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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.

The Bank has again redesigned the proposed addition in light of the last Planning Board discussion and the Commissions comments including removing sections of the proposed building. Specifically, this new proposal accomplishes the following:

- Decrease in usable square footage space from 7,712 to 6,512
- Removal of all program space on the first floor and reduction of program space on the second floor as a result.
- Removal of hallway on first floor
- Removal of loge overhang on State Street side
- New design features include:
 - Return to brick façade to complement the existing structure.
 - Increased number of windows on Prospect Street façade to better complement the smaller proportion and massing.
 - A hip roof design was employed to decrease overall height and massing including the use of slate shingles
 - Wood trim and copper cornice
 - Mixture of masonry trim features including— two types of bricks to delineate facades and break up massing, mixture of granite, limestone base, lintels, sills and area above garage door
 - Aluminum clad windows

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The design changes in the building and reduced footprint result in the following increased setbacks:

Location	Prior Submission	Current Submission			
Prospect Street	0'-1'6"	5'-6'			
Otis Place	0-3'	9'9"-24'7"			
4 Otis Place (Griffin residence) and bldg.	5'10"	7'7"			

The design changes in the building also result if the following height comparisons:

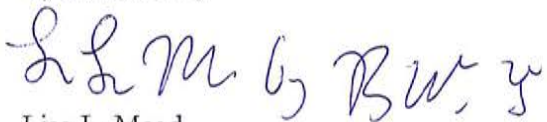
Location	Proposed	1870	11-13 Prospect	Otis Selected Structure
Ridge	33'3"	33'11"	37'3"	32'6"
Eave	24'6"	30'8"	23'6"	21'7"
Mean	28'11"	32'2 1/2"	30'6"	27' 1/2"

Of note is that the generator remains fully enclosed within the building and there continue to be minimal vents or mechanical equipment as shown on the roof.

The proposed addition continues to be and in fact is more subordinate now than in the prior submissions to the 1870 structure. Given the location and setbacks as well as roof design, the building also does not detract but is compatible with the historic scale and character of the historic structure and setting. Specifically, the Institution for Savings has met the criteria of the Downtown Overlay District 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.

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