

Zoning Board of Appeals
Newburyport, Massachusetts

December 7, 2021

Re: 2021-44 – SPNC – 22-24 Olive Street

Dear Chairman Ciampitti and ZBA Members:

Please consider the following with respect to 22-24 Olive Street.

1. Zoning and Master Plan Goals to Prevent Ongoing Infill

In 2017 the City Council unanimously voted to rezone the North End from R-3 to R-2. The purpose was to protect these neighborhoods from continued infill and loss of open space. Applicant arguments that, because the neighborhood is historically densely built, this density can and should continue, seems to defy the purpose of the 2017 zoning change.

Newburyport is one of the most densely populated cities in Essex County because of our historic neighborhoods. Infill concerns are a focus of both the 2001 and 2017 Master Plans. In the 2017 Master Plan (page LU-16): “The City will work to restrict infill development, particularly in the National Register district, to that which is compatible with neighborhoods and surrounding streetscapes in terms of scale, massing, siting, architecture, form, and materials.”

2. Secretary of Interior Standards for the Treatment of Historic Buildings

The Applicant asks you to consider in detail the Secretary of the Interior’s Standards for this project. A part of the Standards the Applicant does not mention is: “A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.” Because 22-24 Olive is a corner lot, any addition will be highly visible from two public ways, and so the Standards guidance on size (“...it should be subordinate in both size and design to the historic building”) becomes even more important. Please see Preservation Brief 14 – Exterior Additions: <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

3. “By-Right” Plan

During your November 23 meeting, the Applicant’s attorney alluded to a by-right plan, but did not present it. Please find attached what was presented to the Historical Commission and abutters on October 28. It is difficult to tell from these rough sketches if the plan really would be by-right, but the reaction of three Historical Commission members, viewing it as a threat, was: “go ahead and do it.” It is not unusual for applicants to also try to sway you with horrible by-right plans, so it is interesting this was mentioned, but not presented, to you.

Thank you,

Stephanie Niketic
93 High Street, Newburyport

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1 North Elevation (Addition to 2-Family)
 A-2.1R Scale: 1/4" = 1'-0"



NORTH ELEVATION (Single Family)

Tektoniks
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CONSULTANTS

PROJECT

**Condominium
 Conversion/
 Renovations
 + Additions to
 Private Residence**

22-24 Olive Street
 Newburyport, Massachusetts
 01950

DWG. TITLE

**Historic Commission
 Submission**

**As-of-Right
 Single Family**

REVISIONS

NO.	DESCRIPTION

SCALE

SIGNATURE

PROJECT No.

SCALE **1/4" = 1'-0"**

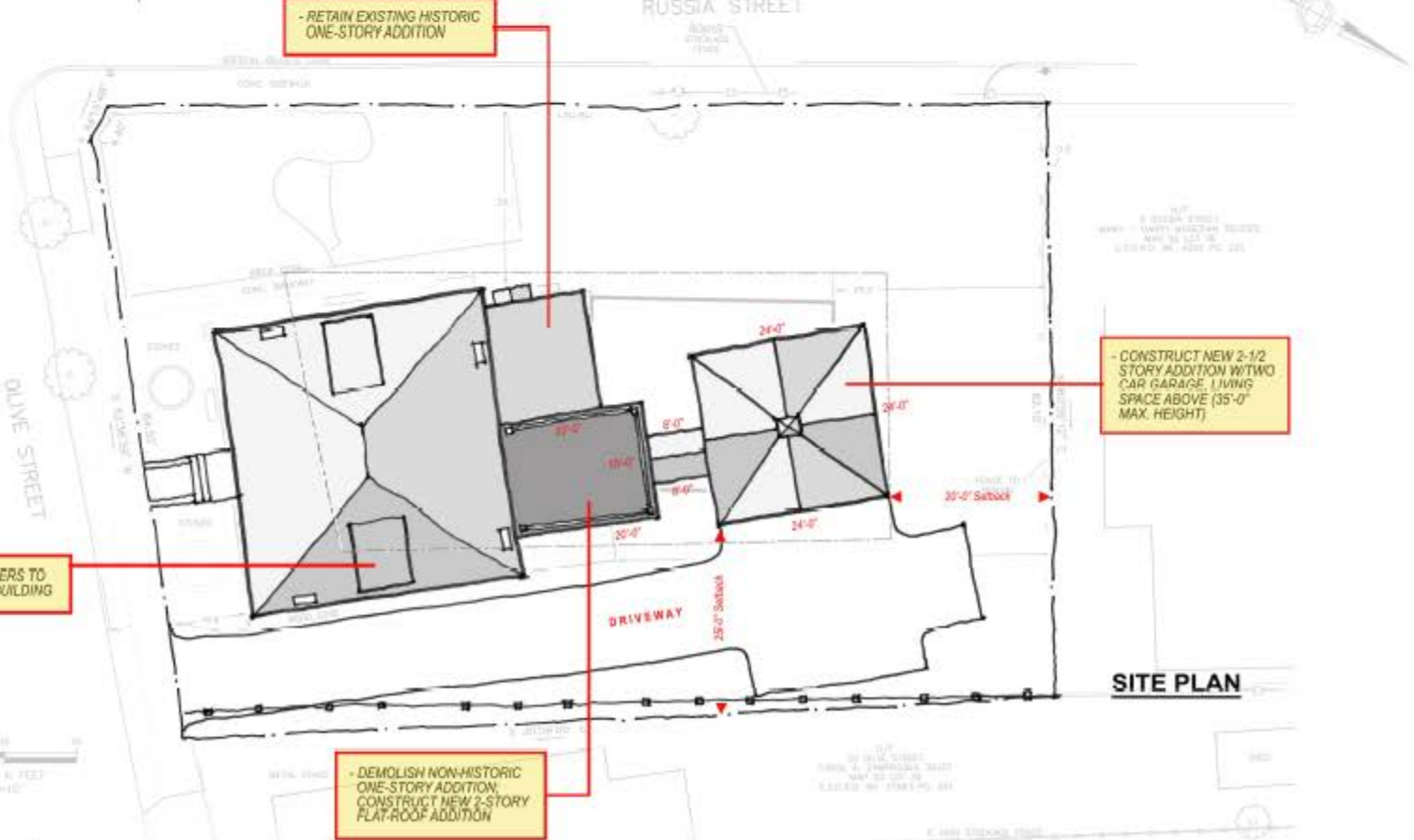
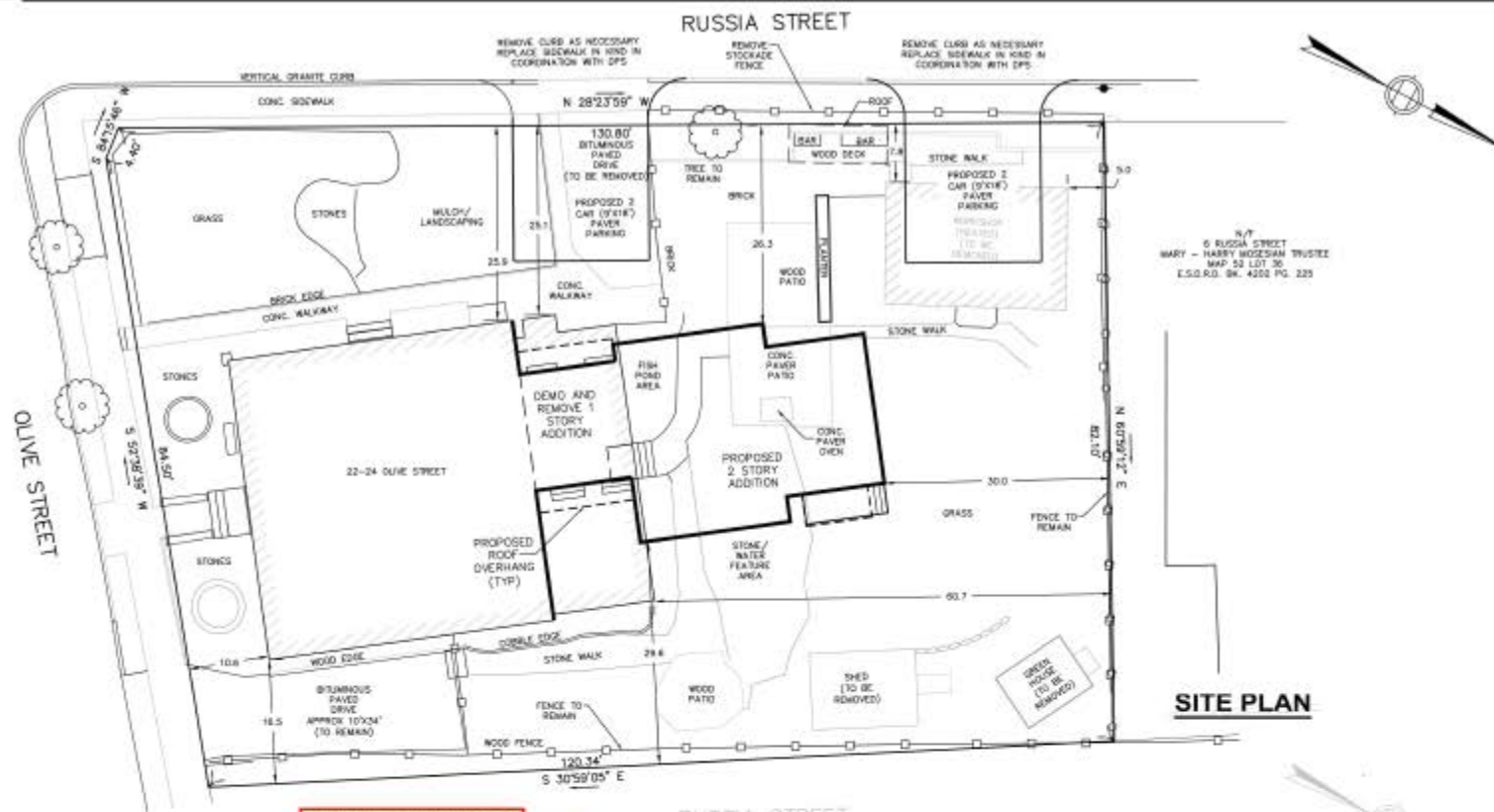
DATE OF ISSUE **19 Oct. 2021**

DRAWING No.

B-3

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22-24 Olive Street
Newburyport, Massachusetts
01950

ENG. TITLE
**Historic Commission
Submission**

**As-of-Right
Single Family**

REVISIONS

NO.	DESCRIPTION

SCALE

SIGNATURE
PROJECT No.

SCALE

DATE OF ISSUE 19 Oct. 2021

DRAWING No.

B-4