

SWAMPSCOTT HISTORICAL COMMISSION

MINUTES FOR PUBLIC HEARING

69 ROCKLAND STREET

June 19, 2017

7:00 PM

22 Monument Avenue, Swampscott, MA

<u>MEMBERS PRESENT:</u>	Justina Oliver, Bill Joyce, Bill Travascio, Shannon Phelan, Richard Smith
<u>MEMBERS ABSENT:</u>	Jean Reardon, Kim Barry, Paula Pearce, Sylvia Belkin
<u>OTHERS PRESENT:</u>	Geoffrey and Anne Boland (owners of 69 Rockland Street); Ivan Sever (abutter); Scott Hilderbrand (abutter)
<u>HEARING CALLED TO ORDER:</u>	7:00 pm
<u>69 ROCKLAND STREET:</u>	<p>Justina Oliver provided a summary of the purpose of the public hearing per the town bylaw. The Historical Commission recently met to make an initial determination on the historical significance of the building at 69 Rockland Street, and the public hearing is the next step in that process. Justina provided a history of the ownership of the property, and Richard Smith provided an architectural history of the building. The Bolands (owners of 69 Rockland Street) indicated their need to have a home and landscape that is easily managed and navigated as they get older. The current home has several levels, small rooms, no closets, and only one bathroom. They would like to blend in with the neighborhood, and they are open to meeting with architects to see the cost difference between demolition and rehabilitation to meet their needs. The Bolands listed several elements they would like to preserve and/or replicate, including exterior peaks and decorative windows at the front of the house, a mantle, a china cabinet, crown moldings, an archway, coach lamps, and light fixtures. The Bolands emphasized that the house has been Geoffrey's family home since the 1950s and that they have great respect for the property and the neighborhood.</p> <p>Scott Hilderbrand, abutter living in the residence downhill of the property, stated that it was important that the home</p>

	<p>(new or rehabilitated) fits into the landscape and that a buffer of greenery is maintained between his home and 69 Rockland Street. He also expressed concern about the unique yew trees on the property. The Bolands indicated that they would not want to extend a structure back to the property line and agreed that a privacy buffer should be maintained.</p> <p>Ivan Sever, abutter across the right-of-way (sidewalk/stairs) stated that the pool on the Bolands' property has been abandoned, and the trees and underbrush along the right-of-way are not maintained. The Bolands responded that they intend to get rid of the pool and beautify the backyard with easily maintained landscaping. Mr. Sever indicated that at the current time, he is maintaining the right-of-way (stairs) by himself; the town does not provide maintenance. He said he has contacted the Department of Public Works (DPW), but that according to the DPW, sidewalks need to be maintained by adjacent owners. Mr. Sever would like the plans for 69 Rockland Street to include a maintenance plan for the side of the building along the right-of-way. The Bolands stated that the vegetation overgrowth issue would be addressed.</p> <p>Bill J. stated that since the Rockland Street neighborhood is losing character, he would appreciate any preservation/rehabilitation efforts. Richard encouraged the owners to look at the house with specialists in adaptive reuse. Justina reminded the owners that a new structure would be subject to height restrictions.</p> <p>The Commission will meet within 10 days to make a final determination on whether a demolition delay will be put in place.</p>
<u>ADJOURNMENT:</u>	7:56 PM

Respectfully submitted,

Shannon Phelan, Secretary