



# TOWN OF SWAMPSCOTT

## HISTORIC DISTRICT COMMISSION

**MEMBERS**  
JER JURMA, CHAIR  
RICHARD SMITH, VICE CHAIR  
BEN HERTER, SECRETARY  
BEN FRANKLIN  
ANDREW STEINGISER

**ALTERNATES**  
SYLVIA BELKIN  
SYI TONG

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

## MARCH 7, 2016 MEETING MINUTES

**Time:** 7:30– 10:02 pm

**Location:** Swampscott Police Headquarters, 531 Humphrey St

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

J Jurma opened the meeting of the Historic District Commission at 7:30 pm, on March 7<sup>th</sup>, 2016.

### APPROVAL OF THE PREVIOUS MINUTES

B Franklin made a motion to approve the Minutes from 2/1. R Smith seconded the motion. The vote was unanimous.

### CERTIFICATES

**15HDC-60** (24 Mountwood Rd) Continued from 2/1

- Contractor noted that (7) windows with muntins between the glass have already been installed without a building permit.
- Contractor proposed alternate window, presenting window sample to Commission.

- The proposed window has SDLs, per the request of the Commission
  - Commission members commented that some of the details are not appropriate for the District. Specifically, there is an aluminum flange that is intended to lap over the exterior window casings. Not only does this create an undesirable aesthetic, but it is also a concerning detail for the life of the window and surrounding opening, relying on a sealant joint at the window head condition to prevent water infiltration.
  - The Commission asked the Contractor about alternate methods of installation such that the exterior flange would lie behind the window casing. They also asked how this would impact the warranty.
  - Based on the comments noted above, the Commission members did not feel that they could approve this proposal at this time.
- R Smith made a motion to continue this hearing. A Steingiser seconded. The vote was unanimous.

**15HDC-64** (121 Elmwood Rd) Continued from 2/1

- A Cheloff provided photos of shed, rotated 90 degrees from last proposal.
- The Commission noted that shed does not complement the house, nor the neighborhood, where it is sited. They also noted that it does not follow the Design Guidelines.
  - J Jurma reiterated that the Commission is setting precedent for future Historic District Commissions, and that this proposal is not an example that the ByLaws and Design Guidelines support.
  - The Commission discussed that the proposal must be better visually and physically integrated into the site in order to properly review the proposal. The Commission asked that the Applicant return with more documentation, and a proposal that complies with the Design Guidelines.
- R Smith made a motion to continue this hearing. B Franklin seconded. The vote was unanimous.

**15HDC-65** (95 Farragut Rd) Continued from 2/1

- B Herter presented a revised proposal for the Applicant, exhibiting a porch design with (3) equally-spaced Tuscan columns, connected by railings that both comply with current building codes, and respects historic railing details. All work will be done under the existing to remain hipped porch roof.
- R Smith made a motion to approve 15HDC-65 for a Certificate of Appropriateness. A Steingiser seconded. The vote was unanimous. (B Herter abstained)

## 15HDC-49 (57 Monument Ave.) Continued from 2/1

- W Jacob presented revisions the design of an attached garage at 57 Monument Ave., taking into account Commission comments from the previous meeting.
- The Commission discussed that a majority of the proposal clearly complies with the Design Guidelines, but that certain elements needs further development and clarification.
- B Franklin made motion to approve a Certificate of Appropriateness for 15HDC-49 pending a final staff approval of the following elements,
  - Roof cornice at the enlarged mudroom/'breezeway' structure to match the detailing of cornice at the existing front porch
  - Review of canopy/roof structure over side entrance into mudroom, and its integration with flanking structures.
- R Smith seconded. The vote was unanimous.

## OTHER BUSINESS

### Design Guidelines

The Commission discussed potential edits to the Modern Equipment section of the Design Guidelines. The edits to be implemented, below in **bold**:

- “...are not on the primary public elevation(**s**)...”
  - “...**electrical conduit**...” after “exhaust fans”
- R Smith made a motion to alter the *Modern Equipment* section of the Design Guidelines, implementing the notes above. S Tong seconded. The vote was unanimous.

A Steingiser made a motion to close the meeting at 10:02pm. R Smith seconded. The vote was unanimous.

Ben Herter  
Historic District Commission Secretary