

SALEM HISTORICAL COMMISSION
MINUTES
April 5, 2017

A meeting of the Salem Historical Commission was held on Wednesday, April 5, 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, Kathy Harper, David Hart, Larry Spang and Jane Turiel.

13 Warren Street - continuation

In a continuation from the previous meeting, the Commission heard the request from Ryan Guilmartin for a Certificate of Hardship to rebuild a faux chimney above roofline.

Documents & Exhibits

- Application: 12/22/16
- Photographs
- Drawings

Ryan Guilmartin was present to present mockups drawings of the faux chimney. He stated that his contractor has previously constructed faux chimneys at the Bowditch House.

Ms. Herbert asked if the drawings indicate the type of mortar to be used.

Mr. Guilmartin replied in the negative. He stated that he will be rebuilding only one faux chimney on the house; a second original chimney will be retained. His contractor has visited the property to determine the brick color to be replicated and the original dimensions of the brick and chimney. The contractor will use brick and mortar similar to what he has used on other faux chimneys.

Ms. Herbert asked for clarification about the note on the plans that indicate red copper flashing will be used. She asked if red copper flashing was in place prior.

Mr. Hart stated that he did not have an issue with copper flashing

Mr. Spang asked how the corner will be detailed since the contractor is using a thin veneer of brick

Mr. Guilmartin stated that all existing details of the historic chimney will be replicated, including the corners which will be finished with mortar cut bricks

VOTE: *Mr. Hart made a motion to accept the proposal as presented. Mr. Spang seconded the motion. All were in favor and the motion so carried.*

287-291 Lafayette Essex Street - continuation

In a continuation of the previous meeting, the Commission heard the request from Renewal Ventures LLC for an application for a Certificate of Hardship for approval of a rooftop HVAC unit.

Documents & Exhibits

- Application: January 30, 2017
- Photographs
- Drawings by Seger Architects dated January 24, 2017 and March 15, 2017
- Memorandum from BLW Engineers dated March 14, 2017

The applicant David Pabich and his architect John Seger of Seger Architects were present.

Ms. Bellin recused herself from the deliberations and left the table to sit in the audience.

Mr. Seger presented option G for screening of the rooftop HVAC. He stated that he has examined all angles of view of the unit. The proposal to install a faux gable resulted in a gap between the breezeway and the 2-story synagogue that allowed views of the unit from the street. In addition, the massing of the faux roof was significant compared to what it will screen. Mr. Seger suggested that the ductwork along roof could be hidden behind a balustrade of a metal slatted fence more effectively and the owner is still planning to install screen panels around the front and sides of the attenuation unit similar to those placed on the rear of unit. He recommended that panels be placed around unit instead of installing a tall gable roof on breezeway.

Mr. Pabich reported that the gable works well only to screen direct views of the unit. When you move to the south, the unit becomes more visible.

Ms. Herbert noted that while not a full screen, the gable roof does provide some screening of unit when combined with screening ductwork.

Mr. Seger stated that the owner's preferred option is option #4. This will include painting the rear Tecpan panel and roof balustrade in a battleship gray. The roof balustrade will match the height of the clerestory windows on main building.

Mr. Spang asked if the roof will still need to be reinforced.

Mr. Seger replied that the project engineer has stated that roof is constructed in such a manner that it can handle the weight of the screening balustrade and snowdrift.

Mr. Spang asked if the screen will essentially be a 6' tall fence.

Mr. Pabich replied that the screen will need to be placed in 2 different tiers to address changes in unit height.

8' panels 2' off the roof with curb painted black. Panels will be gray.

Ms. Turiel asked for confirmation on the screening pattern.

Mr. Seger replied that he preferred the thinner slats - 3½" with a 1" space between.

Ms. Herbert asked for the material of the screen.

Mr. Seger replied that the screen will be either vinyl or metal and the selected material will support gray paint.

Ms. Herbert asked for public comment.

The neighbors questioned whether panels will be similar to the Summit Avenue view and if the panels will be painted in a matte finish in flat gray.

Mr. Seger and Mr. Pabich replied in the affirmative, noting that the vinyl would not be shiny. The sound attenuation panels will also be painted flat gray. The fence will screen ductwork from view from both Lafayette Street and Ocean Avenue.

Mr. Pabich noted that panels come in preselected color and other screening will be painted to match.

Ms. Herbert asked if vinyl can be painted and if so, will it hold paint well.

Mr. Spang asked if a mockup of fence could be installed for review prior to approval.

The Commission and residents supported request for mockup.

Mr. Pabich stated that he could have a mockup in place by next week. He noted that it may not be the actual screening fence but it would replicate height. He would provide a sample of material.

VOTE: Ms. Turiel made a motion to continue the hearing to the next meeting with the proviso that a mockup be erected to be viewed by members and residents with a tentative view date of April 15th. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Ms. Turiel left the meeting at this point.

7 Botts Court

Alexander Marks and Kimberly Tompkins submitted an application for a Certificate of Appropriateness for new paint colors.

Documents & Exhibits

- Application: 3/21/17
- Photographs
- Paint chips

The applicant Alexander Marks was present.

Mr. Marks stated that he has reconsidered the paint color scheme that he last presented to the Commission. Since then he has installed off-white storm windows which he intends to match to the new trim color. He will also keep the color of the existing front door and has selected clapboard colors to compliment these colors. The finish will be eggshell and satin.

Ms. Bellin asked if the house currently has shutters.

Mr. Marks replied that shutters were removed to install storm windows.

Ms. Herbert asked for material of foundation.

Mr. Marks replied that foundation is parged. He had considered removing parging to expose the brick foundation but the brick is not in good condition. The color of foundation will remain the same as the current color.

There was no public comment

VOTE: Ms. Bellin made a motion to approve as presented. Mr. Hart seconded the motion. All were in favor and the motion so carried.

7 Botts Court

Alexander Marks and Kimberly Tompkins submitted an application for a Certificate of Appropriateness for alterations to front porch and fence gate.

Documents & Exhibits

- Application: 3/21/17
- Photographs
- Sketch drawings

Mr. Marks noted that stairs are currently wide board and would prefer that treads be 2 2/3" cedar slats to match top of porch

Ms. Herbert noted that treads would not be visible. Only change would be square lattice instead of diamond pattern.

Mr. Spang asked whether spacing of balusters is currently wider than allowed.

Mr. Marks responded that the risers were to be reduced from 9 ½ to 8 ½” but he would be amenable to 7 ½” standard riser height. He agreed to check with building inspector to ensure stairs comply with building codes. The porch will be slightly expanded so railing will hit pilaster of front entrance surround.

Ms. Bellin asked if the porch will be painted.

Mr. Marks stated that intended to match trim color and asked if this was appropriate.

The Commission agreed that trim color was appropriate.

Ms. Herbert asked if decking was to be left natural.

Mr. Marks replied that previous owner applied a clear finish and he would prefer to keep this finish.

The Commission agreed.

There was no public comment

VOTE: Mr. Cutting made a motion to approve the application as presented. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

17 Beckford Street

Cornerstone Beckford LLC submitted an application for a Certificate of Hardship to demolish garage and install fence.

Documents & Exhibits

- Application: 3/20/17
- Photographs

The applicant Alessandra Ingemi was present.

Ms. Ingemi stated she and her husband recently purchased the five-unit building and are in the process of restoring the exterior of the building and upgrading the units. At the rear of the property is a 2-car garage that they would like to remove to allow additional parking spaces. She stated that the Building Inspector has determined that the garage is structurally unsound.

Ms. Kelleher confirmed the determination by the Building Inspector.

Ms. Herbert asked how the parking is configured and if parking could be provided elsewhere.

The Commission discussed the easement as indicated on the property's site plan.

Ms. Ingemi replied that the driveway is shared with the adjoining property at 15 Beckford Street. Parking will be angled along the rear fence. It is hoped that at least four spaces and hopefully five spaces will be provided. For the proposed new fence, Ms. Ingemi stated that it would replicate existing side fence and will join up with the existing fence along the lot line.

The Commission asked about the history of the garage.

Ms. Ingemi replied that the Building Inspector estimated the garage's age to be ca. 1940s.

Ms. Kelleher agreed.

Mr. Spang suggested that the owner consider adding some brick paving around granite step at building's front entrance to provide sense of pedestrian safety.

The Commission discussed whether other work is to be done at the property.

Ms. Herbert asked for public comment.

Dick Lindeman, 113 Federal Street spoke in support of the application. He asked that fence details replicate the existing fence and that the new fence take the place of existing brown stockade fence. He also asked that both sides of fence be painted white.

The Commission discussed whether fence should be painted to match trim color.

Ms. Ingemi stated that fence is currently white and she would like to keep white. She is not sure who owns fence; it could be owned by 111 Federal Street.

Mr. Lindeman stated that stockade fence was owned by the previous owner of 17 Beckford Street. He asked for confirmation that the fence will be wood.

Ms. Bellin stated that Commission will need to include removal of stockade fence in the approval.

VOTE: Mr. Spang made a motion to approve a Certificate of Hardship for the demolition of the garage with the condition that three-quarter photographs of the garage's exterior and interior be submitted prior to demolition. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. Bellin made a motion to approve the removal of existing stockade fence and the installation of new fence to match existing on side yard. Fence to be painted white. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

24 Winter Street

Peter N. Lutts submitted an application for a Certificate of Appropriateness for a roof deck and new paint color.

Documents & Exhibits

- Application: 3/22/17
- Revised architectural plans by Seger Architects dated 3/21/17
- Photographs

Mr. Cutting recused himself from the discussion and left the table.

Peter Lutts and his architect, Dan Ricciarelli of Seger Architects were present.

Mr. Ricciarelli presented the revised plans for the proposed roof deck. He stated that it will be well screened from Winter Street and will be approximately 75' from Oliver Street. He stated that he has addressed the Commission's previous concerns about the edge detail of the decking. The posts will be set inside and the decking will be trimmed. He noted that he may consider a pedestal decking that would lower profile of deck. He also noted that the railing height has been reduced since it is a 2-family.

Mr. Spang asked for clarification of whether jurisdiction continues to Oliver Street.

Ms. Kelleher left the room.

Ms. Kelleher returned to room.

Ms. Kelleher confirmed that Oliver Street is named in the district and is therefore within the Commission's jurisdiction.

There was no public comment.

Mr. Ricciarelli noted that the metal railings will be black and the wood will be painted to match color of brick.

VOTE: Ms. Bellin made a motion to approve the application for a new roof deck as presented. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

The Commission discussed Mr. Lutt's request to paint the building's trim white.

Mr. Ricciarelli reported that the bay window is wood that is painted. He noted that the applicant also seeks to paint brownstone trim white.

Mr. Spang asked for clarification on what is wood and what is brownstone.

Mr. Hart expressed reluctance to approve painting brownstone.

Mr. Lutts agreed that he would prefer to keep brownstone unpainted. He noted that he will be making brownstone repairs. He asked to change his request to paint only wood trim white.

Ms. Herbert noted that the house was owned by John Bertram. All other historic Bertram houses in Salem are brick. She stated that she believes house is more prominent in its present paint color scheme, noting that the current brown trim is unique.

Mr. Spang suggested that the applicant consider researching the historic paint colors of the house to determine original color.

Ms. Herbert suggested that the applicant seek to continue to next meeting to consider preferred color.

VOTE: Ms. Bellin made a motion to continue the discussion on the requested new paint color to allow applicant to consider color. Mr. Spang seconded the motion. All were in favor and the motion so carried.

14-16 Hodges Court

In a continuation of a previous meeting, Michael Becker submitted an application for a Certificate of Appropriateness for renovations to fence.

Documents & Exhibits

- Application: 10/3/16
- Revised plans by MDLA landscape architects dated 3/27/17
- Photographs

Mr. Becker was present.

Ms. Herbert stated that abutter has submitted a letter regarding the desire for a buffer for her property.

Mr. Becker stated that he would continue beach grass planting along abutting property.

Ms. Herbert recommended that an evergreen planting be used instead of beach grass.

Ms. Harper noted that beach grass can survive winter.

The Commission discussed their previous discussions regarding the removal of the fence and the introduction of parking area.

Ms. Herbert asked if the Commission considered the design as presented adequate to screen the parking onsite.

Ms. Bellin expressed her concern about the impact that the proposal will have on the streetscape.

Mr. Hart and Ms. McCrea agreed.

Mr. Spang expressed concern that the Commission has already discussed the appropriateness of the application and had determined that the majority of members believed it was appropriate.

Ms. Bellin stated that she felt landscaping as proposed does not adequately screen the parking area.

Ms. Harper agreed that the Commission had already provided opinion that the proposal was appropriate if parking was adequately screened. She stated her opinion that proposed screening is adequate and that it provided an improvement over existing conditions.

Ms. Kelleher asked if planting strip could be widened.

Mr. Becker replied that he could reduce walking path to 4' width and enlarge width of planting bed by one foot.

Mr. Hart suggested that fence be raised to provide additional screening.

Mr. Becker stated that he could raise it by 6" to 1'.

Ms. Harper noted that the surface of brick for the paved area is important and will look nice.

Ms. Kelleher asked if parking area can be reduced in length to provide a larger green buffer for adjoining property.

Mr. Becker stated that slope of yard requires the current depth.

Ms. Kelleher asked if a gate could be added to driveway as a screen.

Mr. Becker replied that the slope of the driveway prohibits a gate.

Ms. Herbert asked about the return of the fence.

Mr. Becker replied that if the planting bed is widened, then the fence return can be longer.

Mr. Cutting stated that he would support this proposal but would not be as amenable to fence removals that allow paving of side yards in the future.

Ms. Harper suggested that raising height of fence to be the same as neighbors fence may help.

Mr. Spang stated that he felt that raising height would make the fence too high. He noted that this fence is essentially a front yard fence on Derby Street and not a rear yard fence.

Ms. Herbert asked for public comment.

Ms. Emily Udy of Historic Salem, Inc. suggested that brick extend to street edge. She asked if corner of fence be changed to improve the design.

Ms. Herbert noted that current fence design matches the design of abutting properties.

Ms. Kelleher suggested that applicant consider additional planting be placed as a buffer to abutting property.

VOTE: Ms. Herbert made a motion to accept the application as designed with the following alterations: reduction of walkway from 5' to 4' with additional foot width provided to planting area; fence to be replaced in kind with return to match depth of planting buffer and repainted to match existing; driveway to be paved with waterstruck brick in herringbone design; and planting to be a hardy beach grass. Ms. McCrea seconded. Four members voted in favor (Ms. Herbert, Ms. Harper, Mr. Cutting and Ms. McCrea), one member voted in opposition (Ms. Bellin) and two members abstained (Mr. Hart and Mr. Spang). The motion so carried.

The Commission agreed to discuss the proposed venting at the next meeting.

31 Juniper Avenue

Jasper Property Services LLC submitted an application for a Waiver of the Demolition Delay Ordinance.

Documents & Exhibits

- Application: 3/22/17
- Photographs

Ms. Kelleher provided an overview of the request.

Mr. Hart made a recommendation that applicant provide information on the replacement building

Ms. Herbert asked for public comment.

Ms. Udy of Historic Salem, Inc. commented that if the building is structurally sound and if the applicant began renovations immediately, he could have the building fully renovated at the expiration of the 6 month demolition delay period. She noted that the property sold for \$225,000 and if the owner invested \$100,000, it would be equivalent to assessed value of \$325,000. She encouraged the Commission to deny the requested waiver to encourage the owner to reuse the building. She noted that the last request for a demolition in the Willows was a couple of years ago and it does not appear to be a trend.

Ms. Herbert suggested that withholding approval would provide an opportunity for the Commission to review the owner's plans for a new building.

Mr. Spang suggested that many of houses in the neighborhood were not well constructed and this particular building is in poor condition. Many houses were constructed as seasonal homes and owners seek to renovate building interiors for modern use. He stated that he was not sure if he was opposed to the loss of this particular building. He did express concern about new construction on the property.

Ms. Udy asked the Commission if it could use the continuation as a design review period.

Ms. Herbert noted that this portion of street retains some altered buildings.

Mr. Spang asked if the property is located in a flood zone and if so, would this require the new house to be elevated.

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

Ms. Kelleher to contact applicant to schedule a site visit for Saturday April 8th at 10:30am.

Salem Railroad Signal Tower – Massachusetts Bay Transportation Authority (MBTA) - Request for Comment on Proposed Doors

Ms. Kelleher presented the proposed options for new metal entry doors for the railroad signal tower.

Mr. Spang commented that there were only subtle differences in detail between the two proposed door types. He stated that the Commission had asked for more historically appropriate design but the MBTA responded that the proposed doors were needed to address safety concerns. Once painted, he believed that they doors will not read as metal.

Ms. Udy asked the Commission to request the MBTA provide a timeline for the project.

VOTE: Mr. Hart made a motion to approved either door option with a preference for the P2S door. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Minutes

Approval of Minutes – January 18, 2017

VOTE: Mr. Hart made a motion to approve the minutes of January 18, 2017. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Approval of Minutes – March 1, 2017

VOTE: Ms. Bellin made a motion to approve the minutes of March 1, 2017. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

Other Business

Mr. Hart reported that the National Traditional Building Conference will be held on July 8th in Salem at the Hawthorne Hotel. During the conference, the Palladio Awards will be presented

There was no other business or correspondence.

VOTE: Ms. McCrea 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