

Town of Ipswich Architectural Preservation District Commission  
Public Hearing  
May 18, 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: None

Others Present. Peter Bubriski and Rick Spalding of 39 Summer Street with Builder Bob Weatherall of 33 Labor in Vain Road

**CALL TO ORDER:** The meeting was called to order at 7:03 PM

Apologies received previously for the absence of Mr. Lowe.

**PUBLIC HEARING:** Certificate to Alter

REQUEST for Approval of Certificate to Alter for proposed additions to a Contributing Property located in the Architectural Preservation District, pursuant to Section 8, Chapter XXII of the Ipswich General Bylaws.

Mr. Morse began by welcoming the applicants and reviewing the month long process timeline and expressing the Commission's appreciation for their patience. Mr. Morse added that the walk through was very helpful in understanding the building and its surroundings as relates to the proposed alterations.

Mr. Morse reviewed the design items that had been taken into consideration and expressed his appreciation for Mr. Bubriski's previous comments relative to buildings evolving over time and the fact that this project would leave the existing structures remaining as they stand today. Mr. Morse added that the additions represent reversible changes, which is also viewed positively. Apart from the addition of the Beverly jog, the remaining additions on the rear elevation would be largely hidden from the streetscape.

Mr. Weatherall presented the project drawings and explained that the layout represented, in effect, a multi-family use dwelling changing to a single family. The ground floor will be unified and to some extent the second floor will be as well, as it gains increased accessibility and additional head room. A mudroom will be added projecting from the rear elevation. He added that the shed roof pitches on jogs differ on several dwellings around town in a similar manner to that proposed.

Mr. Morse inquired as to whether or not there could be two windows, one on each floor, on the front elevation of the jog. Mr. Weatherall responded that adding a window to the ground floor wouldn't make sense as the interior space will be used for storage.

Ms. Carlisle commented that alterations on the rear of a house should not get a pass. She stated that Mr. Bubriski should be held to a higher standard as a member of the APDC, and expressed reservations concerning the massing and character inherent in the proposed design. Ms. Carlisle added that it could be possible to incorporate the desired interior design aspects in a more sympathetic manner to the exterior.

Mr. Bubriski responded that he understands the standards and that the proposed design is most appropriate considering the desired use. Ms. Carlisle inquired as to whether or not that is an argument to not have an APDC. Mr. Bubriski responded that they are trying to be sensitive and that they are showing respect for the dwelling. He added that he doesn't agree with creating something that doesn't match or never was and that the proposed design is not out of character.

Mr. Weatherall commented that APDC members should not be treated any differently than any other applicant. He added that every Board must interpret and that stylistic decisions are often difficult.

Ms. Carlisle commented that the massing and linking of the two ells is not sympathetic and that a window in the jog would be preferable. Mr. Weatherall replied that in order to unify the space and provide additional head room, the proposed design makes the most sense. Furthermore, a flat roof would not work. Mr. Morse added that he agrees with Ms. Carlisle and that the hint of the original structure in the back will disappear. Mr. Weatherall expressed agreement, but reiterated that a staircase and head room are required to make the project viable.

Ms. Strachan commented that she had reviewed the proposed additions from both rear sides of the neighboring properties and that the changes would not be visible. The alterations do not impact the streetscape and she agreed that great variation exists among Beverly jogs and their rooflines. She added that there is not enough to justify a no vote.

Mr. Fiske expressed his pleasure with the review process and wished that there was an alternative way to incorporate the additions. He added that the current design is as good as it's going to get.

Mr. Thompson commented that he didn't support the design, but that the Board had provided enough input on style. He agreed that there isn't enough to stop the project from moving forward.

Mr. Spalding inquired as to why there weren't any more comments on the mudroom. Mr. Morse and Ms. Strachan both responded that the members don't support it. Mr. Weatherall commented that plenty of examples exist and that moving it wouldn't work. Ms. Strachan replied that a three inch offset on the side elevation would look great. Mr. Weatherall encouraged the Board to consider the value of not cutting a hole in the second floor to accommodate a new staircase.

**MOTION:** Mr. Morse moved to issue a Certificate to Alter. Mr. Fiske seconded and the motion passed five in favor, zero against.

Mr. Spalding expressed his appreciation of both the Commission's work and the project process overall.

Ms. Strachan recommended numbering the approvals, as well as taking before and after photos of each project.

Mr. Morse stated that he would send an approval letter to the Building Inspector the following day.

**ADJOURNMENT MOTION:** Mr. Fiske moved to adjourn the meeting at 8:03 PM. Mr. Thompson seconded. The motion passed unanimously.

Minutes prepared by Will Thompson, Secretary

Attachments: none