

Town of Ipswich Architectural Preservation District Commission
Public Hearing
February 3, 2016
Mary Conley Room - Town Hall

Minutes

Members Present: Chris Morse, John Fiske, Mitchell Lowe, Peter Bubriski and Will Thompson

Alternate Members Present: Ruth Strachan and Nancy Carlisle

Staff Present: None

Others Present.

Caitlin and Ryan McShera. 84 High Street, Ipswich, MA
Kathleen and Robert Hegarty. 82 High Street, Ipswich, MA
Paul Seaman. 11 Warren Street, Ipswich, MA

CALL TO ORDER: The meeting was called to order at 7:04 PM

PUBLIC HEARING: 84 High Street Barn Conversion

REQUEST for Advisory Review of proposed alterations to a Contributing Property located in the Architectural Preservation District, pursuant to Section 7, Chapter XXII of the Ipswich General Bylaws.

Mr. McShera provided an overview of the proposed project to convert an existing barn into a guest house. An 1890 photo shows the building behind a fire station that once stood near the property. The building will have wood clapboards on the front, shingles on the other three sides, a shed dormer on the yard side and wood trim throughout. A six foot privacy screen will stand on the east side above a deck to be built on the south end of the building above the attached shed. Some wood framing is rotted and will be replaced and improvements will be made to mitigate groundwater infiltration.

Mr. Morse inquired as to the condition of the sash windows. Mr. McShera explained that the windows appear to be replacements from the 1950's and that the proposed doors and windows would match those used on the main house. The existing door on the shed would remain as is.

Mr. Lowe asked about the existing roof structure on the side elevation facing the street. Mr. McShera explained that it would be removed. Ms. Carlisle and Mr. Morse expressed that the proposed single door is more appropriate than the existing French doors. Ms. McShera explained their intention of orienting the use of the building away from the street and into the yard. Mr. McShera added that they intended to respect the street front, so the shed dormer, windows and French doors were proposed on the yard side.

Ms. Strachan expressed concern over the appearance of the privacy screen. Mr. McShera stated that the screen would be waterproofed and capped and look like the side of the building. Mr. Morse commented that the screen was in the back of the building and not glaring to the street. Ms. Carlisle stated that the screen should be clapboarded rather than shingled as shown on the drawing.

Mr. Lowe inquired as to the roof material and Mr. McShera stated the barn would be covered with standing metal seam roofing. Mr. Lowe recommended that more material details be added to the

drawings. Mr. Morse suggested adding salvage details to the exterior and inquired as to the plans for the yard side doors. Mr. McShera explained that the doors would be eight feet tall and have sliding leafs, with the French doors opening as leaves behind them. Mr. Lowe inquired as to the height of the shed dormer windows and Mr. McShera responded that the one foot tall windows would stand at six feet, eight inches.

The neighboring owners, Robert and Kathleen Hegarty of 82 High Street, spoke in favor of the project and improvements made to the property.

Mr. Fiske asked as to the disposition of the attached shed and Mr. McShera responded that it would remain in its current capacity and condition as a garden shed. It would not have access from the barn and the single door on the yard side would remain.

Mr. Lowe inquired as to the stair plan and commented that they appeared short for the elevation rise.

Mr. Morse recommended the owners research obtaining salvage double doors and to consider rethinking the shed roof over the street side door.

Ms. Carlisle commented that the plans represented a sensitive project that would ensure the barn would survive as a structure.

Mr. Fiske inquired as to why the two single doors didn't match. Mr. McShera explained that the new door would match the house and the single shed door would remain as is. The two doors would not be part of the same view. Mr. Fiske commented that the new door should match the existing shed door. Mr. McShera stated that the doors would remain as proposed.

Mr. Lowe stated that he conditionally approved of the proposed design pending another review of drawings incorporating updated call outs with proposed changes and materials.

MOTION: Mr. Fiske moved to conditionally approve the plans pending a subsequent drawing review by a subcommittee consisting of Mr. Morse and Mr. Lowe. Mr. Bubriski seconded. The motion passed five in favor, zero against.

Mr. Morse informed the members present that the guidelines draft was under review at the Planning Board. Mr. Thompson encouraged the submission of end notes as applicable.

Mr. Bubriski requested a meeting to review proposed drawings of 39 Summer Street, which was proposed for February 23rd.

ADJOURNMENT MOTION: Mr. Morse moved to adjourn the meeting at 8:13 PM. Mr. Bubriski seconded. The motion passed unanimously.

Minutes prepared by Will Thompson, Secretary

Attachments: none