

SALEM HISTORICAL COMMISSION
MINUTES
November 15, 2017

A meeting of the Salem Historical Commission was held on Wednesday, November 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), David Hart, Laurie Bellin, Reed Cutting, Joanne McCrea, and Jane Turiel.

The meeting was called to order at 7:08.

175 Federal Street - continuation

Adam Krauth and Nicole Bergman submitted an application for a Certificate of Hardship to alter an attic window on rear elevation.

Documents & Exhibits

- Application: 9/27/17
- Photographs

Ms. Kelleher reported that applicants have requested a continuation.

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

266-268 Lafayette Street - continuation

P. Frederick deNapoli and Jamuna Reppert submitted applications for a Certificate of Appropriateness for paint colors for a double house.

The applicants Dr. Jamuna Reppert of 268 Lafayette Street and Tyna Hull of 266 Lafayette Street were present.

Ms. Hull presented the correct paint color chips to be used for the final paint colors: Benjamin Moore “Gray” (2121-10) for body and C2 “Ecru” (143W) for trim.

Ms. Herbert asked about the reconstruction of the railing.

Ms. Hull explained the confusion about submitting the application jointly.

Ms. Hull stated that Ms. Reppert has explored restoration of the railing and balusters. She noted that 268 does not have any in existence and those at #266 are in disrepair.

Ms. Bellin asked for clarification of the intent for reconstruction asking if height will be raised

Ms. Hull replied that may seek an increase in height for stair rail and keep height of porch balustrade.

Ms. Kelleher noted that the Commission will hear request for treads at next meeting.

Ms. Hull asked for information on the violation of the third story dormer windows

Ms. Herbert stated that it is complicated by the fact that the work was undertaken by the previous owner and not the current owner. She expressed uncertainty on how the Commission should handle the violation.

There was no public comment.

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

4 Federal Court - continuation

Shelly Young submitted an application for a Certificate of Appropriateness to install vent pipe.

Documents & Exhibits

- Application: 10/5/17
- Photographs
- Project invoice dated 9/1/17

Ms. Kelleher reported that several Commission members conducted a site visit with the applicant's representative Christian Bleidt to look at options for relocating the vent pipe. Mr. Bleidt is still waiting on information from his contractor and has requested a continuation to the next meeting.

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

3 Lynn Street - continuation

Saed Hussain and James Moran submitted an application for a Certificate of Appropriateness to install ridge vent.

Documents & Exhibits

- Application: 10/5/17
- Photographs
- Vent specifications/cut sheets

Ms. Kelleher reported that the several Commission members met with the applicants on-site to view the roof construction to determine whether a ridge vent was possible. At the site visit, Mr. Hart suggested that a ridge vent was possible and the applicants agreed to pursue other contractors who are familiar with historic buildings. Since this meeting, the applicants have requested to withdraw their application to install roof vents. Instead, they will pursue a ridge vent as previously approved.

VOTE: Mr. Hart made a motion to withdraw the application without prejudice. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

92 Federal Street - continuation

Steven Sass and Ellen Golub submitted an application for a Certificate of Appropriateness to restore front and side entries.

Documents & Exhibits

- Application: 10/10/17
- Photographs

The applicant's agent Ephraim Asbury III Schwartz-Laubhann was present.

The Commission discussed the continued item of proposed renovations to side entrances.

Ms. Herbert asked if the applicant had decided not to fatten the porch posts.

Ms. Schwartz-Laubhann stated that the posts were to be increased slightly.

Ms. Herbert asked if there is enough room for the larger posts.

Ms. Schwartz-Laubhann stated that the entry steps would be redesigned slightly, which would allow the posts to be larger. She asked if the base trim should be the same for the stair posts.

Ms. Herbert replied in the affirmative. She asked how the right entrance trim will be treated.

Ms. Schwartz-Laubhann presented two alternative designs.

Ms. Herbert asked why neither included the corner block trim.

Ms. Schwartz-Laubhann stated that she would like to have a more uniform appearance.

Ms. Kelleher stated that the changes showed the evolution of the history of the house.

Mr. Hart agreed, stating the doorframe is Greek Revival and would have been added and/or modified 45-50 years after the house was built.

Ms. Herbert noted that the doorframe is similar to one further down on Federal Street.

Mr. Cutting stated that he did not feel strongly about keeping the changes intact and recommended giving options for the design.

Ms. Bellin agreed with providing an option to either retain the Greek Revival entrance detail or the simpler detail on the other entry.

Ms. Schwartz-Laubhann stated that she could try to look for salvage trim or similar trim details.

There was no public comment.

Ms. Schwartz-Laubhann discussed the use of composite material for risers, noting that the treads would be in mahogany.

VOTE: Ms. Bellin made a motion to approve the application for changes to side entrances with the following revisions: stair posts to be wrapped with 1x6 pine; stair risers to be constructed in composite material; and applicant has option to restore right side entrance details as existing or replicate trim detail as found on left side entrance. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

161 Federal Street - continuation

161 Federal Street LLC submitted an application for a Certificate of Appropriateness for alterations to rear building elevation and installation of rear fence, lighting, and HVAC condenser units.

Documents & Exhibits

- Application: 10/16/17
- Photographs

The applicant's agent Juan Heredia was present.

Ms. Kelleher reported that Mr. Hart and Mr. Cutting and Ms. Herbert and Ms. Keenan conducted site visits separately at the property to view the changes to the rear of the building.

Ms. Herbert noted that decking has been fixed. She suggested that panels be added to chainlink gate that is near the HVAC units. Mr. Heredia presented a photograph of a sample panel installed.

Ms. McCrea asked how will stand up to weather

Ms. Kelleher noted that units are located at rear of property which is encouraged by the Commission but is visible from Kelleher Way and Fowler Street

Ms. Turiel expressed her opposition to the design as presented.

The Commission discussed removal of chain link fence and add panels.

Ms. Herbert asked if commission was opposed to raising the height of the rear fence from 4' to 5'.

The Commission expressed no opposition to a 5' tall fence.

Ms. Herbert noted that if 5' tall fence, it will hide it from Fowler Street.

The commission discussed whether concern about view of units from KelleherWay.

Ms. Turiel asked if evergreens could be used to screen units for both sides.

Mr. Heredia agreed that evergreen screening would be possible.

Ms. Herbert replied that granite stones delineate each space.

VOTE: Ms. Bellin made a motion to approve the units with evergreen screening as presented. Mr. Cutting seconded the motion. All were in favor and the motion so carried..

Ms. Herbert presented proposal for a new white cedar flatboard capped with pyramidal capped posts in 5' height with return along rear property line. A chainlink fence on rear property boundary will be removed.

Donna Bimbo of 164 Federal Street asked for clarification on the location of the new wood fence. She stated that this was a discussion at the last meeting.

Ms. Herbert replied that there was never a discussion of changing the fence along Kelleher way.

Ms. Bimbo asked if the bamboo fencing was removed

Ms. Herbert replied in the affirmative.

VOTE: Ms. Bellin made a motion to approve the following: 5' tall, white cedar capped flatboard fence with pyramid cap posts along rear property line. Fence to be allowed to weather; Light fixtures with modification to screen light cast; alterations to rear stair with modifications; removal of window with installation of frame. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

13 Warren Street

Ryan Guilmartin submitted an application for a Certificate of Appropriateness for a new shed.

Documents & Exhibits

- Application: 10/18/17
- Photographs
- Shed sample photo

The applicant Ryan Guilmartin was present.

Mr. Guilmartin presented his application to replace a shed that was damaged by his neighbor's tree.

Ms. Herbert asked what material will be used for shed

Mr. Guilmartin stated that it could be cedar or white pine. He also noted that the shed could be designed with or without windows. Roofing would match the asphalt shingles of the main house and the siding could be painted or left to weather.

The Commission discussed whether windows on the shed would be visible.

Mr. Cutting suggested no windows be used.

Ms. Turiel agreed, noting that building is a simple shed.

Ms. Herbert noted that fence next door is not painted and is weathered.

Ms. Kelleher noted that the garage on the adjacent property is painted.

Ms. Herbert suggested that Commission consider allowing an option for siding to be either painted or left natural to weather.

There was no public comment.

Ms. Kelleher stated that she spoke with building inspector about whether any zoning relief would be necessary for the shed. He replied that it appeared that none was needed.

There was no public comment

VOTE: Ms. Bellin made a motion to approve the application as presented with proviso that no windows be added, siding to be either painted to match house or left to weather, and roof shingles to match roof on house.

Mr. Hart made an amendment that the siding be cedar.

Mr. Cutting seconded the motion as amended. All were in favor and the motion so carried.

Orne Square

Orne Square Condominium Trust submitted an application for a Certificate of Appropriateness to install new streetlights.

Documents & Exhibits

- Application: 10/30/17
- Photographs
- Site plan
- Light pole specifications – Cambridge Steel Post with Cambridge Single Mast Arm and Lechmere LED Luminaire by Spring City Electrical Mfg. Co. dated 1/21/15

Carole Hedstrom of 14 Orne Square was present to represent Orne Square Condominium Trust.

Ms. Hedstrom stated that Orne Square has only one single streetlight, an overhead cobra light, and another stadium

type light at the back of one of the properties. She noted that there is a large elm tree located at the corner of the square, which will need to come down this year. She indicated on plot plan where the three light poles will be installed. One location will be where the elm tree is now located. She discussed the selection of the light pole design. Due to the design of the square, there is no frontage to allow poles to be added to street and an arm is required. The poles would be located on private property and the light fixture would be on an arm and would direct light onto street. She stated that the Trust would like to use a streetlight similar to ones used on Goodhue Street and on the bypass road. Ms. Hedstrom presented a drawing of a smaller scale light fixture that would be 15'8" tall with a 14' arm length.

Ms. Herbert asked about the price of the lights.

Ms. Hedstrom responded that each light fixture would cost \$6,200. She suggested that the City consider a uniform/consistent streetlight design for all of the historic districts. The lightpole to be used on Orne Square would be powder coated cast iron in black.

There was no public comment

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

11 Goodhue Street

Rita Roberto submitted an application for a Waiver of the Demolition Delay Ordinance to demolish a single story building.

Documents & Exhibits

- Application: 10/30/17
- Photographs
- Plot Plan

The applicant's agent Anthony Roberto was present.

Ms. Herbert asked for the age of the building to be demolished.

Mr. Roberto replied that building was constructed in 1948.

Ms. Herbert asked if the property will be part of the development of the apartment building next to it on Boston Street.

Mr. Roberto replied in the negative, stating that the development at 11 Goodhue Street would be separate.

Mr. Hart asked for the material of the building.

Mr. Roberto replied that it is brick and cinder block.

Ms. Herbert asked for history of building and whether it was always used for automotive repair.

Mr. Roberto replied that it has been an auto repair shop since at least the 1970s. Prior to that, he did not know its history.

There was no public comment

VOTE: Mr. Hart approved the request to waive the demolition delay ordinance with the proviso that the applicant provide color digital photographs of all building elevations as well as three-quarter views. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Other Business

Violation notices:

Mr. Hart suggested that the Commission develop a publicity campaign to alert owners in the historic districts on the property procedure to follow. He suggested using the local newspaper to alert residents and realtors. He stated that he would work with Ms. Kelleher on publicity.

Joyce Kenney offered to help the Commission set up a Facebook page.

Ms. Herbert suggested that publicity include language that in-kind repairs will be quickly approved by the Commission.

Mr. Hart responded that publicity language can be written in a positive fashion.

Ms. McCrea noted that the property at 23 Flint Street is in the process of in-kind repairs without approval by the Commission.

Mr. Hart offered to begin drafting language for public outreach.

Other Business

Ms. Bellin noted that a comment letter from Meg Twohey regarding 161 Federal Street had not been read into the record earlier in the meeting when the Commission discussed the application for the property.

Ms. Kelleher noted that Ms. Twohey's letter had been distributed to all Commission members prior to the meeting.

VOTE: Mr. Cutting made a motion to adjourn the meeting at 8:45pm. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Respectfully submitted,

Patti Kelleher
Community Development Planner