

Swampscott Local Historic District Study Committee
Meeting Minutes, April 12, 2016
Town Hall

Members Present: Justina Oliver, Sylvia Belkin, Mary Bester, Mitchell Zoerhoff
Others Present: Jer Jurma, Joe Sinatra, Rick Jakious

1) Meeting called to order at 7:16pm – Justina

- Minutes not available from Feb 10

2) Public Hearing Presentation Overview

Swampscott Local Historic District Background

- Local Historic District approved at town meeting in 2014: 4 areas, 467 properties
- Fish House, Railroad Depot, Cemetery and Andrews Chapel, Olmsted Subdivision
- The Historic District Commission is guided by the Local Historic District Bylaw and Design Guidelines.
- The Commission reviews proposed changes of exterior alterations viewable from a public way (road, park, body of water).
- Under the Swampscott Bylaw, exterior changes include: demolition, new construction, alterations, and removal. Features under review include: trim, windows, doors, siding, foundations, porches, dormers, chimneys, stairs, light fixtures, signs, heating/cooling equipment, satellite dishes, fences, stone walls, retaining walls, barns, sheds, carriage houses, and garages.
- In December 2015, the Historic District Commission was approached by residents of Rockland Street, asking how their neighborhood's historical character could be preserved after a demolition permit was filed for a historic home.
- In January 2016 the HDC voted to form a Historic District Study Committee to explore an expansion of the current Local Historic District.
- Jer Jurma, Chair of Historic District Commission, spoke to the first study committee's strategy to get the Bylaws and District before town meeting – Rockland St was originally part of the inclusion with Humphrey St area ('Town Center') but was left out, only National Register places were submitted since they already had a designation
- He also spoke that the Historic District Commission has been working with property owners nearly 2 years now, there have been some misunderstandings with the Bylaw and guidelines, Commission has worked with homeowners and contractors to get resolved

The Proposed Area – Rockland Street Local Historic District

- The Committee used the 1993 Survey submitted to the Massachusetts Historical Commission for information of the proposed area, Rockland Street. The survey distinguished 4 properties on the street in a Form B: 15 Rockland St, 26 Rockland St, 49 Rockland St, and 57 Rockland St; as well as a Form A for 'Swampscott Center Area', in which Rockland St was recognized as being part of the first residential neighborhood. The historian also considered 'Swampscott Center' area to be National Register of Historic Places eligible.
- The Committee also turned to deeds, atlases, plans, census records, photographs and historical writings, such as Waldo Thompson's 'Swampscott: Historical Sketches of the Town' for historical data.

- Rockland Street wraps along the hill named Winnepurkitt Hill, for a Lynn Sagamore native, Sachem of the range in 1633.
- The proposed area consists of 39 properties.
- 12 properties date 150 years, 21 properties 100 years, 5 dated 1900-30.
- Located above Swampscott Harbor, many homes are set up high on their lots with retaining walls, due facing the ocean rather than the street.
- A timeline of several architectural styles can be found from Victorian period (Greek Revival, Gothic Revival, Italianate, Second Empire) and early 1900 period homes (Classical Revival, Colonial Revival, Shingle, Craftsman)
- Survey response of 52% with 100% of responders supporting the expansion of the Local Historic District with this neighborhood

3) The Final Steps

- Public Hearing to be held April 27 at the Senior Center, 7pm
- All property owners and town meeting members have been given a notice
- Town Meeting vote on May 16
- 2/3 vote need to pass the expansion
- Final report to be submitted to the Attorney General, once the map is approved it is recorded at the Essex Registry of Deeds

4) Action Items

- Prepare an outline of the public hearing presentation, divide amongst a few committee members
- Contact Moderator about presentation time at Town Meeting – speakers

Meeting Adjourned 8:30pm