



TOWN OF SWAMPSCOTT

HISTORIC DISTRICT COMMISSION

ELIHU THOMSON ADMINISTRATION BUILDING

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ALTERNATES
SYLVIA BELKIN

December 3, 2018 Meeting Minutes

4-2-19
SENT TO
SDPLIN

Town Hall – Selectman's Room at 7:30PM

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

Certificates of Appropriateness

18HDC77 – 31 Mountwood Road, Applicant and Owner Sandra Pupelis & Silverio Boleto, Parcel ID 15-23

Windows: Window changes only impact the West façade. Windows and side entry garage door to be removed due to ledge that cannot be removed (as well as to save on budget). Remove the second bathroom window due to privacy concerns facing the neighbors (and the bathroom has a second window facing front). Foundation of garage only visible at an oblique angle. Jurma: Due to elevation change, no concern about the garage changes. As to second story window, there is precedent within the district for lack of symmetry due to practical concerns (toilet, counter heights, etc.). Here there is a practical concern that the discussed window would have to be placed in a shower.

Shingles: Applicant seeks to have one supplier, rather than several different manufacturers. Looking to have James Hardie plank shingles on the upper stories. Looking to replace Fundermax rain shield with a Hardie product. J. Jurma: Can the shingles be weaved and flared? That flare detail is important to this house. The manufacturer sheet provided by homeowner indicates that the product can be woven.

Front Door: Replace the previously approved door (modern, grey metal, small windows) with a wooden door of a different design. Previously approved with a sidelight on the right hand side. The area is very recessed from the street. New door is a Simpson #4974, Artist Collection with a sidelight.

Conditions:

- Detail at the bottom of the garage on the west side should be to bring the siding as low as possible and then trim with a straight board horizontally across.
- Hardie shingles must keep the same detailing as previously drawn and approved in cedar. To include: woven corners and flared apron and 1/8th inch keyway (spacing between shingles). Minimal wood graining. Could also continue with cedar, as previously approved with previously approved detailing and conditions.

- Denied as to the replacement of Fundermax at this time, as there is limited current information about the proposed Hardie or Alucobond product. Could return to amend the application at a future date once a product is selected.

Motion to approve certificate of appropriateness with conditions detailed above (as to windows and Hardie plank shingles). Motion by: J. Jurma Second: R. Smith. Passed unanimously.

18HDC78 – 51 Sheridan Road, Applicant and Owner Gilbert & Jodi Hendry, Parcel ID 4-143-0

Proposing a Thermatru fiberglass door with sidelight to replace damaged front door. Proposed door is Classic-Craft American Style Collection with Right Sidelite . CCA1145-DDBF4. This design Jurma feels may not be as in accord with the “hefty” sidelite that is more common in midcentury homes. Homeowner proposes replacing current flat plywood with a v-groove detail.

Condition:

- Proposed Thermatru door can be replaced with a substantially similar wood alternative
- Clear glass in sidelite window
- Interior porch v-grooved detail 1x6 to replace area that is currently flat plywood.
- Sill only extends across door and sidelite, not across entire porch.

B. Herter is the architect on this project. Abstains from vote.

Motion for Certificate of Appropriateness by J. Jurma, Second by R. Smith. B. Herter abstains. All others in favor.

Other Business:

- Architect for 87 Banks Road came to discuss replacement or repair of front portico due to damage to the property. Exterior wall is settling and door no longer swings.
- Original doors and windows should be restored. Appears to be a period door.
- Member of the HDC could come to visit the property. Could have window woman look at it.

Motion to adjourn by S. Belkin, Seconded by R. Smith. Unanimously approved.