



TOWN OF SWAMPSCOTT

HISTORIC DISTRICT COMMISSION

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

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

ALTERNATES
SYLVIA BELKIN

JANUARY 19, 2017 MEETING MINUTES

Time: 7:30– 9:00 pm

Location: Swampscott Police Headquarters, 531 Humphrey St

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

Members Absent: B. Herter, J. Jurma

B Franklin opened the meeting of the Historic District Commission at 7:30 pm, on January 19th, 2017.

APPROVAL OF THE PREVIOUS MINUTES

No prior minutes available.

CERTIFICATES

17HDC-02 (151 REDINGTON STREET) – request to replace windows on front and both sides of home (excluding front porch and basement). Applicant: JEFFREY P. KITTREDGE. Owner: AMY COUTURE-RIZZO. Parcel ID: 4-118.

Continued from Jan 9 meeting

- Applicant Jeffrey Kittredge present.

- B. Franklin updated S. Belkin on the prior proceedings and concerns about replacing windows that may be repaired.

Kittredge:

- House dates from roughly 1906
- 10 windows proposed replacement - 1 is a vinyl window (ground floor to left of porch, which he indicates is not badly deteriorated)
- Original primary reason for the project was to remove lead from house (this is a to-the-studs renovation throughout the house).
- Presents set of photographs to demonstrate one vinyl, and damage to other windows. Indicates one window is missing a sash.
- Tracks between the two sashes (parting bead) - some of these are broken. One is missing.
- Exterior trim is rotten, but believes this could be replaced with certificate of non-applicability
- Wants to replace all windows with Anderson 400 series new construction
- Demolition crew threw away the weights for the windows.
- Wood is "mostly there."
- \$10,500 to restore the windows with the full restoration including lead abatement (\$7,000 for a lower level); Plus \$225 to \$250 per storm window.
- Anderson 400 is about \$600 per window. (Total \$6,000) + labor costs (\$175 per window)
- Have other homeowners applied for replacement of historic windows? – Committee answers yes, most applications have been denied.
- Expresses that additional outreach to educate new residents would be helpful.

R. Smith:

- Can see there is some work that needs to be done on the paint.
- Speculates that some glazing issues
- Parting beads are fairly easy to repair – mostly stock in lumberyards.
- One over One sash is not unusual for this era

S. Belkin:

- Is this a window style 1/1 that is typical for this era? (Yes, per R. Smith)

A. Steingeiser:

- Less of a issue replacing current vinyl with new vinyl, especially as it is next to two recently approved vinyl windows (from the 17HDC-01 application on the same property, approved Jan. 9).
- Windows are not in as poor repair as others in district, including own home. (B. Franklin makes the same observation)
- Committee should work with Peter Kane to try to improve outreach to new homeowners.

B. Franklin

- The lead issue is not an issue within our purview
- Windows appear to be in generally good condition with exception of minor damage and paint issues.
- Cost difference is not huge, once \$6,000 cost of replacements and labor is added up (\$7,750, compared to roughly \$9,400 excluding the lead abatement issue)
- View is the additional cost of lead abatement is not before the committee.
- Agree with A. Steingeiser and applicant that additional outreach would be good. Agrees to raise issue with town officials.

VOTE:

- Richard Smith moves to approve the replacement of the first floor vinyl only (as applied, with Anderson 400 series) and to deny the replacement of the other 9 windows, which are historical and do not appear to be in irreparable condition.
- S. Belkin seconds
- Unanimous vote
- No abstention

OTHER BUSINESS

None.

R Smith made a motion to adjourn. S Belkin seconded. Unanimous vote.

Ben Franklin

Historic District Commission Chair (stand-in for Secretary)