

SALEM HISTORICAL COMMISSION
MINUTES
February 7, 2018

A meeting of the Salem Historical Commission was held on Wednesday, February 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, Larry Spang, and Jane Turiel.

161 Federal Street

161 Federal Street LLC submitted an application for a Certificate of Appropriateness to install granite curbing (after the fact).

Documents & Exhibits

- Application: 1/17/18
- Photographs

The applicant was not present to discuss the project.

Ms. Herbert stated that the granite curb was installed as a preventative measure for the neighboring property so vehicles entering the driveway would not hit the neighbor's foundation. She stated that the owner of 161 Federal Street will install a brick apron on the driveway in the spring. She noted that the black top was replaced in kind and the only new item is the granite curb.

Mr. Hart noted that he viewed the location and it seems appropriate.

Ms. Turiel asked for the granite width.

Mr. Hart replied 4-5".

Ms. Herbert suggested that it might be closer to 6".

Ms. Bellin arrived at this time.

There was no public comment.

VOTE: Mr. Hart made a motion to approve granite curbing. Mr. Turiel seconded the motion. (Ms. Bellin abstained) All were in favor and the motion so carried.

5 Carpenter Street - continuation

Kimberley Russell submitted an application for a Certificate of Appropriateness to replace rear window.

The applicant was not present to discuss the project.

Ms. Hebert recommended the Commission deny the application without prejudice so the applicant can reapply.

VOTE: Mr. Hart made motion to deny the application without prejudice. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

5 Broad Street - continuation

In a continuation of a hearing from the previous meeting, 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: 12/15/17
- Photographs
- Drawings by Oulde Colony Signmaker

Tim Jenkins was present to discuss the project.

Mr. Jenkins stated his desire to retain the previously submitted design plan with 10 individuals listed due to cost concerns but the size of the sign will be reduced to 36"Wx58"H. He noted that a list of people buried at the cemetery was created in 1983, revised in 1989, and given to the PEM for safe keeping. He's reached out to PEM to gain access to those records but they have not responded. He noted that some other significant burials at the burial ground are Caroline Plummer of Plummer Hall, Caroline King, the wife of John Bertram of the Bertram House, and Mary Bertram. Jim McAllister, a Salem historian, compiled a list notable people who are buried there. A back side to the sign could cost more money, they can change how the sign gets hung as well as the support structure, but he would prefer to keep it one sided with a second side possibly added in the future. The Pickering Foundation has agreed to cover a portion of the cost and a trust has been set up with additional funds. Sean McCrae will organize the process and the Cemetery Commission has approved the smaller sign.

Ms. Herbert noted that the wood sign would be similar to the HSI house plaques and asked if a location for the new sign at the cemetery has been decided.

Mr. Jenkins replied that an archeologist may need to look at their proposed location. The area in front of the gate has already been disturbed due to an existing storm drain that goes under the fence. Their alternate suggestion was to change out the existing signage on the fence with this new sign.

Ms. Kelleher stated that the city has agreed to look at signage at the cemetery.

Ms. McCrea noted that removing the signs on the fence will allow this new one to stand out.

Mr. Jenkins stated that the snow over the years has caused a lot of damages to the fence and some headstones, but the City can determine a better way to handle the snow in this area.

Ms. Herbert stated that they should leave the option open to add names on the back of the sign.

There was no public comment.

VOTE: Mr. McCrea made a motion to accept as presented for a 30"Wx48"H sign with the option for an additional sign on the back. Ms. Hart suggested the option to change the sign shape. 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.
David Barry from Renewal by Andersen Windows

Documents & Exhibits

- Application: 1/2/18
- Photographs

Ms. Holly Barrett and Mr. Barry were present to discuss the project.

Ms. Herbert stated that the proposed windows are not on their list of approved windows and she is not in favor of the alternate options.

Ms. Barrett stated that she did not hear back from any of the window restoration companies she contacted about repairing the existing set of paired windows on the side of the house.

Mr. Hart stated that he and Mr. Spang conducted a site visit and the windows are a mix of different styles and he would approve the Andersen Renewal on an individual case to match the others.

Mr. Spang asked how many windows have already been replaced.

Ms. Kelleher replied 5 according to the building dept records.

There was no public comment.

VOTE: Mr. Hart made a motion to accept the application as submitted with the proviso that this is not to set a precedent. Mr. Spang seconded the motion. All were in favor and the motion so carried.

105 Federal Street

Stephen and Whitney Van Dyke submitted an application for a Certificate of Appropriateness to reroof and rebuild chimney.

Documents & Exhibits

- Application: 1/16/18
- Photographs
- Enviroshake Brochure and sample provided at meeting

Mr. Hart recused himself as an abutter to an abutter.

Steven Van Dyke was present to discuss the project.

Chimney

Mr. Van Dyke stated that the existing chimney is leaning and has several cracks. To make it safe they want to rebuild the chimney and they hope to reuse some of the bricks.

Ms. Herbert replied that the Commission will provide the applicant with the appropriate mortar mix for historic bricks for their mason to use to help prevent future cracks.

There was no public comment.

VOTE: Mr. Cutting made a motion to approve the rebuilding of the chimney with the correct mortar. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Roof Shingles

Mr. Van Dyke presented his request to replaced existing 3-tab asphalt shingles with a composite roofing (Enviroshake) to replicate cedar shingles.

Ms. Herbert stated that the proposed shingles are not on the Commission's approved list and asked where the Commission could find an example of these shingles.

Mr. Van Dyke replied that The Griffin Museum in Winchester, MA has used the shingles. He provided a list of others examples although none were in the North Shore.

Ms. Herbert asked why they preferred this shingle to wood.

Mr. Van Dyke replied that they liked that it was a recyclable material and that it is meant to mimic a wood shingle.

Ms. Herbert asked about the benefits of the proposed shingle versus an asphalt or wood shingle.

Mr. Van Dyke replied that the benefit is unknown for asphalt, but for wood, the composite shingle is fire retardant and a recyclable material. They selected this product and style for its historic look.

Ms. Bellin asked which color he preferred.

Mr. Van Dyke replied "Aged Cedar" in a Cedar shake style.

Ms. Herbert stated that Winchester and Concord are the closest locations where this specific product has been installed and there is nothing in the North Shore. She noted that approving this product would be precedent setting and she asked the applicants if they have alternative options.

Mr. Van Dyke replied that they would consider Enviroslate as a composite slate roof and their architect proposed a Landmark architectural shingle as their third alternative.

Ms. Kelleher noted that the Enviroshake shingle would have a square cut not an angled cut.

Ms. Bellin asked what the traditional shingle material would be for the age of the house.

Ms. Kelleher replied that the house would have likely had a wood shingle roof like the House of the Seven Gables and the house at 140 Federal Street.

Ms. Herbert noted that the date of the subject house is 1801.

Mr. Spang asked when construction would start.

Mr. Van Dyke replied that work would start this spring because the roof has been in need of repair since they moved in.

Mr. Spang stated that this is a major departure on what they've seen and approved.

Ms. Herbert asked for public comment.

Ms. Helen Sides, architect, asked what the material make-up would be.

Mr. Van Dyke replied that the shingle is made up of 95% recycled materials.

Ms. Sides noted that Michael Blier had a lot of mold issues with the wood shingle roof he installed at his property on Broad Street and she applauded the applicants for trying an alternative shingle. She expressed her opinion that the look of a thicker shingle on the house would be very nice.

Ms. Turiel asked who will do the work.

Mr. Van Dyke replied the same contractor doing the roof work.

Ms. Hebert recommended the Commission conduct a site visit to see an existing installation of the composite shingles.

VOTE: Mr. Cutting made a motion to continue to the March 7th meeting. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

14 Cambridge Street

Alan November submitted an application for a Certificate of Appropriateness to building alterations and new shutters.

Documents & Exhibits

- Application: 1/23/18
- Photographs
- Drawings by Helen Sides revisions dated 2/1/18

Jessie November, daughter of the owner, and Helen Sides were present to discuss the project.

Ms. Sides stated that this is a McIntire house and the interiors will remain intact. The only windows being switched are the ones in the back ell; all others will remain in place. She noted that in 1976, the kitchen was relocated to the center of the structure and the back ell was turned into an apartment. The new owner is seeking to modify the floor plan of the main house to have a larger kitchen with a master suite on the second floor. The back ell will be renovated with a new stair and will become a studio apartment. This requires the creation of two means of egress to the back house; an existing stair will be removed to provide the wall space to create that second opening in the exterior wall. Ms. Sides also noted that the owner will relocate several existing rear shutters to the main part of the house and the front street façade as there are currently missing shutters at the front façade. The back center portion of the structure has a door that will be removed and replaced with a window, and a new door will be added in the location of an existing window to also be removed. The proposed new wood windows will be 6/6 and the new door will be a 15 lite wood door, both manufactured by Marvin. She reviewed the drawings to indicate where another door will be added in place of an existing window. She also noted that the new doors will have a new hood to replicate the hood over the existing door along the driveway. A new pair of windows will be added over the kitchen sink and another door change is proposed, but she noted that these changes are on the porch and will not be visible from a public way. The back wall of an existing entrance vestibule has a small window with one panel and it will be replaced with a small double hung window to gain more natural light. The main entrance door will now line up with the window above and a new side entry door into the kitchen is in its proposed location due to an existing bulkhead. The room over the door will look the same to match the new one at the rear. The barn will be stabilized but no changes to it are proposed, any repairs will be in kind.

Ms. Herbert stated that the front of house is sited to face onto the side yard so having no shutters on the back of the house won't be obvious.

Mr. Spang questioned whether the original peak roof over entry door should be replicated at the other doors and if that design would have been an original detail.

Ms. Sides replied no.

Ms. Kelleher noted that the proposed Marvin Ultimate window was recently approved for 384 Essex Street.

Ms. Sides noted that the doors will also be Marvin, Model No. 3068, 15 lite doors.

Ms. Herbert asked if they will be painted.

Ms. Sides replied that they will be painted to match the existing.

Mr. Hart stated that the double window above the kitchen sink doesn't match the others but it is far away from the street and understandable due to the kitchen cabinetry.

Ms. Herbert added that the porch will also block the view to it from the street.

Ms. Herbert asked for public comment.

Donald Friary, Broad Street, asked if new shutters will be added to replace the ones being relocated.

Ms. Sides replied that it is expected that new ones will be needed and they will match the existing.

Ms. Kelleher noted that this house was in violation with the previous owner who installed vinyl shutters.

Ms. Spang stated that the proposed door hood could be more and he asked if historically a service door would have had such a pronounced entry. He expressed his opinion that the design looks out of scale and a shed roof or something simpler would be more appropriate.

Ms. Sides replied that the additional proposed hoods don't need to be constructed but they would appreciate it being approved as an option to be revisited when the time comes.

VOTE: Mr. Spang made a motion to approve building alterations and new shutters with the option to return to the Commission and discuss the installation of the additional door hoods. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

16 Kosciusko Street - WITHDRAWN

Jay Chapin submitted an application for a Certificate of Appropriateness to remove existing building and foundation and replace with new building, remove existing stone wall and install new driveway, and install new fence.

Documents & Exhibits

- Application: 1/22/18
- Photographs
- Drawings by Berner Architects dated 1/22/18

Ms. Kelleher reported that the applicant has withdrawn the application because the house is in the process of being sold. She stated that the new owner will come to the Commission for renovations to the home and not demolition as proposed by the former owner.

211 Bridge Street

Community Preservation Act Application – Request for a Letter of Support

Ms. Kelleher reported that the owner has requested a continuation since they were not able to attend.

VOTE: Ms. Bellin made a motion to continue to the February 21st meeting. Mr. Hart seconded the motion. All were in favor and the motion so carried.

132 Essex Street - continuation

Peabody Essex Museum submitted an application for a Certificate of Appropriateness for renovations to Phillips Library buildings.

Documents & Exhibits

- Application: 11/15/18
- Photographs
- Drawings by Schwartz Silver Architects

Bob Monk of the PEM, John Traficante of Schwartz Silver Architects, John Wathne of Structures North Consulting Engineers, and Phillip Johns of the PEM were present to discuss the project.

Ms. Herbert stated that recommendations made by the Commission at the December 6th meeting were included in the current presentation.

Elevations

West Façade: Mr. Traficante stated that the fire escape at the northwest corner of the building will still be removed and the egress doors replaced with new Spanish mahogany windows to match the other existing windows.

North Façade: At the rear they will remove the wood porch, ramp, and the shed roof covering the access to the Basement. They will renovate and reinstall the Grimshaw porch. The Stacks building from 1966, associated boiler room, and the smoke Stacks to exhaust the boiler will be removed. New windows will be added to the vault building and a new window will be extended down to create a new egress door. A new service ramp will be added at the rear for access to the Basement. The vault building will be renovated and restored, as many windows as possible will be restored, and a new egress stair will be added.

Rear West Façade: The back of the vault will be exposed behind the connector, new windows, and a new wood porch will be installed.

Rear East Façade: They will expose the back of the 1913 vault building façade, replace the windows, and store the portico. At the east side of Plummer Hall a new porch and stair down to grade will be installed.

South Façade: At the front they will remove, restore, and replace the historic brownstone stair that was originally in front of Plummer Hall. When the porch is replaced a new egress door will be installed to satisfy egress requirements. A new front entry door entry will be on the building and a glass curtain wall is no longer proposed. They are proposing to move the stairs back in front of Plummer Hall. The window in the connector will need to be restored like the other windows of Plummer and Daland. An on-grade entrance will be created at the front connector. There is a 5 foot height difference and a ramp at the maximum slope would need to be 60 feet long. In 1907 The Essex Institute purchased both buildings and built the connector entrance brownstone surround and doorway. The proposed design would lower that entrance to make it handicapped accessible, bring it forward, and build a parapet at the roof up the second floor to create a new front entrance. The stair will be moved back in front of Plummer Hall which will balance the Italianate structures on the front façade and respect the early architecture.

Mr. Traficante stated that the proposed mechanical system on the roof of the connector can be relocated onto the roof of the Daland Building so it will no longer be seen from grade. The view of the mechanicals between houses and trees from the rear along Brown Street will be minimal.

Floor Plans

Mr. Traficante stated that the interior will change very little to respect the architecture. Some of the changes proposed are needed to meet code; such as, the new entry at grade and a new lift on the side next to the new stairs to reach the first floor. The rear Men's Room is being moved towards the center of Plummer to create a larger public space next to a new two-sided elevator. The Meeting Room will not change, only refinished. New HVAC will be installed and the piping will be concealed not exposed. They are keeping the catering kitchen and creating a rear hallway to access the bathrooms. The walls and mezzanine of Plummer will be refinished.

Daland House

First Floor: Mr. Traficante stated that there will be no change to the double parlor, the dropped ceiling will be removed, the plaster ceiling will be restored and historically correct light fixtures will be installed. The room in the

corner will be restored in the same manner and a new partition will be added to create a new egress stair. After the Stacks building is removed, the vault will become a new egress stair.

Second Floor: There will be no change to the rooms, they will be restructured and restored. Mr. Monk noted that the Vault building is cast concrete and was constructed in 1913. The floor to ceiling heights are just over 7 feet and 2 floors will be removed due to the existing low ceiling height to create the internal stair. Mr. Wathne noted that they wanted to save the Vault and add a mid point level and the exterior masonry will be restored making it an adaptive reuse project.

Mr. Traficonte stated that the renovation will be at the rear of the connector with new plumbing for the restrooms. There will be no change at the second floor, only restructuring at Plummer Hall side. The existing dumbwaiter will be used as a new HVAC shaft and a small office and conference room will be added at the rear.

Ms. Herbert noted that the new HVAC will be for comfort but not conservation and asked if conservation level mechanical system could be added. Mr. Monk replied not without a major renovation, a vapor barrier and a gut of the interior walls. The work required to do that was part of their decision to not locate the collection there. Mr. Wathne stated that with masonry structures, sometimes water is absorbed faster than it comes out. If you create a vapor barrier the moisture content can increase since it's not evaporating as the same. When moisture is absorbed faster than it evaporates it becomes a concern and by adding a vapor barrier you increase the moisture content. Insulating and climate control speeds that cycle up. Mr. Traficonte added that adding humidification at levels around 50% inside the building results in moisture building up in the interior which then seeks outside air through the exterior structure causing efflorescence – the white chalky residue on brick façades.

Ms. Herbert stated that the balcony in Plummer Hall used triangular shaped display cases for support and when those were removed the mezzanine began to slope and that's why new steel will need to be added, although the end result will not leave the steel visible. Mr. Monk added that at back corner of balcony the sagging floor is noticeable and you can see and feel it when walking on it. They want to make that balcony accessible and not something needing to be roped off.

Ms. Herbert noted that the Grimshaw Portico was originally scheduled for storage but it will now be restored. Mr. Monk stated that an effort was made to repatriate the portico to the Grimshaw House on Charter Street but that can't happen so it will be placed back onto this building. There are some restrictions from the early 1900's when the gift of the portico was made to the museum. Ms. Herbert stated that the Grimshaw House will have a new portico replicated by Walter Beebe-Center of Essex Restoration.

Ms. Herbert asked about the existing structure of the Stacks building. Mr. Wathne replied that only a portion of the collection could fit in there now, the spacing between the shelves is not ADA compliant and making them ADA compliant means less storage space. The shelves are 12" deep but 16" deep shelves are needed, and the shelves are also the support system so removing them would mean less support to the structure. Mr. Wathne noted that in the Stacks building the shelving is the structure of the building and removing them means removing the structure.

Ms. Herbert asked if the Stacks building were to be demolished could another be built in its place. Mr. Monk replied that it was possible but cost is an issue. Mr. Wathne added that it would become the tallest building in Salem because a large volume of space is needed to house the collection.

Mr. Spang asked if the proposed uses of rooms in the buildings have been determined. Mr. Monk replied the rear area of the Phillips Auditorium will remain public space. The 1st floor is undecided at the front of Plummer Hall. In the past it was a gallery space but its future is unknown - it could become display, gallery, or work space. The first floor of the Daland House was two rooms and the Essex Institute removed the supporting wall and used the full depth of the space. It will become an open plan office space and the architecture will be restored, including the plaster ceiling and historic lighting. Since the Essex Institute purchased the Daland House it has been office space. The second floor of Plummer will be restructured and will consist of the Reading Room which will be refreshed and the Saltonstall Room which will house the Saltonstall portraits. The rooms will be restored and books from the

collections will be made available there. They will be open to the public with the same hours as the museum, Tuesday through Sunday from 10AM to 5PM. The second floor of the Daland House will house staff office space. The Vault space will house an internal egress stair and could be a meeting room although an exact use hasn't been determined. The second floor of the Daland House will house the same staff office spaces with a possible Meeting Room, and the third floor will house office space at the connector.

Mr. Hart stated that at the first presentation there were a lot of moving parts, he is not prepared to comment on all of the elements tonight and would require a site visit to see how the parts will be used, particularly the door to Plummer Hall. Ms. Herbert replied that an inoperable window is located where there was once a door. They will hold off on a site visit until the drawings are revised and she suggested that they meet on site the following week.

Ms. Herbert asked for public comment.

Ms. Donna Seger asked for clarification on the statement that if the PEM rebuilt the Stacks Building it would be the highest building in the city. She asked if this statement was restricted to the collections of the Philips Library only. Mr. Traficonte replied that the Stack Building's previous use as storage was very dense; however with the new shelving system only a fraction of the collection could be stored there because the footprint is very small. Mr. Monk added that when the Stacks building was built in the 1960s it didn't accommodate all of the collections at that time. In 1992 when the Essex Institute merged with the Peabody Museum to form the PEM the joint collections were located throughout the structure. Mr. Wathne added that they had to remove artifacts from the attic for structural reasons to accommodate the added weight of the new slate roof.

Ms. Polly Wilbert requested the square footages of the buildings. Mr. Monk replied 1,200 SF at the Stacks building which is 5 stories, 4 of which are storage. Mr. Traficonte added that the building also has mechanical spaces and an elevator, but after the renovation it will be removed. He noted that the ceilings are 6'-8', which don't meet code. Mr. Monk replied that the existing Vault building has 800 square footage per floor, and two floors will be removed to provide higher ceilings so the final building will have 3 available floors at 800 square feet each totaling 2400 square feet.

Ms. Wendy Riley Harris asked for clarification on the use of the proposed space. Mr. Monk replied that the executive offices will remain at 144 Essex Street, all of the staff for this building hasn't been decided but they will primarily be relocated from the office space being leased at 10 Federal Street, and it will be the same staff that previously occupied the building; medieval department, photography department, exhibition design, exhibition planning, and their education staff. The Daland, Plummer, and Armory Barracks building will house these staff. Ms. Harris added that it seems like very expensive offices for Salem and a sad use of the space.

Mr. Gary Gill, Ward 3, stated that the prettiest room will be offices and it should be seen by the general public. The relocation of the stairs back to Plummer Hall will balance out the front façade but it will lead to a Palladian window, which will stick out. Ms. Herbert replied that the Historical Commission will decide whether a window or door is placed at the top of that stair. Mr. Gill asked about the two windows over the main entrance on the connector building. Mr. Traficonte replied that they will remain. Ms. Herbert stated that those items will be discussed at their site visit.

Jennifer Firth, President of Historic Salem, noted that it was always an odd configuration to have the Philips Library entrance fenced off with no gate and restoring the Plummer Hall entrance would be beneficial to the look of the structure. Mr. Traficonte replied that his firm agrees and it could have a real walkway up to it with a locking gate. Ms. Firth stated that she has received e-mails expressing concern about the Grimshawe portico at rear of the PEM building and not at the Grimshawe House and she was not aware of the gift restrictions. Mr. Monk replied that when the Grimshawe House was being renovated citizens purchased the portico and gifted it to the PEM, with the request that it be displayed. There are deed gift restrictions on it and its safety on Charter Street was also a concern.

Mr. Gill suggested that a gate, landscaping, proposed lighting be included because the street is dark. Mr. Monk stated that they have other boards to present to and they will continue to move the design forward.

Ms. Joyce Kenney asked if the trees at the rear of the property would remain. Mr. Monk replied that they would.

Ms. Jeff Cohen, 12 Hancock Street, noted that the Stacks building is not to code but that's relative to use and suggested that they consider a smaller building to fit some of the collection.

Ms. Flora Thonthat, 30 Northey Street, noted that the stairs are over 50 years old and stated that they shouldn't be moved. Ms. Herbert replied that the PEM is proposing to relocate them to their original location. They will be restored with a new brownstone material for the repair. Mr. Wathne stated that his firm was involved with previous portico and window projects at the Phillips Library buildings and he noted that the brownstone on the buildings has weathered, shifted, and there is some deterioration. He stated that leaving them in the current condition would be a disservice to the historic building. He stated that when the brownstone is restored, each element would get taken apart, each piece will be evaluated and some will need to be replicated out of cast stone and the appearance of the brownstone will be mimicked. Mr. Traficonte invited the public to look at the columns on the Daland House that were deteriorated and restored with cast stone as were the window surrounds. Mr. Monk stated that the PEM researched brownstone restoration years ago for the Gardner-Pingree House and people can see how that building was preserved.

Ms. Polly Wilbert, 7 Cedar Street, asked if a new structure could be built at Armory Park where the old one was originally located as a way to keep more of the collections in Salem. Mr. Monk replied that they haven't looked into that. Ms. Herbert asked if they had looked at using the Armory Building. Mr. Monk replied that it was renovated in the 1990s. The second floor has a half mezzanine level above it. The second floor can only accommodate a load of 20 lb./sf but the load for books is 70 lb./sf. The second floor would need to come out and that level restructured. He also noted that the building is condominiums with the first floor owned by the National Park Service. The PEM would need to buy that unit and renovate it, work that could cost over \$40M.

Josiah Fisk, 358 Essex Street, stated that in 2011 there was a contract to review this project and the 2018 version is a different plan. PEM must have studied this project with options to use it as a library and storage. He asked why at first the project could be done and now it can't. Mr. Monk replied that there were two efforts launched; the first was to explore renovating it as a library. They came up with a budget and was determined that the renovation couldn't be done with the collections in the building so they decided to move the collections off site. The idea to catalog and digitize used some of the restoration budget but it was important to move forward it to make the collections accessible. \$2.2M went towards the Peabody facility and they moved forward with design of the Phillips Library buildings, and the assumption was that collections would return to the building. The renovation needed to return the collection would have made major impacts to the interior architecture, humidification, seismic upgrades, etc. The digitizers stated that for the digitized information to meet the Library of Congress standards the collection can't just be put on the shelf as they were previously stored which created a big collections space issue. They considered building underground, another building, etc. They considered a 165,000 SF five story addition from Charter Street to Essex Street but the cost was a major issue and as the building grew so did the requirement for support spaces which cut into the library collections space. That started the search for another off-site facility, which led to the discussion to combine all the museum collections with the same conservation storage requirements. They also considered researchers who come to the site to research both the library and museum collections. Many studies were done and they could not come up with a viable plan. Mr. Traficonte noted that his architectural firms was hired to explore these options. They found that the existing buildings had poor storage conditions and when items, which had been stored improperly, were stored properly the square footage needed for the collection grew by three times.

Denise Kent, 2 Tanglewood Lane, asked if it was not possible to climate control and protect valuable collections in the existing building. Mr. Monk replied that it would require the entire removal of interior finishes in order to add climate control systems that would not cause damage to the structure.

Ms. Seger asked if the collection had been digitized. Ms. Herbert replied that just the catalog had been digitized.

Ms. Thonthat noted that the Armory land was purchased for \$1 and the PEM had a contract to renovate the building for the Phillips Library. Ms. Herbert replied that there has been a lack of communication from PEM and bruises that

need to be addressed. The first Preservation Partners Working Group meeting was to decide what to review and decide on, and the second meeting would be focused on ideas that will be clarified with schedules. She added that she is encouraged by their progress. Ms. Thonthat noted a pattern of behavior by the PEM of not honoring things they've agreed to. She also noted that the working group doesn't include the stakeholders, the Friends of the Phillips Library, City Councilors, etc. Ms. Hebert replied that the initial group was pulled from the Preservation Partners, PEM, the City, and elected officials. She sees great potential moving forward and who is involved in the working group is fluid.

Mr. Keith Kirk, Ward 1, asked which spaces will be offices and if they can be moved to other rooms that aren't as decorative. Mr. Monk replied that the other commercial buildings on Essex Street that are owned by the PEM will remain retail on the first floor with no current plans for second and third floors. Offices there could be an option although this renovation will not solve all of the museums problems. PEM offices are currently spread all over the city and they haven't looked into moving them into that upper level. The proposed plan is for the next 5-10 years. Ms. Hebert asked if those other buildings could be used. Mr. Wathne replied retail spaces would remain and the early structures are in need of major renovation and repair.

Ms. Ann Sterling, Ward 6, asked if the PEM is tax exempt. Mr. Monk replied that the retail spaces aren't tax exempt and they pay tax on any space that generates income like the retail spaces and the museum shop.

Mr. Tim Jenkins, 18 Broad Street, stated his support for linking the building though their entranceways to restore what was there, it would bring light back to the buildings, and interior and/or exterior lighting would be a good addition. If the Stacks building is not being used it makes sense to remove it and fix the vault. He noted that the City has a requirement for companies with more than 10 employees to provide a master plan and to update it every 5 years. He commended Mr. Monk for the restoration of other buildings using local Salem talent; however, people should start to listen to each other not tell each other what to do. He noted that history is being stored in that building that attracts hundreds of thousands of people to the City every year. He suggested the PEM rethink what can be done and find money from donors to support this plan since the museum exists for and because of Salem. Caroline Plummer left this building to the PEM with the hopes it would become a public library. He questioned how space cannot be found in Salem at an affordable price. Master planning could have been done to determine what was possible. Mr. Monk replied that this is the beginning of that turnaround and communications will improve.

Mr. Cohen stated that if the PEM reinforced the use of the unknown spaces there may be ways to work within a space and make it accommodate what is needed.

Ms. Thonthat stated that there are numerous documents indicating that this building should not become offices. Wathne replied that the Secretary of the Interior Standards states that reversibility is important for historic preservation uses and office space doesn't require any change of the spaces. It is all reversible.

Becky Putnam, Ward 3, stated her agreement with Mr. Jenkins that everyone must work together.

Ms. Herbert stated that the design is not finalized and that moving collections to Rowley doesn't mean it will remain there forever but there is nothing available right now in Salem to accept it. The Armory is filled with 30,000 SF of collections and the space in Rowley will not be wasted. The spaces being used now in the Phillips Library buildings could be used as display so they won't be wasted. Consolidating the collections is just one idea but there are other ways to look at the situation. During a meeting this past summer, the Preservation Partners discussed making Salem a World Heritage site. The Working Group must deal with the reality but they can still think and plan for how to move forward and feedback from the public is really important. She stated that the PEM needs to develop a 5 year plan. The Working Group commented on the following: the need for physical interaction with Library collection in addition to digital images; the need for more of a priority around the historic houses; the witch trial materials need more interpretation; and there needs to be more connection between PEM and the Friendship. They also questioned why people come to Salem and the answers were; for 1) the historic architecture, 2) the great age of sale and the China Trade, 3) Witches and Halloween, and 4) scholarship and research. Input from the public is critical and she hopes that the second meeting of the work group and produce some interesting ideas for moving this forward.

Ms. Diana Warren, Sudbury Historic Commission, stated that there is a huge constituency outside of Salem and Essex County that is deeply concerned about the relocation of the Phillips Library collection and the continuation of the legacy of the Phillips Library and Essex Institute. She noted that genealogical research is an expanding interest and to honor the collection ordinary Americans need to access the collections and the PEM should have a genealogist on staff since they bring a different skills set to a library collection than an expert librarian. She has previously used the Phillips Library and thought of its collections as rare. She asked what the original budget was, if it had been spent, and the land acreage of the site. Mr. Monk replied \$11.5M was the budget, \$2.2M went toward digitization, \$3M on exterior restoration, with a remaining balance of \$6M. The site is approximately 2.5 acres. She replied that it would be good to know the acreage of Armory Park. She MACRIS indicated the site as 2.13 acres but it should be clarified if that amount is for one of the buildings or both. Ms. Herbert stated that John Childs is researching how much of the money that's available can be used to digitized the collections and how much is restricted for other reasons. Mr. Monk clarified that Ms. Herbert is referring to endowments given to the museum for preservation and enhancement of the library collection and digitization didn't exist when those endowments were made.

Mr. Gill asked for clarification on why the Daland House is being used for photography when the Rowley building was supposed to include that department to consolidate it with other departments at one facility. Mr. Monk replied that there are two aspects of photography, the photography group in Rowley will handle the photographic documentation and digitization of both the library and museum collections in a more in-depth matter and the photography needs for day to day events such as publications, programs, museum activities, etc. will be handled in Salem.

Ms. Warren expressed her gratitude that the working group has been formed and is coming up with solutions, and the direction of working together and conversing. She recommended that to fully enable the dialog process to find the best solution, the PEM should consider withdrawing their application without prejudice.

Ms. Jen Ratliff asked what precautions will be taken during the demolition of the Stacks building and if there was a timeframe and schedule in place. Mr. Monk replied that it's connected to the Daland House and protection will be taken and hazardous material will also be removed. There is a schedule but the start depends on the approval process. The restoration will be 6 months and demolition would take 3 weeks of that timeframe. Ms. Kelleher stated that the PEM will need to submit a demolition plan to the Building and Health Departments.

Ms. Wendy Riley Harris stated that she was happy to hear that the collections might come back to Salem because the architecture, museum and history are why she moved here. She expressed disappointment that only 900 people visited the Phillips Library collections because the intellectual elements should be celebrated to bring people to Salem for something other than Halloween like the Parker Brothers Museum. These artifacts should be here in Salem. Some of the rooms should have artifacts on display and in rotation. Ms. Herbert replied that at the working group meeting Mr. Monroe stated that the PEM plans to put part of the museum into a permanent installation in the museum and she will push for this exhibition to happen soon to demonstrate that there is a reason to show the two collections together. That first work group meeting was an exchange of many ideas and she expects second meeting to be productive.

Ms. Sarah Richard, 352 Essex Street, stated that she moved to Salem to be near the history. Phillips Library visitors would be blown away by the collections if they were marketed better, because it's hard to show people the artifacts when they aren't available. She asked if there will be a way to see the progress of the working group. Mr. Herbert replied that transparency is the key and they will report on the working group's progress.

Ms. Herbert presented a photo of the front of the Plummer House from 1875 with a balustrade. Mr. Monk replied that that balustrade was relocated and deteriorated over time.

Ms. Sherry Leonard, of the John Bertram House, stated that the Bertram House will open their archives on February 26th from 6-8PM to the public. They need help and she invited the public to come to the house and offer their feedback. Ms. Kelleher stated that Preservation Partners grew out of the City's Preservation Master Plan from 2015 and the partners group grew out of that fact that local preservation organizations weren't communicating. All are welcome to be involved individually or as a group and they should contact her in the Planning Department. They will

discuss collections management for groups with archives, technical assistances, and the best way to manage a collection.

Ms. Pamela Hartford, Ward 2, commended the PEM's preservation work on the buildings. She noted that the public spaces will remain public except for the Trustees Room. She is aware of the previous uses of the building and that these uses will be returned and additional things aren't being taken away from the public. 90% of the collection is used by very few and 10% is used by many. Ms. Ratliff asked if anyone can gain access to that information. Mr. Monk replied that it can be made available.

Ms. Thonthat asked if the library collection was all in Peabody and if the PEM could hold off on moving it to Rowley until a plan is in place. Ms. Herbert replied yes the entire library collection is in Peabody and she gave that idea of holding off on the move a lot of thought. She visited both the Rowley and Peabody sites, as well as other PEM buildings. Rowley's facility is fantastic and is ready to receive the collection. It would be wrong to leave the collection in storage to wait for an idea. It will be available in Rowley in May and the Plummer & Daland House work does need to be done and the construction needs to begin. The Reading Room could be available to the public in January and the working group is trying to decide what should be displayed in it. The Peabody building has been closed since September to prepare the collections for moving and someone is in line to lease the space.

Mr. Spang stated that in regards to the Site Plan, he appreciates them going away from a new glass curtain wall since many were opposed to the design. The Historic Commission needs more details, the porch at rear still feels like a utility entrance and he's disappointed with the condition of the rear of the property, which can feel like the front to the neighbors on Brown Street. The plan for the site at the rear is lacking. He made a site visit and the rear site is in need of repair with deteriorated fencing and dumpsters present. The porch as designed needs more work to make it feel like an entrance. He asked why the mechanical equipment can't be screened and acoustic isolation be added to improve the view from Brown Street. He also expressed concern that the alley area next to ramp wall could become occupied by the homeless or others. He asked why additions conservation level climate control can't be added to the rear of both buildings where the Vault is located. He expressed his opinion that a 30,000 SF addition could fit. He suggested they do some master planning and figure out how to work within the existing addition, move the bathrooms to create a connection to a new addition so bathrooms won't be in the way of continuing that space.

Ms. McCrea noted that images on-line of East Marine Hall did not show the anchor or canons but the anchor is attached to bldg so it is in the Historic Commissions purview. She encouraged them to keep the anchor that is part of their maritime history. Ms. Hebert stated that it hasn't been resolved yet but it is in process. Mr. Monk replied that the exterior hasn't received final approval by the DRB yet and it will be addressed. Ms. Herbert stated that the drawings also don't show the name carved into the façade.

Mr. Hart stated that Mr. Spang had very good points and he suggested a site visit to see the proposed exterior changes. Mr. Monk replied that one can be scheduled. Ms. Kelleher stated that she will coordinate a time, but reminded everyone that this site visit is to only discuss the exterior renovation. Ms. Herbert noted that the site visit is open to public and Commission members can ask questions but cannot deliberate or talk amongst themselves. She also noted that it is important for the public to give input/questions to the working group and the working group may have sub-groups.

VOTE: Ms. Bellin made a motion to continue until the February 21st regular meeting. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Violation Notices

Ms. Kelleher reported that there were no violation notices to discuss.

Correspondence

Ms. Kelleher reported that there were no correspondence.

Meeting Minutes

March 15, 2017

VOTE: Mr. Cutting made a motion to approve the March 15, 2017 meeting minutes. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

August 2, 2017

VOTE: Mr. Hart made a motion to approve the August 2, 2017 meeting minutes. Ms. McCrea seconded the motion. Mr. Spang abstained he were not present. Five were in favor and the motion so carried.

August 16, 2017

VOTE: Mr. Hart made a motion to approve the August 16, 2017 meeting minutes. Ms. Turiel seconded the motion. Mr. Spang abstained he was not present. Five were in favor and the motion so carried.

September 6, 2017

VOTE: Mr. Hart made a motion to approve the September 6, 2017 meeting minutes. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

October 4, 2017

VOTE: Mr. Hart made a motion to approve the October 4, 2017 meeting minutes. Ms. Turiel seconded the motion. Ms. Bellin abstained she was not present. Five were in favor and the motion so carried.

December 6, 2017

VOTE: Mr. Hart made a motion to approve the December 6, 2017 meeting minutes. Ms. McCrea seconded the motion. All were in favor and the motion so carried. Ms. Kelleher noted that she will revise the draft minutes that were posted online.

Other Business

Ms. Kelleher stated that they received a copy of a draft MOA from the CDC for 47 Leavitt Street and she doesn't believe it's accurate. A design review stipulation stated that the project will be constructed as designed which "has been reviewed and approved by the Historic Commission". Ms. Herbert replied that they are in support but did not approve of it. Ms. Kelleher noted that the applicant must work with the Historic Commission to make sure the design is compatible.

VOTE: Ms. Bellin made a motion to adjourn. Mr. Spang seconded the motion. All were in favor and the motion so carried.

The meeting adjourned at 10:30PM.

Respectfully submitted,

Patti Kelleher
Preservation Planner