

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
September 6, 2017

A meeting of the Salem Historical Commission was held on Wednesday, September 6, 2017 at 7:05 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, David Hart, Joanne McCrea, and Larry Spang.

310 Lafayette Street - continuation

Ken and Monica Leisey submitted an application for a Certificate of Appropriateness for building alterations and removal of rear egress stair.

Documents & Exhibits

- Application: 7/31/17
- Photographs

The applicant Ken Leisey and builder Leland Hussy were present.

Ms. Hebert noted that replacing the two second floor right side windows with PVC window was previously discussed.

Mr. Hussy noted that they applied for Pella Architect series replacement. The use of another window type was discussed at the last meeting for cost reasons. They are requesting approval of the original application for Pella.

Ms. Hebert noted that there had been no decision on the removal of the rear egress stair.

Mr. Leisey replied that the egress would no longer be needed once the door is removed and the opening is framed for a new window. The structure has been restored to a single family home and before and after photos can be provided to verify the existing and new conditions.

Ms. Kelleher noted that the new windows will 2 over 1 to match the rest of the windows.

There was no public comment.

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

31 Juniper Avenue - continuation

Jasper Property Services LLC submitted an application for a Waiver of the Demolition Delay Ordinance for the demolition of a single-family house.

Documents & Exhibits

- Application: 3/22/17
- Photographs

Ms. Hebert reported that the applicant has requested a continuation of their application to the September 20th meeting.

VOTE: Ms. Bellin made a motion to approve the request to continue. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

265-267 Lafayette Street - continuation

265-267 Lafayette Street Realty Trust submitted an application for a Certificate of Appropriateness to rebuild front porch.

The Commission agreed to continue discussion to the October 4th meeting.

VOTE: Ms. Bellin made a motion to continue the discussion to the October 4th meeting. Mr. Hart seconded the motion. All were in favor and the motion so carried.

183 Federal Street

Anne Murray submitted an application for a Certificate of Appropriateness to install ductless AC system with condenser unit and exterior duct pipes.

Documents & Exhibits

- Application: 8/3/17
- Photographs

The owner Anne Murray and her contractor Michael Brennan were present.

Ms. Murray noted that when she purchased the home in February of 2017 the existing A/C condenser was already installed.

Ms. Hebert stated that an application to install the unit was never submitted. She noted that the pending application is for a new HVAC ductless unit with a condenser and piping that will run up the side of the house. The condenser will sit on 18" high stilts. She asked if there will be a fence.

Mr. Brennan noted that the unit will be concealed from view along the street with a replacement shrub. He noted that the existing first floor condenser can be moved three feet towards the rear of the house and concealed with a brown/green barrier to blend in with the shrub.

Ms. Hebert noted that a new unit on stilts will be higher and closer to the window. A substantial barrier will be needed to conceal the units and evergreens would require digging up part of the driveway.

Ms. Murray noted that the area in question is gravel and shrubs not a driveway.

Ms. Bellin asked if a shrub will separate the two units when the new unit is placed behind the terrace line.

Mr. Brennan replied yes and noted that an existing deck is along the rear of the house so the two condensers cannot be moved to the rear of the building.

Ms. Hebert noted another resident on Federal Street is in violation because their condenser was installed further away from the house and with noticeable piping which has led to numerous complaints about these types of units being installed on stilts and on historic houses. She noted that Historic Salem, Inc. also had concerns and asked that this agenda item be continued until the Historical Commission conducts a site visit.

Mr. Brennan noted that as a contractor for Cranney Companies he understands their concerns and he can run the pipes in whichever way the Historic Commission feels is best.

Ms. Kelleher asked if interior venting was large and if the pipe placement is limited or if there was more flexibility on this property.

Mr. Brennan replied that the interior connections can be inside. The installation of the exterior ducts can be a tight design with the two pipes close together so they blend and become less visible. Because the BTU's are smaller, he can use smaller pipes.

The Commission and Mr. Brennan discussed an acceptable orientation for the piping.

Ms. Hebert stated that the bottom horizontal piping should be installed flush with skirt board.

Ms. Bellin suggested that the piping follow the angle of the roof line and come down the back to the second floor in lieu of having piping running along the face of the building.

Mr. Brennan noted the piping size is 4" and both lines can run inside of a single pipe.

Ms. Hebert stated that a revised site plan and elevation/images of the proposed piping route will need to be provided.

Mr. Hart asked if the ductwork could be placed in building.

Mr. Brennan replied that an interior installation would be too intrusive and would require excessive interior work and through the floors. He noted that the 6x6 post interior framing would need to be maneuvered around.

Ms. Hebert suggested that a lattice enclosure be installed in lieu of shrubs so the heat doesn't dry out the shrubs or take up any space that could be used for parking.

Ms. Kelleher noted that another applicant on Botts Court had his contractor construct a gated screening for his unit with a door for maintenance purposes.

Mr. Brennan noted that the entire unit could be installed lower without the 18" stilts and he will ensure that it remains clear of snow. He also stated that he has provided letter from other condominium owner that are in favor of this project.

There was no public comment.

VOTE: Ms. Bellin made a motion to continue until the October 4th meeting with the proviso that the applicant provide several views, the location of new and old condenser, screening materials, and measurements. Mr. Hart seconded the motion. All were in favor and the motion so carried.

384 Essex Street

DRR Real Estate Trust submitted an application for a Certificate of Appropriateness to replace windows.

Documents & Exhibits

- Application: 8/4/17
- Photographs

The owner Robert Barnard and his property manager Maria Correia and contractor Vladimir Kruchynskyy were present.

Ms. Hebert noted that several unapproved projects have been complete at the property over the years, but they could be discussed at a later meeting. She suggested that a checklist of items to be repaired/replaced be submitted for a future blanket approval, and as the work is completed they are checked off. She stated that the proposed windows are already on their approved list.

Ms. Correia stated that all windows will be replaced, the front door overhang will be repaired, new clapboards will be installed and painted, the side fence will be replaced. She stated that a City engineer had informed them that the city would be installing a new sidewalk on Flint Street right up to the fence line.

Ms. McCrea stated that now that the street has been paved there is not enough room for a sidewalk, so no sidewalk will be installed.

Ms. Hebert suggested that the applicants contact Historic Salem, Inc. for research on the house and a plaque could be installed on the house.

Ms. Kelleher noted that research states that the entranceway is attributed to Samuel McIntire. She stated that the proposal is to replace the 6 over 6 single glazed true divided windows with Marvin Ultimate double glazed with applied muntins in the same configuration. She noted that owner proposed to replace the trim with Azek.

Mr. Kruchynskyy stated that the windows are out of level that they cannot be opened so the exterior trim and sills would need to be replaced. He noted that Azek is paintable, the sills will be custom made, and the new 1"x6" Azek trim will be uniform.

Mr. Kruchynskyy stated that Marvin cannot make the two size sidelights.

The Commission discussed whether the sidelights were original.

Ms. Hebert suggested that they remove the sidelights and the large window remain and match the other new windows.

The Commission discussed this window being out of alignment with the one above it and the previous installation of a door causing the window to be installed out of alignment. It was agreed that the new window would be aligned with the one above it.

Mr. Hart suggests that the applicant visit the Massachusetts Historical Commission to research the building and recommended that the Salem Historic Commission make a site visit. He also asked if they considered restoring the windows.

Ms. Kelleher asked Mr. Kruchynskyy if his company restores or re-glazes windows.

Mr. Barnard replied that restoring the windows would not be feasible.

Ms. Hebert asked when the house was built.

Ms. Correia replied that the house was built in 1706.

McCrea asked if the windows had counter weights.

Mr. Kruchynskyy replied no.

Ms. Hebert noted that the photos provided of the exterior window trim vary between windows and asked whether the new trim would match the existing.

Ms. Bellin questioned whether the existing windows were all 6 over 6.

Mr. Kruchynskyy replied that the window trim and eventually the siding would be removed and the new trim would match. He added that they would like to go with 4 over 4 windows because 6 over 6 windows would be an additional \$200 per window.

Ms. Kelleher stated that that a 4/4 window configuration is different than a typical Federal style house. She noted that the Historic Commission received a letter from Jay Famico who is in support of project maintaining a historic style with separate panes of glass not snap on grids. As an abutter he is happy to see the building improved. He would prefer that all windows are restored at one time or one side at a time and all the window trim should be in kind or approved by Historic Commission.

There was no public comment

VOTE: Ms. McCrea made a motion to continue to the September 20th meeting. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

The Commission scheduled a group site visit for Saturday, September 9th at 9AM.

Ms. Kelleher asked that a Marvin window sample be provided.

Ms. Bellin reminded the applicant that the rear of the house is visible from Flint Street and is under their jurisdiction.

Mr. Hart asked that elevation drawings be provided of each façade.

Ms. Hebert asked if the sidelight window will be only change and if all of the trim would become identical.

Vladimir replied that the front, left and right will all be the same.

Ms. Kelleher added that they also provide a drawing of the proposed standard window style.

107 Federal Street

Nicole Lane, Jarrod Lane, Rich Jagolta, Joe Diesley submitted an application for a Certificate of Appropriateness for architectural roof shingles.

Documents & Exhibits

- Application:8/7/17
- Photographs

The applicant Nicole Lane, 3rd floor tenant, was present.

Mr. Hart recused himself, as an abutter, and left to sit in the audience.

Ms. Kelleher asked if they had selected a specific shingle.

Ms. Lane replied CertainTeed Landmark or GAF Timberline in a charcoal black or grey color, which ever matching the existing roof color. She added that the existing roof is all 3-Tab shingles and if the proposed wasn't approve a 3 tab would be used.

Ms. Kelleher noted that the list of recently approved shingles was given to the applicants and their cost was more than the applicant wanted to spend. She added that the two singles proposed by the applicant are not on the Historic Commission approved list.

Ms. Bellin noted that the CertainTeed was approved on a mansard roof on a side street but this applicant's house is in a prominent location.

Ms. McCrea asked if there were replacement slate options.

Ms. Kelleher replied that there are imitation slate products and high end premium architectural shingles

Ms. Lane stated that the two proposed shingles were quoted at the same price as the 3-Tab but the Slateline architectural shingles is a \$1600 difference and the entire project is quoted as \$15,000.

Ms. Kelleher asked if both the top and bottom slope were being replaced.

Ms. Bellin suggested they give the applicants the option to select their own singles on the top since it is not as visible.

The Commission discussed the various shingle options for both roof slopes.

Ms. Kelleher noted that existing picture from 1976 show that the top roof slope is not visible from the street.

Ms. Cutting stated that he is in favor of 3-Tab on the bottom slope.

There was no public comment.

VOTE: Mr. Cutting made a motion to approve a 3-Tab shingle on the visible bottom slope of the mansard roof and an CertainTeed Landmark or GAF Timberline shingle on the top slope, in a color to match the existing shingle color or darker. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

5 Carpenter Street

Kimberly Russell submitted an application for a Certificate of Appropriateness to install copper gutter and downspouts.

Documents & Exhibits

- Application: 8/21/17
- Photographs

The owner Kimberly Russell was present.

Ms. Kelleher noted that repointing was completed and a violation notice was mailed to Ms. Russell. This work was completed several years ago and the recent addition of scaffolding was for the gutter work. Once notified, Ms. Russell submitted an application for the new gutter.

Ms. Russell stated that repointing was done at the gutter and around windows. She stated that the previous brown aluminum gutter across the façade can down during a snow avalanche from the roof. She stated that the proposed gutter and downspout would be copper.

Ms. Hebert noted that some of the repointing was grey, the Portland cement mix doesn't match the exiting color and that could cause fractures in the bricks. She suggested that this be reviewed by a professional mason and Ms. Kelleher could provide her with some names.

Ms. McCrea asked when the house was built.

Ms. Russell replied in 1807.

Ms. Hart suggested that the contractor bolt and strap the new downspouts to the brick to prevent theft.

Ms. Russell apologized for not getting approval for the shutters before having them built and installed. She noted that one custom casement window would also need to be replaced.

Ms. Kelleher stated that the applicant has one year to complete the work.

Ms. Hebert asked what style the downspout would be.

Ms. Russell replied fluted.

There was no public comment

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

Discussion on proposed renovations at Forest River Park and Pool

Mr. Spang arrived at this time.

Jenna Ide from the City was present to discuss the project.

Pool: Ms. Ide stated that the pool has received \$50K in funding from the CPA to do a study of Forest River Park with a focus on the pool and some master planning. An assessment and some concept planning were done and they received some public input. She noted that the pool and building are over 100 years old and the City spends between \$50-100K annually for patching of cracks that allow for significant daily water loss. Originally designed as a saltwater pool, it is below the water table and can never be fully drained to fix cracks before the tides rise and the waters level rises. It must be painted every year for safety.

Building Assessment: Ms. Ide stated that the building is also in poor shape. It is well used by the community but is beyond its usable life. Few historical records have been found for it but there is some indication that it was built in 1901. In 1969 the pool was enclosed and no longer operates as a tide gate pool. The building's plumbing fixtures and electrical system were upgraded in 1972. In 1999 the pool became a regular pool with a filtration system, new roof was installed on the building, etc. Other grant opportunities and the permitting process are being researched. She stated that the building has been inventoried as part of Forest River Park or separately. An application was submitted to the MHC and a letter was returned to them dated July 28th requesting that they reach out to Historic Salem and the Salem Historic Commission for review and direction on how to proceed.

Ms. Ide stated that the funding received can be used for a designer and the intention is to construct a new building and pool. An RFQ is being drafted and they would like to receive a recommendation and/or thoughts from the Commission on 1) whether the building should be kept or not and 2) should an initial assessment be done first. A certain level of study needs to be done to determine a cost so additional funding can be requested. If the building is demolished, how would the Historic Commission recommend moving forward? She noted that the pool is in flood zone and would need to be relocated and elevated out of the flood zone. A new pool would be smaller because a pool of this size doesn't meet code. 14 lifeguards would be required for a pool this size and the Salem YMCA's pool requires only 5.

Ms. Ide provided existing photos and noted that the eastern façade has an arcade that is now gated and the other facades are plain. Internally the main entrance is no longer used and the walls have severe structural cracking and the rooms are used for storage.

Ms. Kelleher added that the façade is stucco, there is a detailed base at the edge of the roofline that resembles a gutter, and there are quoins at the corners.

Ms. Ide stated that the location is a challenge because the road would need to be rerouted to allow for emergency vehicle access, handicapped parking, the large building would make work at the pool difficult. The building has never had heat and needs electrical and mechanical upgrades. She noted that the goal is for more of the site to be used and

for the site to be open more than just 8 weeks out of the year. A splash pad could be added that can be frozen in the winter and turned into skating rinks, multiuse rooms for classes, and to create an interaction with the ocean again.

Ms. McCrea asked if the slide in the park would stay.

Ms. Ide replied yes.

Ms. Hebert asked about the depths of the existing pool and if a new pool would still have a deep end.

Ms. Ide replied that the pool has a depth of 3 to 10 feet. The deep end would most likely remain at 10 feet.

Mr. Cutting asked for the square footage of the existing pool.

Ms. Ide replied that it hadn't been determined; it would be approximately half the current size but would accommodate more people with a new layout and design.

Mr. Cutting suggested that the mechanism for operation of the old salt water pool be displayed to show the history of the pool.

Ms. Hebert asked if both the building is also close the water's edge and if the beach would be restored.

Ms. Ide replied that the building is further away from the ocean than the pool and the Army Core of Engineers, Conservation Commission, and DEP would need to provide their input on how to restore the beach.

Ms. Hebert asked how valuable the structure was, if the existing building would accommodate the reuses, and if it has any interesting elements.

Ms. Kelleher noted that the Massachusetts Historical Commission wants the Salem Historic Commission to weigh in on whether the building is historically significant and should be preserved.

Ms. Ide replied that an addition would be needed because the existing building won't accommodate all of the new code required spaces, the interior masonry walls leave minimum flexibility, and the front arcade is its only interesting element in her opinion.

Mr. Hart suggested that an architectural historian study the building to determine its value and determine whether it is an historic structure.

Ms. McCrea stated that the original proposal to the CPA was to reline the pool but CPA funding cannot be used for maintenance.

Ms. Ide noted that the majority of public comments where that they wanted the building to look more natural and not commercialized.

Public Comment

Emily Udy of Historic Salem, Inc. presumed that the building was constructed around 1919, sees some similarities between this building and the Kernwood Country Club and the site being a public oasis. Although its problems are evident it could be reused to a certain extent and she encouraged the future designers to be imaginative with how to reuse the history of the existing building that a new building can't provide. She stated that if it is not reused the RFQ should be specific about keep the country club feel for the residents. The water gate is somewhat historic and should be acknowledged on the site and the witch insignia should be replicated. She stated that she will provide a written document of her thoughts and concerns.

Ms. Ide replied that the dark insignia cannot be replicated in the pool to maintain a visually clear background for lifeguards to spot drowning victims, but it could be replicated elsewhere on the site. She added that the ocean gate is gone. She noted that a preliminary assessment could be done initially and more money could be sought for a more thorough study, where the pool is moved but the building is assumed to remain for future use.

Mr. Spang stated that more information is needed for them to comment. It is an interesting building that deserves the same consideration as other projects. A site visit is necessary and an historical analysis with a review of the records. He asked if a piece of pool could be repurposed and become a wetland or lawn, to preserve, transform, and keep a piece of the history alive for future Salem residents. More interesting options are possible. Parking is already an issue at Forest River and will be an issue with the proposed design changes to this site.

Ms. Ide stated that the use of grants means that the site must allow non-Salem residents but it must be affordable for residents and O&M costs are a given and rate structures will be needed to preserve what gets built. She stated that she will request that a new building be zero-net energy.

Ms. Kelleher suggested that a historic plaque be added on site and she can provide a list of architectural historians. She and Mr. Hart will work with Ms. Ide on the specifics to include in the FRQ. She stated that the project can be reassessed by the Historic Commission after a study report has been submitted.

Ms. Ide stated that they cannot exceed the \$50K fee to complete the design study and the same designer can be used for the study and the design of the project.

The Commission scheduled a group site visit for Saturday, Sept. 9th at 8AM.

FY18 Community Preservation Plan – Request for Comment/Input

Ms. Kelleher stated that comment from the Historic Commission has been requested.

Ms. McCrea stated that a public meeting will be held on Thursday night to review CPA funding for past projects. Not all City Council members aren't in agreement on which types of project should be funded. For example, several City Councilors believe that since the House of Seven Gables is a non-profit and has its own Board of Director's, it shouldn't come before the CPA for funding. The Historic Commission should provide comment on which projects they would like to see funded and prioritized, particularly the historic preservation projects.

Mr. Hart recused himself as a consultant to the House of Seven Gables.

Ms. Hebert noted that they are asking whether the criteria to determine which projects to fund are still relevant, should anything be changed, and are there other priorities that the CPC should consider in their ranking.

Ms. Kelleher noted that the 2016 letter submitted recommended that non-profits continue to be considered for CPA funding and not just public entities that own a public building. She noted that this letter could be revised and resubmitted. She suggested that the new letter include a statement that some historic resources are being categorized as recreation and therefore are only following the guidelines for recreation and not historic, which requires the Secretary of the Interior Standards be followed. For example, a project in an historic park affecting an historic building or structure should follow the Secretary of the Interior Standards even if it is categorized as recreation.

Ms. McCrea noted that 2018 marks the fifth year of the CPA.

Violation Notices

278 Lafayette Street

Ms. Kelleher reported that she hasn't heard back about the 2nd story porch. She will send a second letter to the owner.

266 Lafayette Street

Ms. Hebert asked about the twin home where only one side has been painted.

Ms. Kelleher replied that she believes the owner will meet with them to paint the other half but the first color still needs to be approved.

Other Business

Winter Island Barracks and Hangar buildings

Mr. Spang reported that he met with Kathy Winn about Barracks building at Winter Island. They discussed the presence of trespassers seen entering the building and mothballing the project for now until the City makes a decision on what to do with it. His exterior assessment indicated that 20-30% of the roof is missing, the main ridge beam is sagging, and the upper windows are not boarded up. He noted that it won't take long before the buildings rate of deterioration increases.

Hanger building

Mr. Spang noted that some money was provided through the MPPF program to stabilize the structure until it is restored or preserved.

Approval of Meeting Minutes

Ms. Kelleher stated that there were no meeting minutes to approve.

Correspondence

Ms. Kelleher reported that there was no correspondence.

Respectfully submitted,

Patti Kelleher
Community Development Planner