



TOWN OF SWAMPSCOTT

HISTORIC DISTRICT COMMISSION

EDMUND THOMSON ADMINISTRATION BUILDING

MEMBERS

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

ALTERNATES

SYLVIA BELKIN

November 14, 2018

Meeting Minutes

Time: 7:30PM

Location: Town Hall Conference Room

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

Members Absent: A. Steingiser, B. Herter

1. **18HDC74 (29 Ellis Road) Parcel ID 5-123** Application for Certificate of Appropriateness for roof repair with different material, Applicant: AC Castle Construction; Owner: Helen Cassidy. Kristie Swindell - Present to represent the owner and A.C. Castle.

Gambrel/mansard roof on this home, a portion of which has already been replaced with asphalt shingles (the left side of the house). The pending application is a request to remove wooden shingles on the right main roof and front bay window, to be replaced with asphalt shingles (GAF Timberline HD or Sovereign Shingle in Hickory color). Front and sides of the dormers to remain with existing wood shingles.

Existence of this project was noted and discussed at the 11/5/18 meeting. Due to the urgency of the need to repair the roof, a previously unscheduled meeting was called for today (11/14) which is permitted under the HDC bylaw. At the prior meeting the members looked and online images of the home, and prior to that meeting B. Franklin and J. Jurma went to look at the exterior of the home. During the last meeting J. Jurma stated that he generally believes it is appropriate to have the whole roof in a single material, in this case that may be asphalt.

R. Smith: Originally the property would have been all wood. Would weather to a grey/brown color that would be "relatively monolithic." Other properties in the neighborhood are a mix of asphalt and wood. Current wood shingles may well be at the end of their life. The original design character is likely determinative, and all planes of the roof should be the same material. In this case it makes sense to have all of the roof be the asphalt shingle as this is in line with the original intent. R. Smith shows some photos of homes in the area, including some with 3 tab, slate, and architectural shingle. R. Smith would like to encourage a lower contrast 3 tab, rather the high contrast "HD" architectural shingles.

J. Jurma and R. Smith both express that the new shingle to be added should match (as close as possible) to the current 3 tab asphalt shingle. (GAF Sovereign 3 Tab shingle).

Motion for Certificate of Appropriateness with condition that the shingle used be a GAF Sovereign 3-tab (or substantially similar) in a color to closely match existing on the left of the home. Motion by S. Belkin, second by R. Smith. Unanimously approved.

Motion that hardship exists due to active leaking into the home by R. Smith, second by J. Jurma. Unanimously approved. B. Franklin to investigate whether 20 day appeal period can be shortened in case of hardship.

OTHER BUSINESS PROPERTY BEFORE THE COMMISSION:

Prior application for **25 Sheridan Road** for a porch rebuild. The existing stone rail only reaches 24 inches. Need to figure out a railing solution that will meet code for rail height. R. Smith suggests a site visit. Also put this question out to the Mass Historical listserv.

Railing system for 25 Sheridan Railing on Agenda for December.

Motion to adjourn by R. Smith. Seconded by J. Jurma. Unanimously approved.

Benjamin Franklin

Historic District Commission, Chair