

SALEM HISTORICAL COMMISSION
MINUTES
March 2, 2022

A meeting of the Salem Historical Commission was held on Wednesday, March 2, 2022 at 6:00 pm via **Zoom Virtual Meeting**. Present were: Rebecca English, Larry Spang (Chair), Mark Meche, Vijay Joyce (Vice Chair), Milo Martinez. Staff: Patti Kelleher. Not present: Reed Cutting, Mark Pattison.

Old Town Hall - Request for comment

Julie Barry, City of Salem Senior Planner for Arts and Culture, and Don Mills, Mills Whittaker Architects were present on behalf of the City.

Mr. Mills noted that the scope of the project was to be presented in order to get funding. Goal is to get preservation project off the ground, assess treatment options; project intentions include improving accessibility, functionality, acoustics, restrooms, and efficiency. Mills Whittaker Architects are seeking support from Historic Commission. Plan to complete construction no later than Salem's 400th anniversary in 2026. If funding is granted in timely manner (2023) a target date of June 2024 could be reasonable to completed construction.

Details of Old Town Hall were delivered; each floor currently has 150-person occupancy limit for structural reasons. Part of the emphasis of project is to increase occupancy load to reinforce structure properly so that building can be used to its full capacity (370 persons on second floor; 486 persons on first floor) to ensure maximum usability of building. Currently storage is downstairs as well as a boiler room and restroom facilities (installed 1933). Existing basement level plan, central line of brick piers, and proposed basement level plan were shown. Restrooms will be increased in size. A plumbing variance will be needed for multi-fixture gender-neutral restrooms. Existing first floor plan was shown. Plan is to also enable visitors to go up the stairs from either end of the building without encroaching upon colonnade. Improvements in acoustics are planned so that simultaneous events can be held on each floor without disturbance to one another. Improvements for handicap access were also detailed. Second floor is most well-preserved space. Accessibility requires either not having a stage or adding a lift to the stage. The City is proposing to retain the state and reduce a portion of the tiered seating in order to add an inclined wheelchair lift that folds up against the wall to access the stage. This does not require a variance; keeping the stage and not adding a lift *would* require a variance.

Exterior work subject to "Small Project Review" by Salem Redevelopment Authority was also detailed; exterior repairs will focus on masonry conditions, brownstone sills, window openings; ventilation cupola; roofing conditions; snow guards; coursed granite based; monumental stairs; accessible entrance needs reworking; all repairs will be in-kind. Existing site plan of Old Town Hall (circa 1972) was shown. A ground-source heat pump system is planned. Massachusetts Architectural Access Board requirements were shown; Mr. Mills noted that all public entrances need to be accessible. Proposed work for full compliance and proposed limited variance requests being put forth to the Architectural Access Board were shown. Mr. Mills requested general comments on work scope and the Commission's support for SRA application; accessibility work for MAAB variance; plumbing board variance request.

Chair Spang asked if the Front Street doors were intended to be an entry. Mr. Mills noted even though that door was not used as an entry, relief would be helpful there; simply to put signage up letting visitors know that they could be directed to other end of building for accessible entrance. Chair Spang asked if paving would be torn up to place geothermal piping; Mr. Mills noted that trenching would be required.

Mr. Meche asked if a test well had been performed yet. Mr. Mills noted that a geo-engineer was consulted who is familiar with the site. There will likely be 18 bore holes at 500 feet deep and which are about 30 feet apart; symmetrically placed within the paving.

Chair Spang asked what the new mechanical system in building will be. Mr. Mills noted that the intent is to have fan coils sound-attenuated in attic to serve second floor and a separate system in basement that serve first floor in order to reduce vertical ductwork. A ventilation chase exists from second floor to attic that was installed in 1933. This would minimize impacts on ceilings and get rid of perimeter radiators that do not fit character of building.

Mr. Meche asked about basement bathroom layout; asked if test had been done for single-use restrooms as doing so may be more compact than gang lavatories. Ms. Barry noted that the toilet rooms were floor-to-ceiling spaces thus effectively making them the size of single-use toilets/stalls. Chair Spang asked when the variances would be requested, before or after funding. Mr. Mills noted that SRA due date for application would be 3/11; Architectural Access Board on 3/15; followed by plumbing variance. Mr. Meche asked if attic access ladder is only way into attic in the new plan, which Mr. Mills confirmed.

Public comment:

Ward 4 Councillor Lev McClain, 22 Albion Street. Clarifying question pertaining to handicap entrance on Front Street side of building; if variance is not granted, one possible solution could involve removing hardware from these doors. Ms. Barry noted that the stairs themselves would have railings, but the doors would not have hardware so that the doors could not be used for access/entrance. Ms. Berry asked for thoughts from Commission on the addition of a ramp that would be the width of the sidewalk along the side of the building. Chair Spang cited the Athenaeum as an example of another venue that has worked on finding solutions to increasing access to main entrance. Mr. Meche proposed a lift instead of the walkway ramp to the side of the building. Mr. Meche asked if the current elevator is appropriately sized; which Mr. Mills affirmed.

Jeff Bellin, 396 Essex Street. Question pertained to the occupancy increase; what would first floor be used for to get 486 people inside comfortably. Mr. Mills noted that the numbers are based on standing room-only calculations; the desire is to not restrict events. Occupancy based on egress. Mr. Bellin also asked if this building was based on Faneuil Hall.

VOTE: Mr. Joyce made a motion to issue letters of support to SRA and MAAB for the project with final letters to be written by Chair Spang and Ms. Kelleher. Mr. Martinez seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

6 Lathrop Street—continuation

Michael Buonfiglio submitted an application for a request to waive demolition delay to delay more than 50% of building roof.

Documents & Exhibits

- Application: 1/31/22
- Architectural drawings/details

Michael Buonfiglio, owner, Kristin Kolick, attorney, and project architect Matt Carlson were present.

Commission discussed site visit conducted before meeting. At February 16 Commission meeting, comments were made to consider maintaining gambrel-style roof. Project team examined this option and revised design. Mr. Carlson presented the new plan; footprint of building will not change; what *would* be changing would be porch entry on righthand side. Mr. Carlson noted the desire to bring back symmetry to the building as is typical of Georgian style buildings. New perspective shows maintained lower portion of steep roof. Revitalization of dormers was also proposed, as well as adding third dormer to middle to provide more light to living spaces. A 5-bay side profile was also shown to bring symmetry to the west elevation of building. All elevations were shown. Chair Spang clarified if the third story was to be removed including second-floor ceiling and building reframed from there upwards in order to maximize floor-to-floor height and provide desired structural capacity. Mr. Buonfiglio noted that the plans were not yet far enough along to know exactly where flooring would land, but generally confirmed Chair Spang's clarification. Mr. Joyce asked how much taller the new roof would be in relation to the surrounding roofs which it is currently in harmony with. Mr. Carlson noted that he did not have information on heights of adjacent buildings. Mr. Martinez asked how much higher the new design would be than the existing height of the roof. Mr. Carlson did not have the figures for the new intended height. Ms. Kolick clarified that the plans shown today were meant to be responsive to the previous meeting's comments from Commission, noting that the project had not yet moved beyond immediate responses to the Commission in their scope. Ms. English asked if the portion of the house on the left would be pushed back from the scope, which Mr. Buonfiglio confirmed. Ms. English asked if the foundation would also be pushed back, which Chair Spang affirmed.

Public comment:

Emily Udy, Historic Salem Inc., noted that this was the first time HSI was seeing the revised plans. While it seemed like an improved design, it still ignored existing roofline. HSI is still resistant to waiving the demolition delay and requested knowing what the Commission members saw during the walkthrough.

Chair Spang noted that the house is in rough condition, with not much historic fabric left on inside. Sloped section to left of gambrel was likely added in the late 1800s/early 1900s. Mr. Joyce noted that gambrel roof is still extant inside with wood shingles attached to it; sheathing boards on roof are old. No timber frame or corner posts exposed or boxed in; as far as interior historic details, there are not many. Chair Spang noted that head heights are quite low. Mr. Meche noted that if the intended plan was completed, the result would essentially be a rebuild with something of an homage to what had previously stood on the site. Mr. Martinez noted that the house had undergone several changes; second floor has king's plank floorboards that are 12 to 14 inches wide; mantel piece that is early 1900s on second floor; marble stone step at base of stairs outside. Mr. Martinez noted that the house seems to have been treasured at some point; and commended the new design drawings as a step in the right direction.

Ms. Kelleher received comments via email; Polly Wilbert of Cedar Street in Salem posited that the house is historically significant, supported a full delay of demolition; Connie Barlow also noted that the building is historically significant; additional letters from HSI saying that the building was a contributing resource in Bridge Street Neck National Register District. Ms. Kelleher noted that no changes had been made to this building since it was added in the National Register.

Caroline Watson-Felt, 2 Beacon, Ward 2 Councillor, member of HSI, noted that this property is a contributing piece to history of neighborhood, adding that this an opportunity to use demo delay ordinance in order to afford more time to work with the project designers and developers.

Ms. Kelleher clarified that the delay does not start until the public hearing is closed; and once invoked does not terminate unless it is waived.

Barbara Cleary echoed that development is moving in right direction, supported not waiving demolition delay.

Chair Spang agreed with Mr. Meche's earlier comment that removing the second-floor ceiling/third floor roof would result in essentially a new house. Mr. Meche again expressed desire to see a well-designed building if the existing building is going to essentially be coming down; or asked if a piece of its early profile could be saved. Mr. Martinez proposed allowing Mr. Buonfiglio more time to receive feedback on the new design as presented. Mr. Joyce wanted to get a better grasp on the height of the new building in relation to surrounding buildings. Mr. Meche expressed that he would have difficult time altering existing roofline if building is deemed historically significant. Mr. Joyce noted the need to establish what exactly makes this structure historically significant. Ms. Kelleher recommended closing the public hearing, voting on whether the house is historically significant, and if so is it preferably preserved. If yes on both, then move house into the demo delay period to work with applicants to determine alternative to demolition; after 18 months, the property owner is allowed to do what they want to the building. Mr. Joyce asked if votes of historically significant and preferably preserved would have to be held in the same meeting. Ms. Kolick stated that the applicant would entertain continuance of hearing if the Commission had any specific comments in terms of design, information, and so forth. Mr. Joyce requested outline of existing height of house, as well as outline of two adjacent buildings, in terms of their cornice lines; simple line drawing to scale; this would be useful to see for the public, citing need to see this structure in context of what is around it.

VOTE: Mr. Meche motioned to continue the public comment/application until next meeting to allow for more time for applicant to review feedback and design. Mr. Martinez seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

19 Fowler Street

Charles and Susan Linder Bean submitted an application for a Certificate of Appropriateness to replace bulkhead.

Documents & Exhibits

- Application: 2/14/22
- Photographs
- Aerial view/site plan

Susan and Charles Linder Bean were present.

Mr. Bean cited wet conditions and security issues for the need to replace bulkhead. The home was constructed circa 1850. Aerial view and location were shown. Mr. Bean noted that the bulkhead dimensions would be the same, but wood would not be used. Bilco Classic Series Basement Doors were

selected. Chair Spang asked if the dimensions were measured. Ms. Bean noted that if the doors needed to be custom, the applicants would take that route. Chair Spang noted that new bulkheads tend to be longer whereas older ones are more tilted; he asked if applicants had confirmed this or planned to match existing. Mr. Bean noted that they would take the match existing route. The replacement would be painted black to match existing. Mr. Martinez asked when the work would be done, and Ms. Bean noted that the intent would be as soon as possible. Mr. Martinez requested waiting two weeks to make sure that the dimensions would match existing. Chair Spang proposed approving with requirement that new bulkhead matches existing. If this was not possible, applicants could come back.

No public comment.

VOTE: Mr. Martinez made a motion to approve application with the conditions that dimensions for existing bulkhead doors are received and that the dimensions match existing prior to work commencing. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

28 Beckford Street—continuation

Danielle Hanrahan submitted an application for a Certificate of Appropriateness for roofing, gutters, and downspouts.

Documents & Exhibits

- Application: 2/16/22
- Photographs

Owners Danielle Hanrahan and Elaine Wintman were present.

During nor'easter 2021, large branches landed on house causing damage to shingles, electrical, bricks on chimney, and siding. The applicants are seeking to replace 3-tab roofing shingles; proposed GAF Slateline shingle (in English Gray); copper gutter and downspouts on side of house; as well as copper gutters on north side. Existing images were shown of damaged chimney; replacements in kind would qualify for non-applicability. K-style copper gutter with round, smooth copper downspouts; dimensions provided from contractor. Replace existing gutters on south side of building; put new gutter on addition. Mr. Meche cited past proposals on Winter Street and Derby Street where half-round gutters were recommended by the Commission. Mr. Martinez agreed with Mr. Meche that half-round gutter would be more appropriate for this application because the profiles are already flat. Ms. Hanrahan noted that contractor had said that K-style held more water. Mr. Meche noted that some half-rounds are deeper to provide more capacity. Ms. Wintman requested a potential company that supplies half-rounds. Mr. Joyce said that half-rounds would be more historically appropriate in the era of this home as K-style did not come into being until approximately 1912. Mr. Meche requested seeing a drawing of the planned gutter application. MJM Construction is the applicants' contractor.

Public comment:

David Hart, 104 Federal, stated that this building is in his backyard. Danielle and Elaine conferred with him regarding the changes which he supports.

Ms. Kelleher read a letter from adjacent owner, Rolf Franke-Otten who expressed concern about new gutter proposed for north side of rear addition that that may be over his property line. Ms. Kelleher stated that she spoke with City Solicitor as to whether it is in Commission's purview to discuss property line issues, which it is not; only over historical appropriateness.

Mr. Joyce asked if any new flashing would be involved, which Ms. Hanrahan confirmed as part of the chimney work; to be flashed with lead. The applicants expressed openness to half-round.

VOTE: Mr. Joyce made a motion to approve the application to repair chimney in kind; replace current K-style gutter with copper half-round with copper downspouts on south/facade elevation; gutters on rear addition to be copper K-style; and roofing to be replaced with Slateline architectural shingles in English Grey. Mr. Meche seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

42 Broad Street Unit 2

Wolfgang Koch submitted an application for a Certificate of Appropriateness to replace windows and door.

Documents & Exhibits

- Application: 2/16/22
- Presentation of photographs and drawings

Applicant's contractor Ed Burge from A & A Services was present.

Mr. Burge noted that window replacements on this property began two and half years ago when Mr. Koch replaced first-floor windows. Now, the owner is requesting to replace windows on lefthand side as well as in back of building. Five windows in total: four double-hung and one twin casement in back of house; and one six-foot sliding glass patio door. All will remain same size. Rear windows are not visible from street; Mr. Burge walked Flint and Warren and the windows were not visible. He also questioned whether second-story windows are visible. Chair Spang noted that windows not visible from the street are not subject to review. Harvey Majesty windows are planned; windows were installed with caveat that they would be set back into the opening as required for previous window replacement in this unit. Ms. Kelleher showed previously approved window placement/installation requirements. Ms. Kelleher noted that the installed windows were yet to be painted in order to reduce sheen that is present on them, a requirement of the earlier approval. Mr. Burge noted that painting was planned to be forthcoming. Chair Spang clarified that the installation shown would be done on the planned application currently under discussion. Mr. Martinez expressed concern that the applicant had yet to paint windows from an application/installation from 2019, stating reservations about approving future work when past work had yet to be completed in compliance with guidance from Commission. Mr. Burge stated that he and the client wanted to do what is right for the Commission and the District and vowed that painting would be completed for all windows within six months.

VOTE: Ms. English made a motion to approve the three windows to be replaced on left side of building with Harvey Majesty in the same installation that was used in 2019, and that all windows be painted within six months. Mr. Joyce seconded the motion. Roll Call: English, Meche, Joyce, Spang were in favor, Martinez opposed, and the motion so carried (4-1).

VOTE: Mr. Martinez made a motion to approve a Certificate of Non-Applicability for windows and door not visible from a public way. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

393 Essex Street

Carling Audette submitted an application for a Certificate of Appropriateness for building renovations and paint colors.

Documents & Exhibits

- Application: 2/14/22
- Photographs, present and historic
- Drawings by Seger Architects dated 2/9/22

Dan Ricciarelli, Seger Architects, was present on behalf of Carling Audette.

Mr. Ricciarelli noted that building recently housed a dentist office on first floor with two apartments on second floor and one apartment on third floor. The applicant is not proposing any changes on exterior of building, which is a ca. 1740 Georgian style house built by Judge Thomas Barnard. Recently approved by ZBA to be a 5-unit home. Currently clad in aluminum siding, existing fabric of 6 over 6 windows, and other details appear to be original.

Applicant has experience restoring homes locally; wants to remove aluminum siding. Windows are in good shape, will remain, to be painted, refurbished as needed. Front entrance will be refurbished and painted, as well as dormers. Roof is in great shape; 3-tab asphalt shingle. Side vestibule with portico next to parking area to remain intact. Spandrel glass and wallboard will be put behind the existing vestibule door as it will no longer function as an entrance. Applicant is interested in pursuing historic tax credits. Fire escape will remain and cannot be seen from public way, as will wood stair in back of structure. Stair railing will be replaced with period-appropriate design. All HVAC equipment will be tucked into corner of rear as well as venting. Shutters will be put on the front façade. The applicant is proposing paint colors from the Benjamin Moore Colonial Williamsburg collection; Brush Blue (body); Brecken Cream (trim); Traverse Red (door); Mopboard Black (shutters).

Ms. Kelleher showed old photos exterior and interior of the home from the Phillips Library collection. Mr. Ricciarelli noted that the applicant had a fabricator who intended to use pintles on shutters as original. Mr. Ricciarelli noted that he could procure a sample of the planned shutters. Mr. Meche asked for clarification on what will happen to portico/vestibule; Mr. Ricciarelli noted that this will become a functioning interior space rather than an entry; the entry will be sealed in place, covered with opaque glass. Mr. Meche, Chair Spang, and Mr. Joyce expressed concern about use of spandrel glass. Mr. Meche was more open to diffuse glass. Mr. Ricciarelli noted that existing aluminum gutters will be retained. Mr. Ricciarelli noted that it appears wood clapboard exists behind aluminum and is in good condition.

Ms. Kelleher clarified that window to the right of vestibule was proposed to be reduced in size. Chair Spang clarified that items being requested for approval included removing siding, providing shutters, shortening window for countertop, paint colors, change to rear staircase. Similar rail installation that was done at Settlement House on Derby St was being proposed on east elevation.

Public comment:

Tim Obert, 170 Federal St, on behalf of HSI, presented letter from organization noting the considerable historical significance of the home given its ties to Leslie's Retreat. Significant important detail on interior of home; ensure no significant loss to those interior features. As applicant considers landscaping, should consider recreating fence that was once on the property as shown in historic photographs. Mr. Ricciarelli noted that a fence would only be wide as the existing space of the property; the applicant is interested in looking into this. Mr. Obert also personally expressed excitement for the property to get the kind of attention that is being planned. He also recommended considering a different color scheme to add variety on Essex and not replicate the same blue scheme as seen on neighboring homes.

Ms. Kelleher read an email from Lou Sirianni, who reiterated some of Mr. Obert's points about the use of historic tax credits to preserve interior details of the home.

Mr. Joyce clarified that the pintles would feature/be planned on the shutters.

VOTE: Mr. Joyce made a motion to approve removal of existing siding and approve new shutters with condition that applicant provide details for shutters and hardware. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

VOTE: Mr. Martinez made a motion to approve replacing existing clear glass on side vestibule with diffused glass. Mr. Joyce seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

VOTE: Mr. Meche made a motion to approve reducing size of window located behind portico and to replace two windows in back of home to match existing. Windows to be JB Sash 6/6 with true divided lites. Mr. Joyce seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

VOTE: Mr. Joyce made a motion to approve the replacement of existing handrail on rear exterior staircase with design as presented. Mr. Meche seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

Mr. Martinez suggested using Greenhow Vermillion as a potential alternative to Traverse Red for the door.

VOTE: Mr. Joyce made a motion to approve the proposed paint colors in concept with stone gray for body, cream for trim, red burgundy for door and black for shutters with final determination to be made in field by appointed members of Commission. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Joyce, Spang were in favor and the motion so carried.

2 Oliver Street—continuation

A continuation was requested as applicant continues to work with Commission members.

Other Business

Discussion of Remote, Hybrid, and In-Person Meeting

Ms. Kelleher noted that State has extended option to continue remote meetings to July if board wishes to do so. In-person and hybrid meetings are also options. The Commission was generally in favor of continuing to meet online. Mr. Joyce proposed attempting an in-person meeting for the Commission in advance of July in order to get accustomed to returning to in-person eventually.

New Commission Member

Jamie Graham, a local architect and McIntire District resident, is slated to be appointed to the Commission later this month. Commission still has one alternate member position open. Ms. Kelleher noted that this is to be filled by a district owner, possibly from Derby Street or Lafayette Street district.

Adjournment

Chair Spang motioned to adjourn. Ms. English seconded the motion. All members were in favor and the motion so carried.

The meeting adjourned at 10PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk