

Town of Ipswich Architectural Preservation District Commission  
Certificate to Alter Meeting  
January 3, 2018  
Mary Conley Room - Town Hall

**Minutes**

Members Present: John Fiske, Peter Bubriski, Mitchell Lowe and Christopher Morse, alternate members Ruth Strachan, Nancy Carlisle,

Staff Present: None

Others Present: Catherine & Peter Wonson, 110 High Street, Ipswich, MA  
Mat Cummings, Cummings Architects, Sean Coyer

**1. Call to Order.** Mr. Morse called the meeting to order at 6:35 PM; Mr. Morse presents a motion that Nancy Carlisle and Ruth Strachan act as voting members, Mr. Lowe seconds.

**2. Citizens Queries**

Mr. Morse asked if there were any citizens' queries. There were none.

**3. Minutes and Matters Arising**

Meeting minutes from the 11/29/17 APDC meeting were distributed and accepted by the APDC.

**4. 110 High Street Beverly Jog Demo & Reconstruction + Renovations: Certificate to Alter**

The purpose of the Public Hearing meeting was to discuss the removal of the existing Beverly Ell at 110 High Street and replace with a larger addition. Proposed work will include significant renovations at the rear of the house. Members of the APDC convened informally at the property on Saturday, December 9<sup>th</sup> to review interior and exterior existing conditions with the owners and architect.

Mr. Cummings presented existing and proposed new work drawings of the 110 High Street house (John Kimball House, 1730). He explained that the designs were based on historic models wherever possible. It was generally conceded the existing Beverly Jog is structurally unstable and that its removal and replacement with the proposed new addition would not be detrimental. The new addition would extend beyond the existing building footprint to the rear lot line setback and be taller, but no more than the height of the existing main body of the house.

There was discussion regarding options of window style at the south elevation of the new addition. The Cummings design called for 6/6 windows since 6/9 doesn't work with the room height. However a second option of Federal style windows with larger panes and smaller mullions was also discussed. The option of larger Federal style windows at this elevation was the most preferred option and the APDC voted accordingly.

Additional work at the front elevation includes revision of the front door trim work. The existing door surround is not historically accurate, and the removal of the existing sidelights and substitution with architecturally proportionate flanking pilasters and entablature are more in keeping with the Georgian era style of the house. The front door as designed is 3' according to code, but could be narrower if the building inspector allows it.

Mr. Morse stated that the site visit that had taken place in December had been very helpful. He further stated that given the needs of the Wonson family and the state of the very compromised Beverly jog, the proposed design is a good option. The change to the doorway will enhance the front façade. He also appreciates the wood shingled roof.

It was agreed that no variance was needed.

Under the provisions stated in Section 8 of the APD Bylaw, a unanimous vote of approval of the drawings presented was taken. The APDC was grateful the owners are undertaking ambitious renovations and correcting features of the house to be more historically accurate.

Mr. Morse made a motion that the APDC approve a certificate to alter as described in Section 8B of the guidelines: Substantial Exterior Alteration to a Contributing Property, and that the certificate be based on the elevation drawings presented on 1-3-18 along with the unchanged drawings from 12-29-17. Ms. Strachan seconded, motion passed unanimously.

## **5. Historic Colors**

Mr. Morse circulated a draft cover letter regarding color selections for historic houses within the APD. The cover letter is to be included with a list of resources which would assist in making appropriate color selections. The narrative and resources were provided by John Fiske which delineate Colonial, Federal and Victorian styles. Ethan Parsons will undertake the mailing of the package of information to home owners residing within the APD.

Mr. Fiske suggested the cover letter be brief and to the point. Mr. Morse offered to redraft the cover letter accordingly.

## **6. Video Tour of 26 High Street**

APDC Member, Peter Bubriski, interviewed Paul McGinley, owner of the Philip Call House (1658), in video format and shared the edited results with the APDC. The video is a possible format in documenting the more iconic historic houses of Ipswich. These videos would be made available to anyone interested in viewing. Video recording has many merits, as it offers details and visuals which might augment Gordon Harris' historical accounts of Ipswich houses.

7. APDC members were pleased that Mr. Bubriski produced the example video. Mr. Fiske was of the opinion that the video could be abbreviated, perhaps running no more than 10 minutes. Mr. Fiske and Ms. Carlisle suggested that these oral histories might be better placed in the resource room in the Ipswich Library. They also suggested that one of Gordon Harris's walking tours be recorded and that placed on the website instead. **Closing**

Ms. Carlisle moved to adjourn the meeting at 7:59 PM. and Ms. Strachan seconded. The motion passed unanimously.

Minutes prepared by Nancy Carlisle, APDC Member and Christopher Morse, APDC Chair.

Attachments: 110 High Street Drawings, Cummings Architects, dated 12-29-2017

Minutes adopted May 29, 2018