

SALEM HISTORICAL COMMISSION
MINUTES
December 7, 2016

A meeting of the Salem Historical Commission was held on Wednesday, December 7, 2016, at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Kathryn Harper, Laurie Bellin, Reed Cutting, David Hart, Joanne McCrea, Larry Spang and Jane Turiel.

110 Derby Street

Pamela Joy Barton submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: November 14, 2016
- Photographs
- Paint color samples

The applicant Joy Barton was present.

Ms. Barton presented her proposed paint colors, noting that all trim, including the existing white trim around the entrances, would be painted the eggplant color of the clapboards. She spoke with architect at 114 Derby Street who suggested the trim color match the clapboards. She also noted that she will be reworking flower boxes at her house.

Ms. Herbert commented that a house on Federal Street has a similar paint color scheme with crème trim.

Ms. Kelleher asked Ms. Barton if clapboard and trim repair is planned as part of the project, which could be included in the certificate.

Ms. Herbert asked if a matte paint finish will be used.

Ms. Barton replied in the affirmative, noting that ocean air deteriorates gloss finish.

Mr. Hart suggested the applicant consider using a semi-gloss (satin) finish on doors.

There was no public comment.

VOTE: Ms. Bellin made a motion to close the public hearing. Mr. Hart seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Spang made a motion to approve the application as presented including in-kind repair of clapboards and trim. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

347 Essex Street

Steven Gallagher submitted an application for a Certificate of Appropriateness to install vent pipe on roof.

Documents & Exhibits

- Application: November 18, 2016
- Photographs

The applicant was not present.

Ms. Kelleher presented the application, noting that the applicant has installed a mock pipe on the roof to indicate location and visibility of proposed vent pipe. As installed, the pipe is only minimally visible from the public way.

Ms. Bellin asked for the color of roof.

Ms. Kelleher responded that roof is slate and applicant is planning to paint vent pipe gray to match slate color.

Mr. Hart asked for material of vent pipe.

Ms. Kelleher replied that she was not sure but assumed a type of plastic.

Mr. Spang noted that the pipe will most likely be PVC and wondered how well paint would last.

Ms. Herbert noted that the pipe will only be minimally visible.

There was no public comment.

VOTE: Ms. Bellin made a motion to close the public hearing. Mr. Hart seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. Bellin made a motion to approve the installation of vent pipe to be painted gray to match color of roof. Mr. Hart seconded the motion. All were in favor and the motion so carried.

14-16 Hodges Court - continuation

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 drawing

The applicant Mike Becker was present.

Mr. Becker requested for clarification on whether he needed to submit a new application for a vent pipe, noting that vent could be placed on north elevation, which is not visible from a public way. He stated that he is hoping to place electric meters on same elevation where gas meters are now located.

Ms. Herbert asked Mr. Becker for information on the type of meter boxes to be installed. She suggested that his electrician work with the City Electrician to identify whether meters could be placed in the basement and asked Mr. Becker to work with Ms. Kelleher on the placement of the meters.

Ms. Herbert discussed the Commission's jurisdiction and the desire for screening any proposed parking. She noted that if landscaping is planned it should be lushly planted.

Mr. Becker asked for the history of the concrete retaining wall and whether it had been altered. He stated that the wall was not original to the site.

Mr. Spang suggested that the Commission take a vote on the proposed changes to the fence and retaining wall, which would allow for on-site parking. He noted that if the Commission approved the changes, then the Commission could discuss mitigation with landscape screening.

Ms. Bellin agreed with Mr. Spang's suggestion.

VOTE: Mr. Spang made a motion to deny the proposed changes to the fence and retaining wall. Ms. Bellin seconded the motion. Three members voted in favor and five were opposed. The motion does not carry.

The Commission then discussed the proposed changes to the fence and retaining wall on Hodges Court.

Mr. Hart expressed concerned about the proposed parking fronting onto Derby Street.

Ms. Herbert expressed her opinion that the only view from Derby Street would be a partial view of the cars.

Ms. Harper agreed with Ms. Herbert, noting that the parking would be screened from Derby Street and she would prefer to allow parking in the yard and not the street.

Ms. Herbert noted that the fence is currently in poor condition and could be repaired and properly reinstalled after the tree in the front yard is removed.

Mr. Becker discussed his proposed landscaping changes and asked for the Commission's direction on plant species and the landscape plan.

Mr. Spang asked about the proposed changes to the property and whether the retaining wall could be removed on Derby Street.

Mr. Becker noted that the fence could be raised in height to act as a screen.

Ms. Herbert replied that changing the fence height would alter the appearance of the fence and how it relates to the fences at the adjoining properties.

The Commission discussed how the fence relates to the adjoining property on Herbert Street.

Mr. Hart suggested that the applicant have a professional landscape design prepared for the Commission to review.

Ms. Herbert suggested that height of fence match the top height of the neighbor's fence on Herbert Street.

Mr. Spang asked if the neighbor's fence is 6' high and if the Commission would ask for the same height. Typically the Commission requests fences to be 4' high. He suggested that the fence be built to match the height of the adjoining fence and then step down to a 4' high fence.

Ms. Bellin agreed that the fence at the corner be 4' high and then step up to match neighbor's fence.

VOTE: Mr. Hart made a motion that the applicant submit a landscape plan prepared by a landscape architect with a cross section showing the relationship of the fence to the cars.

Mr. Spang requested an amendment be added to include a cross section perpendicular to Derby Street showing the relationship of the sidewalk, fence, landscaping, and cars to house.

Mr. Cutting seconded the motion with the amendment. All were in favor and the motion so passed.

The Commission agreed that the applicant is to submit material on venting to be considered at the next meeting as an amendment to the original application.

309 Essex Street – Driver Park

The City of Salem submitted an application to install a new historic interpretive sign panel for the McIntire District in the northwest corner of Driver Park.

Documents & Exhibits

- Applications: October 19, 2016
- Photographs

Ms. Kelleher presented the application, noting that this new location for the McIntire District sign panel was selected based on comments by the Commission at the last meeting regarding the originally proposed sign location on Chestnut Street.

Mr. Hart suggested that the sign be oriented so that pedestrians on Essex Street could view the sign. He stated that the sign could be positioned with a three-quarter view closer to the Essex Street sidewalk.

VOTE: Ms. Bellin made a motion to approve the application with the changes noted. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Other Business

40 Derby Street

Ms. Harper asked how the owner will finish the new stair posts. Currently the posts have exposed metal supports.

Mr. Hart suggested that the metal bracket be cased with simple wood trim.

Ms. Harper expressed her concern that the owner should have used a nicer post or should have cased the entire post and not just the support bracket.

Mr. Spang presented a drawing of a suggested casing detail for the bracket support.

The Commission agreed that the drawing be sent to the owner for a recommended finish for the stair newel posts.

81 Derby Street

Ms. Herbert reported on the meeting held at the property with the applicant, the City Electrician, and the Assistant City Solicitor. At the meeting, all present agreed that a 5½ foot tall fence should be installed to screen the new oversized electric meter and vent pipes.

The Commission discussed the vents and the approval of the meter.

The Commission agreed that the skirt boards as installed do not comply with the drawings as approved.

Ms. Herbert expressed her concern about the appearance of the HardiPlank siding and suggested that the Commission reconsider its approval of the siding in the future.

Mr. Hart noted that HardiPlank has three different finishes.

Ms. Harper noted that Certainteed siding does not have the textured finish but it currently part of a class action lawsuit.

The Commission discussed the approved aluminum clad windows in a white finish at 81 Derby Street and whether to prohibit the use of this color in the future.

The Commission also discussed the vents used at 81 Derby Street. All agreed that Ms. Kelleher to review the Commission's venting requirements to determine preferred vents and to draft a letter to the Building Inspector about the Commission's requirements.

Approval of Meeting Minutes for November 2, 2016

VOTE: *Ms. Turiel made a motion to approve the minutes of November 2, 2016 with changes noted. Mr. Hart seconded the motion. All were in favor and the motion so carried.*

Approval of Meeting Minutes for November 16, 2016

VOTE: *Ms. Turiel made a motion to approve the minutes of November 16, 2016. Mr. Hart seconded the motion. All were in favor and the motion so carried.*

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

Respectfully submitted,

Patti Kelleher
Community Development Planner