

SALEM HISTORICAL COMMISSION  
MINUTES  
January 17, 2018

A meeting of the Salem Historical Commission was held on Wednesday, December 6, 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Reed Cutting, David Hart, Joanne McCrea, and Larry Spang.

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.

The applicant was not present and had requested a continuance.

**VOTE: Mr. Hart 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.**

4 Federal Court - continuation

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

Documents & Exhibits

- Original Application: 10/24/17
- Photographs

Christian Bleidt, representative for the applicant Shelly Young, was present to discuss the application.

Mr. Bleidt stated that their installer could relocate the vent to an existing vent hole on the roof where an older, non-functioning vent is now located. The new vent would be the same style vent painted black. The location would be along the chimney side and 3 feet away from the street. The opening will be partially in-filled since the new vent is smaller. The opening at the front of the house will be removed and repaired.

Ms. Herbert noted that another applicant is proposing a different type of vent cap, instead of a steel mushroom cap. It will be 6" high and painted black, although it is 24" in diameter.

Mr. Bleidt noted that the vent is for a hot air furnace with an intake and a vent but he could ask his installer if the cap can be substituted. He asked if painting the patched clapboards in the gable end will require him to reapply.

Ms. Kelleher replied that no public hearing is necessary, and asked Mr. Bleidt to submit an application for a Certificate of Non-Applicability to the Commission.

Ms. Herbert asked the applicant to ask his installer to provide the Commission information on the various uses of different types of vents.

Ms. Kelleher suggested that a Commission sub-group meet on site and make a decision instead of continuing the discussion, especially since the new vent will be in the same location.

Mr. Spang noted that it could be reviewed on site with the installer.

Mr. Bleidt stated that the vent will extend just high enough to be flat.

Ms. Herbert noted that the ones at the new jail building are flush to the side of the building.

There was no public comment.

**VOTE: Mr. Spang made motion to approve relocation of the existing vent to the roof, in the approximate location as the existing exhaust fan. New vent to have a maximum height of 18" and be painted black. Applicant has the option to install a larger flatter vent with review and approval in the field by Commissioner Hart.**  
**Ms. Herbert recommended an amendment to the motion to include accepting a black or flat charcoal grey paint color.**  
**Mr. Spang seconded the amendment to the motion. All were in favor and the motion so carried.**

**5 Carpenter Street - continuation**

Kimberley A. Russell submitted an application for a Certificate of Appropriateness to replace a window on the rear ell.

Ms. Kelleher reported that she has not heard from the applicant and she is waiting for the additional information requested by the Commission.

**VOTE: Mr. Hart made a motion to continue to the next regularly scheduled meeting. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

**5 Broad Street**

The City of Salem submitted an application for a Certificate of Appropriateness to install a new sign at the Broad Street Cemetery.

**Documents & Exhibits**

- Application: 12/15/18
- Photographs
- Drawings by Oulde Colony Signmakers dated 9/14/17

Tim Jenkins was present to discuss the project

Ms. Herbert asked if a location had been selected for the new sign.

Mr. Jenkins replied no, there have only been discussions.

Ms. McCrea asked if the decision not to place it on the wall was a cost issue.

Ms. Kelleher replied that she was unsure, although there is a proposal from the Friends of the Board Street Cemetery for the Cemetery Commission to install a similar sign saying "Here Lies..." at the Charter Street Burial Ground although there is a question on the location.

Ms. Herbert asked if the description of the sign has been approved by the Cemetery Commission.

Mr. Jenkins replied yes.

Ms. Kelleher noted that being in the McIntire District requires it to be approved by the Historical Commission.

Mr. Jenkins stated that MHC might have an issue in terms of its location. There is a large storm drain near the proposed placement of the sign; however, they want the sign to be visible when you enter into the cemetery. Placing the sign on the fence or wall could allow it to be damaged by winter snow piles. The sign is 6'x4', the same design as Historic Salem's house plaque. This "gable" top would protect the sign. The signmaker also fabricates the house plaques and other historic signs in Salem. The 4"x4" pressure treated posts will be painted.

Ms. Kelleher noted that she spoke with Sean McCrae about removing some of the existing signs and placing the

proposed sign where those others are currently located. They want a tasteful sign at the entrance.

Ms. Herbert suggested that the signage use the term “rests” in lieu of “lies”.

Ms. Herbert asked for public comment:

Ms. Joyce Kenney of Lafayette Street asked if pressure treated wood will be used on the signs.

Mr. Jenkins replied yes, the posts will be pressured treated and the signage a marine plywood.

A member of the audience (name not known) asked if the existing “no dogs allowed” signs will remain.

Ms. Herbert replied that the cemetery will decide that.

Ms. Spang expressed his opinion that the sign is oversized for people entering the park, it appears to be sized for cars passing by cemetery and he did not think that was the intent. He also noted that there is a discrepancy on whether the sign will be 42” or 48” wide, and suggested that the panel be tied to the fence.

Mr. Jenkins replied that the sign will be 42” wide based on the dimensions of the existing sign at Charter Street and he noted that the fence is in bad condition.

Ms. Herbert asked if the Cemetery Commission has discussed the proposed size of the sign.

Mr. Jenkins replied that he did not know, the fence isn’t in good condition, and a free standing sign would be better in his opinion.

Ms. McCrea agreed.

Ms. Kelleher noted that the Charter Street sign is also very large.

Ms. McCrea asked who selected the names to be added to the list.

Mr. Jenkins replied that he did and he tried to include a mixture from different areas and different genders using the list of interments.

Mr. Hart stated that the Cemetery Commission should review the sign again for its size.

Ms. Herbert asked how many names would be on the sign and added that a two-sided sign could include more people.

Mr. Spang noted that it would also help conceal the support posts.

Mr. Jenkins stated that the installation won’t happen until the spring so there is time to finalize the design.

Mr. Spang suggested a 30”W x 42”H sign.

Ms. Herbert suggested a sign with 3 or 4 sides.

**VOTE: Mr. Hart made a motion to continue the application with the proviso that the applicant study the design of a smaller sized sign, approximately 4’Hx3’W, and to consider a two-sided sign. Ms. McCrea suggested a change in shape. Mr. Herbert suggested a peaked roof so the sign will weather better. Mr. Spang seconded the motion. All were in favor and the motion so carried.**

Michael and Wendy Gunning submitted an application for a Certificate of Appropriateness for fencing, gate and site alterations.

Documents & Exhibits

- Application: 1/2/18
- Photographs
- Landscape plan by UBLA dated 11/10/17

The applicant Michael Gunning and landscape architect Matt Ulrich of UBLA in Beverly, MA were present to discuss the project.

Mr. Ulrich stated that he was hired to create a small patio for privacy and to help contain the dogs within the yard. An older 3 foot high wrought iron fence will remain and the overgrown shrubs will be removed to enlarge the yard. They are proposing to install a new 6 foot high fence connected to the neighbor's fence with a sliding gate driveway entrance that will return towards the corner of the house. This concept was taken from another property with a similar fence although they will install spindles at top of sliding driveway fence. The 18" high slope up towards the fence will house shrubs that will also provide privacy. Antique brick will be used for the driveway, and the fence will be a 6' high cedar tongue and groove with caps at the posts. Reclaimed curbing will be installed along the street.

Ms. Herbert asked for the window shutter color and noted that the Commission has approved an Essex Green which is a black with a green undertone.

Mr. Gunning replied Dark Forest Green and the back door of the home is painted Essex Green.

Mr. Ulrich stated that the small patio will be right off the kitchen door where oversized shrubs are being eliminated. There is a small return next to the neighbor's second wrought iron fence with thin spindles that will be removed but the exiting 3 foot high decorative fence will remain. There will be two fence styles not three, and that is where the new fence will begin.

Mr. Hart asked if the fence would obscure any views to the house.

Mr. Ulrich replied no and the removal of the overgrown vegetation will provide more of a view.

Ms. Kelleher asked where the new fence will be located.

Mr. Ulrich replied at that the new fence will be in line with the existing bump-out of the house, come across the front of the house and down past the driveway.

Mr. Spang asked if the fence could be extended to the other side of the bay window.

Mr. Ulrich replied that he doesn't believe that this would allow enough room for the driveway gate to slide past the opening. He also noted that there is an 18" grade difference to account for, but he would review the plans to see if it might work.

Mr. Spang noted that moving the start of the fence over so that it does not cut through the line of the shrubs would make the difference between the bay window being inside or outside of the new fence.

Mr. Gunning reiterated that there is an existing wrought iron fence to account for which may not allow enough room to make it work. He also noted that the applicants may return for a future project to add a gate and steps.

Mr. Ulrich suggested stepping down the height at that corner to five feet but he would prefer to keep the fence height consistent at 6 feet.

Mr. Spang noted that adding pickets on the entire length of the fence would limit privacy in the yard but would make fence less imposing.

Ms. Herbert asked if the spindles would be round or 2" x 2" square.

Mr. Ulrich replied square to match the house. He also noted that two 18"x18" granite posts would be added at each side of the gate to protect it.

Ms. Herbert asked for public comment.

Ms. Joyce Kenney noted that the house has a plaque from Historic Salem, Inc.

Mr. Spang questioned whether the end of the fence can be moved.

Mr. Ulrich replied that he will contact the fence company to see why it was designed this way.

Mr. Gunning noted that the gate might be a single gate that slides to the left and not bi-folding to reduce the cost and complexity by needing only one motor.

Mr. Ulrich stated that they could use larger plantings to conceal the motor. They would prefer to pull it back so more than what is needed is not taken away from the landscaping. Mr. Ulrich added that the 1<sup>st</sup> floor is higher than the grade with several steps up, so a six foot high fence won't obscure the view.

**VOTE: Mr. Spang made a motion to accept the design as presented but asked the applicant to explore extending the left section of the fence to the other side of the bay window if possible and that the shutters be painted black-green. Mr. Hart seconded the motion. All were in favor and the motion so carried.**

### 3 Beckford Street

Holly Barrett submitted an application for a Certificate of Appropriateness to replace windows.

#### Documents & Exhibits

- Application: 1/2/18
- Photographs

David Barry from Renewal by Andersen Windows was present to discuss the project.

Mr. Barry presented the proposal to replace two sets of sashes at two smaller windows on the second floor with new 1/1 windows.

Ms. Herbert noted that existing windows are in a 2/1 configuration like other windows on the building.

Mr. Barry stated that when a window reaches a certain width a central muntin is included. This window is between the size when a muntin would be installed and any window over 30" wide from this time period would have been a 2/1 configuration.

Ms. Kelleher stated that the original windows probably had 2/1 configuration except for side bay window at first floor.

Mr. Barry stated that the existing windows are over 60 years old, drafty, leaking water, and most likely are one winter away from needing a full replacement since deterioration at the jamb has begun. The proposed window will not have the simulated divided light but it will have a color match exterior dyed in a "Canvas" color to match the

existing and a “White” interior. The sashes will have a Fibrex composite exterior that provides the simulation, the jamb liner is in stainless steel only, and the sashes will be double pane with Low-E glass.

Mr. Hart noted that other windows have been replaced without approval.

Ms. Kelleher stated that the Building Department issued a building permit for five windows in 2009 without Commission approval.

Mr. Hart stated that the Commission may want to make an exception in this case.

Ms. Herbert suggested that the Commission have the applicant explore restoration rather than replacement especially if the glass is antique. She noted that it was the building department’s error in granting the applicant a building permit previously without the Historical Commission’s review and approval. She suggested that the Commission conduct a site visit on Saturday, January 20<sup>th</sup>.

Mr. Spang asked how much of the outer framing in the sample window will go into the window replacement.

Mr. Barry replied the L-trim only which is the same Fibrex material which covers the area where exterior storms would be secured. The existing exterior trim is used to keep the sashes from falling outward so it will not be affected. The L-trim snaps in place to give the window a flush look and to provide an extra seal. The previously replaced windows are Renewal by Andersen. Mr. Barry stated that a 2/1 configuration can be done at this size either with a simulated, between the glass, or removable interior grid.

Ms. Herbert asked for the cost of the sash replacement for these two sets of windows.

Mr. Barry replied \$3,428 for two windows.

Mr. Spang stated that approving the Renewal window type will set a precedent and he expressed concerns with the material.

Mr. Barry replied that the material is paintable. Fibrex is similar to Azek, and they sell it to Trex Decking to use as their railings. Trex puts a high gloss in their die and Andersen Renewal uses a matte to semi-gloss finish.

Mr. Spang asked if Fibrex has a sheen.

Mr. Barry replied that there is a project in Marblehead that used the Renewal sashes that he can provide the address for the Commission to make a site visit. There are other windows within the Andersen brand that are vinyl and the Renewal windows are fiberglass.

Ms. Kelleher noted that bronze spacer is what they’ve approved with Pella windows.

Ms. Herbert stated that Pella tracks are always white so they don’t swell in the heat.

Mr. Barry noted that the Renewal window liners come in either cream or white and they are plastic.

**VOTE: Mr. Hart made a motion to continue to the next meeting on Feb 7<sup>th</sup> and make a site visit on Saturday, January 20<sup>th</sup> at 10AM. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

42 Chestnut Street

Debra Glabeau submitted an application for a Certificate of Appropriateness to replace roof vents.

Documents & Exhibits

- Application: 1/10/18
- Photographs
- Product specifications

The applicant's representative Ryan Devlin was present.

Ms. Kelleher stated that she and Ms. Herbert visited the property to determine whether this window was visible from the street.

Mr. Devlin stated that there are three existing vents on to one side of the roof ridge. The one closest to Chestnut Street is not being replaced but the two behind it will be replaced. The proposal is a low mushroom vent to be installed at the same locations.

Ms. Herbert stated that the one closest to Chestnut Street can barely be seen and the other two are concealed by a dormer and shouldn't be an issue.

There was no public comment.

**VOTE: Mr. Spang made a motion to approve the replacement roof vents. Ms. Herbert added that the new vents should be in a dark charcoal or black matte finish. Ms. McCrea seconded the motion. All were in favor and the motion so carried.**

Request for Comment Under Section 106 Review – Brewer Hawthorne Cove Marina

Ms. Kelleher stated the Marina's location on the water required the filing to the Army Core of Engineers, which in turn triggered Section 106 Review through the Massachusetts Historical Commission. MHC requested comments from the Salem Historic Commission, Historic Salem, Inc., The National Park Service, and House of Seven Gables, although there is no requirement for the applicant to present the project. The proposed is the construction of a new 7,500 SF boat yard building and demolishing an office building. Only a site plan has been provided. The concern is with whether this project will have an impact on historic buildings. The Commission should request additional information, photographs, age of items to be demolished, and what is proposed.

Ms. Herbert noted that this property can be partially viewed from Derby Street which puts it in the HC preview and the Commission could request a presentation.

Ms. Kelleher stated this property is listed in the National Registered District and abuts the local historic district. She suggested a joint presentation with the other boards and commissions whose comment has been requested. The Derby Street Local Historic Street is only Derby Street; however, the Derby Street National Registered District extends further and encompasses this property.

Mr. Hart stated that MHC asked if this project will negatively impact Historic Resources such as the House of Seven Gables. He asked for clarification on what MHC is requesting. The Commission needs to understand which neighboring properties are historic resources and the deadline for when the Commission must respond to the MHC.

Ms. Herbert asked for public comment:

Michael Furlong, 4 Blaney Street, Apt 1, stated that he would like new development that is context sensitive, which will blend in and not be aluminum or metal. He asked what the waterfront would have had back then to ensure that

the new building will fit in with the neighborhood. He noted that this project received a variance but the ZBA may not have required elevations. He stated that he will submit something in writing to the Commission.

Ms. Kelleher replied that she would determine all of the details and get copies of any other decisions related to this project.

**VOTE:** Mr. Hart made a motion to continue until Ms. Kelleher can provide the Commission with any additional information. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Mr. Spang commented on the loss of a view of the waterfront with the construction of this building and asked if the view can be considered a historic resource.

Ms. McCrea noted that Ward 2 City Councilor Christine Madore will be the new liaison for the Historic Commission to the City Council who is concerned with items going before the ZBA prior to the Historic Commission, which can be problematic.

### Other Business

### Correspondence

**North Shore Community Development Coalition Projects in the Point Neighborhood:** Ms. Kelleher reported MHC has reviewed the Lighthouse Project in the Point Neighborhood as well as the demolition of 47 Leavitt Street. She read a letter from the MHC stating that the MHC has accepted the conditions determined by the Historic Commission and they found an adverse affect on historic resources and required the following mitigation; the project proponent shall continue to consult with the Historic Commission and Historic Salem, Inc. regarding the design of the new construction, the documentation of 47 Leavitt Street shall be submitted to the MHC and/or Historic Salem, Inc. and the proponent shall have an architectural salvage plan to salvage, remove, and preserve what can be salvaged on the building in concert with the Historic Commission.

Ms. Herbert noted that this is the first time the Historic Commission will be involved with a new project with the CDC and they will continue to do it with future projects.

**Charter Street Burial Ground:** Ms. Kelleher read a letter from MHC about the Charter Street burial ground requiring an archeologist to be on site during all of the construction work. The estimated cost for this work will be approximately \$50,000, which will be funded through the Mass Cultural Council Grant.

**MHC Preservation Awards:** Ms. Kelleher stated that the award candidates are due by February 19<sup>th</sup> and any suggestions need to be submitted to the Planning Department. The department is considering The Dixon Memorial stain glass rose window restoration and Greenlawn Cemetery.

**Survey & Planning Grant:** Ms. Kelleher stated that the Planning Department will be submitting for a Survey & Planning Grant application for South Salem Survey.

Ms. Herbert asked if that will include Forest River & Pioneer Village.

Ms. Kelleher replied that those will be included in the survey area, as well as at Salem State University, and the Historic Resource Inventory form will be updated.

### Violation Notices

Ms. Herbert asked about the Lafayette Street project with the deck.



Ms. Kelleher replied that she has asked that the process begin but she has not heard back.

Ms. Herbert noted that she has other violations to report; a fence project on Federal Street, the house at 384 Essex Street whose interior Indian shutters that were recovered from the trash and although they are not within the purview of the Commission are visible from the exterior when closed.

Mr. Spang suggested sending a letter to the owner recommending either their reinstallation or that they be stored for a future reinstallation.

Ms. McCrea added that she is concerned with the Dutchman clapboard above the windows which doesn't resemble wood.

Ms. Herbert added her suggestion that the owners install shrubbery in lieu of replacing the section of fence that has fallen and is also an inappropriately designed fence for the house.

Special Meeting: Ms. Kelleher asked if the Commission would consider holding a special meeting that Mr. Hart suggested for public outreach but not necessarily an official public meeting, since it is difficult to include those items during their regular meetings that can run long.

Ms. Herbert replied that she has asked if Executive Sessions can be held and she was told no in the past and questioned when and where. They could be held if appropriate now. The Commission will consider some options.

**VOTE:** Mr. Hart made a motion to adjourn. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

The meeting adjourned at 9:00PM.

Respectfully submitted,

Patti Kelleher  
Preservation Planner