

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
October 18, 2017

A meeting of the Salem Historical Commission was held on Wednesday, October 18, 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), David Hart, Susan Keenan, Joanne McCrea, Larry Spang and Jane Turiel

29 Chestnut Street

Maura McGrane submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 9/27/17
- Photographs
- Paint chip

The applicant Maura McGrane was present.

Ms. McGrane presented her application to change the approved color for the rear ell from “Mopboard Black” to “Plummett” gray. She reported that the abutter has asked for the paint to be a different color and have supported the use of gray.

Michael Selbst of 31 Chestnut Street spoke in support of the color change from black to gray.

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

175 Federal Street - continuation

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

Documents & Exhibits

- Application: 9/27/17
- Photographs
- Window specifications

Ms. Kelleher reported that the applicants have requested to continue their application to the next meeting while they research alternative window designs.

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

162 Federal Street

Cougar Capital submitted an application for a Certificate of Appropriateness to remove 3 chimneys (after the fact) and install 3 new faux chimneys.

Documents & Exhibits

- Application: 9/20/17
- Photographs

- Chimney detail by Seger Architects dated 9/18/17

Julia Mooradian of Seger Architects was present.

Ms. Mooradian presented the application to remove 3 chimneys and install 3 faux chimneys from roofline up. She stated that structural engineer recommended that chimney stack be removed as they were not structurally sound. She presented a sample of Zbrick which is close to what will be used. The chimneys will include a 8" x 2 1/4" precast concrete cap.

Ms. Herbert asked why the chimneys needed to be removed.

Ms. Mooradian responded that they were structurally unsound. She noted that the removal was approved by MHC for historic tax credits.

Mr. Hart asked for a timeline of the project. He asked if tax credit application stated that chimneys would be removed in their entirety.

Ms. Mooradian stated that the tax credit application stated that they would be removed in the interior but not removed above the roofline. The intent was to repoint but the chimneys were found to be structurally unsound. They have not sought approval from MHC but will be submitting an amendment.

Mr. Dan Ricciarelli of Seger Architects arrived at this time.

Mr. Ricciarelli explained that the building had 3 chimneys, two of which have been removed. One of the removed chimneys is only visible from Bridge Street which is not a listed street in the district and is therefore not subject to review by the Commission. The second removed chimney is visible and subject to review. These chimneys were removed from the interior it was discovered that it would not be structurally sound if rebuilt above roofline. They were removed months ago. The third chimney has not been removed and will be repointed.

Mr. Hart asked why the project was not presented to Commission for approval prior to the removal of the chimney.

Mr. Ricciarelli stated that they should have presented to Commission prior.

Ms. Herbert asked if the presented brick sample is similar to others completed in the district, including the Bowditch House on North Street, a house on Washington Square and 13 Warren Street.

Mr. Spang asked for confirmation that only 2 of the 3 chimneys were removed but were intended to come down.

Mr. Ricciarelli replied in the affirmative.

Ms. Herbert asked if the Commission would like to conduct a site visit.

Ms. Turiel and Ms. McCrea replied in the affirmative.

Mr. Spang asked for clarification on the history of the project.

Mr. Ricciarelli stated that the chimney deterioration and structural deficiency were identified during construction.

Ms. Herbert asked for the engineer's report stating the structural deficiency of the chimneys.

Mr. Ricciarelli stated that he would provide the report.

Ms. Herbert stated that 13 Warren Street provide a structural engineer's report and photographs documenting the deterioration.

Mr. Spang stated that he did not believe the Commission needed to conduct a site visit if the applicant can provide documentation that the subject removed chimney was determined structurally unsound by a structural engineer.

Mr. Hart recommended that the applicant be required to return to the Commission with an engineer's report for all 3 chimneys, including the 2 chimneys that were removed and the third chimney still standing.

Mr. Ricciarelli stated that the work is similar to the work completed at the Old Salem Jail.

Ms. Herbert asked that photographs be provided of all three chimney stacks. She asked if the removal was only based on floor plan needs.

Mr. Ricciarelli stated that interior needs did require the chimneys to be removed but structural deficiencies were also a reason. He asked for clarification that if the rear chimney is not visible from Federal Street is it within the Commission's jurisdiction.

Ken Wallace of 172 Federal Street stated that this is the second time that the developer/owner has removed chimneys without permission. He stated that the developer should have known that removal of the interior stack would not support retention of the chimney above the roofline. He recommended that the developer be given at least a 6 month delay for the violation.

Joyce Wallace of 172 Federal Street expressed her concern about the developer and his previous actions to remove chimneys without permission on Griffin Place. She suggested that the Commission impose a fine on the developer.

Ms. Jennifer Firth of Historic Salem, Inc. expressed her concern about the applicant conducting work without approval. She noted that the Bowditch House faux chimneys have caused major damage to the interior of the building. She recommended that original chimneys be retained whenever possible.

Joyce Kenney of 285 Lafayette Street noted that the Bowditch House is located in the historic district.

Mr. Spang asked for information on the prior project at Griffin Place.

Mr. Ricciarelli responded that Seger Architects was not the architect for Griffin Place and the owner/developer is not present at the meeting. He noted that chimneys at 162 Federal Street can only be supported by the 3rd floor with significant structural support added to the floor. The 3rd floor was not constructed for habitation originally.

Ms. McCrea asked if the building's roof is slate and if so, would the weight of the slate be a concern.

Mr. Ricciarelli replied in the affirmative.

Mr. Hart stated that the developer should have been aware of the rules since this was the same issue at Griffin Place that was before the Commission last year.

VOTE: Ms. Keenan made a motion to continue to the next hearing and request that owner be present at the meeting and engineer's report be presented. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

Ms. Herbert emphasized that the 3rd chimney is to be retained and is not to be removed.

18 Broad Street

The Pickering Foundation, Inc. submitted an application for a Certificate of Appropriateness to replace fence sections and install new fence sections.

Documents & Exhibits

- Application: 10/3/17
- Photographs
- Site plan
- Drawings

Ms. Kelleher reported that Tim Jenkins of the Pickering Foundation was not able to attend meeting.

John Reardon of the Pickering Foundation was present in the audience and stated that he could represent the Pickering Foundation, Inc.

Mr. Reardon presented the drawing for several new sections of 42” high stockade fence. The side fence will be replaced with open pickets with the spacing slightly narrower. All fencing will be painted to match similar color.

Mr. Spang asked for clarification on the application and the drawing.

Mr. Reardon noted that all rear fence sections will be open picket.

Mr. Spang noted that the application was confusing. He asked if the application should be changed to say “remove” and not replace.

Ms. Kelleher indicated on Assessor’s map where fencing is located and suggested that solid board fence along neighbor’s boundary and open picket along back.

Mr. Spang recommended that the Commission could approve picket fence for rear yard with stockade on side yard.

Mr. Hart suggested that Commission could approve all in open picket.

VOTE: Mr. Hart made a motion to approve the application as submitted with change to item #4 to be a 42” tall picket fence. Ms. Turiel seconded the motion. Four voted in favor (Ms. McCrea abstaining) and none voted against. Motion so carried.

12 Andover Street

Barbara McNeill submitted an application for a Certificate of Appropriateness to replace windows.

Documents & Exhibits

- Application: 10/3/17
- Photographs
- Pella Architect Series window specifications

The applicant Barbara McNeill and Pella representative Stephen Duff were present.

Ms. McNeill presented her request to change the existing 2/2 windows, which date from the 1970s, to new 2/2 all wood Pella Architect Series windows. She noted that new screens will also be added and painted to match windows.

Mr. Hart asked if the windows are original.

Ms. McNeill stated that the Window Woman came to restore the windows but would not work on them once she

discovered that they were newer replacement windows and not historic.

Ms. Herbert asked if the window jambs will be white.

Mr. Duff stated that they are only available in white but some owners have painted them dark.

Ms. Herbert noted that the Pella Architect Series windows installed at 53 Summer Street have white jambs.

Ms. Kelleher noted that the new Marvin windows at 110 Derby Street also have white jambs.

Mr. Duff stated that he could suggest to Pella that they manufacture dark jambs.

Ms. Herbert asked for the total number of windows at the property.

Ms. McNeill replied that 10 windows are to be replaced.

There was no public comment.

Ms. Kelleher asked for the color of the spacer between the double glazing.

Mr. Duff stated that the spacers would be a dark colored foam and not metal.

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

20 Beckford Street – Request for modifications to certificate

Paul and Kirstin Bunker requested design modifications to the approved fence design.

The owner Paul Bunker was present to discuss the requested design changes.

Mr. Hart recused himself as an abutter and went to sit in the audience.

Mr. Bunker provided a history of the project to build a fence to screen the backyard and hide trash barrels. He stated that he had to relocate the fence slightly to address a French drain found on the property. He stated that he has already started work to add a gate with hinges to match existing hinge.

Ms. Herbert stated that the new design will basically be a shed.

Mr. Bunker replied in the affirmative but stated that he intends to keep the street view to appear as a fence.

Ms. Herbert asked about the material to be used.

Mr. Bunker replied that it is pressure-treated pine.

Ms. Herbert asked about the design of the roof.

Mr. Bunker replied that the roof will be below the height of front wall/fence and will slope back towards the rear yard. The roof will not be fully waterproof but will keep snow from trash barrels below.

Ms. McCrea asked about the material of the roof.

Mr. Bunker replied that roof will be asphalt shingles.

Mr. Spang asked for clarification that the requested change will add operable doors and visible hinges.

Mr. Bunker replied in the affirmative. He also stated that he is having difficulty finding a cap for the fence approved by the Commission previously.

Ms. Herbert suggested that he contact Brosco, which is a good resource for trim details.

VOTE: Mr. Spang made a motion to approve the design change. Ms. Keenan seconded the motion. All were in favor and the motion so carried.

95-97 Federal Street – Discussion on Certificate of Appropriateness violation - continuation

Ms. Kelleher reported that the owners were unable to attend the meeting and have requested a continuation to the November 1st meeting.

VOTE: Ms. Turiel made a motion to continue the discussion to the November 1, 2017 meeting. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

Discussion on Design Guidelines

Ms. Kelleher presented her concerns about the Commission's existing Design Guidelines, which were last updated more than five years ago and are not current with changes in technology. She suggested that the Commission consider revising the Guidelines, either in its entirety or by individual chapter.

Ms. Herbert suggested that a subcommittee be formed to review and draft revisions to the guidelines. The drafts could then be presented to the Commission through a public meeting process to allow public comment. She also stated that she would work with Ms. Kelleher as an alternative.

The Commission asked if revisions to design guidelines require public hearing process.

Ms. Kelleher replied that the Guidelines are only a guiding document and therefore could be reviewed by a public meeting.

The Commission asked if revisions to the Commission's jurisdictional review, including review of at-grade changes, requires a public hearing process. They also asked if City Council review would be required.

Ms. Kelleher replied that she would ask the City Solicitor for clarification on the approvals needed.

Ms. Herbert discussed the information about fines presented on page 3 of the design guidelines. She noted that the information states that the Commission can impose fines up to \$500. She suggested that this information be moved to the violation section.

Ms. Kelleher stated that she will also discuss the process for instituting fines with the City Solicitor.

The Commission agreed to continue discussing revisions to the guidelines.

Correspondence

Superior Court and County Commissioners Building Mothballing - DCAMM response

Ms. Kelleher distributed a letter from the Division of Capital Asset Management and Maintenance (DCAMM) responding to the Commission's comments regarding the proposed steps to warm mothball the two historic court buildings.

The Commission discussed the next steps in the process for decommissioning the two historic buildings to the City. The Commission discussed whether the buildings would best be suited for residential uses or offices.

Brick Sidewalks

Ms. Kelleher presented the recent history regarding the proposed new brick sidewalks on Essex Street in front of the Library. She reported that a meeting was held at the site with one of the City's Engineers, local residents and Historic Salem. There was much discussion on why a tactile pad was required and what materials and colors should be used.

The Commission discussed the ADA requirement for tactile pads and contrasting colors at sidewalk ramps. All agreed that the standard rubber tactile pad used elsewhere in the city was not appropriate in the historic district.

VOTE: Mr. Hart made a motion to send a letter to the City Engineer recommending that a cast iron tactile pad be installed similar to those required in Cambridge and that concrete be tinted gray or brick red with a black iron pad. Ms. Keenan seconded the motion. All were in favor and the motion so carried.

Approval of Meeting Minutes

The Commission agreed to continue discussion of minutes to next meeting for consideration.

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

Respectfully submitted,

Patti Kelleher
Community Development Planner