

SALEM HISTORICAL COMMISSION
REGULAR MEETING MINUTES
June 15, 2022

A regular meeting of the Salem Historical Commission was held on Wednesday, June 15, 2022, at 6:00 pm. **VIRTUAL ZOOM MEETING**. Present were: Rebecca English, Jamie Graham, Milo Martinez, Mark Meche, Vijay Joyce, Mark Pattison, Larry Spang. Not present: Reed Cutting.

169 Federal Street – continuation

Brian Peters submitted a Certificate of Appropriateness for storm window and storm door color

Documents & Exhibits

- Application: 5/9/22
- Photographs

Brian Peters was present to discuss the project.

Mr. Peters stated that he received a Certificate of Non-Applicability for the windows that were repaired by the Window Woman. He is now seeking to replace the storm sashes with black ones and the siding and paint color will be handled separately. Mr. Joyce noted that the Commission has no jurisdiction over storm windows and doors and asked if the black will be applied by the manufacturer or hand painted. Mr. Peters replied that the black, which requires less maintenance, will be manufacturer applied and the glass will be standard glass only with no UV protective glass. Mr. Joyce requested the storm sashes be painted for a more authentic look. Mr. Peters replied yes, he wants to protect the restored windows, and they can be painted when they undergo the exterior restoration.

Public Comment:

No one in the assembly wished to speak.

Mr. Meche noted that the old Design Guidelines did not allow low E glass on windows, but they should be put on storm windows although not all Low-E's are created equal and some appear clear and will help with exposure on the south-west façade. Mr. Peters replied that he wants to use what is inline with the guidelines. Chair Spang asked if Low-E glass was mentioned in the new Design Guidelines. Ms. Kelleher replied that a new call out box mentions protections since the new Guidelines are based on current technology. Chair Spang suggested the applicant return if he has an interest in using Low-E glass and to provide any information he finds for the Commission to review.

VOTE: Meche made a motion to approve as submitted. Joyce seconded the motion. Roll Call: Joyce, Martinez, Graham, Pattison, Meche, and Spang were in favor and the motion so carried.

9 Hathorne Street- continuation

Davis Properties LLC submitted a Certificate of Appropriateness to remove vinyl siding and restore building

Documents & Exhibits

- Application: 5/16/22
- Photographs

Gregory Davis was present to discuss the project.

Mr. Davis stated that he is seeking approval to remove the existing siding and for paint colors. He provided existing condition photographs of the cedar clapboards and trim, and a photo of a home on Broad Street with a similar color palette and color placement. Ms. Kelleher noted that the Commission previously approved the replacement windows only. Mr. Davis stated that he is proposing 3 Benjamin Moore colors from their historical line, Platinum Gray for the body color, Charcoal Slate for the trim, and Black to be painted on to the window sashes. Chair Spang requested a cross section or a mock-up of any new window trim details. Mr. Joyce asked if the proposed colors matched the Broad Street house exactly. Mr. Davis replied no but they are close, and he would also paint the brick foundation the trim color too, since the existing is currently painted red. Mr. Joyce noted that the color scheme is appropriate, suggested the trim be one color lighter because Victorian schemes the trim color would be one or two shades lighter. Mr. Davis replied that one shade lighter wasn't available with Benjamin Moore. Mr. Martinez noted that he has similar colors on his home and is in favor with the proposed color palette.

Public Comment: No one in the assembly wished to speak.

VOTE: Joyce made a motion to approve the proposed color scheme in concept with final approval deputized to Mr. Joyce for the body color: Platinum Gray, trim: Charcoal Slate, and sashes and doors: Black, and to remove the existing siding.

Mr. Joyce noted that the band molding would need to be installed below bay window. The Board discussed the partial removal of the band moulding and details being hidden below the vinyl siding.

Meche seconded the motion. Roll Call: Joyce, Martinez, Graham, Pattison, Meche, Spang were in favor and the motion so carried.

Mr. Martinez offered to review the paint colors as well.

248 Lafayette Street– continuation

Andrew Roach submitted a Certificate of Appropriateness for Architectural roof shingles

Documents & Exhibits

- Application: 5/5/22
- Photographs

Julius Sokol, owner, and Chris Cowig, Contractor, were present to discuss the project.

Mr. Sokol stated that he wants to replace the shingles with Timberline in Charcoal.

Ms. Kelleher noted that this shingle has been previously approved by the Commission and the applicant originally proposed the HDZ. The gable end faces the street, and the roof is expansive but is at a significant height. Chair Spang asked if the doors have shingle sides or siding. Mr. Sokol replied siding and they would remain. Chair Spang requested the existing roofing material. Mr. Sokol replied asphalt 3-tab shingles. Mr. Joyce asked if the color Charcoal Grey was

proposed. Mr. Joyce noted that shallow pitched roofs not facing the street were okay for this installation but generally the angle cuts aren't an accurate representation of the cedar shakes traditionally used. IKO has a square shape and has been approved. Mr. Martinez noted that the solid color shingles make the shape less noticeable.

Public Comment: No one in the assembly wished to speak.

VOTE: Martinez made a motion to approve as submitted. Joyce seconded the motion. Roll Call: Joyce, Martinez, Graham, Pattison, Meche, and Spang were in favor and the motion so carried.

155 Derby Street– continuation

Wharfside Condominium Association submitted a Certificate of Appropriateness to Relocate roof drains to new daylight drains at foundation

Documents & Exhibits

- Application: 4/29/22
- Photographs
- Engineering plans by Bobrowski Engineering

Tyna Hull was present to discuss the project.

Ms. Kelleher stated that the current proposal from the engineer is to install an exposed drain along Derby Street and another of Kosciusko Street. The front drain would exit out of the granite foundation and into the sidewalk by the bench. Ms. Hull noted the existence of a storm drain at the corner of Derby and Kosciusko Streets that both new pipes would run under the sidewalks and connect to. The Commission was seeking the height of the pipe. Chair Spang noted that the height of the drain is 18-inches on Kosciusko Street and 13-inches on Derby Street and asked if the drain would disturb the storefront. Ms. Hull replied no, it will exit at the granite base. Chair Spang noted his previous concerns with creating a tripping hazard and the possibility of permanently mounting the existing bench at this location. Ms. Hull replied that the pipe would not stick out very far and the bench will cover it. Ms. Kelleher believed the pipe would project no further than a step.

Mr. Meche stated that he made a site visit, and the current situation at the building requires this work to be completed. The diameter will enlarge as the pieces connect to one another and it may become a protruding object, so either the bench should be bolted, or the pipe should be covered with a guard similar to a perforated sheet metal covering a radiator. Chair Spang noted the parts will need to fit tightly together or it may end up sticking out 6-inches from the granite base. Ms. Kelleher noted the engineer suggested a paintable cast iron pipe be used.

Chair Spang suggested a general approved with several Commission members being deputized to review the details. He noted that the use of heat trace indicated the engineers concern for the pipe freezing. Ms. Graham noted that a broken pipe at that level would spill water onto the sidewalk, and the pipe below the sidewalk needs a low enough slope to enter the catch basin as high as possible. Ms. Kelleher stated that the engineer works with the city on many projects and the design has been thoroughly reviewed. Ms. Hull noted that this is the fifth iteration, the city engineer has approved it and they are waiting on the Commission's approval, but they would need guidance on providing an additional cover for it. Chair Spang noted that planters were used to surround the drain piping at the Witches Brew across the street. Mr. Meche believed the piping would not stick out far enough to be an accessibility concern for MAAB.

Public Comment: No one in the assembly wished to speak.

Chair Spang, Mr. Meche, and Ms. Graham agreed to review the final details.

VOTE: Meche made a motion to approve as submitted with additional review and approval of visible piping material by Chair Spang and Mr. Meche and Ms. Graham to determine whether a cover is required. Pattison seconded the motion. Roll Call: Joyce, Martinez, Graham, Pattison, Meche, and Spang were in favor and the motion so carried.

5-7 Flint Street– continuation

Ilse Peirce submitted a Certificate of Appropriateness to replace window

Documents & Exhibits

- Application: 5/5/22
- Photographs

Bruce and Ilse Peirce were present to discuss the project.

Ms. Kelleher stated that the applicant is seeking to replaced one first-floor window as part of a bathroom remodel. All other windows were replaced except for this one, and they are all vinyl clad and the new 1 over 1 window would become a 4 over 4. She noted that the certificate on file didn't include a window replacement for the other windows and photographs indicate that in the 1980's they were 8 over 8 windows and at an unknown date they were replaced. Chair Spang noted the concern with replacing a non-conforming window with another non-conforming window that matches the existing windows or requiring a window that follows the current Design Guidelines. Ms. Kelleher noted that the window in question is not a main window which is good although the grille is between the glass. The closest window their GC could find is manufactured by Mercury Excellum, which is not known to the Commission. She suggested approving a window to match the window above it. Mr. Joyce noted that the window would be aluminum clad. Mr. Meche suggested that the existing replacement windows might be Pella. Mr. Peirce replied that the existing windows are Harvey Majesty wood clad window, but the bathroom window was replaced prior to 1986. Chair Spang noted that the Commission has approved Harvey Majesty recently. Mr. Meche requested a window sample be provided. Mr. Martinez agreed. Mr. Peirce noted that the window has been purchased but not received and their contractor said the Harvey Window warehouse was recently sold to another company.

Mr. Meche noted his preference for a new window to meet the Design Guidelines that is not in a prominent location, but to review the window purchased first. Mr. Joyce was not in favor of approving a window that doesn't meet the guidelines but agreed that with the location being less prominent. Mr. Peirce raised concerns with damaging the window by removing and reinstalling it more than once.

Chair Spang questioned returning the window that hasn't been received. Mr. Peirce replied that he could ask their contractor and raised concerns with the inconvenience of not having a functional bathroom in their home for an extended period and needing to wait more weeks to purchase another window.

Ms. Kelleher noted the need for a specific continuation date. Chair Spang suggested 1 month with a site visit in-between using a sample window.

VOTE: Joyce made a motion to continue to July 6, 2022. Martinez seconded the motion. Roll Call: Meche, Pattison, Graham, Martinez, Joyce, and Spang were in favor and the motion so carried.

7 Orne Square– continuation

Katherine Green and Michael Walpole submitted a Certificate of Appropriateness for a new shed

Documents & Exhibits

- Application: 5/14/22
- Photographs

Katherine Green was present to discuss the project.

Ms. Green stated that she wanted to install a shed manufactured by Tuff Shed similar to others on Orne Square. Ms. Kelleher noted the new Design Guidelines had guidance on shed placement. Ms. Green stated that the shed would be located in the back corner along the back fence line like their neighbors at 5 Orne Square. Ms. Kelleher noted the difficulty in determining whether the shed would be visible from Winthrop Street between the houses where there is a wood and metal fence at the rear of the property. Mr. Joyce asked about the existence of a retaining wall at the location of the fence. Ms. Green replied yes, and it might make the gable end of the shed partially visible. They plan to paint the shed Orne Square Green to blend in. Mr. Joyce requested the height from grade to the top of the fence. Ms. Green replied that she did not know but their fence is shorter than others recently approved, and they can see the top one or two feet of the other fences.

Mr. Joyce stated that he had no issue with the proposed shed. Chair Spang requested the material. Ms. Green replied wood. Mr. Martinez asked if the Orne Square HOA approve of the shed. Ms. Green replied yes, and the HOA directed them to receive Commission approval. Mr. Meche questioned one side of the neighboring street being outside of the district. Ms. Kelleher replied that the designation is from a street named in the district.

Public Comment: No one in the assembly wished to speak.

VOTE: Graham made a motion to approve as submitted. Martinez seconded the motion. Roll Call: Joyce, Martinez, Graham, Pattison, Meche, and Spang were in favor and the motion so carried.

Ms. English joined the meeting at this time.

Salem Common- continuation

City of Salem/SCNA submitted a Certificate of Appropriateness to replicate carvings on Washington Arch

Documents & Exhibits

- Application: 4/29/22
- Photographs
- Drawings by Skylight Studios

Gabriel Ciociola, 11 Winter Street and President of SCNA, and Robert Shore, President of Skylight Studios, were present to discuss the project.

Mr. Martinez recused himself as a Board Members and abutter of the Common but wished to provide comment as a member of the public or as a SCNA Board member.

Mr. Meche raised concerns with having a quorum. Chair Spang replied there are 6 Commission members that can vote unless Mr. Meche decides to recuse himself.

Mr. Ciociola stated that the hardscape and landscaping at base of arch are in place, the arch is structurally restored and painted, and the last element is the replacement of the deteriorated carvings which are a scaled down version of the original McIntire Arch. Have a contract with Skylight Studios to do the work. Ms. Kelleher noted that the 1850's original arch was removed and the 1976 is the scaled down replica. Some elements were saved and are in the care of the PEM. The SCNA and the City want to replicate the McIntire carving and not the replica carvings. Chair Spang noted that the PEM has the Washington medallion they want to recreate and asked fi they would start with that face of the arch. Mr. Ciociola stated that the cartouche is a version of the state seal and they are seeking guidance from the Commission on whether it should be part of this project or an alternative because restoring all the presented elements is proposed. Chair Spang clarified that would mean the swags on the front, rear medallion to match what the PEM has, and the eagle on top. He asked if all of that would be done simultaneously or one side at a time. Mr. Ciociola replied that they believe they can do the entire project within one year. Chair Spang noted that 1-year extensions can be given. Ms. Kelleher noted that she is unaware of an extension limit, although some projects return two or three years later but are asked to submit a new application, particularly if there are new Commission members.

Chair Spang asked if the carvings would be entirely wood. Mr. Ciociola replied composite. Mr. Shore clarified that the carvings would be composite, reinforced polyester resin that is painted. Mr. Joyce asked if the proposed colors are known. Mr. Shore replied that the eagle is gold, and the other items are an off-white, but the PEM may have insight into the original color scheme. Mr. Martinez noted that the PEM image indicated solid colors and an off-white that was lighter than the body of the arch.

Mr. Pattison asked if the eagle was painted at Hamilton Hall. Mr. Shore replied that typically the base color is intrinsic to the material that will not wear off if and if a paint finish were to wear off the intrinsic color would remain. Mr. Pattison noted that the arch eagle won't be a high as at Hamilton Hall and may not look authentic painted woodwork if it were not painted. He suggested viewing an unpainted sample because paint brush strokes add character.

Public Comment:

Milo Martinez, 78 Washington Square, expressed a struggle with the cartouche recreation but without significant interpretation the people who can determine whether is it appropriate are not at this meeting. He would like to see the Commission approve everything but the cartouche and wait to see how the state of Massachusetts addresses the depiction of indigenous people.

Ms. Kelleher stated that while the city has reached out the Massachusetts tribe on projects such as Pioneer Village it has not reached out to them about the cartouche. Mr. Ciociola noted that the cartouche is a single piece on the rear and is centered with blank spaces on either side.

No one else in the assembly wished to speak.

Mr. Pattison respectively disagreed with Mr. Martinez' suggestion and believed the cartouche should be installed. Ms. English agreed. Chair Spang suggested updating the information plaque at the arch about future carvings that are a reduced scale replica or holding off on the cartouche. Mr. Joyce agreed with including historic interpretation even though

it was not on the original McIntire arch and was added later. Mr. Ciociola noted that both the medallion and cartouche are by McIntire and are at the PEM and are at the same scale. Mr. Joyce reiterated providing an interpretation otherwise it looks as though the imagery and views of the past are being endorsed. Mr. Ciociola noted that the SCNA plans to update the signage with the best interpretation possible and updating it again when the Commonwealth settles on the new seal and why it has been replaced.

Ms. Graham asked if the elements can be painted and if there are samples in Salem to view. Mr. Shore replied yes, the Salem Customs House eagle used the same technique with marine quality paint over the through color material.

Ms. Graham agreed with Mr. Martinez and raised concerns with investing time and resources on something that could be seen as problematic and requested the city consult the Massachusetts tribe. Mr. Joyce reiterated his request for an interpretation but not an endorsement of a depiction recreated for historical. Chair Spang noted that if the tribe disagrees with its recreation, it should not be installed. Ms. Graham stated that its hard to see it as something other than a celebration, regardless of whether that wasn't the intention. Chair Spang agreed. Ms. Kelleher noted that there is still an original, it is not being destroyed, and there is opportunity to interpret that. Ms. Graham agreed with no cartouche and an explanation of what was there, it's meaning, and why it wasn't installed. Mr. Martinez reiterated that the PEM has the original on display and it is juxtaposed with indigenous artwork and interpretations. This is a good opportunity for the SCNA to add an interpretation onto their information panel in greater context without recreating something that could be damaging to specific people.

Mr. Joyce has no issue with the other elements proposed and was in favor of the use of swags from the recreated arch.

Chair Spang suggested a continuation on the cartouche.

VOTE: Joyce made a motion to approve the Washington medallion, swags, and eagle and a continuation of the rear cartouche until input is received from the Massachusetts tribe. Graham seconded the motion.

Roll Call: English, Joyce, Graham, Pattison, Meche abstained, and Spang was in favor and the motion so carried.

Ms. Kelleher suggested a separate motion for the intent to paint or have the elements be a solid color.

VOTE: Joyce made a motion to paint the elements approved. English seconded the motion. Roll Call: English, Joyce, Graham, Pattison, Meche abstained, and Spang was in favor and the motion so carried.

Mr. Meche suggested the applicant look at the daguerreotype photograph of the original arch which does not have an eagle on top. Ms. Kelleher agreed to investigate the missing eagle. Mr. Martinez noted a lithograph of arch with the eagle on top.

Mr. Martinez rejoined the meeting at this time.

21 Flint Street– continuation

David Kaytes submitted a Certificate of Appropriateness to modify previously approved plans for rear alterations

Documents & Exhibits

- Application: 5/17/22
- Photographs

- Drawings by Helen Sides, architecture

Helen Sides, Architect, and Jordie Kates were present to discuss the project.

Ms. Sides stated that a rear entry vestibule and porch addition were proposed, and the owners have reconsidered adding additional mudroom space at the rear. The porch entry was smaller, the rear addition will now be more visible from Essex Street due to renovation at 393 Essex Street. They will extend the mud room further to the rear and will use the same trim, the additions were moved to the corners so the soffits will die at the corner, and this change will provide more storage space for the owners. The porch entry fills in the space between the mansard end and the flat roof 2-story space that is set back approximately 4-feet. Mr. Joyce asked if there was a porch previously. Ms. Sides replied no, there was a blank wall and a bulkhead only.

Ms. Kelleher noted that the rear proposed addition is not visible from the street. Ms. Sides – it's visible through the house now. Ms. Kelleher noted that the rear stair at 393 Essex Street will be removed, and this proposed addition will become more visible. Mr. Joyce asked if the moulding were being replicated. Ms. Sides replied yes, but they want to downplay the mud room and constructing a hip the roof will reduce its visibility even more. Chair Spang noted his desire to align the second-floor window with the entry door below, but the second floor is existing and that would be an additional change. He suggested the two rear addition windows be reduced in size because they are utilitarian spaces, but if they aren't visible, they don't have jurisdiction. Ms. Sides replied that the owners want as much light as possible at this end of the house.

Mr. Joyce asked if the moulding on flat roof addition was as ornate as the main block of the house. Ms. Sides replied no. Mr. Joyce asked if the window trim was as ornate as the main block of the house. Ms. Sides replied yes and that will carry the details through to the new mud room and the paint colors will match.

Public Comment: No one in the assembly wished to speak.

VOTE: Joyce made a motion to revise the previous approval in accordance to the revised drawings. English seconded the motion. Roll Call: English, Joyce, Martinez, Graham, Pattison, Meche, and Spang were in favor and the motion so carried.

Ms. Sides stated that she appreciated the new Design Guidelines that the Commission worked so hard on.

186 Federal Street– continuation

Denise M. Carria submitted a Certificate of Appropriateness for retaining wall and foundation modifications (after the fact)

Documents & Exhibits

- Application: 3/28/22
- Photographs

Jim Carria was present to discuss the project.

Chair Spang noted that he had two discussions with the applicant as well as an on-site meeting. Mr. Carria stated that he has decided to replace the driveway side wall with a new stone wall and provided sample stones on site. A new wood fence is proposed that will match the fence on the other side of the property and he will speak with Northeast Fence about

making the necessary modifications. Chair Spang noted the fence revision would be to conceal the posts behind the screen panels to treat them more as infrastructure and less as decorative posts. Mr. Joyce appreciated the stone design and asked if a cap would be used. Mr. Carria replied no, stone only and the fence will be inside the stone wall. Chair Spang noted that the fence placement will allow the posts to run down along the backside of the stone wall and the screen panel will overlap the top of the wall. Mr. Carria requested Chair Spang speaking to the Northeast Fence company should he have difficulty explaining the proposed fence modifications.

Ms. English asked if the drainage by the wall would remain. Mr. Carria replied yes, but it won't be visible. Chair Spang noted the use of plantings and pavers at the rear that shouldn't interfere with drainage of the diverted water. Mr. Joyce noted that the top of the stone wall would need to be higher than the asphalt parking area. Mr. Carria noted installing a fence next to the A/C compressors to allow for air flow. Chair Spang suggested matching the fence and a slighting difference fence is needed for more ventilation the applicant apply with a separate application. Mr. Carria suggested caging it in with cobble stone at the end and removing the front cement wall near the door and installing granite instead that aligns with the air conditioners.

Mr. Meche asked if a proposed generator was still proposed. Mr. Carria replied that it was eliminated from the project.

Mr. Carria suggested a small fence be added to the rear to conceal the trash barrels.

Mr. Meche stated that he is not crazy about throwing away the recent work but would support the current proposal. Mr. Carria replied that he couldn't find a veneer that the Commission would be in favor of.

Public Comment: No one in the assembly wished to speak.

Mr. Martinez asked if a fence specification had been submitted. Chair Spang replied that the applicant will match the neighboring fence with hidden posts and good side facing out. Mr. Joyce requested no visible post caps.

VOTE: Joyce made a motion to approve the stone wall as presented with a curb and a new wood board fence with hidden posts. Pattison seconded the motion. Roll Call: English, Joyce, Martinez, Graham, Pattison, Meche, and Spang were in favor and the motion so carried.

186 Federal Street– continuation

Denise M. Carria submitted a Certificate of Appropriateness for retaining wall and foundation modifications (after the fact)

Documents & Exhibits

- Application: 4/28/22
- Photographs

Jim Carria was present to discuss the project.

Mr. Carria noted that the window and door will be restored and the cracks in the masonry will be repaired. He noted hid concern with the window weights. Mr. Meche suggested replacing the weights with Acme spring balances.

Ms. Kelleher suggested a vote for Certificate of Non-Applicability to restore window and door.

Public Comment: No one in the assembly wished to speak.

VOTE: Martinez made a motion to approve a Certificate of Non-Applicability to restore window and door. English seconded the motion. Roll Call: English, Joyce, Martinez, Graham, Pattison, Meche, and Spang were in favor and the motion so carried.

Mr. Carria noted that he will make the masonry repairs with grout, which was approved at the previous meeting.

44 Chestnut Street

Jeffrey and Katherine Casiglia submitted a Certificate of Appropriateness to remove chimney

Documents & Exhibits

- Application: 6/1/22
- Photographs

Jeffrey Casiglia was present to discuss the project.

Mr. Casiglia stated that they have a defunct chimney at the rear of the house they would like to remove that is only visible from Flint Street. The owners of the other half of the house at 46 Chestnut Street previously received approval to remove their chimney. Ms. Kelleher noted that the removal of the neighboring chimney was granted in 2018. Chair Spang asked if the chimney would be capped at the roof or taken down below the roof and the roof patched. Mr. Casiglia replied that the roof would be patched to match the neighbors. Mr. Pattison asked if the neighboring chimney was visible from the public way. Mr. Casiglia replied only when the trees are bare and this portion of the house is an addition, it is not an original structure. Ms. English requested the date of the addition. Ms. Kelleher replied that the date is unknown.

Mr. Martinez asked if the structure has other chimneys. Mr. Casiglia replied yes and someone would need to be on the opposite side of Chestnut Street to see them. Mr. Martinez stated that the visibility of the chimney in question is narrow and asked why it is being removed. Mr. Casiglia replied that it needs maintenance, squirrels run along the bracing and use the chimney as an entry portal, and they would gain space inside the home. Ms. Kelleher noted that the inventory form does not mention the rear ell. Mr. Martinez reiterated that the chimney is minimally visible, the Commission doesn't take removing chimneys lightly but there are chimneys on the main structure that will remain.

Mr. Meche stated that the chimney is a hazard since it is so tall and thin and would support its removal.

Public Comment: No one in the assembly wished to speak.

VOTE: English made a motion to approve as submitted. Pattison seconded the motion. Roll Call: Meche, Pattison, Graham, Martinez, Joyce, English, and Spang were in favor and the motion so carried.

361 Essex Street

Carole Birse submitted a Certificate of Appropriateness to add gutters and downspouts, paint colors

Documents & Exhibits

- Application: 6/1/22
- Photographs

Carole Birse was present to discuss the project.

Ms. Birse stated that they are repainting the home the same color so no longer needed to request a certificate of appropriateness for color change. They want to install copper gutters at the perimeter of the roof, the Contractor has installed others in the McIntire District, and they will be installed over the mouldings and secured under the shingles. Ms. Kelleher stated that the Commission has approved this type of gutter in the past, the gutters would hang over the moldings. Mr. Joyce was in favor of the use of clips that do not disturb the existing moulding.

Ms. Kelleher asked if the gutters would be mitered at four corners. Ms. Birse replied yes. Chair Spang asked if there were existing gutters. Ms. Birse replied no but they have seen old photographs that appear to have gutters. Mr. Joyce questioned the even number of downspouts expect for at the front left corner. Mr. Birse replied no, but Osgood determined the downspout placement. On the right there is a fence at the side yard and the other side is the driveway. Chair Spang assumed that the placement was due to the existing driveway. Mr. Meche asked if the downspouts would be placed on the corner boards or over the clapboards. Ms. Birse replied corner boards and they will be unpainted, but the shape could be round or starshaped depending on availability. The Commission preferred round downspouts. Chair Spang asked if there is grass between the foundation and sidewalk that the downspouts will splash into or would the water go onto the sidewalk. Ms. Birse relied that at one point there was a short fence secured to a granite slab on each side of the entry that they may one day replace. Currently rain splashes onto the sidewalk and they hope the downspout will help divert the rain. Chair Spang suggested including drywells to will keep the excess water off the sidewalk surface which freezes in the winter.

Mr. Meche approximated a 50-foot-width across the front of the home and two downspouts taking on 25-feet of coverage each that may drop several inches of rain and the possible need for additional downspouts. The half round gutter is best for the house but there are elliptical products that are deeper and can hold a higher volume of water. The gutter hanger size is mentioned but not the size of the gutter, but the contractor should prove that this is the right capacity gutters for the roof. Chair Spang agreed.

Public Comment: No one in the assembly wished to speak.

VOTE: Meche made a motion to approve as submitted with round downspouts. English seconded the motion. Roll Call: English, Joyce, Martinez, Graham, Pattison, Meche, and Spang were in favor and the motion so carried.

Chair Spang suggested the contractor secure the downspouts in a way that deters theft.

262 Lafayette Street, Unit 2

Justine Kolsky submitted a Certificate of Appropriateness to replace windows

Documents & Exhibits

- Application: 5/26/22
- Photographs

Ms. Kelleher stated that the applicant requested to continue to next regular meeting.

VOTE: Joyce made a motion to continue to the June 22, 2022. Martinez seconded the motion. Roll Call: Joyce, Martinez, Jamie, Pattison, Meche, Spang were in favor and the motion so carried.

Adjournment

Meeting ended early at approximately **9:30PM** due to technical difficulties.

Respectfully submitted,

Patti Kelleher
Community Development Planner