

SALEM HISTORICAL COMMISSION
MINUTES
June 7, 2017

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

14-16 Hodges Court - continuation

In a continuation from the previous meeting, the Commission heard the application from Salem Residential Rental Properties for a Certificate of Appropriateness for building renovations including a vent pipe and basement window replacement.

Documents & Exhibits

- Application: 4/27/17
- Photographs
- Elevation drawings

The applicant Michael Becker was present.

Ms. Herbert reported that she conducted a site visit of the property and determined that the condenser units are not visible from the public way as long as holly plants remain in place as planted.

Ms. Herbert asked Mr. Becker why the vent pipe will be placed so close to edge of building as shown in drawing.

Mr. Becker replied that it is an existing cast iron pipe on rear of building.

Ms. Herbert asked for confirmation that new pipe will be painted.

Mr. Becker replied in the affirmative.

There was no public comment.

VOTE: Ms. McCrea made a motion to approve vent pipe as presented. Mr. Hart seconded the motion. All were in favor and the motion so carried.

The Commission discussed the proposed new basement windows.

Mr. Becker reported that he will be reusing windows from another building. The new windows are approximately 62" x 32" and are single glazed 2/2 wood windows.

Mr. Hart asked for clarification on the upper trim of basement window, which looks too narrow in drawings.

Mr. Becker replied that he could add another board to enlarge the lintels so that they would be similar to the dimensions of the building's front windows.

VOTE: Mr. Hart made a motion to approve the replacement of existing basement windows on Derby Street elevation with new larger windows with the following conditions: windows to be wood, 2/2, true-divided windows; and window lintels and sills to be same proportion as building's first and second floor windows. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

Ms. Herbert reported that during the site visit she noticed that the foundation had been parged incorrectly and should be repaired more in keeping with traditional pointing techniques.

Mr. Becker replied that the new masonry repointing was similar to the existing condition on building. He will seek to have entire foundation repointed appropriately.

Ms. Herbert reported that a portion of the property's fence was supported by a board and not by the concrete retaining wall/berm along Derby Street. She suggested that the concrete berm be enlarged to address unit.

VOTE: Mr. Cutting made motion to allow Ms. Herbert to work with applicant to address fence design issues in the field. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

Mr. Hart noted that when the building's foundation is exposed by excavation then additional work will be required to address foundation issues.

3 Lynn Street

James Moran and Saed Hussain submitted an application for a Certificate of Appropriateness to install a new chimney cap.

Documents & Exhibits

- Application: 5/16/17
- Photographs

The applicants James Moran and Saed Hussain were present.

The Commission discussed the mortar specifications.

Mr. Moran reported that he did not have specification for the chimney cap due to lack of response from his mason but it will replicate the existing cap on the building's other chimney.

VOTE: Mr. Hart made a motion to approve the application for a new rear chimney cap with proviso that cap be identical to existing cap on front chimney. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

355 Essex Street

Charles Hinchey Revocable Trust submitted an application for a Certificate of Appropriateness to install new fencing.

Documents & Exhibits

- Application: 5/3/17
- Photographs
- Drawings

The applicant's tenants Stacey Ristuccia and Stefan Dufour were present.

Ms. Herbert asked for clarification on the proposed fence and post design.

Ms. Ristuccia replied that she preferred to have a simple post with simple cap. A tall section of fence would be added to the existing 6' tall fence along edge of house.

Ms. Bellin asked how large the yard space is to be fenced.

Ms. Ristuccia replied that she was not sure the exact dimension, but knew the space was not very large.

Mr. Hart asked if the fence will be painted.

Ms. Ristuccia responded that she preferred to leave the fence natural but if painting was required, then she would paint to match body color of house.

Mr. Hart recommended that a solid stain would be better than paint.

There was no public comment.

VOTE: Mr. Cutting made a motion to approve the application as presented with an option to stain new fencing or leave natural. If fence is to be stained, color should match body color of house. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

35 Chestnut Street

Dan Randall and Phil Gillespie submitted an application for a Certificate of Appropriateness to renovate and paint carriage house and install new fencing.

Documents & Exhibits

- Application: 5/9/17
- Drawings by Helen Sides dated
- Photographs

The applicant Phil Gillespie and the project architect Helen Sides were present.

Ms. Sides presented the proposal to install a new 6' tall flatboard fence at the rear property line similar in design to the existing fence at 29 Chestnut Street.

Ms. Herbert asked about the proposed gate.

Mr. Randall replied that the gate will have 10' opening with two 5' wide gates to match what was there. He noted that the existing fences on the side yards are in bad condition and will be replaced.

Ms. Sides presented the application to add a new porch to the rear elevation of the cottage. She noted that while the porch would be visible from Warren Street, it would be seen from a distance. The new deck would be mahogany.

Ms. Kelleher asked for confirmation that rear entry surround will be retained.

Mr. Randall replied that surround will be saved in place and will be protected by porch roof.

Ms. Herbert asked for clarification on the details of the porch post.

Ms. Sides replied that design calls for simple square post with raised base and no capital.

Ms. Herbert asked about color of fence.

Mr. Randall replied that he would prefer to leave natural.

Ms. McCrea asked if the applicant would be concerned about fence rotting.

Ms. Herbert noted that fence will be in cedar.

Ms. Herbert asked for public comment.

Catherine Miller spoke in general support of the work occurring at the property but expressed some concerns about the design and placement of the new fence. She noted that other fences on street are painted and asked the Commission to consider requiring that the proposed rear fence be painted. She stated that she felt side fence could remain natural. Ms. Miller also asked about the fence gate, noting that new driveways have been added on street. She asked that new fence gate remain in same location to limit loss of on-street parking spaces. She also noted that 10' wide gate opening was appropriate based on zoning.

Mr. Randall noted that previous fence was not painted.

Ms. Miller replied that previous fence was more decorative.

Ms. Sides recommended that perhaps an Essex Green color be used for the rear fence similar to the color of the adjoining property's fence color.

Mr. Gillespie stated that he would be amenable to staining fence.

Mr. Gillespie presented new paint color for cottage, noting that door would be painted white to match main house.

Ms. Kelleher noted that cottage may have original siding beneath shingles.

Mr. Gillespie replied that if original siding found then would come back to Commission to restore siding.

VOTE: Mr. Cutting made a motion to approve fence and cottage applications as presented, including 6' tall flatboard fence stained Essex Green with 10' wide double gate in original location; removal of existing porch and construction of new porch with roof; and new paint color scheme of "Velvet Cloak" body color and white trim to match house. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

95 Federal Street Unit 2

Robert and Janet Kendall submitted an application for a Certificate of Appropriateness to install a new HVAC condenser and pipe.

Documents & Exhibits

- Application: 5/17/17
- Photographs
- Site Plan
- Mitsubishi MXZ specifications

David Hart recused himself as an abutter to an abutter and moved to sit in the audience.

The applicant Robert Kendall and his contractor Justin Tremblay were present.

Ms. Herbert asked for confirmation that units will be placed in the corner between the house and the bay.

Mr. Tremblay replied in the affirmative.

Ms. Bellin asked how high the pipe will rise.

Mr. Tremblay replied that one pipe would go up to second floor to top of second floor window.

Mr. Kendall stated that an additional pipe would follow the trim (watertable) around the bay and would extend up to the kitchen.

Mr. Tremblay drew the location of both new pipes on photograph.

Ms. Herbert asked if unit had to be on the outside of building as shown on drawing.

Mr. Tremblay clarified on the drawing what is exterior and what is interior, noting that only the pipe has to be on outside of building; the vent unit will be on interior.

Ms. Herbert asked if proposed pipe near the front of the building could be moved closer to lie snug against the electrical conduit.

Mr. Tremblay replied in the affirmative as long as approved by electrical inspector.

Ms. Bellin asked if other pipes will be located on building.

Mr. Tremblay replied that other pipes will be run in interior of building.

Ms. Herbert asked about location of pipe for bedroom on other side of house.

Mr. Kendall noted that it would run in the interior from the basement through the chase to the bedroom.

Mr. Tremblay noted that if the interior scenario was not possible, the pipe would have to be placed outside next to downspout and would be same size as proposed pipe on other side.

Ms. Herbert asked about the location of the wires shown coming out of basement panel to the outdoor unit.

Ms. Bellin asked for clarification on location of outside unit.

Mr. Tremblay noted that the pipe from basement panel could be placed in various locations including going down to the ground and then into HVAC condenser unit. The unit itself will be tucked close to foundation but there is some flexibility to move it closer to bay.

Ms. Herbert asked if unit will be hidden by plantings.

Mr. Kendall replied that he has two options. The first option is to have one large single condenser unit with double fans but this unit would be taller. He stated that his preference would be for 2 smaller units that would be half the size of a single unit.

Ms. Bellin asked if the unit will be horizontal.

Mr. Tremblay replied that it would be vertical.

Mr. Kendall replied that two smaller units would have a more low horizontal profile and could be placed lower on foundation. He noted that units would have to be placed so as not to conflict with existing water hose location.

Ms. Kelleher asked if pipe conduit will be painted to match body or trim, noting existing downspout is painted incorrectly matching trim and not body color.

Mr. Kendall replied in the affirmative and noted that the downspout will also be repainted. He stated that previous painter painted downspout incorrectly. This will be corrected when HVAC unit painting is completed.

Mr. Kendall stated that units and pipes will be painted to match body or trim as appropriate and striped wherever they cross from trim to body.

Ms. Herbert noted that additional planting would need to be evergreen to ensure year round coverage of unit.

There was no public comment.

VOTE: Ms. Bellin made a motion to install two (2) small side by side units to be painted to match foundation with two pipes to be painted to match siding and/or trim as appropriate. New additional evergreen plantings will be planted to obscure units from view. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

20 Beckford Street

Paul and Kirsten Bunker submitted an application for a Certificate of Appropriateness to install a new fence and replace rear shed.

Documents & Exhibits

- Application: 5/18/17
- Photographs
- Site Plan

The applicant Paul Bunker was present.

Ms. Kelleher noted that shed was not visible from street and was behind the rear wing.

Ms. Herbert asked for clarification on the design of the new fence.

Mr. Bunker replied that the new fence design would match the existing fence section and would be painted to match. He stated that 22 Beckford Street has a similar fence.

Ms. Herbert asked for clarification that the existing fence will remain and a new extension will be added.

Mr. Bunker replied in the affirmative.

There was no public comment

VOTE: Ms. Bellin made a motion to approve application as presented. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

31 Washington Square North

Michael Shea submitted an application for a Certificate of Appropriateness to rebuild existing roof balustrade.

Documents & Exhibits

- Application: 5/22/17
- Photographs
- Samples of PVC materials presented at meeting

The applicant Michael Shea was present.

Mr. Shea presented his proposal to rebuild existing roof balustrade in a combination of wood and PVC materials to ensure longevity of balustrade. The balusters will be fabricated in cypress wood with all other balustrade elements in

PVC or Azek.

Ms. Herbert asked if balustrade will be constructed to match existing.

Mr. Shea replied in the affirmative stating that new balustrade will be identical.

Ms. Herbert noted that she did not have an issue with the use of synthetic material since the balustrade is located high on the building. She stated that she felt more comfortable with the use of these materials after building experts at the recent workshop held by the Commission advocated for the use of modern materials in certain circumstances.

There was no public comment.

Mr. Hart agreed with Ms. Herbert, noting that the Cambridge Historical Commission has approved the use of PVC for fences and building elements close to the ground as long as material is matte finish and not shiny.

Mr. Shea presented two samples of PVC materials and contrasted their appearance with regular pine. He noted that PVC has a warrantee of 50 years while pine has a life span of approximately 25 years.

Mr. Hart expressed his support for the sample material provided, noting that material is not shiny.

Ms. Herbert stated that Ms. Kelleher will work with applicant to determine appropriate material per material approved by the Cambridge Historical Commission.

Mr. Shea noted that he will be installing rolled rubber roof on the flat portion of the roof which is not visible.

VOTE: Mr. Cutting made to approve application as presented with proviso that synthetic material is to match sample presented or as recommended by staff through consultation with the Cambridge Historical Commission. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

13 Warren Street

Ryan Guilmartin submitted an application for a Certificate of Appropriateness to install a new fence.

Documents & Exhibits

- Application: 5/17/17
- Photographs
- Site Plan

The applicant Ryan Guilmartin was present.

VOTE: Ms. Bellin made a motion to approve the application as submitted Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Swiniuch Park

The City of Salem submitted an application for a Certificate of Appropriateness to install a new drinking water fountain.

Documents & Exhibits

- Application: 5/22/17
- Photographs
- Murdock MFG Classic Series Model M-C76A Old Style drinking fountain specifications

Salem Common

The City of Salem submitted an application for a Certificate of Appropriateness to install a new drinking water fountain.

Documents & Exhibits

- Application: 5/22/17
- Photographs
- Murdock MFG Classic Series Model M-C76A Old Style drinking fountain specifications

Director of Municipal Operations Jenna Ides presented both applications to install new drinking fountains at Swiniuch Park and the Salem Common.

Ms. Herbert asked for clarification on the material of the bowl, asking if bowl will be brass.

Ms. Ides noted that bowl could be brass or chrome plated but expressed concern about brass being vandalized or tarnishing.

Ms. Bellin asked if chrome-plated bowl was brass underneath.

Ms. Ides replied in the affirmative.

Ms. Bellin asked if fountain will replace existing non-functioning fountain.

Ms. Ides replied in the affirmative.

Ms. Kelleher clarified that there are two applications to be considered, one on Salem Common and one on Swiniuch Park.

Ms. Bellin asked if pet bowls will be added.

Ms. Ides replied in the affirmative

Ms. Herbert asked for public comment.

Heidi Leedburg asked for clarification on the location of drinking fountain in Swiniuch Park.

Ms. Ides indicated on photograph where fountain will be located in park, next to existing stub of previous fountain.

Ms. Leedburg asked about maintenance.

Ms. Ides replied that fountains will be turned off each winter. City will have extra parts available for replacement if needed.

Ms. Leedburg asked if the City will be responsible for maintaining or if neighborhood association will be responsible.

Ms. Ides replied that the City will install fountains and Department of Public Services staff will maintain. Swiniuch Park will probably be installed after improvements to Derby Street. Ms. Ides discussed the City's new policy for maintenance and implementation of a new system.

Ms. McCrea asked about funding for the fountains.

Ms. Ides stated that they will be funded through accessibility funding.

VOTE: Ms. Bellin made a motion to approve new drinking fountains at both Salem Common and Swiniuch Park. Fountains to be in black finish with chrome plated drinking bowl and pet bowl. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Salem Common

The City of Salem submitted an application for a Certificate of Appropriateness to install a new accessible picnic table.

Documents & Exhibits

- Application: 5/24/17
- Photographs
- Recycled Plastic Factory Deluxe Double ADA Picnic Table specifications

Human Resources Director Lisa Cammarata was present.

Ms. Cammarata, member of the City's Disabilities Commission as ADA coordinator, presented application for new accessible picnic table on the Common. She stated that the City retains all handicap parking fines to use for accessibility improvements. The City has used these funds for an accessible swing on Common, and assistive listening devices. She noted that the City has 3 additional tables to be placed at the Willows (2 tables) and at McGrath Park (1 table). The City just purchased 5 more tables to go at other parks in the city. She presented dimensions of the picnic table seat, noting that design allows two wheelchairs to access table.

Ms. McCrea asked about the material of table.

Ms. Cammarata replied that it is recycled plastic, 650 lbs., \$900 per table.

Ms. McCrea asked if table will be painted

Ms. Cammarata replied that table comes pre-colored with black base and natural wood grain color top.

Ms. Herbert asked if there were already picnic tables on the Common.

Ms. Cammarata replied that several non-accessible tables already exist on Common. These existing metal tables have commemorative plaques and will be retained.

There was no public comment

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

Request for Comment – Preservation Restriction – Women's Friend Society, 12 Hawthorne Boulevard

Linda Coffill Vice President of the Women's Friend Society and member of Council on Aging was present.

Ms. Coffill stated that received a \$2,000 matching grant from Essex Heritage to reset stairs and restore doors. Society needs to receive approval from MHC and the Salem Historical Commission

Ms. Kelleher noted that mason specifications state that insulation will be inserted.

Ms. Herbert asked for clarification that existing doors will be restored.

Ms. Coffill replied in the affirmative.

The Commission discussed the mason specifications to install “insulation” to fill large gaps in granite steps.

Ms. Coffill stated that mason probably meant that mortar will be installed.

Mr. Hart asked for clarification that existing doors will be painted since contractor specifications do not include paint.

Ms. Coffill replied in the affirmative.

VOTE: Ms. Bellin made a motion to approve the work as proposed, noting that the work would be considered an under a Certificate of Non-Applicability. Mr. Cutting seconded the motion. All were in favor and motion so carried.

Request for Comment – Comprehensive Permit application for 74 Leavitt Street - continuation

Ms. Kelleher presented the request for comment from the Zoning Board of Appeals regarding the Comprehensive Permit request to demolish the 1915 two-decker building at 74 Leavitt Street. She provided overview of the Chapter 40B Comprehensive Permit process. The ZBA requests comments from the Historical Commission in lieu of the applicant requiring submittal of a Request to Waive the Demolition Delay Ordinance. She presented a draft comment letter for the Commission to discuss.

Ms. Herbert asked about the building’s condition.

Ms. Kelleher replied that it is in pretty good condition.

Ms. Kelleher provided clarification on the 40B versus 40R process.

Ms. Bellin asked for information on the location of the Peabody Street development.

Ms. Kelleher provided information on the location but noted that Commission’s only jurisdiction is over the proposed demolition of 47 Leavitt Street.

Ms. Herbert asked for clarification that Commission provide a recommendation to the ZBA.

Ms. Kelleher replied in the affirmative.

The Commission asked if building could be reused for the proposed development.

Ms. Kelleher replied that building could be incorporated but new construction would be required.

The Commission asked how many units will be constructed.

Ms. Kelleher replied that she was unsure but thought it was about 20 units per development.

Ms. Bellin recommended that CDC be encouraged to incorporate historic building into development.

Ms. McCrea asked if the historic building would need to be modified the current porches are not accessible.

Ms. Herbert suggested that Commission request more information on the condition of the building and if it could be reused in the development.

The Commission agreed and directed Ms. Kelleher draft a letter requesting additional information.

Request for Comment – Section 106 Review – MBTA Positive Train Control - continuation

Ms. Kelleher presented the request for comment on the proposed antennas to be placed at entrance to tunnel at Riley Plaza, where no historic resources are located and one at Bridge Street Neck on the railroad tracks, which is adjacent to National Register district. Ms. Kelleher reported that since existing pole is already in place, then Commission does not have jurisdiction over new antenna.

The Commission agreed that neither is under jurisdiction and therefore a vote is not required.

Request for Comment – Section 106 Review – Witch City Wicks – Proposed signage

Request for Comment – Section 106 Review – Moon Baby Hair & Wares – Proposed signage

Ms. Kelleher presented the requests for comment on behalf of the City of Salem for two signs funded through the City's storefront improvement program, which is funded through Community Development Block Grant. Ms. Kelleher presented the signs for both storefronts which were previously a single storefront.

Mr. Hart commented on the attractive design of the Moon Baby Sign in particular.

The Commission agreed.

VOTE: Mr. Cutting made a motion to approve the proposed signage for Witch City Wicks and Moon Baby. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Other Business

Mr. Hart noted that planning board is holding a joint public hearing to rezone several properties on Derby Street to Central Development B5 zoning. He noted that the proposed buildings are over 50 years old. He asked if the City is required to seek comment from the Salem Historical Commission.

Ms. Kelleher reported that she was not aware of the rezoning request.

The Commission discussed which properties would be affected.

Mr. Hart asked Ms. Kelleher to research impacts on historic resources.

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

Respectfully submitted,

Patti Kelleher
Community Development Planner