

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
May 18, 2016

A meeting of the Salem Historical Commission was held on Wednesday, May 4, 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, and Larry Spang.

81 Derby Street - continued

The Applicant, Charles Hope Companies, LLP submitted an application for a Certificate of Appropriateness to renovate an existing building.

Documents & Exhibits

- Application: 2/29/16
- Revised drawings by Annette Popp dated 5/15/16
- Photographs

The applicant's agent Daniel Bumagin and architect Annette Popp were present.

Ms. Herbert reported that the applicant has received approval from the ZBA with required changes to the design.

Ms. Popp described the changes as shown on the revised plans – 2' roof height increase, adjusted window configuration on façade, steeper entry roof, changes to rear 2-story deck and staircase, and addition of more windows on east elevation.

Ms. Herbert asked if the brackets could be continued to other areas.

Ms. Popp reported that applicant will be designing cornice and water table details to be compatible with the building.

Mr. Spang asked for clarification on the cornice and fascia board details, expressing concerns about the knife edge appearance as proposed. He recommended that cornice board be recessed slightly at 1 ½ inch.

Ms. Popp presented sample of Hardiplank clapboard siding, noting that the sample she had was not in the smooth finish as proposed by the applicant. The color will be Evening Blue with the trim and windows to be white. The applicant has not yet selected a color for the door.

Ms. Bellin and Ms. Herbert noted that paint colors are not included in the application and should not be part of the project to be reviewed at this public hearing. The applicant will need to submit a specific color for white and for door at a future public hearing.

The Commission thanked the applicant for responding to previous requests to amend design and all agreed that resulting project will benefit all.

VOTE: *Mr. Spang made a motion to approve the application as revised with the condition that the cornice board be recessed 1 ½" at the roof drip edge. Ms. McCrea seconded the motion. All were in favor (7-0, Ms. Keenan abstaining), and the motion so carried.*

12 Chestnut Street

The Applicants Peter and Martha Pitman submitted an application to relocate an existing fence approximately 10' forward, to replace downspouts with new copper downspouts at the front entry, and to install new hose bib on side elevation.

Documents & Exhibits

- Application: 4/29/16
- Photographs

The applicant Peter Pitman was present.

Mr. Pitman explained his proposal to relocate and rebuild the existing fence to screen condensing units, noting that units would have minimal impact on adjacent property.

Ms. Herbert asked to see a photograph of the existing fence.

Mr. Pitman stated that he will seek permission from adjoining property owner to extend fence along property line. He also presented his request to replace 2 galvanized downspouts and repair existing copper gutter at the front entry.

Mr. Cutting asked if the entry roof is flat.

Mr. Pitman replied in the affirmative, noting that the entry roof is copper.

Mr. Pitman presented proposal for exterior lighting.

Ms. Herbert noted that Commission does not have jurisdiction over lighting that is applied to the house or the proposed hose bib.

Ms. Bellin asked about the issue with the adjacent property owner.

Mr. Pitman explained the property line between his house and the adjacent property, noting where the fence has a swoop design is in the photograph. He noted that he would like to extend fence to the neighbor's house.

Ms. Herbert suggested that the swoop be maintained and extend fence in front of owner's fence.

Mr. Spang asked if the entire property is fenced.

Mr. Pitman replied in the affirmative.

Mr. Hart asked for clarification about the submitted site plan drawing, which showed two new carriage house doors.

Mr. Pitman stated that he is not proposing to change the carriage house doors at this point.

Ms. McCrea asked about the neighbor's concerns.

Ms. Herbert asked for clarification on the fence alignment.

Mr. Pitman stated that fence will be in a L-shaped configuration.

The Commission discussed whether the air conditioner unit requires a Certificate.

Ms. Herbert stated that units are not visible and Commission has not reviewed non-visible units in the past.

Ms. Herbert asked the applicant if he has specific dimensions for the fence.

Mr. Pitman replied that he was not sure about the specific dimensions.

There was no additional public comment.

VOTE: Mr. Spang made a motion to approve the application to relocate and rebuild fence as presented with the requirement that the applicant work with adjacent owner to determine design.

The Commission discussed whether adjacent owner needs to submit an application for any fence on his property. All agreed that work would require adjoining owner to submit an application.

VOTE: Mr. Spang amended his motion to approve the fence in a L-shaped configuration. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.

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

5 Monroe Street

The applicants Barbara Taylor and John Hermanski submitted an application for a Certificate of Appropriateness to construct a 10' x 14' garden house at the southwest corner of their property.

Documents & Exhibits

- Application: 5/2/16
- Drawings dated 4/27/16
- Photographs

The applicants John Hermanski and Barbara Taylor were present.

The Commission congratulated the applicants on their recent preservation award from Historic Salem, Inc.

Mr. Hermanski stated that he hoped to build box of garden house this summer and to work on architectural millwork over the winter.

Ms. Herbert asked for clarification on location of the door.

Mr. Hermanski stated that door will be facing into the yard and Monroe Street.

Ms. Bellin asked if the door will have any hardware.

Mr. Hermanski stated that there will be hardware but he has not yet decided on the detail.

Ms. Herbert recommended that Commission consider the application as presented with requirement that applicant come back with details on the hardware.

Mr. Spang asked for clarification on some of the specific architectural details.

Mr. Hermanski noted that some of the photographs were for illustrative purposes and actual design and dimensions may vary a little bit.

Ms. Herbert asked about the proposed windows.

Mr. Hermanski stated that he will be having wood true-divided light, single glazed windows custom made by a company in New Hampshire with a single light storm window. The roof will be flat rolled-rubber roof with a slight pitch and gutters to be built in either copper or wood. Downspout will be located at rear of building facing Library with limited visibility. Siding will be horizontal western cedar planks similar to design of house entry.

There was no public comment.

VOTE: *Mr. Hart made a motion to approve the application as presented with the condition that the door hardware be approved by the Commission at a later date and that the garden house be painted in the same color scheme as the main house or painted in single color to match main house trim. Mr. Spang seconded the motion. All were in favor, and the motion so carried.*

Other Business

VOTE: *Ms. McCrea made a motion to approve the minutes of April 20, 2016. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

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