

SALEM HISTORICAL COMMISSION
WEDNESDAY, MAY 15, 2019
MINUTES

A meeting of the Salem Historical Commission was held on Wednesday, May 15th, 2019 at 98 Washington Street, Salem, MA.

Present: David Hart, Laurence Spang, Erin Schaeffer, Stacey Norkun, Mark Pattison. Staff planner Patti Kelleher. **Absent:** Rebecca English and Reed Cutting. **Recorder** Sarah Cahill.

The meeting was called to order at: **7:02PM**

Mr. Spang opened the meeting and introduced himself as the Interim Chair as he is the longest serving Board member. He welcomed two new members to the Board, Erin Schaeffer and Stacey Norkun.

84 Federal Street – Kevin Cassidy and Lindsay Hurley - Certificate of Appropriateness – Install new storms in black

Documents & Exhibits

- Applications: 4/29/19
- Photographs
- Product brochure for Harvey TruChannel

Owner Lindsay Hurley and Kevin Cassidy presented the application. Ms. Hurley said she has owned the house since 2017 and they are slowly restoring the house starting with the exterior. She explained that not only are the storm windows unsightly, but they are also damaged, which is creating a heating and cooling issue as energy is seeping through the windows. She explained that the current storm windows are green, but she feels that black would look better. Ms. Kelleher said that the Commission's Design Guidelines state that storm windows should match a building's trim color (which is white at this property), but the Commission has recently approved black storm windows regardless of trim color. Ms. Hurley said that they hope to restore the windows in the next phase of improvement. Ms. Norkun asked if the existing windows have muntins and if she planned to replace the picture window with a grid pattern. Ms. Hurley said yes, she said they have been told that a 5"x5" square is original to the house, and they would install a "one up, one down" as these were also original. Ms. Schaeffer asked about the type of paint to be used, Ms. Hurley said she would use a satin finish. Ms. Kelleher noted that previous applicants had used "Harvey" TruChannel storm windows.

Mr. Spang asked for public comment, there was none.

MOTION: Mr. Hart made a motion to approve the installation of the black storm windows. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

23 Chestnut Street – Otis and Susan Edwards-Mistler - Certificate of Appropriateness – Alter rear ell –
continuation

Documents & Exhibits

- Applications: 4/16/19
- Photographs
- Drawings by Derby Square Architects

Ms. Kelleher reported that the Commission did not have a quorum of members present who were able to vote on the project.

The applicant was present and requested an explanation as to why this was being moved to the next meeting on June 5th, Ms. Kelleher explained to him that due to a lack of quorum they were unable to take a vote. Mr. Cutting and Ms. English were not able to attend the meeting and new members were ineligible to vote.

MOTION: Mr. Hart made a motion to continue the application to the June 5th meeting. Ms. Norkun seconded the motion. All were in favor and the motion so carried.

39-41 Washington Square – Jeremy & Leah Peterson, Barbara Pervier, David & Lucy Coviello, Jane May, Nikolaus Sucher – Certificate of Hardship – Replace slate roof with asphalt shingles - continuation

Documents & Exhibits

- Applications: 4/16/19
- Photographs

MOTION: Mr. Hart made a motion to continue the application to the June 5th meeting. Mr. Pattison seconded the motion, all were in favor and so the motion carried.

266 Lafayette Street – Tyna L. Hull and Paul F. de Napoli – Certificate of Appropriateness – Rebuild front porch – continuation

Documents & Exhibits

- Applications: 3/18/19
- Photographs

MOTION: Mr. Hart made a motion to continue the application to the June 5th meeting. Mr. Pattison seconded the motion, all were in favor and so the motion carried.

89 Federal Street – T. Jane Graham-Dwyer - Certificate of Appropriateness – Install HVAC unit

Documents & Exhibits

- Applications: 4/24/19
- Photographs

Applicant Ms. Graham-Dwyer was unable to attend the meeting, Ms. Kelleher presented on her behalf. Ms. Kelleher informed the Commission that she had done a site visit and she believe the HVAC system would not be visible from the street as it will be installed at the back of the driveway. One pipe would run internally along the basement wall and reappear by the chimney stack. The exposed section of pipe would be painted to match the color of the underlying building. The other pipe will go through the house and will not reappear on the outside. Mr. Pattison asked for the size of the pipe cover. Mr. Hart said he believed it would be 4" or 5". Ms. Norkun said was concerned that it was not clear from the pictures presented just how close to the chimney the pipe would be placed. Mr. Hart stated his opinion that it would likely not be visible form the street. Ms. Kelleher acknowledged that this type of HVAC mini-split system installs has been a concern for the Commission as issues have arisen in the past, however, she said that Ms. Graham-Dwyer was familiar with this issue and wanted to make sure the project coincided with the Commissions' rules. Ms. Schaeffer and Mr. Spang agreed that more information was needed. Mr. Spang noted that the chimney has a corbel and he wanted to know if the owner planned on following the corbel all the way up. He also asked if the condenser would be visible. Ms. Norkun agreed that more information was necessary and recommended a site visit.

MOTION: Ms. Norkun made a motion to continue the application to the next meeting and approve a group site visit. Ms. Schaeffer seconded the motion. All were in favor and the motion so carried.

254 Lafayette Street Unit 3R – Barbara Bowker– Certificate of Appropriateness – Replace windows

Documents & Exhibits

- Applications: 4/5/19
- Photographs

Owner Barbara Bowker presented the application. She said she was looking for advice from the Commission as to whether she replace or restore the three windows on the third floor. She said there are Anderson renewals in the downstairs unit and the owner has transom windows above picture windows, she said the windows she has now are from the 1980s and are 6 over 6 and are definitely not the originals. Ms. Bowker went on to say that the rest of the house has 6 over 1 double hung windows and are reasonably large throughout. She said she intends to keep the two windows that are 6 over 6 but that she is not sure what the design should be. Ms. Kelleher said that in 2018 the owner on the first floor replaced his windows with Andersen windows. She said that side of the building is visible from Lafayette Street, albeit at an angle. Mr. Pattison asked if the windows were operable, Ms. Bowker said no. Ms. Kelleher noted that 6 over 6 configuration is unusual in a Victorian era house. Ms. Bowker asked what type window she should replace them with. Ms. Norkun suggested the Pella Architect series wood windows or "Marvin" windows given the beauty of the home. She asked Ms. Bowker if she had access to old photographs of the house. Ms. Bowker said no, not on that elevation. Mr. Hart stated that 6 over 2 or 6 over 1 would blend in best on all three windows. Mr. Pattison asked if Ms. Bowkers' neighbor had completed the work on his home, and Ms. Kelleher

replied that he had. Mr. Hart felt that a group visit would be in the best interest as it would benefit the owner in the long term. Mr. Spang asked for public comment.

PUBLIC COMMENT: Jessica Herbert, 70 Webb Street, suggested a site visit would be helpful.

MOTION: Mr. Hart made a motion to continue the application to the next meeting and approve a group site visit. Ms. Norkun seconded the motion. All were in favor and the motion so carried.

144 Federal Street – Robert Ouellette – Certificate of Appropriateness – Install HVAC unit

Documents & Exhibits

- Applications: 4/29/19
- Photographs

Mr. Ouellette was unable to attend the meeting, Ms. Kelleher presented the application on his behalf. She explained to the Commission that the condenser unit would be installed inside the boundaries of the property and would not be visible from the street. One pipe would extend above the fence height and would be visible from Flint Street but painted the same color as the backdrop. Ms. Norkun said she walked by this property and agreed that visibility is minimal, she also said it appears to be a quiet street. Mr. Hart felt that if the pipe hugged the window trim and was painted the same color as the property he did not have any issue with the project proceeding. Mr. Pattison said it would be better to have it above the window trim. Mr. Spang asked if there were any more questions from the Board and if not, he would open it up for public comment. Mr. Pattison stated that he was good. Ms. Norkun suggested a site visit, similar to the last application. Mr. Hart said the Board can specify above the trim.

Public Comment: Jessica Herbert, 70 Webb Street, Salem, stated that she thought a certified drawing with clear outlines from the contractor was necessary to avoid a violation.

MOTION: Mr. Pattison made a motion to continue until the Board views a drawing from the contractor specifying the location, size of pipes and the size and height of the condenser unit. Mr. Hart seconded the motion, all were in favor and so the motion carried.

380 Essex Street – Jay Famico – Request to modify carriage house design based on National Park Service requirements

Homeowner Jay Famico presented the application; he explained that a year ago the application had been approved by the Historical Commission however, the National Park Service requested three modifications: 1) copper gutters on the Carriage house; 2) relocate the originally proposed door from the left-hand side of the Carriage house to the right hand side where it would not be visible since the Carriage House did not originally have a door; and 3) redesign hayloft door to have a Dutch door with wood paneling on the bottom and glass windows that open on the top. Ms. Kelleher explained that in order to receive tax credits the applicant must follow the National Park Service guidelines. Mr. Spang felt the changes were good as did Ms. Norkun. Mr. Spang asked for public comment. There was none, and he asked for a motion.

MOTION: Mr. Hart made a motion to approve the modifications to the Carriage House put forward by the National Park Service. Ms. Norkun seconded the motion. All were in favor and the motion so carried.

Election of Officers - Chair and Vice-Chair

Mr. Hart suggested deferring the vote given there were two vacancies and two new members to the Board. He added that he would prefer if Ms. English and Mr. Cutting were also present. Mr. Spang asked for a motion.

MOTION: Mr. Hart made a motion to defer the vote for permanent Chairs and Vice-Chairs until the end of July. Ms. Schaeffer seconded the motion. All were in favor and so, the motion carried.

Vote on Interim Chair:

Mr. Hart suggested Mr. Spang continue as the interim Chair and offered to be Vice Chair when Mr. Spang is unavailable. All agreed. Mr. Spang asked for public comment.

Public Comment: Jessica Herbert, 70 Webb Street said she liked the idea that people with institutional knowledge are being selected.

MOTION: Mr. Spang made a motion to serve as interim Chair and Mr. Hart as interim Vice Chair through the end of July. Mr. Pattison seconded, all were in favor and so the motion carried.

Appointment of Representative to Community Preservation Committee

Mr. Spang asked about the commitments for being the SHC representative on the Community Preservation Committee (CPC). Ms. Kelleher explained the function of the CPC. It provides the public with an overview of CPA in Salem. The Community Preservation Act (CPA) is a Massachusetts state law (M.G.L. Chapter 44B). It enables adopting communities to raise funds and establish a local dedicated pool of funds for the purpose of undertaking open space and recreation, historic preservation, and affordable housing projects. She said the CPC are meeting to in June to decide what projects to recommend for funding. Once recommendations are forwarded to the City Council, the CPC would not meet again until Fall. Mr. Hart asked Ms. Kelleher if it were possible for a former Historical Board member to remain as an interim member through the June meeting. Ms. Kelleher responded that no, this was not possible. She checked with the City Solicitor to see if it was possible, but rules implemented by the State require the representative to be a current SHC member. Ms. Kelleher noted that Jane Guy who oversees the CPC can provide all the necessary information and guidance needed. Mr. Hart said he was unavailable due to a conflict on his schedule. Mr. Pattison said he would take it on. Mr. Spang asked for public comment.

Public Comment:

Jessica Herbert, 70 Webb Street, offered to help bring the new SHC representative up to speed as she had attended all the CPC meetings. She said Ms. Guy would provide guidance on the projects but would not have the perspective that she would have.

Meg Touhy, 122 Federal Street, asked if were possible to appoint an interim person to fill in for the June meeting. Mr. Spang asked for a motion.

MOTION: Mr. Hart made a motion to approve Mr. Pattison as the interim representative to serve on the Community Preservation Committee. Ms. Schaeffer seconded the motion. All were in favor and so, the motion carried.

Other Business

Ms. Kelleher informed the Commission that the owner of 125 Derby Street provided two granite veneers for the Board to review and select one that would meet their approval. The Board considered both and the general consensus was the darker of the two choices, however they requested that the owner leave both samples by his house and Board members would stop by and inform Ms. Kelleher of their choice.

Ms. Kelleher informed the Board that Historic Salem Inc. will host their 75th Anniversary party on June 2nd and she invited the Board to attend, she will send along the details, she added that HSI will host a workshop to provide historical information the districts this Thursday, May 16th. She also informed them that the Preservation Month breakfast was a great success.

Mr. Hart noted that there were two past Board members in the audience, he thanked both Jessica Herbert and Laurie Weisman for their 16 and 13 years (respectively) of service. He noted that Ms. Herbert did a fantastic job as Chair and Ms. Weisman was instrumental in keeping the Board on track. The Commission unanimous agreed.

MOTION: Mr. Hart made a motion to approve including in the minutes the Board's gratitude to Ms. Herbert and Ms. Weisman. Mr. Pattison seconded the motion, all were in favor and so the motion carried.

ADJOURNMENT: Mr. Hart moved to adjourn the meeting, Mr. Pattison seconded, all were in favor. **8:32PM**