DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
April 6, 2016

A meeting of the Salem Historical Commission was held on Wednesday, April 6, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Reed Cutting, Kathryn Harper, David Hart, and Joanne McCrea. Staff: Patti Kelleher.

3 River Street
Charles Von Bruns submitted an application for a Certificate of Appropriateness to install a stainless steel chimney cap.

Documents & Exhibits
- Application: 3/18/16
- Photographs
- Specification for Waldo Bros. Company/Chim Cap Corporation with approximate dimension of 32 ¾ x 16 ¾

The applicant's contractor Gary Clark was present.

Mr. Hart recused himself as an abutter to an abutter.

Ms. Kelleher stated that the applicant has received a Certificate of Non-Applicability to rebuild the chimney in-kind.

Ms. Herbert asked if the chimney cap could be manufactured in black.

Mr. Clark stated that the cap comes as stainless steel but the owner would paint the cap.

There was no public comment.

VOTE: *Mr. Cutting made a motion to approve the application as presented with the requirement that the chimney cap be painted black or dark charcoal. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

81 Derby Street - continued
Charles Hope Companies LLP submitted an application for a Certificate of Appropriateness to renovate a severely deteriorated two-family building.

Ms. Kelleher reported that the applicant has requested a continuance to the May 18th meeting.

VOTE: *Mr. Cutting made a motion to continue the hearing to May 18, 2016. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

350/352 Essex Street
Blue Sky Properties, LLC submitted an application to approve a new GAF Timberline architectural shingle roof on the rear carriage house.

Ms. Kelleher reported that the applicant has requested a continuance to the Commission's next meeting on April 20, 2016.

VOTE: *Mr. Cutting made a motion to continue the hearing to the next meeting on April 20, 2016. Mr. Hart seconded the motion. All were in favor, and the motion so carried.*

287-291 Lafayette Street (continued)
Renewal Ventures LLC submitted an application for a Certificate of Appropriateness to install a freestanding aluminum post-and-panel sign measuring 36" x 48" with top panel set 72" above ground.

Documents & Exhibits
- Application: 2/12/16
- Photographs
- Sign specifications dated 3/5/15

Ben Szalewicz was present for the applicant.

Mr. Szalewicz presented mock-up photos of the existing sign with a dark gray post. He stated that campus police were not comfortable painting the safety pole in a color other than the orange used throughout the campus.

Mr. Cutting noted that the applicant had done what was asked by the Commission at the first meeting and stated his opinion that the building is not an early historic building.

There was no additional public comment.

VOTE: *Mr. Cutting made a motion to accept the application with the change that the sign post be painted black or dark blue. Ms. Harper seconded the motion. All were in favor (4-0) and the motion so carried. Mr. Hart abstained.*

331 Lafayette Street, 335 Lafayette Street and 5-7 West Avenue – Waiver of Demolition Delay
The applicant, Lee Family Enterprises, submitted an application for a waiver of the demolition delay ordinance to demolish all buildings on the subject properties.

Documents & Exhibits
- Application: 2/12/16
- Photographs

The applicant Robert Burr and his attorney Scott Grover were present.

Mr. Grover presented an overview of the development project, noting that there were four separate parcels as part of the development.

Ms. Herbert asked Mr. Burr if he has considered moving any of the buildings.

Mr. Burr stated in the negative and Mr. Grover stated that the buildings are available if someone wanted to move them.

Mr. Grover stated that one building on the project site will be retained and reused while the other three buildings will be demolished for a new multi-story commercial building. The applicant has been engaged in the review process for the past nine months, including community meetings and review by the Zoning Board of Appeals. He noted that public input has resulted in a reduction in the size of the building and changes to the design. The applicant has received approval from the ZBA and is now engaged in site plan review before the Planning Board.

Ms. McCrea asked how the South Salem Neighborhood Association feels about the project.

Mr. Grover replied that initially, the neighborhood was against the proposal but after the owner made concessions and design changes, the neighborhood is now in support of the project. An elaborate landscaping plan will provide a buffer for neighbors.

Ms. McCrea asked how much green space will be preserved.

Mr. Burr presented the landscape plan for the property, which includes several large canopy trees including ginko and elm. He noted that the elm trees were a request of the neighborhood to replicate a historic feature of Lafayette Street.

The Commission asked whether any anchor tenants were in place and if a lighting plan is done.

Mr. Burr replied that no tenants are in place and he presented and explained the lighting plan.

Mr. Hart presented the inventory forms completed 5-7 West Avenue and 331 Lafayette Street and noted that no form has been completed for 335 Lafayette. He recommended that the applicant document each building prior to demolition. Documentation to include photographs and some architectural plans, especially when storefront removed.

Ms. Kelleher asked Mr. Burr if he would consider salvaging details and materials from the demolished buildings, including slate roof shingles.

Mr. Burr responded that he hadn't considered salvage but would be happy to work with a salvage company if the Commission could recommend someone.

Ms. Herbert asked for public comment.

Ms. Herbert read a letter from Jennifer Firth, the President of Historic Salem, Inc. into the record asking the Commission not to waive the demolition delay. She also read comments received by email from City Councillor Josh Turiel and Pat Markunas in support of the waiver.

Mr. Cutting noted that 5-7 West is an unusual building and while not elaborate in detail, it is irreplaceable.

Mr. Hart asked whether any additional permits are required, noting that he would support continuing the application until the Planning Board approval is completed.

Mr. Burr stated that he would prefer not to come back to the Commission again.

Ms. Kelleher explained the process of the demolition delay process.

VOTE: *Mr. Hart made a motion to grant the waiver contingent on the Planning Board's approval. Ms. Harper seconded the motion. The motion did not carry.*

Mr. Hart asked for discussion and for clarification on the Planning Board review process.

Mr. Grover stated that the project would be reviewed before the Planning Board for at least another two meetings.

Mr. Hart responded that based on the schedule, the Commission could ask for a continuance until the PB review was completed and it would not impact the timing of the project.

Mr. Burr replied that construction was scheduled to begin in July and the six month delay period would not expire until August.

Mr. Hart recommended amending his motion to waive the demolition delay with the requirement that the applicant take ¾ views of all buildings and prepare plans and elevations of each building with additional ¾ views of 335 Lafayette Street when the first story storefront was removed.

VOTE: *Mr. Cutting made a motion to waive the demolition delay with the requirement that all buildings be documented with ¾ view photographs and elevation drawings prior to the demolition with an additional ¾ view photograph of 335 Lafayette Street when attached first story storefront removed. Ms. Harper seconded the motion. All were in favor and the motion so carried.*

33 Warren Street – Certificate of Appropriateness

Joseph Kaye submitted an application for a Certificate of Appropriateness to build six raised planting beds in his rear yard.

Documents & Exhibits
- Application: 2/29/16
- Photographs
- Drawing of bed dimensions

The applicant Joseph Kaye was present.

Mr. Kaye presented photograph of similar planting beds in a yard on Hathorne Street.

Ms. Herbert asked about the condominium association process at 31-33-35 Warren Street.

Mr. Kaye stated that the association has agreed that landscaping will be the purview of each individual owner and not the association.

Ms. Herbert asked for public comment.

Bruce McDonald of 5 Flint Street asked Mr. Kaye for the height of the planting beds.

Mr. Kaye responded that while the plan shows 12" high boards, the boards will be slightly buried into the ground and the resulting beds will be approximately 8" high.

Mr. McDonald expressed his concern that this project might exacerbate the offensive nature of the existing compost pile at the rear of the applicant's property.

Ms. Herbert noted that compost piles are under the purview of the Health Department and not the Historical Commission.

VOTE: *Mr. Hart made a motion to accept the application as proposed. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

Ms. Herbert asked Mr. Kaye whether the condominium association has information about previous projects at property, particularly for #35 Warren.

Mr. Kaye stated that the owner Peter Flomp would probably be the one to have records, but he would ask the Trustees about previous approvals and records.

Mr. Kaye asked the Commission whether it has purview over the loss of several doorhoods at the property due to deterioration.

Ms. Herbert stated that the Commission does not have jurisdiction over demolition by neglect.

Mr. Kaye asked if he would need Commission review to create a simple wooden box structure to contain his compost pile in order to eliminate impacts on neighbors.

The Commission replied that he would need to submit an application for the work.

34 Chestnut Street

The Society for the Preservation of New England Antiquities (Historic New England) submitted an application for a Certificate of Appropriateness to replace tin roofs over bay windows and front portico with new copper roofs painted to match tin.

Documents & Exhibits

- Application: 3/3/16
- Photographs
- Elevation drawings

Jodi Black from Historic New England (HNE) was present.

Ms. Black presented the organization's proposal and explained the need for roof repairs and replacement.

Ms. Herbert asked if the proposed copper roof would have raised seams.

Ms. Black noted that it would match the pan size of the existing tin roof but would have flat seams.

Mr. Hart asked about the replacement of tar and gravel roof.

Ms. Black noted that if funding allowed, the tar and gravel roofs would be replaced in-kind.

Mr. Hart recommended that HNE consider a rubber roof instead of tar and gravel since the roofs are in the rear of the property and not visible.

Ms. Black stated that the organization prefers to retain historic features of its buildings and primarily undertakes in-kind repairs.

There was no public comment.

VOTE: *Mr. Hart made a motion to accept the application as presented with the proviso that the applicant consider installing a rubber roof on the rear ells. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

318 Essex Street/5 Federal Court
The Peabody Essex Museum (PEM) submitted an application for a Certificate of Appropriateness to replace an existing three-tab asphalt shingle roof with wood cedar shingles.

Documents & Exhibits
- Application: 3/14/16
- Photographs
- Yellow Alaskan cedar roof shingle

Robert Monk was present.

Mr. Hart recused himself from proceedings due to a conflict of interest.

Mr. Monk stated that PEM previously received approval from the Commission to restore the greenhouse and install a 30-year three-tab asphalt shingle roof. However, now three-tab asphalt shingle roofs only have a 20-year warranty. Therefore, the PEM would prefer to install a Yellow Alaskan cedar wood shingle roof, which would have a 40-year warranty and would replicate the original roofing material. Mr. Monk presented samples of the shingles in two different thicknesses: 5/8" and 1/2". The shingles would weather to a silver gray.

Ms. Herbert asked if the wood shingles would require fireproofing.

Mr. Monk responded in the negative.

Ms. Harper asked which shingle thickness the PEM was going to use.

Mr. Monk responded that the PEM was going to use the thicker 5/8" shingle.

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.*

29 Chestnut Street
Maura McGrane submitted an application for a Certificate of Appropriateness to renovate a two-story rear ell and construct a new wood deck with metal railing.

Documents & Exhibits
- Application: 3/18/16
- Photographs
- Drawings by ASB Architecture dated 3/17/16

The applicant Maura McGrane and Peter Cohen were present.

Mr. Cohen noted that Ms. McGrane previously received approval from the Historical Commission for a grander renovation of the ell but is now proposing something more appropriate to the historic, modest nature of the ell.

Ms. Herbert asked about the proposed metal railings on the new deck.

Mr. Cohen stated that they are designed to match existing metal railings on the building.

The Commission asked whether the water damage in the interior of the ell was coming from the siding and or the roof.

Ms. McGrane stated that the water appeared to be coming through the siding.

The Commission discussed the loss of the cantilever.

Mr. Cohen and Ms. McGrane responded that from a structural standpoint, it would be more challenging and expensive to open the interior space if the cantilever is retained.

Mr. Cohen noted that the ZBA has approved a special permit for the renovation.

Ms. Kelleher noted that changes have been made to the plans since the ZBA granted the special permit and she asked the applicant whether the changes might require ZBA review.

Mr. Cohen stated that he didn't believe that it would alter the ZBA approval since the deck is now smaller.

Ms. McCrea asked whether the ell has been photographed.

Mr. Cohen responded in the affirmative.

Mr. Cutting expressed concern over the loss of the cantilever and the off-centered door. He stated that the proposal seems to lose the essence of the ell's eccentric nature.

Mr. Cohen stated that in order to renovate the ell as useable space, the small structure would require significant cost to keep cantilever and would restrict use of the space. It is now a 2-story space and the second story would be eliminated to allow for a large open space. He noted that the plan will retain the ell's ellipses.

Ms. Herbert asked about the width of the ell.

Mr. Cohen responded that it is now 7' wide and would be increased to 10' wide.

Ms. McCrea asked about the history of the ell's use.

Ms. McGrane responded that she was not sure, but the ell may have been used as servants quarters or food storage.

Ms. Harper asked about the structural requirements of keeping the cantilever.

Mr. Cohen stated that it would require a beam connecting walls to hold structure together.

Ms. Herbert asked for public comment.

Oscar Pagjen of 27 Chestnut Street expressed his concern about changing the existing red paint color to the proposed Mapboard Black. He stated that this color is very different from the rest of the neighborhood. He noted that the ell has been painted red since at least the 1960s.

Ms. Herbert read a letter from Historic New England into the record expressing support for the proposed changes.

Mr. Cohen noted that the plans propose to raise the ellipses slightly and surface mount the louvers. The new French door will replicate the appearance of the existing door from the dining room. Shutters will be restored and if needed, replaced with replicated shutters. The new door hood would have a copper standing seam roof.

Mr. Hart stated that based on the concern about the loss of the cantilever and the neighbor's concern about the paint color, he recommended that the Commission continue the discussion to the next meeting. He also asked whether it would be possible to pull back the infill slightly to retain the cantilever's quirky nature.

Mr. Cohen stated that the cantilever is only approximately 12" and it would be difficult to save some of the overhang.

Ms. Herbert asked if possible to schedule a site visit for the Commission to see the ell.

Ms. Herbert asked whether any of the Commission members had concerns about the proposed changes to the west elevation.

Mr. Cutting stated that he did not have objections to design proposed for that elevation.

VOTE: *Mr. Cutting made a motion to continue the application. Ms. McCrae seconded the motion. All were in favor, and the motion so carried.*

Other Business

Minutes

Ms. Kelleher noted that she had a made a change to the minutes of March 16th to correct the spelling of the contractor's name for 15 River Street.

VOTE: *Ms. McCrea made a motion to approve the minutes of March 3, 2016 and March 16, 2016. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

Essex National Heritage Commission Partnership Grant

Ms. Kelleher reported that the City has received a grant from the Essex National Heritage Commission to fabricate and install three historic interpretive panels in the McIntire, Salem Common and Downtown South/Broad Street neighborhoods.

VOTE: *Mr. Cutting made a motion to adjorn. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

Respectfully submitted,

Patti Kelleher
Community Development Planner