

SWAMPSCOTT HISTORICAL COMMISSION

MEETING MINUTES

MEETING LOCATION: Virtual Meeting

Thursday, August 13, 2020

6: 30 pm

<u>MEMBERS PRESENT:</u>	Dana Anderson, Jonathan Leamon, Justina Oliver, Jean Reardon, Nancy Schultz, Richard Smith
<u>MEMBERS ABSENT:</u>	Kim Barry,
<u>OTHERS PRESENT:</u>	Lori & Richard Dobson, Susan Koelle, Molly O'Connell, Mark Landsberg, Kenneth Shutzer
<u>MEETING CALLED TO ORDER:</u>	6:34 PM J. Oliver called the meeting to order.
<u>MINUTES:</u>	Not discussed
Petition review: 33 Manton Road	J. Oliver reviewed the bylaw and gave a historical overview of the property at 33 Manton Road. House built in 1910. R. Dobson detailed a history of the fire and damage to the property. R. Smith gave an overview of the architectural style: an American four square. L. Dobson and S. Koelle gave a summary for the proposal. Trying to keep the exterior in as much as the original condition will allow and adding a garage on the side. Commission members had an opportunity to ask questions. Under provision of the bylaw, is the building historically significant? The committee voted unanimously that the building is not "historically significant." J. Oliver asked committee members to comment for the ZBA. R. Smith encouraged the ZBA to give more latitude if needed for the setback to move the garage back further from the front of the house. Several members concurred that Option 6 may be a more integrated design.
Petition review: 120 Puritan Road	J. Oliver reviewed the bylaw and gave a historical overview of the property at 120 Puritan

	<p>Road. R. Smith gave a description of the house. House was significantly renovated at the turn of the century in the colonial revival style with added porches that changed it from a vernacular cottage style. Picture windows mid-20th century. D. Anderson spoke to the historical value of the house. M. Landsberg explained the project, which involves largely adding a front porch—and not adding to the footprint of the house. R. Smith suggested a 36 in. railing vs. 42 if there could be a waiver. The owners want to have a master bedroom on the third floor. R. Smith suggested a flat roof instead of the 7-8 foot height that is proposed. Discussion involved reducing the bulk by hiping it in on both sides. J. Oliver echoed the concerns about scale raised by D. Anderson and R. Smith, and asked for the addition of a portico. SHC would like to see the revisions of the plan. K. Shutzer pointed out that from a zoning perspective there is no additional building; it's an addition of a porch, and an alteration of a roof. J. Oliver proposed that the recommendations of the SHC be considered and the SHC be included in the final approvals of the plan. The SHC requests that the ZBA will allow the Commission to review the proposed changes such as eliminating the spiral staircase, lowering and narrowing the roofline, and anchoring the pediments on the front porch with columns. The Board also recommends a 36 in railing if it fits building code. The SHC requests that the ZBA include the review of the SHC before a permit is issued. J. Oliver moves, R. Smith seconds. Unanimously approved.</p> <p>J. Oliver moves, R. Smith seconds the motion to affirm 120 Puritan Road is historically significant. Vote is unanimously approved.</p>
<u>Other Items for discussion</u>	
<u>Closing:</u>	J. Oliver moved to adjourn, R. Smith seconded. 9:09 p.m
<u>Next meeting: Thursday, September 10, 6:30 p.m.</u>	

Respectfully submitted,

Nancy Schultz