

**SALEM HISTORICAL COMMISSION
MINUTES**

April 3rd, 2019

A meeting of the Salem Historical Commission was held on Wednesday, April 3rd, 2019 at 7:05 pm at 98 Washington Street, Salem, MA.

Present were Jessica Herbert (Chair), Laurie Bellin, Rebecca English, David Hart, Larry Spang, Jane Turiel and Patti Kelleher. Absent: Reed Cutting and Mark Pattison.

266 Lafayette Street

Tyna Hull and Paul De Napoli submitted an application for a Certificate of Appropriateness to install fiberglass gutters, replace fascia and soffits, and rebuild front porch.

Documents & Exhibits:

- Application:3/18/19
- Photographs

Tyna Hull and David Reardon, contractor, were present.

Ms. Hull explained that her contractor would start at the corner of the building and replace only the gutters on her portion of the building. She would not change the gutters on the projecting front bay since this includes #268. In the future, if the aluminum gutters were to be replaced at 268 Lafayette, Ms. Hull would replace the front bay section of gutter with fiberglass. Ms. Herbert said she would prefer if fiberglass were extended across the full bay and asked if contractors could work together. Ms. Bellin asked if they could get approval from the other owner for all fiberglass. If not, the Commission could approve fiberglass for all the gutters on the #266 portion of the building even though half of the bay won't be replaced. Ms. Kelleher asked if the first story gutter on the bay will be replaced in copper. Ms. Herbert asked for the material of the downspout and whether capacity of the existing copper gutter is adequate. Mr. Reardon replied that the gutter capacity is fine if there are enough downspouts. Mr. Spang said the Commission will want to see the detail match of what is shown in the drawing or submit for approval if different. The contractor said he can come back with sample with different trim if needed.

Ms. Hull and Mr. Reardon presented plans to reconstruct the porch at #266. The materials will match the materials used on the front steps and will match details proposed at #268.

Ms. Herbert noted that lattice is now large gauge on the diagonal and typically Commission prefers square small-scale lattice. Mr. Spang recommended using vertical boards which is a traditional design detail. Mr. Reardon suggested carrying lattice to newel posts and splitting lattice into 3 sections. Ms. Kelleher noted that a design was already approved for #268, which did include specific lattice details. Mr. Spang

recommended owner continue to work with #268 on final design, including possibility of using 3 lattice panels on the base. Mr. Reardon stated that he would work on a simple sketch.

VOTE: Mr. Sprang made a motion to approve the following: 1) install fiberglass gutters on #266 with final details to be submitted to Commission; 2) replace fascia with PVC and soffits with wood to match details and continue fiberglass gutter on bay in the future; 3) install new downspouts in either 3" or 4" painted to match trim and 4) rebuild roof and gutter detail on first story of front bay using copper; and 5) continuation of discussion for porch reconstruction to allow coordination with owner of #268. Mr. Hart seconded the motion. All were in favor. And so, the motion carried.

Ms. Herbert said she would reach out to the owner at 268 Lafayette Street.

65 Federal Street - continuation

65 Federal Street LLC- Waiver of Demolition Delay Ordinance- Demolish rear and side ells

Documents & Exhibits:

- Application:2/19/19
- Photographs
- Drawings by Thomas Mayo Associates

The applicant Michael Becker was present.

Mr. Becker presented revised drawings, including a shallower gable on the west elevation. Mr. Spang said he was concerned about the gable returns and the shallower gable. He also pointed out the odd dogleg to the left of the dormer on the north elevation and expressed concern with the downer on the side of the main building. The Commission agreed that the design was much improved. Ms. Kelleher said this could be included in the letter to the SRA and DRB. The letter could also include the following: further improvements to west elevation, proportion is not consistent with guidelines outlined in the historic districts. The Commission also noted that the drawings as presented showed mystery squares on the sides of the dormers, which was repeated on the north side.

VOTE: Ms. Turiel made a motion to approve the waiver of the demolition delay. Mr. Hart seconded the motion. All were in favor. And so, the motion carried.

25 Lynde Street- continuation

Evergreen Realty Trust- Waiver of Demolition Delay Ordinance- Demolish rear ell

Documents & Exhibits:

- Application:2/19/19

- Photographs
- Drawings by Thomas Mayo Associates

The applicant Michael Becker was present

Mr. Becker presented revised drawings noting that the arbor could be extended across the garage bays. He also noted introduction of fascia boards on the new addition and the use of carriage house doors instead of windows

The Commission discussed language for the comment letter to the SRA and DRB. All agreed that letter should include language about complying with Secretary of the Interior Standards used in letter for 53 Summer Street. Ms. Kelleher expressed her continued concern about the massing of the addition. The Commission discussed whether to offer comments about the massing. The existing building has one single plane, west. Mr. Sprang proposed a slight setback. Support less parking. Ms. English thought that parking was instrumental to marketability. Overall the Commission was pleased with the progress and improvement of the design as it preserved two sides of the original house.

VOTE: Mr. Spang made a motion to approve the demolition, Ms. Turiel seconded the motion. All were in favor. And so, the motion carried.

23 Summer Street

23 Summer Street LLC submitted an Waiver of the Demolition Delay to demolish rear additions.

Documents & Exhibits:

- Application:2/19/19
- Photographs
- Drawings by Thomas Mayo Associates

The applicant Michael Becker was present.

The Commission agreed that the project design was moving in a good direction, noting that the lowered height of the addition was better, but the details still need work. Mr. Sprang stated that he would like to see the design again and Mr. Hart agreed. Mr. Sprang said if the goal was to hide the addition behind the building, it still allows views through to the vacant lot. He suggested that an “L” shape addition would provide a visual buffer to adjacent lot with parking lot and commercial building.

VOTE: Mr. Hart made a motion to continue the discussion to the next meeting. Ms. Turiel seconded the motion. All were in favor. And so, the motion carried.

Chimney caps

Ms. Kelleher discussed her proposal to establish an administrative policy to allow chimney caps as a “minor change” if they meet specific guidelines. Mr. Hart said he was reluctant to allow and asked Ms. Kelleher to send proposed language and visuals to Commission for consideration at next meeting.

Other Business

There was no other business.

Respectfully submitted,

Patti Kelleher
Preservation Planner