

Town of Ipswich Architectural Preservation District Commission
Regular Meeting
May 29, 2018
Mary Conley Room - Town Hall

Minutes

Members Present: Chris Morse, Ruth Strachan, John Fiske, Peter Bubriski, and Will Thompson

Staff Present: None

Others Present: Tony and Timothie Traverso, 38 East Street, Ipswich, MA
Mathew Cummings, Cummings Architects

1. Call to Order. Mr. Morse called the meeting to order at 7:29 PM. Apologies received previously from Ms. Carlisle.

2. Citizens Queries

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

3. Minutes and Matters Arising

Mr. Morse presented the three preceding meetings' board minutes. The minutes were reviewed and accepted unanimously as follows:

January 3rd: Mr. Morse moved to accept the minutes and Mr. Bubriski seconded.

March 20th: Mr. Bubriski moved to accept the minutes and Ms. Strachan seconded.

March 27th: Ms. Strachan moved to accept the minutes and Mr. Bubriski seconded.

4. 9 East Street Development

Mr. Morse provided a brief synopsis of his initial conversation with the Owner of 9 East Street who may seek to divide and/or develop an open area of the existing residential lot.

5. 83 High Street Development and John Foster House

Mr. Morse provided an overview including two drawing renditions under consideration by the Owner, who is also the Developer, of 83 High Street. The Owner intends to develop the property by adding new construction residential units and potentially relocating the John Foster House from 61 Turnpike Road in Ipswich.

Mr. Fiske raised concern that the project could set a negative precedent for Owners to develop the rear portions of their properties in a similar manner, which would impact the street scape in a manner contrary to the APDC's charge to preserve the unique district views. Ms. Strachan inquired as to the number of allowable units. Mr. Morse replied that several units could be permissible according to Mr. Parsons, adding that the addition of the John Foster House would obscure some of the view toward the rear of the property. Mr. Morse also voiced concern over the number of units and associated traffic to access the

property in the already congested Lord Square. Mr. Bubriski commented that the drawings showed an obvious intent to mass as many units on the property as possible.

6. 38 East Street New Home Construction – Advisory Review

Mr. Cummings provided an overview of the new home drawing redesign. In the new design, the home is rotated 90 degrees to face east and has the appearance of a barn. The change in location also mitigated the need to seek a variance by not crossing a line between Agricultural Residential and In-Town Residential zones. Mr. Cummings provided a summary of building materials, including wood clapboards, vertical boards, cedar shingles, brick and reclaimed granite steps. Roofing may be standing metal seem, but has yet to be decided.

Mr. Fiske asked how visible the house would be from Spring Street. Ms. Traverso responded that there is some distance and vegetation between the homes on Spring Street and the proposed location and that it would not be highly visible. Mr. Morse inquired as to the living area square footage. Mr. Cummings replied that the building consisted of roughly 2,000 SF of living and 1,000 SF of storage and garage.

Mr. Thompson commented that the spread of second floor windows on the front elevation appeared wide. Mr. Fiske inquired as to the possibility of continuing the small windows across the top floor, to which Mr. Cummings responded that doing so would make the building look more like a factory than a barn.

Ms. Strachan inquired as to the importance of the small windows along the front elevation. Ms. Traverso replied that the small windows would allow for storage and functionality of the kitchen. Ms. Strachan asked why the vertical boards incorporated breaks, to which Mr. Cummings answered that the breaks are due to the length of the boards used in similar applications.

Mr. Fiske recommended incorporating 6 over 9, rather than 9 over 6 divided windows. Ms Strachan inquired as to whether the building should have larger overhangs. Mr. Cummings responded that the intent would be to incorporate square edge angular trim as depicted. Mr. Morse inquired as to the pitch, which Mr. Cummings calculated as 8 over 12.

Members voiced widespread support and appreciation for the redesigned project.

7. Closing

The Commission did not set a date for the next meeting.

Mr. Thompson moved to adjourn the meeting at 8:42 PM. Mr. Morse seconded. The motion passed unanimously.

Minutes prepared by Will Thompson, Secretary

Attachments: none

Adopted 11/8/18