

Town of Ipswich Architectural Preservation District Commission
Public Hearing
August 11, 2021
Town Hall Meeting Room A

Minutes

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

Alternate Members Present: Susan Hill Dolan

Staff Present: Kristen Grubbs, Ipswich Town Planner

Others Present: Mitchell Lowe, 33 Summer Street, Ipswich
Katie Henry, 28 Water Street, Ipswich
Jim Henry, 28 Water Street, Ipswich
Brendan O'Donoghue, Architect, Ebben Creek

CALL TO ORDER: The meeting was called to order at 7:01 PM.

CITIZENS QUERIES: None.

MINUTES AND MATTERS ARISING: Ms. Carlisle requested a motion to adopt the previous meeting minutes. Mr. Morse moved to accept the June 30, 2021 minutes and Mr. Bubriski seconded. The vote was taken, and the motion passed unanimously.

Documents: Draft minutes of June 30, 2021 meeting

CERTIFICATE TO ALTER DETERMINATION OF APD APPLICABILITY:

33 Summer Street. Mr. Lowe provided an overview of plans to renovate the interior and incorporate new windows at 1920 residence, which includes a year 2000 addition. Lowe provided views of existing conditions of the yard and surrounding properties from inside and surrounding the home, which is itself largely screened from the streetscape. Exterior alterations would include new casement windows on the west façade and four awning windows on the north elevation to match those present on the south. Windows will be vinyl clad Anderson 400 series with interior wood frames. Morse inquired as to the size of the existing addition, commenting that it appeared to have increased the footprint by about 40%. Lowe agreed and added that the house has three bedrooms. Morse responded that he didn't see any issues with matching existing conditions, and no other board members had any comments.

Motion to Determine APD Applicability. Morse made a motion not to require a Certificate to Alter and Mr. Bourneuf seconded. The vote was taken, and the motion passed unanimously.

Documents: Mitchell H. Lowe drawings of Jartman/Lowe Residence-Renovations dated July 25, 2021

28 Water Street. Ms. Henry began with an overview of the original first period home, Victorian addition, and plans to incorporate a new addition on the east end of the building. Mr. O'Donoghue added that the project would incorporate asphalt shingles, same roof pitch and a step back to allow for upstairs window to remain visible. There was general discussion around the three large picture windows with no divided lights, which also differed from the four divided light window arrangement depicted on the drawing title page. Ms. Henry explained that the intent was to let in as much light as possible and not have more muntins as incorporated in the existing windows.

Morse commented that 1950's era windows would not be appropriate but expressed support for the window arrangement as depicted on the title page.

Carlisle commented that the windows would stick out in a negative way, compared divided lights to those in the meeting room, and also expressed support for those depicted on the title page.

Morse added that the title page elevation looked good and inquired as to the manufacturer. O'Donoghue replied that the intent was to incorporate extruded fiberglass exteriors with wood interiors. Bubriski inquired as to the addition cladding, to which O'Donoghue responded, cedar shingles. O'Donoghue added that the windows are the soul of the house, and that the intent was to echo the existing ones and not incorporate an addition that appeared to be stuck on.

Thompson expressed support for the title page rendering and muntins. Ms. Hill Dolan inquired as to the age of the picture window on the Victorian addition, to which Ms. Henry replied that it had been installed in the 1980's.

Ms. Grubbs reviewed the project criteria requiring review. Thompson expressed support for a public hearing as the project included a substantial exterior alteration in terms of the large picture windows which would be readily visible to the streetscape. Bourneuf and Morse agreed.

Mr. Henry expressed frustration with having to bear public scrutiny given the development across the street. Carlisle responded that the APDC is charged with preserving neighborhoods where it can. Grubbs explained next steps in the review process for the Owners to consider.

Morse suggested Pella wood windows and encouraged the owners to consider four divided light windows in lieu of the three picture windows. Thompson recommended the Owners also clarify the front door detail, which was also depicted largely as a single pane of glass.

Motion to Determine APD Applicability. Thompson made a motion to require a Certificate to Alter based on the project incorporating a substantial exterior alteration visible from the streetscape. Bubriski seconded. The vote was taken, and the motion passed unanimously.

Documents: Ebben Creek drawings of Henry Residence dated May 17, 2021

OTHER BUSINESS:

APD Bylaw Amendments

Carlisle explained the intent to conduct a two-phased approach to propose APD Bylaw amendments. One measure would seek to adjust the 1,000 SF addition threshold down to 500 SF, and adjust SF in terms of % of project in terms of assessed value – with alterations requiring review to shift from 50% down to 25% of the assessed building value.

As a separate future consideration, Carlisle added that a discrepancy presently exists between APD and IHC review authorities in terms of building age considerations, specifically as relates to callouts to both 1900 and 1915 as review/preservation thresholds.

Grubbs explained that the APD was required to vote to propose the two Bylaw amendments, and that Carlisle would present to the Select Board and FINCOM on August 23rd and September 14th, respectively.

Motion to Amend Provisions to Chapter 113 of the APD Bylaw. Bubriski made a motion to amend the two existing Bylaw provisions to reduce the required review threshold to 500 SF, and to require review of those alterations or additions valued at 25% or more of the current assessed building value. Thompson seconded. The vote was taken, and the motion passed unanimously.

Updates and any general matters not foreseen within 48 hours of the meeting.

Grubbs commented on the potential need to conduct outreach relative to preservation agreements. Morse commented that an owner on North Main Street had done work contrary to an existing covenant, adding that some Owners may not know they exist. Thompson commented that the covenants are part of deed transfer during home sales. Bubriski suggested soliciting testimonials from Owners who had participated in the APDC review process.

NEXT MEETING: The next meeting was tentatively scheduled for September 1, 2021.

ADJOURNMENT: Bubriski moved to adjourn the meeting. Bourneuf seconded. The motion passed unanimously. The meeting was adjourned at 8:33 PM.

Minutes prepared by Will Thompson, Secretary

Minutes adopted: September 1, 2021