

Historic District Commission Public Hearing Minutes – March 2, 2020

Time: 7:30 p.m. – 9:30 p.m.

Members Present: Ben Franklin, Chair; Jer Jurma; Sylvia Belkin, alternate; Richard Smith

Members Absent: Andrew Steingiser

Location: Swampscott Police Station, 535 Humphrey Street

The public hearing was video recorded.

Agenda:

CERTIFICATES OF APPROPRIATENESS

- 1) **Certificate of Appropriateness for 24 Mountwood Road (20HDC-04).** Request for a complete replacement of fence that is deteriorated and broken, new fencing will be fabricated using solid cellular PVC, location of the fence will remain the same, addition of a double gate at the garage area for landscape access.

The applicant explains the design will be the same as the existing fence and is a solid product. The Design Guidelines were drafted before cellular PVC products were available, however the Commission currently allows Azek products for use in trim in the District. There will be no shine and the product will be rough textured and will be factory primed for paint. The fence is slightly expanded from the current footprint to complete the enclosure, which includes the double gate.

MOTION: J. Jurma to approve 20HDC-04 as submitted; Seconded by R. Smith; unanimously approve.

- 2) **Certificate of Appropriateness for 108 Greenwood Ave (20HDC-05)** Request to install double hung windows. Applicant is present. They are not proposing casement windows, despite the materials provided in the application. They are proposing double hung windows.

J. Jurma noted that windows on the side of the house often vary in size for kitchen counters etc., therefore the lack of uniformity is less problematic on the side of a home.

The windows will be placed above the toilets in two bathrooms.

MOTION: R. Smith to approve 20HDC-05 with the following conditions:

- windows are new construction
- windows are Anderson 400 Series Double Hung with 1/1 pattern
- trim & sills to match the trim & sills on adjacent windows
- tops to align with the existing windows on the second floor

Seconded by S. Belkin; unanimously approved.

- 3) **Certificate of Appropriateness for 3 Devens Road (20HDC-06)** Request to replace two windows on the 2nd floor, (Both are replacements from approx. 1992) These will be new construction and match the historic quality Andersen A series windows that the Swampscott Historic Commission approved for the front of the house on February 2, 2020.

This applicant was previously before the Commission for replacement of windows on the front of the house.

MOTION: J. Jurma to approve 20HDC-06 as submitted; seconded by S. Belkin; unanimously approved.

- 4) **Certificate of Appropriateness for 22 Devens Road (20HDC-07).** Request to cut roof at right rear of home for 5' x 5' dormer for handicap lift from first floor to second floor interior 80" headroom at interior for state handicap specs.

MOTION: R. Smith to approve 20HDC-07 with the following conditions:

- Front wall of dormer needs to align with the wall below to allow for space needed in interior to allow for mechanical lift. Based on discovery in field the roof may need to be higher than the adjacent dormer. If this is the case, the option of raising the roof line to differentiate it from the front dormer shall be allowed.
- window size to be driven by matching the distance from the top of the window to the eave trim above (as on front dormer)
- All trim & shingles to match existing from dormer in dimension and profile
- Brosco window with 1/1 design

Seconded by J. Jurma; unanimously approved.

OTHER BUSINESS

- 5) Steve Hunt from 8 Grant Road came to discuss a future project with the Commission. He would like to replace the front steps and porch decking. He plans to use wood. The notes from the discussion include:
- a. Mr. Hunt asked about using cedar against concrete footing, and flashing was suggested as a solution.
 - b. The Commission noted that the faceboards on the stairs could be Azek or a similar product.
 - c. Railing requirements, replacement of existing damage to the ceiling, and discussion of how to insulate casement windows was discussed.

J. Jurma will make a site visit to the property to provide further instruction.

- 6) Approval of past meeting minutes.

Members reviewed the minutes – Chimney in the second paragraph of the second page should be plural.

MOTION: J. Jurma to approve with recommended edit; Seconded by S. Belkin; unanimously approved.

Meeting adjourned at 9:30 p.m.