



# TOWN OF SWAMPSCOTT

## HISTORIC DISTRICT COMMISSION

ELIHU THOMSON ADMINISTRATION BUILDING  
22 MONUMENT AVENUE, SWAMPSCOTT, MA  
01907

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

**ALTERNATES**  
SYLVIA BELKIN

## FEBRUARY 1, 2016 MEETING MINUTES

**Time:** 7:30– 9:30 pm

**Location:** Swampscott Police Headquarters, 531 Humphrey St

**Members Present:** J. Jurma, R. Smith, B. Herter, B. Franklin, A. Steingiser, S. Belkin

J Jurma opened the meeting of the Historic District Commission at 7:30 pm, on February 1<sup>st</sup>, 2016.

### DESIGN GUIDELINES

Cemetery (Chapel)

1. B Franklin mentioned that section should be added for Chapel due it being owned by the Town, as opposed to an individual
2. J Jurma, R Smith and A Steingiser discussed potential separate sections for public buildings
3. J Jurma and B Franklin to study how to properly address this property in the Design Guidelines

### APPROVAL OF THE PREVIOUS MINUTES

R Smith moved to approve Minutes from Jan. 4. B Herter seconded. The vote was unanimous.

# CERTIFICATES

## **15HDC-49** (57 Monument Ave.) *Continuation from Jan. 4 hearing*

1. W Jacob presented modifications to design per the comments expressed by HDC Commission members and the public at the previous hearing.
  - a. The main concerns that were addressed pertained to the siting of the garage on Monument and its proximity to the street, the scale of the garage, the orientation of the garage, and understanding the precedent within the neighborhood.
  - b. W Jacob reduced the scale of the garage, rotated it 90 degrees (gable end facing street), set the garage further back on the site while still preserving a backyard, and redesigned the connecting 'breezeway' structure to be more transparent, giving the effect of a detached garage.
2. Neighbors J Sullivan and M Garvey commented that the modifications were an improvement from the previous iteration.
3. The Commission members agreed that the modifications to the massing were an improvement from the previous hearing. Some mentioned that the garage was still sited too close to the road.
  - a. The Commission noted that the proposal still lacked a level of detail, so as to not be able to give a full review of the proposal
4. Based on the proposal not being complete, B Franklin made a motion to continue 15HDC-49 at the March 7 hearing. R Smith seconded. The vote was unanimous.

## **15HDC-60** (24 Mountwood Rd.) *Continuation from Jan. 4 hearing*

1. The contractor noted that a percentage of the windows have been installed, and construction was halted until approvals from the Town were obtained.
2. Proposed windows have muntins between glass, including windows visible from public ways
3. Due to lack of compliance with processes of permitting, and the lack of materials to review (window cutsheets w/ muntin profiles and widths, existing condition photos, etc.), the Commission recommended that the applicant return at the next HDC hearing.
4. B Herter made a motion to extend 15HDC-60 to the March 7 hearing. A Steingiser seconded. The vote was unanimous.

## **15HDC-64** (121 Elmwood Rd) *Continuation from Jan. 4 hearing*

1. The applicant returned with the same shed proposal, rotated 90 degrees in place.
2. The Commission recommended that the applicant return with a proposal that complies with the HDC Bylaw and Design Guidelines. The Commission requested additional technical information regarding elements of the shed (windows, foundation, etc.)
3. B Franklin moved to continue 15HDC-64 to the March 7 hearing. R Smith seconded. The vote was unanimous.

## **15HDC-65** (95 Farragut Rd.)

1. M Malloy presented the application to replace porch, retaining the existing porch roof structure and detail.
2. The Commission discussed that a new porch railing would require compliance with the Building Code, where the existing porch railing does not.
3. J Jurma noted that the proposed changes were substantial enough to warrant further documentation (drawings, cutsheets, etc.)
4. B Franklin made a motion to continue 15HDC-65 to March hearing. R Smith seconded. The vote was unanimous.

## OTHER BUSINESS

### Local Historic District Study

R Smith made a motion to appoint Mitchell Zoerhoff and Mary Bester to the Local Historic District Study Committee.  
B Franklin seconded. The vote was unanimous.

A Steingiser made a motion to close the meeting at 9:32PM. B Herter seconded. The vote was unanimous

Ben Herter  
Historic District Commission Secretary