



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

JUNE 5, 2017 MEETING MINUTES

Time: 7:30– 9:30 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 June 5th, 2017.

APPROVAL OF THE PREVIOUS MINUTES

No Minutes to review.

CERTIFICATES

17HDC-04 (48 FARRAGUT ROAD) – request to amend previous certificate from proposed rebuilding of detached garage in response to changes sought by ZBA. Applicant & Owner: NICHOLAS WEINAND. Parcel ID: 5-132. *Continued from May meeting*

Received an Amendment to their Certificate of Appropriateness (J Jurma made a motion to amend, S Belkin seconded, unanimous vote) with the following notes,

- Please update the New East elevation (2/A301) to show the historic sills, as noted, before refiling.
- Please edit the dimensions on New Site Plan (1/A002) to match the dimensions that are shown on A100, before refiling.

17HDC-20 (86 WALKER ROAD) – request to remove rear porch and replace with a new 16'x16' wood deck and install a 6' wood fence around back yard perimeter. Applicant & Owner: SUZANNE ZIMBALDI. Parcel ID: 16-22. *Continued from May meeting.*

Applicant brought required paperwork from previous Hearing to affirm previous ruling (S Belkin moved to affirm, R Smith seconded, Unanimous vote, except B Herter abstained). No conditions.

17HDC-22 (12 ELMWOOD ROAD) – request to replace front door with a new door of a different style/material. Applicant & Owner: KATHERINE MIKK. Parcel ID: 1-42. *Continued from May meeting.*

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

- Proposed door not approved.
- 2 approved options, at Applicant's discretion upon further study of existing conditions
 - Move existing door slab from between main house and enclosed porch, and rehang in existing door frame at entryway of enclosed porch, or
 - Install a new door slab in enclosed porch that matches the design of the existing door between main house and enclosed porch. The new door must be paintable, and have simulated divided lites (w/ integrated spacer bars, interior and exterior muntins) within the double-glazed section of the door.

17HDC-25 (26 DEVENS ROAD) – request to replace front door and sidelight with different style/material and repair front steps. Applicant & Owner: BORIS & ELENA BELITSKY. Parcel ID: 4-150. *Continued from May meeting.*

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

- Follow symmetrical organization of entryway sketch, as provided during Hearing (sidelite-door-sidelite), and respect either of the following sequences of component parts.
 - Fully-glazed sidelite (ThermaTru S100SL, or similar by other manufacturer)
 - 3-panel door (ThermaTru S600, or similar by other manufacturer)
 - Fully-glazed sidelite (ThermaTru S100SL, or similar by other manufacturer)
- OR
- Partially-glazed sidelite (ThermaTru S751SL, or similar by other manufacturer)
 - 2-panel door (ThermaTru S93, or similar by other manufacturer)
 - Partially-glazed sidelite (ThermaTru S751SL, or similar by other manufacturer)
 - Midrails of sidelites and door must align.
- Glass selection can be either Chord or Rain Glass by ThermaTru
- Sidelines and door must be paintable
- Reworked stoop and steps must follow:
 - Thin brick risers (by Summitville or other) and mortar to match brickwork of existing house
 - Granite or Bluestone treads and landing, similar to scale and characteristics of stone in photo provided at Hearing
 - Reuse existing railing

17HDC-31 (137 ELMWOOD ROAD) – request to add a skylight and roof vents. Applicant & Owner: BENJAMIN FRANKLIN. Parcel ID: 2-9.

Received a Certificate of Appropriateness (B Herter made a motion to approve, R Smith seconded, unanimous vote, except B Franklin abstained) with the following conditions,

- Plumbing stacks should be concentrated/consolidated as much as possible prior to exiting the roof, to minimize visual impact on the roofscape, and minimize penetrations in the building envelope.

- Remove HWH and associated exhaust vent from proposal
- Dryer Vent to follow one of the following scenarios:
 - Exit through the roof, as proposed, with a paintable vent product (similar to product specification supplied during Hearing), or
 - Exit through side/kneewall with a wall-mounted, paintable vent product, or
 - Exit through the eave soffit w/ soffit vent that is paintable,

DISCUSSION TOPICS

1.

The Commission discussed violations within the District, and what the proper recourse should be.

- 55 Devens Rd – Windows do not have the SDLs that were approved.
- 25 Elmwood Rd – New window(s) installed without permit and without HDC approval.

2.

Some Real Estate listings within the District are not noted as being within the District. The Commission discussed how to educate the RE agencies about making this information transparent.

3.

The Commission discussed opportunities for outreach – booth at the Farmer’s Market, R Smith architectural walking tours,

J Jurma made a motion to adjourn at 9:30pm. R Smith seconded. Unanimously approved.

Ben Herter
Historic District Commission Secretary