

Town of Ipswich Architectural Preservation District Commission  
Public Hearing  
March 23, 2016  
Mary Conley Room - Town Hall

Minutes

Members Present: Chris Morse, John Fiske and Will Thompson

Alternate Members Present: Ruth Strachan and Nancy Carlisle

Staff Present: Ethan Parsons

Others Present:

Jeff Holloran, John Seger, Chris Lambert and Paul Herck of the Holloran Companies and Seger Architects. Rick Spalding of 39 Summer Street and Bob Weatherall of 33 Labor in Vain Road. David Clarke of Clarke Associates

- 1. Call to Order.** Mr. Morse called the meeting to order at 7:05 PM
- 2. Citizens Queries.** Mr. Morse asked if there were any queries beyond the presenters scheduled for that evening. There were none.
- 3. Minutes and Matters Arising.** Mr. Morse presented the previous meeting minutes. Mr. Fiske moved to accept the minutes and Mr. Thompson seconded. The motion passed unanimously.
- 4. APD Guidelines and Rules and Regulations**

Mr. Parsons provided an overview of the review and approval process for the draft rules and guidelines. Mr. Morse responded that both documents were ready for review by the Board of Selectmen. Mr. Parsons stated that he would initiate review and scheduling of the required public hearing.

**5. Old Ipswich Town Hall**

Mr. Seger provided a full overview of the project to include intended use, landscaping and drainage. He explained that additional lighting will be proposed and that much of the clapboards and fascia would be reconditioned. The building will house 11 residential units and one small commercial office space. The first floor would house five flats and the commercial space, while the second and third floors would house six town houses. Mr. Lambert added that the window muntins would be revised and that the HVAC units would be located below grade.

Mr. Morse commented that he appreciates the proportions and recommended using dark glass to shade the floor decking visible in the second story windows. Mr. Lambert explained that the rain gardens and plantings around the foundation are at the request of the Planning Board. Mr. Parsons added that the plantings also help screen two planned patios.

Mr. Fiske and Ms. Strachan recommended additional details on the east (rear) elevation service door. Mr. Seger responded that the entry will incorporate a paneled door and thicker wood trim than that displayed on the drawing. Mr. Morse commented that the east elevation windows represent a great improvement

and inquired as to the type. Mr. Seger responded that windows would be aluminum clad exterior with wood interior. Ms. Carlisle commented that the reuse plan and design looked impressive. Mr. Fiske added that the building will look outstanding.

Mr. Parsons added that the plans represent a substantial exterior alteration per the APD bylaw. Mr. Fiske made a motion to view the project as a substantial exterior alteration and to issue a certificate to alter pending approval of the architectural plans, as presented as page A1.3B, 01/29/16 and revised 03/23/16, upon subsequent review of rear entry revisions as discussed. Mr. Thompson seconded. The motion passed unanimously.

## **6. 39 Summer Street**

Mr. Morse expressed his appreciation for the tour held the previous weekend. Mr. Morse provided a sketch and expressed his thoughts about extending the two ells, while also adding a new roofline over the interior space. Mr. Spalding inquired as to whether the upstairs rooms would become longer. Mr. Morse responded that they would and that the design would maintain the original massing and maintain the vertical appearances rather than the proposed horizontal design across the rear of the building.

Mr. Spalding asked if the pitch across the rear center could be different. Mr. Morse responded affirmatively and added that the roof pitch on the Beverly jog could more closely match the original roof pitch. Mr. Weatherall inquired as to how the owners should handle Mr. Morse's opinion in relation to their needs and desires for the project. Mr. Morse responded that his idea was meant as advisory after seeing the home.

Ms. Carlisle commented that the two ells have historical charm. Mr. Weatherall replied that form is important to Mr. Morse, while he believes that keeping them unchanged and enveloping them represents an alternative point of view. Mr. Parsons commented that massing that is detrimental to abutters is within the purview of the APDC. Mr. Weatherall commented that the project needs to keep moving forward according to the owners' calendar and budget. Mr. Fiske stated that the project represents substantial exterior alteration as it changes the scale, height and proportions of the building and that review is required. Mr. Weatherall agreed.

Mr. Fiske commented that Mr. Morse is proposing to preserve the distinction of the ells, but that leaving intact the distinctiveness of the ells would be more historically accurate. Mr. Weatherall inquired as to the worth of maintaining the interior shape of the rooms, while also adding additional space that the owners do not need. Mr. Fiske replied that rather than extrude the ells, perhaps the rear elevation could incorporate breaks across the back in relation to where the ells stand. Mr. Thompson added that extruding the ells would be detrimental to the character of the existing timber framing visible in the rear rooms. Mr. Weatherall agreed and added that incorporating engineering to add onto the existing timber structure could prove problematic to the project. Mr. Weatherall agreed that if the ells could still be visible on the rear of the building, there would be value in that.

Ms. Carlisle commented about the use of space by the owners and potential future owners. Mr. Weatherall replied that the owners should design and implement the project according to their needs.

Ms. Strachan commented that the discussion has been valuable and that it will help form consensus at a public hearing, and that the owners have two philosophies to consider as they finalize their plans.

## **7. 6-8 North Main Street Carriage House**

Mr. Clarke presented modified plan to adjust rear elevation by changing foundation grading and increasing the size of the two first floor windows from single, to double hung 6 over six windows. There was general consensus that the plan allowed for more light and improved the rear exterior elevation. Mr. Fiske moved to amend the approved certificate to alter to allow for the rear first floor double hung windows. Mr. Thompson seconded and the motion passed unanimously. Mr. Morse stated that he would right a memo supporting the amendment.

## **8. New Business**

Mr. Morse stated that the owners of 4 East Street would attend the next scheduled meeting. Mr. Parsons added that the owners of 15 County Road would also attend.

## **9. Closing**

The Commission decided the next meeting would be held on Wednesday, April 6th.

Mr. Thompson moved to adjourn the meeting at 9:20 PM. Mr. Morse seconded. The motion passed unanimously.

Minutes prepared by Will Thompson, Secretary

Attachments: none