



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

DECEMBER 5, 2016 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 December 5th, 2016.

APPROVAL OF THE PREVIOUS MINUTES

The Commission reviewed Minutes from the 9.12 meeting. J Jurma moved to approve the Minutes. S Belkin seconded. The vote was unanimous.

CERTIFICATES

16HDC-68 (90 FARRAGUT ROAD) – request to replace a second-floor side bathroom window of same size and location without storm window. Applicant & Owner: GREGORY O’GORMAN. Parcel ID: 5-237.

The Applicant presented his proposal to the Commission, explaining that he would like to replace an existing bathroom window and storm window with a new window, no storm window. The product literature was provided.

Received Certificate of Appropriateness (B Herter made a motion to approve, A Steingiser seconded, unanimous vote) with the following conditions,

- Proposed window (Brosco) to use siderail system consistent with the existing siderail system.
- Proposed window (Brosco) to have insulating glass and a paintable exterior.
- Proposed window (Brosco) to have either vision glass or frosted glass, at the owner's discretion.

16HDC-70 (55 BURRILL STREET) – request to locate a pre-fab, wood-constructed shed at the back side of the Public Library. Applicant: ALYCE DEVEAU (LIBRARY DIRECTOR). Owner: TOWN OF SWAMPSCOTT. Parcel ID: 1-94A.

The Applicant presented a proposal to reuse an existing shed, and locate it on Public Library property for the Gardening group to store tools, pots, and other miscellaneous items. It was expressed that the Public Library lacks sufficient storage for these items.

B Franklin and J Jurma both noted that the Public Library is on public land, and therefore all views of the shed would be from a public way. J Jurma also noted that the shed design is not appropriate as an outbuilding of the Library. It was recommended that the items in question be stored elsewhere.

J Jurma made a motion to deny a Certificate of Appropriateness for 16HDC-70. R Smith seconded. The vote was unanimous, except for S Belkin's dissenting vote.

DISCUSSION TOPICS

A.

The Commission and Walter Jacob Architects (WJA) discussed a potential violation at 57 Monument Avenue. The root of the potential violation stemmed from a discrepancy between the approved presentation drawings from the initial hearing of 15HDC-49 and the built form, currently under construction. The initial application for 15HDC-49 represented the proposed garage addition as having a roof that matched the pitch(es) of the existing house. The reality is that the roof pitch(es) of the existing house are shallower than how they were represented in the application, thus creating a discrepancy in the field of roof pitch(es) between the existing house and the new garage addition.

There were 2 motions made regarding this discrepancy,

- J Jurma made a motion to state that Walter Jacob Architects is in violation of the approved Certificate of Appropriateness for 15HDC-49 due to an unintentional error, as mentioned above. R Smith seconded. The vote was unanimous.
- R Smith made a motion with conditions to amend the prior Certificate of Appropriateness for 15HDC-49 to include the revised and corrected design, as submitted by WJA on 12/5. The conditions offer that, at the owner's and architect's discretion, the owner and/or architect may raise or lower the casement windows at the second floor of the "Front Elevation". Additionally, the new roof must match the details of the existing roof. J Jurma seconded. The vote was unanimous.

B.

The Commission reviewed edits to the Rules & Regulations section of the Handbook. J Jurma moved to amend the Rules & Regulations as marked on 12.5. S Belkin seconded. The vote was unanimous.

B Herter made a motion to close the meeting at 9:00pm. R Smith seconded. Unanimously approved.

Ben Herter
Historic District Commission Secretary