

SALEM HISTORICAL COMMISSION
MINUTES
September 19, 2018

A meeting of the Salem Historical Commission was held on Wednesday, September 19, 2018 at 7:00 pm at 98 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), David Hart, Reed Cutting, Jane Turiel, Larry Spang and Joanne McCrea.

6 River Street

Paul Martel submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 8/28/18
- Photographs
- Paint chips

Tom Lambert Jr. representing Paul Martel was present.

Mr. Lambert Jr. presented paint chips of the proposed colors - Wedgewood Blue for body with off-white for trim or a single color Wedgewood Blue for both body and trim. Door color to match existing cranberry color.

Ms. Kelleher noted that house is currently a single color.

Ms. Herbert asked for public comment.

John Carr (former Historical Commission member) and Carol Carr, both of 7 River Street, both spoke about the proposal noting that the Commission should review based on personal preference and how it relates to surrounding houses.

Mr. Lambert suggested that an off-white trim color would be preferable.

Ms. Herbert suggested considering a grey-white as a trim color.

The Commission agreed that a solid color stain would be appropriate.

VOTE: Mr. Hart made a motion to approve paint color in Maximum solid stain in Wedgewood and trim in either Smoke or Pebble with door color to match existing. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

34 Warren Street

First Spiritualist Church of Salem submitted an application for a Certificate of Appropriateness for new paint color on doors.

Documents & Exhibits

- Application: 8/28/18
- Photographs
- Paint chips

Patricia Cizewski representing the First Spiritualist Church was present.

Ms. Cizewski stated that the Church is seeking to change color of door to another green color. She noted that she had met with Jessica Herbert and Patti Kelleher to review the proposal for new paint colors and is now asking the Commission for suggested color.

Ms. Herbert suggested several green colors to consider. She also suggested that the existing trim color be changed to be more complimentary to the door instead of the sharp white that is currently the trim color, which is a sharp contrast to the brick.

The Commission and the Church's board members in the audience considered the suggested colors: Juniper for door and either Outside White or Navajo White for trim.

There was no public comment.

VOTE: Mr. Hart made a motion to approve the paint colors as proposed with proviso that door be juniper or outside white, Navajo white or Russian olive for trim. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

372 Essex Street - continuation

In a continuation from a previous meeting, the Commission heard the application from the City of Salem for a Certificate of Appropriateness for new bike racks.

Documents & Exhibits

- Application: 8/13/18
- Photographs

The Commission continued their discussion expressing concerns about whether the racks with bikes would fit on the sidewalk.

Ms. Joyce Kenney stated that parking area is for handicapped space.

Mr. Spang sketched up the approximate distance of a bike on the sidewalk, stating that it appears a bike would encumber the sidewalk. He noted that cyclists could also be concerned that their bikes could be damaged by cars parked along the curb. He suggested that the City could install a bike rack temporarily in the parking space.

Ms. McCrea stated that she did not believe the handicap ramp into the building was altered.

Ms. Herbert suggested a site visit on Saturday with a City representative to view a mock up on site.

Mr. Hart expressed concern that City provide more information to alleviate concern that bike could impact sidewalk, pedestrians and parked cars.

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

126 Derby Street - continuation

In a continuation from a previous meeting, the Commission heard the application from Ben Carlson for a Certificate of Appropriateness for shutters and porch trim.

Documents & Exhibits

- Application: 6/28/18
- Photographs

The applicant was not present.

Ms. Kelleher noted that the only items still to be considered for approval was the addition of trim on the 1st floor post of the porch and whether shutters should be reinstalled. She recommended the Commission consider the items and include a condition of on-site review by Chair before approved items are completed.

The Commission agreed and suggested that the Chair and Mr. Pattison work with the owner to finalize details in the field.

VOTE: Mr. Cutting made a motion to approve final items with details to be determined and approved in the field by Ms. Herbert and Mr. Pattison. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

84 Washington Square East – continuation

In a continuation from the previous meeting, the Commission heard the request to Waive the Demolition Delay Ordinance from Thomas and Anthony O'Donnell to demolish a rear garage.

Mr. Anthony O'Donnell and his architect Paul Durand were present.

Mr. Durand stated that a landscape plan is in progress but not ready. He stated that new plantings will be prolific.

Ms. Herbert stated her understanding that a new fence would be installed around the site.

Mr. Durand agreed, noting that the owner has decided to use a synthetic PVC fence instead of a wood fence due to costs. The new fence would be 5' tall with a lattice top.

Mr. Cutting and Mr. Hart expressed concern that the plans were not available and stated that they were not able to respond to the proposal without the plans.

Mr. O'Donnell questioned why the Commission could not make a decision at the meeting. He asked why the Commission cared about the fence.

Ms. Herbert responded that the Commission was very concerned about the impacts of the rear yard on surrounding properties.

Mr. O'Donnell noted that the house is not in the local historic district. The only proposal before the Commission is whether the garage is historic. He noted that the array of fences on neighboring properties could remain "as is". A new cedar fence would cost \$70,000 versus \$20,000 for a PVC fence.

Ms. McCrea asked if the neighborhood had approved the proposal.

Mr. O'Donnell replied that he provided the site plan to neighbors several weeks ago but had not received any feedback.

Ms. Herbert noted that the site plan previously presented to the neighbors indicated the use of a cedar fence and not a PVC fence.

Chris O'Brien, an abutting property owner at 90 Washington Street, asked whether the fence would impact his property. He stated that cedar would be more aesthetically appealing.

Beth Anne Cornell, 18 Briggs Street, read a letter from neighbors stating their opposition to the demolition of the garage as it speeds up development on the lot.

Ms. Herbert asked if neighbors would be supportive of the new fence if it was to be the only fence.

Ms. Cornell replied that the neighbors were hoping to have a conversation with the O'Donnells through the Mayor's office as the Zoning Board of Appeals considers their petition. She stated their appreciation of the Commission's consideration of the project.

Ms. Herbert asked the applicant to provide more detailed drawings at the next meeting.

Mr. Durand replied to Mr. O'Brien, stating that the proposal would not impact his property.

Mr. Spang asked for clarification on the Zoning Board of Appeals petition.

Ms. Kelleher reported that the neighbors have filed a petition against the Building Inspector's decision to issue a building permit for the project.

Mr. Spang asked the applicant if generators would be installed.

Mr. Durand replied that no generator would be installed.

Mr. Spang asked if the seven units shown on the plan would be against 90 Washington Street and if noise studies had been completed.

Mr. Durand stated that a fence would be located between the AC units and the neighboring property that would screen sounds. The units would also be 18 to 20 feet from the neighbor's fence and would be low decibel units.

Mr. O'Donnell asked for the Commission to take a vote on the application.

VOTE: Mr. Cutting made a motion to continue to the next meeting with plans to be submitted one week before the meeting. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

Request for Comment – City of Salem FY18 Community Preservation Plan

Mr. Hart reported that he had read the draft plan and had no comment.

Ms. Kelleher suggested the Commission submit a letter of support using previous language recommending that the City continue to provide funds for private, non-profit organizations.

Ms. McCrea asked Mr. Hart to attend the public meeting on October 9th to reinforce the support for funding private, non-profit organizations. She reported that individual CPA applications will be submitted later this year with final vote from the City Council to occur in May 2019.

VOTE: Mr. Spang made a motion to issue a letter of strong support for the continued inclusion of properties owned by non-profit organizations. Mr. Hart second the motion. All were in favor and the motion so carried.

Other Business

Correspondence

Ms. Kelleher reported that the Commission had received a copy of the letter from MHC to the PEM regarding the alterations to the former Phillips Library Buildings under the Certified Massachusetts Historic Landmark

requirements. She noted that MHC had approved all of the changes previously approved by the Commission except for relocating the brownstone stairs from the Connector Building to their original location in front of Plummer Hall. MHC denied this change since the stairs would be placed in front of an existing window, which would no longer maintain the overall building integrity. Ms. Kelleher asked the Commission how to respond to this change.

The Commission agreed that MHC was the final review authority under the Massachusetts Historic Landmark program. Therefore, the Commission was not required to reconsider or revise the previously issued Certificate of Appropriateness. The MHC decision should be included as part of the file.

Violations

Ms. Kelleher reported that new rooftop mechanical equipment and window alterations have occurred at the VFW building on Derby Street without approval from the Commission.

VOTE: Ms. McCrea made a motion to issue a letter to the property owner requesting submission of an application for the work. Mr. Hart seconded the motion. All were in favor and the motion so carried.

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

Respectfully submitted,

Patti Kelleher
Community Development Planner