

City of Newburyport Planning Board
Application for a DOD SPECIAL PERMIT

Petitioner: JOSEPH DUSSI
Address: 19 TIMBERCREEK LANE, BILLERICA MA 01821
Phone: 978 - 930 - 6043
Email: joedussi.jr@gmail.com
Owner: GAETA REAL ESTATE ACQUISITION AND DEVELOPMENT LLC.
Address: 19 TIMBERCREEK LANE, BILLERICA MA 01821
Phone: 978 - 930 - 6043

Site Address: 42-44 STATE STREET
Assessor's Map and Lot(s): _____ Zoning District: DOD
Book and Page #: 23195 / 0593 or Certificate of Title: _____

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

TO REPLACE THE STREET LEVEL DOOR WITH A SUITABLE REPLACEMENT.

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.

Petitioner and Landowner signature(s):

Signature 

Print or type above name(s) here JOSEPH DUSSI

42-44 STATE ST

Location 42-44 STATE ST

Mblu 4/ 11/ / /

Owner GAETA REAL ESTATE
ACQUISITION

Assessment \$730,000

PID 127

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$213,100	\$516,900	\$730,000

Owner of Record

Owner GAETA REAL ESTATE ACQUISITION
Co-Owner AND DEVELOPMENT LLC
Address 19 TIMBERCREEK LANE
BILLERICA, MA 01821

Sale Price \$520,000
Certificate
Book & Page 23195/0593
Sale Date 07/30/2004
Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GAETA REAL ESTATE ACQUISITION	\$520,000		23195/0593	10	07/30/2004
FIRST AND OCEAN NATIONAL BANK	\$210,000		12974/0047	10	04/03/1995
NEWBURYPORT COOP BANK	\$0		4180/ 369		

Building Information

Building 1 : Section 1

Year Built: 1800
Living Area: 2,817

Building Attributes	
Field	Description
STYLE	Stores/Apt Com
MODEL	Commercial
Stories:	3
Occupancy	2

Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	BANK BLDG
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	0341
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10
% Comn Wall	0

Building Photo



(http://images.vgsi.com/photos/NewburyportMAPhotos//\01\00\)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	1,890	1,890	
BAS	First Floor	927	927	
FBM	Basement, Finished	927	0	
FOP	Porch, Open	18	0	
PDA	Pull Down Attic	927	0	
		4,689	2,817	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
CLR1	COOLER	80 S.F.	\$4,200		1

Land

Land Use

Use Code 0326
Description REST/CLUBS
Zone B2

Land Line Valuation

Size (Acres) 0.02
Depth 0
Assessed Value \$516,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$205,000	\$492,300	\$697,300

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YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel French Door with Clear Glass



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Dussi

Tag: Anchor Stone Pizza

DETAILS

Legacy French Entry Door in PermaTech Composite Frame

72" x 80" Nominal Size

Unit Size: 74 1/8" x 96"

Frame Depth: 4 9/16"

2" PermaTech Brickmold

Right Hand Outswing - Left Door Active (OSLI)

French Doors

2 Panel 430 Style 20-Gauge Smooth Steel Door

ComforTech DLA

Colonial Contoured Internal Grid - 2V x 2H

Snow Mist White Grids

Snow Mist White Inside and Outside

Ellipse Transom

Custom Transom Size: 74 1/8" x 15 1/4"

Brickmold Size: 77 7/16"

ComforTech DLA

Sunburst Contoured Internal Grid

Snow Mist White Grids

Hardware

All Hardware in Aged Bronze Finish

Addison Grip Entrance Handle Outside

Georgian Handle Inside - Both Doors

Addison Thumbturn Deadbolt - Both Doors

Frame

Textured Snow Mist White Aluminum Brickmold Cladding

Snow Mist White Inside Frame

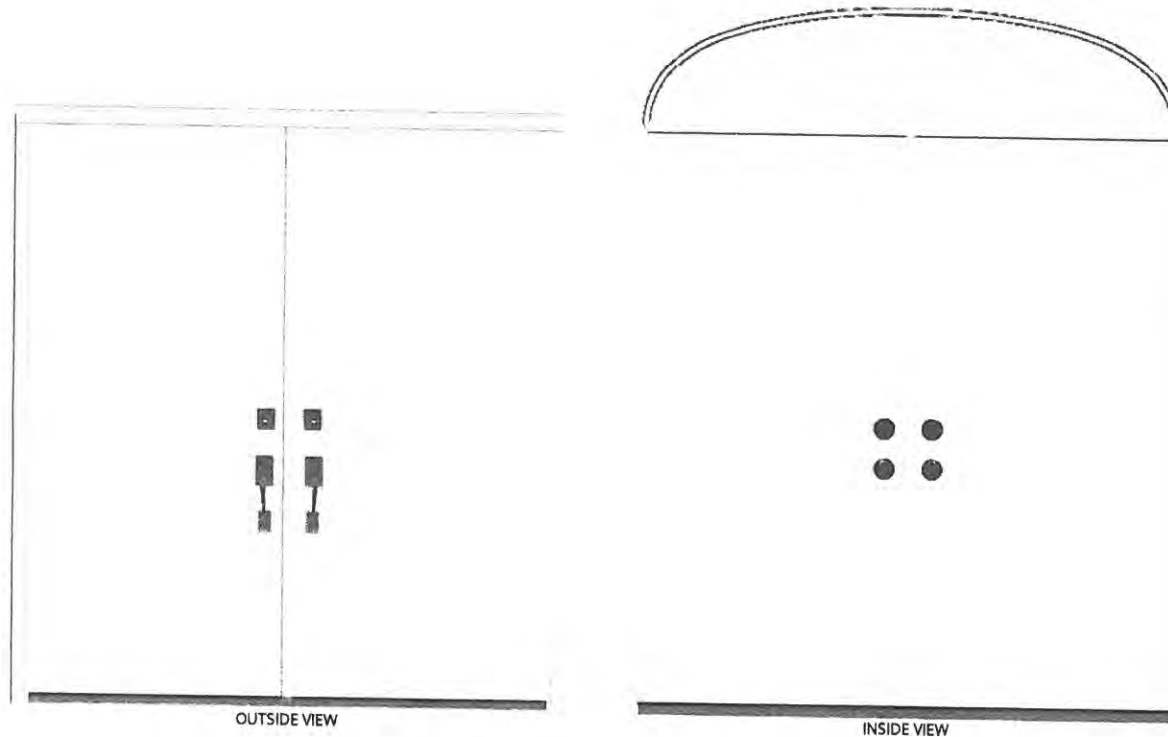
PermaTech Inside Mull Cover - Snow Mist White

Standard Astragal (Flip Lever)

1 Tube of Snow Mist White Caulk

Mill Finish Sahara Threshold (5 7/8" Depth)

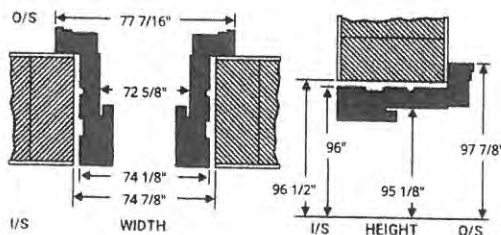
Stainless Steel Ball Bearing Hinges



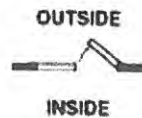
OUTSIDE VIEW

INSIDE VIEW

SIZING



HANDING



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P) Solar Heat Gain Coefficient

0.24

0.08

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.13

-



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FORM B - BUILDING

NRDIS 8/2/84

Assessor's number
4-11

USGS Quad
Newburyport

Area(s)
L,U

Form Number
2207

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Town Newburyport

Place (neighborhood or village)

Address 42-44 State Street

Historic Name

Uses: Present Commercial

Original Commercial

Date of Construction c.1811

Source visual inspection

Style/Form Federal (w/ Colonial Revival alterations)

Architect/Builder original - unknown;

1955 alterations - Russell M. Peirce

Exterior Material:

Foundation Granite

Wall/Trim Brick

Roof Asphalt

Outbuildings/Secondary Structures

none

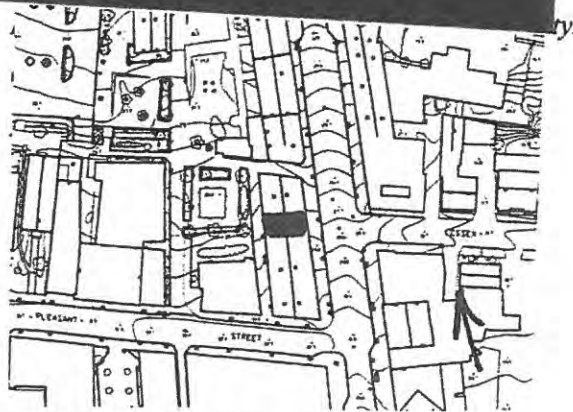
Major Alterations (with dates) 1955-6 - facade remodeled
in Colonial Revival style

Condition good

Moved no yes Date

Acreage 972 SF

Setting central business district



Recorded by Lisa Mausolf

Organization Newburyport Historical Commission

Date (month/year) May 1999

BUILDING FORM (42-44 State Street)

ARCHITECTURAL DESCRIPTION

Describe architectural features. Evaluate the characteristics of the building in terms of other buildings within the community.

The present appearance of this three-story brick block is almost entirely the result of Colonial Revival alterations made in 1955-6. At that time the fenestration pattern on the upper two floors was changed from the original four bays to the present three bays across and the entire facade was faced with new brick laid in a pattern alternating five courses of stretcher brick to a single course of stretchers and headers. The second floor windows consist of a wooden 8/12 sash while those on the third floor are a modern sash with applied muntins. All of the windows are flanked by shutters and have brick sills and flat arch brick lintels. The wooden cornice is embellished by triglyphs, guttae and dentils. The brick building is capped by a low gable roof with brick parapets marking the fire walls separating this from the adjacent buildings.

The first floor storefront retains little of its original features other than the granite base. Fluted pilasters outline a multi-paned display window with a paneled surround. The recessed entrance is capped by a semi-elliptical fanlight and dentil course.

HISTORICAL NARRATIVE

Describe the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

This building was originally constructed in the early 19th century, sometime after the 1811 fire. The building was owned for many years in the mid 19th century by the Horton family and is labeled as such on the 1851 map. A "Reminiscences" article appearing in the Daily News in 1886 indicates that Nathaniel Horton was operating a shoe shop here as early as 1816 to 1826. In 1852 44 State Street was occupied jointly by Nathaniel Horton, selling shoes, and Edward Horton, selling dry goods. In the late 1860s and 1870s the Daily Herald printed by William Huse was located at 42 State Street while William Horton's boots and shoes store was located at #44. The post office was located here about 1880, during the term of postmaster Isaac Noyes (running from 1877 until 1886). In 1888 the Sanborn map indicates that the first floor was occupied by a bookstore but by 1894 contained a stationery store. Directories indicate that the general store selling stationery, books and wallpaper was operated by Moses H. Sargent. At the turn-of-the-century a series of photographers including Walter R. Fenley's Whittier Gallery, Whitman & Dunn, and Henry Couture utilized the third floor while the second floor contained offices.

In the 20th century #42 was occupied by a beauty salon while #44 housed a men's store and later Gene's Market. In 1955 the building was purchased by the Newburyport Cooperative Bank and extensively altered with banking on the first floor and the directors' rooms on the second floor. In addition to a new first floor storefront, the fenestration pattern on the upper two floors was changed from four windows on each floor to three. The architect of the renovations was Russell M. Peirce (d.1966) of Newburyport and the bank was credited as being one of the first downtown buildings to remodel in an "old" look. The Newburyport Cooperative Bank was previously located in second floor offices in the Essex Hall building at the lower corner of Essex and State Streets (39 State Street, MHC#2176) for more than 60 years.

BIBLIOGRAPHY and/or REFERENCES

- Bowlen, Arthur. "Cooperative Bank Buys State Street Building for its Use", Daily News, July 2, 1955.
Newburyport Daily News, 12/27/1886.
Newburyport Directories, various dates.
Newburyport Public Library, photographic collection.
Through the Lens: Early Newburyport Photographers & Photographs. Newburyport: Hist. Soc. of Old Newbury, 1990.
Webster, Dan. "More Than 500 at Open House of 'New Co-operative Bank'", Daily News, June 22, 1956.

Recommended for listing in the National Register of Historic Places. *If checked, you must attached a completed National Register Criteria Statement form.*



Street View - Oct 2017



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OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

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ComforTech DLA

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Snow Mist White Grids

Snow Mist White Inside and Outside

Ellipse Transom

Custom Transom Size: 74 1/8" x 15 1/4"

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Hardware

All Hardware in Aged Bronze Finish

Addison Grip Entrance Handle Outside

Georgian Handle Inside - Both Doors

Addison Thumbturn Deadbolt - Both Doors

Frame

Textured Snow Mist White Aluminum Brickmold Cladding

Snow Mist White Inside Frame

PermaTech Inside Mull Cover - Snow Mist White

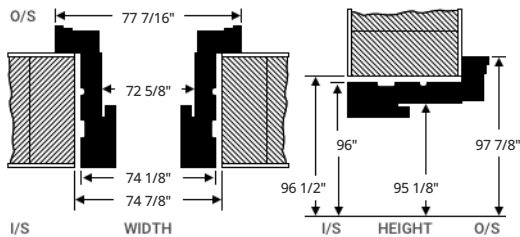
Standard Astragal (Flip Lever)

1 Tube of Snow Mist White Caulk

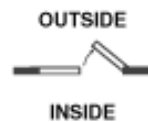
Mill Finish Sahara Threshold (5 7/8" Depth)

Stainless Steel Ball Bearing Hinges

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-



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INFORMATION AND WARNINGS

Outswing doors include stainless steel hinges.

This product is special order with extended lead-time and cost. Contact Customer Service for details. (Transom.Frame)

The Sunburst grid pattern in a custom size transom requires special order glass and additional lead time.

A bronze threshold is available that would be a better compliment to the selected hardware.

On outswing doors with brickmold and cladding, ProVia recommends that caulking be applied where the brickmold meets the full wood frame. For your convenience, a tube of color matched caulking has been selected automatically.

More than one tube of caulking may be necessary for this unit configuration.

Custom sized shaped transoms are not available in all-composite frames. The interior is wood, and if the brickmold is customized it will be wood as well.