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September 30, 2020

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 you are aware, following the last Advisory Review by the Commission, the plans have gone through a significant change in design. The new design, as requested by the Commission and Planning Board, reflects the neighborhood setting of Prospect Street and Otis Place rather than that of State Street. The buildings are wood clad and include pitched roofs and gables ends reflective of the residential end of the Property.

Specifically, following review at the last Planning Board meeting, the Applicant has reduced the eave line that runs along Prospect Street, has included details on the finishes, has revised the section of the building on the corner of Prospect and Otis to include design elements of the remainder of the building, added several doorways reminiscent of residential doors and included several items, including a chimney on the exterior to a working fireplace inside.

Importantly, the changes from the original design, as noted above include:

- The complete redesign of the overall project providing residential character to the building.
- There is now only one egress to the parking area and the egress is inside the property

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054

Phone 508.376.8400

away from Prospect Street and Otis Place.

- The building along Prospect Street includes pedestrian scale windows with active space immediately behind, separating the garage from the streetscape.
- The building design includes a varied use of materials, including wood clad along Prospect Street and Otis Place.
- The buildings include articulation separating the building masses and reducing the overall massing and scale through use of gables, pitches, articulation and varying setbacks -all consistent with the neighborhood.
- The eve of the proposed addition along Prospect has been lowered not only from the original proposal (29'8") but the concept proposal as well. The new eve height is 25' the eve height of the buildings located at 11-13 Prospect is 1' 3" lower at 23'9".
- The generator is now fully enclosed within the building. Minimal vents or mechanical equipment is shown on the roof.

In response to the Historic Commission and Planning Board comments the Applicant has assured that the addition does not detract from the Original Structure and meets the review criteria under the Downtown Overlay District ("DOD"). 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, while now taking on the characteristics of the structures on Prospect Street and Otis Plan, the Prospect/Otis sections of the addition are appropriate for the setting. On the other hand, the "joinder" section of the building off of the 1980 addition, carries the brick and detail of the 1980 addition allowing for an architectural transition from one section to the next. The revised plans clearly are an example now of the criteria in the DOD which provides "...new construction and alteration within the DOD shall be compatible with the size, scale, height, color (excepting paint color), material, and character of the (x) subject historic building, structure or exterior architectural feature, (y) the lot where it is located, and (z) its setting with in the DOD, as the case may be."¹ The proposed renovation provides the appropriate design to reflect the residential neighborhood, but does not copy it. The design is not required to be a replica of the setting, rather be compatible with it. The new design accomplishes this task.

Importantly – consideration must be given to all of the foregoing and one may not discount the commercial district within which this Property is located and the building exists. Similarly, the Bank has redesigned the building to be blend into the residential section of the neighborhood – the area where there is a sharp demarcation between the commercial and residential district.

¹ XXVII-F (5)(c) provides as follows: Non-historic styles permitted for new construction and additions. The design of new construction and additions (as distinct from other alterations) within the DOD may reflect non-historic styles so long as they remain compatible with the historic character and scale of the subject historic building, structure, or exterior architectural feature, its lot and its setting within the DOD, as the case may be. So long as new construction and additions are so compatible, the SPGA shall not require the reproduction of historic styles, and on the contrary, shall encourage contemporary styles of architecture to aid differentiation of old from new." (emphasis added).

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

SCHEDULE OF DIMENSIONAL CONTROLS

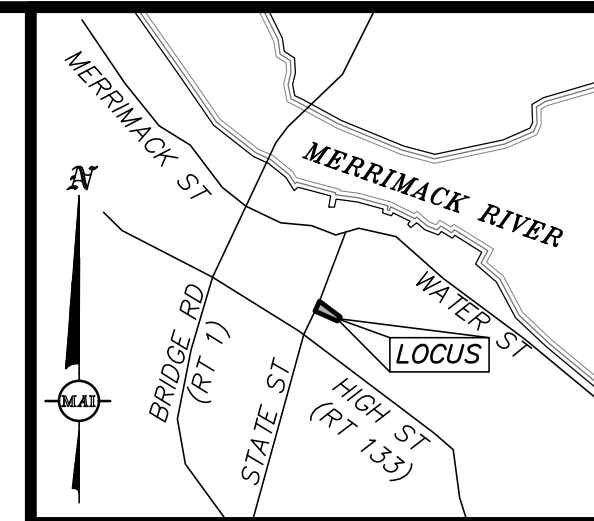
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA:	5,000 S.F.	36,998±S.F.	36,998±S.F.
FRONTAGE:	60 FT.	491.06± FT.	491.06± FT.
LOT WIDTH:	N/A	VARIABLE	VARIABLE
FRONT YARD:	0 FT.	37.4± FT.	0 FT.
SIDE YARD:	0 FT.	126.4± FT.	0 FT.
REAR YARD:	0 FT.	2.7± FT.	5.1± FT.
PARKING SPACES:	62	36	62

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
△	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
△	TOP OF GRANITE POST	107.26

(SEE NOTE 6 SHEET 2)



LOCUS MAP
(NOT TO SCALE)

EROSION CONTROL LEGEND

□ PROPOSED SILTSAC CATCHBASIN INLET PROTECTION

EROSION CONTROL NOTES:

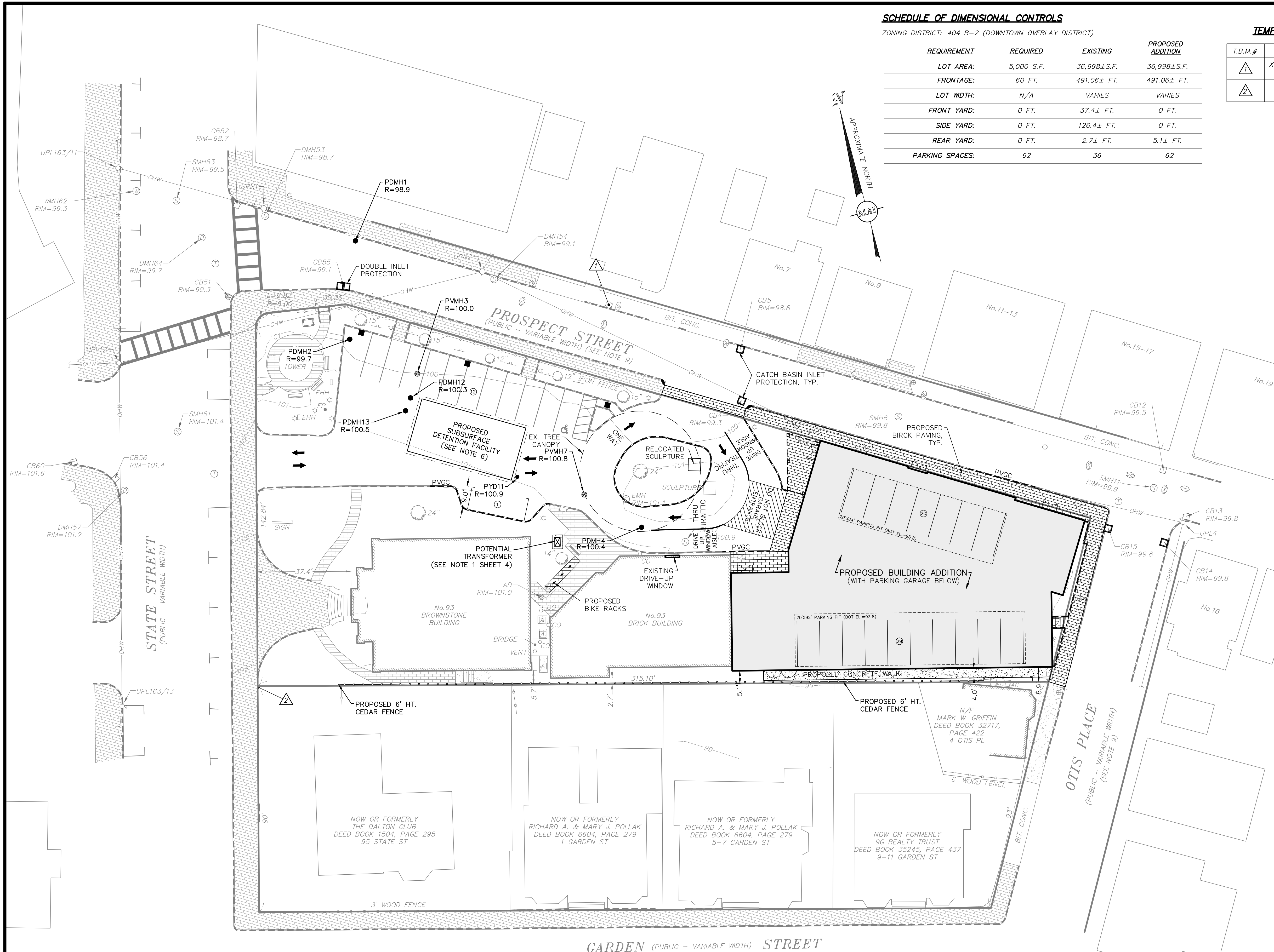
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BE PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
- EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
- LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

PROPOSED LEGEND

- PROPOSED VERTICAL GRANITE CURB
- PROPOSED WOODEN FENCE
- PROPOSED CONCRETE WALK
- PROPOSED SUBSURFACE DETENTION FACILITY
- PROPOSED BRICK PAVING
- △ PROPOSED WHEELCHAIR RAMP
- PROPOSED DECORATIVE POLE LIGHT
- PROPOSED RECESSED LIGHT
- PROPOSED BIKE RACK
- PDMH PROPOSED DRAIN MANHOLE
- PVCB PROPOSED VORTECH CATCHBASIN
- PCB PROPOSED CATCHBASIN
- PVCC PROPOSED VERTICAL GRANITE CURB

PARKING NOTES:

- TOTAL NUMBER OF PARKING SPACES BASED ON USE OF CITY LIFT 2600X6750 SUBTERRANEAN PARKING SYSTEM.



GARDEN (PUBLIC - VARIABLE WIDTH) STREET

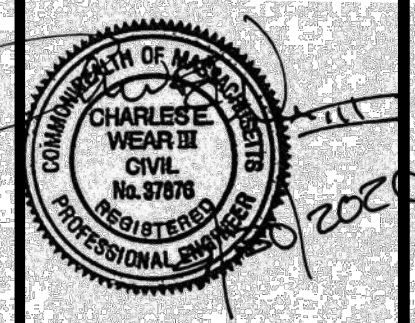
OTIS PLACE
(PUBLIC - VARIABLE WIDTH)
(SEE NOTE 9)

GRAPHIC SCALE
SCALE: 1" = 20'



FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
06/28/20	REVISION	REVISION
06/24/20	ADD	ADD PARKING SPACE & BIKE RACKS
05/20/20	REVISION	REVISION
03/25/20	BUILDING/PARKING	BUILDING/PARKING REDESIGN
02/06/20	PEER REVIEW	PEER REVIEW COMMENTS 01/20/20

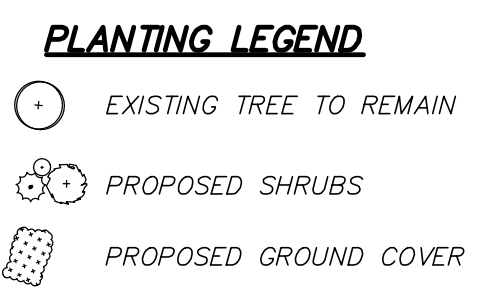
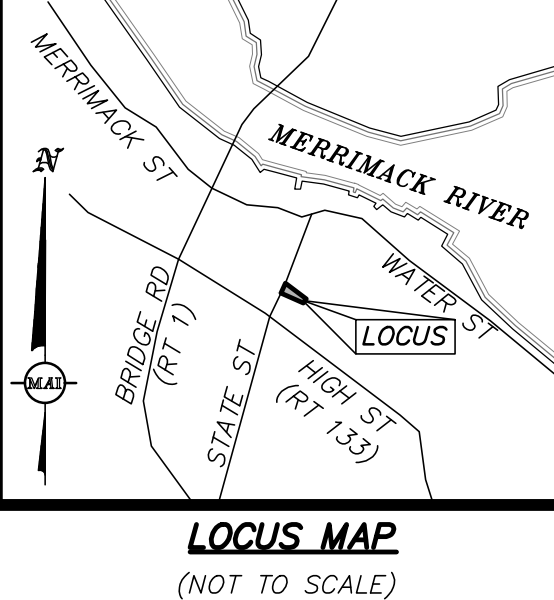
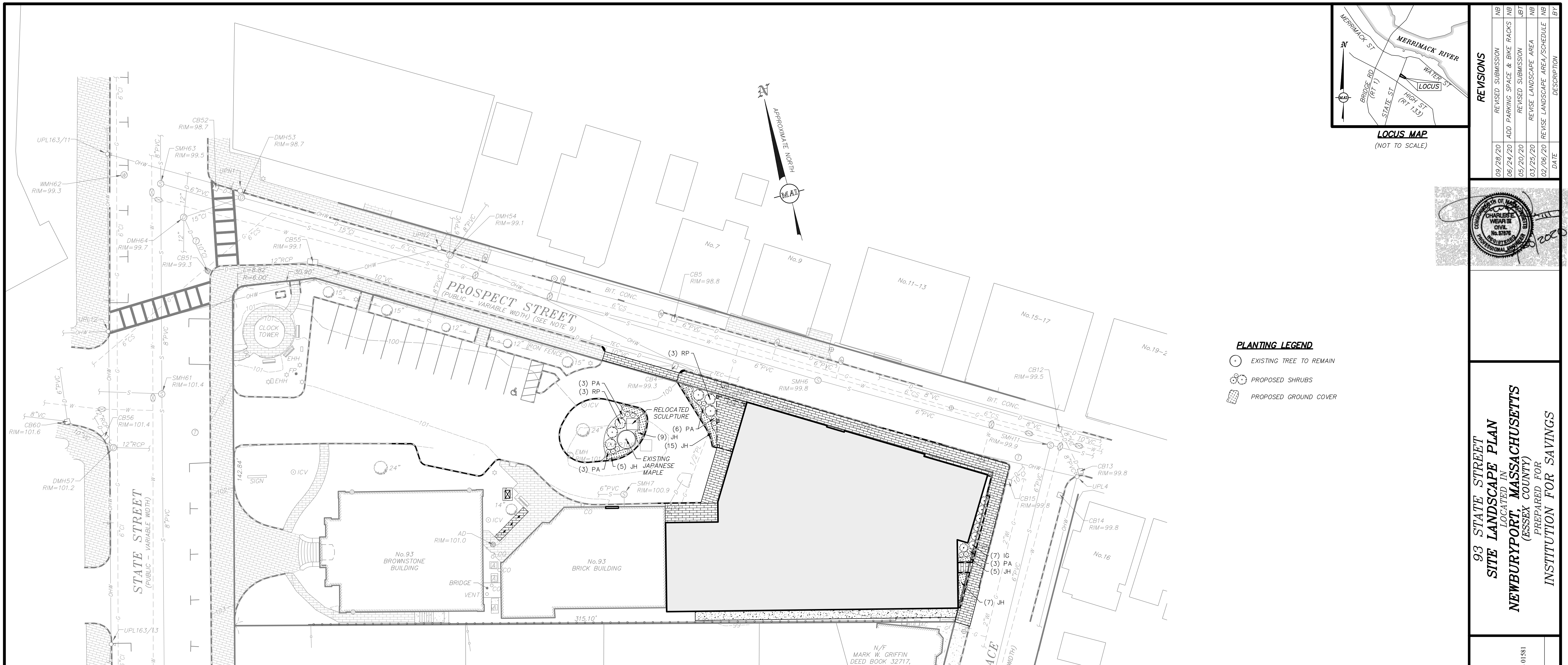


93 STATE STREET
SITE LAYOUT, GRADING & EROSION CONTROL PLAN
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIANS ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANSASSOC.COM

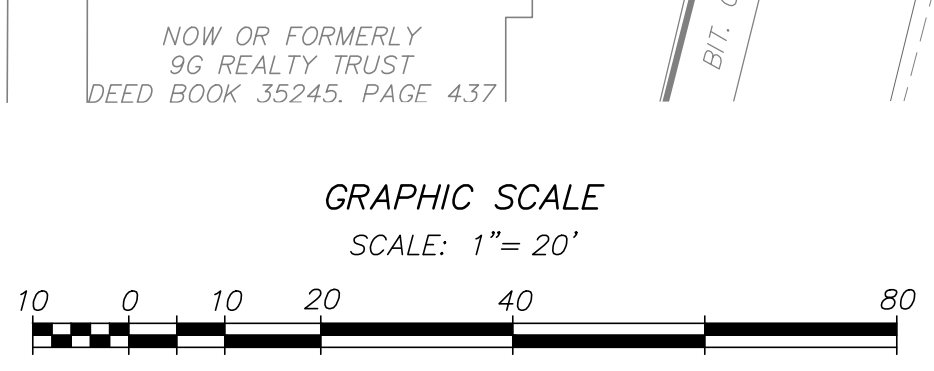
DESIGNED BY: NB
CHECKED BY: CEW

DATE: 9/28/2020
SCALE: 1"=20'
SHEET No. 3 of 7
PROJECT No. 6215



PLANT SCHEDULE					
QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
SHRUBS					
	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht. B&B	DR DT N ST 36" OC Greenish-White Birds Evergreen May-June
	RP	Rhododendron x PJM	PJM Rhododendron	24"-30" Ht. #5 Pot	DR 60" OC Purple Winter Interest April
PERENNIALS & GROUND COVER					
	PA	Perovskia atriplicifolia	Russian Sage	#1 Pot	DR DT ST 18" OC Purple Birds/Butterflies June-August
	JH	Juniperus horizontalis 'Wiltoni'	Blue Rug Creeping Juniper	#2 Pot	BR DR DT N ST 48" OC Evergreen Winter Interest

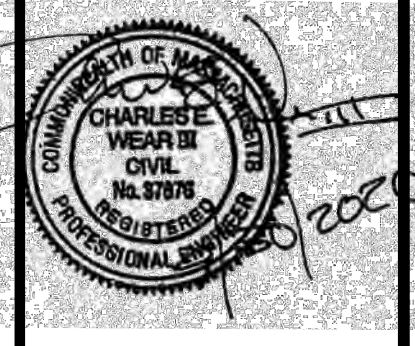
DR = DEER RESISTANT | DT = DROUGHT TOLERANT | N = NATIVE | ST = SALT TOLERANT | OC = ON-CENTER | B&B = BALLED AND BURLAPPED



- NOTES:**
- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT 2014 AND AS AMENDED.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
 - NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANT MATERIALS INCLUDING EXISTING TREES AGAINST DAMAGE DURING THE CONSTRUCTION PERIOD. PROTECTION SHALL BEGIN PRIOR TO COMMENCEMENT OF ANY WORK AND CONTINUE UNTIL FINAL ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
 - ALL NEW PLANTING AREAS SHALL BE EXCAVATED TO A DEPTH THAT CONFORMS WITH THE PLANTING DETAILS (SHEET 7 OF THIS PLAN SET) AND RECEIVE NEW PLANTING SOIL.
 - ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LEGAL AND PROFESSIONAL MANNER.
 - ALL DISTURBED AREAS SHALL BE RE-SEEDED WITHIN 15 DAYS OF DISTURBANCE OR REPLANTING AS SHOWN HEREON WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYE GRASS, 10% KENTUCKY BLUEGRASS) AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
 - BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.

REVISIONS

DATE	DESCRIPTION
09/28/20	REVISED SUBMISSION
06/24/20	ADD PARKING SPACE & BIKE RACKS
05/20/20	REVISED SUBMISSION
03/25/20	REVISE LANDSCAPE AREA
02/06/20	REVISE LANDSCAPE AREA/SCHEDULE



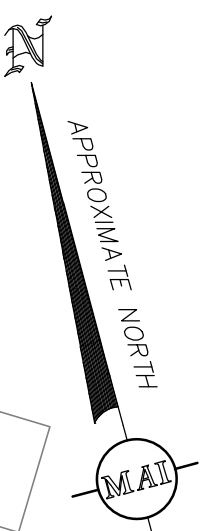
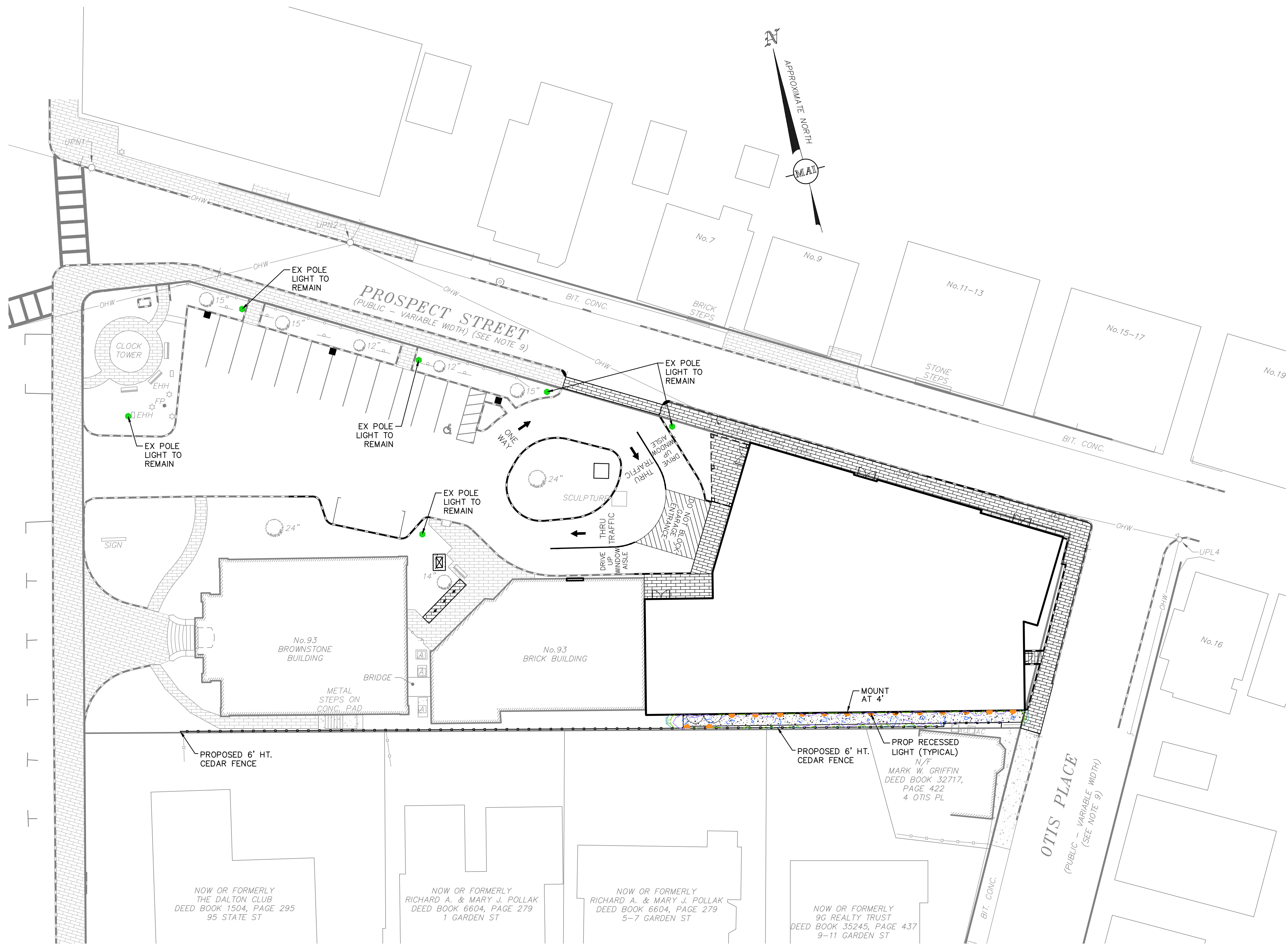
93 STATE STREET
SITE LANDSCAPE PLAN
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIANS ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANSASSOC.COM

DESIGNED BY: NB
CHECKED BY: CEW

DATE: 9/28/2020
SCALE: 1" = 20'
SHEET No. 5 of 7
PROJECT No. 6215

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



LIGHTING NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE PHOTOMETRICS OF THE PROPOSED BOLLARD LIGHTS ALONG THE PROPOSED SOUTHERN WALKWAY.
2. LIGHT SELECTION AND DETAIL PROVIDED BY THE ARCHITECT.
3. EXISTING POLE LIGHTS WITHIN THE EXISTING PARKING LOT SHALL REMAIN AS NOTED. ONE NEW POLE LIGHT IS PROPOSED AT THE ENTRY OF THE ADDITION AND SHALL MATCH THE EXISTING LIGHTING IN THE PARKING LOT. POLE LIGHT TO BE DETERMINED BY ARCHITECT.
4. RECESSED LIGHTING TO BE MOUNTED AT 4' HEIGHT UNLESS OTHERWISE SPECIFIED ON THE PLAN.

PROPOSED LIGHTING LEGEND

- EXISTING POLE LIGHT
- PROPOSED RECESSED LIGHT
- PROPOSED 2 FC CONTOUR
- PROPOSED 1 FC CONTOUR
- PROPOSED 0.5 FC CONTOUR
- PROPOSED 0.25 FC CONTOUR
- FC
- PROPOSED FOOTCANDLE

**PATHLIGHTS
DOUBLE IMPACT**

PROJECT NAME: _____ TYPE: _____

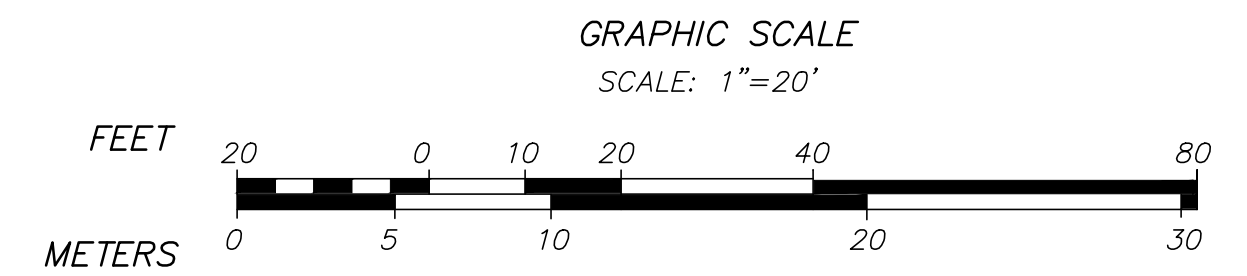
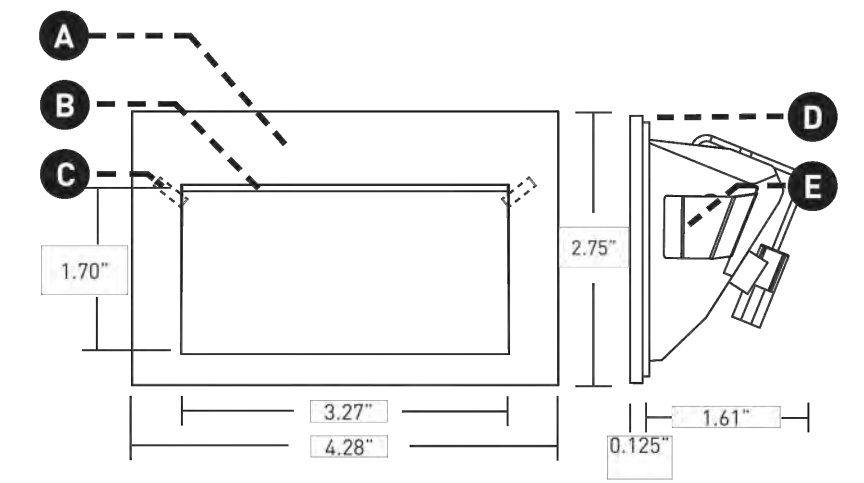


Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

FIXTURE	RATING	POWDER COAT FINISH	NATURAL FINISH	PLATED FINISH	LUMEN PACKAGE	OPT
ISL2 Double Impact Sleightlight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	WH White BK Black SL Silver AB Architectural Bronze CF Custom Finish *Normal Factory	IG Industrial Gray BK Black SB Brushed Stainless Steel NB Natural Bronze	CH Chrome *Brushed PB Polished 18-Ribbed Bronze *Brushed NB Natural Bronze *Brushed *Brushed	BOLLAB 80-CRI, 400 Source Lumens ESL2 Delivered Lumens - 150	07 2700K 08 3000K 09 3500K 10 4000K 11 Custom Color (opt) 12 Color Temp *Custom color available on order *Custom color available on order *Custom color available on order *Custom color available on order

- **LED**
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 6.5W DC LED (dimming by power supply).
 - **EFFECTS DEVICES**
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.
 - **LOCKING**
Discretely hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.
 - **GASKET**
Foam gasket provided. Required for IP65 wet location applications only.
 - **RETENTION**
Tension spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.
- Available with Bollard mounting, please visit WEBSITE for additional information.
 - Stealth SSL1 and Impact ISL1 pathlights available, please visit WEBSITE for additional information.

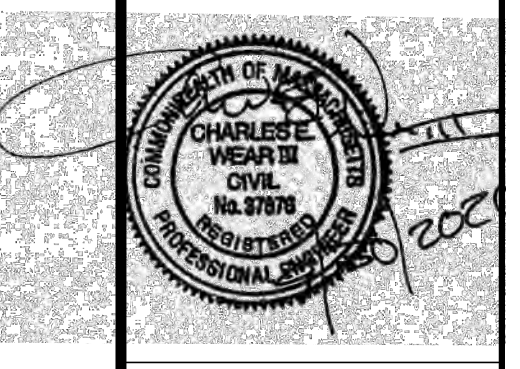


RECORD OWNER:
INSTITUTION FOR SAVINGS IN
NEWBURYPORT AND ITS VICINITY
93 STATE STREET
NEWBURYPORT, MASSACHUSETTS 01950

LUCIFER LIGHTING COMPANY
luciferlighting.com
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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.
[PH] 1-210-227-7329
[FAX] 1-210-227-4967
pg. 1

REVISIONS

DATE	DESCRIPTION	BY
09/28/20	REVISED SUBMISSION	NB
06/24/20	NO CHANGES THIS SHEET	NB
05/20/20	REVISED SUBMISSION	NB
02/06/20	ADD RECESSED LIGHTING	AF



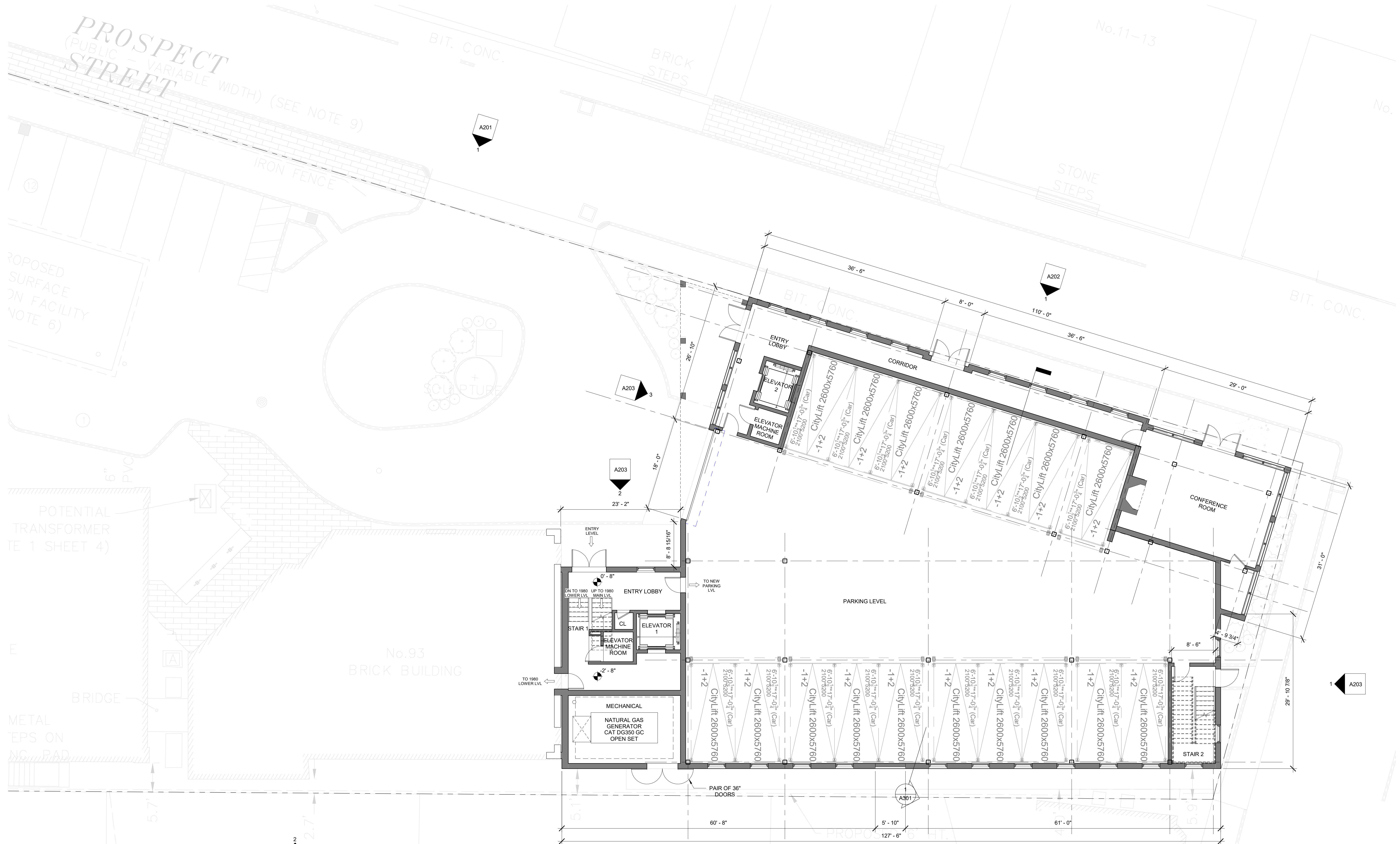
**93 STATE STREET
BOLLARD PHOTOMETRIC PLAN
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS**

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

CHECKED BY: _____
DESIGNED BY: _____

DATE: 9/28/2020
SCALE: 1" = 20'
SHEET No. 1 OF 1
PROJECT No. 6215



Institution for Savings Office Addition

**93 STATE STREET
NEWBURYPORT, MA 01950**

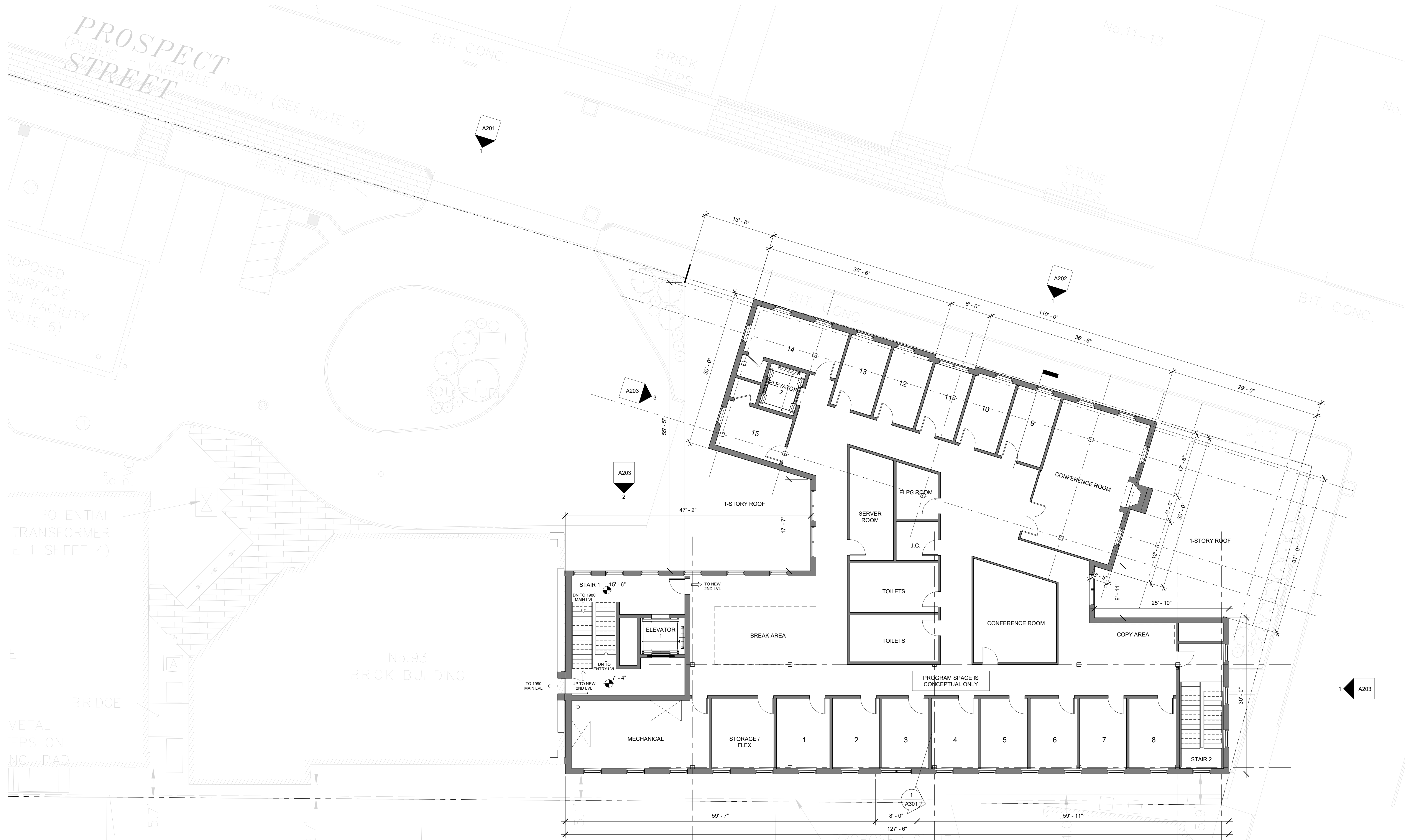
FIRST FLOOR PLAN

09/30/2020

ARC Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

A101

SCALE: **1/8" = 1'-0"**



Institution for Savings Office Addition

93 STATE STREET
NEWBURYPORT, MA 01950

SECOND FLOOR PLAN

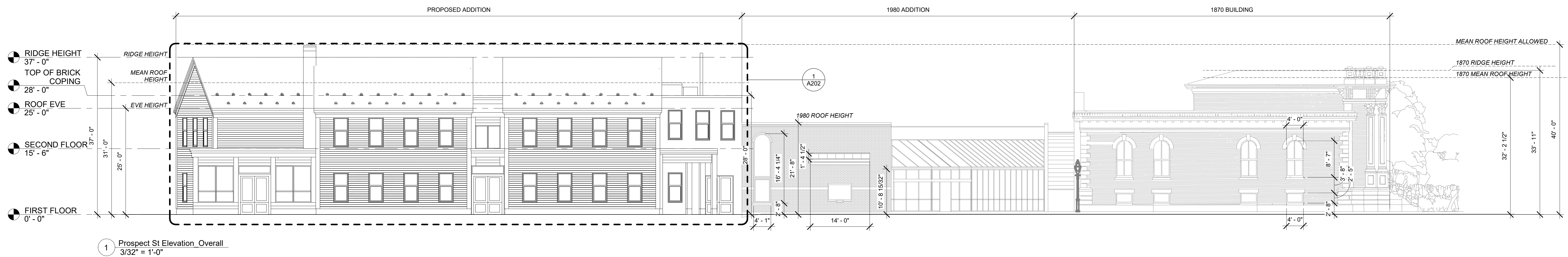
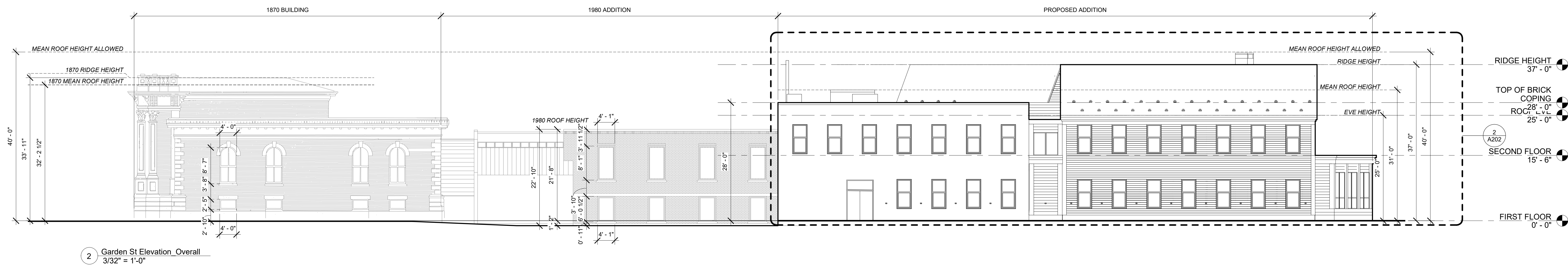
09/30/2020

ARC Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

A102

SCALE: 1/8" = 1'-0"

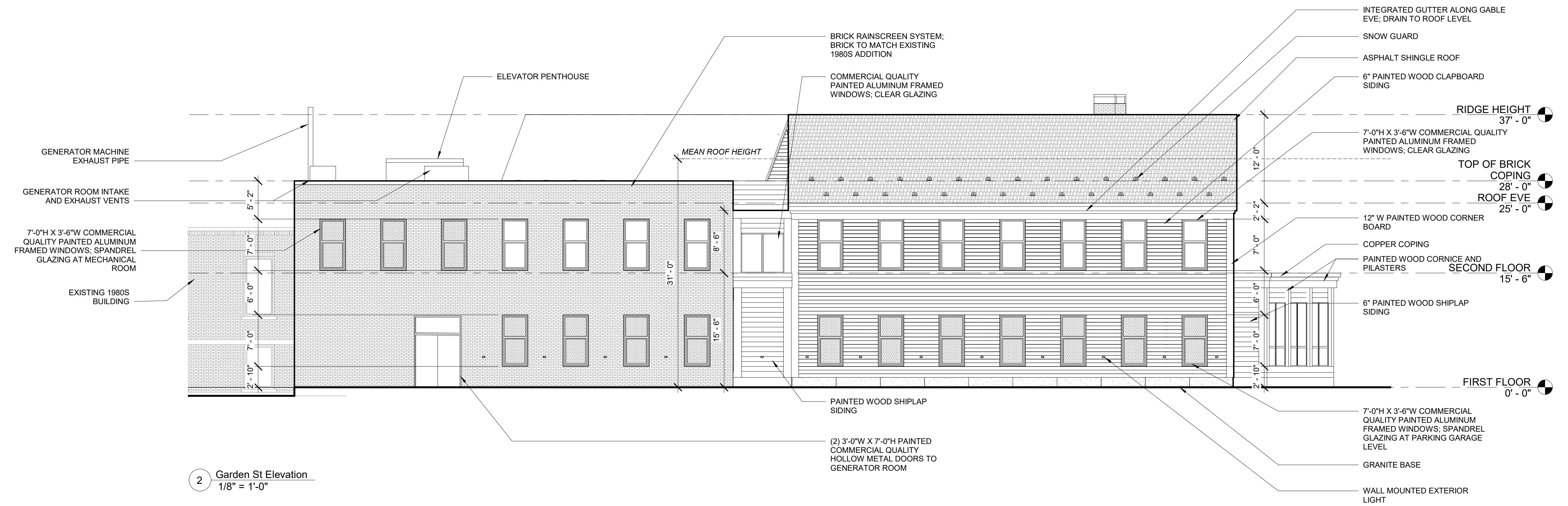
MARK W. GRIFFIN
DEED BOOK 32717,



Institution for Savings Office Addition

09/30/2020

BUILDING ELEVATIONS

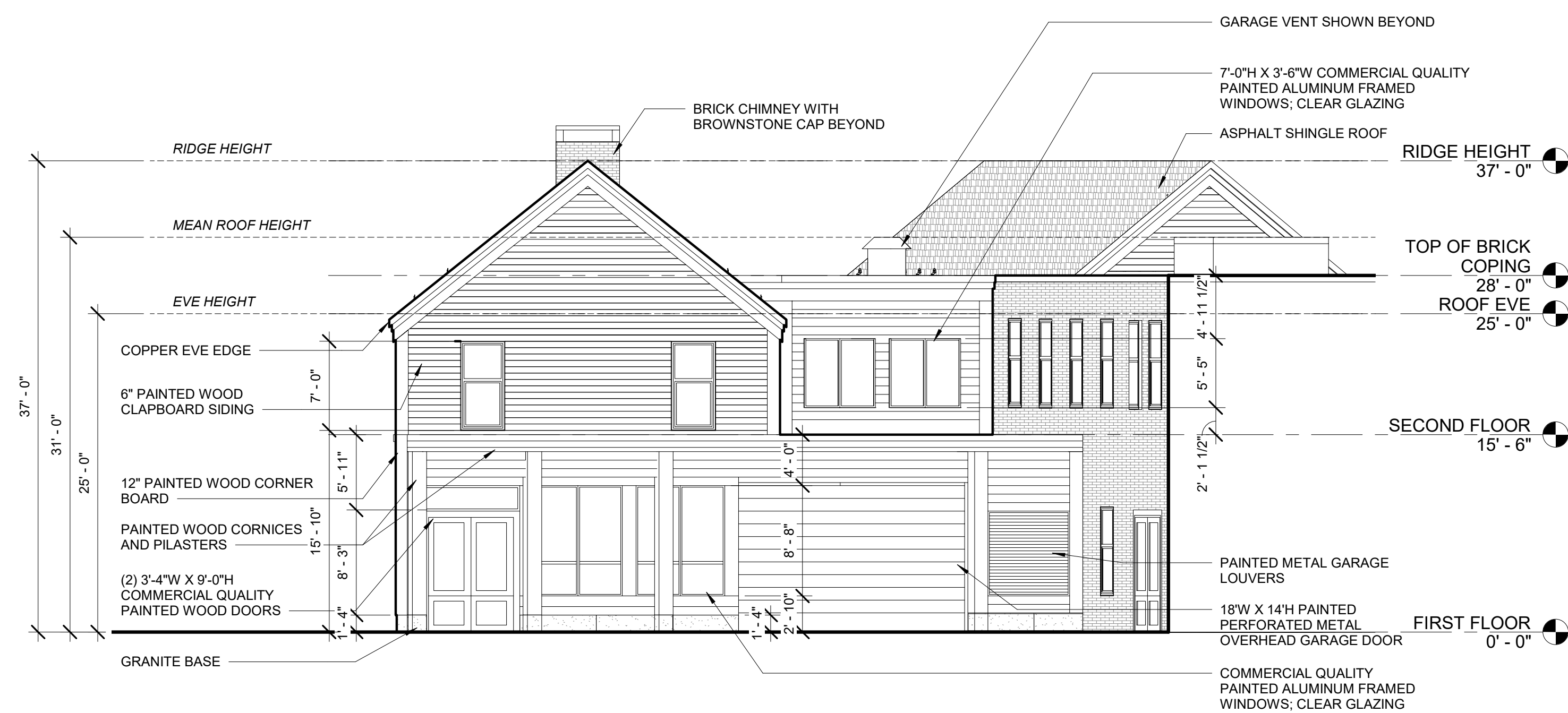


Institution for Savings Office Addition

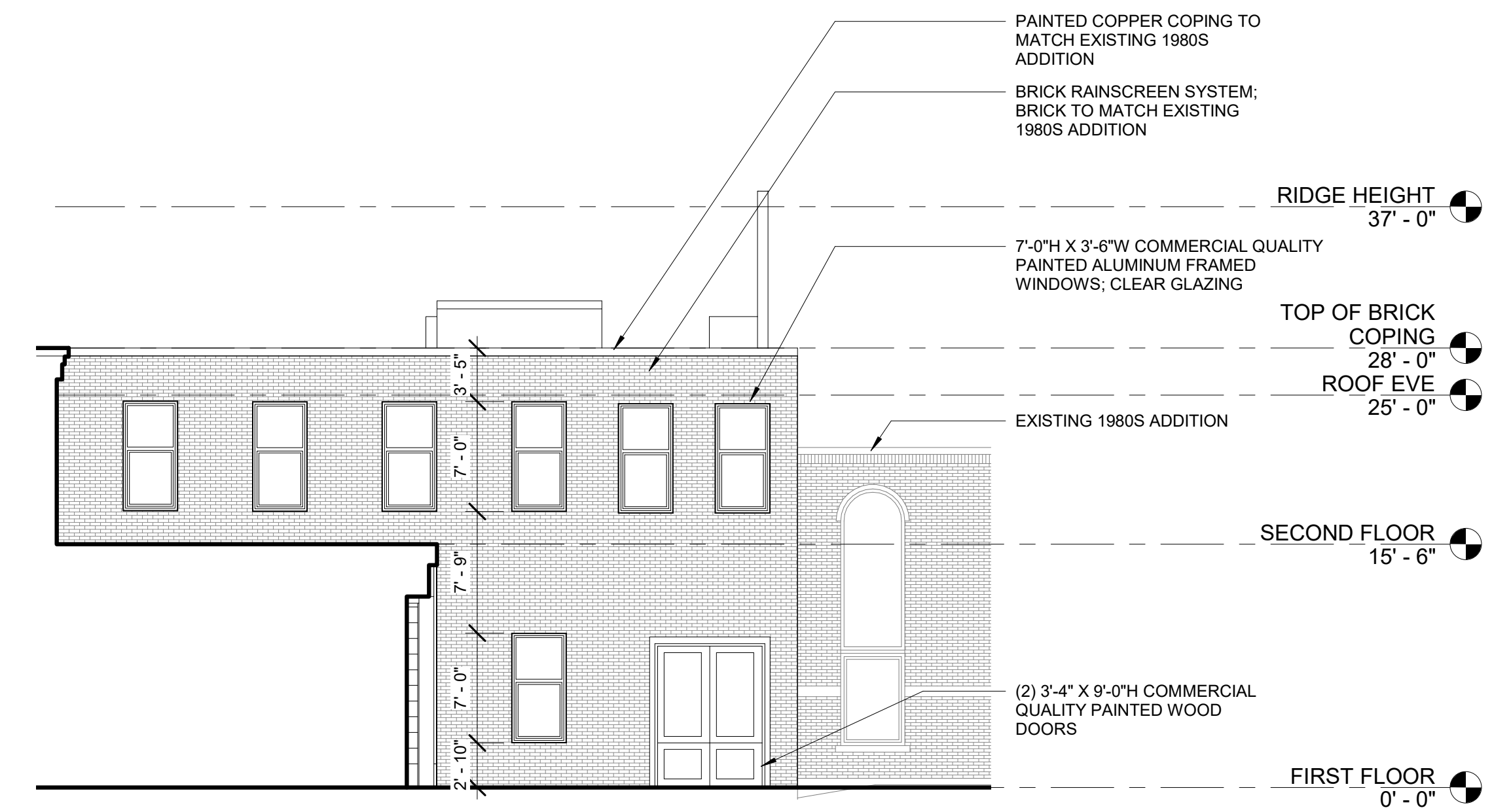
93 STATE STREET
NEWBURYPORT, MA 01950

09/30/2020

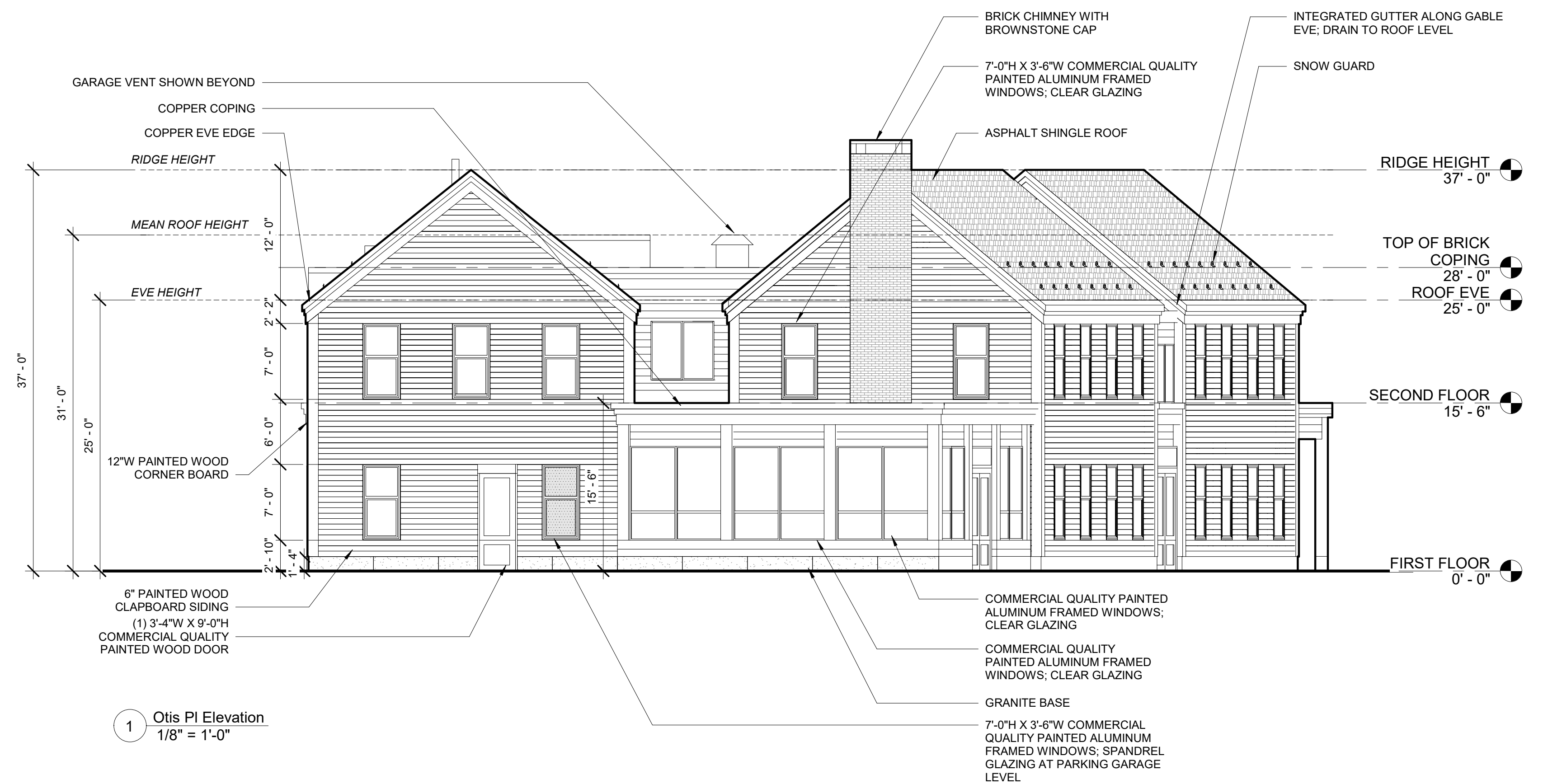
BUILDING ELEVATIONS



3 State St Elevation
1/8" = 1'-0"



2 Prospect St Elevation
1/8" = 1'-0"



1 Otis Pl Elevation
1/8" = 1'-0"

Institution for Savings Office Addition

93 STATE STREET
NEWBURYPORT, MA 01950

BUILDING ELEVATIONS

09/30/2020



1. View from the corner of State St and Prospect St.



4. View from the corner of Garden St and Otis Pl.



7. View from Garden St.



2. View from Prospect St.



5. View from Otis Pl.



8. Aerial view of Prospect St.



3. View from Prospect St.



6. View from Prospect St and Otis Pl.



9. Aerial view from Otis Pl.

Institution for Savings Office Addition

93 STATE STREET
NEWBURYPORT, MA 01950

09/30/2020

ARC Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

EXTERIOR VIEWS

A204

SCALE:



1. View from the corner of State St and Prospect St.



2. View from State St Entry

Institution for Savings Office Addition

09/30/2020

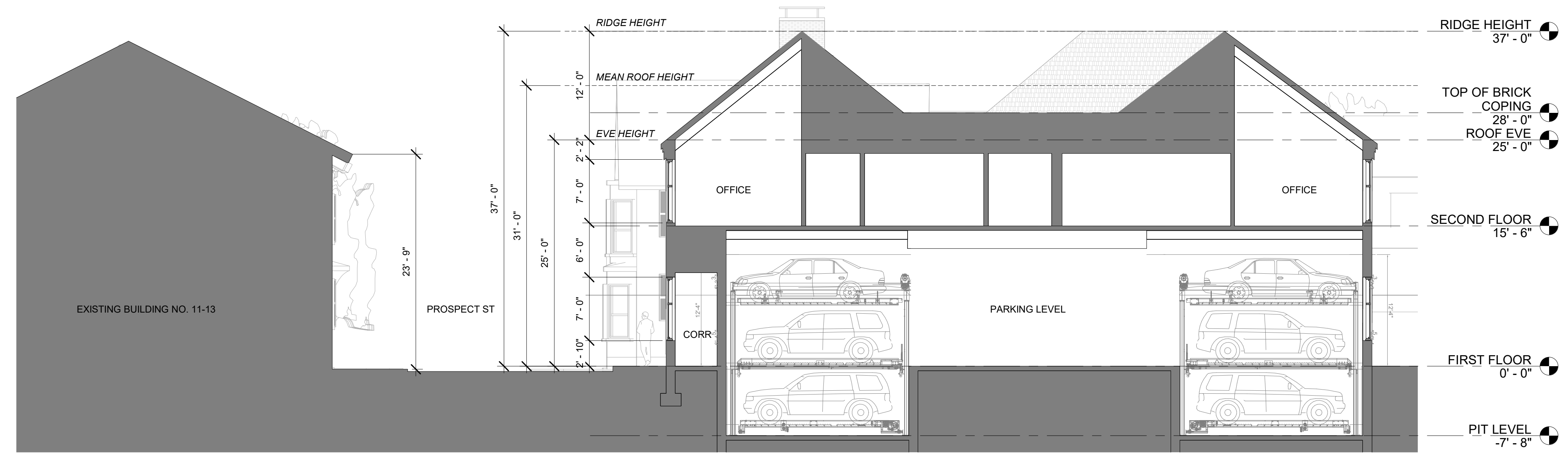
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93 STATE STREET
NEWBURYPORT, MA 01950

EXTERIOR VIEWS

A205

SCALE:

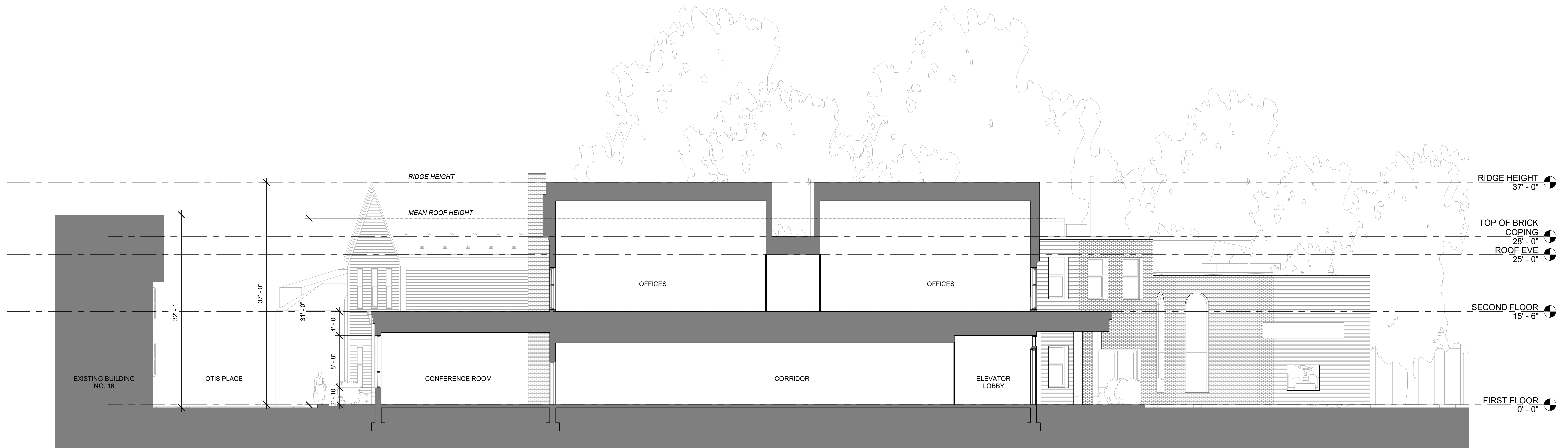


1 Prospect St Building Section
1/8" = 1'-0"

Institution for Savings Office Addition

09/30/2020

BUILDING SECTIONS



1 Otis Place Building Section
1/8" = 1'-0"

Institution for Savings Office Addition

09/30/2020

BUILDING SECTIONS