



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

JULY 11, 2016 MEETING MINUTES

Time: 7:30– 11:30 pm

Location: Swampscott Police Headquarters, 531 Humphrey St

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

Members Absent:

J Jurma opened the meeting of the Historic District Commission at 7:33 pm, on July 11th, 2016.

APPROVAL OF THE PREVIOUS MINUTES

The Commission reviewed the Minutes from 6.6.16. B Franklin made a motion to approve Minutes. R Smith seconded. The vote was unanimous.

CERTIFICATES

15HDC-64 (121 ELMWOOD RD) – proposal to install an 8' x 14' cedar clapboard Victorian cottage shed. Applicant & Owner: ALEC CHELOFF. Parcel ID: 2-5. (Continued from June 6th hearing)

The Applicant noted that a Surveyor is scheduled to visit the site to locate the shed in question on a site plan.

Additionally, the Applicant continues to explore fence designs that will obscure the shed from Elmwood Rd. Without required documentation, J Jurma recommended that the Applicant return at the next HDC Meeting with examples of preferred designs. The Commission suggested that the Applicant provide 2 schemes.

B Franklin made a motion to continue 15HDC-64 at the September HDC Meeting (The Applicant could not attend the August Meeting). R Smith seconded the motion. The vote was unanimous.

16HDC-22 (55 DEVENS RD) – proposal to replace 13 windows of same style/grid pattern and different material. Applicant: RENEWAL BY ANDERSEN (KELLEY DONAHUE). Owner: RICHARD & MARTHA RAYMOND. Parcel ID: 16-60.

The Applicant explained that the condition of the existing French doors and windows are beyond reasonable repair, and are a security and safety concern because they will not close properly. They also provided the Commission with product information for the proposed new windows.

R Smith made a motion to approve 16HDC-22 for a Certificate of Appropriateness. B Herter seconded. Unanimous vote with the following conditions,

- Design to follow sketch, as drawn and submitted during 7/11 Hearing
- Existing French door pairs replaced by knee wall, as drawn, and french casement window pairs; window specification submitted during 7/11 Hearing

16HDC-25 (30 FARRAGUT ROAD) – proposal renovate/rebuild front porch. Applicant & Owner: THOMAS & ILENE VOGEL. Parcel ID: 5-128.

The Applicant explained that the existing porch components are deteriorating, and this was also shown in the documentation presented at Meeting. The proposal includes the replacement of the porch partial height wall and replace with a new code-compliant railing with balusters. It also includes the replacement of the supporting columns, decking, and stair components.

The Commission expressed concern with replacing the decking with Azek composite decking due to the possibility of high expansion and contraction rates.

R Smith made a motion to approve 16HDC-25 for a Certificate of Appropriateness. B Franklin seconded. Unanimous vote, with the following conditions,

- Decking and stair treads to be lpe, not Azek composite
- Railings have historical 1:1 baluster spacing
- Align primary rail height to adjacent window sill height, and add additional top rail at 36" for code compliance (refer to railing design at 95 Farragut Rd)

16HDC-28 (PARADISE ROAD) – proposal to replace existing wooden roof on National Grid Gas building with metal roof, install new concrete retaining wall, and install concrete front door ramp. Applicant & Owner: BOSTON GAS COMPANY d/b/a NATIONAL GRID. Parcel ID: 15-71.

Representatives from National Grid presented the proposal with substantial supporting documentation (site plan, floor plans, elevations, sections, engineering drawings, etc.)

R Smith made a motion to approve 16HDC-28 for a Certificate of Appropriateness. B Franklin seconded. Unanimous vote, with the following conditions,

- Fence is 5'-6' high steel picket fence, black
- Outlet pipes enter building on sides, not front end facing Paradise Rd.
- Roof and cupola will preserve rafter tail detail

* J Jurma and R Smith to serve as HDC contacts during proposed construction

16HDC-29 (6 SHERIDAN TERRACE) – proposal to replace bathroom window on east side of house. Applicant & Owner: TOM & NAOMI DREEBEN. Parcel ID: 4-68.

The Applicant returned with updated schemes for their bathroom window replacement.

B Herter made a motion to approve 16HDC-29 for a Certificate of Appropriateness. S Belkin seconded. Unanimous vote, with the following conditions,

- Variations 2 or 3, as presented on 7/11, are approvable schemes

16HDC-30 (17 SWAMPSCOTT AVENUE) – proposal to replace three basement windows with vinyl replacement. Applicant: CHRISTOPHER ZORZY. Owner: BILL SPENCER. Parcel ID: 15-52.

The Applicant explained that the proposed windows have no grid/muntins, and that they are “paintable”.

R Smith made a motion to approve 16HDC-30 for a Certificate of Appropriateness. B Herter seconded. Unanimous vote.

* The Contractor will deliver the Abutters List and notarized Affidavit to the Town Offices.

16HDC-35 (39 ELMWOOD ROAD) – proposal to replace existing privacy fence and include an arched gate at front. Applicant & Owner: TIMOTHY & PAULA SHEEHAN. Parcel ID: 1-95.

The Applicant presented proposal to include scalloped fence sections, arch over gate, and lattice top section on gate.

R Smith made a motion to approve 16HDC-35 for a Certificate of Appropriateness. A Steingiser seconded. Unanimous vote.

16HDC-36 (44 GRANT ROAD) – proposal to replace deteriorated windows with wood replacement windows. Applicant & Owner: TOM KERSHAW. Parcel ID: 16-50.

The Applicant presented the proposal with supporting documentation, including photos of the deterioration, photos of overall house elevations, and window product information. The Applicant also explained that they have explored alternate avenues through restoration (ie. Window Woman, Old Town Repair, etc.), but these options are too expensive. The proposed windows are aluminum clad replacements windows.

The window details provided were difficult to decipher, as to how they would impact the aesthetics of the overall house. The Commission suggested that the Applicant provide additional information about these products. They also

suggested that the Applicant explore new construction windows, in lieu of replacement windows which will reduce the amount of glass area.

R Smith made a motion to continue 16HDC-36 at the August Meeting. S Belkin seconded. Unanimous vote.

16HDC-31 (60 WALKER ROAD) – proposal to replace two vinyl kitchen windows with wood replacement windows and raised sill height. Applicant & Owner: BEN & GRETCHEN HERTER. Parcel ID: 4-21.

B Herter presented the proposal with updated plans, showing the replacement of (3) vinyl replacement windows.

R Smith made a motion to approve 16HDC-31 for a Certificate of Appropriateness. B Franklin seconded. Unanimous vote (except B Herter abstained), with the following conditions,

- Replace all (4) double hung vinyl replacement windows along the first floor north elevation, not just (3) as shown in drawings provide at 7/11 Hearing
- 1-over-1's suggested, not required

B Herter made a motion to close the meeting at 11:30pm. A Steingiser seconded. Unanimously approved.

Ben Herter
Historic District Commission Secretary