

SWAMPSCOTT HISTORICAL COMMISSION
MEETING MINUTES

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

<u>MEMBERS PRESENT</u>	Nancy Schultz, Jonathan Leamon, Brad Graham, Ryan Judkins, Richard Smith, Kim Barry
<u>MEMBERS ABSENT</u>	Justina Oliver, Franceska O'Reilly, Jean Reardon
1. <u>MEETING CALLED TO ORDER</u>	N. Schultz called the meeting to order at 6:35 p.m.
2. <u>APPROVAL OF MINUTES</u>	J. Leamon moved to approve minutes from February 2, 2023 meeting. Unanimously approved. J. Leamon moved to approve minutes from March 2, 2023 meeting. Unanimously approved, with R. Smith abstaining.
3. <u>TREASURER'S REPORT</u>	According to N. Schultz, Commission has not received the grant money set aside to cover assessment reports for Glover House, but the Town will cover the cost until the grant money is received. R. Judkins reported that \$150.00 was deposited into the revolving fund and is investigating the source of those funds. Revolving fund balance is \$2,696.61. General fund balance is \$3,700.00. K. Barry is waiting for the invoice from Vacker for interpretive signs, which will be \$1,776.00. We are waiting for the Historical Society to vote on approval of their share of interpretive sign. R. Judkins moved to approve up to \$200.00 from the general fund to purchase archival sleeves at the request of J. Leamon. R. Smith seconded, unanimously approved.

4. 299 SALEM STREET (GLOVER PROPERTY)

N. Schultz invited Glover Regiment of Marblehead to appear at April 12 public hearing. She will make a presentation on the history of the property, the findings contained in the report from Structures North. At K. Barry's suggestion, the presentation will also summarize the Commission's deliberations and negotiations with the developer to date. One purpose of the hearing is to assess community support for preservation action.

B. Graham summarized the Structures North report and offered opinions on the likely high cost of restoring and moving the Glover House to another site, and the added costs of mold and asbestos abatement.

R. Judkins noted that preservation is a substantial undertaking, and suggested a focus on having developers incorporate more historical elements into the new development. N. Schultz noted that there are no further changes allowed to the development design (confirmed by Angela Ippolito), so that may not be possible.

R. Judkins suggested a common room in one of the new buildings that could incorporate elements of the Glover House, and proposed asking developers to make the site publicly accessible.

A. Ippolito asked about preservation of the hearth. R. Smith noted that the clay mortar in the hearth needs to be inside to protect it from weather; current development plan places new building on site of the hearth.

J. Leamon raised concern that threatening to delay the demolition could harm goodwill with developers, who have been willing to make concessions and work with the Commission.

R. Judkins suggested asking developers for concessions unrelated to the Glover property,

	<p>such as a donation to assist with preservation elsewhere in the town (train station, Hawthorne site). B. Graham suggested having the developer pay for additional interpretive signs on the Glover property.</p> <p>Commission has ten days following public hearing to make a determination on the demolition delay. Commission will have a meeting on April 20, 2023, at 7:00 p.m. to discuss the public hearing comments and make a final determination.</p>
5. <u>PRESERVATION AWARDS</u>	<p>Commission had set an application deadline of April 15, 2023. N. Schultz intends to nominate 23 Lincoln Circle for an award, but otherwise there are no applications. Commission discussed the need for better advertisement of the award program. K. Barry will add post to the Facebook page.</p>
6. <u>INTERPRETIVE SIGNS</u>	<p>J. Leamon and N. Schultz attended Historic District Commission meeting to discuss the location of the Lilac Garden interpretive sign. Historic District Commission will need to approve the location. J. Leamon will submit application for approval.</p>
7. <u>35 PITMAN ROAD</u>	<p>N. Schultz suggested there is a “slim” possibility that the effort to move the house to a new location will be successful. Select Board will be adding the issue to their upcoming agenda. However, demolition is set for May 1, 2023.</p>
8. <u>TOWN HALL EXHIBIT (FISHING)</u>	<p>J. Leamon and K. Barry have reviewed proposals for restoration of Minnehaha model ship. The best estimate is under \$1,000.00, but J. Leamon requested approval up to that amount so that Commission can purchase a stand for the model. K. Barry moved to approve spending Essex Heritage grant money for the restoration, pending verification of sufficient grant funds remaining. R. Smith seconded, unanimously approved.</p>

9. <u>NEW BUSINESS</u>	Commission agreed to pass on new business until next regular meeting.
10. <u>NEXT MEETING</u>	Commission will hold a public hearing on the Glover House on April 6, 2023, at 7:00 p.m. Commission will hold a special meeting (virtual) on April 12, 2023, to make a final determination on the Glover House demolition.
	Meeting adjourned at 8:32 p.m.

Respectfully submitted,



Brad W. Graham, Secretary
Swampscott Historical Commission