

Town of Ipswich Architectural Preservation District Commission
Public Hearing
August 17, 2016
Mary Conley Room - Town Hall

Minutes

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

Alternate Members Present: Ruth Strachan and Nancy Carlisle

Staff Present: Ethan Parsons

Others Present: Dave and Jeff Clarke of Clarke Associates for 10 North Main Street
Connie James and builder Shawn Cayer for 19 High Street

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

Mr. Morse stated that Ms. Carlisle would serve as a voting board member. Apologies received previously for the absence of Mr. Fiske.

PUBLIC HEARING: 10 North Main St. modification and 19 High St. Detached Garage Construction

Mr. Bubriski began by providing a summary of his videographer supported interview with Paul McGinley of 26 High Street. Mr. Bubriski recommended that willing owners be encouraged to complete similar interviews to document houses within the APD. He also inquired as to whether or not a budget could be obtained to support this and other activities that the APDC may wish to pursue. Ms. Carlisle inquired as to whether or not such videos could be aired on CCTV and Mr. Lowe affirmed the possibility. Mr. Morse stated that he would determine the process for presenting a budget request to the Finance Committee.

REQUEST for minor modification to previously approved Certificate to Alter of a Contributing Property located in the Architectural Preservation District, pursuant to Section 8, Chapter XXII of the Ipswich General Bylaws.

Mr. Dave Clarke provided an overview of design modifications associated with the fire suppression system being installed due to the building not being connected to the town water supply. Other design changes include a well and water filtration system, rear patio, bulkhead and trash area. Mr. Clarke explained that the grade is rising in elevation and that shrubs would hide the increase in required backfill.

MOTION: Mr. Lowe moved to approve the revised design as submitted. Mr. Bubriski seconded and the motion passed five in favor, zero against.

Mr. Morse stated that he would write the letter to the Building Inspector. Mr. Clarke explained that first Clarke Associates must prove that the ground water is potable and that the APDC approval letter and building permit would follow that process.

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

Ms. James provided an overview of the home, its history and her intent to install a new single car garage on the left side of the house as viewed from the street. Mr. Cayer explained that he had submitted the permit application and hadn't realized that the project required APDC review. He explained that the garage would be set into the existing grade with a patio installed to connect the garage with the house.

The clapboards would be installed five inches to the weather rather than the concrete shown on the drawing. Ms. Strachan suggested four inch to the weather spacing, which Mr. Cayer agreed to.

Mr. Morse inquired as to the eave design. Mr. Cayer responded that he didn't draw the plans. Mr. Morse requested that the drawings be resubmitted with a revised eave design.

Mr. Cayer explained that the composite wood would comprise the trim. After some discussion of various composite and natural wood products, Mr. Cayer agreed to provide a specification for the trim.

Mr. Morse inquired as to the design for the garage door. Ms. James responded that she was open to recommendations. Mr. Morse suggested a door with a divider in the middle to promote a more aesthetic scale, while providing a few example photos for consideration.

Ms. Carlisle reiterated that pictures of the proposed architectural details should be submitted. Mr. Cayer responded that since the APDC is already informed and knowledgeable about what all of these building products look like, that submittals should not be necessary. He added that he has used these products on his own house. Ms. Strachan inquired as to whether the members could visit, which Mr. Cayer accepted. Mr. Lowe stated that samples of the trim would be necessary, as would photos of the garage door and proposed eave detail.

Ms. James added that there would not be a side door as shown on the drawing and that stairs would lead to the backyard along the side of the garage. The windows would be two over one, aluminum clad wood windows, not two over two as drawn.

Mr. Parsons recommended issuing the building permit provided that the details are submitted prior to construction. Mr. Cayer stated that he would provide specifications on the trim, window, garage door and siding and address the eave design prior to construction.

MOTION: Mr. Lowe moved to approve the design as submitted pending submission of the trim, window, door and siding components and revised eave design. Furthermore, the hearing would remain open until such time as the submissions are received and considered. Mr. Bubriski seconded and the motion passed five in favor, zero against.

Mr. Parsons provided a brief update on the status of the Old Town Hall project.

ADJOURNMENT MOTION: Mr. Lowe moved to adjourn the meeting at 8:11 PM. Mr. Morse seconded. The motion passed unanimously.

Minutes prepared by Will Thompson, Secretary

Attachments: none