

Town of Ipswich Architectural Preservation District Commission
Public Hearing
July 8, 2019
Room B2 - Town Hall

Minutes

Members Present: Nancy Carlisle, Ruth Strachan, Peter Bubriski, John Fiske and Will Thompson

Alternate Members Present: Susan Hill Dolan and Joe Bourneuf

Staff Present: none

Others Present: Ryan McShera, Architect, Red Barn Architecture
Thomas Mayo, Architect, Thomas Mayo Associates
Anthony Fava, Manager, Clink LLC
Sarah Fader, 85 High Street, Ipswich, MA

CALL TO ORDER: The meeting was called to order at 7:05 PM.

CITIZENS QUERIES: None.

PUBLIC HEARING: 44 High Street request for Certificate to Alter for alterations.

REQUEST for Approval of Certificate to Alter for alterations to two existing structures with a new addition located in the Architectural Preservation District, pursuant to Section 8, Chapter XXII of the Ipswich General Bylaws.

Mr. McShera began with an overview of the project, which would include demolishing a structure linking the existing house and barn and replacing it with a new addition. The Planning Board had previously approved the concept to link the house and barn, which would incorporate a steel moment frame to stabilize the barn. McShera continued with an overview of the site plan and drawings.

Ms. Carlisle expressed her appreciation for the written description and drawing details. Mr. Bubriski expressed appreciation for the addition scale and details. Mr. Bourneuf inquired as to whether other work would be done to the barn apart from stabilizing it. McShera responded that the upper doors would be replaced, and two garage bays added. Ms. Hill Dolan inquired as to how the addition would increase the current footprint. McShera responded that the addition would step backward to maintain the side yard garden. Carlisle asked if the addition would incorporate a story above the portion to be demolished, to which McShera responded affirmatively.

Ms. Strachan recommended making the new front door appear secondary to the existing main entry door, to include removing the entablature and windows. She continued, adding that the

secondary door should be subservient, simpler and smaller. She then inquired as to the porch materials, to which McShera responded that spindles, deck and rails would be wood and square. Strachan continued with suggestions for eight barn windows, suggesting that some regular size windows be incorporated.

Carlisle echoed concerns regarding the front door, suggesting that a barn or shed door would be preferable to an elegant entrance. Bourneuf agreed, adding that a second formal entry would shift the home's appearance from a single to a two family.

Mr. Fiske inquired as to whether the owners could correct the leaning barn rather than stabilizing it, and whether this would be preferable long term compared to holding it in what could be a bad position. He continued adding that the cost difference between doing the work now or later should be considered, and that effecting the barn maintenance now could go a long way toward preserving it. McShera replied that the project budget can't support removing the sheathing and jacking up the barn, but that they would do what they could while ensuring that the connection points remain accessible for the future.

Carlisle suggested that McShera and the owners attend a subsequent meeting once the drawings have been updated. McShera inquired as to whether conditional approval could be granted, to which Carlisle responded that it could not. Strachan requested that the door detail be updated and that the project incorporate wood windows. McShera expressed appreciation to the board and stated that he would follow-up with Mr. Parsons regarding the next meeting date.

Documents: Drawings prepared by Red Barn Architecture, 5/7/19

PUBLIC HEARING: 83 High Street request for Certificate to Alter for alterations.

REQUEST for Approval of Certificate to Alter for alterations including renovation of two existing, with construction of one new structure and one addition located in the Architectural Preservation District, pursuant to Section 8, Chapter XXII of the Ipswich General Bylaws.

Carlisle welcomed the applicants back and invited Ms. Fader to express her views. Fader expressed her appreciation for the project, the scale, the restoration of the Kimball house, and the overall benefit as a positive addition to the neighborhood.

Mr. Mayo provided an overview of the project and new configuration developed since the last meeting. The new structure fronting on High Street would be 32 feet shorter in length and 2 and one-half feet shorter in elevation at the street. Garages were set back within the structures, and parking was largely removed from site using revised grading and the incorporation of a retaining wall. Mr. Thompson expressed appreciation for the decreased elevation and the dimensional shift from the new structure to the workshop addition.

Fiske expressed that he had been opposed to the project as a matter of principal, but that he recognized the accommodations and compromises made by the development team. Bourneuf offered that the revised plans represented a clever set of solutions. Carlisle stated that the current design works well and seems obvious after the previous iterations.

The discussion shifted to details to be incorporated in the Kimball and proposed structure. There was general consensus that the two over two windows on the Kimball house should be replaced with six over six (second floor) and six over nine (first floor), with six over six to be incorporated on the new structure fronting on High Street. The trim on the Kimball house would remain, but not be incorporated on the new structure. Mayo proposed several alternatives from within the Ipswich APD and 85 High Street was mutually agreed upon as a style guide for the new structure. Fiske commented that the existing front door surround of the Kimball house is likely the third since its construction. Carlisle agreed, but suggested that the surround is important as it shows change over time. The new structure would incorporate a chimney similar in size to the Kimball house.

Discussion continued relative to the details to be incorporated on the workshop and addition. Board and batten siding and existing trim would be retained. Porches would serve each of the three units. Carlisle and Bourneuf suggested less formal entrances and a smaller pent roof over the south facing unit entry. Bourneuf suggested simplifying the overhang detail similar to that incorporated at 10 North Main Street. Bubriski suggested repeating the double door motif inherent in the workshop in the design of the entry ways.

Mayo presented several garage door designs. Fiske suggested a simpler design. Carlisle expressed appreciation for plain doors with an arch similar to those in the Turkey Shore photo. Bubriski and Strachan expressed support for the Poplar Street doors. Carlisle suggested that the garage doors vary somewhat between the buildings.

Carlisle suggested that the development team submit the revised project to the PB and then return with finalized drawings.

MOTION TO CONTINUE THE HEARING: Bubriski moved to continue the hearing until July 29, 2019 at 7:00 PM. Thompson seconded. The vote was taken, and the motion passed unanimously. The meeting adjourned at 8:50 PM.

Documents: Drawings prepared by Thomas Mayo Associates, 7/3/19

MINUTES AND MATTERS ARISING: None.

Minutes prepared by Will Thompson, Secretary

Minutes adopted: July 29, 2019