

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
June 15, 2016

A meeting of the Salem Historical Commission was held on Wednesday, June 15, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, David Hart, Joanne McCrea, and Larry Spang.

28 Chestnut Street

The Applicants, Andrew Lippman and Annie Harris, submitted an application for a Certificate of Appropriateness to install 4 chimney caps.

Documents & Exhibits

- Application:
- Photographs

The applicants were present and presented photographs of their existing chimneys and other chimney caps in neighborhood. The discussed their request and the problem they are having with squirrels entering their house through the chimneys.

Ms. Bellin asked about the proposed color for the caps.

Ms. Harris stated that they would like to caps to remain stainless.

Ms. Herbert asked the applicants why they are seeking stainless.

Ms. Harris stated that the stainless is guaranteed for a lifetime while power coating has a shorter guarantee. She noted that there were several stainless steel chimney caps in the neighborhood.

Ms. Bellin asked if the Commission had approved stainless steel in the past.

Ms. Kelleher said Commission approved coated finish for caps at 91-93 Federal Street, 31-35 Warrant Street and 3 River Street.

Mr. Hart commented his belief that the tall chimney height at this property would limit the appearance of the stainless caps.

There was no public comment.

VOTE: Mr. McCrea made a motion to approve the application as submitted with stainless steel cap. Mr. Hart seconded the motion. All were in favor and the motion so carried.

40 Derby Street

The Applicants, Richard and Tina Jodrie, submitted an application for a Certificate of Appropriateness to replace existing windows with one consistent window style.

Documents & Exhibits

- Application:
- Photographs

Ms. Jodrie presented her application to replace all windows in the house with 1/1 vinyl windows, including four wood 2/2 windows.

Ms. Herbert asked the applicants if they would consider alternatives to replacing with vinyl windows.

Ms. Bellin asked if the existing wooden windows are 2/2.

Ms. Jodrie replied in the affirmative and stated that they would keep the four wood windows if required.

Mr. Hart presented his site visit report and noted that building was constructed in 1907 and the four 2/2 wood windows may be original.

Ms. Herbert asked the applicants if they would consider 2/2 clad windows on the façade and vinyl windows on the side elevations.

Mr. Jodrie stated that he would be amenable to that.

Mr. Hart agreed that this may be a good solution.

Ms. Jodrie asked if the existing wood windows could be replaced.

The Commission discussed the scenario that the 4 front windows and the 4 current wood windows be replaced with 2/2 aluminum clad windows and all other windows be replaced in-kind with 1/1 vinyl window.

Ms. Herbert noted that the owners of 100 Derby Street received approval to install clad windows by Harvey Majesty.

Ms. Bellin noted that the wood windows on the east elevation were in the center of the wall, not at the corner near the façade.

VOTE: *Ms. Bellin made a motion that the four (4) windows on the Derby Street facade and the four (4) existing wood windows be replaced with 2/2 aluminum clad windows. Remaining vinyl windows on the house to be replaced with 2/2 vinyl windows with the option that 2/2 aluminum clad be allowed for all windows. Ms. McCrea seconded the motion. All were in favor and the motion so carried.*

1-2 Griffin Place

The Applicant, Dan Botwinik, submitted an application for a Certificate of Appropriateness to renovate a 3-family house, including restoration of wood clapboards, installation of new entry canopy, and window and door modifications.

Documents & Exhibits

- Application: 5/31/16
- Photographs
- Elevation Drawings

The applicant Dan Botwinik and his design consultant Dave Becker were present.

Mr. Botwinik stated that he owns 161 and 162 Federal Street and will be restoring those buildings in conjunction with the subject property. He stated that he will restore Griffin Place to its original appearance with some modifications to the entry and side elevations.

Ms. Herbert asked if parking will be provided.

Mr. Becker replied in the affirmative.

Ms. Bellin asked how the units will be configured.

Mr. Becker stated that there will be one townhouse and one smaller unit above a larger unit. He showed location on the drawings.

Ms. Bellin asked for clarification on the use of the entry doors and the total number of doors.

Mr. Becker stated that there will be a total of 5 doors.

Mr. Hart stated that east elevation is visible from Kelleher Way while the west elevation is not visible from a public way.

Mr. Botwinik stated that there will be some improvements to Kelleher Way where some parking will be located and a fence will be installed. He will be working with neighbors on landscaping and design.

Mr. Beker noted that historically appropriately window sills will be installed.

Mr. Spang asked for specifics on the windows, clapboards and eave details and whether they will be restored.

Mr. Becker and Mr. Botwinik said that they will restore these details if possible.

Mr. Spang asked about corner boards and water table and whether they will be included in the design.

Mr. Becker stated that if there is no water table when siding removed then he would keep the clapboards to the brick foundation.

Mr. Spang asked if there were any original or early photographs of the house.

Ms. Herbert asked about the shutters.

Mr. Becker stated that they would probably paint the existing vinyl shutters and reinstall.

Ms. Herbert noted that the Commission does not approve vinyl shutters but they already exist on the building.

Mr. Becker asked if the Commission would be more amenable to aluminum shutters.

Ms. Herbert explained the different application of wood vs. synthetic shutters. She asked if the applicant would consider no shutters.

Ms. Herbert asked for public comment.

Virginia Charrette, 169 Federal Street, asked for clarification about the chimneys that were removed by the applicant.

Mr. Becker stated that the chimneys were not in good condition and were demolished entirely.

Ms. Bellin asked if they also removed the awning.

Ms. McCrea stated her opposition to the removal of the chimneys.

Ms. Bellin noted that the Commission had a previous application to remove a chimney and the Commission required owner to retain stack above the roofline.

Ms. Charrette noted that there was only 4' to the western lot line and asked how the proposed egress on the west elevation would be configured.

Ms. Bellin asked if a special permit may be required to install the landing at this location.

Mr. Becker explained how egress would occur at the west elevation and stated that he was not sure whether a special permit was required.

There was no additional public comment.

Mr. Hart noted that the original chimneys were probably from a gabled roof building and the building now features now an altered roofline.

Ms. Charrette noted that the chimneys were repointed about 3 years ago.

Mr. Spang asked for clarification on the proposed landing.

Mr. Becker presented two options for the Commission to consider.

Mr. Botwinik noted that they will be rebuilding the landing and are proposing approximately 6' in additional length.

The Commission agreed that the landing would not be visible from a public way.

Mr. Spang recommended that the applicant come back after he has removed the siding and determined whether a watertable and corner boards are present. He also expressed some concern about the design of the proposed entry canopy, asking whether the canopy should have a shed, pitched or flat roof.

Ms. Herbert suggested that there were many examples of flat roofed canopies with brackets. She suggested the applicants look at buildings on Gifford Court.

Mr. Becker asked if the addition of a center bracket would be appropriate and stated that it may be a nice feature.

Ms. Herbert suggested that the reapplication of the existing metal shutters would detract from the restored building.

Mr. Becker asked about the basement windows on the rear elevation, which is not visible from a public way.

The Commission agreed that the basement windows on the rear of the building were not within their jurisdiction.

Ms. Herbert discussed rebuilding faux chimneys at the property and suggested they look at Washington Square west for an example.

The Commission discussed what material would be used for a faux chimney and whether a thin brick veneer would be appropriate.

Mr. Hart and Mr. Spang questioned whether it was necessary to rebuild the chimneys since building is so altered. The both agreed that they preferred the applicant spend the money on restoration and installation of front entrance canopy.

Ms. McCrea noted that paint colors will still need to be reviewed and the applicant could come back with a different entry design.

Mr. Becker asked if the brackets could be made of fiberglass or vinyl.

Ms. Herbert stated that the Commission preferred wood.

Mr. Spang commented that the use of Azek could be a possibility.

The Commission asked the applicant to bring a sample of the alternative material he was proposing.

Joyce Wallace of 172 Federal Street expressed concern that permits and approvals were not properly secured for the work already undertaken on the building.

Mr. Botwinik noted that he is proposing to replace a door with an existing window from other elevation.

Ms. Charrette asked about the precedent set with the chimney removal.

Ms. Herbert stated that Commission reviews each case individually and the Commission found that this building was so altered in form that the chimneys were not essential.

The Commission agreed that the proposals regarding the chimneys, redesign of front entry, window trim, water table and corner board details be continued to the next meeting when the applicant has removed the synthetic siding and has determined paint colors.

VOTE: *Mr. Hart made a motion to approve the following work as submitted: removal of existing synthetic siding; restoration of existing wood clapboards; replacement of door on east elevation with a window; removal of the metal awning and shutters. Ms. Bellin seconded the motion. All were in favor and the motion so carried.*

Peabody Essex Museum Expansion

Ms. Herbert discussed the Commission's comment letter to the PEM regarding the expansion design. She added a sentence in the letter asking the PEM to consider additional landscaping and redesign possibilities for the Dodge Wing.

The Commission discussed the proposed design of the new gallery.

Ms. Herbert noted that Historic Salem has also expressed concerns about the project and will be suggesting that the existing fountain be redesigned as a Japanese garden.

Ms. Kelleher agreed to forward the agenda for the upcoming SRA/DRB meeting to the Commission.

Mr. Spang suggested that a Commission member attend the meeting to speak for Commission.

Ms. Herbert asked the letter be emailed to Bob Monk and she would contact him about process.

Ms. McCrea asked that Commission still be present at the meeting.

Other Business

Mr. Hart spoke about attending the recent meetings of the Community Preservation Committee (CPC).

Ms. McCrea expressed thanks to Mr. Hart for his research on the use of CPA funds for private vs. public buildings.

Mr. Hart discussed his research on private institutions receiving CPA funds and will send his statistics to Jane Guy.

Minutes

Ms. Herbert requested that the minutes for May 18 include no public comment into the record.

VOTE: Ms. Bellin made a motion to approve the meeting minutes for May 4, 2016. Ms. McCrea seconded the motion. All were in favor, and the motion so carried. Ms. Herbert abstained.

VOTE: Ms. Bellin made a motion to approve the meeting minutes for May 18, 2016. Mr. Spang seconded the motion. All were in favor, and the motion so carried.

VOTE: Ms. Bellin made a motion to approve the meeting minutes for June 1, 2016. Mr. Spang seconded the motion. All were in favor (Mr. Hart abstaining), and the motion so carried.

VOTE: Mr. Spang 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