



TOWN OF SWAMPSCOTT

HISTORIC DISTRICT COMMISSION

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

New 4/1
MEMBERS
BEN FRANKLIN, CHAIR
RICHARD SMITH, VICE CHAIR
BEN HERTER, SECRETARY
JER JURMA
ANDREW STEINGISER

ALTERNATES
SYLVIA BELKIN

JANUARY 17, 2019 MEETING MINUTES - REVISED

Time: 7:30– 9:30 pm

Location: Swampscott Town Hall, 22 Monument Ave

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

B Franklin opened the meeting of the Historic District Commission, January 17th, 2019.

APPROVAL OF THE PREVIOUS MINUTES

No Minutes to approve.

CERTIFICATES

18HDC-80 (27 SHAW RD) - request to replace 4 (four) attic windows similar to the rest of the home. Applicant & Owner: KENNETH & ELISA JOHNSTON. Parcel ID: 1-59. <continued from 1.7.19>

Applicant submitted affidavit of mailing.

Applicant presented sample window from Window World, including size of frame and stile/rail dimensions. No muntins planned. Product, paintable. Window World will be installing inside existing frame. Applicant also presented condition of existing windows - substantial damage to entire window system.

S Belkin approves as submitted. A Steingiser 2nds. Unanimous, except R Smith abstains.

18HDC-83 (31 MOUNTWOOD RD) – request for review, creating a bump out wall to the left of the 3rd (third) level dormer on the east facing façade to create sufficient headroom for main staircase and review of roof pitches. Applicant & Owner: SANDRA PUPELIS & SILVERIO BOLETO. Parcel ID: 16-51. <continued from 1.7.19.>

The Applicant and Architect presented new updated drawings (plans/elevs), highlighting various changes to the design and construction, including the following. Currently, construction is in violation of drawings.

- **Building Height** - 3' Height added to four-square portion of house – distributed throughout floor heights. Basement height drove raising height of each floor. The Applicant noted that there was a potential structural issue.
- **Dormer alteration to accommodate clear head height at attic stair** – Reviewed by the Commission, deemed consistent with original intent to maintain doghouse dormer. Further information requested regarding change in design that warranted more head height.
- **Windows at Stair** – Windows on east elevation modified at stair.
- **Other window relocations and revisions** - 1st floor sills were raised on west elevation floor (to accommodate counters); Windows on northwest corner (1st and 2nd floor) to be moved to be in alignment vertically. Other revisions need further review; Openings at the contemporary addition have been revised to accommodate structural mulls between openings.
- **Doors between four-square and contemporary addition** – Revised from French doors to single door. Commission deemed this an appropriate change. The Commission doesn't think that this door is within view of a public way, and therefore not in the Commission's purview.
- **Roof Pitches** – There is a disparity between the roof pitch of the four-square portion of house (10:12) and the garage (5:12). The original approval represented the pitches as all consistent. Since that approval, there was a field modification to change the pitch of the four-square in order to correct the relationship of roof to dormer. The dormers in the four-square were protruding too far out of the roof, presenting too much wall exposure. Ultimately, this fix highlighted the difference between the four-square and garage roof pitches. The Commission discussed that the Garage pitch should also be raised to bring it into alignment with the four-square roof pitch, as originally designed and approved. These (2) portions of the roof represent a majority of the roof coverage along the front/north elevation. The Commission noted that the roof connecting the four-square and garage need not be raised, as it is not contributing to the overall character of the house.

Given the scope of changes, and unanswered questions, R Smith suggested creating subcommittee to address the concerns of Commission, noted above. The subcommittee would be a maximum of (2) people (a non-quorum group) to work with Architect and lay out a plan for how to present the current design in comparison to last HDC approvals. B Franklin confirmed that under M.G.L., the Applicant can consult w/ (2) members of the HDC.

J Jurma moves to continue. R Smith seconds. Unanimous.

R Smith moves to adjourn. S Belkin seconded. Unanimously approved.

Ben Herter
Historic District Commission Secretary