

May 9, 2022

To: Glenn Richards, Chair of the Newburyport Historic Commission

Re: Revised Restoration Plan for Levi-Carr House at 344 Merrimac Street, Newburyport, MA

As discussed at the April 28th meeting with the Historic Commission and the site visit on May 7th, the following items outline the final restoration plan for the Levi-Carr House located at 344 Merrimac Street. Pending final approval of this plan from the Historic Commission on May 12th these items will be incorporated into the final Preservation Restriction required under the VI.C. Special Permit. Thus, we would respectfully request the Commission confirm the revised restoration plan and grant final approval of the draft PR at the May 24th Historic Commission meeting. We understand that approval of the PR is required from the Massachusetts Historic Commission prior to final acceptance and recording by the City.

1. **Window Replacement** – All the windows located on the Merrimac Street and Union Place façades of the Levi-Carr House will be replaced using a Green Mountain, double-hung, SDL wood windows. The windows will replicate federal style mullions, include spacer bars and applied mullions, concealed jamb-liners, and a half screen. The windows will be sized to fit the existing openings and include the mullion patterns as shown in Figures 1 & 2. One (1) existing 2/1 wood window from the second floor of the Merrimac Street facade will be relocated to replace the 1/1 second floor wood window on the side porch. The first floor 2/1 windows in the porch addition shall be retained in-place. All other windows on the side and rear elevations may subsequently be replaced provided the size of the openings remain the same and the Green Mountain replacement window is used with the same mullion pattern to match the front facades on Merrimac Street and Union Place.



Figure 1A - Window Replacement on the Merrimac Street Facade



Figure 1B - Window Replacement on the Union Place Facade

2. **Window Casing** – The existing window casing shall be restored or repaired and shall remain in place. Care will be taken to maintain and preserve the moldings and trim on the casing as shown in Figure 2.



Figure 2 – Existing Window Casing on the Merrimac Street Facade

3. **Front Entryway and Door** – The existing arts and crafts door will be replaced with a federal-style door. Figure 3 shows an example of a federal-style door. Prior to installation, the applicant will provide the Chairman of the Historic Commission information, including but not limited to images, of the proposed federal-style door. The lighting and mailbox will also be consistent with a federal style fixture and mailbox.



Figure 3 – Example Federal-Style Door Replacement

4. **Chimney Repair** – The existing central chimney will be repaired as needed and remain parged above the roofline. The Preservation Restriction will be expanded to include preservation of the entire central chimney from the basement (within the structure) to its termination above the roofline.



Figure 4 – Chimney Repair and Full Preservation (including the Interior)

5. **Front Step and Walkway** – The existing concrete sidewalk will remain in place and the front concrete step will be replaced with a smooth faced granite step.



Figure 5 – Walkway Preservation and Step Replacement

6. **Shutters** – Wood shutters (with federal-style pintels and dogs) will be added to all the windows on the Merrimac Street façade. The shutters shall be operable and sized to fully-enclose the windows as shown in Figure 6.



Figure 6 – Example of Federal-Style Shutters

7. **Gutters and Downspouts** – The existing aluminum gutters and downspouts along the Merrimac Street façade will be replaced with copper half-round gutters and round downspouts as shown in Figure 7.



Figure 7 – Examples of Gutters and Downspouts

8. **Soffit, Trim and Clapboards** – As shown in Figures 8A and 8B, the existing wood clapboards will be repair and replaced where needed and scarf joints shall be used. Any soffit or trim repair shall be a replacement in-kind.



Figure 8A – Soffit and Trim Repair



Figure 8B – Clapboard Repair

9. **Fencing** – The existing wood privacy fence shall be replaced with a cedar privacy fence no taller than 4 feet with a top rail as shown in Figure 9.



Figure 9 – Proposed 4 Foot Cedar Fence

10. **Rear Shed** – As shown in Figure 10, the existing rear shed will be removed due to its dilapidated condition.



Figure 10 – Rear Shed to be Removed