

SWAMPSCOTT HISTORICAL COMMISSION

MEETING MINUTES

October 2, 2012

7:00 PM

22 Monument Avenue, Swampscott, MA

2nd Floor Conference Room

<u>MEMBERS PRESENT:</u>	Susan Post Munafo; Sylvia Belkin; Jean Reardon; Jason Mahler; Richard Smith
<u>OTHERS PRESENT:</u>	Angela Ippolito; Charles Patsios; Chris Drucas (Attorney for Mr. Patsios); Walter Jacobs (Architect for Mr. Patsios); Duncan Maitland; Douglas Maitland; Justina Oliver
<u>MEETING CALLED TO ORDER:</u>	7:00 PM
<u>PROPOSED DEMOLITION OF 267-269 HUMPHREY STREET:</u>	<p>Richard, Susan and Sylvia visited the site with Mr. Jacobs, and reported on their observations.</p> <p>Richard described the Italianate style and general architectural features of the building. Susan described the large number of changes both inside and outside of the structure, including (but not limited to) various structural additions and modern replacement windows. Sylvia described the importance of the structure to the historic streetscape of Humphrey Street, and stated that although the original context of the building has been very badly mangled at this point, there are still features of the front of the building that could be incorporated into a stylistically coherent expansion. Fundamentally, Sylvia expressed her view that the existing structure harkens back to the original height and downtown development of the Town, and it is vital for the Town to preserve what history it still has.</p> <p>Mr. Jacobs responded that it is difficult to tell what is historically significant of what is standing today- perhaps only one remaining gable. Over time, the historical nature of the building has changed, evolved and eroded. Mr. Jacobs said they are keeping the gable feature as a central design element of the proposed building.</p>

	<p>The Commission then discussed whether Mr. Patsios would consider lowering the proposed rotunda to scale back the overall height of the proposed building. Mr. Patsios agreed to consider this. Mr. Patsios explained that only five units are being proposed, and the only zoning relief they are asking for is related to parking.</p> <p>Mr. Jacobs agreed to prepare a streetscape view for the Commission's review.</p> <p>The Commission debated the historical nature of the existing structure- architecturally, the extent to which it is associated with historical events or Town history, and the extent to which it is part of the historical nature of the Town.</p> <p>Jean made a motion to postpone consideration of the existing structure under the demolition delay bylaw to October 15, 2012. Sylvia seconded this motion. The motion was passed unanimously.</p>
<u>71 GREENWOOD AVE – STATUS UPDATE:</u>	The Commission sent a letter to Tom Groom asking him to meet with us. To date, the Commission has not received a response.
<u>MINUTES:</u>	Sylvia moved to accept the minutes of the Commission's meeting on September 11, 2012. Jean seconded this motion. The motion was passed unanimously.
<u>JUSTINA OLIVER:</u>	Justina's appointment to the Commission is scheduled to be voted on by the Board of Selectmen on October 15, 2012.
<u>TREASURER'S REPORT:</u>	Jean reported that the Commission's funds are currently \$1217.08.
<u>LOCAL HISTORIC DISTRICT STATUS:</u>	Sylvia reported that the Committee has drafted a questionnaire and fact sheet regarding the proposed district, and a representative of the Committee will be at the Sunday Farmer's Market to answer questions.
<u>OPEN SPACE COMMITTEE STATUS:</u>	The Committee is reviewing the 1983 Open Space Report to see if it can be salvaged, and the Committee is working to develop a community context report to include where open spaces currently are in Town, as well as the history of

	where open spaces have been.
<u>NEXT MEETING:</u>	October 18, 2012
<u>ADJOURNMENT:</u>	9:30 PM

Respectfully submitted,

Jason A. Mahler
Secretary