



# 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

## SEPTEMBER 12, 2016 MEETING MINUTES

**Time:** 7:30– 10:50 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 September 12<sup>th</sup>, 2016.

### APPROVAL OF THE PREVIOUS MINUTES

The Commission reviewed Minutes from 7.11 and 8.1 meetings. B Franklin moved to approve the Minutes. R Smith seconded. The vote was unanimous.

### CERTIFICATES

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

The Applicant provided surveyed site plan for review. The Applicant explained that the ZBA was suggesting Option B for shed location.

The Applicant also provided a picket style for proposed fence. He also mentioned the desire for an arbor over the gate.

J Jurma suggested that the Commission continue 15HDC-64 until Thursday (9.15) meeting, so the Applicant can provide Commission with adequate documentation of proposed fence design. B Franklin made a motion to continue 15HDC-64 until next meeting. R Smith seconded. The vote was unanimous.

**16HDC-38** (19 BANKS TERRACE) – proposal to replace the existing replacement window on side of house with like material/design. Applicant: MICHAEL NAPLES. Owner: CATHERINE & JOHN PHELAN. Parcel ID: 16-97. Continued from August hearing

Received Certificate of Appropriateness (B Herter made a motion to approve, R Smith seconded, unanimous vote) with the following conditions,

- Harvey Majesty Wood Replacement Double Hung Window, as provided on 9.15, with 6-over-6 muntin pattern and Simulated Divided Lites (SDLs)

**16HDC-39** (72 BANKS ROAD) – proposal to replace three exterior doors (different material/design) and replace back stairs (of different material). Applicant & Owner: J. BRADFORD HUBENY. Parcel ID: 16-77.

Received Certificate of Appropriateness (B Herter made a motion to approve, R Smith seconded, unanimous vote) with the following conditions,

- Front door to have either (3) lites, or (6) lites, at top of door. (6) lite pattern is 2 rows of (3) lites.

**16HDC-40** (128 GREENWOOD AVENUE) – proposal to remove one kitchen window, replace another kitchen window (vinyl replacement) with a shorter vinyl replacement window, install a vent from kitchen. Applicant: ALEX HOMOLA (CYR LUMBER CO). Owner: BENJAMIN & AMANDA AGOES. Parcel ID: 4-129.

Received Certificate of Appropriateness (B Herter made a motion to approve, R Smith seconded, unanimous vote) with the following conditions,

- Hood exhaust vent cover, presented as "paintable" on 9.15
- Double Hung window as provided on 9.15, with Simulated Divided Lites (SDLs), also "paintable"

**16HDC-42** (24 SHAW ROAD) – proposal to replace property fence with one of a different size/design/material. Applicant & Owner: TIMOTHY & GARGI COOPER. Parcel ID: 1-52.

R Smith made a motion to approve 16HDC-42 for a Certificate of Appropriateness. B Franklin seconded. The vote was unanimous.

**16HDC-44** (144 WALKER ROAD) – proposal to replace/rebuild side porch (railings, stair). Applicant: RAPID CONTRACTING SERVICES. Owner: MICHAEL & KAREN GINSBURG. Parcel ID: 15-37.

Received Certificate of Appropriateness (B Herter made a motion to approve, R Smith seconded, unanimous vote) with the following conditions,

- 4x4 PT posts to be wrapped in 1x trim (roughly 5" square, finished dimension), and to match base and cap details of front porch columns. The Commission suggests that the cap be flashed
- Retain shingles in front of structural header beam, construct box beam (over structural header beam) at the height of existing shingles, and width to match finished dimension of posts (roughly 5" square)
- Wrap steel post and sonotube with 1x trim under deck, block as necessary to align post enclosure with wrapped post above
- If the new stair becomes visible from Walker Rd (public way) after construction, install new wood lattice screen with frame under deck. Lattice design options are: 1.) 1x4 vertical boards with 1/2" gap between boards, or 2.) crosshatch of 1x3 boards with 1:1 spacing, horizontal or diagonal
- Porch railing to match railing detail of second floor balcony, including rail dimensions and profiles, and baluster dimensions and spacing

**16HDC-45 (148 WALKER ROAD)** – proposal to replace front door and storm door with doors of different design. Applicant: CASTLE WINDOWS. Owner: MARK & CLAUDIA DROSTE. Parcel ID: 15-38.

The Applicant did not attend the Hearing. B Herter made a motion to continue 16HDC-45 until next meeting. R Smith seconded. The vote was unanimous.

**16HDC-47 (139-143 PARADISE ROAD)** – proposal to remove and replace three-level front porch (two design options provided). Applicant & Owner: ROBERT LILLEY. Parcel ID: 5-215.

Received Certificate of Appropriateness (R Smith made a motion to approve, S Belkin seconded, unanimous vote) with the following conditions,

- Proposed Scheme A-3, provided on 9.12
- New railings to have primary rails at existing heights (per story), secondary rails (smaller) at code-compliant height, and balusters at 1:1 spacing
- The Commission suggested retaining the existing decking, columns, and all other structural elements, as possible. Not required.

**16HDC-36 (44 GRANT ROAD)** – request to amend Certificate of Appropriateness to reflect Pella Architectural Series windows rather than Pella 450 (typo in application materials). Parcel ID: 16-50.

R Smith made a motion to approve 16HDC-36 for a Certificate of Appropriateness. B Herter seconded. The vote was unanimous.

## OTHER BUSINESS

B Franklin made a motion to propose removal of requirement to publish applications in the Lynn Item, including the fee. R Smith seconded. The vote was unanimous.

A Steingiser moved to limit the number of applications heard per night to 5, moving the remaining applications (based on date of submission) to the 3<sup>rd</sup> Thursday of the month. R Smith seconded. The vote was unanimous.

B Herter made a motion to close the meeting at 10:50pm. R Smith seconded. Unanimously approved.

Ben Herter  
Historic District Commission Secretary