

**DRAFT**  
**SALEM HISTORICAL COMMISSION**  
**MINUTES**  
August 15, 2018

A meeting of the Salem Historical Commission was held on Wednesday, August 15, 2018 at 7:00 pm at 98 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, David Hart, Reed Cutting, and Joanne McCrea.

245 Lafayette Street – Continental Condominium Trust – Certificate of Appropriateness – Balcony alterations – continuation

In a continuation from the previous meeting, the Commission heard the application from Continental Condominium Trust for a Certificate of Appropriateness to reconstruct cantilevered balconies.

Documents & Exhibits

- Application: 6/1/18
- Photographs
- Drawings by Gray Architects dated 6/20/18 and updated 8/15/18

The project architect Colleen Brewster and property manager Robert Polanski were present.

Ms. Herbert read written comment from Mr. Spang who was unable to attend the meeting.

Ms. Brewster responded that proposed framing as shown in Option 3 will be wood.

Ms. Herbert stated her opinion that the applicant has met the Commission's suggested revisions.

**VOTE: Ms. Cutting made a motion to approve Option 3 as presented. Mr. Hart seconded the motion. All were in favor (4-0, McCrea abstaining) and the motion so carried.**

12 Winthrop Street

Kate and Brendan Murphy, Ian and Colby Bomberowitz submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 7/31/18
- Photographs
- Paint chips

Colby and Ian Bomberowitz were present.

Ms. Bellin asked for the specific color of proposed white for trim.

Ian Bomberowitz replied "China White".

Colby Bomberowitz presented a photo showing similar colors on an historic house in Marblehead.

Ms. Bellin suggested that the door color of house in Marblehead was more salmon than pink.

There was no public comment.

Ms. Bellin asked for clarification on the paint manufacturer.

Ian Bomberowitz replied that paint will be Benjamin Moore.

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

330 Essex Street

Melanie Griffin, Ben Larrabee, Diane Pyle and Hugh Pyle submitted an application for a Certificate of Appropriateness to install a new fence gate.

Documents & Exhibits

- Application: 7/31/18
- Photographs

Benjamin Larrabee was present

Ms. Herbert asked if height of fence will be as proposed.

Mr. Larrabee replied in the affirmative.

Ms. Herbert asked if fence will be painted.

Mr. Larrabee replied that fence will be painted to match color of adjacent fence.

Ms. Bellin asked for type of wood.

Mr. Larrabee responded that fence will be in cedar.

Ms. Herbert asked how fence posts will be treated.

Mr. Larrabee responded that fence posts will be located on either side of gate door and posts will match posts on adjacent fence.

Ms. Herbert noted that adjacent posts are simple with no detail.

Mr. Larrabee agreed.

Mr. Hart asked for more detail about the fence posts.

Ms. Herbert noted that presented photographs show the design of posts on adjacent fence and the applicant will match those posts.

There was no public comment.

**VOTE: Mr. Cutting made a motion to approve the application as presented. Ms. McCrea seconded the motion. Mr. Hart recommended amendment to motion that fence post next to house match posts on adjacent fence. All were in favor of the amended motion and the motion so carried.**

10 Flint Street

Melanie Charles, Jennifer Gross, Bill Simmons submitted an application for a Certificate of Appropriateness to install fiberglass gutters.

Documents & Exhibits

- Application: 7/25/18
- Photographs
- Proposal from D E Roofsmiths dated 6/18/18

Jennifer Gross, Melanie Charles and Bill Simmons were present.

Ms. Herbert asked the applicants if they had investigated the cost of different types of gutters.

Ms. Charles stated that have considered wood gutters but the price was too high.

Mr. Simmons stated that inkind replacement of copper lined wood gutters was estimated at \$60,000.

Ms. Herbert asked if gutters are on the sides of the building only.

Mr. Simmons replied in the affirmative.

Ms. Kelleher presented a sample of the composite gutter and noted that the Commission had recently approved similar gutter at a house on Cambridge Street.

Mr. Simmons noted that the composite gutter has a 50-year guarantee.

Mr. Hart asked for clarification on location of gutters to be replaced.

Mr. Simmons stated that they were dividing the project into phases for cost reasons but would like approval for all gutters.

Ms. Herbert stated that Commission could approve all and owners could ask for extension of certificate if work not completed in a year.

Mr. Cutting asked if could be painted

Mr. Simmons said that can be as shown in proposal

Mr. Hart asked if downspouts will be reused

Ms. Charles replied in affirmative

There was no public comment.

Ms. Charles provided a history of the property stating that house was constructed after the fire and the original owners

**VOTE: Ms. Bellin made a motion to approve application as submitted for the replacement gutters on the main house and porch. Mr. Hart seconded the motion. All were in favor and the motion so carried.**

182 Federal Street – continuation

In a continuation from the previous meeting, the Commission heard the application from Krystal and Trevor Meek for a Certificate of Appropriateness to alter rear deck railings (after the fact).

Trevor Meek was present.

Ms. Kelleher provided background history of the application.

Ms. Herbert asked if the railings were constructed of pressure treated posts with a PVC wrap and suggested that they could be painted.

Ms. Kelleher noted that the replacement railings matched the dimension and design of original balustrade; only the material was changed.

Ms. Bellin asked if the new balustrade met building code.

Ms. Herbert asked if codes have changed since the original railings were installed.

Mr. Meek stated that the railings were originally installed approximately 15 years ago by a prior owner.

Ms. Bellin expressed concern that the railings were in violation when constructed.

Ms. Herbert stated that Commission has recently experienced the challenge of historic balustrades and current building code requirements.

Ms. Bellin commented that if the Building Commissioner is ok with the railings, then the Commission will be as well.

Mr. Cutting noted that change in material is only a minorly visible change.

Mr. Hart agreed noting that he visited site and could see very little of railing. In addition, applicant is only changing the material and not design. Furthermore, the Commission is not approving height since it is not in the Commission's jurisdiction.

Ms. Herbert noted that the Commission is considering when alternative materials are appropriate in the historic districts. She noted that even if the PVC used at the subject property is not a high quality version, it is only minimally visible from Federal Street.

Mr. Hart noted that the Cambridge Historical Commission is approving synthetic materials in certain circumstances.

**VOTE: Mr. Cutting made a motion to approve work as already completed subject to approval by Building Inspector. Ms. Bellin seconded the motion. All were in favor and the motion so carried.**

126 Derby Street – Michael Giardi and Douglas Lowe – Certificate of Appropriateness – Alter storefront - continuation

In a continuation from the previous meeting, the Commission heard the application from Continental Condominium Trust for a Certificate of Appropriateness to reconstruct cantilevered balconies.

Documents & Exhibits

- Application: 6/29/18
- Photographs

- Drawings by CV Design

Ben Carlson from Benco, LLC was present. Mr. Carlson reported that he purchased the property several weeks ago after the application was submitted.

Ms. Herbert asked Mr. Carlson if he will be scraping house.

Mr. Carlson replied in the affirmative.

Ms. Herbert asked if the lower post on the open porch would be replaced to match the turned posts on the second and third stories. She also recommended that the applicant consider a different design of granite steps than what was proposed.

Mr. Carlson replied that he will be using a square rock face granite as shown in sample photos.

Ms. Herbert asked if there would be two steps or one step with a landing.

Mr. Carlson stated that would like to have a 2' landing.

Ms. Herbert asked if a 3' land would be more appropriate.

Mr. Carlson stated that he would be amendable to 3'. He stated that he is now proposing to preserve the storefront windows and install a new Marvin wood window on the side elevation as suggested by the Commission.

Ms. Kelleher asked for window detail.

Mr. Carlson replied that new window would be an all wood double-glazed window with SDL muntins.

Ms. Kelleher confirmed that window will be a Marvin Ultimate window, which has been previously approved by the Commission

Ms. Herbert requested bronze spacers and asked for clarification on work proposed for wood entrance steps.

Mr. Carlson replied that he will be restoring the steps and will likely use mahogany wood.

Ms. Herbert asked whether HVAC is proposed.

Mr. Carlson responded that new units will be installed behind the gate and will not be visible from Derby Street.

Ms. Herbert asked about the porch balustrade.

Mr. Carlson replied that the balustrade will be restored. He will also add a 5' tall fence to screen the trash cans per the Commission's request. The fence will be installed from the post over to the building next door.

Ms. Herbert asked if he had received permission from adjacent neighbor.

Mr. Carlson replied that the neighbor has a zero lot line and he will not attach the fence to the neighboring house. He also noted that he will be using tumbled brick for walkway. He may need to have 2' landing for the stair to allow access to the walkway.

The Commission discussed the location of the fence and barrels, asking how far back from corner will the fence be located.

Mr. Carlson replied 8' to 10'.

The Commission suggested that he could move fence back to the corner of the building instead of the post and still allow room for barrels.

Mr. Carlson stated that was amenable to some requests by Commission but not the request to change the post on the first floor of the porch. He expressed concern about opening up the bottom post, which may result in the Building Inspector requesting more changes.

Mr. Cutting agreed, noting that the work could result in the requirement that the second and third story balustrades comply with current buildings codes.

Mr. Hart asked for more information on the history of post.

Ms. Bellin asked if a house inspection was completed prior to purchase.

Mr. Carlson replied that he purchased the building "as is".

Ms. Herbert read an email from Deborah Claveau, an abutter to the property.

Mr. Carlson stated that since purchasing the building, he has replaced leaking roof and cleaned out gutters. He will be removing concrete pad in back yard and installing peastone. He also noted that he could add a black PVC downspout into the park. He has installed a surface perimeter drain from that gutter.

Ms. Herbert expressed concern about the condition and stability of porch and post.

Mr. Cutting reiterated his concern about building inspector requested changes. Asked if there are some design changes that could be done to make it look better.

Ms. Kelleher suggested considering adding decorative trim to match storefront such as boxing the top of the column and adding dentil molding.

Mr. Hart asked if there was any evidence of the design of the post and expressed reluctance to require applicant to install a turned post if the Commission doesn't know that there ever was a turned post.

Ms. Herbert argued that it should be replaced. She asked the applicant if he will be exploring structural condition of building.

Mr. Carlson stated that at some point a lally columns were added to support the porch.

Ms. Kelleher questioned the process for the Commission to review or require items that were not part of the application.

Mr. Carlson presented paint color chips: "HC – Kendall Charcoal" for body, blue for trim  
Gray for body

Mr. Cutting asked for finish of paint.

Mr. Carlson asked if the Commission would prefer a flat finish and if the Commission felt shutters were appropriate.

Ms. Herbert asked if a separate company will be hired to restore the building's windows.

Mr. Carlson replied that painters will scrape, re-glaze and paint windows.

Ms. Herbert replied that work completed by the painters to date was not very good.

Mr. Carlson noted that 8 men scraped for a week.

Ms. Herbert asked applicant to present drawing to show the post dressed out, noting that a Commission member can provide guidance.

Mr. Carlson stated that would be amenable to dress post.

The Commission agreed that the fence should start at the corner of the house and not the post.

Mr. Carlson agreed.

The Commission agreed that the 5' tall capped flatboard fence with gate opening in and hardware on the interior as shown in the submitted drawing was appropriate

There was no additional public comment.

**VOTE: Ms. Bellin made a motion to approve the following items: installation of one (1) new 2/2 Marvin Ultimate wood window on first floor of west elevation to align with windows above; new wood gate as submitted to be moved to corner of house, with right side fixed; paint colors as submitted; granite steps to be rockfaced with a two foot landing; storefront to be restored with no changes. Applicant to submit specific shutter detail for later approval. Mr. Cutting seconded the motion. All in favor and motion so carried.**

#### Salem Common Bandstand

The City of Salem submitted an application for a Certificate of Appropriateness for renovations to the Salem Common Bandstand

#### Documents & Exhibits

- Application: 7/31/18
- Photographs
- Drawings by Spencer Sullivan & Vogt dated 8/8/18

Project Manager Jenna Ide and project engineer John Wathne were present

Mr. Wathne presented proposal to restore and renovate the Common Bandstand, including paint analysis to determine paint color of roof interior. The work will also include identifying color of window grilles.

Ms. Herbert asked if there are any weakness to existing concrete.

Mr. Wathne replied that restoration of the concrete and cast stone will be undertaken in a future phase. He noted that the structure is made up of a mix of precast stone and concrete with tremendous attention to detail and quality construction. He noted that the most visible change to structure proposed in this phase will be the installation of a new enclosure for the basement stairs. The existing temporary bulkhead will be removed and the City will work with the manufacturer to fabricate a new steel bulkhead that will be painted either black or slate gray.

Ms. Ide reported that basement door has been vandalized. Therefore, the bulkhead needs to be secure but still match historic appearance and provide ease of access to basement.

Mr. Wathne recommended that painting out bulkhead in black or dark gray would fade it out and make it less noticeable.

Ms. Herbert asked if the architects had explored other options.

Mr. Wathne replied that they had considered open decorative grille but that design would still allow trash into stairwell and could detract from the bandstand.

Mr. Cutting asked what was in basement.

Ms. Ide replied that all of the mechanicals for the Common are located in basement.

Ms. Herbert asked if considered just a set of doors.

Mr. Wathne replied that doors would not work due to the way stairs are constructed. He presented drawing and historic photos of window grilles. He stated that they would like to add a non-ferrous metal grille in front of operable basement windows that have security glass and that open in. There would not be a muntin system; the grille would be separated from the glass.

Mr. Cutting asked for schedule of work.

Ms. Ide replied that the City has only partial funding through CPA. Pending approval of final funding, she expects to put the project out to bid out in early 2019 with construction completed by early summer 2019.

Mr. Wathne presented plans to repair basement and remove rusting abutments during this phase. The project also includes repairs to concrete apron, which is heavily damaged. He is proposing to use a treatment on the new concrete to expose the aggregate to make it more visually compatible with historic concrete. He also stated that the City would like to add a stone dust perimeter secondary apron. The stone dust would match the existing circumferential path around the Commission. He asked for feedback on whether the edging should be in weathered steel.

Ms. Herbert asked if the secondary apron was already existing.

Ms. Ide replied that currently there is soil around the bandstand but it is so compacted, grass will not grow.

Mr. Wathne presented plans to remove exterior attachments that have been added to exterior of structure. Have met with police department to relocate cameras but either need to keep on bandstand or install a massive monopole. Will instead paint out cameras and remove conduits and install wire into the attic above ceiling. Will remove solar panel. Will remove spotlight on roof and install apron around bottom of flagpole with uplighting.

Ms. McCrea asked if cameras could be added to identify anyone causing damage to the fence, which was a recommendation of the Community Preservation Committee.

Ms. Ide replied that it is being considered but it would be a separate project.

Mr. Wathne reported that a small remote box will be added at flagpole.

Ms. McCrea asked if the City will be submitting the project in phases for CPA funding.

Ms. Ide replied that the current project will address the most critical work. The City will then address the needed masonry restoration and repairs to stairs, which will be around \$600,000. The City may apply for a grant from MHC and request CPA funds. The project may be pushed out a couple of years and in the future, the City may consider more interior improvements.



Mr. Wathne noted that ceiling lights in the bandstand will be replaced with new smaller LED lights.

Ms. McCrea expressed some concern about phasing the project since the Community Preservation Committee is often criticized by the public for repeatedly funding the same project, e.g. the Common fence.

Ms. Ide noted that access to use of the bandstand will be prohibited while restoration work occurs.

Ms. Herbert asked for public comment.

Mr. Gabriel Ciociola, of the Salem Common Neighborhood Association, expressed gratitude for the repair and restoration work. He asked to be kept apprised of work going on at the Common. He also asked about the metal trim for gravel paths, noting that he has seen jagged and bent metal in some areas of the Common. He asked the City to repair these areas.

Ms. McCrea asked if the temporary bollards installed at Halloween could be installed during the winter season as well to prevent snowplows from hitting the fence.

Mr. Ciociola agreed, noting that there is no protection on the outside of the fence and he would like to see some type of installation such as bollards or meters be installed to protect the fence.

**VOTE: Mr. Hart made a motion to approve the application as submitted. Ms. McCrea seconded the motion. All were in favor and the motion so carried.**

#### 84 Washington Square East

Thomas and Anthony O'Donnell submitted a request to Waive the Demolition Delay Ordinance in order to demolish a rear garage.

#### Documents & Exhibits

- Application: 8/8/18
- Photographs

Thomas and Anthony O'Donnell and the project architect Paul Durand, Winter Street Architects, were present.

Ms. Herbert asked for what will be constructed after the garage is demolished.

Mr. Durand stated that the new owner, O'Donnell Funeral Home, is seeking to expand the existing parking area. A 30' right of way will be enhanced when the garage is removed. The garage is not used by the owner.

Mr. Cutting asked for clarification on the 30' right of way.

Mr. Durand replied that it is located at the rear of the property and will be for emergency use only.

Ms. Herbert asked if the driveway will be all asphalt.

Mr. Durand replied in the affirmative. Landscaping will also be added. The owner will add 6 new trees of highest quality. The project will be similar to work undertaken by O'Donnell Funeral Home in Danvers.

Mr. Thomas O'Donnell stated that the subject garage was constructed in 1950 after the property changed ownership. He noted that he has lived on the Common for 76 years and was there when garage constructed in 1950.

Ms. Herbert noted that the Commission does not have jurisdiction over landscaping or what is to be constructed. However, the Commission is interested to ensure that new development is compatible with the historic neighborhood.

Mr. Durand presented drawings of the renovation work to occur on the main building. The façade will be preserved and the side elevations that are currently clad in vinyl siding will be replaced with wood clapboards. The existing rear ramp will be removed and an accessible entry will be added at grade. The front entrance will be closed to the public, with main access occurring through the rear entrance. The project will allow off-street parking where none occurs.

Ms. Herbert asked if a landscaping plan will be presented.

Mr. Anthony O'Donnell reported that he is in the process of purchasing this funeral home, which is currently Spychalski Funeral Home. The site will provide some parking for its other funeral home elsewhere on the common. The existing business will be transferred from other building to this property and he will be selling the other building.

Ms. Herbert asked for public comment.

Cathy Burns, owns garage adjacent. First heard that there will be an exit to the paper street. Concern about accessibility from fire department.

Mr. Durand reported that will only be for emergency access and a fence and gate will be installed.

Ms. Herbert noted that the Commission does not have jurisdiction other than the Demolition Delay.

Mr. Durand stated that the fence will be historically appropriate.

Mr. John Wathne, 34 Boardman Street, expressed his concern about the recent removal of trees on the site by the applicant and the disregard for the neighbors. The trees provided screening of the parking area. He stated his opinion that the subject 1950 concrete garage has historical significance.

Ms. Herbert asked for specifics on the tree removal.

All in attendance in the audience expressed their strong opposition to the removal of trees without any outreach to the abutting neighbors.

Ms. Kathleen Kane, 9 Boardman Street, reported that the property was originally planted by landscape architect Harlan Kelsey in the early 1900s. These trees were all removed by the applicant. The main building was built by a renowned architect. She expressed concern about the future of the building after what occurred on the rest of the property.

Mr. Wathne noted that garage and building are eligible elements to National Register District. He recommended that garage be saved until applicant provide reason for demolition

John Windsor, 21 Boardman Street, stated that the O'Donnell's removed trees from his property without completing due diligence on the ownership of the trees. He expressed strong concerns about their proposal for lighting and the potential for a "big box" parking area with lighting.

Theresa DiFrances, 9 Boardman Street, expressed her concern that the paper street right of way will become a full-time access to the parking lot. She noted that the parking area is the backyard of residential neighbors and that the previous owner took great care of the property's impact on neighbors.

Mr. Gabriel Ciociolo asked to see the applicant's plans. He noted that the SCNA had heard about the neighbors' concerns but did not know the depth of the concerns. He encouraged neighbors to engage with the SCNA for assistance and that the SCNA could help to mitigate the situation.

Dianne Vassel, 21 Boardman Street, expressed her concern that neighbors have not been told why the O'Donnells need more parking on what is currently a vacant lot.

Ms. Herbert suggested that the Commission conduct a site visit to determine condition of site.

Mr. Thomas O'Donnell stated that his father was born on Boardman Street and he himself has lived on Washington Square for 75 years. He noted that the property is not located in a local historic district. Only before the Commission because garage is over 50 years old. Did not cut down any tree not allowed to remove. Currently lives in a local historic district property. Have permits to construct parking area and alterations to building.

Ms. Herbert described the process for a demolition delay waiver. Asked for reason for tree removal.

Mr. Anthony O'Donnell replied that most were removed behind the garage for ease of access.

**VOTE: Mr. Cutting made motion to continue for a site visit. Asked for species of trees. Ms. McCrea seconded. All were in favor and the motion so carried.**

Ms. McCrea expressed her concern about the comments from the audience and stated that she would like to see which trees were removed.

Mr. Thomas O'Donnell asked how the tree removal affects the request to remove the garage.

Ms. Herbert stated that the Commission considers many factors for demolition requests.

Mr. Thomas O'Donnell reiterated his request for clarification on why the tree removal should affect the request to demolish the garage.

The Commission agreed to a site visit on Saturday at 11am and will reconvene at next meeting on September 5<sup>th</sup>.

Ms. Herbert expressed her concern about the plan to blacktop such as large area especially with the removal of the trees.

Mr. Durand reported that area around the garage is already paved but it is hard to see from the photographs.

Ms. McCrea expressed her concern that the applicants have completed so much planning without consulting neighbors.

Ms. Bellin suggested that the applicants consider leaving area behind garage unpaved with landscaping and to limit expanse of parking area.

### 380 Essex Street - Massachusetts Historic Rehabilitation Tax Credit Application – Letter of Support

The Commission consider the request for a letter of support for historic tax credit application for the carriage house restoration at the property.

Mr. Cutting noted that the owner has submitted plans and received approval from the Commission for the work.

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

**Other Business**

384 Essex Street

Ms. McCrea expressed her concerns about the condition of the building and the new window sills at the property.

Ms. Herbert reported that the owner has received quotes of \$20,000 for the portico restoration. She noted that the house has more than 75% of its original beaded clapboards and these need to be replaced in kind with the same detailing.

The Commission discussed the condition and future of the building and the portico.

**VOTE: Mr. Cutting made a motion to adjourn at 10:15pm. Ms. Bellin second the motion. All were in favor and the motion so carried.**

Respectfully submitted,

Patti Kelleher  
Community Development Planner