



ORA

GREAT ESTATES PRESERVATION DEVELOPMENT

GEPD SITE DEVELOPMENT REPORT

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SUPPORTING DOCUMENTATION UNDER SEPERATE COVER

- Laura Gibson | Landscape Report | **L1**
- OLSON LEWIS + | Architectural Drawings | **A1.00 - A1.03, A1.05, A1.10, A1.11, A1.20 - A1.22**
- Hancock Associates | Civil Drawings | **1, 2, 2A, 2B, 2C, 2D, 2E, 2F, 3, 4**
- Hancock Associates | Drainage Report
- GPI | Traffic Impact Study

PROJECT DESCRIPTION

The purpose of this report is to propose for consideration the existing property located at 55 Waldingfield Road as a Great Estate within the guidelines established in Section IX. H. Great Estate Preservation Development of the Town of Ipswich Protective Zoning Bylaw.

The existing estate is 39.9 Acres with 32,781 GSF of building area. Including land previously donated as conservation land and owned prior to 1948, the estate totals 68.87 Acres. The proposed use of the property will be as a center for collaboration for the applicant's company and will include office and conference space with overnight lodging for business guests as well as the equestrian and agricultural uses already on site.

The following is a summary of how the proposed GEPD satisfies the special permit criteria being considered by the Planning Board and supplements the drawings referenced below and provided to describe the existing property and proposed project:

1. Inventory of natural resource features, wildlife and their habitat

The existing property is a mixture of several different environments ranging from old growth forest to formal gardens. Most of the open space is dedicated to equestrian use as paddocks. As a result of the continuous presence of horses on the property, it is likely that the presence of other wildlife is somewhat reduced. However, most wildlife typically found in this area can be found on the property including deer, rabbits, foxes and many birds. The proposed projects in Phases 1A and 1B will be located directly adjacent to existing buildings and will have a minimal impact on open spaces.

See Section 3 below for more detail on Landscape Features as well as drawing L1 by Laura Gibson.

Existing Habitats

- Ipswich River
- Second Growth Forest
- Forested Upland
- Open Grass Meadows
- Vegetated Wetlands
- Equestrian Paddocks
- Formal Gardens

2. Inventory of the Great Estate consistent with current standards required for documentation for nomination to the National Register of Historic Places

The National Register of Historic Places uses the following criteria for nomination of buildings and sites:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

The history of the Waldingfield property is intimately connected to the history of the Appleton family and Appleton Farm. As Thomas Franklin Waters wrote, "The great Samuel Appleton Farm was granted on December 20, 1638, 'containing four hundred and sixty acres more or less meadow and upland as it lyeth bounded by the River commonly called the JMile brook on the Northeast and by the great River on the Northwest on the West...to enjoy all the sayd Landes to him his heirs and assigns forever.' The property went through many changes over the years, but we know that the

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sons of Samuel Appleton built a home on the Waldingfield property in 1794 “beneath the great Elms”. That home remained a part of all future changes on the property. In 1889 it was moved to the current location of the residence and incorporated as part of a new structure. The building was lost to fire in 1916. However, the elaborate landscape from that time remained including the foundation walls of the home. When a new home was built in 1929, it reused part of the foundation as well as some other elements of the home that survived the fire. These are still visible in the home today.

At the site of the 1794 homestead and entry to the property, the barn still remains. There is a more recently constructed home adjacent to the barn. While the exact location of the homestead and foundations are unknown, it is possible that the more recent structure incorporated them. Lastly, a school house original to the property was relocated adjacent to the current home but remains intact and an excellent example of its building type.

Because of the connection to the Appleton family and the role of the 1794 homestead continuously through the history of the site, Waldingfield has been associated with those that made a significant contribution to the broad patterns of our history and satisfy criteria A. of the National Register of Historic Places.

3. General inventory of all other existing buildings structures and landscape features

In addition to the 1929 current Mansion and Carriage House, original barn, adjacent residence and the original schoolhouse, there exists a more recently constructed pool house on the property. This structure is currently used as a residence, but we have no evidence of its age.

See drawings A1.01 and A1.02 for the location and area for each building.

The landscape of the property is significant and deserves particular attention. As mentioned above, there is evidence that the landscape and gardens were designed as part of the construction of the 1889 structure as they appear in photographs that predate the fire. The following is a summary of the **Landscape Report** provided by Laura Gibson describing the primary landscape and garden elements of the property and an inventory of the elements.

See L1 by Laura Gibson

Those who have lived at Waldingfield have been responsible and generous stewards of the land. Only the land directly around the house and to the south of the house have been developed. The rest of the land is given over to pastures, second growth forests, trails maintained by Essex County Trail Association, bordering vegetated wetland and Ipswich River buffer zones. Adjacent lots have been given to Essex County Greenbelt. The good bones of the built landscape remain and have been well cared for.

- Beech and other trees planted in Randolph Morgan Appleton's time have survived.
- When driveway elms died, they were replaced with disease resistant elms.
- Pollarded lindens and hemlock hedges are pruned annually.

Future work will respect the good work of the past.

The Waldingfield landscape is a reflection of two periods of American landscape architectural history:

- Gardens of Prosperity, 1860-1900, and
- The Golden Age of American Gardens, 1890-1940.

Eclecticism best describes “Gardens of Prosperity”:

- Rural homeowners sited their houses away from the barn and the road.

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- The houses had long tree lined "avenues", not driveways, leading a grand entrance.
- Balustrades, terraces, and fountains were borrowed from Italian gardens.
- Formal parterres were borrowed from the French.
- Perennial borders were popular.
- It was the golden age of horticulture with plants being collected from around the world.

Competition best describes "The Golden Age of American Gardens":

- The 1890's were the beginning of a period of great estate building.
- Owners hired star architects and landscape architects.
- Long axial views through gardens and garden hedges terminated in distant views of the natural landscape.
- Early in the period, annual flower beds were formalized with boxwood edging. Later, English perennial gardens were the rage. Randolph Morgan Appleton and his wife, Helen K. Mixter, bought Samuel Appleton's homestead on Waldingfield Road in 1889. Development of the property included many elements of the both periods of landscape design.
- They moved the house away from the barn and road and added a large entrance wing designed by Little & Browne (Arthur Little and Herbert W.C. Browne).
- The house was and is approached through an allée of American Elms.
- On the private south side of the house, they added a terrace and balustrade with steps into a sunken garden with a fountain in the middle.
- Site plans from 1889 are not available, but we know that Herbert W.C. Browne did most of the site planning and garden design for Little & Browne.
- An allée of pollarded Lindens parallel and south of the house was added at a later unknown date.

Landscape Features:

- Allée of American Elms
- Formal entry court
- Terrace, balustrade and sunken garden
- South Lawn with hemlock hedges
- Allée of pollarded Lindens
- Lower lawn with natural spring and swale
- "Pool" adjacent to river with dam and water control

a. Pedestrian and vehicular access to the site

There will be improved pedestrian and vehicular access to the site. As indicated on **A1.00** and described further below, open space will be preserved in a manner that connects to already preserved Greenbelt property and creates a permanently protected loop trail around the property. This will allow pedestrian access to the preserved river frontage for the first time.

Vehicular access will preserve the use of the existing drive and Allée of Elms, while improving the entry point at Waldingfield Road. The entry will be adjusted in order to maximize view angles for safe entry and exit from the property. The new entry will be clear and appropriately scaled to Waldingfield road and incorporate stone posts and other features already found on the property.

See drawing A1.22.

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Our traffic report has shown a small increase in volume on Waldingfield Road, but the review by local authorities has indicated that it will not be a public safety concern. Our study also shows that most visitors (70%) will be coming from Route 1 and Interstate 95 located to the West and will have a negligible impact on downtown Ipswich or Route 1A.

The project expects to have a parking demand for 50 cars in Phase 1A located near the Mansion and 30 cars in Phase 1B located near the Farmhouse and Barn.

See the Traffic Impact Study by GPI

b. Public safety issues

The proposed project does not anticipate any newly create public safety issues. The preservation and maintenance of the buildings and grounds will ensure that the fields and paddocks along Waldingfield road will be enjoyed by the community for years to come while their access to the preserved open space will be improved and safe.

c. Provision of landscaping/buffering

Please see the description of the landscape features above and of the open space below.

d. Protection of wildlife habitats

Please see the Inventory of natural resource features, wildlife and their habitat above.

e. Provision of utilities

There are three categories of utilities to be improved on the property.

- Water: As describe below under water supply, the property will be served by a new water connection for fire protection only and a new well for domestic water use.
- Septic System: The existing septic system will be adequate for Phase 1A at the Mansion, and a new septic system will be designed for Phase 1B and the additional phases of the project.
- Electric: A new three-phase electrical service will be provided to the site including the necessary connection to the current three-phase available in the Town of Ipswich. The connection will be overhead as existing and proceed underground on site.

See drawings by Hancock Associates

f. Open space and recreation

As shown on drawing **A1.00** the lot is 39.9 acres, of which 8.8 acres are currently encumbered with a Conservation Restriction for the benefit of Essex County Greenbelt Association, Inc. ("Greenbelt"). Section IX.H.5.c.iv requires that a minimum of 40% of the lot shall be subject to a conservation restriction that complies with M.G.L. Chapter 184, Sections 31 and 33. The project proposes to encumber an additional 7.2 acres with a qualifying conservation restriction, resulting in a total protected open space of 16 acres, or 40.1% of the lot.

The proposed open space consists of two 100-foot wide areas that correspond with the setback requirement of Section IX.H.5.d.i. Although each area might be considered as merely a "strip of land offering a buffer from another property" as described in the Criteria for Evaluating Proposed Open Space, dated May, 1997, on this lot the two "strips" will provide protected corridors for a public trail around the perimeter of the lot featuring views of the historic gardens, Great Estate Mansion, Ipswich River, polo field, horse paddocks and pastures.

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The area on the east side of the lot abuts land owned by Greenbelt and contains the 20-foot wide right of way from Waldingfield Road to Greenbelt's land that is now used as a polo field.

The area on the west side of the lot abuts privately held land and contains a private trail from Waldingfield Road running north towards the Greenbelt CR.

These two permanently protected open space areas will link with the existing 8.8 acre Greenbelt area to create a looped trail around the perimeter of the lot. The open space will be preserved for conservation and preservation purposes, provide public access, protect natural features of the land, and preserve the landscape structures as required by section IX.H.7. of the GEDP Bylaws.

At present there is only limited public access to the lot, being a trail easement to Essex County Trails Association, Inc., for equestrian purposes only. The project will create a multi-purpose trail for non-motorized use. As required by Section IX.H.5.c, the trail on the preserved open space on the lot will be available for use by the general public.

g. Water supply and drainage issues

The existing property uses town water for domestic use by a 3" pipe connection to Waldingfield Road. Additionally, there is a well that provides water for outdoor irrigation. The intent of the proposed project will be to minimize town water use and maximize the water present on site. An enlarged pipe connection to Waldingfield Road will be used for fire protection only. It will provide water to the sprinkler systems in the buildings only if and when it is needed. All other water used in the buildings for toilets and sinks will be from a new well located on the property. Combined with the septic systems, all water will be reintroduced to the ground, including stormwater management. In this way, all water used on the property will remain on the property. Additionally, all fixtures will be of the highest water efficiency to further reduce the water use on the property. There will be no site irrigation except to establish new plantings which will be drought tolerant and deer resistant.

Regarding the introduction of new impervious surfaces where additions are being built, the project will be designed with subsurface infiltration systems appropriately sized to recharge the water into the ground. Impervious surfaces will be limited. All new drives and parking will be pea-stone consistent with the existing and allowing water to be absorbed into the ground.

See the Drainage Report by Hancock Associates.

h. Layout and density of site development

As illustrated in drawing **A1.03**, the work for the project will be completed in several phases described below. The intent of the project is to minimize the impact on the existing structures through the careful siting of additions. This will take into account the primary views from Waldingfield Road and will respect the existing facades. Because there are large areas of the site that are dedicated to equestrian paddocks and are highly valued by the community as they are viewed from Waldingfield Road, the areas for development are limited. In addition, there are significant setbacks from adjacent properties and Waldingfield Road and previously protected conservation lands that further limit the available land. As a result, we have identified two areas for Phase 2 and 3 that are suitable for future work and will have minimal impact on the property.

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Phase 1A: Phase 1A will include the renovation of the existing Mansion and Carriage House. A small addition will provide required accessible access to the building by connecting it to the Carriage House which is at grade. The addition will contain a new elevator with access to grade and all four levels and a new stair as a second means of egress. The design of the addition will preserve the front elevations of the buildings and be limited to the rear corner to connect to the Carriage House. The existing spaces in the Mansion will largely be preserved. It is the intention of the project to use the spaces as currently configured as offices or meeting rooms. The building will be retrofitted with a sprinkler system and updated mechanical, electrical and heating/cooling systems. Phase 1A will also include the maintenance and preservation of the gardens and allées around the Mansion.

See drawings A1.10, A1.11 and A1.05.

Phase 1B: Phase 1B will include the renovation and expansion of the existing historic barn and the renovation and expansion of the adjacent Farmhouse. It is the intent of this phase to make the existing barn and farm into a safe and functional facility while adding more program space for the equestrian use including additional stalls. At the Farmhouse, the project proposes the reuse of the front part of the structure, likely the oldest, and the construction of additional space at the rear for meeting rooms and lodging for business guests to the property. The completed structure will be designed to recall the original Samuel Appleton Homestead which once stood in this area. Using the typical New England farm typology Big House-Little House-Back House-Barn, the homestead will be attached to a smaller connector and to a larger barn element at the rear.

See drawings A1.20, A1.21 and A1.22.

i. Preservation and rehabilitation of the exterior features, character and structural integrity of the Great Estate, and the open space, vistas, stonework, gardens, and other historic landscape features and supporting structures associated with the Great Estate

As described above and represented in the drawings for the project, the goal is to preserve all of the primary elements that compose the Waldingfield Estate including both buildings and landscape features. The overall structure of the property is still evident despite the changes that have occurred over time. These will also remain and be reinforced as part of our role as stewards of the property.

Examples of preserving the exterior features, character and structural integrity of the estate include the following:

- Maintaining and improving the entry to the property on Waldingfield Road
- Preservation and improvement of the existing Barn and Farmhouse near the entry
- Preservation of the Allée of Elms as the main axial connection to the Mansion
- Preservation and renovation of the Mansion including the front façade
- Preservation, renovation and reuse of Carriage House
- Preservation and renovation of all formal gardens and landscaping
- Preservation of the vista toward the Ipswich River

j. Building design and materials, including exterior elevations of existing and proposed buildings.

As shown on **drawings A1.10, A1.11, A1.05, A1.20, A1.21 and A1.22**, the renovations and additions will be designed to complement and respect the existing buildings. Materials matching existing will be used as well as windows and doors that are consistent in size and

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character. When a new element is introduced and requires a material or system that is not present on site, it will be selected to be complementary and consistent in its quality, scale and other aspects.

4. Floor Area Calculations See Drawing A1.02

Existing Building	Level 0	Level 1	Level 2	Level 3	Total Area
<i>Mansion</i>	3,671	3,671	3,314	3,314	13,970
<i>Carriage House</i>		1,067	1,067		2,134
<i>School House</i>		919			919
<i>Pool House</i>		542	214		756
<i>Farmhouse</i>	1,830	2,785			4,615
<i>Barn</i>	2,937	3,965	3,485		10,387
Grand Total					32,781