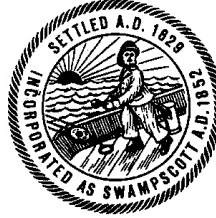


TOWN OF
SWAMPSCOTT
HISTORIC DISTRICT
COMMISSION

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA
01907

MEMBERS
JER JURMA, CHAIR
RICHARD SMITH, VICE
CHAIR
BEN HERTER, SECRETARY
MARIA ALEJANDRA
ROSALES
ANDREW STEINGISER

ALTERNATES
SYLVIA BELKIN
SYI TONG



JANUARY 4, 2016 MEETING MINUTES

Time: 7:30– 9:00 pm

Location: Swampscott Town Hall, Selectman's Meeting Room, 22 Monument Ave

Members Present: J. Jurma, R. Smith, B. Herter, A. Steingiser, S. Belkin, S. Tong

J Jurma opened the meeting of the Historic District Commission at 7:30 pm, on January 4, 2016.

APPROVAL OF THE PREVIOUS MINUTES

The Commission reviewed Minutes from 12.7.2015. S. Belkin moved to approve the Minutes, R. Smith seconded. The vote was unanimous.

CERTIFICATES

15HDC-49 (57 MONUMENT AVE) – public hearing of proposed addition of a 2-car attached garage w/ studio space above including a mudroom addition between the proposed garage and existing 2.5 story house. Applicant: GRAHAM SALZBERG (WALTER JACOB ARCHITECTS). Owner: ERIKA CLESCERI and JON GRABOWSKI. Parcel ID: 4-43 & 4-44.

Continued from Dec hearing.

W Jacob introduced the application to the Commission, expressing that the proposed attached garage is planned to be subservient to the main house, located on the site so as to match setbacks with other properties in the area, and preserve a backyard that is consistent with contiguous lots. W Jacob also noted the intent to reduce impervious paving.

Concerned neighbors M Garvey and J Sullivan noted that the proposed garage is 'out of character' with the neighborhood, and will block significant views.

Members of the Commission also expressed concern for the proposal, due primarily to its scale in relation to the main house and its location in proximity to the street. Additionally, there isn't a precedent within the neighborhood for an equally prominent garage structure.

R Smith moved to continue this application at the next meeting, February 1. S Belkin seconded. The vote was unanimous.

15HDC-58 (167 REDINGTON ST) – public hearing of the proposed installation of six Andersen Woodwright full frame replacement windows, double hung with full-divided light grids to match existing. Applicant: MIKE BEDARD (HOME DEPOT). Owner: MICHELLE FINE. Parcel ID: 4-122.

The Owner and the representative from Home Depot presented the application to the Commission, explaining that the new windows would be replacing 'drafty' existing windows. The Owner also explained that the existing glass is stained and uncleanable. The new installation would be a full frame replacement, maintaining the exterior window casings.

The Commission asked if the Owner has considered repairing the existing windows in lieu of replacement. They also requested to see photos of the level of deterioration. The Owner did not have this documentation at the hearing.

In the end, the Commission was unable to make a determination on the application because the Applicant did not have the required legal ad or abutters list. On this basis, R Smith made a motion to extend this application until next meeting, February 1. B Herter seconded. The vote was unanimous.

15HDC-60 (24 MOUNTWOOD RD) – public hearing of the proposed replacement of 12 windows. Applicant: KELLEY DONAHUE (RENEWAL BY ANDERSEN). Owner: LEONARDO SAHELIJO. Parcel ID: 15-12.

The Applicant did not have the required documentation. A Steingiser made a motion to continue this application hearing at the next meeting. R Smith seconded. The vote was unanimous.

15HDC-62 (77 WALKER RD) – public hearing of the proposal to replace fence with new wooden cedar fence of traditional design. Applicant & Owner: PHILIP BERAUD. Parcel ID: 16-78.

P Beraud presented the application to the Commission.

The Commission reviewed the design with few comments. R Smith made a motion to approve 15HDC-62 for a Certificate of Appropriateness. S Belkin seconded. The vote was unanimous.

15HDC-63 (18 ANDREW RD) – public hearing of the proposal to remove the existing chimney and replace rotten fascia boards with new wood fascia boards to match original design. Applicant & Owner: MEREDITH & NOAH KOLODZIEJSKI. Parcel ID: 1-69.

N Kolodziejski presented the application to the Commission with documentation of existing photos and proposed sketches. The existing chimney is not currently in use, nor needed for any utility run in the future, so the Owner would like to have it removed. The Owner also presented design options for restoring the roof eaves and rakes to a state that they would have likely been when originally built, including adding dentil blocks.

The Commission agreed that removal of the chimney would not negatively impact the overall character of the house, noting its lack of detail and the fact that its utility no longer serves a purpose for the house. The Commission also reviewed the designs for the restored eaves and rakes, and agreed that they are consistent with the original architecture of the home. The locations of the dentil adornment were discussed. J Jurma noted, purely on an advisory basis, that the Owner should back-prime all new fascia boards.

S Belkin moved to approve 15HDC-63 for a Certificate of Appropriateness, with the condition that dentils only be located on the primary hipped roof form, not on the dormers. R Smith seconded. The vote was unanimous.

15HDC-64 (121 ELMWOOD RD) – public hearing of the proposal to install an 8' x 14' cedar clapboard Victorian cottage shed. Applicant & Owner: ALEC CHELOFF. Parcel ID: 2-5.

The Owner presented the project to the Commission. By the date of the Hearing, the structure had already been built and delivered to the site.

The Commission commented that the shed is not appropriate to the context of the District, citing the low roof pitch, the shutters not being a correct size in relation to the window sizes, the window detailing not appropriate (with muntins in between the glass pane). J Jurma noted that the Commission is charged with setting precedent within the District, and therefore could not approve this application as proposed.

R Smith made a motion to continue this application hearing at the next meeting, Feb. 1. B Herter seconded. The vote was unanimous.

DESIGN GUIDELINES

The Commission agreed to move this discussion to the next meeting.

LOCAL HISTORIC DISTRICT STUDY

S Belkin reintroduced the LHD study efforts to the Commission, and prompted the group to consider forming a Local Historic District Study Committee.

R Smith made a motion to form a Local Historic District Study Committee, to investigate and prepare reports for expanding the Historic District. The Study Committee was noted as consisting of Justina Oliver, Sylvia Belkin, Sharon Donovan, Dana Anderson, and Richard Smith. A Steingiser seconded. The vote was unanimous.

S Belkin made a motion to close the meeting at 9:32pm. R Smith seconded. Unanimously approved.

Ben Herter
Historic District Commission Secretary