

**Town of Ipswich Architectural Preservation District Commission**

**Public Hearing**

**January 11, 2022**

<https://us02web.zoom.us/>

**Meeting ID: 839 6130 8920**

**Passcode: 326538**

**Minutes**

Members Present: Nancy Carlisle, Joe Bourneuf, Peter Bubriski, Chris Morse, and Will Thompson

Alternate Members Present: Susan Hill Dolan

Staff Present: Kristen Grubbs, Ipswich Town Planner

Others Present: Helen and Bill von Oehsen, 48 Turkey Shore Road  
Gordon Harris, 17 Mill Road  
Michele Hunton, 67 Turkey Shore Road  
Alison O’Neill, 52 Turkey Shore Road  
Katie Perron, of Beverly, MA and 5 Labor in Vain  
Rue Sherwood, 225 Argilla Road  
John Morin, The Morin-Cameron Group  
Ben Nutter and Michele Karam, Nutter Architects

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

**CITIZENS QUERIES:** None.

**MINUTES:** The minutes from the December 7, 2021, meeting were reviewed. Mr. Bubriski moved to approve the minutes, and Mr. Bourneuf seconded. All approved.

**APDC APPROVAL OF 30 EAST ST PROPOSED IMPROVEMENTS:** Mr. Morse moved to accept the 30 East St letter. Bubriski seconded. The motion passed unanimously.

**PUBLIC HEARING:** Request by Helen and William von Oehsen for a Certificate to Alter for substantial exterior alterations and an addition to a single-family home, and for demolition of a barn and construction of a new barn containing an accessory residential unit at 48 Turkey Shore Road (Assessor’s ID 42A 005), located in the Architectural Preservation District, pursuant to Chapter 113 of the Ipswich General Bylaw.

Ms. Carlisle began by asking the Owners to present their project. Mrs. Oehsen provided an overview of property and 1720 gambrel, explaining that applications were also under consideration with the Conservation and Planning boards. The Owners intend to replace the existing sheep and goat barn buildings with a new, prefabricated accessory dwelling unit. Carlisle commented that the two projects would be considered separately, beginning with the

main house, and then discussing the accessory dwelling unit once approved by the other boards. Mrs. Oehsen continued by reading a narrative detailing the original house and ell addition, the latter of which was likely built in the 1800's as a single story with a second story added some time later. The Owners' intent is to be respectful of the gambrel and feel that the scale of the proposed additions is appropriate. She added that the barn cupula had been removed in the updated drawings.

Mr. Nutter continued by providing an explanation of the site plan and elevations, explaining the intent to reuse the ell foundation and have a full second floor on the barn addition. He noted that the original house is less than 18 feet tall, while sharing a 3D walk-around model of the proposed additions. He further explained that the architectural details and trim would be similar to those present in the gambrel. He then provided an overview of the brick and stone foundations and primary structural members. He expressed the Owners' intent to investigate during construction how the ell was connected to the original gambrel and to salvage serviceable structural members for reuse in the new ell.

Bubriski expressed appreciation for the partial barn setback and removal of the cupula. He echoed the importance of repurposing existing materials within the new space and welcomed the design improvements. Mrs. Oehsen reinforced the idea of reusing structural members, especially from the ell roof should they be deemed acceptable from a code perspective. Morse added that the wood may be superior to that found in today's marketplace, while defraying some costs given pandemic related supply chain issues. He added his view that the existing two-story ell doesn't help the gambrel architecturally.

Bourneuf appreciated the positive improvements relative to the garage setback and cupula removal and agreed with sentiments that the current ell appears poorly tacked onto the 1720 house. He commented that the heavy massing of the new ell windows facing the street might be improved through separation. Ms. Hill Dolan expressed appreciation for the new ell design. Thompson inquired as to whether the garage shed dormer could be replaced by a lower pitch salt box roof.

Carlisle stated the importance of due diligence necessary for considering demolition of the two-story ell and expressed her concern for the scale of the new ell and attached barn. She commented that the ell is three quarters the size of the gambrel and that the new barn appears three times as large. Considering the length of the project along the street, she recommended scaling the project back.

Mr. Harris expressed support for removing the two-story ell and inquired as to the reasoning for the ell roof dormers. Nutter responded that the windows would provide additional light for the first floor. Harris commented that the original gambrel appears lost to the size of the new project and suggested bringing the ell roof down below the ridge of the original house. He added that situating the ell backward away from the street might also help accommodate the scale. Mrs. Oehsen stated the importance of not having the ell feel like a tunnel and that moving closer to the river isn't possible due to the 100-foot buffer requirements. Carlisle echoed support for bringing the ell roof downward and agreed that the ell incorporated a great deal of window glazing.

Ms. Perron inquired as to whether it was possible to incorporate the new accessory dwelling into the 3D model. There was general discussion regarding whether the additions could be built partially within the 100-foot buffer. Mr. Morin provided an overview of the 100 and 200-foot buffers as relates to the site plan and existing and proposed structures, adding that the new accessory dwelling unit would be built slightly further away from the river than the existing buildings, per request from the Conservation Commission.

Ms. Grubbs inquired as to whether the Owners wished to present on the accessory dwelling unit. Mrs. Oehsen provided an overview of the 1970's era farm sheds and intent to replace them with a single 26x34 prefabricated structure on a poured foundation that will be located 18 feet from the northern property line. Mr. Oehsen added that the accessory structure would accommodate visitors and eventually care givers as they intend to age in place. Mrs. Oehsen added that the unit will meet affordable housing requirements and could be used as a rental in the future. Grubbs commented that the APDC should make it clear in their determination that the existing sheds are not architecturally or historically significant. There was consensus among the board members that the buildings are not significant.

Ms. O'Neill requested that a full elevation of the new accessory dwelling unit be provided to include the view from the river side. Ms. Sherwood echoed her request.

Grubbs commented that a site visit would occur on January 14 at 11:30.

**MOTION TO CONTINUE THE HEARING:** Thompson moved to continue the 48 Turkey Shore Road hearing until January 25. Bourneuf seconded. The motion passed unanimously.

**UPDATES AND GENERAL MATTERS NOT FORESEEN WITHIN 48 HOURS:** None.

**NEXT MEETING:** A follow-on meeting was scheduled for January 25, 2022 at 7pm.

**ADJOURNMENT:** Thompson moved to adjourn the meeting. Bourneuf seconded. The motion passed unanimously. The meeting was adjourned at 9:08 PM.

Minutes prepared by Will Thompson, Secretary

*Minutes adopted: February 8, 2022*