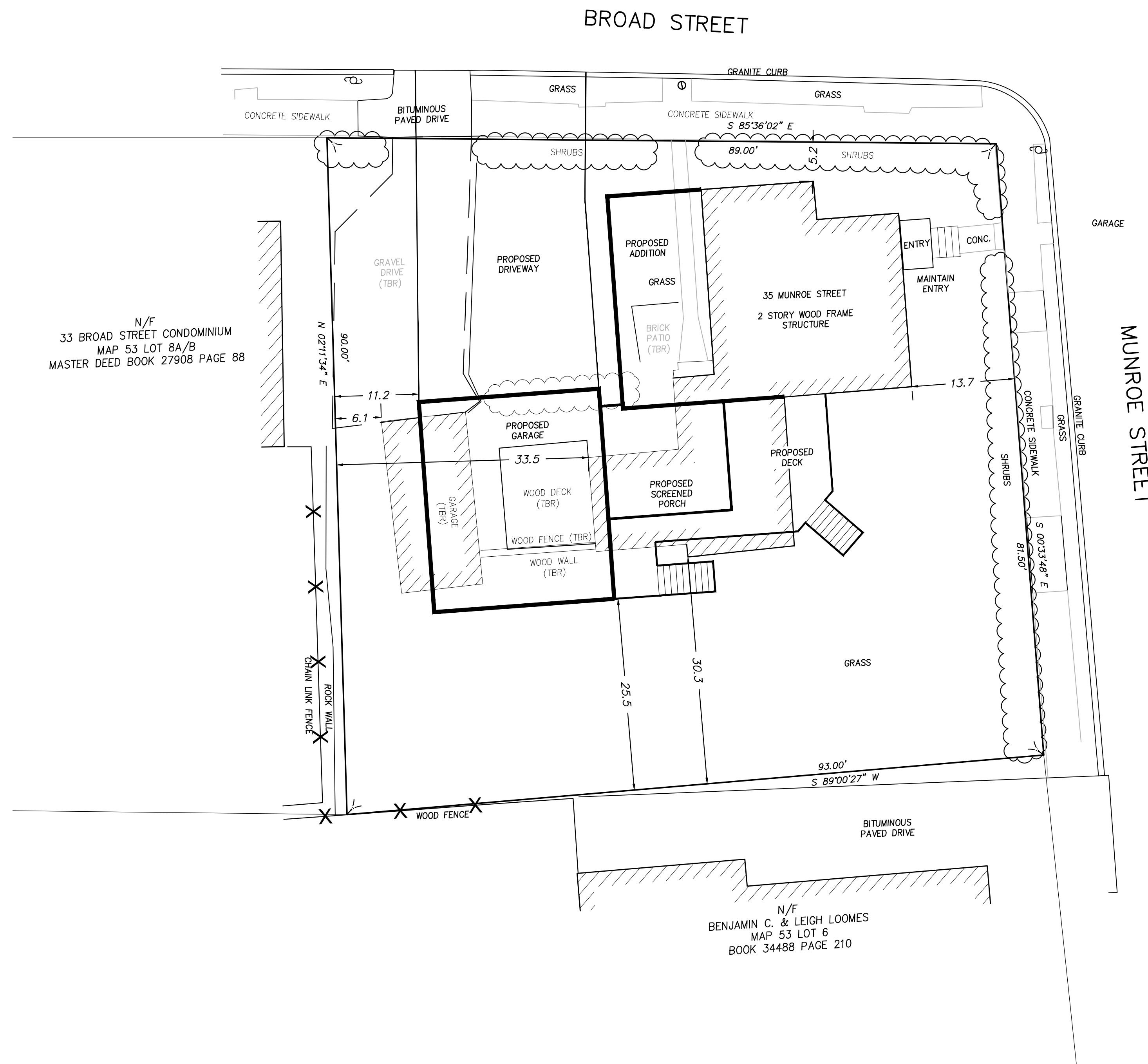
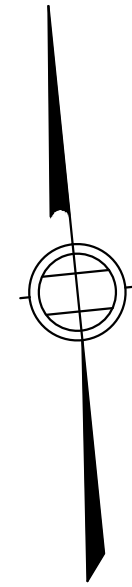


# 35 Munroe Street

- Seeking a demolition permit for a garage more than 100 years old
- Requesting a Historical Report to the Zoning Board under the DCOD for removal of a later-added  $\frac{3}{4}$  story portion of a single-family residence and later-added 1-story sunroom
- Original home constructed in 1850 in the Italianate style and is listed as “contributing”
- $\frac{3}{4}$  story section added in the early 1900s
- Sunroom constructed in the 1980s





N/F  
33 BROAD STREET CONDOMINIUM  
MAP 53 LOT 8A/B  
MASTER DEED BOOK 27908 PAGE 88

N/F  
BENJAMIN C. & LEIGH LOOMES  
MAP 53 LOT 6  
BOOK 34488 PAGE 210

**ZONING**

RESIDENTIAL (R-2)  
SINGLE FAMILY

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE:	10,000 SF	7,792 SF	7,792 SF
MINIMUM FRONTAGE:	90 FT	170.50 FT	170.50 FT
MINIMUM FRONT SETBACK:	25 FT	5.2 FT	5.2 FT
MINIMUM SIDE SETBACK(R):	10 FT	33.5 FT	11.2 FT
MINIMUM SIDE SETBACK(L):	10 FT	13.7 FT	13.7 FT
MINIMUM REAR SETBACK:	25 FT	30.3 FT	25.5 FT
MAX LOT COVERAGE:	25%	17.9%	24.9%
MIN OPEN SPACE	40%	71.8%	56.9%
MAX BUILDING HEIGHT:	35 FT	23.8 FT	23.8 FT

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.

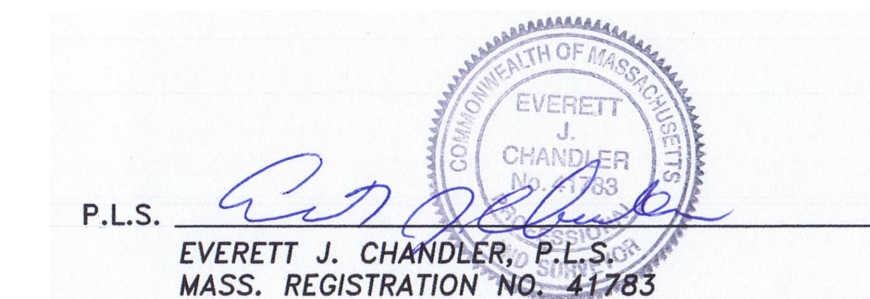
**NOTES**

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 DURING FEBRUARY AND MARCH, 2019.

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

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

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.



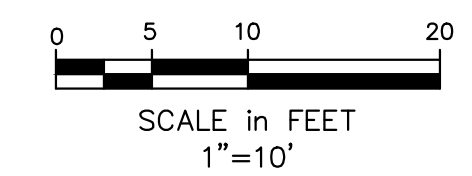
**LOCUS TITLE INFORMATION**

35 MUNROE STREET

OWNER: ERIC LINGERMAN & LOUISE N. LINGERMAN

DEED REFERENCE: BOOK 36931 PAGE 130

ASSESSORS: MAP 53 PARCEL 7



NO.	DATE	BY	REVISIONS

project:

# LINGERMAN RESIDENCE

35 Munroe Street  
Newburyport, MA

architect:

**GRAF**  
**ARCHITECTS**  
2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

title:

**EXISTING**  
**Exterior Elevations**

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

1 may 2020

EX2



① Front Exterior Elevation - EXISTING  
SCALE: 1/8" = 1'-0"



② Side (Broad Street) Exterior Elevation - EXISTING  
SCALE: 1/8" = 1'-0"

project:

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Newburyport, MA

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title:

**EXISTING**  
**Exterior Elevations**

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

1 may 2020

EX3



1 Rear Exterior Elevation - EXISTING  
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - EXISTING  
SCALE: 1/8" = 1'-0"

project:

# LINGERMAN RESIDENCE

35 Munroe Street  
Newburyport, MA

architect:

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**ARCHITECTS**  
2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

title:

## PROPOSED Exterior Elevations

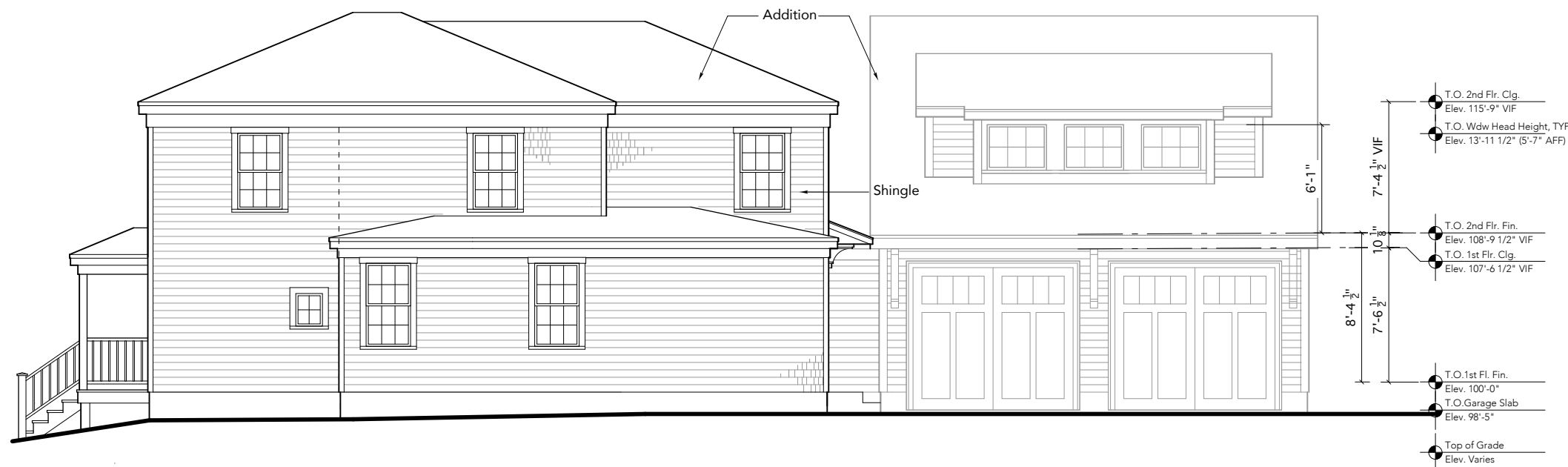
SCALE: 1/8" = 1'-0"

1 may 2020

A02



1 Front Exterior Elevation - PROPOSED  
SCALE: 1/8" = 1'-0"



2 Side (Broad Street) Exterior Elevation - PROPOSED  
SCALE: 1/8" = 1'-0"

project:

# LINGERMAN RESIDENCE

35 Munroe Street  
Newburyport, MA

architect:

**GRAF**  
**ARCHITECTS**  
2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com

title:

## PROPOSED Exterior Elevations

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

1 may 2020

A03



1 Rear Exterior Elevation - PROPOSED  
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - PROPOSED  
SCALE: 1/8" = 1'-0"







# Additional Photos







**Kitchen wall  
(addition)**



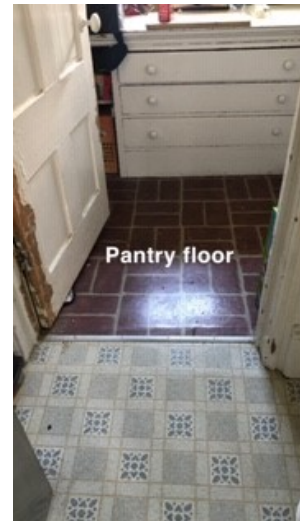
**Pantry details**



**Kitchen wall  
(addition)**



**Kitchen floor  
(addition)**



**Pantry floor**



**Doorway to  
addition**





# Structural Engineer's Report

- The foundation of the kitchen/second floor portion of the home “consists of tree trunks, wood framing and brick columns”
- The floors are “greater than an inch per foot” out of level and “the entire structure is sloping towards the rear of the lot”
- The kitchen, upstairs bedroom, and upstairs bathroom contain “numerous cracks in the walls and ceilings”
- The sunroom floors are “sloping towards the rear of the lot”
- The exterior wood support beams/joists of the sunporch contain some dry rot
- “Repairing/rehabilitating this portion of the house would involve the jacking/shoring of not only this structure, but also the sunroom which is attached. Due to the age and shoddiness of the existing framing, it is not clear that the structure could be sufficiently stabilized during the jacking process. This would lead to the structure shifting and collapsing under its own weight.”
- Salvaging the above-mentioned portion of the house “is not feasible nor cost effective”

