

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
April 20, 2016

A meeting of the Salem Historical Commission was held on Wednesday, April 20, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, Kathryn Harper, David Hart, Susan Keenan, Joanne McCrea, Larry Spang, and Jane Turiel. Staff: Patti Kelleher.

29 Chestnut Street - continuation

Maura McGrane submitted an application for a Certificate of Appropriateness to renovate a rear ell and construct a new wood deck with metal railing.

Documents & Exhibits

- Application: 3/18/16
- Photographs
- Drawings by ASB Architecture dated 3/17/16

Ms. McGrane and her agent Peter Cohen were present.

Mr. Cohen reported that Ms. McGrane has decided to retain the ell's cantilever and the door in its off-center location after the Commission's site visit last week. He reported that she has also decided not to install the proposed French door and will instead install a window on the ell's west elevation. However, the issue of the proposed color remains and both he and Ms. McGrane feel that the color is appropriate for the historic building.

Ms. Herbert read a letter from Oscar Padjen into the record.

Mr Hart asked if the applicant has consulted with Historic New England regarding the appropriateness of the paint color.

Mr. Cohen responded in the negative.

Ms. Harper expressed her feeling that the black paint color used on the garage doors and trim is pleasing and while unusual to use black, she does not have a problem with the color. She stated that she is very pleased that Ms. McGrane has decided to retain the cantilever and off-center door.

Mr. Cutting asked about the existing projections over the windows.

Mr. Cohen responded that they may have served as a sun shelter.

There was no additional public comment.

Mr. Hart stated his pleasure that the owner is retaining the off-center door and cantilever. He noted that the paint color choice could be reconsidered in the future.

VOTE: Ms. Harper made a motion to accept the application as proposed with the following changes: retention of the ell's cantilever, retention of the ell's entry door in its current off-center location; and installation of a window in the center arched opening on the west elevation. Window to match other proposed windows on west elevation of ell. Ms. Turiel seconded the motion. All were in favor (5-0), and the motion so carried. Ms. Bellin, Ms. Keenan, Mr. Spang and Ms. McRae abstained.

350/352 Essex Street – Certificate of Appropriateness

Blue Sky Properties LLC submitted an application to approve a GAF Timberline architectural shingle roof in black that was installed on a carriage house at the rear of the property.

Documents & Exhibits

- Application: 3/4/16
- Photographs via smartphone

The applicant Greg Spanos and his contractor Bill Murley were present.

Mr. Spanos stated that he purchased the building in October 2014 and was travelling when his renter called to say that the roof of the carriage house was leaking. He noted that the contractor had to remove 4 layers of shingles when repairing the roof and installing the new shingles.

Mr. Murley stated that architectural shingles are more expensive and have a longer guarantee. He presented photographs on his cell phone of other buildings in the district with architectural shingles.

Several Commission members responded that many of these architectural shingle roofs were installed in violation.

Ms. Herbert noted that the architectural roof shingle used by the applicant has angled corners and the Commission prefers straight edge shingles.

Mr. Murley explained the process for the work undertaken without a building permit.

Ms. Herbert noted that the shingles are solid charcoal and not multi-toned and the carriage house is located at the rear of the property with limited views from Beckford Street.

Mr. Hart reiterated that most examples of architectural shingles in the district are in violation and stated that the Commission's guidelines do not allow architectural shingles.

Ms. Bellin noted that Commission is compiling a list of architectural shingles that have been approved in the past.

There was no public comment.

Ms. Bellin questioned whether the application could be considered under a Certificate of Hardship.

VOTE: Ms. Harper made a motion to approve a Certificate of Hardship with caveat that this is a single case specific to the circumstances. Ms. McCrea seconded the motion. Eight members were in favor, one was opposed (Mr. Hart) and the motion so carried.

100 Derby Street

The Applicants, Martine and Philip Shea submitted an application for a Certificate of Appropriateness to replace an existing 2-light wood door with a new 9-light wood door.

Documents & Exhibits

- Application: 3/24/16
- Photograph of sample door

Martine and Philip Shea were present.

Mr. Shea stated that he and his wife had reconsidered the design originally submitted as part of their application. He presented photographs of two new 9-light door designs on his cellphone (one with an arched top and one with a flat top) that they felt was more appropriate.

Ms. Kelleher left the room at this time.

The Commission and the applicants discussed the design of the existing door.

Mr. Shea stated that the existing door is metal with plastic windows.

Ms. Kelleher returned at this time.

Mr. Spang asked if the door to be replaced is located on Derby Street.

Ms. Shea answered in the affirmative.

The Commission reviewed a photograph of the existing door, which is a four panel door with two lights.

Mr. Hart expressed his opinion that the flat top door was more appropriate.

Ms. Harper and Ms. Turiel agreed.

Ms. Shea asked if they could also replace the door located on the Carlton Street side of the building.

The Commission agreed that this change would require a new application.

Mr. Spang asked about the color of the new door.

Mr. Shea stated that it will be painted gray to match the color of the existing door.

VOTE: *Mr. Cutting made a motion to approve the application as presented with flat top and color to remain the same. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

539 Loring Avenue

The Applicants, Bart Freddo and Dana Miller submitted an application to Waive the Demolition Delay Ordinance to demolish a single story house.

Ms. Kelleher reported that the applicants requested a continuation to the Commission's next meeting on May 4, 2016.

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.*

47 and 49 Summer Street

The Applicant Philip Marchand submitted an application for a Certificate of Appropriateness to replace an existing fence with a new Colonial style wood fence with gates.

Documents & Exhibits

- Application: 3/24/16
- Photographs

The applicant Philip Marchand was present.

Mr. Marchand stated that he has decided to go with the Boston fence company version of the Colonial style fence.

Mr. Spang asked if the fence will be painted.

Mr. Marchand responded in the negative.

Mr. Hart asked if the only change in the design from the existing fence was the addition of a top rail and a cap on the post.

Mr. Marchand responded in the affirmative.

Ms. McCrear asked if there were plans for plantings in the yard.

Mr. Marchand stated that he will be planting but not yet sure of details.

Mr. Spang asked if the fence will be constructed of pine.

Mr. Marchand stated that the fence will be cedar.

VOTE: *Mr. Hart made a motion to accept the application as presented with the proviso that the fence is to be constructed of white cedar. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.*

107 Federal Street

Richard Jagolta submitted an application for a Certificate of Appropriateness to renovate a first story storefront with new wood entry door and transom, new door on Beckford Street in original opening, and new windows on Beckford Street and rear elevation.

Documents & Exhibits

- Application: 3/9/16
- Photographs
- Drawings by Seger Architects dated 3/30/16

Richard Jagolta and his architect Dan Ricciarelli were present.

Mr. Hart abstained as an abutter to property.

Ms. Herbert asked Mr. Jagolta if he is scheduled to go before the Zoning Board of Appeals.

Mr. Jagolta responded that he has not yet submitted an application to the ZBA.

Mr. Ricciarelli presented the proposed project, noting that the building was originally constructed in 1874 with a commercial storefront for a grocery store. He stated that Mr. Jagolta is proposing to convert the storefront to a residential use.

Mr. Jagolta reiterated that the building has always been a mixed used building but since the closure of the plant store in the 1990s, a string of unsuccessful commercial ventures have been located in the storefront. He noted that this is the only commercial space on Federal Street and was on the market with no interest in commercial use. He stated his interest in preserving the historic architecture of the building and reversing unfortunate updates made to building, including removal of plate glass door and installation of more historically appropriate wood door similar to existing door that accesses upper floors. He also proposes to install fixed panel and upper window in existing door opening now closed with plywood.

Mr. Ricciarelli noted that the new windows on Beckford Street would match existing windows on the building, including surrounds. Existing jalousie windows will be removed and new appropriate windows installed.

Ms. Herbert asked for clarification on the changes proposed for the side door.

Mr. Ricciarelli noted that it will appear as a full door but will have a fixed bottom panel.

Ms. Herbert asked if the entry door would originally have been a double door.

Mr. Ricciarelli stated in the affirmative but noted that it would be difficult to restore as a double door due to current egress concerns.

Mr. Spang responded that he could include a wider 36" or 38" door width and Mr. Jagolta agree.

Ms. McCrea asked if storefront windows will be retained.

Mr. Jagolta replied in the affirmative.

Mr. Ricciarelli stated that these large windows will either be routed for double glazing or will have storm windows installed.

Ms. Harper asked why paired windows are proposed for Beckford Street

Mr. Ricciarelli responded that paired windows are the only option to allow adequate light due to interior walls. He noted that if one window was proposed, it could not be centered.

Ms. Bellin asked how corner windows will be designed.

Mr. Ricciarelli responded that proposal is to install 1/1 functioning windows.

Ms. Herbert noted that Ms. Harper worked with the previous owner to design repairs to the building's skirt board, but the work completed was only a temporary solution.

Mr. Ricciarelli said that they would take a look at the skirt board and see if there is a better solution.

Ms. Herbert asked for public comment.

Gina Maniscalco of 2 Andover Street (directly opposite building) expressed her support for the proposal and her delight that the applicant is interested in bringing the building back to life.

Susie Weldon of 106 Federal Street spoke in support of the proposed work and stated that she was thrilled that someone is taking care of the building.

Cindy Johnson of 21 River Street spoke in support of the reuse of the building and the proposal to restore the building.

Ms. Herbert noted that the building has had a history of commercial ventures that have been unsuccessful.

No additional public comments from the audience. Ms. Herbert read comment letters sent to the Commission via email.

Ms. Herbert noted that the Commission typically does not vote on proposed changes if the project also requires approval from the Zoning Board of Appeals and these approvals are not yet granted. She recommended that the Commission send a support letter to the ZBA but delay vote until the ZBA finishes its review.

Mr. Cutting asked whether a condenser will be installed.

Mr. Ricciarelli responded that one will probably be installed at the rear of the building.

VOTE: Ms. Turiel made a motion for the Commission to submit a letter of support to the Zoning Board of Appeals. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.

2 Oliver Street/33 Washington Square

David C. Jones submitted an application for a Certificate of Appropriateness to install vent pipes and cap on the façade of the building.

Documents & Exhibits

- Application: 4/1/16
- Photographs

The applicant David Jones was present.

Ms. Herbert noted that the proposed flat vent cap is much less obtrusive than the torpedo style.

Mr. Jones stated that the cap will be only minimally visible behind the holly bushes, which are green year-round.

Mr. Hart asked the applicant to identify the location of the cap on the site plan.

Mr. Jones complied, identifying the location to be to the right of the front door when looking at the house from the street.

There was no public comment.

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

35 Chestnut Street

Dan Randall and Philip Gillespie submitted an application for a Certificate of Appropriateness to construct a single story rear addition painted Essex Green.

Documents & Exhibits

- Application: 4/6/16
- Photographs
- Architectural plans by Helen F. Sides dated 3/23/16

The applicants Dan Randall and Philip Gillespie and their architect Helen Sides were present.

Mr. Randall presented his application stating that the house is one of three conjoined townhouses and is a very important house on Chestnut Street. He stated that the interior of the house is in pristine condition with intact architectural details and moldings. He and Mr. Gillespie are

proposing a modest addition to allow for a small kitchen addition. He noted that the proposal is similar to 33 Chestnut Street with French doors.

Ms. Sides presented the drawings of proposed addition. She noted that the addition will align with the plane of the existing rear ell and existing windows will be reused on the new addition. She also noted that the applicants have decided to install clapboard siding instead of novelty siding as originally proposed to respond to a neighbor request. Clapboards will continue from single story addition to two story addition.

Ms. Herbert asked if the small gabled addition will be retained.

Ms. Sides responded in the affirmative. She also noted that only the upper portion of the new addition will be visible from Warren Street and Chestnut Street. She also stated that the proposed boxed bay on the end wall will be similar to one on the adjoining rowhouse.

The applicant stated that he will be removing the temporary roof that the previous owner installed over wood pile.

Mr. Spang noted that the rear of the proposed addition would have very limited visibility from Warren Street. He asked the applicants if they had considered adding lattice or louvers to trim the lower openings below the addition.

The Applicants responded that this would limit light into the kitchen

Ms. Herbert asked for public comment.

Rich Jagolta of 41 Chestnut Street spoke in favor of the application, noting the meticulous work of the applicants on their house.

Ms. Herbert read letters of support from the owners of the adjoining units.

Mr. Cutting asked if there was a proposal to purchase house by other prospective buyer that would have been detrimental.

Mr. Randall replied in the affirmative, stating that one buyer wanted to remove much of the original interior details so he and Mr. Gillespie purchased the rowhouse to protect it.

Ms. Sides stated that the applicants are still considering paint colors and will come back to the Commission with a paint choice after they work with neighbors to agree on a color. They will not paint the addition "Essex Green" as proposed in their application.

VOTE: Mr. Hart made a motion to approve the application. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.

114 Derby Street

114 Derby Street Nominee Trust submitted an application for a Certificate of Appropriateness to renovate building with new doors, windows, porch, balcony, fences and clapboard siding.

Documents & Exhibits

- Application: 4/5/16
- Photographs
- Architectural plans by Seger Architects dated 4/4/16

The applicants Joseph Meresky and Larry Fraite and their architects Julie Maredin and Dan Ricciarelli from Seger Architects were present.

Mr. Ricciarelli presented the applicants' proposal and a history of the building. He presented existing photographs and a landscape plan, noting that each unit will have its own entry. The applicants will be restoring the original building - repointing, cleaning brick, and restoring the original entrance and are proposing to add a balustrade to the side porch. For the 1982 rear addition, which is in serious disrepair, they are proposing more contemporary design with a monochromatic color scheme, new windows and a small bow window on the second story of projecting ell. The projecting ell will have 8" wide flat board siding while other walls to be traditional clapboard.

Ms. Herbert asked if the applicants will be refurbishing the existing iron fence and gate.

Mr. Ricciarelli replied in the affirmative with a slight relocation of the fence.

Mr. Hart asked about the use of the original building's second story.

Mr. Ricciarelli responded that the second floor will contain two front to back units with the original 16' ceiling height retained for most of the space.

Mr. Ricciarelli and Ms. Maredin presented plans and details for lighting and wood fence, doors and balcony balusters. New windows would be 1/1 in the rear addition and 2/2 simulated divided light in the original building.

Mr. Ricciarelli noted that the existing windows are replacement windows dating from the 1940s, so the applicants are not proposing to restore them and will instead replace them with new aluminum clad windows.

Mr. Hart noted that existing windows are in need of restoration with new glazing.

Ms. Maredin presented samples of the proposed aluminum clad windows, Anderson E-series for the original building and Jeldwyn for addition.

Mr. Hart asked about the warranty on windows, noting the history of seal failures for replacement windows.

Mr. Meresky responded that she was not sure but assumed a warranty of 10 to 15 years.

Ms. Maredin presented paint color samples – black and taupe in monochromatic schemes for the rear addition and a putty color for windows, sills and trim on the original building similar to the

color of the existing trim. She also noted that the applicants will be replacing the roof on the rear addition but not the original house. It is now a 3-tab asphalt shingle and will be replaced in-kind.

Ms. Harper noted that the Commission has approved Slateline and Hatteras brand asphalt shingles.

The applicants stated that they are not looking for approval of shingles since they do not have samples.

The Commission discussed their jurisdiction of review for buildings located in the Derby Street Historic District and whether their review covered all elevations of this building.

Ms. Kelleher read the Derby Street Historic District Ordinance, which stated that the Commission's jurisdiction covered architectural details visible from view from Derby Street.

Mr. Spang asked whether the proposed bay window could appear more transparent with a larger window.

The applicants both stated that the bay has only a slight projection and has already been approved by the ZBA.

The applicant submitted 8 letters of support that were submitted to the ZBA.

Ms. Kelleher noted that the House of the Seven Gables also submitted a letter of support for the project to the Commission.

Mr. Hart recommended that language should be added to any approval that existing wood windows date to ca. 1940 and the new metal clad windows are not to be construed as precedent setting with regard to exterior appearance.

VOTE: *Mr. Spang made a motion to approve the application as presented with the proviso that existing windows date to the 1940s and are not original to the building. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

Other Business

Approval of Minutes

VOTE: *Mr. Cutting made a motion to approve the minutes of April 6, 2016. Ms. McCrea seconded the motion. All were in favor, and the motion so carried. Mr. Spang, Ms. Bellin, Ms. Turiel and Ms. Keenan abstained.*

Request for letter of support for 162 Federal Street

Ms. Herbert presented request from Epsilon Associates for support of historic rehabilitation tax credit application.

Dan Ricciarelli presented the proposed project to restore the former St. James Convent on Federal Street, noting that the owner will restore the building's exterior, which is in remarkably good shape. The applicant will replace windows with windows similar to the Joshua Ward House and will remove an existing handicap ramp. A new elevator will be installed near the Bridge Street side of the building but will be located behind the mansard and may not be visible. The owner and architect will be studying site lines to determine its visibility. The owner will also retain existing interior hallways with elaborate moldings per historic tax credit requirements.

Mr. Cutting asked whether the rear yard will be landscaped.

Mr. Ricciarelli stated that it is currently heavily landscaped.

VOTE: *Ms. McCrea made a motion to approve the submittal of a letter of support for the project. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

Extension of Certificate of Appropriateness for The House of the Seven Gables

Ms. Kelleher presented a request for the House of the Seven Gables to extend a previously granted certificate to replace a wood shingle roof.

Mr. Hart abstained from the discussion.

Ms. Bellin questioned whether applicant should have sought extension before certificate expired.

VOTE: *Ms. Bellin made a motion to approve an extension of the Certificate of Appropriateness with the proviso that The Gables seek future extensions before Certificates expire. Mr. Cutting seconded the motion. All were in favor, and the motion so carried*

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

Respectfully submitted,

Patti Kelleher
Community Development Planner