

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Design Review Board – Regular Meeting
Date and Time:	Wednesday, April 27, 2022 at 6:00 pm
Meeting Location:	Remote Participation via Zoom
DRB Members Present:	Glenn Kennedy, Catherine Miller, Marc Perras, Helen Sides, J. Michael Sullivan, Chair Paul Durand
DRB Members Absent:	David Jaquith
Others Present:	Kate Newhall-Smith
Recorder:	Colleen Brewster

Chair Paul Durand calls the meeting to order at 6:00PM. Roll call was taken.

Signs in the Urban Renewal Area

1. 282 Derby Street: Jodi Bee Bakes

Liz Lucas of Jodi Bee Bakes was present to discuss the project.

Lucas stated that two signs are proposed, a yellow 23-inch-high x 42-inch-wide oval blade sign with logo and a muralist to add lettering on the entry door and storefront windows.

Kennedy asked if the existing blade sign bracket would be reused. Lucas replied yes, but in a different location, and she noted that the existing bracket is not being used. Kennedy noted that the holes at the removed bracket will need to be infilled properly and new one installed properly.

Miller asked where the blade sign would be attached. Lucas replied between the two window banks in the middle of their store frontage. Kennedy asked where the current blade sign is located. Lucas replied past the second set of windows, next to the All Souls Bar sign.

Miller asked what the installation height would be. Lucas replied that it will match the neighboring height. Kennedy noted that 8-feet above the sidewalk is the minimum allowed to the bottom of the sign.

Miller noted her concern with variation of the size of lettering at the door and the windows. Kennedy replied that the lettering is a little small but will look okay.

Sides was in favor of the proposed signage.

Public Comment:

No one in the assembly wished to speak.

Miller: Motion to approve and locate the blade sign between two sets of windows and to match the height of neighboring signs. Seconded by: Sides.

Roll Call: Kennedy, Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 6-0.

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2. **192 Essex Street:** Ascend

Ken McTague of Concept Signs was present to discuss the project.

McTague stated that the existing bracket is not in good shape, and the owner is proposing to construct a new rigid bracket, to match the Emporium 32 bracket. The proposed sign is a carved gold leaf, 26-inch-wide and 39.07-inch-high, and the bracket allows the sign to be bolted, which will keep the sign steady from any wind load.

Kennedy stated that the lettering is good. Miller was in favor of the sign but questioned approving a sign when the applicant installed an oversized vinyl sign on their windows without approval. Newhall-Smith stated that she will request the applicant to apply for window signage. The Board discussed holding off on approving the blade sign and agreed to Newhall-Smith holding off on submitting the approval paperwork until they've confirmed that the window sign has been removed.

Public Comment:

No one in the assembly wished to speak.

Miller: Motion to approve but not install sign until paperwork for window signage is provided. Seconded by: Sullivan.

Roll Call: Kennedy, Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 6-0.

Projects in the Urban Renewal Area

1. **0 Derby Square:** Final Design Review – Renovation and historic restoration of Old Town Hall – Request to continue to May 25, 2022.

Sides: Motion to continue to May 25, 2022. Seconded by: Perras.

Roll Call: Kennedy, Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 6-0.

2. **304 Essex Street:** Small Project Review – Repair/replace and paint existing façade's wood trim components and install window boxes.

Ashley Tina of Good Witch of Salem was present to discuss the project.

Tina stated that the existing wood trim has a lot of wear and tear and fading. She wants to repaint the trim and replace anything rotted with an in-kind pressure treated wood. The color proposed is Behr: Bright White with a semi-gloss finish to match the trim color used at the residential windows above. Four 8-inch x 60-inch flower boxes are proposed, one centered at each window. Two flower box material options were proposed, the first being a solid PVC which can last 6-7 years when painted with exterior paint. They will be painted pink to match the hat in the existing blade sign and have a semi-gloss finish. The curb clearance is currently 86-inches, and the installation of the flower box would leave 78-inches of clear walking space. The second flower box option would be to use pressure treated wood.

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Chair Durand noted his concern with ADA requirements for clear space and protrusions from the wall. Perras added that the protrusion can't be more than 4-inches. Miller noted that the window boxes at Front Street have a sideboard that goes down to the ground, making them detectable for people with canes. The tops of the window boxes are aligned with the sill of the windows, so the height of the side trim pieces vary to follow the slope of the sidewalk. She added that the pink and white color combination is great and appropriate.

Sullivan noted his concern with the location of the lamp post in front of the far-right window, which also interferes with the clear space. Miller noted that momentary interruptions are allowed. Kennedy added that more than 36-inches of clearance will remain.

Kennedy suggested that the Bright White color was too bright and suggested a softer white which would feel better in the space, to tone it down and takes away the starkness. He suggested Benjamin Moore: Barely There or C2: Main Sail which has some grey to warm up the white. Tina agreed.

Public Comment:

No one in the assembly wished to speak.

Sides: Motion to approve with addition of side trim at the window boxes extending to the sidewalk and toning down the bright white paint color.

Miller amended the motion to include the top of the window boxes not to be placed above the windowsills. Seconded by: Miller.

Roll Call: Kennedy, Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 6-0.

Kennedy left the meeting.

3. 24 Charter Street: Small Project Review – Removal of two windows on the rear elevation to facilitate interior remodel of residential building.

Applicant was not present. Newhall-Smith presented the project.

Newhall-Smith stated that the PEM sold the 3-unit residential property to the new owner, who wants to remove two rear windows on second and third floors, the first-floor window will remain. It is an historic building that was relocated from Library Street during the PEM expansion project. The entire façade would be painted either Benjamin Moore: Sea Pearl or Beige, the owner is proposing to infill the window openings, and the remaining windows would be restored by the Window Woman. She noted receiving an e-mail from HSI suggesting the openings be in-filled with a recessed brick to tell the story of the building. Sides suggested installing closed shutters and infilling behind the shutters.

Miller asked if the brick is currently painted. Newhall-Smith replied yes. Perras questioned the placement of the proposed paint colors and requesting a rendering to show the details.

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Public Comment:

No one in the assembly wished to speak.

Sides: Motion to continue to May 25, 2022. Seconded by: Miller.

Roll Call: Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 5-0.

4. **73 Lafayette Street and 9 Peabody Street:** Schematic Design Review – Demolition of existing building at 73 Lafayette Street and construction of new, mixed-use structure with 35,000 square feet for the North Shore Health Center, pharmacy, and urgent care facility and for income-restricted senior housing residential units. Construction of a new mixed-use structure on 9 Peabody Street with income-restricted senior housing residential units, commercial and gallery space.

Attorney Scott Grover of Tinti & Navins representing South River Partnership, LLC (joint venture between the Northshore CDC and North Shore Community Health), Jonathan Evans, Megan Altendorf, and Therese Graf of Mass Design Group, and Ilene Vogel and Mickey Northcutt of Northshore CDC were present to discuss the project.

Atty. Grover that that they were last went before the DRB in October. Once they determined they could no longer preserve the façade, the SRA felt that this change warranted filing a new application at the end of 2021. They met with the SRA to inform them that the façade could not be preserved and who also felt the discussion had advanced enough that they should return to the DRB. At the end of this meeting, they will request a continuance to the May meeting due to new contact that Mass Design Group is developing.

Evans stated that they have scaled down the project, removed artists housing, tightened the massing, swapped the locations of the urgent care center and bank have swapped locations to keep the bank in operation, but have maintained the waterfront improvements along the harbor walk. The bank drive-through was also moved out of the public way and will no longer be along the Derby Street façade. The Peabody Street building has no back due to the harbor walk and it will have a two-story glass gallery space with a patina copper banding.

Graf stated that they wanted the landscape design to have three programmatic focuses, art, health, and ecology of the South River. Most of the site and programming has not changed, they are keeping prominent connections and creating ecology gateways from Peabody and Derby Streets. The only adjustments were to the footprint at the Lafayette Street site, the relocation of the bank to the south and associated adjustments to vehicular traffic and parking by creating of three different lanes of traffic for cueing space and continued travel lane to exit the site. They increased the number of trees on site and will cushion the site with a vibrant and lush background of shrubbery. The view from the building will invite people to the waterfront with active engagement zones promoting vibrancy, and the ecology portal off Peabody Street will have an entry to the waterfront. In terms of resiliency, The Point continues to work with Salem and Beverly in a 2021

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Resilient Together climate change action plan. The risks on the site are the anticipated sea level rise of 3-6-feet to enter the intersection. The flood zones and hurricane surge map have a similar path in terms of impacts of sea water, which they want to combat with contours to raise the grade level in anticipation for the rising waters. Collaborating with the city could protect the site and immediate area. Peabody Street has a smaller impact and is a slightly less floodable site. The contour will continue to the front face of the building maintaining access to the building. The site will also include art that speaks to the changes in elevation.

Evans stated that any investing in the building will require bringing the building up to code and they want to do better than the code minimum. The new floor line is proposed at two heights, +14 at the urban care center and +12.5 at the remainder of the first floor, which will affect the location of windows and doors at each existing floor level and create constructability challenges. It's unfeasible to preserve the existing façade, although they would take cues from the existing façade and belt fabric. There has been a structural assessment and seismic upgrades will have an aesthetic impact on the existing façade. They've worked with Groom Constriction to consider three options, 1) bracing the façade in place, 2) deconstructing and rebuilding the facade using original materials, but they estimate that 20-30% would be salvageable or saved. The construction of a new façade could be faithful to the current patterning using a new brick façade, the 2-story glass curtain wall is stepped back 8-feet, with a ramp and stairs to the higher first-floor level. Option 3) to use contemporary brick patterns to create a forward-thinking design. They have negotiated having a display window to show the history of the building or art related to the sight, with the health center be on the opposite side of the display. The brick will ground the building but there will need to be a delicate balance.

Chair Durand asked how they determined their resiliency efforts and proposed floor levels. Evans replied that the proposed number is based off new state maps on sea level rise and coastal flooding, but they want to go as high as they can. Altendorf added that FEMA maps are based on historical data and not the future factoring of climate change.

Public Comment:

Newhall-Smith stated that they received a letter from Filipe Zamborlini, 62 Perkins Street, dated April 20, 2022.

No one else in the assembly wished to speak.

Miller asked where the resident entrance will be located at the Lafayette Street site and where people be dropped off. Evans replied that they condensed the entrance and people can be dropped off on either side of the building.

Miller asked if they will be able to continue a consistent slope up to the health portal. Graf replied that they have enough space to create an offset of the sea wall to maintain a gradual slope. There is a pinch point is at the east side by the perpendicular parking where they will add another sea wall.

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Miller requested a preliminary grading plan be submitted when they return.

Miller stated that colored concrete isn't a great material and can't be patched if it chips. She suggested the use of an integral paving material that will maintain the color.

Miller asked what changes occurred at the Peabody Street building. Evans replied that the senior housing for 28-units will remain along with public gallery space at the first floor. Miller asked if they are allowed to do senior housing in a flood zone. Evans replied that they will raise the equipment to higher level and have considered what is floodable on the ground floor. The first floor will have a mailroom, lobby, and elevator and that floor is 2+ feet above grade.

Sullivan stated that the project is exciting and well-thought-out. They have focused on landscape as they should, but he anticipates more architectural details when they return. He is not a fan of recreating an old façade, despite the impact on the community, and is worried about display windows that aren't always maintained although he understands the reason for it. It will be the owners' responsibility to maintain them. Evans echoed the concern with the use of display windows but has confidence that its use would be maintained.

Sides stated that a lot of effort has gone into suggesting what will be gone, but she wants the design to be what they as the architects' think is the right decision. She is not convinced with replicating or suggesting the old building in the new design, and that shouldn't hold them back design-wise. Chair Durand, Perras, and Sullivan agreed. Sullivan added that it would only be successful if the details are refined so it doesn't look like a modern caricature of what once was. A more pedestrian friendly entry is a good change. Perras agreed.

Perras stated that he is struggling with the curved façade at the steps and ramp, and the chamfered curtain wall behind it, where the ceiling will be highly visible and would need to be well detailed. The lower red brick has grown on him although the cornice still needs to be adjusted. The ganging of windows and having recesses in the façade help break up the massing, as does the carving away of the façade and creating a parapet level with screening, which are important for a building of this scale. At the Peabody Building the multiple planes could be useful. He added that he continues to be impressed with their study of the site and presentations. Evans replied that a curved curtain wall is not feasible, and he would prefer the current design to a segmented glass curtain wall. They can add light and a difference of material to bridge the two planes. Chair Durand agreed.

Sullivan suggested including a cross section through the central corridor to the waters edge to show how they are addressing the grade differential. Evans replied that one can be generated to also show the culvert and how it connects to the building.

Chair Durand requested clarification on how the new bank drive-through is accessed. Graf noted that widening of the driveway has helped. Evans replied that there will be

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two lanes behind the building with an ATM island further away from the building. Chair Durand suggested a chamfer at the first-floor corner to avoid making a double turn to access the teller window. Sides noted that the ATM is not under the cover of the building and should be adjusted. Newhall-Smith noted her concern with an ATM location behind the building which doesn't seem safe, if the cantilevered portion could be eliminated, and asked if the health center still be over the bank even though it has been moved. Evans replied that eliminating the cantilever would make the programming requirements difficult for the health center. Newhall-Smith asked if the drive can be shifted to eliminate the drive-through. Perras and Sides agreed that it is a nice feature. Evans replied that they could study it even though they lose a lot of building area. Altendorf noted that this portal is narrower than the existing route and is going from three lanes to two. Chair Durand was in favor of a more inviting portal along Derby Street. Perras noted that ceiling and lighting design will again be critical. Evans noted that they are considering adding a roll down gate off hours.

Perras: Motion to continue. Seconded by: Miller.

Roll Call: Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 5-0.

Projects Outside the Urban Renewal Area pedestrian

1. 373 Highland Avenue: Entrance Corridor Overlay District – Review of construction documents for Tropical Products

Harry Samolchuk of Connolly Construction was present to discuss the project.

Samolchuk stated that he provided revised plans, they have elevated the canopy slightly, added screening around the rooftop mechanicals which are grouped into three clusters, with the middle cluster at 9-feet-high, and the other two clusters at 5-feet-high, one being along the Highland Street elevation. The windows will be grouped in sets of three along the North Elevation and they removed one grouping to install additional structure. The regrading means more concrete is exposed which can be covered with landscaping. They took the Board suggestion and changed the insulated metal panel color to a dark grey, they added punched windows to the west elevation at a lunchroom. They also added a ramp at the second employee entrance and the owner will provide a public space for after hours neighborhood meetings. The south elevation will have the same window configuration, but also additional bracing, which led them to space out the clustered windows even more. At the east elevation that faces away from Highland Avenue, they change in color of building at the punched windows. All doors will have increased in size from 8-feet x 8-feet to 8-feet x 10-feet. They placed the compactor at the rear and added a 4-feet-high concrete retaining wall with solid screening above to conceal the compactor. To reduce costs, at the angled loading docks, the saw tooth façade has been continued.

Sides stated that the stepped facade isn't good at the entry facade and asked if the panel size coordinates with the steps in elevation. Samolchuk replied that they will study it.

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Perras requested the vertical joint spacing. Samolchuk replied that the panels are continuous at 25-feet-high. Perras suggested at the Highland Avenue breakroom façade that they add the change is panel color to match that at the other windows and enlarged the windows to provide a view for the employees. Samolchuk suggested lowering the windows to keep the costs down. The Board agreed.

Public Comment:

No one in the assembly wished to speak.

Sides: Motion to approve with the foundation stepping, lowering of windows in breakroom. Seconded by: Perras.

Roll Call: Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 5-0.

2. **5 Broad Street:** Municipal and Religious Reuse Special Permit – Redevelopment of the former Salem Senior Center into 16 housing units with exterior work to include windows, roofing, trim, re-pointing and sealing of brick façade, and associated site improvements to parking, access, utilities, and landscaping.

William Luster of Charing Cross Realty Trust and Peter Pitman of Pitman & Wardley Associates were present to discuss the project.

Luster stated that they went before the SHC which proposed some changes and went before the PB and will return to them in May. They waited over a year to resolve the easement issues that in the end couldn't be adjusted so they have left the easement as-is.

Pitman stated that there were modifications to the building in the late 1800's when they added the front dormers and the balustrade at the edge of the roof was removed as well. They plan to restore the existing windows but will do a test window first to ensure that being so large they will be operable. The SHC requested a change to the window and doors, for them to work with the Tree Warden to determine the condition of the existing trees, and to install a cast iron fence rather than a picket fence. They will relay the front brick walkway and the rear easement was going to be an accessible route which has now been proposed at the side entrance. The site is compact, so they have located the dumpster and recycle bin at the far-left corner of Winthrop and Broad Streets. In conjunction with the traffic calming initiatives, they will also extend the sidewalk at that corner to make a tighter radius and provide lighting along the sidewalk at the request of the neighborhood group which they felt was dark and inhospitable. The PB reviewed the trees and have requested they also speak to the Tree Warden about the sidewalk trees. Luster added that they have agreed to install brick sidewalks using Salem brick pavers along Broad Street.

Pitman stated that granite bollards were added at the single load parking space and the two spaces at the lower level will have their own access. The proposed window wells are consistent with the wells at the Knights of Columbus building across from Salem Common.

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Pitman noted that the trash area would be screened with a solid wood fence. Luster noted that the condominium association will require two trash pick-ups per week. Sides noted that the letter received about that corner pertained to the need for a solid fence, but she is not convinced that the trash should be placed in this location, next to an iron fence, so close to the cemetery entrance, the sidewalk, and pedestrians. Pitman and Luster noted that they are open to placing where the Board recommends. Perras suggested the east end of the parking lot in a parking spot, rather than the west, to eliminate the need to walk the length of the parking lot. Sides noted that adjusting the corner is appreciated. Chair Durand suggested locating it near the ADA parking spaces where it can be easily screened. Luster agreed to honor the corner of the site by relocating the trash area that was originally going to be located at the rear of the site but was no longer an option when they lost the ability to remove the easement. Perras noted that the cemetery grade slopes upward quickly so locating it along the granite cemetery wall wouldn't block any views. Miller agreed. Pitman suggested a parking space where the maximum amount of coverage is provided.

Sides noted that the rear windows are in a state of disrepair, she doesn't know if they can be saved, and she suggested they be boarded up. Luster replied that since they don't own the building, he would have to discuss it with the city. Pitman noted that they may move existing windows in better condition to the front and adding replacement window at the rear.

Pitman noted that the balustrade does not currently exist, and the bell tower is in a state of disrepair. The four existing dormer windows sills at the loft units are above what is required for an egress window and provide a limited amount of light and ventilation, so they will be cut back approximately 42-inches. They will maintain the slate roof and the SHC requested they mimic the separation between the newly proposed doors. They will rebuild the high balustrade at the roof to screen the HVAC units.

The SHC also recommended the main entrance door have four panels with glazing at the two upper panels only for visibility within the tight entranceway. The west elevation facing the parking lot has a handicapped ramp over the steps that will be removed, and the steps restored. The side entrance has been bricked in, which will be removed, the granite steps repurposed as needed at the rear, and the side entrance brought to grade to create an accessible entrance with the plinths to remain and an accessible lift at the interior. At the rear, the existing louvers/vents will be removed and bricked in. The central dormer will remain; however, the four remaining dormers will be enlarged for light and ventilation, and all five will be clad entirely in slate using as much salvageable slate as possible. The window wells at grade will have cast iron fencing and vegetation.

Miller asked if all light wells have iron fencing. Pitman replied not on Broad Street where dense vegetation will be used to meet code. Iron fencing will be used where there isn't room for vegetation at the three other elevations.

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Miller stated that she is glad the picket fence has been eliminated and replaced with an iron fence and asked if the second curb cut will be eliminated. Pitman replied that the exit will remain. Miller was in favor of a new brick sidewalk being installed, requested the trash be concealed or placed inside the building, a cabinet built around the gas meters, and not wanting to see the HVAC units on the roof. Pitman replied that the balustrade will not be visible from the street, although it may be seen high on the hill in the cemetery. They were moved further away from the street too and they may raise the height of the balustrade to accommodate the HVAC height if necessary. The gas meters are located on the east façade but will be screened unless they go to all electric. The dormer will be clad and capped in copper and there will be no occupiable space on the roof, there will be maintenance access only.

Miller stated that the landscape plan is highly undeveloped and should be a formal plan, on a drawing of its own with detail, details on the parking lot, and a more elaborate landscaping plan that does justice to the stately and historic building. She requested an elevation with the landscape plan be submitted.

Public Comment:

Newhall-Smith stated that she received comment letter from Filipe Zamborlini, 62 Perkins Street, dated April 20, 2022, and from Sarah Staats, 12 Winthrop Street, dated April 26, 2022.

Michael Steinitz, 10 Orne Square. Representative for the abutters to the south, The Friends of Broad Street Cemetery. Concerned with the proposed placement of the trash containers, which should respect the Broad Street Cemetery, its historic aesthetic and open space. The main cemetery entrance is also at this corner and the city has one placed in the area that they want removed. The cemetery fence is at grade with a grass path for funeral processions. The city preservation plan is for circulation along that path, and a new trash area to it would be unsightly. Chair Durand agreed and suggested placing the trash area towards the light pole along the street, so it doesn't block the view. Steinitz noted that this is the main view to the rising grade of the parking lot that includes lighting, plantings, etc., and the view should be enhanced. Public views from the cemetery are also significant, such as the Pickering House across Broad Street. They are excited about the restoration of the site.

Patricia Kelleher, Historic Preservation Planner and SHC Clerk for City of Salem. Concerned with the trash receptacles at the cemetery entrance and looking forward to seeing where they will be placed.

No one else in the assembly wished to speak.

Perras noted that the design is thoughtful and sensitive to the existing structure.

Sides: Motion to continue. Seconded by: Perras.

Roll Call: Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 5-0.

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New / Old Business

1. Approval of Minutes:
 - a. February 23, 2022

Sides: Motion to approve the February 23, 2022, regular meeting minutes. Seconded by: Perras.

Roll Call: Miller, Perras, Sides, Sullivan, were in favor and Durand abstained due to absence. Passes 4-0. March 23, 2022

- b. March 23, 2022

Sides: Motion to approve the March 23, 2022, regular meeting minutes with Miller's edit to remove the last sentence of the paragraph regarding 285 Derby Street. Seconded by: Miller.

Roll Call: Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 5-0.

- c. March 31, 2022

Sides: Motion to approve the March 31, 2022, special meeting minutes. Seconded by: Perras.

Roll Call: Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 5-0.

2. Staff Updates, if any:

Adjournment

Perras: Motion to adjourn. Seconded by: Sides.

Roll Call: Miller, Perras, Sides, Sullivan, Durand were in favor. Passes 5-0.

Meeting is adjourned at 9:00PM.

Know your rights under the Open Meeting Law M.G.L. c. 30A §18-25 and City
Ordinance Sections 2-028 through 2-203