



TOWN OF SWAMPSCOTT

HISTORIC DISTRICT COMMISSION

ELIHU THOMSON ADMINISTRATION BUILDING

COMMITTEE MEETING SWAMPSCOTT, MA 01960

MEMBERS

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

ALTERNATES

SYLVIA BELKIN

SEPTEMBER 11, 2017 MEETING MINUTES

Time: 7:30–9:30 pm

Location: Swampscott Police Headquarters, 531 Humphrey St

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

Members Absent: R. Smith, B. Herter

B Franklin opened the meeting of the Historic District Commission, September 11th, 2017.

APPROVAL OF THE PREVIOUS MINUTES

No Minutes from prior meeting to approve.

CERTIFICATES

17HDC- 41 (25 ELMWOOD ROAD) – request to replace second - floor double hung window on side of house with a window if a different size and style. Applicant & Owner: PAUL SWAIM. Parcel ID: 1 - 37. *Continued from July hearing.*

Note: New contractor Keith MacDonald

Owner proposes closing in the window in question entirely, which the Commission then debates. Commission notes proposal would mirror windows on opposite side of the home. The remaining window would align vertically with the window below. The window in question is not on a primary elevation and there is precedent in the district.

Motion by J. Jurma to approve a certificate of appropriateness with conditions as follows:

- Homeowner to close off the left window on right hand side of the home's second floor. The opening will be finished with wood clapboard siding to match the existing, and it will be woven in and painted to match the existing siding.

S. Belkin seconds. Unanimous vote in favor.

17HDC- 59 (17 SWAMPSCOTT AVENUE) – request to replace steel, single- strength glass large casement window on front of home with white vinyl 5- lite casement window & 5/8 contoured grids between glass. Applicant: A&A SERVICES. Owner: WILLIAM & SVETLANA SPENCER. Parcel ID: 15- 52.

Homeowner notes that the windows are not operational and cannot currently be opened to allow airflow. Homeowner notes that the windows are single pane in a metal frame and this radiates cold in the winter. Home is from the early 1950s per homeowner and contractor. Commission suggests casements on either side, flanking a picture window without muntins. Homeowner approves the idea.

Motion by J. Jurma to grant certificate of appropriateness with conditions as follows:

- Homeowner to install paintable windows (Vanguard). Homeowner to install two 24 inch casements, with one on either end of a central picture window. None of the windows are to have muntins.

S. Belkin seconds. Unanimous vote in favor.

17HDC- 60 (106 ELMWOOD ROAD) – request to replace three double- hung windows with new Andersen simulated divided light windows. Applicant & Owner: MATTHEW & KATHERINE KATZMAN. Parcel ID: 4- 52.

J. Jurma moves to continue, S. Belkin seconds. Unanimously approved.

Homeowners not present. Representative from Paradise Construction is present and notes that the proposal is to match windows recently installed without HDC approval and without a building permit. The contractor stated that his company handled the gutter rebuild project on the house that was approved by the HDC and then after that project was completed, the replacement windows were installed by another party. This information places the window installation on a timeline that identifies it as a violation, not a preexisting condition. The Commission expresses desire to have homeowners present to address all the windows in question (both previously replaced without permit, and new proposal). Neighbors present in support of applicant.

17HDC- 62 (32 ELLIS ROAD) – request to remove dilapidated garage (11'x21') and replace with a shed (wood/cedar exterior) not to exceed 10' x 14' and placed in same area from corner of property line. Applicant: SABRINA CASELLA. Owner: SABRINA & MARK CASELLA. Parcel ID: 5- 225.

Lengthy discussion about attempting to salvage the existing garage, if it is (a) possible and (b) not cost prohibitive. The existing garage is in poor condition, particularly in the roofing (photos provided) and the homeowner cannot safely access it. Homeowner is encouraged to contact new contractors to get advice on whether the structure can be salvaged. In the alternative, the Commission reviewed and provided conditions on a shed to take the place of the garage.

Motion by J. Jurma, seconded by S. Belkin, as follows: Homeowner is to undertake further evaluation to her ability to salvage the garage at a reasonable cost. If the structure cannot reasonably be salvaged, then the Commission approves a certificate of appropriateness with the following conditions:

1. Structure is to have the American Classic or Victorian Cottage roof line as provided by Reeds Ferry Sheds.
2. Structure is not to exceed 10 feet by 14 feet.
3. Structure is to have a paintable carriage door (54") facing Ellis Road, and is not to have transom windows. Door hardware as depicted in provided photos.
4. On the Paradise Road side, the structure is to have 2 double hung windows with either a one-over-one or a six-over-six configuration. Any muntins must be simulated divided light. Windows must be a paintable material. Windows must not have shutters.
5. Structure's siding must be either (a) cedar tongue and groove, (b) cedar clapboard, or (c) cedar shake.
6. Structure may have small cupola with no glass.

Unanimous vote in favor.

S. Belkin moves to adjourn. A. Steingiser second. Unanimously approved.

Ben Franklin

Historic District Commission Chair