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Attorneys at Law

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October 18, 2021

By Hand & Email

Rob Ciampitti, Chair  
Zoning Board of Appeals  
City of Newburyport  
City Hall  
60 Pleasant Street  
Newburyport, Massachusetts 01950

Re: Updated Architectural Plans;  
64 Liberty Street, Newburyport, MA (the "Property")  
Assessor's Map: 16 Lot: 54

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Eve Lee the owner of the Property (the "Applicant"), who is proposing to renovate and add onto this single family home. The Applicant seeks a Special Permit for Non-Conformities.

Attached, please find updated Architectural Plans. The attached were approved by the Historical Commission, who also released the Demolition Delay on this project. Please consider these plans for the above referenced application and not the Architectural Plans originally submitted with the application package. Dimensionally speaking, nothing has changed from what was proposed in the prior plans, but in order to address comments from the Historical Commission more details have been added including:

- More specific details are provided regarding the types of windows being proposed and the dimensions thereof. Marvin Ultimate Wood Windows are proposed to be used.
- The size and location of the windows on the addition have been finalized. Particularly, the second floor windows on the west elevation of the addition match the size of the remaining existing second story window of the original home on that same elevation.
- Also, the windows on the two floor section of the north elevation of the proposed addition match the dimensions of the adjacent existing windows of the existing home. For example, the existing window dimensions of the first floor are 2'-1 1/2" x 5' 1/2" and the second floor are 2'-1 1/2" x 4'-3". As seen on the proposed north elevation of the new plans, the windows on the two story portion of the proposed addition on this side have the same dimensions.
- The proposed elevations themselves are now in line drawing format and no longer have the appearance of being "sketch" plans.

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*Millis Office*

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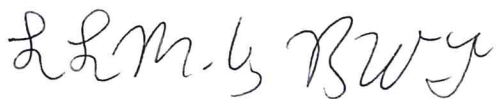
- Details showing materials of proposed addition will match the existing structure including Cedar shaker roof shingles and wooden clapboard siding.
- More specific height information has been added to the plans.
  - Now, on the proposed north elevation plan, the ridge height of the existing historic structure is shown at 29' 1", the ridge height of the two story portion of the addition at 22'- 10", and the one story portion at 13'- 8".
  - Further, the proposed west elevation plan shows the mean roof height of the existing structure at 22'- 8" and the proposed addition at 20'.

Please do not hesitate to contact me at 978-463-7700 if you have any questions.

Respectfully submitted

Eve Lee

By her Attorney,



Lisa L. Mead

Attachment

cc: client





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## Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

EXISTING PHOTOS		1.0
Project number	21077	
Date	09.30.2021	
Drawn by	-	
Checked by	-	
		Scale NO SCALE





T.O. THIRD FLOOR

T.O. SECOND FLOOR

T.O. FIRST FLOOR



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# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

**EXISTING NORTH**

Project number	21077	<b>2.0A</b>
Date	09.30.2021	
Drawn by	-	
Checked by	-	
Scale		1/4" = 1'-0"



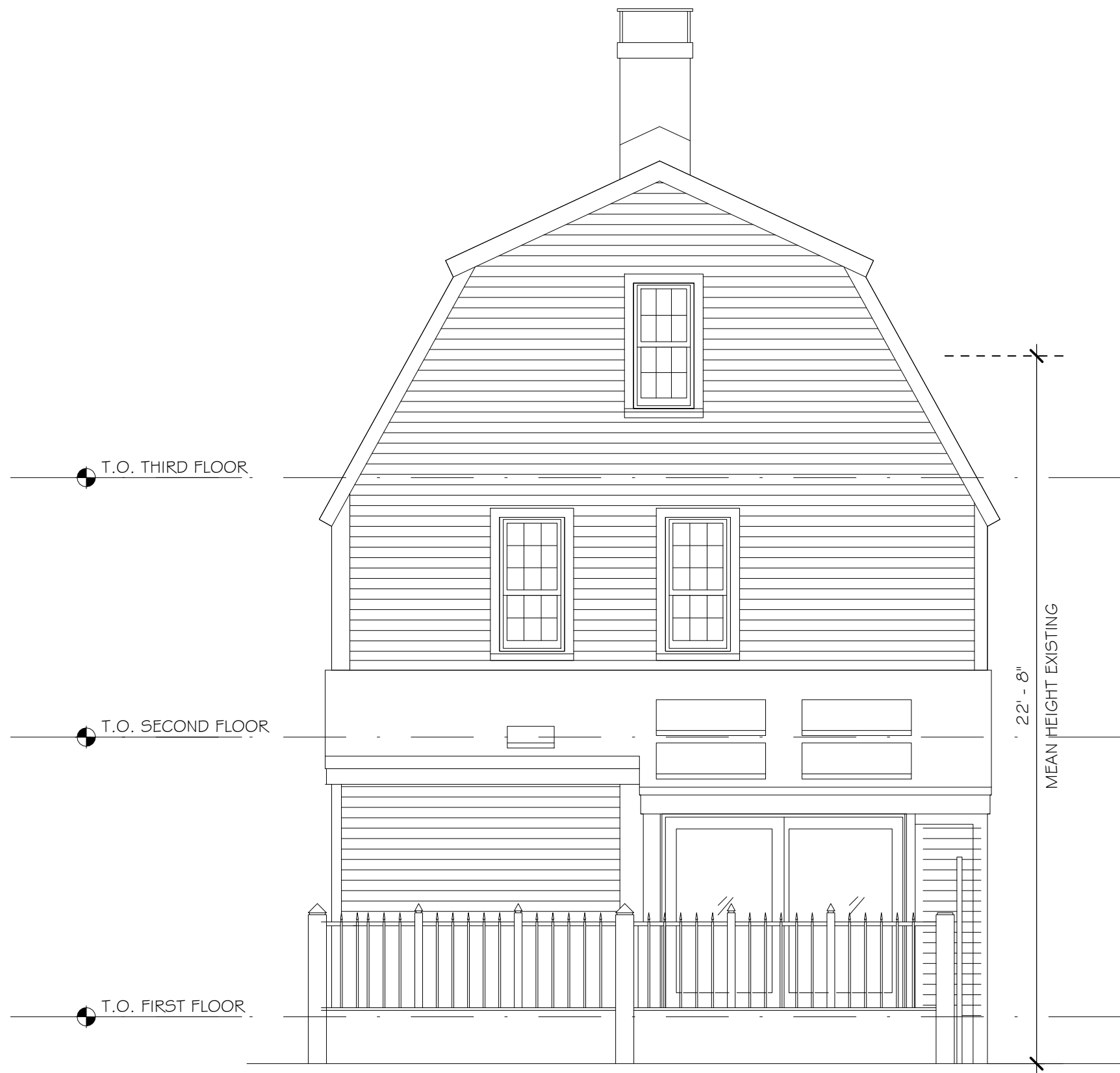
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# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

**NORTH ELEVATION**

Project number	21077	<b>2.0B</b>
Date	09.30.2021	
Drawn by	-	
Checked by	-	
Scale		1/4" = 1'-0"



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## Addition/Renovation for 64 LIBERTY STREET

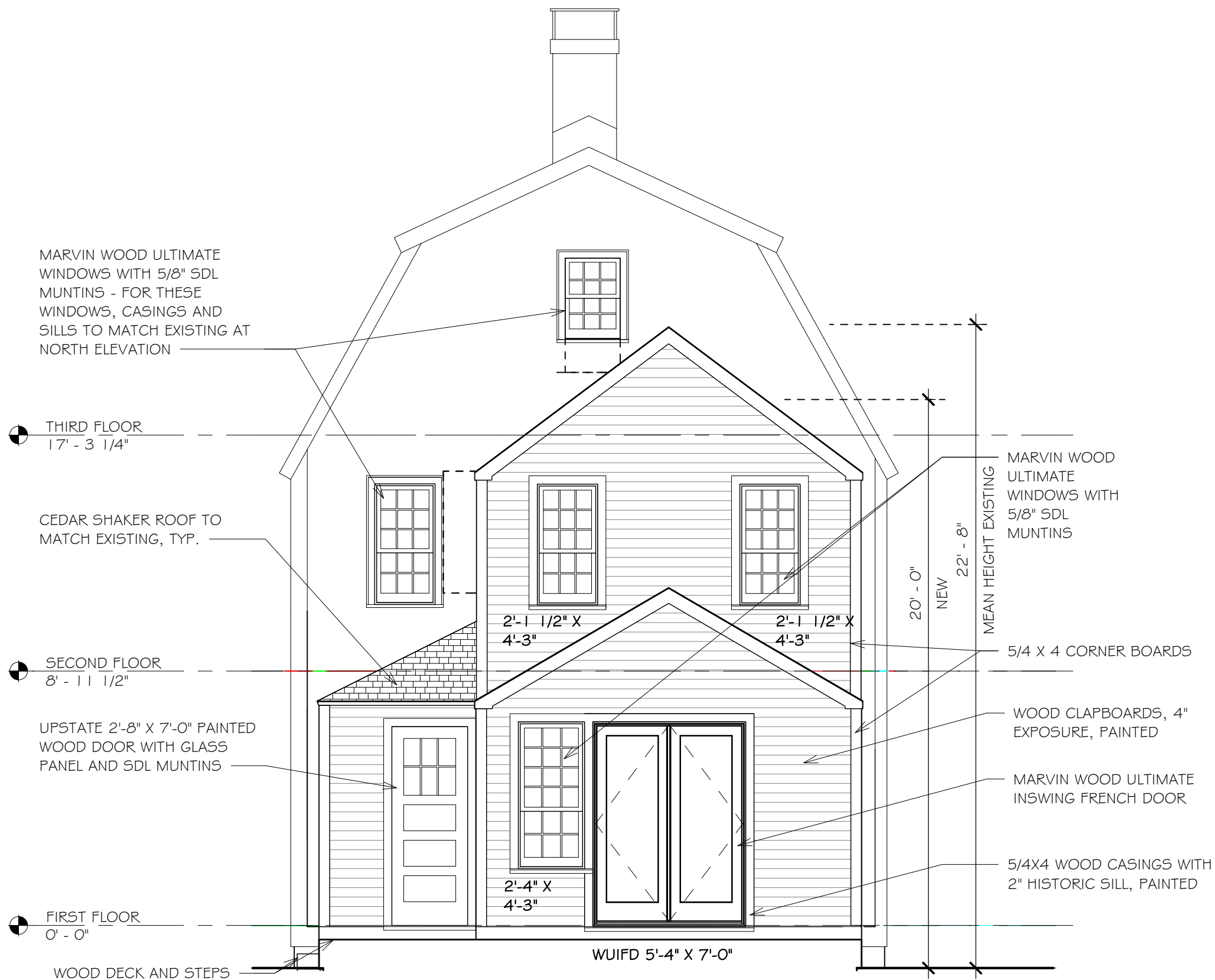
No.	Description	Date

### EXISTING WEST

Project number	21077
Date	09.30.2021
Drawn by	-
Checked by	-

2.1A

Scale 1/4" = 1'-0"



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# Addition/Renovation for 64 LIBERTY STREET

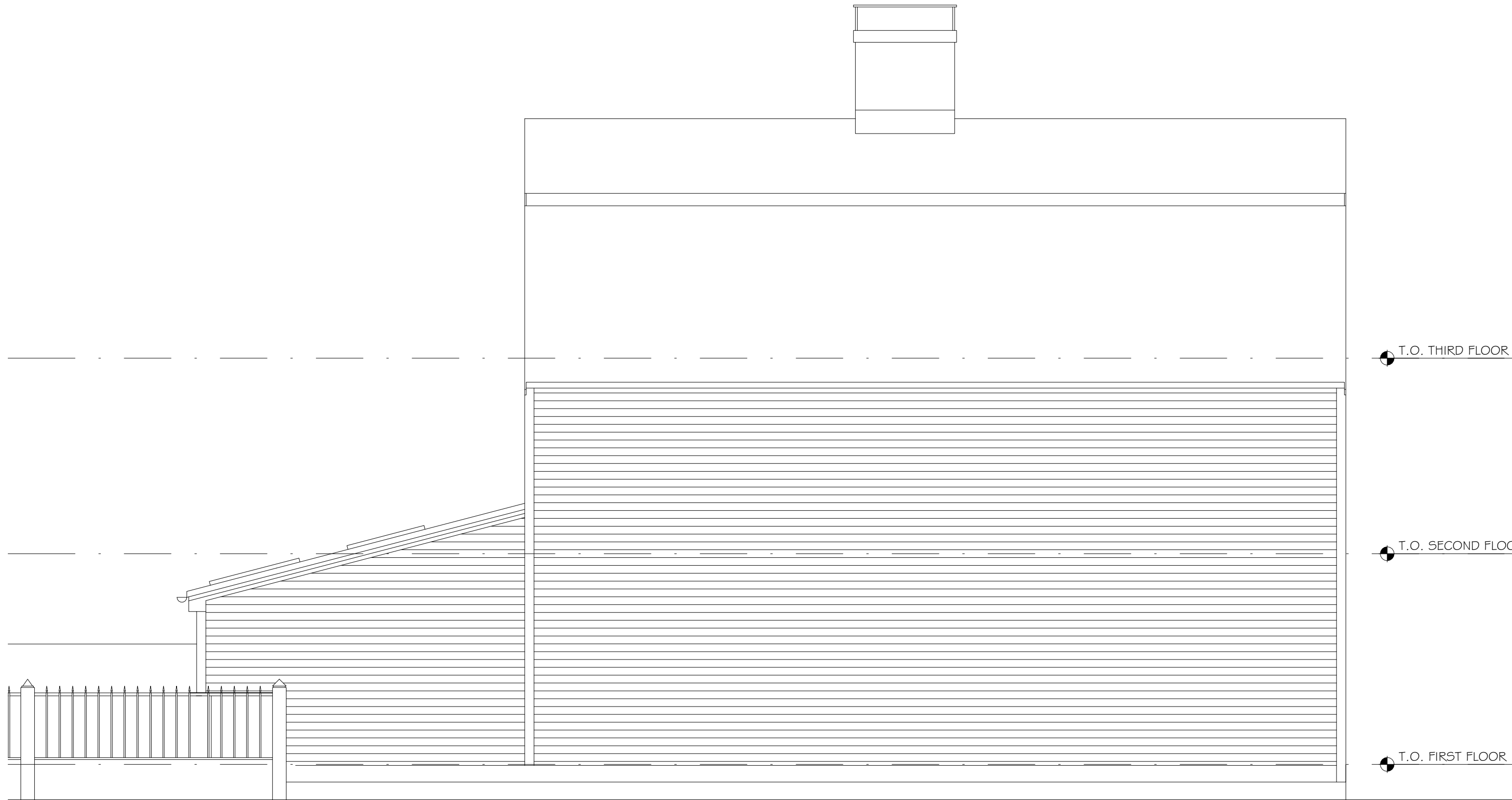
No.	Description	Date

## WEST ELEVATION

Project number 21077  
Date 09.30.2021  
Drawn by -  
Checked by -

# 2.1B

Scale 1/4" = 1'-0"



T.O. THIRD FLOOR

T.O. SECOND FLOOR

T.O. FIRST FLOOR


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# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

<b>EXISTING SOUTH</b>		<h2>2.2A</h2>
Project number	21077	
Date	09.30.2021	
Checked by	-	
Scale	1/4" = 1'-0"	



CEDAR SHAKER ROOF TO MATCH EXISTING, TYP.

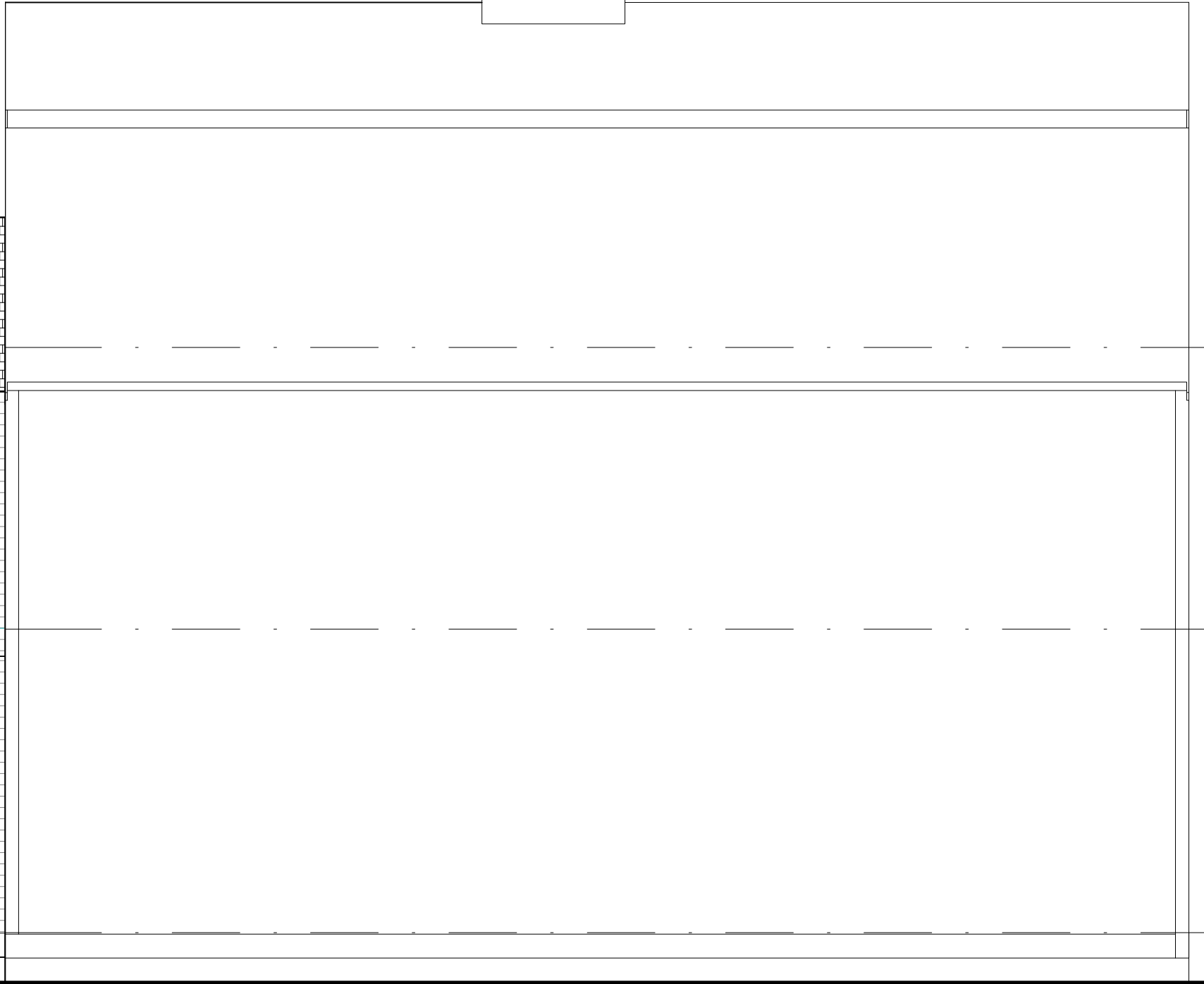
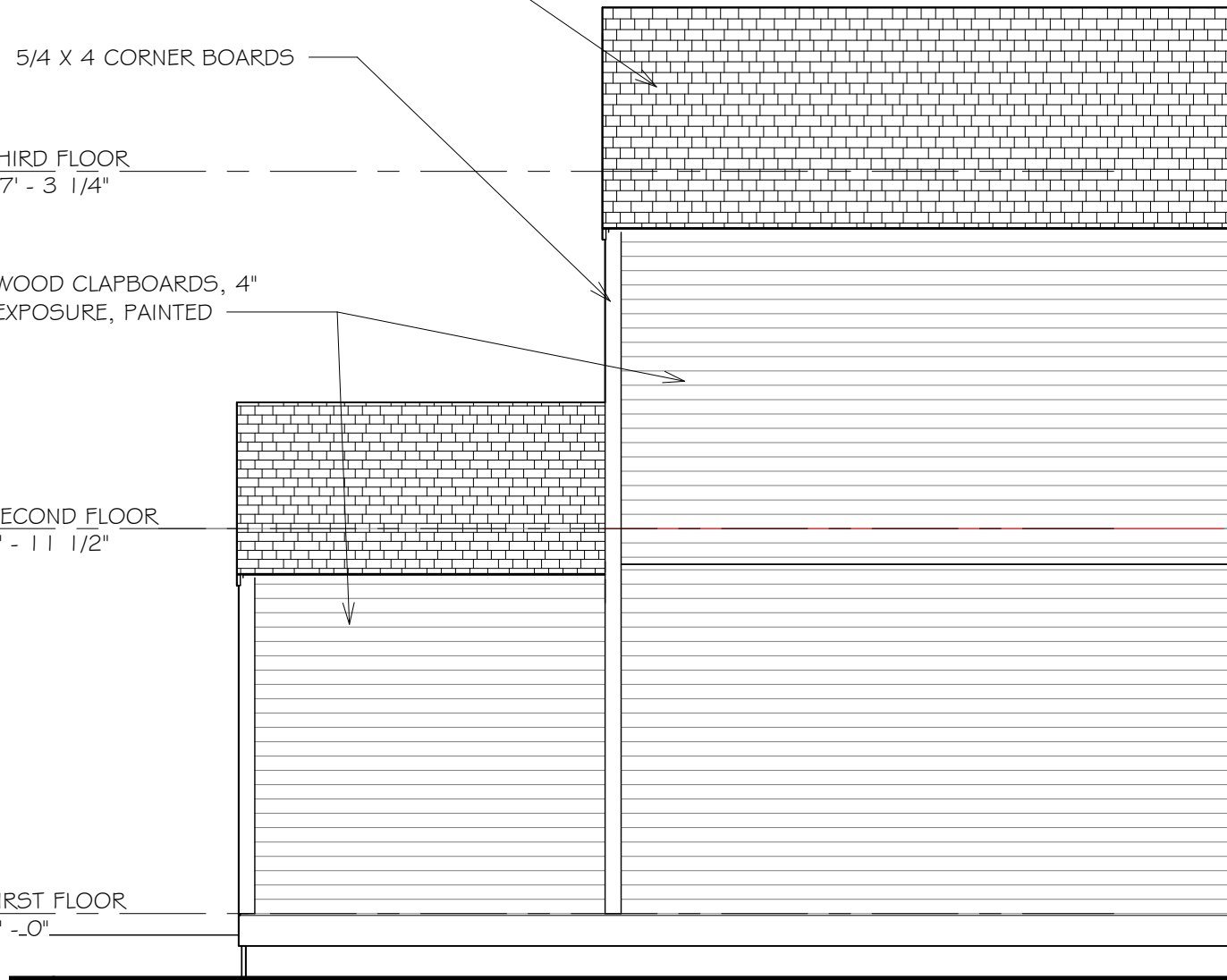
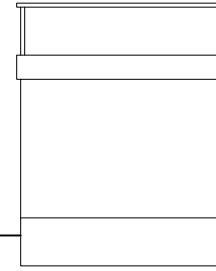
5/4 X 4 CORNER BOARDS

THIRD FLOOR  
17' - 3 1/4"

WOOD CLAPBOARDS, 4" EXPOSURE, PAINTED

SECOND FLOOR  
8' - 11 1/2"

FIRST FLOOR  
0' - 0"

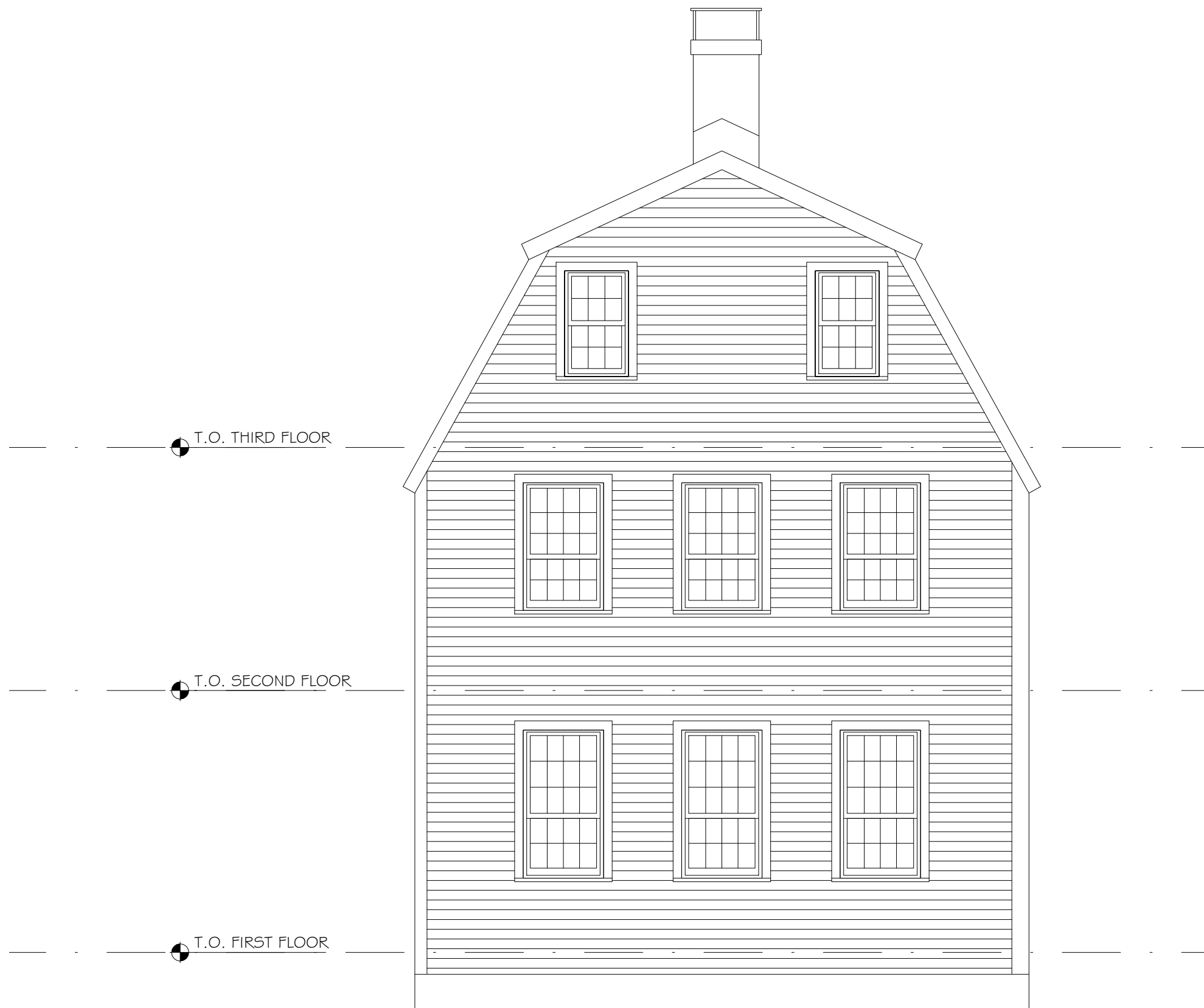


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# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

SOUTH ELEVATION		2.2B
Project number	21077	
Date	09.30.2021	
Drawn by	-	
Checked by	-	
Scale 1/4" = 1'-0"		



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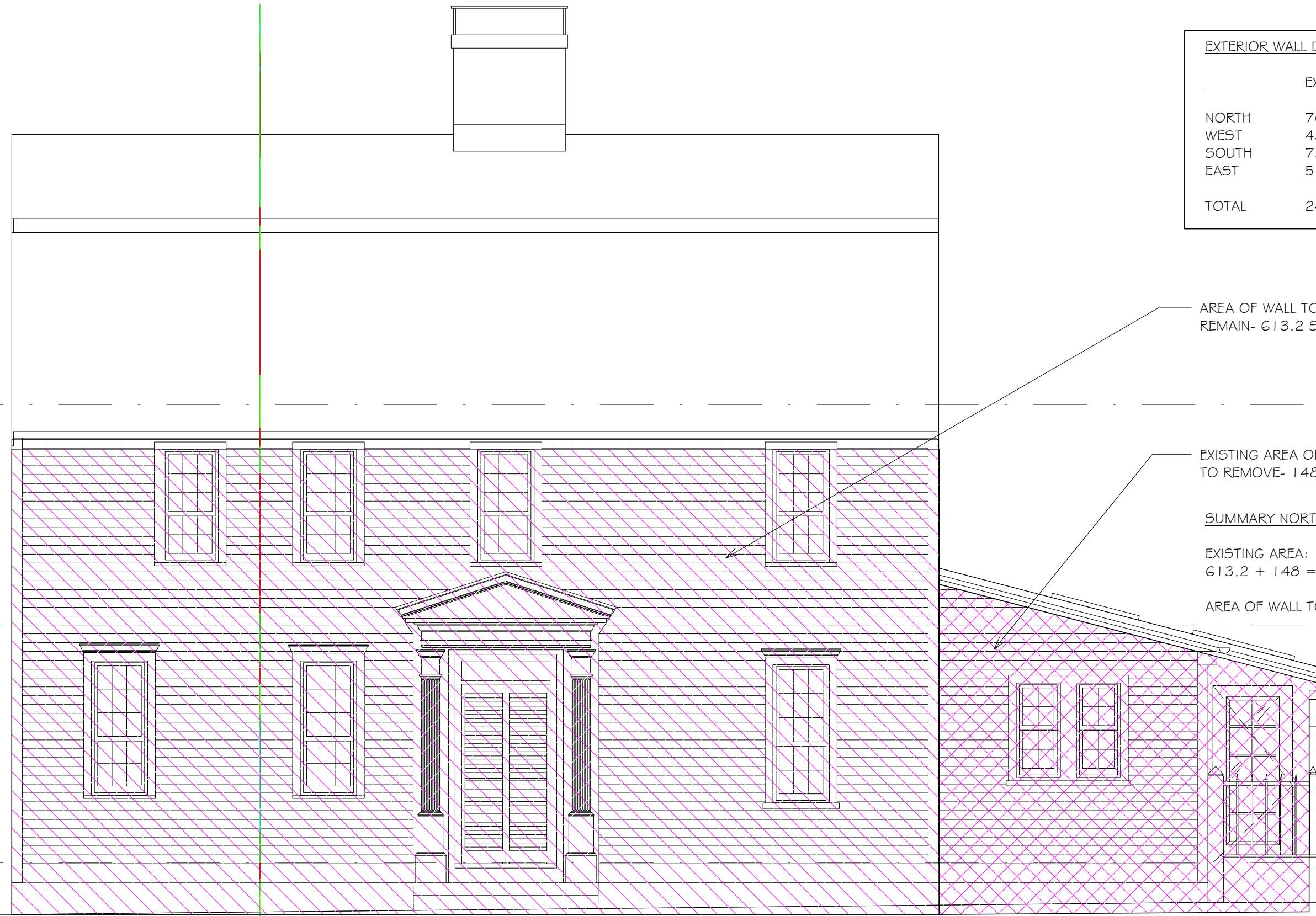
## Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

EXISTING EAST	
Project number	21077
Date	09.30.2021
Drawn by	-
Checked by	-
<b>2.3</b>	
Scale 1/4" = 1'-0"	

**EXTERIOR WALL DEMOLITION SUMMARY:**

	EXISTING	AREA TO REMOVE
NORTH	761.2	148
WEST	436	300
SOUTH	757.4	146
EAST	514	0
TOTAL	2468.6	594 OR 24%



T.O. THIRD FLOOR

T.O. SECOND FLOOR

T.O. FIRST FLOOR

AREA OF WALL TO REMAIN- 613.2 SF

EXISTING AREA OF WALL TO REMOVE- 148 SF

SUMMARY NORTH ELEVATION:

EXISTING AREA:  
613.2 + 148 = 761.2

AREA OF WALL TO REMOVE: 148 SF

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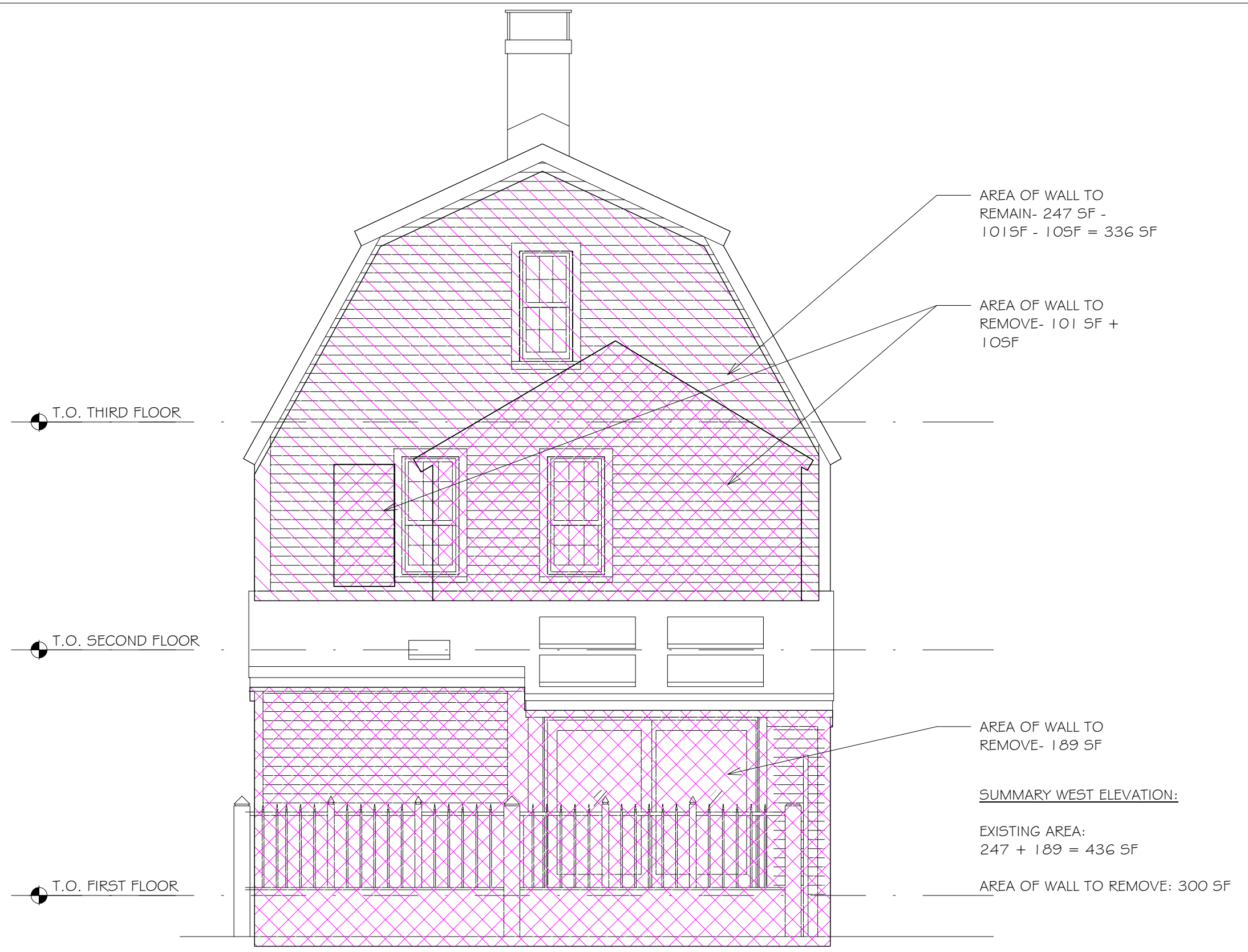
# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

**DEMO CALCS - NORTH**

Project number	21077	<b>D2.0</b>
Date	09.30.2021	
Drawn by	-	
Checked by	-	
Scale		1/4" = 1'-0"





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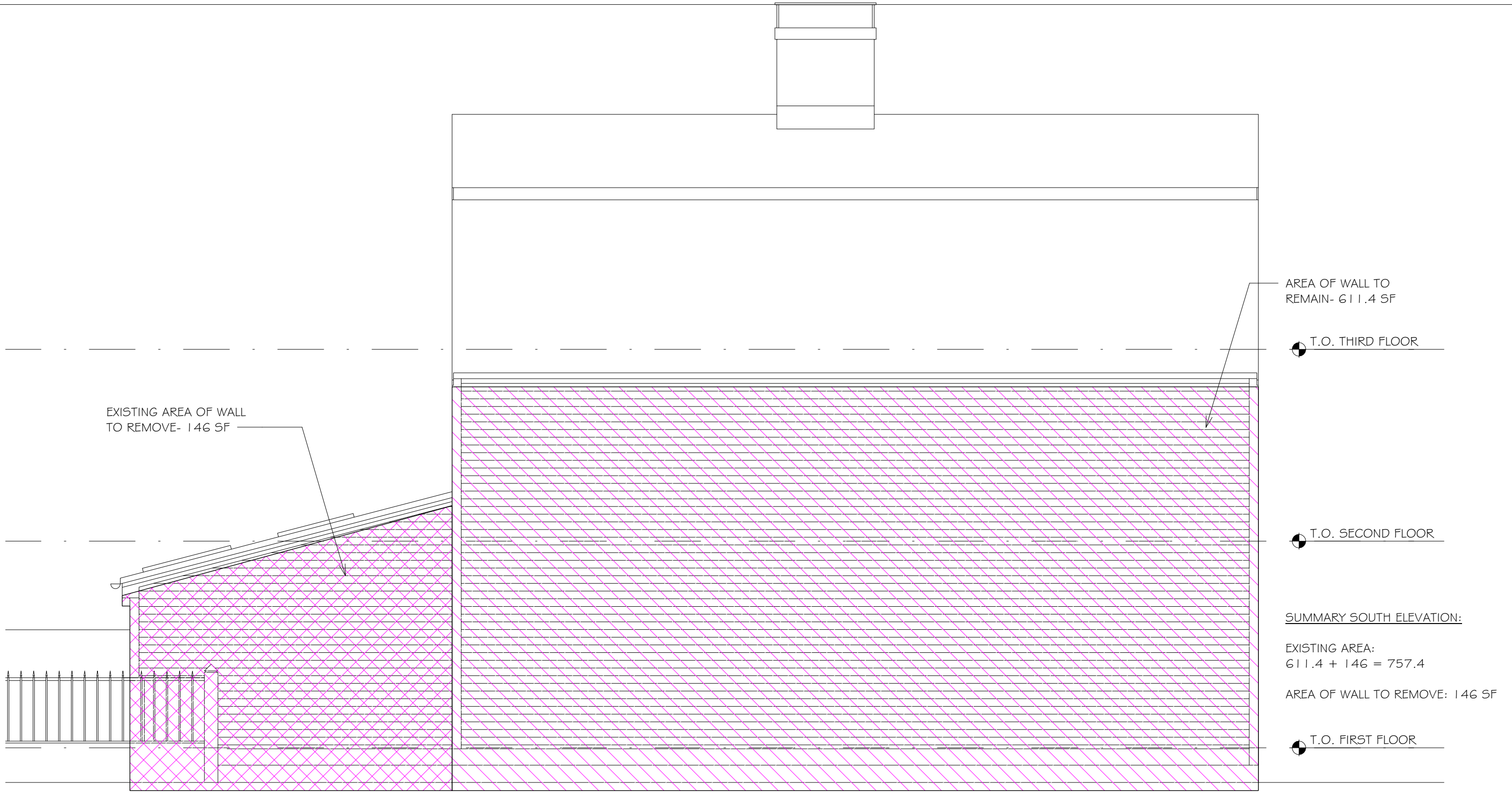
# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

## DEMO CALCS - WEST

Project number	21077
Date	09.30.2021
Drawn by	-
Checked by	-

**D2.1**  
Scale 1/4" = 1'-0"



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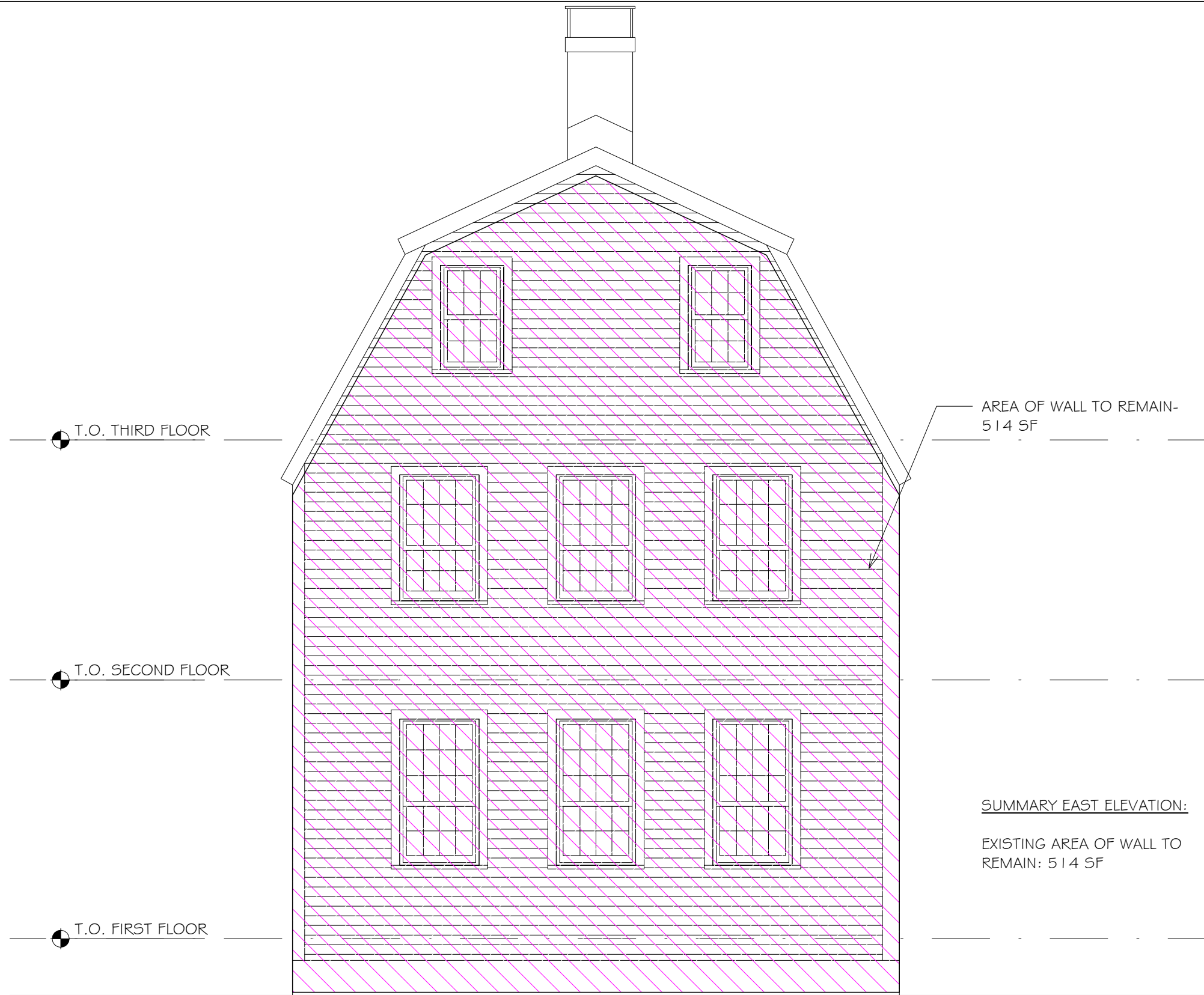
# Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

## DEMO CALCS - SOUTH

Project number	21077
Date	09.30.2021
Drawn by	-
Checked by	-

**D2.2**  
 Scale 1/4" = 1'-0"



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## Addition/Renovation for 64 LIBERTY STREET

No.	Description	Date

### DEMO CALCS - EAST

Project number	21077
Date	09.30.2021
Drawn by	-
Checked by	-

**D2.3**  
 Scale 1/4" = 1'-0"