

Town of Ipswich Architectural Preservation District Commission

Public Hearing

June 27, 2022

<https://us02web.zoom.us/>

Meeting ID: 872 7940 2274

Passcode: 308942

Minutes

Members Present: Nancy Carlisle, Joe Bourneuf, Peter Bubriski, Chris Morse and Will Thompson

Alternate Members Present: Susan Hill Dolan, George Mathey

Staff Present: Andrea Bates, Ipswich Assistant Planner

Others Present: Helen and Bill von Oehsen, 48 Turkey Shore Road

CALL TO ORDER: The meeting was called to order at 6:32 PM.

CITIZENS QUERIES: None.

MINUTES: The minutes from the April 12 meeting were reviewed. Mr. Bubriski moved to approve the minutes, and Mr. Bourneuf seconded. All approved.

Documents: Draft minutes of April 12, 2022 meeting

PUBLIC HEARING: Request for minor modification to previously approved Certificate to Alter by owners Helen and William von Oehsen to remove a chimney on the existing house at 48 Turkey Shore Road (Assessor's ID 42A 005), located in the Architectural Preservation District, pursuant to Chapter 113 of the Ipswich General Bylaw.

Ms. von Oehsen began by explaining that at some point the original house center chimney was removed. A street side chimney was added during a circa post-Civil War renovation, presumably with its foundation on grade, and a river side chimney was subsequently installed during the second half of the 20th century to service a wood stove. The river side chimney is supported by the first-floor structure and otherwise has no foundation beneath it. She continued by adding that the existing adjacent porch is supported by pilings set above a cistern.

Mr. von Oehsen explained that they had considered rebuilding the river side chimney on the outside of the building, but that it would be large in relation to the original house, and only allow for the creation of a small fireplace. He continued by requesting permission to remove the river side chimney to focus on preserving the street side chimney.

Bubriski commented that he would like to see the street side chimney remain. Ms. von Oehsen responded that they intended to do so, providing the underlying foundation is found to be sound.

Mr. von Oehsen reminded the group that no cellar exists under that portion of the original house, and agreed with preserving the streetside chimney with the intent of incorporating a fireplace.

Ms. Carlisle expressed agreement with removing the river side chimney in support of the larger project. Bourneuf inquired as to whether the river side chimney was servicing a wood stove. Mr. von Oehsen responded affirmatively, stating that the stove was supported by a lally column beneath it. Ms. Hill Dolan commented that such a condition likely wouldn't meet current building codes.

Carlisle requested a motion to approve the removal of the river side chimney.

Motion to approve removal of the existing river side chimney as a design change to previously approved Certificate to Alter for the single-family home at 48 Turkey Shore Road. Bourneuf moved. Morse seconded. The motion passed 5 in favor, 0 against.

UPDATES AND GENERAL MATTERS NOT FORESEEN WITHIN 48 HOURS: None

Ms. von Oehsen inquired as to whether anyone had any resources detailing how to preserve old cisterns. There was general discussion around known cisterns in the area, but no one had any particular resources to share.

Carlisle welcomed new Assistant Planner Andrea Bates, and the commission members introduced themselves in turn. There was general discussion around who would replace Thompson as secretary, and Bubriski volunteered to take the first term.

Bubriski expressed concerns over the large size of the 48 Turkey Shore project excavation hole, and potential project creep relative to the chimney removal. Morse explained that foundation holes are significantly larger than the finished foundations to allow for form placement and equipment. He added his confidence that the structure would be built according to the approved drawings. Bourneuf commented that the riverside chimney removal is a no brainer. Bubriski suggested the committee monitor the project to ensure the streetside chimney is retained.

NEXT MEETING: A follow-on meeting was not scheduled.

ADJOURNMENT: Thompson moved to adjourn the meeting. Bubriski seconded. The motion passed unanimously. The meeting was adjourned at 7:15 PM.

Minutes prepared by Will Thompson, Secretary

Minutes adopted: October 3, 2022