

SWAMPSCOTT HISTORICAL COMMISSION
MEETING MINUTES

April 3, 2018
7:00 PM
Swampscott High, 200 Essex St, Swampscott, MA
Room B208

<u>MEMBERS PRESENT:</u>	Justina Oliver, Bill Joyce, Richard Smith, Sylvia Belkin, Bill Travascio, Paula Pearce
<u>MEMBERS ABSENT:</u>	Kim Barry, Jean Reardon
<u>OTHERS PRESENT:</u>	CC White Court LLC, Don Hause, Andrea Liftman, Larry Sweazy and members of the public
<u>MEETING CALLED TO ORDER:</u>	7:04 pm
<u>MINUTES:</u>	Minutes approved for February 20, 2018
<u>TREASURER'S REPORT:</u>	\$936.00 available funds. Bill T will ask Pete Kane about postage for the public hearing notice.
<u>FINAL DETERMINATION</u> <u>35 LITTLE POINT RD:</u>	<p>The Commission gave an overview of process to date. The Commission reviewed the definition of 'Significant Building or Structure' in the Bylaw. The Commission reviewed the documentation set forth in the criteria: a survey form SWA.124 on the MACRIS inventory; a form of eligibility for National Register and a letter from MHC dated May 2017 acknowledging the eligibility, beginning of the NR register application process; historic name as 'White Court' with its use as a summer White House for President Calvin Coolidge; significance to the summer estates in Swampscott on Little's Point; significance to the Little Architect firm and family. The Historical Commission voted 4-0 deeming 35 Little's Point Rd historically significant. an Overview of the process to date was given by chairperson. The public hearing on March 27, 2018 was discussed and an overview of today's vote was presented. The bylaw was read out by Chairperson. Richard Smith presented Standards of historical resources and the need for the adaptive reuse of buildings.</p> <p>The property owners were then given the opportunity to present the need for demolition of the building. Mr. Rose, owner/developer discussed that the Historical Commissions' focus was on the building alone, but the</p>

	<p>owner/developers were more focused on the estate as a whole. He stated that the owners were not going to save the house as a museum and that the building was coming down. He talked about if the demo delay was put into place that it would deter them from sticking to the plans presented to the commission to date and that they would /could go in a different direction. A Neighbor and fellow developer on the project gave an overview as to how the process of buying White court came about after a neighborhood meeting took place following a function at White Court over the summer that caused the neighbors many concerns. He then worked with fellow Swampscott residents and coworkers to buy the property to ensure that it would not be used for public access. He talked about other projects that had been put forward for the development team that the town had benefited from. Chairperson reiterated the role of the Historical Commission and that it was the Commission's role to follow the bylaws in relation to the demolition and not to consider what might happen to the building in the future. Sylvia Belkin asked the developers why they had not offered one reason or suggestion why the building needed to come down in relation to proving a hardship or structural reason for the need to Demo.</p> <p>Don Hause, Selectman, spoke about the property being on the market for three years and that various suggestions for its use had been explored but that no one had come up with a financial or physical reuse or way to redevelop or preserve the building as it stands.</p> <p>Mr. Meninno, owner/developer, talked about how they had initially thought that they could save the building but felt that now was not a possibility and that some features might still be salvageable but the decision to demo White Court had been made. He stated that the rebuild of the house to its original standard had at least a 20% cost implication but that they were willing to do this if no demo delay was put in place.</p> <p>Jessica Herbert, Salem Historical Commission, asked to speak about the fact that no plans had been submitted and no hardship had been shown and that it was not appropriate to tear down building. She offered her services to the developers and advised them as to how they can keep the building and still have the condos that they want. She reiterated that the 9 month delay could be reduced at</p>
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	<p>any time with cooperation from the developers.</p> <p>Ken Shutzer, Swampscott resident and Attorney state, “You have asked for reasons why but they have not given you a reason leaving the Commission hard pressed not to follow the bylaws. When they provide you with information then you can review and look at the decision”.</p> <p>The Chair called for a vote for the final determination of 35 Littles Point Rd. A ‘yes’ vote being the building should be preferably preserved therefore implementing a 9 month delay in demolition. A ‘no’ vote being the building should not be preferable preserved therefore a permit for demolition could be acquired. A ‘yes’ vote of 4 members: Justina Oliver, Sylvia Belkin, Richard Smith and Bill Joyce. A ‘no’ vote of 2 members: Paula Pearce and Bill Travascio.</p> <p>It was restated that the length of the delay would depend on the owners/developers willingness to work with the Commission as to what can be saved, reused, and salvaged. The developers were asked if a site visit could be arranged but the developers said that this would not happen suggesting that if the delay was modified that they would let the Historical Commission in.</p>
<u>NEW VOLUNTEER FORM:</u>	<p>Discussed the appointment of Andrea Liftman. Don Hause will look into this.</p> <p>Bill Joyce is not looking for re-election and his term will end in June. Sylvia Belkin and Kim Barry’s term also expire in June. The role of secretary is open. Paula Pearce’s position is unclear as she has missed three meetings in a row in 2017 and her attendance has been an issue.</p>
<u>INITIAL DETERMINATION, 20 FRANKLIN AVE GARAGE:</u>	<p>Feedback from the Inspection of 20 Franklin Ave by the Town Building Inspector confirmed that the building was not in need of an emergency demolition and it was possible to repair it. Richard discussed that the age of the house could warrant a demo delay but that there would be no historic reason to implement it. A motion was made for the initial determination on whether the garage at 20 Franklin Ave was historically significant or not. A vote 6-0 that the building is not historically significant, motion carried. Justina Oliver will inform the Town Building Inspector.</p>

<u>FISH HOUSE:</u>	A discussion took place that the town is going to pay for a new asphalt shingle roof. Mass historic wanted a wood shingle roof but this was felt to be too expensive to implement and the roof is in such disrepair that it needs to be fixed fast. Larry Sweazy (savethefishhouse.com) from the yacht club is worried that the fish house is becoming a danger to people passing by. He presented some deck products for discussion that he would like to see used to replace the broken balustrades and railings. He presented a wood and PVC version. The commission discussed the they did not have a say in what material could be used and that this was the role of the Historic District Commission. It was suggested to set up a preservation meeting that might include members form the Historic District Commission, Historical Commission and Gino Cresta to discuss the Fish House. Follow up needed to happen in relation to the roof and timeline. Don Hause said that he would bring it up at the Selectman meeting.
<u>PRESERVATION BYLAW AMENDMENT:</u>	Justina informed that an amendment to the ‘Preservation of Historically Significant Buildings’ bylaw has been suggested and that it will be presented at town meeting. It was discussed that any amendment should be discussed with MHC for feedback. Mr. Hause said that at present there is no appeals process for the Demo delay and that this may open up the town to litigation. Sylvia was surprised to receive the amendment email just recently and that it does not correlate with the mission of the Historical Commission set forth in the MA general bylaws. It was not clear when the new bylaw would go into effect.
<u>NEXT SCHEDULED MEETING:</u>	May 3, 2018
<u>ADJOURNMENT:</u>	9:37 PM

Respectfully submitted,

Paula Pearce and Justina Oliver, Chair