

SWAMPSCOTT HISTORICAL COMMISSION
MEETING MINUTES

MEETING LOCATION: Virtual Meeting
Thursday, March 2, 2023
6:30 p.m.

<u>MEMBERS PRESENT</u>	Nancy Schultz, Jonathan Leamon, Brad Graham, Ryan Judkins, Justina Oliver, Franceska O'Reilly, Kim Barry
<u>MEMBERS ABSENT</u>	Richard Smith, Jean Reardon
1. <u>MEETING CALLED TO ORDER</u>	N. Schultz called the meeting to order at 6:31 p.m.
2. <u>299 SALEM STREET (GLOVER PROPERTY) - INITIAL DETERMINATION</u>	<p>The Building Department received an application for the complete demolition of three buildings and a shed located within the Swampscott portion of the Glover Property. (Additional buildings on the property are located outside of Swampscott.) These buildings include the General John Glover homestead, the former General Glover Inn, and the former Sunbeam Inn. The Building Department referred the application to the Commission for an initial determination as to whether the subject buildings are “significant” as defined in Art. IX, § 4(b)(16) of the Town bylaws.</p> <p>N. Schultz reviewed relevant portions of the bylaws, including the criteria for finding that a structure is “significant.”</p> <p>N. Schultz reviewed the history of Revolutionary War-era General John Glover, who owned the Glover Property and built the original home on that property. This review included research conducted by the Planning Board.</p> <p>N. Schultz called for a motion that, based on the information presented, including the Planning Board’s research, the Commission find the structures at issue historically</p>

	<p>“significant.” R. Judkins so moved, J. Oliver seconded. The motion passed unanimously.</p> <p>N. Schultz reviewed the demolition permitting process, including the Commission’s obligation to hold a public hearing as part of its determination as to whether the structures are “preferably preserved,” as defined in the Town bylaws.</p> <p>R. Judkins clarified that finding structures “significant” does not necessarily mean that the structures are preferably preserved. He also clarified that one purpose of the hearing is to raise public awareness of the Town’s historic resources.</p>
<p>3. <u>PREPARATION FOR FINAL DETERMINATION ON GLOVER PROPERTY</u></p>	<p>Structural engineering firm Structures North and preservation planner Rick Detweiller have submitted preliminary proposals to the Commission for evaluating the original portion of the Glover homestead. Both are available on March 30, 2023, for a site visit and assessment. Structures North will assess the structural integrity of the homestead as a whole and provide a written report with recommendations on repairs and the feasibility of moving the structure to another site. The cost will not exceed \$8,100.00. It can also provide a more limited assessment at lower cost. Mr. Detweiller will assess specific historical features of the homestead and provide recommendations on restoration and salvageability of those features. His proposed fee is \$2,500.00.</p> <p>N. Schultz raised the possibility of moving the homestead structure to Town-owned property adjacent to the rail trail. J. Leamon requested additional information regarding the availability of that property.</p> <p>K. Barry requested a breakdown of the estimates provided (including hourly rates) and expressed concern over cost. Various</p>

	<p>Commission members provided insight on the estimates.</p> <p>R. Judkins informed the Commission that there is \$1,700.00 in uncommitted funds available in the Commission's general fund, as well as \$6,100.00 in grant money from the Massachusetts Cultural Council.</p> <p>J. Leamon moved to grant N. Schultz authority to negotiate with Structures North and Mr. Detweiller on the pricing for the proposed assessments and spend up to \$7,800.00 for them. R. Judkins seconded. Unanimously approved.</p> <p>N. Schultz proposed that the public hearing take place on April 12, 2023, at a time and location to be determined.</p>
4. <u>NEXT MEETING</u>	<p>The next meeting likely will need to be in-person given the upcoming expiration of COVID-era remote meeting orders.</p> <p>The next meeting will take place on Thursday, April 6, 2023, at a time and location to be determined.</p>
	Meeting adjourned at 7:36 p.m.

Respectfully submitted,



Brad W. Graham, Secretary
Swampscott Historical Commission