



TOWN OF SWAMPSCOTT

HISTORIC DISTRICT COMMISSION

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

ALTERNATES
SYLVIA BELKIN

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

FEBRUARY 6, 2017 MEETING MINUTES

Time: 7:30– 9:00 pm

Location: Swampscott Police Headquarters, 531 Humphrey St

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

B Franklin opened the meeting of the Historic District Commission at 7:30 pm, on February 6th, 2017.

APPROVAL OF THE PREVIOUS MINUTES

The Commission reviewed Minutes from 1.9.17 and 1.19.17. R Smith made a motion to approve. A Steingiser seconded. The vote was unanimous, except for (2) abstentions by B Herter and J Jurma from the 1.19.17 Minutes due to absence.

CERTIFICATES

17HDC-05 (90 WALKER ROAD) – request to install an AC condenser on the back-right side of house. Applicant & Owner: FAINA SNITKOVSKY. Parcel ID: 16-21.

B Franklin cited the Guidelines, stating that this type of equipment is recommended to be located at “rear of building”. The Commission inquired further about potential for screening in front of equipment. The Applicant noted that no screening was intended.

J Jurma moved to approve 17HDC-05 for a Certificate of Appropriateness. A Steingiser seconded. The vote was unanimous.

17HDC-06 (90 WALKER ROAD) – request to install a bathroom exhaust vent on the back left side of house. Applicant & Owner: FAINA SNITKOVSKY. Parcel ID: 16-21.

A Steingiser inquired about materiality of exhaust vent. The Applicant noted that the exhaust vent is paintable.

J Jurma moved to approve 17HDC-06 for a Certificate of Appropriateness. S Belkin seconded. The vote was unanimous.

17HDC-04 (48 FARRAGUT ROAD) – request to demolish garage and remove driveway from Ellis Road and add a new driveway from Farragut Road and construct a new garage on same footprint with a small extension. Applicant & Owner: NICHOLAS WEINAND. Parcel ID: 5-132.

Bill Peterson, Architect, presented the application to the Commission, complete with design statement, existing site photos, site plan, floor plans, building elevations, building sections, and product specifications,

The Commission inquired about many of the details and specification choices. B Peterson explained that the siding is intended to be fiber cement clapboards with 8” exposure, to match the house. B Peterson confirmed that the smooth side of siding would be exposed, and that it is paintable. J Jurma and R Smith scrutinized the 8” exposure, noting its inappropriateness for the period of the building, and recommending that B Peterson further study this element. J Jurma noted 6” exposure would be more appropriate, and that original siding of the main house, if under the existing aluminum siding, has likely 6” exposure, not 8” exposure.

The garage door was reviewed. The Commission members noted that the door looked like a “stamped” product in the product literature, but that it was difficult to decipher due to lack of information in cutsheet. R Smith mentioned that the style of the proposed garage door would be more appropriate as a carriage-style door, which historically functioned as a bi-parting set of doors. In this case, the carriage-style aesthetic could be used as a sectional overhead door. B Herter asked for more detailing of this product to be able to review completely. Also, the Commission members stated that the door must be paintable.

The person door was also reviewed. B Peterson stated that he would revisit the person door design in concert with any revisions to the garage door design. J Jurma offered that a 6-panel door, generally in the proportions of 3'-0" x 7'-0" would be appropriate.

The windows were presented as Anderson 200-series double-hungs, likely with 1-over-1 lites. The Commission members questioned the proportions of the garage windows, as not being appropriate to complement the proportions of the main house windows. The Commission suggested that the proposed windows should be taller in comparison to the proposed width. Additionally, the head height of the windows in the garage were seen as too low, leaving too much space between the window head and eave. It was noted that, although the proposed windows match head height of the person door head height, they don't need to. It was advised that a frieze board be

considered under the eaves, to reduce or remove the amount of clapboard siding between window head and eave soffit.

The exterior flood lights were reviewed. On an advisory note, A Steingiser noted that the proposed lights would likely generate light pollution. Additionally, B Herter noted that other Historic District Commissions require full-cutoff, “Dark Sky” compliant, lighting – not required by Swampscott.

Based on the noted conversation, J Jurma moved to continue 17HDC-04 until the March meeting. R Smith seconded. The vote was unanimous.

OTHER BUSINESS

1.

The Commission discussed potential opportunities for marketing Swampscott’s HDC, and how to make to make the application process easier for prospective applicants, including integration of social media and revisions to the Town of Swampscott HDC website section.

S Belkin made a motion to adjourn at 9:00pm. R Smith seconded. Unanimously approved.

Ben Herter
Historic District Commission Secretary