

Historic District Commission Public Hearing Minutes – July 6, 2020

Time: 7:32 p.m. – 10:05 p.m.

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

Members Absent: Andrew Steingiser

Location: Virtual Meeting

The public hearing was video recorded.

All votes were taken by roll call.

Agenda:

CERTIFICATES OF APPROPRIATENESS

- a. 20HDC-21 (165 Paradise Road)** – Request to rebuild front exterior entry steps to the same dimension as existing, which are no longer safe. Applicant & Owner: Sergiy Stetsuk. (Parcel ID: 5-221). The applicant was present and gave a brief overview of the request. The stairs will be the same dimension as the existing and will be similar in color. Azek material will be used for facing and the risers.

R. Smith noted that Azek is fine for facing and risers but HDC prefers wood for decking. The sides will be closed by vertical slats and will be mostly obscured from view by bushes.

Patty Ramstine, abutter, asked if the top platform would be any wider than the existing. The applicant said no.

MOTION: R. Smith to approve the COA request with the condition that the sides be enclosed by vertical slats with ½ inch spacers. Seconded by S. Belkin; unanimously approved.

- b. 20HDC-23 (42 Farragut Road)** – Request to install mini-split a/c system which would require exterior refrigeration lines within proposed gutter piping similar to what is on the house, with units to be hidden from the street by landscaping. Applicant & Owner: Hal N. Schwartz. (Parcel ID: 5-131). The applicant was present and gave an overview of the request.

J. Jurma asked if the visible lines could be covered and disguised as downspouts; Mr. Schwartz replied yes. The HDC has approved this type of concealment before, as long as it is paintable.

There was no public comment.

MOTION: J. Jurma to approve the COA as submitted with the conditions that vertical runners resemble downspouts and the added split units will be concealed by plantings. Seconded by R. Smith; unanimously approved.

- c. REVIEW: 19HDC-76 (9 Monument Ave)** – Review of a request to install a net and poles on an existing asphalt area for a pickleball court. Applicant & Owner: Town of Swampscott. (Parcel ID: 2-1). Danielle Strauss, Recreation Director, was present for questions. The pickleball net was not installed this spring due to COVID restrictions; she is hoping to get it up and running in the next few weeks.

There was no public comment.

MOTION: J. Jurma to renew the application with a review in one (1) year (July 2021). Seconded by R. Smith; unanimously approved.

- d. **20HDC-29 (152 Walker Road)** – Request to rebuild front steps with bricks on the sides and risers, with granite on steps and landing and put granite on the walkway; request to replace existing windows with vinyl windows, and replace the front door. Applicant & Owner: Esmeraldino Santos. (Parcel ID: 15-39). The applicant was present and gave a brief overview of the requests.

The Commission discussed elements of the request in turn. The front steps will be the same width and number, with granite on top instead of limestone, and a similar railing. The brick will match the brick of the house.

The windows are all original wood windows. The Commission noted there is a two part analysis for windows – 1) Can the windows be restored or are they beyond repair? And if so, 2) What are the proposed replacements and are they appropriate? Members asked for additional details on the windows, including more interior and exterior images and details on the requested replacements.

The Commission also asked for more details on the front door, which is also original to the house.

There was no public comment.

MOTION: S. Belkin to continue the requests for windows and front door replacement to the July 16th meeting. Seconded by J. Jurma; unanimously approved.

MOTION: S. Belkin to approve the request for the new stairs, as submitted. Seconded by J. Jurma; unanimously approved.

- e. **20HDC-33 (31 Mountwood Road)** – Request to install a patio with an 18” stone wall on the west side of the house. Applicant & Owner: Sandra Pupelis & Silverio Boleto (Parcel ID: 15-23). The applicant was available and gave a brief overview of the request. The pavers are intended to match the stone wall closer to the street.

There was no public comment.

MOTION: R. Smith to approve the COA as submitted with the condition that the stone match the street wall. Seconded by S. Belkin; unanimously approved.

- f. **20HDC-27 (8 Banks Road)** – Request to remove existing porch, restructure walls to accommodate 4 windows and 1 door to match house, install shingled all under porch where rotted lattice is to match the rest of the house. Applicant & Owner: Lawrence Fahey. (Parcel ID: 16-2). The applicant was present and explained the porch is in bad need of repair, and he is looking to enclose most of it similar to some other houses on the street.

The Commission expressed concerns about the plan and the lack of detail in the drawings. They requested that full architectural plans be drawn up and that the design to still read as a historically enclosed front porch, as opposed to an add on. The other option, should the applicant wish, is to replace as is. The applicant will look into revising plans and coming back to the Commission.

There was no public comment.

MOTION: J. Jurma to continue the COA to the August 3rd meeting. Seconded by S. Belkin; unanimously approved.

- g. **20HDC-36 (146 Elmwood Road)** – Request to remove and replace shingle cedar siding, remove an abandoned chimney, add attic skylights or dormers, reroof with asphalt shingle or replace with metal shingle roof, restore wood rafter tails and gutter to match original, repair existing front porch to match existing, rehang wood shutters, replace vinyl replacement windows with 2 over 2 replacement windows, add decorative structural

brackets under unsupported fascia boards at overhangs. Applicant & Owner: Jer Jurma & Richard Kraft. (Parcel ID: 4-51). J. Jurma recused himself, as this is his home and he is the applicant.

There are multiple requests and the Commission looked at them each. 1) Both options mentioned for shingle siding were acceptable to the Commission.

2) In regards to chimney removal, after the discussion the Commission determined that the chimney is not a contributing element to the building. If the applicant can remove it only on the exterior, but leave the interior portion, it would be rebuilt at a later date if a future homeowner wishes it. Currently the chimney is not functional and is in failure.

3) The Commission discussed the addition of skylights and dormers. While the applicant presented 3 design options, the Commission preferred design option C as the least visual impact.

4) The Commission discussed the proposed siding (on non-shingle portions of the house) and deemed the more historic material appropriate.

5) The materiality of the gutters should be paintable and profiles should match existing design.

6) The request for repair work to the porch is considered a CONA.

7) The Commission approved of rehangng historical shutters as long as they are historically sized and mounted appropriately.

8) The Commission determined it needed more information on the requests to replace existing vinyl windows and to restore historic brackets.

There was no public comment.

MOTION: R. Smith to approve the COA elements with the following conditions: Part a) as submitted; Part B) as submitted; Part C) Design option C only; Part D) as submitted; Part E) gutters must be a paintable material and the rafter tails to match existing; Part F) CONA; Part G) as submitted. Seconded by S. Belkin; unanimously approved.

MOTION: S. Belkin to continue items H and I to the August 3rd meeting. Seconded by R. Smith; unanimously approved.

2. Other Business

The Commission discussed potential violations in the Olmsted District and asked staff to draft a letter to reach out to these properties so there could be a discussion at the next meeting.

MOTION: J. Jurma to approve the previous meeting minutes from June. Seconded by S. Belkin; unanimously approved.

Meeting adjourned at 10:05 pm.