

Newburyport Planning Board Application for a DOD SPECIAL PERMIT

Petitioner: 101-103 State St. Condominium Trust

Mailing Address: 101 State St #1, Newburyport MA 01950

Phone: 978-518-2041 Email: b.yim@hotmail.com

Property Address: 101-103 State St, Newburyport MA 01950

Zoning District: _____ Years owned land: 17

Map and Lot(s): _____ Book and Page: Registry of Deeds BK 15975 PG 270

Owner(s) Name: 101-103 State St Condominium Trust

Mailing Address (if different): _____

The applicant is requesting a Special Permit under Section XXVII – Downtown Overlay District (DOD) for the following request:

Pillars holding up porch roof are rotted, one has already fallen.

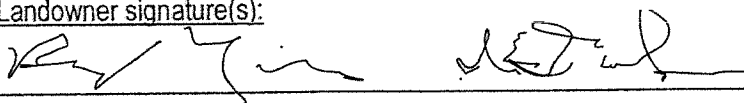
Small decks off each unit are dangerously loose.

The following information was submitted to the Newburyport Historical Commission at least 21 days prior to submission to the Planning Board:

- A copy of the District Data Sheet or the MHC survey form for the subject property that was prepared in connection with the Newburyport Historic District: <http://www.cityofnewburyport.com/historical-commission/pages/historic-property-surveys>
- Copies of historic (if any) and current photographs of the relevant elevations, exterior architectural features, and structural members.
- Architectural plans, elevations, or renderings depicting the proposed new construction, demolition, or alteration.
- Photos of adjacent structures or setting.

The documents listed above were submitted to the Newburyport Historical Commission on: _____

Petitioner and Landowner signature(s):

Signature 

Print or type above name(s) here Bong Yim, President Diana E Dawkins, Treasurer

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER

ZONING DENIAL

City APR#: 75

Name: Diane Dawkins / Johnson Builders

Address: 101-103 STATE ST. Zoning District: R-III

Request: Remove AND Replace Existing Entry porch columns (ROT DAMAGE) on the DOO.

ZONING BOARD

Dimensional Variance

- Dimensional Controls (VI), PIOD (XXI), Parking (VII), Lot Area, Lot Coverage, FAR, Lot Frontage, Open Space, 2 1/2 stories, Front Yard, Height, Side Yard, Lot Width, Rear Yard

Use Variance

- Not permitted use (V), Sign Location/Replacement (VIII)

Special Permit

- Special Permit for Use (V.D), Spacing (VI.D), In-Law Apartment (XIIA), Bonus Provisions for Multifamily Developments(XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII), Wind Energy Conversion Facilities (XXVI)

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2), Over 500 s.f. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3), Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, FAR, Footprint Expansion, Height Increase

PLANNING BOARD

Special Permit

- One residential structure per lot (VI.C), Floodplain (XIII), Open Space Residential Development (XIV), Water Resource Protection District (XIX), Federal Street Overlay District (XXII), Courts and Lanes (XXIII), Waterfront West Overlay District (XXIV), Towle Complex Redev. Overlay District (XXV), Downtown Overlay District (XXVII)

Site Plan Review (XV)

- Major, Minor

CITY COUNCIL

- GACM (X.H.9), Other:

CONSERVATION COMMISSION

HISTORICAL COMMISSION - Demolition Delay

10/23/17 Date

[Signature] Building Commissioner/Zoning Code Enf. Officer

... 101-103 State St. Condo Trust ...

101-103 State St., Newburyport MA 01950



October 26, 2017

Building Inspector
Newburyport, MA 01950

To Whom It May Concern:

We, the owners of the six condominiums that comprise the 101-103 State St. Condominium Trust, approve of the repair of our porch columns and decks, as they are in dangerous disrepair at this time.

- Unit #1 - Bong Yim
- Unit #2 - Caitlin Lane
- Unit #3 - Elizabeth Tresize
- Unit #4 - Faith Regan
- Unit #5 - Eston Realty of Mass., Inc. - Diana E Dawkins, President
- Unit #6 - Ray Andrews

Very truly yours,
Bong Yim
Bong Yim
President & Authorized Representative

Diana E. Dawkins
Diana E. Dawkins
Treasurer & Authorized Representative

Area	Form no.
	370

MASSACHUSETTS HISTORICAL COMMISSION

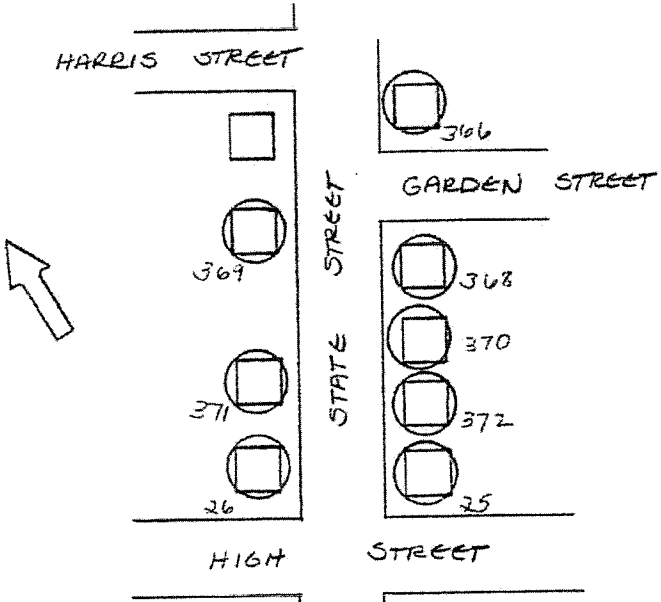


City Newburyport
 Address 101-103 State Street
 Historic Name _____
 Use: Original Residence
 Present Residence
 Ownership: Private individual
 Private organization _____
 Public _____
 Original owner Fred L. Atkinson

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

DESCRIPTION:

Date c. 1890
 Source Assessor's Records
 Style Second Empire
 Architect Unknown
 Exterior wall fabric Clapboards
 Outbuildings _____
 Major alterations (with dates) _____
 Moved _____ Date _____
 Approx. acreage 3,100 sq. ft.



Recorded by Mary Jane Stingwolt
 Organization Office of Community Development
 Date 6/30/80

Setting Adjacent to central business district on Newburyport's main street

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

The hallmark of the Second Empire style is the mansard roof which is seen on this house. The dormer windows are equally characteristic of the style. Because this building is a vernacular version of the Second Empire style, the ornamentation is relatively simple. The cornice is treated so as to give a three-dimensional effect. The orders used in the entrance porches are extremely delicate for the style but the massing of the building, with projection on either side of the door, creates the bold three dimensional effect one expects in this style. Although there are other examples of the style in Newburyport, the Second Empire is relatively uncommon in Newburyport.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The Atkinson family built or owned several houses near the junction of State Street and Garden Street. These included 97-99 State St., 101-103 State St., 105 State St., and 7 Garden St. The original construction date is unknown, but it can be assumed that it was built shortly after the year 1884 since it does not appear on a map of that date.

The Atkinson family is a prominent one in Newburyport. Fred L. Atkinson, who lived in the house in 1920, was president and treasurer of Atkinson Coal Company, on Water Street. The company had an office in the house at that time. Fred L. Atkinson also served as trustee for the Newburyport Lodge, No. 909, of the Benovolent and Protective Order of Elks of the United States of America.

BIBLIOGRAPHY and/or REFERENCES

Assessor's Records, 1890-1980
Atlas of Essex County, George H. Walker Co. 1884.
J.J. Currier, History of Newburyport, 1764-1905













