

Town of Ipswich Architectural Preservation District Commission
Regular Meeting
May 4, 2016
Mary Conley Room - Town Hall

Minutes

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

Alternate Members Present: Ruth Strachan and Nancy Carlisle

Staff Present: None

Others Present:

Alex Scala of 44 North Main Street and Cherith Smith of Masonry Doctor on behalf of 78 County Road.

1. **Call to Order.** Mr. Morse called the meeting to order at 7:04 PM
2. **Citizens Queries.** Mr. Morse asked if there were any queries beyond the presenters scheduled for that evening.
3. **Minutes and Matters Arising.** Mr. Thompson stated that he would have current and previous meeting minutes available prior to the next meeting.
4. **78 County Road**

Ms. Smith presented the Owners' intent to replace the two existing chimneys above the roofline with new brick in the same form as those existing. A 1 ¼" to 1 ½" stone cap would also be added to each chimney. Ms. Strachan recommended using dyed mortar to more closely match the bricks as was common at the original period of construction, and/or to incorporate thinner masonry joints. Ms. Smith responded that she would relay the recommendations to the owners, after which Mr. Thompson added that the recommendations were advisory and non-binding.

5. 44 North Main Street

Ms. Carlisle and Mr. Scala presented a historical overview with original architectural drawings, as well as past and present photos and proposed design plans. The house is missing a previously installed extended porch along the right elevation as viewed from the street. The Owners intend to reinstall the porch to include a screened in section along the driveway side elevation that will incorporate a hipped roof and three foot stairway. The porch will be seven feet wide and extend a total of 10 feet including the stairs. Ms. Carlisle explained that they also intend to widen the front archway to more closely reflect the architect's original plan. A second floor window will be added to elevation A4 to the right of the bay window, which will not be visible from the street. Mr. Morse commented that they might consider procuring reclaimed materials that could fulfill design pieces, such as the window. Mr. Thompson commented that they might consider consulting a structural engineer regarding widening the arch. Shifting the supports outward would likely require review as to the arch's bearing capacity considering the load of the second and third stories above the main entrance. There was general consensus in support of the proposed design aspects.

6. Rules and Regulations and Design Guidelines

Mr. Bubriski expressed concern relative to the APDC's role and authority as relates to providing design inputs and approving or denying projects. Ms. Strachan responded that the APDC should follow, but not exceed the approval guidelines. Mr. Lowe added that per the Rules and Regulations, design characteristics and overall aesthetic value of a proposed project, both to the building and surrounding neighborhood, are within the purview of the APDC. Mr. Bubriski commented that there will be new projects in the district and that architecture should be able to grow around an original structure. Ms. Strachan commented that simple recommendations to applicants have proceeded relatively well to date. Mr. Thompson commented that perhaps to mitigate the back and forth that Mr. Bubriski had experienced relative to his project, that voluntary reviews be limited to one or two meetings prior to the applicant submitting an application for a certificate to alter.

Mr. Morse made a motion to authorize Ms. Carlisle to vote in Mr. Fiske's absence. Mr. Lowe seconded and the motion passed unanimously.

Mr. Bubriski made a motion to accept the Rules and Regulations and Design Guidelines. Mr. Lowe moved to accept the motion, which passed unanimously. Ms. Strachan volunteered to discuss necessary process to procure graphic art support to improve the appearance and layout of the Design Guidelines.

7. Ipswich is First... Period

As one of the proposed evening talks proposed for November, Ms. Carlisle suggested including a talk on historical paint colors by Sally Zimmerman. There was general consensus that such a topic would be well received by the public.

8. New Business

21 Summer Street

Mr. Morse explained that the Owners of 21 Summer Street would present plans, possibly at the next meeting, regarding their intent to remove the attached garage from the left side of the house.

9. Closing

A public hearing will be held on May 18th. The Commission decided the next regular meeting would be held on either June 1st or June 8th.

Mr. Thompson moved to adjourn the meeting at 8:43 PM. Mr. Lowe seconded. The motion passed unanimously.

Minutes prepared by Will Thompson, Secretary

Attachments: none