

# **SWAMPSCOTT HISTORICAL COMMISSION**

## **MEETING MINUTES**

November 7<sup>th</sup>, 2018

7:00 PM

22 Monument Ave, Swampscott, MA 01907

<b><u>MEMBERS PRESENT:</u></b>	Sylvia Belkin, Justina Oliver, Paula Pearce, Richard Smith, and Bill Travascio
<b><u>MEMBERS ABSENT:</u></b>	Kim Berry and Jean Reardon
<b><u>OTHERS PRESENT:</u></b>	Dana Anderson, Bette Keava, and Charlie Patsios
<b><u>MEETING CALLED TO ORDER:</u></b>	7:04 PM
<b><u>MINUTES:</u></b>	The minutes from the September 11 <sup>th</sup> , 2018 and October 2 <sup>nd</sup> have been deferred to the next meeting
<b><u>TREASURER'S REPORT:</u></b>	The SHC balance is \$1250.00, no changes from the beginning of the fiscal year.
<b><u>2018 PRESERVATION AWARDS:</u></b>	The Commission will ask historian Jackie Blombach to research the histories of two properties 21 Banks Road and 84 Banks Road. The histories of each property are presented to the owners, along with photo of the property, and a plaque signifying that they have been awarded a preservation award.
<b><u>BUILDING UPDATES:</u></b>	<p>Fish House:</p> <p>Sylvia mentioned that the town is collecting bids to repair the Fish House roof and will begin to review them soon. The bid process is expected to be completed within the next few weeks. Richard added that the Historic District Commission would review several types of shingles, before work begins on the property. Historically, the property had a wood shingle roof. However, the Historic District Commission will be reviewing types of durable asphalt shingles with a warranty of 30-35 years. This is because of the building's close proximity to the waterfront. In addition, asphalt shingles have a lower cost than wood or slate roofing. Richard mentioned that the shingles chosen would be in-keeping with the historic nature of the building. Dana Anderson asked about whether other aspects of the roof would be replaced, or</p>

repaired as well? Dana cited the gutters, which also need to be replaced. Richard said that the bids that the town is receiving only are for the roof. Other aspects of the roof such as; the gutters, flagpole, and balustrade would be covered by other requests for bid. Richard went on to say that the long-term plan for the building is to develop a flood plan. He noted that the Fish House is located in one of the lowest points in town.

Charlie Patsios advised that the roof replacement work be conducted in warmer weather, instead of during the winter months. He said that replacing the roof now would cause the roof to not adhere as well because of the cold weather. Charlie noted that the town could replace the existing roof with a cedar wood roof, which would last longer than an asphalt roof. He went on to say that a red cedar roof would last longer than a white cedar one. He suggested that the town patch areas of the roof that need to be repaired, then replace the roof in the spring. He went on to say that this would also give the town more time to review additional options for roofing materials.

Dana and Charlie suggested that a master plan be created for the building. Charlie added state and federal government organizations be approached about funding. Dana added that the Historical Commission and Historic District Commission engage an architect and the Harbor Advisory Committee to help a master plan for the property.

#### Train Station:

Sylvia and Bill spoke about the pre-bid meeting that they attended at the Swampscott Train Depot on October 31<sup>st</sup>. Bill mentioned that approximately a dozen members of the public attended. The meeting was led by Tom Cox from Greystone and staff from the MBTA. The meeting began with a tour of the property followed by a Q and A session. The property is zoned for a business and there was a discussion about some of the proposals that the attendees mentioned at the meeting, such as; a coffee shop, bar, and diner.

Charlie Patsios, who also attended the meeting, mentioned the possibility of moving the depot building from it's current location to the site of a former train depot on Humphrey St in Swampscott. Charlie said that he believed that the concrete foundation of the

	previous station is still there. Some of the ideas that he had for the property are a coffee shop and information booth. The building would be easily accessible to people utilizing the soon-to-be created Swampscott Rail Trail. He added that he would be submitting a proposal to the MBTA for the property.
<u>NEXT SCHEDULED MEETING:</u>	Tuesday, December 4 <sup>th</sup> , 2018 at 7:00 pm
<u>ADJOURNMENT:</u>	9:06 PM

Respectfully submitted,

Bill Travascio