

SALEM HISTORICAL COMMISSION
MINUTES
January 18, 2017

A meeting of the Salem Historical Commission was held on Wednesday, January 18, 2017, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Reed Cutting, Kathy Harper, David Hart and Susan Keenan.

14-16 Hodges Court

Michael Becker submitted an application for a Certificate of Appropriateness for alterations to the property, including alterations to windows, fencing and retaining wall.

Documents & Exhibits

- Application: October 3, 2016
- Photographs
- Elevation drawings
- Landscape drawings submitted 12/15/16

Ms. Kelleher reported that the applicant has asked for a continuance as the revised drawings are not complete.

VOTE: Mr. Cutting made a motion to approve the continuation of the hearing until the February 1st meeting. Mr. Hart seconded the motion. All were in favor and the motion so carried.

24 Winter Street

Peter N. Lutts submitted an application to install a new roof deck.

Documents & Exhibits

- Applications: December 16, 2016
- Photographs

Ms. Kelleher reported that the applicant has asked to withdraw his application until the Board of Appeals has reviewed the proposal.

VOTE: Mr. Hart made a motion to approve the withdrawal of the application without prejudice. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

18 Washington Square West

Dorothy Harrington (The Hawthorne Hotel) submitted an application for a Certificate of Appropriateness to replace all windows on floors 2 through 6 with double-glazed Pella Architect Series wood windows.

Documents & Exhibits

- Application: December 22, 2016
- Photographs (from previous application)

The applicant's agent James Gillis was present.

Ms. Kelleher and Ms. Herbert provided a history of the project, which was originally submitted to the Commission in 2016 for the replacement of 40 windows with Marvin windows but was withdrawn.

Mr. Gillis reported that the Hotel is now proposing to replace all windows at the Hotel with a new replacement window model and he provided a sample of the proposed Pella replacement window. This work will also include tuck pointing.

Reed asked if the windows will be painted green like the sample.

Mr. Gillis replied that the new windows will be cream to match the existing window color.

Ms. Herbert asked for confirmation that the window configurations will match existing and asked if the project will be phased.

Mr. Gillis replied that configurations will match existing. The project will begin with the building's rear ells in the spring of 2017 and will include a test of the tuck pointing. Work will then continue around to the north, west and south sides. The contractor will do one side of building in its entirety. Storm windows will remain in place until project is complete. Approximately 240 windows will be replaced with the first phase to include 20 windows.

Mr. Hart discussed his previous concerns about the previously submitted replacement window, which had a 1¼ wide muntin instead of the ¾" wide muntin as now proposed. He noted that the new replacement window will be almost indistinguishable from the original window in appearance.

Ms. Herbert discussed previous concerns about color of aluminum clad windows.

There was no public comment.

VOTE: Ms. Harper made a motion to approve the proposal as submitted. Ms. Keenan seconded the motion. All were in favor and the motion so passed.

The Commission and Mr. Gillis discussed the repointing of the building and the need for a mortar analysis. All decided that an application for a Certificate of Non-Applicability to be submitted.

Mr. Hart suggested that the original mortar could have lime in mix.

Mr. Gillis replied that the Hotel is in the process of completing an analysis and will be doing test cuts.

13 Warren Street

Ryan Guilmartin submitted an application for a Certificate of Appropriateness for chimney removal.

Documents & Exhibits

- Application: December 22, 2016
- Photographs

The applicant Ryan Guilmartin was present.

Mr. Guilmartin presented his application to remove one chimney at his property.

Ms. Herbert asked what the chimney serviced.

Mr. Guilmartin replied that chimney served a fireplace only, it does not service heating system.

He stated that he is proposing to take the fireplace down to the second floor, which is what is shown in his presented photographs. He reported that the cost for repairing the chimney would be approximately \$30,000.

Mr. Hart expressed concern about the removal of such a prominent chimney on the building.

Mr. Guilmartin stated that the rear chimney does not service a fireplace.

There was no public comment.

Mr. Cutting also expressed his concern about removing a chimney.

Ms. Herbert suggested that the Commission could consider the request on a hardship basis or require the applicant rebuild the chimney above the roofline.

Ms. Harper suggested that existing conditions indicate the chimney will not be stable.

Mr. Hart suggested that it could be rebuilt.

Ms. Herbert recommended that the applicant visit 62 Washington Square where faux chimney stacks were rebuilt above roofline.

Mr. Hart noted that Bowditch House also has a faux chimney.

Mr. Cutting noted that Commission should not be considering costs.

Commission discussed the structural issues as a hardship. Suggested that applicant provide cost estimates for reconstruction.

VOTE: Mr. Cutting made a motion to continue the hearing to the next meeting. Ms. Keenan seconded the motion. All were in favor and the motion so carried.

Other Business

81 Derby Street

Ms. Kelleher reported on the status of the project at 81 Derby Street. This work to include the installation of a new 5 ½' tall board fence with cap.

The Commission agreed that Ms. Kelleher work with City Solicitor to send a letter to the property's receiver stating that the violation will be removed when fence and other outstanding items are completed.

40 Derby Street

Ms. Harper expressed significant concerns about the how the base of the stair rail posts were capped and questioned why the entire post was not wrapped and a molding added at the base. She recommended that in the future applications need to include specific drawings and specifications in order to approve for a Certificate of Non-Applicability to be issued for an in-kind replacement.

287-291 Lafayette Street

The Commission discussed the installation of HVAC equipment on the rooftop of the building without Commission approval. The Commission received a letter from a neighbor alerting them to the work. The owner has been sent a violation letter requesting an application be submitted for approval of the equipment. Work to include some screening of the equipment.

278 Lafayette Street

Ms. Herbert reported on the history of work undertaken at the property. The owner has made changes to the second floor porch deck and railing at the property without approval from the Historical Commission.

The Commission agreed that owner be sent a violation notice that requires him to submit a new application for the changes.

Approval of Meeting Minutes for December 7, 2016

VOTE: Mr. Hart made a motion to approve the minutes of December 7. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Hart made a motion to adjourn. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Respectfully submitted,

Patti Kelleher
Community Development Planner