

Town of Ipswich Architectural Preservation District Commission
Public Hearing
January 11, 2021
Zoom Meeting ID: 995 0280 2257 - Remote

Minutes

Members Present: Nancy Carlisle, Peter Bubriski, Christopher Morse and Will Thompson

Alternate Members Present: Joe Bourneuf, Susan Hill Dolan

Staff Present: Kristen Grubbs

Others Present: Arthur Allen, 83 High Street, Feather Tree Real Estate
William Thompson, 14 East Street
Sarah Winderlin, 87 High Street
Roger LeBlanc, 14 Mill Road
Ken Savoie, Savoie Nolan Architects, LLC, 4 S. Main Street

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

CITIZENS QUERIES: None.

MINUTES AND MATTERS ARISING: Ms. Carlisle requested a motion to adopt the previous meeting minutes. Mr. Bubriski moved to accept the December 7, 2020 minutes and Mr. Morse seconded. The vote was taken, and the motion passed unanimously.

Documents: Draft minutes of December 7, 2020 meeting

14 EAST STREET: Public Hearing request by Dwight W. Thompson for a Certificate to Alter for construction of a backyard shed at 14 East Street, Assessor's Map 31B, Parcel 100 located in the Architectural Preservation District pursuant of Chapter 22 of the Ipswich General Bylaw.

Mr. Thompson stated he would like to construct a 257 SF timber frame addition to an existing accessory shed, constructed previously in 2009. (APDC review is required if structures are greater than 250 SF). The proposed shed is 13'-6"x 19'-0" and is based on a small 18th C building (possible cobbler's shop) attached to a house constructed about 1835 and located near the South Green at 82 County Road. The proposed shed had been considered by the Zoning Board of Appeals (ZBA) and the Building Inspector. Certified plot plans have been drawn up for the 14 East Street property and the next door neighbor's as the two properties have a shared driveway.

General ZBA approval of the project was granted on December 28, 2020.

The ZBA has approved construction within 2.5 feet of the lot line and the proposed wood shop will stand at 2.7 from the east lot line.

Mr. Thompson indicated a preference to design a structure that followed the design of an existing older structure in Town and lending the appearance of one that could always have been there. The elevation of the proposed wood shop facing East Street will have an added 6 over 6 window as a deviation from the prototype shop at 82 County. The rear of the proposed shed mimics a somewhat rare 3 over 6 window of the 82 County prototype, but will have (2) 30"x30" roof skylights, although these will not be visible from the street.

Mr. Thompson indicated the proposed shop will have thick pine shingle shake roof, wood & putty windows and cedar clapboards. Mr. Thompson would like to incorporate Bora board (recycled cinder waste) in lieu of pine corner boards and rake trim to minimize long term maintenance.

APDC Comments: Ms. Carlisle and Mr. Bubriski were in favor of the fact that the proposed structure is sympathetic in its use of mostly traditional materials and its design follows one of an older structure in Town quite faithfully.

Ms. Carlisle requested that Ms. Dolan and Mr. Bourneuf act as voting members due to Mr. Thompson presenting his own project and Mr. Fiske not being in attendance.

MOTION TO ACCEPT CERTIFICATE TO ALTER: Mr. Bubriski made a motion to accept and approve Mr. Thompson's project as presented. Ms. Hill-Dolan seconded the motion.

The vote to approve the Certificate to Alter for the project as presented was unanimous among APDC members.

83 HIGH STREET: 83 High Street request for a minor modification of the approved plans for the previously issued Certificate to Alter pursuant to Section 8, Chapter XXII of the Ipswich General Bylaws.

REQUEST for acceptance of plan modifications for previously approved Certificate to Alter for two windows in the south facing el of the existing house visible from High Street. The request is to place the smaller upper window with the larger window below it.

Mr. Allen indicated the substitution of the larger window to the second floor of the el is for life safety reasons (defined as a *rescue window* requiring 5.7 SF clear area per Massachusetts State Building Code Section 1030.1 & 10.30.2). The current smaller window at the second level of the el would be relocated to the first level and would function better in the kitchen, as it would be above counter height.

MOTION TO ACCEPT MODIFICATIONS: Ms. Carlisle asked whether this change be considered a minor modification. Mr. Morse made a motion this be considered a minor modification. Mr. Bubriski seconded the motion. All APDC members approved this definition.

Ms. Carlisle then made a motion that we accept this minor modification. Mr. Bourneuf seconded the motion. A vote was taken, and the motion passed, six in favor, zero against.

Documents: 83 High Kimball House-Proposed Window Modification (Dwg A-2) 1-04-2021

87 HIGH STREET: REQUEST for an informal discussion of preliminary design plans for four new townhouse units behind the Sewall Jewett House (1830).

Owner Sarah Winderlin seeks APDC input as to what would be the most appropriate design direction for the proposed new structure.

Architect Ken Savoie presented the proposed building elevations and site plan. The footprint of the building is probably just under 1500 SF according to Ms. Winderlin. Proposed is one 365 SF studio unit (3) two-bedroom units of size between 1100 and 1300 SF. The total square footage of all four units is under 4000 SF. One unit will be handicap accessible. Materials will be similar to the 1830 house- wood clapboards and asphalt shingled roofs. The proposed building height is 31'-8". Mr. Savoie explained that the new building is compact in scale and will blend in with the property and into the site by utilizing the change in grade behind the existing house fronting High Street.

Ms. Carlisle suggested the meeting not overly focus on the design elements but rather look at the bigger picture. Mr. Bubriski reminded the group the APDC had met formally with Ms. Winderlin (Certificate to Alter 2-27-2019 for a two-bedroom replacement cottage unit #3 with an 800 SF footprint and new construction of a two-car garage). Ms. Carlisle inquired how and when the previous acceptance of this cottage has grown into the addition of four new housing units, which would make a total of (7) dwelling units on the site. Ms. Winderlin explained that there was an evolution in thought as to how to best use her property. Ms. Winderlin stated there was a desire to incorporate (1) two-bedroom affordable unit and in order to make the project financially feasible, an additional unit would need to be added to the mix. Ms. Winderlin has not yet constructed the two-bedroom cottage and instead would rather do all of the construction at the same time, (e.g. five units under construction simultaneously).

Initial design pursuits considered a 'barn-like' structure with large barn doors at ground level, but instead Ms. Winderlin and Mr. Savoie opted for getting more light into the building, leading to the current design.

Ms. Carlisle inquired the status of the project viz a viz other Town boards. Ms. Winderlin said this meeting with the APDC is the first formal meeting and that she is in the process of filing an application with the Planning Board.

Mr. Morse opined that the project presents a challenge as the project at 83 High with its six units currently under construction is just two doors down at 87 High Street where the plan is for seven units? Ms. Winderlin explained that her lot is larger (~51,000 SF) than the 83 High Street property and her units will be smaller than 83 High Street's.

Ms. Carlisle suggested it may be better the APDC review the proposal until after Ms. Winderlin has met with the other boards and has received their feedback. Ms. Carlisle felt the proposed project currently looks too much like ordinary townhouses and that a barn motif may be a better directional pursuit. Ms. Carlisle suggested what has been helpful in the past is when design can point to specifics in Ipswich from which the new design can be based. The APDC looks to inspiration from existing older properties in Town, linking details to those in the Historic District more in keeping with the character and spirit of the neighborhood.

Ms. Hill-Dolan expressed concern about the scale. Mr. Bourneuf questioned parking on the site. The site plan currently shows (13) parking spaces. Mr. Bourneuf also commented on the groupings of the windows as pairs or triples and is not congruent with the fenestration at the 1830 house on High Street. Ms. Carlisle felt the fenestration is not in the same spirit of the Jewett house or other houses in the neighborhood. Mr. Thompson suggested it will not help to tie the design of new structure with the existing Jewett House. The APDC has approved projects in which new ancillary structures have the appearance of structures from a later period than that of the original existing house on the property. New structures can be made to look a stylistic progression from earlier structures.

Documents: 87 High Street-Proposed 4 Unit Multifamily Development - 12-15-2020 / 1-11-2021

OTHER BUSINESS:

A draft fact sheet entitled Architectural Preservation Districts/Neighborhood Conservation Districts by Christopher Skelly, Director of Local Government Programs for the Massachusetts Historical Commission was circulated prior to the 1/11/2021 APDC meeting.

Mr. Bourneuf found the fact sheet not all that helpful, vague and confusing. Skelly's differentiating an architectural preservation district from an historical district was confusing. Ms. Carlisle had a similar opinion and would like to know the purpose of the draft document and what its intended audience is. Kristen Grubbs will follow-up with Skelly regarding the document's goal.

NEXT MEETING: Monday, February 1st, 7PM to discuss APD outreach and education to the community. A second item for discussion is the APD Bylaw, Section 7 regarding closing some loopholes in verbiage relating to *advisory review* in advance of the Fall Town Meeting. This is, in part, a reaction to an incompatible, newly installed roof at 4 Water Street. The intent is to minimize such errors in the future by having better communication and coordination with Planning.

ADJOURNMENT: Ms. Hill-Dolan moved to adjourn the meeting. Bubriski seconded. The motion passed unanimously. The meeting was adjourned at 8:18 PM.

Minutes prepared by Christopher Morse, APDC

Minutes adopted: Feb.8, 2021