

123 State Street Overview

- Partial Building Demolition where Applicant is proposing to remove rear portion of the Structure and construct addition to replace it.
- Rear portion to be removed was not part of original structure, is constructed poorly, does not integrate well with the original structure, and is in disrepair and unsafe.
- Proposed addition entirely behind the structure and adding only an additional 466 square feet to what currently exists.
- Addition will be finished with same reveal and details appropriate for the period.

123 State Street Historical Overview

- House constructed in or around 1875 according to District Data Sheet and described as Second Empire Cottage.
- No Form B is available.
- Earliest Sanborn Map showing structure is from 1914.
- Form of structure on map appears similar to what exists today but viewing structure in person shows that there are two additions in form of rear bump outs.
- According to Architect William Nolan, it appears most recent addition was in 1980s based on materials used.























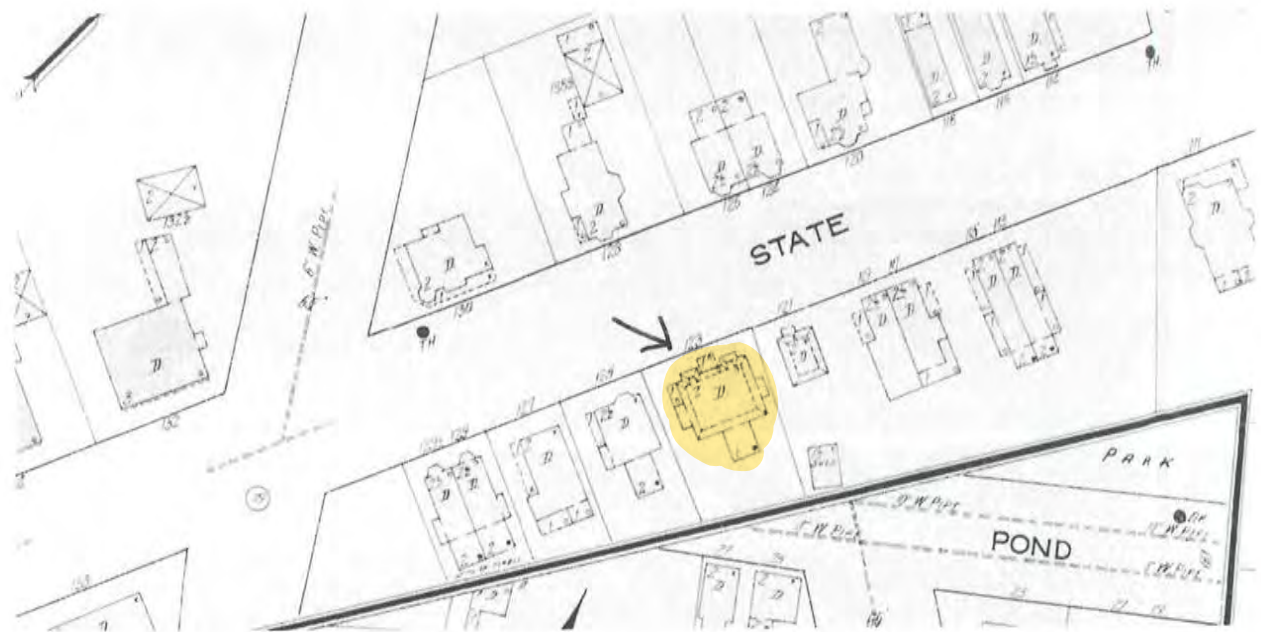












Sanborn 1914

City of Newburyport

08/11/202



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.





Legend

- Municipal Boundary
- Parcels (on aerial)
- Roads
 - Interstate
 - Major Road
 - Local Road
 - Railroad

1:960

Elevation Legend

-  Area of existing exterior wall (to remain)
-  Area of existing exterior wall (to be removed)

NOTE:
All Second Empire Cottage detailing to remain

Existing Exterior Wall Elevation Square Footage

	Area to remain	Area to be removed	Total Area
Front (West) Elevation	1,046 SF	0 SF	1,046 SF
Side (South) Elevation	891 SF	368 SF	1,259 SF
Rear (East) Elevation	792 SF	570 SF	1,362 SF
Side (North) Elevation	972 SF	288 SF	1,260 SF
Total	3,701 SF (75%)	1,226 SF (25%)	4,927 SF

NOTE:
- Roof planes not included in area calculations
- Refer to Typical Dormer Square Footage for more info

Typical Dormer Square Footage

Dormer cheek wall (single wall) = 3 square feet
Total number of dormer cheek walls = 20 (x) 3 SF per wall = 60 total square feet

Total cheek walls (to be removed) = 4 walls (x) 3 SF per wall = 12 total square feet
Total cheek walls (to remain) = 16 walls (x) 3 SF per wall = 48 total square feet



Elevation Legend

- Area of existing exterior wall (to remain)
- Area of existing exterior wall (to be removed)

NOTE:
All Second Empire Cottage detailing to remain

Existing Exterior Wall Elevation Square Footage

	Area to remain	Area to be removed	Total Area
Front (West) Elevation	1,046 SF	0 SF	1,046 SF
Side (South) Elevation	891 SF	368 SF	1,259 SF
Rear (East) Elevation	792 SF	570 SF	1,362 SF
Side (North) Elevation	972 SF	288 SF	1,260 SF
Total	3,701 SF (75%)	1,226 SF (25%)	4,927 SF

NOTE:
- Roof planes not included in area calculations
- Refer to Typical Dormer Square Footage for more info

Typical Dormer Square Footage

Dormer cheek wall (single wall) = 3 square feet
Total number of dormer cheek walls = 20 (x) 3 SF per wall = 60 total square feet

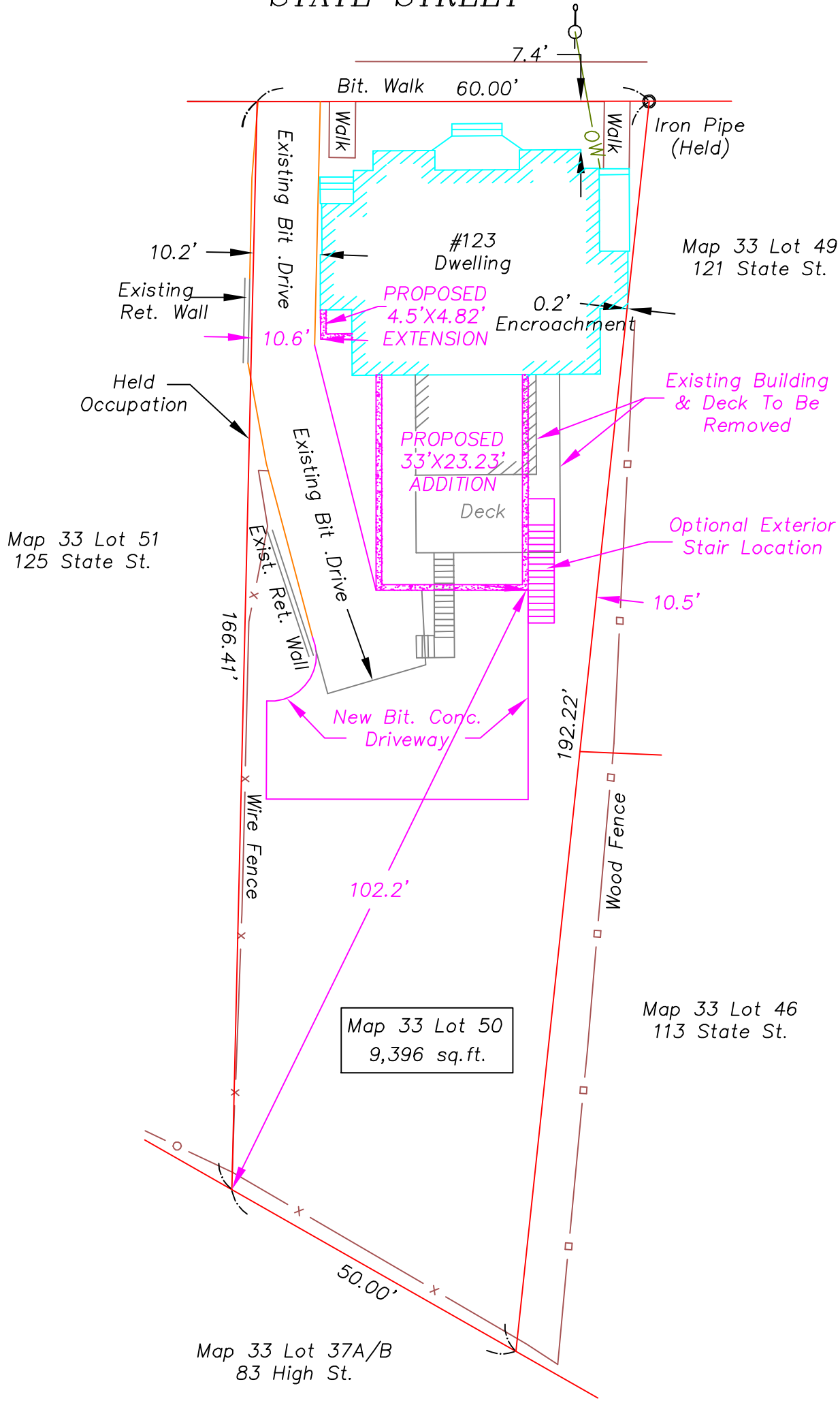
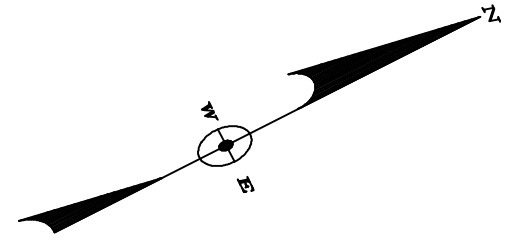
Total cheek walls (to be removed) = 4 walls (x) 3 SF per wall = 12 total square feet
Total cheek walls (to remain) = 16 walls (x) 3 SF per wall = 48 total square feet



123 State Street Proposed Addition

- Proposed rear addition will not exceed height or width dimensions of the existing structure and is only adding 466 square feet to what currently exists.
- Detailing and reveal of the addition will match that of the Second Empire Cottage style referenced in the existing house.
- Existing house will be maintained with existing features being refinished where possible; or if restoration not possible to be replaced with appropriate items to maintain the Second Empire Cottage style.

STATE STREET



Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

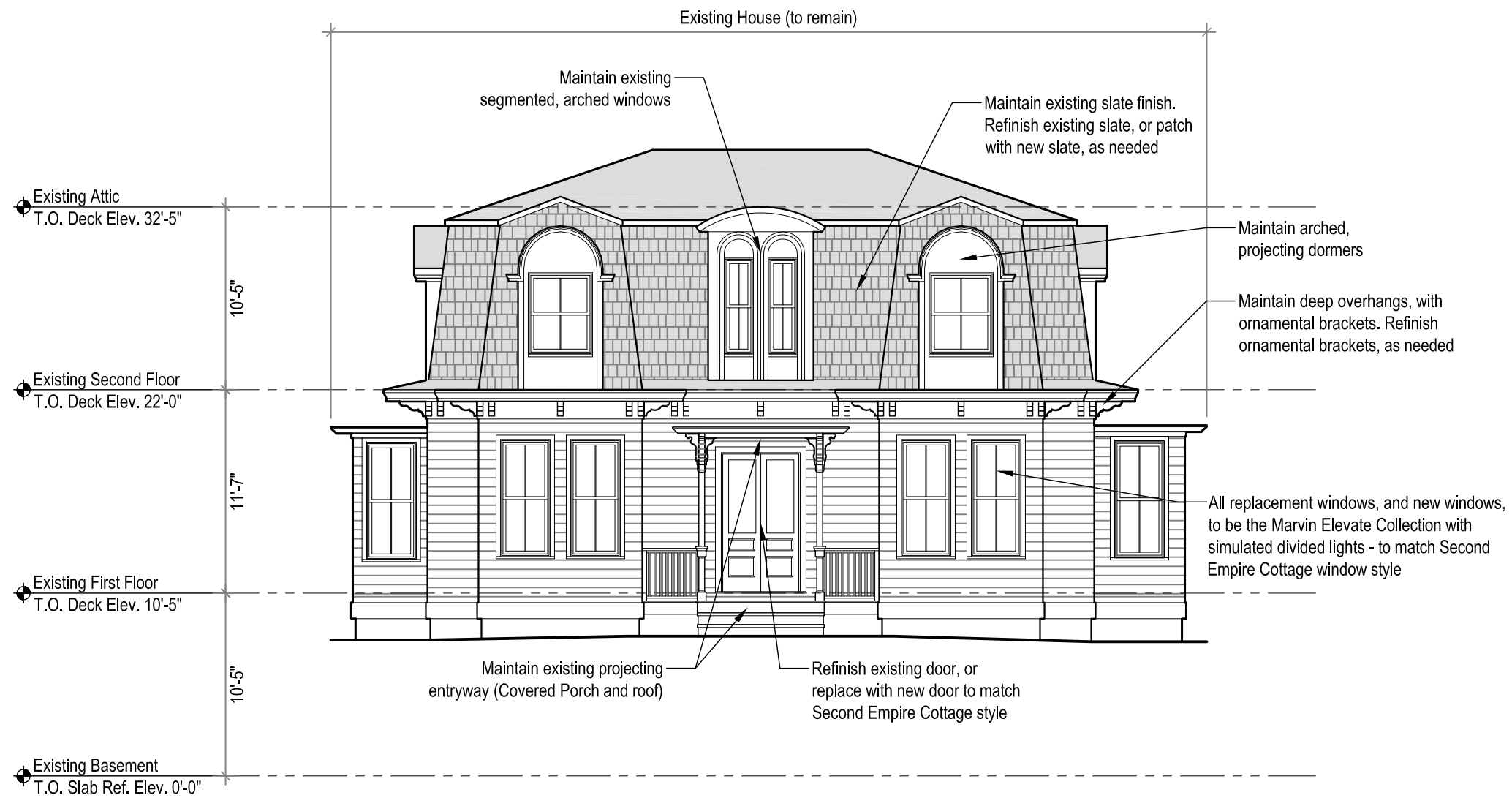
- REFERENCES:
- 1) Deed Book 37923 Page 208
 - 2) Plan Book 445 Plan 59
 - 3) Essex County L.O.#2211

August 10, 2020 Scale: 1"=20'

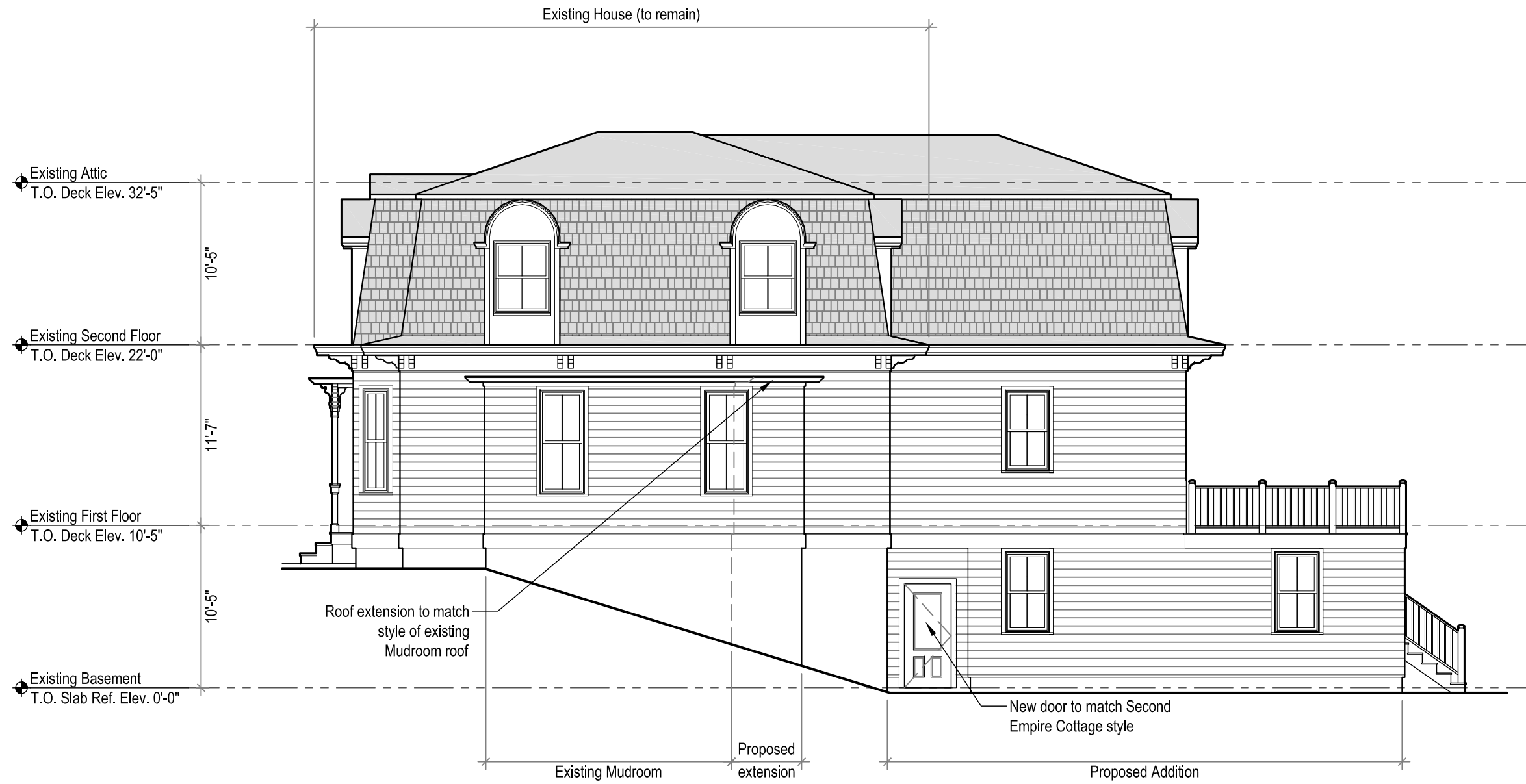
HOR. SCALE IN FEET



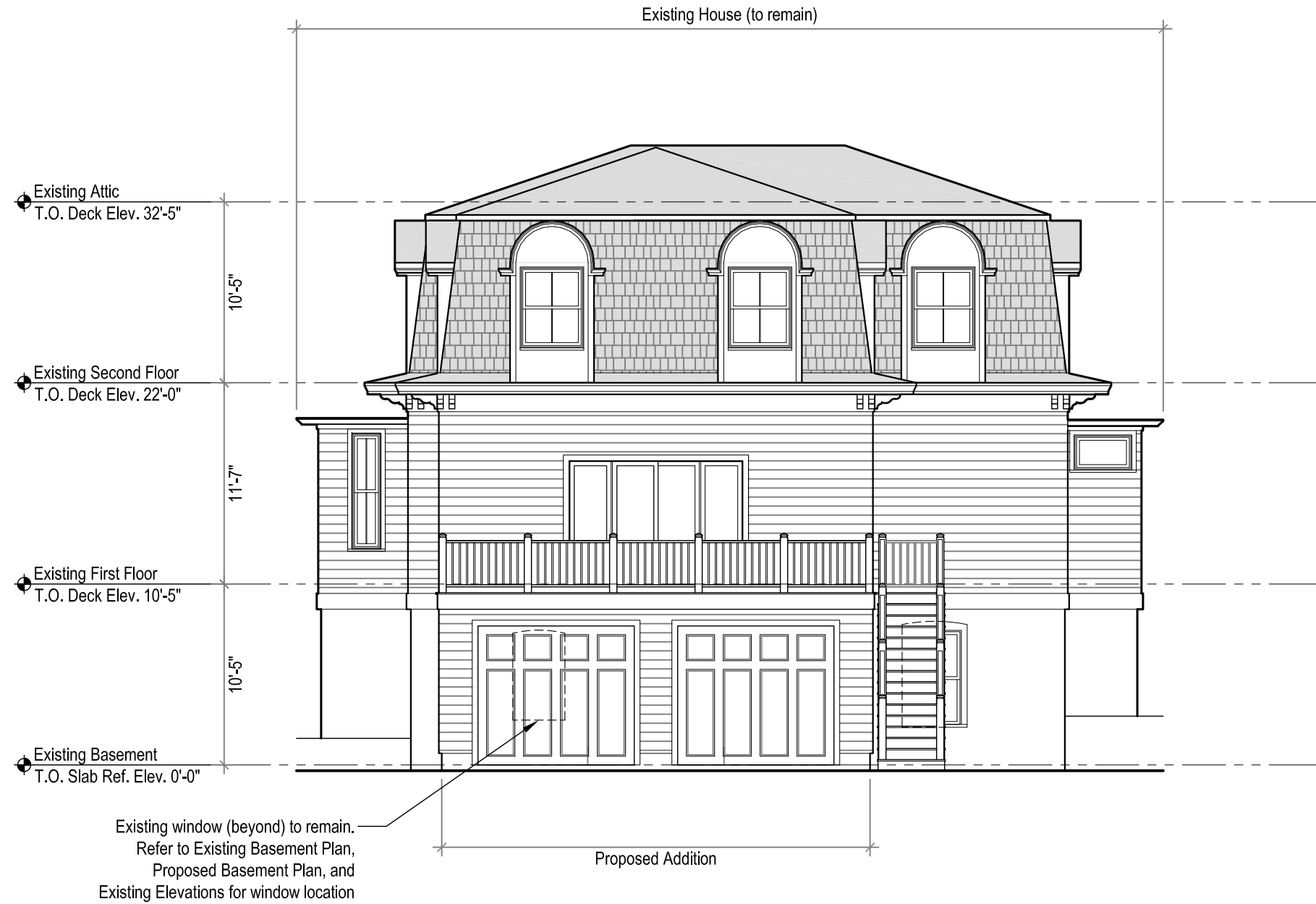
NOTE:
 All existing Second Empire Cottage detailing to remain. Proposed
 Addition and removals to match Second Empire Cottage detailing



NOTE:
 All existing Second Empire Cottage detailing to remain. Proposed
 Addition and removals to match Second Empire Cottage detailing



NOTE:
 All existing Second Empire Cottage detailing to remain. Proposed
 Addition and removals to match Second Empire Cottage detailing



NOTE:
 All existing Second Empire Cottage detailing to remain. Proposed
 Addition and removals to match Second Empire Cottage detailing

