

Town of Ipswich Architectural Preservation District Commission
Public Hearing
January 2, 2019
Mary Conley Room - Town Hall

Minutes

Members Present: Chris Morse, Nancy Carlisle, John Fiske, Peter Bubriski, Will Thompson

Alternate Members Present: Ruth Strachan, Susan Dolan

Staff Present: None

Others Present: Tony and Timothie Traverso, 38-40 East Street, Ipswich, MA
Mathew Cummings, Cummings Architects

Scott Goodwin, 44 East Street, Ipswich, MA

Tom Mayo, Thomas Mayo Associates, 83 High Street, Ipswich, MA

1. Call to Order. Mr. Morse called the meeting to order at 7:02 PM.

2. Citizens Queries

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

3. Minutes and Matters Arising

Mr. Thompson apologized for not having completed the December 5, 2018 meeting minutes, which will be made available for review ahead of the next scheduled meeting.

4. PUBLIC HEARING: 38-40 East Street Certificate to Alter to construct single family structure

REQUEST for Approval of Certificate to Alter for New Construction of Buildings located in the Architectural Preservation District, pursuant to Section 8, Chapter XXII of the Ipswich General Bylaws.

Mr. Cummings provided an overview of the new home drawing, second redesign. The home offers the appearance of a Yankee style barn that could date from the 1850's – 1910, partly embedded in the hill side and with attached structures resembling those that would have housed sheep, carriages, etc.

Ms. Strachan inquired as to the foundation height. Mr. Cummings responded by showing the full basement and exterior foundation heights as displayed in the drawings, including areas that would incorporate stone retaining walls and earthen fill to hide its appearance.

Mr. Cummings continued that it had not been decided whether the roof would incorporate asphalt or standing metal seam. He provided a summary of building materials, including wood clapboards 4 inches to the weather, Boral trim, vertical boards on the garage, simulated divided lights and two-inch window sills. He highlighted the architectural details including rakes, overhangs, windows and other trim, adding that there would be wood shingles above the doors. He added that the garage portion may be built later, in consideration of the project budget.

Ms. Carlisle expressed appreciation for the break-up of surfaces by incorporating vertical boards, shingles and clapboards, and inquired as to the roof color. Mr. Cummings replied that the roof would likely be some type of muted gray. Mr. Morse expressed his support for metal roofs as more durable in comparison to asphalt. Mr. Bubriski commented that the rooms below metal roofs can be quite loud during storms.

Ms. Carlisle asked if the structure would be visible from Spring Street, to which Mr. Cummings responded that it would be during winter.

Mr. Goodwin inquired as to how driveway runoff would be mitigated. Mr. Cummings explained that the driveway had been engineered to improve current drainage, with the turning nature of the approach to keep the grade less than 10 percent, while also making it more attractive. Mr. Goodwin inquired as to the surface material. Mr. Cummings responded that it had not been decided, but would be asphalt or other materials. He added that the addition of impervious surfaces requires more engineered drainage to be incorporated in the design, to include runoff capture systems.

Ms. Carlisle inquired whether the dark line on the site plan would be a retaining wall, to which Mr. Cummings responded that it would be a two-foot high stone wall.

Ms. Strachan asked if the new home foundation would be made of stone. Mr. Cummings responded that it would be concrete with retaining walls in front of the foundation as shown on the drawings.

Mr. Goodwin inquired as to what would happen with the existing barn. Mr. Traverso responded that it would stay on the property with the new house. It could at some point in the future be converted, but that there was no intention or budget to do that near term.

Mr. Morse inquired as to the total square footage, to which Mr. Traverso responded approximately 3,400 SF, to include the unfinished basement. Mr. Goodwin inquired as to the number of bedrooms, to which Mr. Traverso responded four.

Mr. Morse commented to Mr. Cummings that as the fifth project he has presented to the APDC, the level of detail provides a good standard. The small details are especially appreciated.

Ms. Carlisle expressed her preference to vote on the project whether it would incorporate an asphalt or metal roof. Ms. Strachan commented that the final drawings should reflect what is going to be built, so that an accurate history and record may exist over time. Mr. Thompson commented that the APDC had not previously reserved voting based solely on the roof material, and that many homes within the APD incorporate asphalt roofing.

Mr. Cummings commented that a note could be added to the drawings stating that either metal or asphalt roofing would be incorporated. Mr. Fiske responded that either material would be acceptable, and that once it is decided, discretion could be used by the Chair.

Members voiced widespread support and appreciation for the project as presented. Mr. Morse recommended that the project could be voted on based on the described drawings, massing, materials, fenestrations, etc.

MOTION TO ISSUE A CERTIFICATE TO ALTER: Mr. Morse made a motion to accept the design as submitted and issue a Certificate to Alter. Mr. Bubriski seconded.

The vote was taken, and the motion passed, five in favor, zero against.

5. 83 High Street Development

Mr. Mayo introduced himself as the owner and developer of the 83 High Street Property and inquired as to whether he should attend a drawing review with the APDC prior to going before the Planning Board.

Mr. Morse explained that there is a great deal of interest in the project regarding site access and that he should continue review under the purview of the Planning Board prior to coming before the APDC. Mr. Mayo responded that that the review process is put upon the owner of the property to navigate.

Mr. Bubriski commented that the APDC purview is strictly regarding the project's architectural aspects as relates to the APD and streetscape. Mr. Thompson added that the neighbors have expressed great interest in the 83 High Street and the 64-66 County Road developments as they both represent complex projects in terms of scale and appearance in two highly trafficked and visible locations.

Mr. Mayo responded that for that reason it would make more sense for him to present plans to the APDC first. Mr. Thompson responded in the negative. Mr. Fiske recommended to Mr. Mayo that when he does present to the APDC, that he proposes historically sensitive plans, otherwise the APDC will be less likely to support the project. Mr. Fiske added that such consideration is more likely to lead to a sympathetic hearing and that the APDC members endeavor to build consensus with owners who show a willingness to work with the board.

Mr. Mayo expressed appreciation to the members of the board and departed.

6. Closing

Mr. Thompson moved to adjourn the meeting at 8:16 PM. Mr. Fiske seconded. The motion passed unanimously.

Minutes prepared by Will Thompson, Secretary

Attachments: none

adapted 2/13/19

