

SALEM HISTORICAL COMMISSION  
MINUTES  
June 20, 2018

A meeting of the Salem Historical Commission was held on Wednesday, June 20, 2018 at 7:00 pm at 98 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, Joanne McCrea, and Larry Spang.

245 Lafayette Street

Continental Condominium Trust submitted an application for a Certificate of Appropriateness for balcony alterations.

Documents & Exhibits

- Original Application: 6/1/18
- Photographs
- Drawings by Gray Architects dated 6/20/18 as presented at meeting

Colleen Brewster, project architect from Gray Architects was present.

Ms. Brewster discussed the existing conditions at the property, noting that the cantilevered balconies are beginning to sag and deteriorate. The property manager is proposing to rebuild the balconies with columned supports. Each post will be steel wrapped in PVC painted to match trim. Balcony decks will also be wrapped in PVC and painted. The underside of balcony framing will be left exposed and could be painted if necessary. Decking will be Azek. Three 4” diameter bollards will be placed at each balcony to protect posts from car damage similar to existing bollards at electrical meters.

Ms. Herbert asked for public comment.

Nancy Roney, Unit 3D, and Lesley Niemy, Unit 1D, requested to view the plans. They asked if there will be a roof over the third floor deck. Ms. Brewster replied no.

Ms. Niemy asked if decking will be replaced as it is rotting.

Ms. Brewster responded yes.

Ms. Brewster presented Azek decking colors, noting that preference is for “Saddle” or “Medeira” to tie in with brick color. The balcony railings will be aluminum in black.

Ms. Niemy asked for the construction schedule.

Ms. Brewster replied that after approval from the Commission, the project will need to go out to bid and work wouldn't start until later this year.

There was no additional comment.

Mr. Spang expressed concern about leaving the underside of the decks exposed. He suggested adding lattice below or another way to screen the underside of the balconies as well as the space below the first floor balcony. He questioned whether the tallest balcony at the end of the building would need bracing for structural support.

Ms. Herbert suggested adding planting below first floor balconies instead of lattice. She also suggested adding a perforated cover on the underside of balcony decking.

Mr. Spang agreed, stating that a slatted covering could also be used on underside.

Ms. Bellin asked if there was concern that animals could climb up the posts.

Ms. Brewster replied that there have been some concerns in the past.

Mr. Spang asked if there will be something added to close up the roof as shown in A1-2

Ms. Brewster replied that there will be something added.

Mr. Cutting expressed his concern that the cantilevered balconies are one of the defining features of the building and asked if there was another way to reinforce the cantilevered balconies in order to preserve them.

Ms. Herbert agreed and asked if the balconies are failing.

Ms. Brewster replied that the balconies are failing.

Ms. Herbert asked if it is possible to reconstruct the balconies in steel. She recommended the applicant reconsider the post design and consider rebuilding in the original cantilevered design. She asked for a mock up to show what the building would look like with the posts in place. She asked Mr. Spang whether he believed steel could be used for cantilevered.

Mr. Spang noted that drawing A 1-2 Detail C shows the current structural system. He stated that building and structural codes today likely require more structural support, which could result in the need to remove interior ceilings and finishes in order to bring the structural members into the building.

Ms. Bellin asked if an exterior bracket could be used.

Mr. Spang questioned whether adding brackets would diminish the appearance of the cantilevered design.

Ms. Herbert noted that brackets were used at 5 School Street for cantilevered balconies.

Ms. Brewster stated that brackets would require exploration to ensure that the building's walls could support the brackets.

**VOTE:** Mr. Cutting made a motion to continue the application to allow the applicant to explore possibility of retaining and rebuilding cantilevered balconies, to provide a mockup showing how balcony posts will look and to show landscaping screening below first floor balcony. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

#### 8 Hamilton Street- continuation

Lynn Frothingham submitted an application for a Certificate of Appropriateness to replace side fence.

#### Documents & Exhibits

- Original Application: 5/21/18
- Photographs

Lynn Frothingham was present.

Ms. Kelleher and Ms. Herbert provided background on the application and previous applications at 6 Hamilton Street.

Ms. Herbert stated that the fencing for this project was delivered with no spacing. She asked the Commission for their opinion on whether the fence should be sent back for open space fence design.

Ms. Kelleher reported that the applicant is proposing to install only a small section of fence on the side property line. The section would extend from the rear corner of the neighbor's house to a back wall as shown on the site plan.

Mr. Spang expressed his opinion that a solid board fence would be a better alternative than a open picket fence with incorrect spacing.

There was no public comment.

Mr. Spang asked if the fence should be painted.

Ms. Herbert agreed that the fence should be painted and Ms. Frothingham concurred.

Ms. Herbert noted that a small section of fence at end of the driveway is painted and there would be a somewhat hodgepodge of fencing.

**VOTE: Mr. Spang made a motion to approve 4' tall capped solid board fence section from the neighboring house corner to the brick wall to be painted or stained to match fence in driveway. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

#### 18½ Summer Street

Suzanne Barnes submitted an application for a Certificate of Appropriateness for paint colors.

#### Documents & Exhibits

- Application: 6/1/18
- Photographs
- Paint chips

Suzanne Barnes was present.

Ms. Barnes noted that her house was previously used as a storage facility for the neighboring house until a fire destroyed half of building.

She stated that she is using the same colors approved for 13 Chestnut Street, after asking the owners for permission to use the colors. These colors were selected by historic paint color consultant Sally Zimmerman.

Ms. Herbert noted that the blue color as painted is lighter than what is shown on paint chip.

Ms. Barnes noted that extensive vegetation in yard will screen much of the door from view.

Ms. Herbert noted that the Commission's concern with the blue was more related to the garage doors than the front door.

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

28 Beckford Street

Elaine Wintman and Danielle Hanrahan submitted an application for a Certificate of Appropriateness for new storm windows in black.

Documents & Exhibits

- Application: 5/25/18
- Photographs

Elaine Wintman and Danielle Hanrahan were present.

Ms. Herbert asked if the window sashes will remain white.

Ms. Wintman stated that they would like to eventually paint the sashes black but will be keeping them white for now.

The Commission reviewed the example photographs presented by the applicants that showed some houses with black storms and black sash and some with black storms with white sash.

Ms. Wintman stated that they will be using Harvey storm windows.

There was no public comment

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

19 Broad Street

Georgia Montouris submitted an application for a Certificate of Appropriateness for architectural roof shingles.

Documents & Exhibits

- Application: 5/29/18
- Photographs
- Certainteed Landmark brochure and shingle sample

Georgia Montouris was present.

Ms. Montouris stated that during one of the recent storms she lost a lot of roof shingles. She is now seeking architectural shingles since they have a higher rating for wind. She also expressed concerned that the warranty for 3-tab shingles would not transfer to a new owner.

Ms. Kelleher noted that the Commission has not approved the Certainteed Landmark shingles in the past.

Ms. Herbert stated that the Commission has approved two other architectural shingles – GAF Slateline and Certainteed Hatteras.

There was no public comment.

**VOTE: Ms. Bellin made a motion to approve either GAF Slateline or Certainteed Hatteras in charcoal gray. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

Ms. Herbert asked Ms. Montouris to add new planting to screen the existing AC condenser unit on the property.

268 Lafayette Street

Jamuna Reppert submitted an application for a Certificate of Appropriateness to rebuild front porch and stair.

Documents & Exhibits

- Application: 6/4/18
- Photographs
- Work proposal from Osgood Construction

Dr Jamuna Reppert and Matthew Reppert were present

Ms. Herbert asked about the proposed height of the porch railing.

Dr. Reppert stated that it is required to be raised from the current 20” to 36” due to the height of the porch. She presented photographs of the proposed wood balusters. She noted that the owners of the other half of the building would also like to install the same railing height.

Ms. Herbert expressed concern on how the taller railing would connect to vestibule.

Ms. Bellin asked how for the height of the stair rail.

Mr. Reppert stated that the stair rail height would be raised as well. The contractor recommended that the house trim be raised to correspond with the new railing height.

Ms. Herbert noted that the existing porch lattice has deteriorated.

Mr. Reppert stated that they were proposing to install vertical slats for the base of the porch instead of the diagonal lattice.

Ms. Herbert expressed concern on how the railings will be designed.

Ms. Kelleher reported that she had spoken with building inspector about the new railings and he confirmed that he requires the new railings to meeting building codes for 42”.

Mr. Spang asked whether the owner of #266 would raise their porch railing to match.

Mr. Reppert responded that the other owners were waiting to see if their application was approved.

Ms. Herbert noted that new balusters should match on stair railing and on porch railing.

Mr. Spang asked if balusters would be custom turned or stock.

Mr. Reppert replied that they will be stock balusters.

Mr. Spang expressed concern that the tall square part of baluster is too long.

Ms. Herbert expressed concern that the balusters could look too thin.

Mr. Spang asked if the posts will be replaced.

Mr. Reppert stated that they will be replicated but taller.

Ms. Herbert suggested that the Commission consider requiring architectural drawings.

Ms. Herbert asked for public comment.

Ms. Joyce Kenney of Lafayette Street stated that she lives 10 houses away from the property and noted that the previous owner threw away the balusters.

There was no public comment.

Ms. Herbert noted her concern with approving a taller balustrade and how that would impact future applications for building code waivers.

Mr. Spang stated that the owners would need to ask for a variance from the State building code from the State Board, who often asks for mitigation. He also noted that the Board would ask if the local building inspector supports the waiver.

Ms. Bellin asked if the Commission approved the restoration of the original balustrade would that increase their chance of a waiver.

Mr. and Dr. Reppert stated that they would prefer to make their railings meet code for safety reasons and asked for the Commission for clarification on next steps.

Ms. Herbert stated that the Commission would require drawings, sample of balusters, photographs of new balusters next to the old balusters to show how porch will be treated.

Ms. Kelleher noted that the design could be redesigned to allow more space below bottom rail, which currently sits on the porch decking.

**VOTE: Ms. Bellin made a motion to continue the application to the next meeting. Mr. McCrea seconded the motion. All were in favor and the motion so carried.**

#### 11 Warren Street

Casey Condominiums submitted an application for a Certificate of Appropriateness to install a new fence.

#### Documents & Exhibits

- Application: 6/5/18
- Photographs

Christopher and Karen Nagle were present.

The Nagles presented their plans to install a 5' tall open picket fence to be painted white. The fence will be the same height as the fence at 15 Warren Street.

Mr. Nagle stated that the fence will extend from the corner of the house to the garage and from the garage across the property line and terminate at the edge of 13 Warren Street. They have received permission from 13 Warren Street. The new fence will be near the front of garage.

Ms. Kelleher noted that the fence will include a gate. She asked the applicants if the bracing on the gate will be on the inside or on the outside.

Ms. Nagle stated that will be on the inside to allow a more finished view from the street.

Ms. Herbert noted that fence will be similar to the fence design of 13 Warren and the fence height of 15 Warren.

Ms. Bellin asked if other members were comfortable with the proposed location of the fence.

Ms. Herbert asked where the posts will be located.

Mr. Nagle stated that posts will be located at the garage and at each end. They may need to remove planting to allow for the fence. The gate will only be on their side of property.

**VOTE: Mr. Spang made a motion to approve the new fence as submitted with a setback of approximately 6” from garage with three posts on the left side and three posts on the right side to match fence at 13 Warren Street. Gate bracing to be on inside and fence and gate to be painted white. Ms. Bellin seconded the motion. All were in favor and the motion so carried.**

#### 148-158 Federal Street

The Catholic Archdiocese of Boston submitted an application for a Certificate of Appropriateness to install new HVAC units.

#### Documents & Exhibits

- Application: 6/4/18
- Photographs
- Product specifications

George Gagnon from Sharpe Engineering was present to present application to install Carrier single zone ductless HVAC systems.

Mr. Spang asked if the units will provide cooling only.

Mr. Gagnon replied that heat pumps will be included.

Mr. Spang asked if stands will be required.

Mr. Gagnon replied that small stands will be used.

Mr. Spang asked if the units on Flint Street side could be located closer to Federal Street so that the units would be partially hidden behind existing retaining wall.

Mr. Gagnon replied that relocating unit to another window would require removal of stained glass window and removal of existing exhaust vents.

Ms. Herbert asked if exhaust vents are necessary.

Mr. Gagnon replied that exhaust vents are preferred to vent the basement space.

Mr. Spang asked for clarification on how the new units will operate.

Mr. Gagnon replied that units will be recirculating air from the inside.

Mr. Spang asked if the existing vent and the new HVAC unit could be switched.

Mr. Gagnon replied that it would require an electrician and carpenter.

Mr. Gagnon stated that he could insert the duct pipes into the base of the basement window above the sill, which would render them not visible above retaining wall.

Ms. Bellin expressed concern that the proposed units on the other side of the church would be visible from Federal Street.

Ms. Herbert asked if units could be painted.

Mr. Gagnon replied in the affirmative, noting they could be painted to match granite color.

Ms. Herbert stated that an elevator unit is already located on the other side of the church where the new units would be located.

Mr. Gagnon expressed his opinion that the new HVAC units would be an improvement over the existing AC window units. He stated that he could move the second condenser on Flint Street to a location behind the retaining wall and insert the associated piping into the other window sill.

After discussion, the Commission agreed to locating units at windows #3 and #4 on Flint Street. The unit will be 3' tall, including a 2" pad. The units will be located behind the retaining wall, which is approximately 5' tall. Each condenser will be a single zone unit. Multi-zone units will be installed on the rear of the Academic Building, which will not be visible from a public way named in the McIntire District.

Ms. Herbert asked for public comment

Ms. Kenney noted that the units on the Academic Building are located in a flood zone.

Ms. Kelleher read an email comment from Joyce and Ken Wallace, abutting property owners on Federal Street.

**VOTE: Ms. Bellin made a motion to approve units on Flint Street elevation for windows #3 and #5 with condenser units to be located behind exiting retaining wall. The condenser for window #5 to be located at window #5 with the piping to be inserted into window #4. Units and piping to be minimally visible if at all and to be painted to match color of granite. Ms. McCrea second the motion.**

**Mr. Spang recommended an amendment to the motion that the window openings be covered with plywood painted green. Mr. Cutting seconded the amended motion. All were in favor and the amended motion so carried.**

**Mr. Spang made motion to approve the replacement of two AC window units on the church alley side with new units to be placed as tight as possible to the granite foundation and be located flush with the foundation. Units to be painted gray to match color of Foundation. Ms. Bellin second the motion. All were in favor and the motion so carried.**

**Mr. Spang made motion to approve two HVAC units to be placed on the roof of the Academic Building. Units will not be visible from either Federal Street or Flint street. Ms. Bellin seconded the motion. All were in favor and the motion so carried.**

Mr. Gagnon asked for permission to install the units unpainted and then if needed, the Commission can request them to be painted.

The Commission agreed to allow them to be installed unpainted and painted later if necessary.

159 Derby Street

Paul Nathan submitted an application for a Certificate of Appropriateness to install new stair railing.

Documents & Exhibits

- Application: 6/5/18
- Photographs
- Drawings by Seger Architects dated 6/5/18

John Seger of Seger Architects presented plans for new railings at the property to meet safety codes. The entrance will be the main entry into the new art gallery. The building's front door on Derby Street will be for the lawyer office.

Mr. Seger stated that they originally proposed a traditional wood stair railing but reconsidered the design and material after feeling it was too bulky. They looked around the neighborhood and saw examples of metal railings and are now proposing a simple black handrail.

Ms. Herbert asked if the railing met building code and if it should be painted to match body color.

Mr. Spang asked whether it should be painted to match trim color.

Mr. Cutting expressed his opinion that the black was ok.

Mr. Seger presented examples of other black railings.

Mr. Spang asked if pickets were required.

Mr. Seger stated that the stairs are just at the threshold of the 30" rule for landing height, which may require pickets.

Ms. Bellin expressed her opinion that a wood railing was preferable.

Ms. Herbert suggested that a wood railing would draw attention to the entrance which would help to highlight the entrance to the gallery.

Ms. Bellin agreed, noting that wrought iron seems secondary.

Mr. Spang asked if both would be appropriate and if so, could the Commission approve both options and allow the applicant to decide.

There was no public comment

**VOTE: Mr. Spang made a motion to approve a new handrail in either wood and metal. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

10 White Street

SHM Hawthorne Cove LLC submitted an application to request a Waiver of the Demolition Delay Ordinance to demolish a one-story office building.

Documents & Exhibits

- Application: 5/30/18
- Photographs
- Site Plan

Noah Flaherty from Hawthorne Cove was present.

Ms. Herbert asked for the reason for demolition.

Mr. Flaherty responded that marina will be constructing new larger building on the property.

Mr. Cutting asked for the age of the existing building.

Mr. Flaherty replied that building was constructed in the 1960s.

Ms. Herbert asked about the condition of the building.

Mr. Flaherty replied that building was in deteriorated condition and presented photographs of the building's exterior and interior.

Mr. Cutting Reed recommended the waiver approval require the Commission's standard language for documentation of building prior to demolition.

There was no public comment

**VOTE: Mr. Cutting made a motion to approve the waiver for the demolition with photographic documentation and dimensions provided to the Commission prior to the request for a demolition permit. Ms. Bellin seconded the motion. All were in favor and the motion so carried.**

#### 67-69 Bridge Street

71 Bridge Street, LLC submitted an application for a Waiver of the Demolition Delay Ordinance to demolish a barn.

#### Documents & Exhibits

- Application: 6/12/18
- Photographs
- Elevation plans by Derby Square Architects dated 5/8/18

Attorney Steven Lovely of Lovely Law Group was present.

Ms. Kelleher reported on the history of the barn that the applicant is proposing for demolition. She noted that the barn was documented on the inventory form completed for 67 Bridge Street. Since form was completed in 1997 the barn has been clad in vinyl siding and the gable returns have been removed.

Ms. Herbert asked Attorney Lovely to consider redesigning the new development on the site to be more in keeping with the historic neighborhood. She noted that the Commission does not have jurisdiction over design. She recommended that the design details of the Victorian era building be retained. She asked John Seger, who was present in the audience, to comment on the design.

Attorney Lovely asked if the Commission would prefer the buildings to remain separate. He noted that the ZBA has reviewed the plans and requested that nine larger parking spaces be provided for the proposed 6 units. The ZBA also recommended the number of units be reduced by one unit to allow for the larger parking spaces. The parking area will be located in the rear of lots and will be accessible only after the barn is removed.

Ms. Herbert stated that she would be supportive of the barn demolition if the buildings could be preserved and renovated more appropriately.

Attorney Lovely stated that the Commission's support would be beneficial for the ZBA, which would be considering whether the project is appropriate for the neighborhood. He noted that it would cost more to join the two buildings. He also noted that there is no longer a market for storefront space on Bridge Street, which is why the applicant is proposing residential use. The applicant previously completed a building renovation at 85 Bridge Street.

Ms. Bellin asked for clarification on whether the height of the smaller building at 67 Bridge Street will be raised.

Attorney Lovely replied that the 2½ story building will become a 3-story building.

The Commission suggested the applicant consider three townhouses in the 5-bay house at #67 and three flats in the end gable building at #71.

Ms. Bellin suggested using the third floor as a separate 3<sup>rd</sup> unit.

Attorney Lovely suggested architect Richard Griffin come to talk with Commission.

Mr. Spang suggested that the historic characteristics of these two historic buildings be preserved, including the center entry at #67 with possible entry canopy hidden. He also recommended that the fenestration pattern be retained and that the owner could include the existing large window openings from former storefront use. He also suggested that the applicant retain the historic characteristics of the end gable building at #71 and that a smaller connector be designed that could include a porch-like element.

Mr. Seger noted that the 3-story connector is probably designed to include an interior staircase. He also noted that the use and design of shed roof dormers is challenging.

Mr. Spang suggested adding a large dormer on the rear and smaller dormers on the street front of #67. Smaller scale dormers could be added to building at #71. He stated that he would be amenable to a smaller setback connector.

Ms. Kelleher noted that the materials and windows used on the buildings will also be important.

The Commission discussed holding a special meeting before the next scheduled meeting on July 18<sup>th</sup>. The ZBA will be meeting to discuss the project on July 18<sup>th</sup>.

Attorney Lovely stated that he believed his clients would be amenable to design changes to make buildings more appropriate for neighborhood of Bridge Street. He stated that he would be ok with delaying the waiver of the demolition delay but asked the Commission to consider providing support for the design changes and the project at the ZBA meeting for zoning relief.

**VOTE: Mr. Spang 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.**

### 335 Essex Street

Robert C. and Barbara Burgess Maier submitted an application for a Certificate of Appropriateness to replace rear fence.

### Documents & Exhibits

- Application: 6/6/18
- Photographs

Ms. Kelleher presented the application to replace a rear fence. She noted that the fence was only seasonally visible and the new fence would be almost identical to the existing fence except for the addition of a fence cap. She stated that the application could have been treated as a minor change to be approved without a public hearing.

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

### 31 Flint Street

Ms. Kelleher reported that an application to move a side window approximately several inches towards the rear. The application was received by the Commission but was not processed. She asked the Commission to consider the project as a minor change with a waiver of the public hearing. She would send notices to all abutters and if no objections are received, a Certificate of Appropriateness would be issued. Ms. Kelleher provided photographs showing the visibility or lack thereof of subject window on side elevation.

The Commission discussed whether the window is visible from a public way. All agreed visibility was very limited and application should be processed as a minor change.

### Other business

#### St. Nicholas Church

Ms. Kelleher presented the plans for handicap accessibility at the historic church. The Church will be providing access through a side entrance which leads to a new interior lift. The Church is seeking a waiver from the AAB for the requirement that the main entrance and alter be accessible. They are requesting a letter of support from the Historical Commission for the waivers to preserve the historic building.

Mr. Spang discussed the AAB's frequent requests for mitigation if full access is not provided. This includes moving requested services to an accessible location.

Ms. Kelleher noted that the waiver request is being considered by the Massachusetts Historical Commission who has referred it to the SHC for consideration before issuing their opinion. She also noted that the Church is required to make building accessible after the cost of the renovations exceeded the threshold for accessibility.

**VOTE: Mr. Spang made a motion to issue a support letter for the waiver request. Ms. Bellin seconded the motion. All were in favor and the motion so carried.**

Ms. Herbert asked the Commission to consider rules for enclosing trash and recycling bins. She recommended the Commission explore whether moving or screening can be required in the historic districts.

Ms. Herbert also recommended that the SHC reach out to the ZBA on the importance of preserving the historic appearance of Bridge Street.

Respectfully submitted,

Patti Kelleher  
Community Development Planner