

**Architectural Preservation District Commission Meeting and Public Hearing  
Ipswich Town Hall – Mary Conley Room  
May 9, 2023  
Minutes**

**Members Present:** Chair Nancy Carlisle, Joe Bourneuf, Susan Hill Dolan, Peter Bubriski

**Members Absent:** Chris Morse

**Alternate Members Present:** Dwight Thompson, George Mathey

**Staff Present:** Andrea Bates, Assistant Planner

**Citizens Present:** Will Thompson, 14 East St.  
George & Lynda Mathey, 36 North Main St.  
Bob Weatherall, Weatherall Design

**CALL TO ORDER:** The meeting was called to order at 5:33pm.

**CITIZENS QUERIES:** None.

**14 EAST STREET:** Will Thompson presented preliminary plans and photos regarding a proposed rear addition for his home at 14 East St that adds a bedroom and family room. Mr. W. Thompson is sharing his design to get APDC's input before filing for a Certificate to Alter. Mr. D. Thompson recused himself from the discussion.

Ms. Carlisle inquired about the distance to the property line. Mr. W. Thompson reviewed the site plan which shows the plan keeps the new addition 2-1/2 feet from the property line. The 13-1/2 x 18 addition designed so as not to encroach with the 2<sup>nd</sup> story window.

Comments: Ms. Carlisle commented that she found the bay window to be out of character. Mr. Bourneuf commented that he did not like the roofline of the bay window. Mr. W. Thompson said they were trying to add interest and light but the design could be changed. He also noted that the window cannot be viewed from North Main Street/north side of East Street. Ms. Hill Dolan asked if it incorporated a window seat. Mr. W. Thompson said that it does. Ms. Hill Dolan asked to clarify the location and where the roofline meets. Mr. W. Thompson pointed out the matching roof pitch. Mr. D. Thompson noted that he should make sure that the peak of the roof is not visible from the front of the house.

Ms. Carlisle inquired about the timeline. Mr. W. Thompson answered Fall 2023. Ms. Carlisle noted that it is great to have Mr. W. Thompson sensitively do this addition now versus another potential owner later. All agreed. Mr. W. Thompson stated he will file a Certificate to Alter application.

**36 NORTH MAIN STREET:** A Public Hearing was opened for a Certificate to Alter the home of George and Lynda Mathey at 36 North Main Street. Mr. Mathey recused himself from the Commission's discussion and vote. Plans presented by the Matheys and their project architect Bob Weatherall of Weatherall Design. Detailed plans were shared in advance and distributed.

Mr. Mathey shared that the home dates to 1765-1769. They are looking to expand their small kitchen. Change will be sensitive to the period and scale of the house. The new addition will be distinctive to the rest of the house with a gable roof and a Greek Revival element to the design.

Comments: Ms. Hill Dolan said that she liked the design, with its pediment, neo-classical details, and the look of the windows. Mr. Bubriski mentioned that the pediment has a later look, more like 1830s. Mr. Weatherall mentioned that he liked that gable end to keep the scale with the tall roofline and thinks it began as a center-chimney colonial. Mr. Bourneuf said that he thought the design looked wonderful, even if the pediment is a little jarring. Mr. Weatherall commented that the façade is so rich in clapboards that the pediment breaks it up versus having more lapped siding.

Discussion ensued about windows and doors. Mrs. Mathey stated they had not decided on final door design. Ms. Carlisle noted that she liked the smaller door (vs. wider door) better. Ms. Hill Dolan agreed. Mr. Bourneuf asked if the windows dimensions were bit cut down on the side of the house. Mr. Weatherall noted that he took that into account to match the left side of the south side. Ms. Carlisle commented that she thinks that not matching exactly is a good thing, since it conveys changes over time.

Mr. Dwight Thompson was appointed as voting member in Mr. Morse's absence. Mr. Bubriski made a motion to approve a Certificate to Alter for an addition to the house at 36 North Main Street. Ms. Hill Dolan seconded. All voted to approve.

**MINUTES:** Ms. Carlisle corrected a typo. Mr. Thompson motioned to approve. Mr. Bourneuf seconded. All approved.

**NEW BUSINESS:** Ms. Carlisle stated the Historical Commission's Window Workshop was informative and encouraged preservation over replacement.

Discussion about 49 East St site visit following last meeting. Ms. Bates stated that Planning Dept. staff visited the site and owners are deciding their path forward.

Mr. Bubriski noted that the Emberly house on Water Street sold and has a covenant.

**ADJOURNMENT:** Ms. Hill Dolan moved to adjourn the meeting. Mr. Bourneuf seconded. All approved. Meeting adjourned at 6:37pm.

Minutes prepared by Susan Hill Dolan

Minutes adopted: June 20, 2023