



# 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  
BEN FRANKLIN  
ANDREW STEINGISER

**ALTERNATES**  
SYLVIA BELKIN  
SYI TONG

## APRIL 4, 2016 MEETING MINUTES

**Time:** 7:31– 9:11 pm

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

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

**Members Absent:** J. Jurma, S. Tong

R Smith opened the meeting of the Historic District Commission at 7:31 pm, on April 4<sup>th</sup>, 2016.

## APPROVAL OF THE PREVIOUS MINUTES

S Belkin made a motion to approve the Minutes from 3/7. B Franklin seconded the motion. The vote was unanimous.

## CERTIFICATES

**15HDC-60** (24 Mountwood Rd) *Continued from 3/7*

1. The Contractor noted that the clad flange on the proposed windows would be located adjacent to the existing to remain window casings, not lapped over, upon query from the Commission.
2. The Contractor noted that the proposed windows would all have SDLs (simulated divided lites)

3. The casement window to be replaced w/ (2) double hung windows
4. B Herter made a motion to approve 15HDC-60 for a Certificate of Appropriateness, with the following conditions.
  - a. The window flange will not lap over exterior casings
  - b. The proposal to replace the front (3) double hung windows was not approved
  - c. Replacement window muntins to be SDLs
5. B Franklin seconded. The vote was unanimous.

#### **15HDC-64 (121 Elmwood Rd) *Continued from 3/7***

1. A Cheloff mentioned that he suggested to the ZBA that move his shed behind his house, so that out of view from a public way. According to A Cheloff, the ZBA noted that he cannot move the shed behind the house unless in receipt of a 'dimensional special permit for accessory building'
2. A Cheloff offered to construct a 6' high fence to mask shed from public way
3. R Smith suggested that A Cheloff provide more information to the Commission so that they can make an informed determination (ie. site plan, specification information for proposed products and materials, plantings)
4. B Franklin made a motion to continue this hearing. B Herter seconded. The vote was unanimous.

#### **16HDC-02 (106 Elmwood Rd)**

1. Paradise Construction presented INTEX gutters (with sample) as a proposed replacement for deteriorating existing wood gutters. The location is a radiused/curved location. The Paradise representative also noted that all associated damaged materials would be replaced in kind.
2. B Franklin made a motion to approve 16HDC-02 for a Certificate of Appropriateness with the following conditions.
  - a. Intex gutter replacement only at radiused area.
  - b. All associated damaged materials that are not repairable will be replaced in kind.
3. B Herter seconded. The vote was unanimous.

#### **16HDC-05 (127 Walker Rd)**

1. The Applicant proposed replacing decking and relocating access stair to deck.
2. The Commission questioned the plans for the deck/deck stair railings
3. B Franklin made a motion to continue 16HDC-05, and asked that the Applicant return w/ documentation showing their plans for the deck/deck stair railings.
4. A Steingiser seconded. The vote was unanimous.

#### **16HDC-06 (34 Farragut Rd)**

1. The Applicant presented the proposal to the Commission, showing various photos/drawings of existing conditions, and proposed alterations.
2. B Herter made a motion to approve 15HDC-06 for a Certificate of Appropriateness, with the following conditions.

- a. The vent for bathroom exhaust to be a paintable metal 4"x4" sidewall exhaust hood, color to match adjacent siding
  - b. The vent for the kitchen range hood to be a paintable metal 6"Hx12"W sidewall exhaust hood, color to match adjacent siding
  - c. The proposed hipped roof to replace the existing deck (facing driveway and garage) to be rectangular in plan, not to follow curve of supporting walls.
  - d. The lattice under the proposed hipped roof (in condition 3) to be repaired as necessary. Additionally, per the sketch drafted at the Hearing, the Applicant is to add trim boards to frame the lattice and give it more structural support. These modification include, but are not limited to, adding fascia boards at the top, periodic vertical trim boards (at each end, and (2) intermediate verticals), and a base trim board.
3. B Franklin seconded. The vote was unanimous.

## OTHER BUSINESS

### LHD Updates

- R Smith reported that the Rockland Street Historic District study has been completed and submitted to the MHC, and a proposal to add Rockland Street to the Local Historic District will be brought to Town Meeting for approval.
- S Belkin talked about Littles Point, and 6 potential properties to be added to the District. R Smith suggested pushing this discussion until June meeting.

B Herter made a motion to close the meeting at 9:11PM. B Franklin seconded. The vote was unanimous.

Ben Herter  
Historic District Commission Secretary