

Town of Ipswich Architectural Preservation District Commission
Certificate to Alter Meeting
March 20, 2018
Mary Conley Room - Town Hall

Minutes

Members Present: Ruth Strachan, Peter Bubriski, and Christopher Morse

Staff Present: None

Others Present: Greg & Meg Stevens, 12 East Street, Ipswich, MA

1. Call to Order. Mr. Morse called the meeting to order at 7:05 PM

2. Citizens Queries

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

3. Minutes and Matters Arising

As previous meeting minutes had yet been prepared, no voting for acceptance of minutes was taken.

4. 12 East Street Dormer Addition

Mr. Morse stated the purpose of the meeting: the Stevens family is seeking a *Certificate to Alter* in relation to their plans to add a dormer to their residence at 12 East Street in Ipswich. Mr. Morse asked, "When are you hoping to move ahead with your plans?" to which Mr. Stevens replied: "As soon as possible." The Stevens have engaged a contractor, Tyler Fahey, who would like to begin in early May of this year with his crew removing areas of the old roof.

Mr. Stevens gave a brief history of his present family's ownership of the house which he and his wife, Meg, bought from Mr. Stevens' family in 2001. Previously Mr. Stevens' parents and family had owned the house since 1947. The house retains many original details including wide pine flooring. Much of the interior had been taken back to the studs, nonetheless much of the original trim and moldings were saved and reused. The family has attempted to keep much of the original look and feel of the house. With four children, the family needs more space than the current three bedrooms and full bath, so the intent is to include a laundry space in the bathroom and add more space with a "rec" room in the dormer.

The planned dormer is set back from East Street to make as little impact on the street view as possible, Mr. Stevens said. The expanse of the wall of the dormer will be broken up by the continuation of the present soffit running along the northwest side of the house.

Mr. Morse interjected that the green house with the new dormers by the cemetery (71 High Street) was "an unfortunate mistake" allowed before the APDC was in existence. Mr. Stevens said that they wanted to avoid that kind of unfortunate appearance and did not want their house "to look like a big rectangle", and have been working with architect Bill Nolan, (Savoie-Nolan Architects, LLC) to keep the dormer as far back from the street as possible while still giving the room the family needs.

Ms. Strachan mentioned it was unclear in the drawing whether the soffit ran all the way across, and Mr. Stevens assured her it would and that they did not want a 40 foot expanse of wall.

Mr. Stevens indicated the windows will be Andersen 400 series, aluminum cladded on the exterior with insulating glass, and that the new trim will match all the older existing trim so the look of the house should retain its historic nature as much as possible.

A brief discussion followed regarding the size of the windows in the new bedroom, which are smaller than the other windows on the house, and it was generally agreed that they are not as visible from the street, and that the APDC's main concern is how houses can contribute to a harmonious streetscape.

Mr. Stevens said they would consider shrinking the size of the dormer; Ms. Strachan asked whether they might just not build the dormer at all? Mr. Stevens replied: "We intend to do it." Mr. Bubriski asked whether moving the dormer back about four feet from the street side would make a difference in terms of space needed. Ms. Strachan said that every foot one moves back from the street makes a difference. Mr. Morse asked the owner and architect to consider some further setback of the dormer. Mr. Stevens would instruct the architect to consider a modest additional setback.

Mr. Stevens said they would not be skimping on details, saying "We want it to look right. I obsess about the details". Mr. Stevens mentioned the shingles on the new roof will match the present shingles on the main roof.

Mr. Morse made a motion to approve granting a Certificate to Alter. Mr. Bubriski agreed to the motion, voting "aye". Ms. Strachan opposed "only on principle, so that we do not set a precedent."

The motion passed 2 to one, and Mr. Morse agreed to send an official letter of acceptance to the Stevens the next day.

5. 68 High Street – Lord House 1750

An e-mail was received from the owners of the Wood-Lord House at 68 High Street inquiring about appropriate colors to paint their house. Mr. Morse visited the owners' house on March 10th to assess its features. The house presumably was a storey and a half Cape, built about 1750 with added additions and a full second storey made about 1850 during the Greek Revival period. Mr. Morse suggested to the owners it would be appropriate to paint the house of colors of this period, as Greek Revival detailing dominates the house. Ms. Strachan suggested that people seeking a new color for their historic houses can look at the APDC's website entries about color, but they "should ask themselves what they like!"

6. Closing

Mr. Morse moved to adjourn the meeting at 8:25 PM. Ms. Strachan and Mr. Bubriski seconded. The motion passed unanimously.

Minutes prepared by Peter Bubriski, APDC member.

Attachments: Revised drawings by Savoie-Nolan Architects, LLC, dated 3-21-2018

Minutes adopted May 29, 2018