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By Hand

Glenn Richards, Chair
Historical Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Advisory Review – DOD Special Permit
93 State Street, Newburyport, MA (the “Property”)

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents the Institution for Savings in Newburyport (the “Bank”) relative to a proposed addition to be constructed attached to the rear of the structure on the Property. More specifically, the original historic building (the “Original Structure”) on the Property was constructed in or about 1871. In 1980, an addition was constructed, attached to the rear of the Original Structure (the “1980 Addition”). The proposed addition would be attached to the rear of the 1980 Addition.

As detailed in our previous filing requesting an advisory opinion, the proposed addition has been designed with an eye towards harmonizing with the Original Structure in an historical way, while not detracting from the Original Structure. In addition, the revisions from the original submission on which the Commission opined, take into consideration the setting within which the building will exist. Specifically in response to the comments of the Commission, the design of the structure has changed dramatically by incorporating the textural changes, color, reduced massing, incorporated fenestrations and openings consistent with both the original Bank building as well as being reflective of the designs and patterns of the setting within the Downtown Overlay District (“DOD”). Further consistent with the Historic Commission comments, the Bank has introduced vertical and horizontal interruptions and contrasts in color and materials. Importantly, a number of the design elements including the quoins, use of brown stone in the lintels and sills, along with the use of copper and the window patterns do more than give a “nod” to those important elements of the 1870 building.

The Institution for Savings has met the criteria of the DOD for new construction in that the proposed addition remains compatible with the historic character and scale of the subject historic building, structure or architectural feature, its lot and its setting within the DOD, as the case may be.

As before, the proposed addition by both its distance from the 1870 building and its lower height from the existing structure certainly does not diminish or in any way take away from the prominence of the original structure. Further, its design including all of the

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features noted above, remains compatible with the existing building on site. As previously mentioned, the changes to the massing, fenestrations, use of materials, and window patterns, to name a few, reflect both the major elements of the existing structure on the Property and the windows and building patterns of the structures within the DOD. Importantly, the balance of a commercial structure against the setting within the DOD has been achieved with the revisions. You will note the height of the proposed structure is under 30 feet and integrates well with the heights of the surrounding homes and existing structure. Further, the window patterns and architectural elements are consistent with the surrounding neighborhood and is evident from the renderings shown in the attached presentation material.

While the Commission considers these changes, it is important to keep in mind the DOD includes the main commercial street in this City upon which this Property faces. The setting is indeed the B2 zoning district which of course abuts a commercial district. Nonetheless, the historical zoning patterns do not provide for any transition district to district and this is evident at various locations around the city, including the Property. Indeed, the residential structure abutting the Property to the south are in the B2 zoning district.

The Institution for Savings looks forward to your additional review and your consideration of the criteria as set forth in the ordinance for new construction as noted above.

Respectfully submitted,
Institution for Savings in Newburyport,
By its Attorney


Lisa L. Mead

Attachment
cc: client