



MANCHESTER-BY-THE-SEA
HISTORIC DISTRICT COMMISSION
Town Hall, 10 Central Street
Manchester-by-the-Sea, Massachusetts 01944-1399

MINUTES of the MANCHESTER-BY-THE-SEA HISTORIC DISTRICT COMMISSION
January 5, 2023

Location: Town Hall Room 7 and Virtual by Zoom

<https://us06web.zoom.us/j/86700890071?pwd=NkswOXNOSm56V1ZvcXZEeUpEcHFXQT09>

Meeting ID: 867 0089 0071 Passcode: 598597

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Commissioners Present: Chairperson Rosemary Costello, John Round, Richard Smith, Don Halgren, Joe Sabella , Tracy Gothie

Commissioners Not Present:, one vacant seat.

Staff Present: Helene Shaw-Kwasie, HDC Clerk

Chair Costello called the Historic District Commission (“HDC”) of Manchester-by-the-Sea (“MBTS”) to Order at 7:00 p.m. by Zoom and in Town Hall. She introduced the Board Commissioners and explained the HDC meeting procedures, the application procedure and the format of the meeting. The meeting was recorded and the typed minutes represent the permanent record of the Board. She noted that at this evening’s meeting the Commission would be hearing one Application for certificates of Appropriateness for work done in the Historic District.

CONTINUED PUBLIC HEARING

Ms. Costello opened the Continued Public Hearing on the Application of **Helen Retynsky Kamins** for a **Certificate of Appropriateness** from the Historic District Commission, or other such relief as may be necessary to replace the existing 32 lite windows with a picture window which has a top row of paned windows below which is a large span of uninterrupted glass at **13 Bridge Street**, Assessors Map No. 28, Lot No. 48 in District G, filed with the Town Clerk on October 4, 2022.

Chair Costello reported that at the December 1, 2022 meeting, there was not a sufficient number of members present to come to a vote. After the meeting, members who were absent were sent copies of the meeting recording.

Ms. Costello stated that she is an abutter to the property but that will not influence her ability to vote fairly. No one had any objections to her participating.

Ms. Kaminsky addressed the Commission and repeated the presentation she had made on December 1, 2022 in which she said that the two large picture windows for the ART2000 shop at 13 Bridge have been reglazed numerous times over the past 17 years, and at this point they are two weather damaged and weak and found to be unrestorable. The property is zoned as residential and commercial. Since 2005, she has used it as a gallery for her paintings and a studio space for her dba business ART2000. Her initial reaction regarding the replacement of the current 32 lite windows was to replicate their appearance. However, many people have encouraged her to install solid picture windows to better view the paintings and art work. The old panes have greatly hampered the visibility of her products all these years.

The new window that she is proposing has just the top row of the picture window paned, below which is a large span of uninterrupted glass. This look provides pleasant architectural detail to the windows, while also creating an exceptionally better store window for viewing. Over Christmas five panes blew out. It is now an even more urgent need. At the last meeting she displayed a photograph she found that was taken in 1893. The windows were 6 over six. They have been modified since. She needs a large expanse with fewer mullions.

Mr. Halgren said he drives by and never noticed what is in there. He has never seen it lit up from the inside. He supports the business aspect but the commission has a responsibility to maintain the historic style.

Mr. Sabella reviewed the area and windows and said it should be period correct. Bring it back to what it was in the 1800s and 1900s.

Mr. Smith said he does not think the window Ms. Kamins is suggesting would it be period appropriate. There are picture windows downtown but that is also the general district. This house is in part of the downtown. Picture windows are just inappropriate in the historic district for residential that has some business. Transom on the top and picture underneath is not historic. Mr. Smith said a large pane of glass is not an historic element. He said the question is whether or not it is historic.

Ms. Costello asked if it does not cause significant harm what is the problem? At the meeting regarding 26 Central they changed the window and enlarged it. Now it is a full picture window.

Ms. Kamins said it has been a business for many years and the shop keepers modified the windows for their businesses.

Ms. Gothie said Ms. Kamins is an artist and selling paintings in her gallery and has a business for art classes so the bottom level is commercial. It is imperative to get the windows fixed as soon as possible.

Ms. Martha Farmer, abutter, 12 Bridge Street, spoke in favor of the proposed window and said the change in the first floor happened more than 100 years ago. The 32 lights does not look like it is period correct.

Ms. Gothie agreed.

Mr. Round said it is not like there is high volume of people walking past.

Mr. Halgren said she needs a well lit interior.

Ms. Gothie said she does walk by. It is not right in town. People drive by and do not look at Ms. Kamin's windows. They look horrible and need to be changed.

Ms. Costello said we are not asking her to change back to the original. The new window is not detrimental.

Mr. Halgren disagrees. He said it would catch the eye with an attractive period aspect.

Abutter Ms. Kim Jolie, 18 Bennett Street, said the windows obstruct all of the art work. The mullions obstruct. The weather kills the mullions. It does not allow the commercial aspect that Ms. Kamins should have.

Ms. Maureen Terrill, 30 Magnolia Avenue, said people really cannot see in. If you can not see it you cannot sell it. She said she thinks the lights on the top are very appropriate and attractive.

Motion was made by Mr. Round to close the public hearing and vote to approve the application and grant a Certificate of Appropriateness. Ms. Gothie seconded the motion. Members voted by roll call vote. Mr. Round voted yes, Ms. Gothie voted yes, Ms. Costello voted yes, Mr. Sabella voted yes, Mr. Halgren voted nay, Mr. Smith voted nay. The motion passed by a vote of four in favor and two opposed.

Ms. Gothie left the meeting .

APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

Application of **New Summit Investments** for a **Certificate of Appropriateness** to install a 12" x 72" double-sided sign on the signpost located at 1 Elm Street where space has become available, Assessor's Map 53, Lot 23 in District G filed with the Town Clerk on December 5, 2022.

There was no one in attendance representing the applicant. The application will be heard at the January 26, 2023 meeting.

ADMINISTRATIVE MATTERS

- Approval of Minutes: December 1, 2022.

Upon motion made by Mr. Smith and seconded by Mr. Round by roll call vote with Members Round, Smith, Halgren and Costello voting in the affirmative and Member Sabella abstaining because he was not at the meeting, it was voted to approve the minutes of December 1, 2022.

- 2023 HDC Meeting Calendar

Upon motion made by Mr. Smith and seconded by Mr. Halgren by roll call vote with Members Round, Smith, Halgren, Costello, and Sabella voting in the affirmative, it was voted to approve the 2023 HDC Meeting Calendar.

- Update on Rosedale Cemetery and Crowell Chapel.

Ms. Costello reported that she has gone through several rounds of communicating with the State and was informed that we need a survey and inventory of the whole town before we can accept any applications for the National Register. All applications need to be identified and prioritized.

The steps are to hire a consultant but will have to run it through the Select Board. She has put in a request in the town budget for a match to apply to the state to seek funding to hire a consultant. The state wants someone from their own list of qualified consultants. We need to activate our Historic Commission. In 1975 the town voted to give the Historic Commission the powers of the Historic District Commission as defined by MGL 40 Section 8D for the purpose of identification and protection of historic resources in Manchester. We also need a Historic Preservation Plan. The Master Plan does not prioritize historic preservation.

Mr. Sabella said if Crowell Chapel becomes part of the National Register it can become a money maker. It needs to be air conditioned. He has told Parks and Rec Director Cheryl Marshall that we need air conditioning. It would cost about \$50,000. Parks and Rec has a rental rate for the chapel. It is gorgeous inside. Heated. Windows are great.

Mr. Round said how many inquiries they get is information that must be collected.

Mr. Smith said he has used it for a memorial service. It was very nice.

Ms. Costello said it would go under Fiscal 2024 for \$30,000 for a consultant \$15,000 each from the town and state for the town-wide survey. We need to have a town-wide inventory survey. We could ask for funds from the National Park Service and FEMA for historic resources that are vulnerable. The process of creating a National Register District requires everyone who lives in the district to agree.

Mr. Round said the rotunda will also require funds in the next five years.

- Discussion of amendments to Manchester Historic District Guidelines.

Discussion was continued to a future meeting.

- Any other administrative matters that could not reasonably have been anticipated in advance of the required 48-hour posting.

Mr. Halgren said there are inflatable holiday decorations lying on the ground at Beach and Union.

Ms. Costello said the Mooring has a neon sign. She will reach out to the Mooring and will cc the Building Inspector.

Ms. Costello will reach out to the owner of Boo Bird about their sign.

The secretary will reach out to Riverside Cycle about whether they are interested in putting up a sign where the Seaside Cycle sign has been.

- Next Meeting

The next meeting will be January 26 at 7 p.m.

There being no further matters to come before the Commission, and upon motion made by Mr. Round and seconded by Mr. Halgren with Members Costello, Halgren, Round, Smith and Sabella voting in the affirmative by roll call vote, it was Voted to Adjourn at 8:15 p.m.

Respectfully submitted,
Helene Shaw-Kwasie, Clerk
Historic District Commission

Approved by the HDC on January 26, 2023

Documents used at meeting:
Application 13 Bridge Street
HDC Minutes December 1, 2022
HDC Calendar 2023