



TOWN OF SWAMPSCOTT

HISTORIC DISTRICT COMMISSION

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

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

ALTERNATES
SYLVIA BELKIN

FEBRUARY 11, 2019 MEETING MINUTES

Time: 7:30– 9:30 pm

Location: Swampscott Police Headquarters, 531 Humphrey St

Members Present: B. Franklin, B. Herter, J. Jurma

Members Absent: R. Smith, A. Steingiser, S. Belkin

B Franklin opened the meeting of the Historic District Commission, February 11th, 2019.

APPROVAL OF THE PREVIOUS MINUTES

No Minutes to approve.

CERTIFICATES

19HDC-3 (40 MONUMENT AVENUE) -request to replace front doors of Church, wood columns to match door panels, painted white, exterior door hardware to match existing. Applicant & Owner: FIRST CHURCH CONGREGATIONAL. Parcel ID: 1-93-6.

Presentation by Church representatives. Applicant submitted affidavit of mailing.

Applicant described existing doors as old, and providing no visibility between interior and exterior. The proposed new doors described as door & transom units (similar to existing layout, but with glass in doors), hardwood with primer and paint, true divided lites, raised panels (same as existing), same frame size as existing, and same hardware as existing. The Applicant did not have drawings/specs to substantiate the description. The Commission requested that the Church provide this information.

J Jurma made a motion to continue 19HDC-3 (B Herter seconded, unanimous)

18HDC-83 (31 MOUNTWOOD ROAD) – request for review, creating a bump out wall to the left of the 3rd (third) level dormer on the east facing façade to create sufficient headroom for main staircase and review of roof pitches. Applicant & Owner: SANDRA PUPELIS & SILVERIO BOLETO. Parcel ID: 15-23. <continued from 1.17.19>

B Herter began by reading email addressed to Architect, Carlos Salib – email attached. As noted in the previous Minutes, the Commission formed a subcommittee (R Smith and B Herter) to work with Architect and lay out a plan for how to present the current design in comparison to last HDC approvals. Additional materials were submitted. The Commission reviewed all items in email, and additional drawings/specifications.

- **Building Height** – The Applicant noted that they did not have sufficient height in the Attic/3rd Floor. Therefore, the height was raised to provide for 8’-6” ceilings in 3rd Floor.
- **Dormer alteration to accommodate clear head height at attic stair** – Additional rooflet design provided at meeting to address clear height needed inside at stair. The Commission reviewed sketch with Architect and Applicant, and agreed that the typical overhangs are not appropriate, and should be removed – just drip edge. Additionally, the dormer and bump out should both be clad in shingles.
- **Windows at Stair** – Windows to follow stair. J Jurma noted that the windows need to shift left to match plan. With this, it was agreed that the concept and configuration are appropriate.
- **Other window relocations and revisions** – Confirmed.
- **Doors between four-square and contemporary addition** – Confirmed.
- **Roof Pitches** – The Architect noted that the Garage roof and primary Four Square roof were brought to a common pitch, as recommended by the Commission.

B Herter made a motion to approve for Certificate of Appropriateness (J Jurma seconded, unanimous) with the conditions as noted above.

OTHER BUSINESS

Mike Garvey (Monument Ave) informally presented photos of his bulkhead, requesting guidance on how to approach replacement of the bulkhead. The Commission reviewed the location of the bulkhead, and recommended that he pursue a Certificate of Non-Applicability.

B Franklin in communication with Sean Fitzgerald to discuss work at Fish House, and how to best administrate the process.

B Franklin noted that there has been progress on finding a new Director of Community Development.

B Franklin noted that Sean Fitzgerald would like the HDC to make a proposal for funding the Commission’s work. Sean would then help the HDC bring before Town Meeting.

J Jurma moves to adjourn. B Herter seconded. Unanimously approved.

Ben Herter
Historic District Commission Secretary