

SWAMPSCOTT HISTORICAL COMMISSION

MEETING MINUTES

MEETING LOCATION: Virtual Meeting

Thursday, April 7, 2022

6: 30 pm

<u>MEMBERS PRESENT:</u>	Dana Anderson, Kim Barry, Brad Graham, Ryan Judkins, Jonathan Leamon, Justina Oliver, Nancy Schultz, Richard Smith
<u>MEMBERS ABSENT:</u>	Jean Reardon
<u>OTHERS PRESENT:</u>	Meegan O’Neil, Executive Director, Essex County Habitat for Humanity
<u>1. MEETING CALLED TO ORDER:</u>	J. Oliver called the meeting to order at 6:34 pm.
<u>2. PRESENTATION BY MEEGAN O’NEIL, EXECUTIVE DIRECTOR AND REPRESENTATIVE FROM HABITAT FOR HUMANITY</u>	<p>J. Oliver invited Ms. O’Neil to discuss Pitman Road house and Habitat for Humanity. Habitat for Humanity has been in existence in this area since 1985. A number of local chapters were formed, but over the past decade all of the locals have merged under one umbrella: Essex County Habitat for Humanity. They work exclusively with low-income homeowners, building homes from scratch from the ground up. All homes are Affordable and come with a 30 year mortgage. More condominiums have been built in recent years. Right now, they are working on a combination of new homes and rehabs: 2-10 homes in Salisbury, 7 in Hamilton, 10 duplexes in Lawrence, Lynn, a ½ duplex in Peabody. They are building a large number of homes right now (16).</p> <p>Habitat for Humanity (“HH”) offers assistance in another area: critical home repair for low income homeowners.</p> <p>Those eligible must earn less than 60% of median area income (\$40,000-\$80,000/year in our area).</p>

2. PRESENTATION BY MEEGAN

O'NEIL, cont.

Land acquisition is the single biggest challenge. Land is expensive in our area and they are competing with for-profit developers. HH works with cities and towns, who sometimes choose to sell to the highest bidder...but cities can target affordable homeownership. Friendly 40B projects. HH builds on a small scale, typically 1-10 units. Their staff consists of 4 paid construction employees. 16 units are under construction now. Volunteers help them build on Wed, Thu and Sat each week. They sell the homes for less than it costs to build them. HH relies on charitable contributions and grants. Their primary focus is on new construction and rehabs; rarely historical preservation. They preserved one home on Park St. in Peabody and one in Salem on Crombie St. Preservation efforts cannot add to their costs; the funding for preservation must come from another source. CPA funds have been used for some historic preservation. Question from N. Schultz: How much would historical preservation typically add to the cost of the project? It varies. The largest cost would be moving the house, in this case about a mile from its current location. Utility lines need to be temporarily removed. Marzie Galazka, Director of Community Development has gathered information on moving costs, which we can follow-up on.

Meegan indicates that the current owner is not interested in donating the land to HH. Frequently the towns the homes are in fund the cost to move. HH did move a house in Lynn about ½ block away...not a mile, as in this case. Meegan feels that 35 Pitman Rd. is structurally sound and certainly worth considering the move.

R. Smith joined the meeting at 6:45 pm.

Sometimes architects, engineers and lawyers donate their services, and occasionally materials are donated as well. They make cash purchases for anything that is not donated, so it is a mix of both.

HH has not talked with the new developers of Elm Place or with Bruce Paradise. HH would

2. PRESENTATION BY MEEGAN
O'NEIL, cont.

acquire the land and the house. We must pay to move house (or secure a grant).

The Historical Commission made its final determination on October 30, 2021. Therefore, the demolition delay expires at the end of July, 2022, nine months later.

Meegan spoke with Marzie this week. Marzie is meeting with the Affordable Housing Trust in May. Without a place to move the house to, the conversation becomes moot. Marzie has contacted moving companies.

Once the land has been purchased, HH will take on the move; the town will help facilitate the move. HH typically acquires land only; moving houses is a rare exception.

HH puts deed restrictions on the house so that it stays affordable. The Historical Commission can also put in a deed restriction to preserve the interior and exterior. A joint grant application is very favorably looked at, so we should keep that in mind when we file for grant(s). Very often the municipality will get a letter of support from HH.

The HC needs to drive the grant process because HH does not apply for grants. **R. Smith will check out a Mass Historical grant.** Marzie's rough estimate over the phone ranges from \$50,000-\$100,000 depending upon who pours foundation. **N. Schultz would like to attend the Housing Trust meeting. Also consider having a separate meeting to discuss this property. J. Oliver will send a typed list of items we want to save to Meegan.**

D. Anderson asked Meegan to elaborate on expectations from the HC and the town...where do you need help from us. Meegan left the meeting at this point to allow the HC to work through its plans.

N. Schultz recommends discussing 35 Pitman in a separate, special HC meeting. K. Barry recommends inviting Marzie Galazka to join that meeting to discuss what she has worked on and what is still open to complete. N. Schultz discussed her recent meeting with Sean

<p><u>2. CONTINUING DISCUSSION BY HISTORICAL COMMISSION: 35 PITMAN RD.</u></p>	<p>Fitzgerald on the Thomson Desk Reveal. Sean suggested a huge fundraiser i.e. \$100/ticket gala to raise money, which could be used toward this effort. In addition, we can seek preservation grants. The HC needs to come up with a plan to raise money to move the house.</p> <p>We will meet Thu. April 28 regarding Pitman House. 6:30 pm Zoom. D. Anderson and R. Smith may be able to price out items we want to keep. Preservation will be an additional cost that we need to factor in.</p> <p>J. Oliver will email a renovation person to determine the renovation cost. Labor is volunteer. Materials are cost. J. Oliver will be sure Marzie is available on April 28 at 6:30 pm. J. Leamon mentioned the vinyl siding removal, which is huge cost...we would need to determine whether Habitat would normally pay for that.</p> <p>The entire house (both wings) are moving, as they are both historically significant.</p>
<p><u>3. APPROVAL OF MINUTES OF MARCH 3, 2022 AND MARCH 17, 2022</u></p>	<p>N. Schultz moved to approve the March 3, 2022 minutes as amended; R. Smith seconded.</p> <p>J. Oliver moved to approve the March 17, 2022 minutes as drafted; R. Smith seconded.</p>
<p><u>4. TREASURER'S REPORT</u></p>	<p>R. Judkins checked with Trang on the balance. There have been a couple of purchases: \$2,096.47: balance in General Fund</p> <p>\$5,223: balance in Revolving Fund. The maximum carryover balance in this fund is \$5,000. We have some outstanding bills that can be paid from this fund.</p> <p>Payment not back from Bob Leonard's family. That needs follow-up. There is also a \$300 pending invoice to Michelle for sign work that she has done.</p> <p>\$510 is owed to Hestia creations.</p> <p>We have internet connectivity back at 86 Burrill after a two month hiatus. J. Leamon asked for approval for (1) a new hard drive and (2) a device that may be able to transfer data from the old computer to the new computer. The</p>

<p><u>4. TREASURER'S REPORT continued</u></p>	<p>combined cost of both items will be under \$100. Our contract IT provider, WooChan Park will do the installation on his regular day in Swampscott.</p> <p>R. Smith moved to approve this expense, up to \$100; R. Judkins seconded. Approved unanimously.</p> <p>J. Leamon mentioned the need to purchase, or secure through our grant, the metal inserts for file drawers that hold hanging files.</p> <p>K. Barry mentioned that we will be hearing very soon on the preservation grant that she applied for, which will cover a number of the items we need now and going forward for future exhibits.</p> <p>We can also order the plaque for Andrews Chapel. Kim is getting a bronze plaque for Andrews Chapel...funds left over...will have reference to National Register.</p> <p>Regarding funds remaining in our budget, R. Judkins recommends we leave that discussion for June, once we know the cost, if any, that we will contribute towards History Days 2022.</p>
<p><u>5. PRESERVATION BYLAW APPLICATION UPDATES</u></p> <p>a. Feedback on preservation tour/inventory of Stanley School</p> <p>b. Update on 53 Puritan Rd. – J. Leamon B. Graham</p>	<p>Inventory distributed in the form of minutes to all HC members. J. Leamon will circulate approved copy of minutes and notify all members where accompanying photographs are located so that members can make recommendations to (1) keep certain items in the archives or (2) redeploy certain items to new elementary school or elsewhere in Swampscott or (3) offer historic items we cannot practically use or archive for purchase as historic salvage.</p> <p>J. Leamon offered to collate recommendations prior to our April 28 meeting for any members who choose to email their list to him in advance.</p> <p>J. Oliver will provide a copy of the minutes which contain the list to Max Kasper so that he is aware of items of interest, in advance.</p>

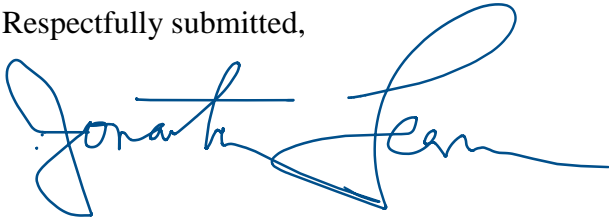
	<p>For example, Max will likely know whether we can hope to be able to recover the built-in telephone booth, etc.</p>
<p><u>6. HISTORIC INTERPRETIVE SIGNAGE</u></p> <p>a. <u>Update on installations of 4 signs</u></p> <p>b. <u>Proposal for additional sign in Lilac Garden in memory of Lou Gallo</u></p>	<p>J. Leamon to assist Gino Cresta (installers) with placement based on approved locations. Installation expected shortly now that we are beyond frost. J. Oliver will follow up on rail mounting for Fish House sign.</p> <p>J. Oliver has drafted the proposed interpretive sign for Lady Deborah Moody. K. Barry is editing. J. Oliver found one photograph of Lady Deborah Moody. Cost of sign panel is \$266 for 24 x 36" sign.</p>
<p><u>7. PUBLIC OUTREACH</u></p> <p>a. <u>HISTORY DAYS 2022 June 25-26, 2022 – R. JUDKINS</u></p>	<p>\$1,500 grant awarded from MA Cultural Council, which will be most useful. The total cost of the festival is budgeted at \$3,250. We are also expecting \$1,200 from the Swampscott Cultural Council. This limits our potential outlay to \$600; we may not even need to spend this much. \$2,000 remains in our budget for other priorities.</p> <p>R. Judkins is working with Danielle Strauss on a formalized schedule. 4/21 meeting at 7 pm on Zoom to talk about the festival and gauge community interest on Zoom.</p> <p>R. Judkins wants to create a master schedule and encourage people to host events based on their community interest. Reach Arts-interested in doing a talk on Beach Painters.</p> <p>Danielle is working with the Yacht Club on the History Festival, Swampscott's invention of the Lobster Pot (trap).</p> <p>Danielle will also ask the Fire Dept to get the hand pump out on town green.</p> <p>N. Schultz was at a Historical Society Meeting this week...they will be open the day of the</p>

<p>b. <u>MUSEUM EXHIBITION – J. LEAMON, N. SCHULTZ</u></p>	<p>festival. George Chaisson will do a talk on the Swampscott Dory.</p> <p>N. Schultz indicated that our plan is to do a little at a time in terms of changing over the exhibit, because of limited display items available at this time. She recommended looking for town incorporation records...for 170th. J. Leamon indicated that our current inventory should list this item if we have it. If not we can check with the Library and the Historical Society. N. Schultz also researched Jonas Clarke, whom Clarke School is named after.</p> <p>Fall speaker series about the Hutchinson Singers.</p> <p>J. Leamon has scheduled two days of school tours in June with the Stanley School. The Middle School is also firming up dates. We offered dates as early as April but they preferred June. Following initial contact with Superintendent P. Angelakis, J. Leamon reached out to all of the elementary schools and the middle school. Responses were received from the Middle School and Stanley School principals. Tours are limited to about 30 students per hour long tour, split into two ½ hour sessions.</p> <p>S. Belkin, J. Oliver, N. Schultz and J. Leamon will work in pairs. If other HC members are available, you are welcome to sign up! J. Leamon is completing a Facilitator Guide, which you can adapt as you wish on the tours.</p>
<p><u>8. OLD BUSINESS</u></p> <p>a. <u>Pending ZBA/building permit applications of interest to the HC</u></p> <p>b. <u>86 Burrill - archives and spare room on second floor; lighting update-R. Smith</u></p> <p>c. <u>Preservation Awards Update</u></p>	<p>J. Leamon provided comments and letters from a previous discussion by the HC on 16 Sculpin Way; J. Oliver will send that with additional comments to the current builder and owner.</p> <p>J. Leamon and N. Schultz have looked at tables and desks in Town Hall basement and the Library. We will select based on available space.</p> <p>Not discussed</p>

<p><u>d. Plaque Program update</u></p>	<p>J. Oliver gave a brief synopsis on preservation signs. One homeowner requested an immediate sign resulting in a cascade of activity involving HC members, the artist and the homeowner. The original delay was due to the death of the sign maker. Then there was a selection process, etc.</p> <p>Ultimately, the sign was produced, but the paint apparently refused to cooperate and dry in a hurry. This is being rectified now and J. Oliver, N. Schultz and R. Judkins have reached out to the artist and the homeowner in an effort to make things right and encourage the artist, who apparently does great work, to complete the remaining 4 signs and ongoing work. Many thanks for all of your efforts to make this right!</p> <p>In the event we need to pursue other sign makers, K. Barry has some suggestions. She had looked at Cape Ann Signs and will now call them. Ms. Barry has also taken messages from another homeowner who understands the reasons behind the unfortunate lengthy delays. J. Oliver has a recommendation for a person in Braintree in the event we need to move on. She has also reached out to the person who purchased Old Colony, our former sign maker's business.</p> <p>We have approximately 11 signs in queue.</p> <p>N. Schultz recommended that a few HC members convene to come up with a plan for the signs in queue and future signs.</p>
<p><u>e. HC Member reappointments</u></p>	<p>Ali has resigned; there are no new reappointments to the HC at this time. J. Oliver is planning on completing her term as Chair as of June. B. Graham, R. Judkins and J. Leamon all have terms that expire 6/30/22. Please send an email to J. Oliver and Brittney Jones about whether you want to continue on the HC for another term. D. Anderson has notified J. Oliver that he will not continue after 6/30/22.</p>
<p><u>Next meeting: Thursday, April 28, 2022 6:30 p.m.</u></p>	<p>Motion to adjourn by N. Schultz and B. Graham seconded. Meeting adjourned at 8:48 pm.</p> <p>Agenda: Special meeting to discuss 35 Pitman Road</p>

<u>Next regular meeting: Thursday, May 5, 2022, 6:30 p.m.</u>	
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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jonathan Leamon". The signature is fluid and cursive, with a large initial "J" and a long horizontal stroke extending to the right.

Jonathan Leamon, Secretary
Swampscott Historical Commission