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June 4, 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
35 Munroe Street, Newburyport, MA (the "Property")
Assessor's Map: 53 Lot: 7

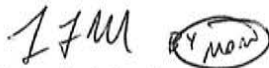
Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Eric and Louise Lingerman (the "Applicants"), the owners of the Property, relative to a proposed project on the Property. The Applicants previously submitted a Demolition Permit Application and Request for Historical Report and are on the Commission's June 11, 2020 agenda.

The Applicants hereby submit additional materials for the Commission's review. Attached hereto is a report from structural engineer Thomas M. Callery, P.E., detailing the present condition of the portions of the single-family home that are proposed to be demolished. Also attached is a rendering of the Property with the proposed new construction.

We look forward to presenting the proposal at the Commission's meeting on June 11th.

Respectfully submitted,
Eric and Louise Lingerman
By their Attorney



Lisa L. Mead
Attachment
cc: client

Millis Office

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City of Newburyport
Historical Commission
Mr. Glenn Richards, Chairperson
60 Pleasant Street
Newburyport, Massachusetts 01950

June 1, 2020

Re: Site Visit to 35 Munroe Street
Newburyport, Massachusetts 01950

Dear Mr. Richards:

On Thursday, May 28, 2020, I performed a field inspection of the kitchen, upstairs and sunroom portions of the property located at 35 Munroe Street in Newburyport, Massachusetts. The purpose of my inspection was to determine the current structural condition of the $\frac{3}{4}$ Story portion of the home (200 SF+/-) and the sunporch (144 SF+/-) and the feasibility of rehabilitating this part of the house. The original structure was built in 1850 according to City of Newburyport data from the Assessor's Department. The original home is 2 stories with approximately 1250 SF+/- of living area.

Kitchen/Second Story Section

This portion of the home was not part of the original construction of the home but was constructed in the early 1900's according to the homeowner, Mr. Eric Lingerman. The foundation of this part of the home consists of tree trunks, wood framing and brick columns [See Image 17-21, 39, 56].

The floors throughout this part of the home are excessively out of level (greater than an inch per foot) [See Images 9-11, 24,26, 49,51]. The entire structure is sloping towards the rear of the lot. There are numerous cracks in the walls and ceilings throughout the kitchen and upstairs bedroom and bathroom [See Images xx].

Sunporch

The existing sunroom is attached to the kitchen and was constructed during the 1980's according to the owner, Mr. Lingerman. The sunroom is sloping in the same direction as the kitchen [Image 1]. The floors are also sloping towards the rear of the lot. I observed some dry rot on the exterior wood support beams/joists of the sunporch.



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Conclusions

The kitchen/pantry/upstairs bedroom/bathroom portion of this home appears to have reached the end of its useful life. The existing foundation for this part of the home consists of various materials including brick, tree trunks and wood framing which have settled over time leading to the unlevel floors above. 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 [See Images 47, 48], 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.

Therefore, it is my opinion that attempting to salvage this portion of the house is not feasible nor cost effective and it is my recommendation that this portion of the house be demolished and reconstructed with new concrete foundations, footings and framing materials.

Please let me know if you have any questions or require additional assistance.

Sincerely,

Thomas M. Callery, P.E.
Massachusetts P.E. No.33440/ Exp. 06/20

**35 Munroe Street, Newburyport, Massachusetts 01950
05/28/2020**

PHOTOGRAPHS

Callery Consulting, LLC
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Image 1:



Image 2:

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Image 3:



Image 4:

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Image 5:



Image 6:

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Image 7:



Image 8:

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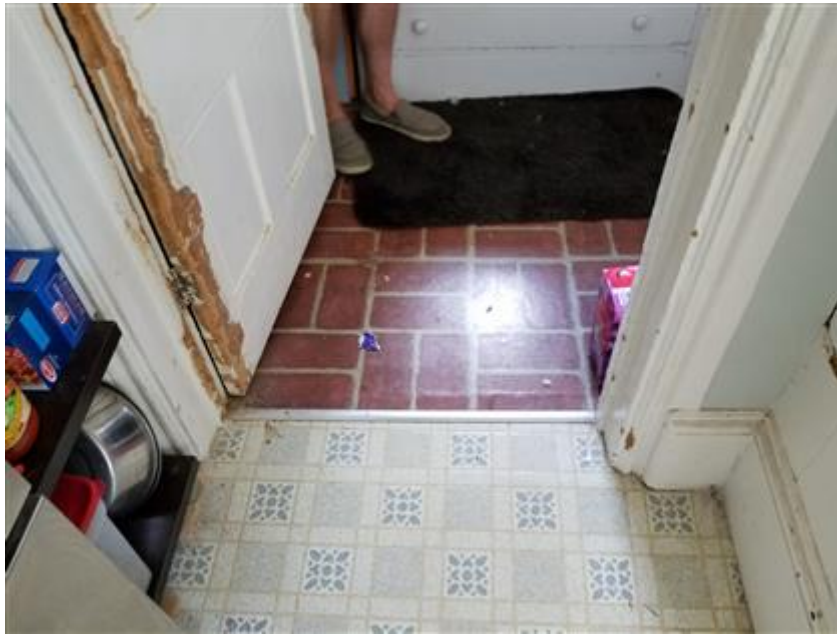


Image 9:



Image 10:

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Image 11:



Image 12:

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Image 13:



Image 14:

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Image 15:



Image 16:

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Image 17:



Image 18:

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Image 19:



Image 20:

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Image 21:

(Not Used)

Image 22:



Image 23:

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Image 24:

(Not Used)

Image 25:

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Image 26:



Image 27:

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Image 28:



Image 29:

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Image 30:



Image 31:

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Image 32:



Image 33:

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Image 34:



Image 35:

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Image 36:



Image 37:

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Image 38:



Image 39:

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Image 40:



Image 41:

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Image 42:



Image 43:

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Image 44:



Image 45:

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Image 46:



Image 47:

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Image 48:



Image 49:

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Image 50:



Image 51:

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Image 52:



Image 53:

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Image 54:



Image 55:

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Image 56:

