

Town of Ipswich Architectural Preservation District Commission  
Public Hearing  
September 14, 2016  
Mary Conley Room - Town Hall

Minutes

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

Alternate Members Present: None

Staff Present: None

Others Present: Connie James and builder Shawn Cayer for 19 High Street  
John Walker and architect Bill Nolan for 15 County Street

**CALL TO ORDER:** The meeting was called to order at 7:00 PM.

Apologies received previously for the absence of Mr. Bubriski, Ms. Carlisle and Ms. Strachan.

**PUBLIC HEARING:** 19 High St. Detached Garage Construction  
15 County St. Proposed Addition Review

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.

The above request for approval was passed at the previous meeting pending the submission of revised drawings and submittals for the garage door, window, eaves, trim and siding details.

Mr. Cayer submitted samples of Boral board and primed pine for comparison. There was general consensus in support of using the Boral board. Mr. Cayer provided an overview of the updated drawings including red cedar clapboards spaced four inches to the weather, garage door design and updated eave. The side entry door was also removed.

A variety of single garage door designs were considered. After discussion, Mr. Morse strongly recommended the incorporation of the door design that had been submitted. Mr. Morse suggested decreasing the size of the window to be installed above the garage door. After discussion, there was general consensus that a stock window two sizes smaller than that drawn would appear more appropriate based on the building scale.

Ms. James and Mr. Cayer agreed with the suggestions and expressed their appreciation to the board.

REVIEW of plans requiring Approval of Certificate to Alter for partial demolition and new construction of an addition to a building located in the Architectural Preservation District, pursuant to Section 8, Chapter XXII of the Ipswich General Bylaws.

Mr. Walker provided an overview of previous work to the rear and left elevations as viewed from the street. He explained the intent to provide a two level addition to the rear and right of the building. As part of the construction, the ell on the right side of the building would be demolished. Mr. Walker added that

there is no access under the ell from the cellar and that he is unsure of when the ell was constructed. Mr. Fiske responded that ells were typically added during the 19<sup>th</sup> century.

Mr. Walker stated his intent to rebuild the foundation. Mr. Nolan added that the addition will provide headroom and space for two new bathrooms in the rear of the house and that significant snow loading and water infiltration issues would be mitigated by changing the rear roof line.

Mr. Lowe responded that the house has a certain character from the street and that demolishing the ell would mean losing an interesting architectural element. Mr. Morse added that these additions are unique to Essex County and that it would be a shame to lose one. Mr. Nolan commented that the ell does not follow the rear roofline, that there is no foundation and that keeping it would not allow for enough head room on the second floor.

Mr. Morse inquired as to whether or not they had considered a cathedral ceiling inside the second floor rooms and if the board members could make a site visit. Mr. Walker responded that he had not considered a cathedral ceiling and that a site visit was welcome.

Mr. Morse commented that removing an ell would set a precedent. Mr. Nolan replied that every house and every project is different and that each must be judged on its own merit. Mr. Morse inquired as to whether they would consider taking the ell down and rebuilding it. Mr. Nolan replied that he would need to review the code implications and inquired as to what was being preserved. Mr. Lowe iterated the importance of the streetscape. Mr. Nolan asked if maintaining the form was advice or a requirement. Mr. Lowe encouraged a redesign that maintains the present form.

Mr. Fiske added that the goal of these discussions was to bring the Owner's requirements for space together with preserving the streetscape. Mr. Walker asked if it would be possible to make the ell wider to provide more space on the interior. There was general consensus that designing in such a way reasonable. Mr. Thompson suggested considering a design that brought the front of the ell forward, thus raising the rear roofline to provide additional headroom and mitigating the water infiltration issues associated with the current roofline. There was general consensus from the board suggesting a rework of the design while maintaining the existing mass.

Mr. Nolan expressed that Mr. Parsons directed them to the board because a portion of the house is being demolished. Mr. Lowe explained that the size of the area to be demolished is below the required threshold.

After discussion it was decided that members would meet with Mr. Walker on Friday and Saturday.

**MINUTES AND MATTERS ARISING:** Mr. Lowe moved to pass the previous meeting minutes. Mr. Morse seconded. The motion passed unanimously.

**ADJOURNMENT MOTION:** Mr. Fiske moved to adjourn the meeting at 8:09 PM. Mr. Morse seconded. The motion passed unanimously.

Minutes prepared by Will Thompson, Secretary

Attachments: none