

SALEM HISTORICAL COMMISSION  
MINUTES  
February 1, 2017

A meeting of the Salem Historical Commission was held on Wednesday, February 1, 2017, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Kathryn Harper, Laurie Bellin, Reed Cutting, David Hart, Joanne McCrea, and Larry Spang.

24 Warren Street – continuation

Peter N. Lutts submitted an application to install a new roof deck.

Documents & Exhibits

- Application: December 16, 2016
- Photographs

Ms. Herbert reported that the applicant has requested to withdraw his application.

**VOTE:** Mr. Hart made a motion to approve withdrawal of application without prejudice. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

13 Warren Street - continuation

In a continuation from the previous meeting, the Commission discussed application from Ryan Guilmartin for a Certificate of Appropriateness for chimney removal.

Documents & Exhibits

- Application: December 22, 2016
- Photographs

The applicant Ryan Guilmartin was present.

Mr. Guilmartin presented his application to remove one chimney and install a faux chimney.

Ms. Bellin asked for clarification on the chimney proposed for removal.

Ms. Herbert asked the applicant if he has researched faux chimneys and has looked at the faux chimneys installed at 62 Washington Square East.

Ms. Kelleher presented a photo of the Washington Square East chimneys.

Mr. Guilmartin stated that he had explored options including a chimney online that is already pre-fabricated.

Mr. Hart noted that the Bowditch House has 2 faux chimneys.

Mr. Guilmartin stated that he looked at the chimneys at the properties but was not sure which ones were faux. He reported that Building Inspector has condemned the chimney and presented a letter from the Inspector. He also presented a letter from an engineer confirming the statement.

Mr. Hart noted that the subject chimney is a prominent feature and that he is glad that applicant is considering a faux chimney.

Mr. Guilmartin agreed that would prefer to keep chimney but it would cost \$30,000 to rebuild.

Mr. Spang ask for confirmation that the chimney will be taken down for structural reasons and that the applicant would install a faux chimney to match as closely as possible.

Mr. Guilmartin stated that he was unclear about the type of chimney preferred by the Commission.

Mr. Spang suggested that Commission make the vote in two steps, one to remove the chimney and one to rebuild. Then the Commission could continue the request to rebuild to the next meeting in order to review design details.

Ms. Bellin asked Mr. Guilmartin if two weeks was enough time to identify details.

Mr. Guilmartin stated that he was unable to attend the next meeting but could attend the March 1<sup>st</sup> meeting.

Ms. Herbert stated that Mr. Guilmartin will need to get dimensions of the existing chimney and document the chimney through photographs. She suggested that he ask his contractor for recommendations on someone to construct the faux chimney.

**VOTE: Mr. Spang made a motion to approve a Certificate of Hardship to remove the chimney. This decision is based on the letter from the City's Building Inspector. In its place, applicant is to install a new replica chimney with details to be discussed at the March 1<sup>st</sup> meeting. Mr. Hart seconded the motion. All were in favor and the motion so carried.**

#### 14-16 Hodges Court – continuation

Michael Becker submitted an application for a Certificate of Appropriateness for alterations to the property, including alterations to windows, fencing and retaining wall.

#### Documents & Exhibits

- Application: October 3, 2016
- Photographs
- Elevation drawings
- Landscape drawings submitted 12/15/16

Ms. Kelleher reported that the applicant has requested application to be continued to next meeting.

**VOTE: Ms. Bellin made a motion to continue the hearing to the next meeting. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

#### Letters of support for FY17 Survey and Planning Grant Applications

Ms. Kelleher presented the request for letters of support for the City's FY17 Survey and Planning Grant applications for staff support and a survey of South Salem.

**VOTE: Ms. Bellin made a motion to issue a letter of support for the applications. Mr. Cutting seconded the motion. All were in favor and the motion so passed.**

#### Other Business

Ms. Herbert discussed the Herbert Street abutter of 14-16 Hodges Court. She noted that the owner has installed wrought iron gates without prior approval. She believes that were installed for security purposes. She asked the Commission to consider whether security concerns could override jurisdiction and whether Commission should also consider age of owners.

Ms. Bellin asked when the gates were installed.

Ms. Herbert stated that she believed they were installed within past few months.

Ms. Bellin stated that while security is important, gates can be done appropriately.

Ms. Kelleher discussed MHC suggestions pertaining to work completed in historic districts without approval.

Mr. Hart stated that if work has occurred then a violation notice should be issued.

Mr. Spang noted that 40 Derby Street was issued a violation notice.

Ms. Herbert noted that the gate appeared very expensive and asked members to visit site and review.

#### Salem's Historic Ordinances

The Commission discussed opportunities to strengthen the demo delay ordinance and agreed that the MHC model ordinance could be used.

The Commission also discussed the historic district ordinance and agreed that it too should be strengthened, including expanding district boundaries and adding jurisdiction over lights, parking areas and rear of designated buildings if visible from a public way.

Ms. Kelleher stated that she would check Chapter 40C to confirm that driveways can be considered a structures.

#### Preservation Workshops

Ms. Kelleher presented preliminary plans to host a series of preservation workshops.

Mr. Spang suggested looking into existing meetings and trying to attend those meetings instead of hosting new meeting.

Mr. Hart suggested asking the Salem Chamber of Commerce if any groups hold meetings that the Commission could attend instead of hosting meeting.

Ms. McCrea reported that the Grotto advocates expressed their appreciation for the assistance provided by the Historical Commission.

The Commission discussed the City's CPA program.

Ms. McCrea reported that she attended a recent Salem Neighborhood Association meeting, which had the CPA on the agenda. Attendees at the meeting discussed whether to consider a petition to rescind the CPA. Emily Udy of Historic Salem, Inc. was at the meeting and spoke in support of the CPA. Ms. McCrea asked Commission members to consider attending the CPC presentation to the City Council in May.

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

Respectfully submitted,

Patti Kelleher  
Community Development Planner