

SALEM HISTORICAL COMMISSION

MINUTES

August 3, 2016

A meeting of the Salem Historical Commission was held on Wednesday, August 3, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Reed Cutting, Kathy Harper, David Hart, Susan Keenan, Joanne McCrea and Jane Turiel.

350-352 Essex Street - continuation

The Applicant, Blue Sky Properties, submitted an application for a Certificate of Appropriateness for new paint colors for the main house and carriage house.

Documents & Exhibits

- Application: 6/20/16
- Photographs

Ms. Kelleher reported that the Applicant has requested to withdraw his application for new paint colors.

**VOTE:** *Ms. Turiel made a motion to accept the withdrawal without prejudice. Ms. McCrea seconded the motion. All were in favor and the motion so carried.*

7 Botts Court – Certificate of Appropriateness

Alexander Marks and Kimberly Tompkins submitted an application for new paint colors: Benjamin Moore “Stampede” for shingles and clapboards; “Hushed Hue” for trim; “Portsmouth Spice” for doors; and “Dragon’s Breath” for shutters and foundation, new storm windows in bronze color, and removal of concrete coating on foundation.

Documents & Exhibits

- Application: 6/20/16
- Photographs

Ms. Kelleher reported that the applicant has requested to continue the public hearing to August 17, 2016.

**VOTE:** *Ms. McCrea made a motion to approve the continuation. Ms. Turiel seconded the motion. All were in favor and the motion so carried.*

134 Federal Street - Certificate of Appropriateness

Benjamin Blanchard Condo Trust, submitted an application for a Certificate of Appropriateness to paint fence to match existing house trim color.

Documents & Exhibits

- Application: 7/15/16

- Photographs

The applicants Deborah Glasser and Melissa Terrio were present.

Ms. Glasser reported that she has already received a Certificate of Non-Applicability to replace the fence as it is an in-kind replacement. However, they are seeking to change the color of the fence paint which requires review under a Certificate of Appropriateness.

*Mr. Cutting arrived at this time.*

The Commission commended the applicants for their garden.

Ms. Glasser responded that she used Tree Girl for landscaping.

Mr. Hart asked if the fence will be replaced.

Ms. Glasser responded that the fence will be replaced at the end of August/beginning of September.

Ms. Herbert asked what material will be used for the fence.

Ms. Glasser responded that fence will be cedar.

Ms. Terrio noted that fence would be painted Abington putty to match trim.

There was no public comment.

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

#### 164 Federal Street – Peter and Donna Bimbo

The Applicant, Peter and Donna Bimbo, submitted an application for a Certificate of Appropriateness to replace an existing 9-light window on west elevation of house with a new window.

#### Documents & Exhibits

- Application:
- Photographs

The applicant Donna Bimbo was present.

Ms. Bimbo presented her application, noting that the new window would be custom built to fit the space.

Ms. Herbert asked if applicant had considered other types of windows.

Ms. Bimbo noted that house has asbestos siding and she is concerned about altering the window opening which would in turn alter the siding.

*Ms. Keenan arrived at this time.*

Mr. Hart presented the property inventory form from 1995 that showed the current window in place at that time, noting that it has been in existence for at least 20 years. He noted that the existing window has a slight bow and asked if the proposed Jeldwyn window has a bow. He also noted unusual situation where house elevation has features that are not historically accurate, such as this window.

Ms. Bimbo responded that she was not sure if the window is able to have bow.

Ms. Herbert recommended that Commission would have to approve the type of window under a hardship certificate.

Ms. Bimbo noted that window is in serious disrepair with rot and stated that she could submit photos showing rot if Commission required.

Mr. Cutting stated his belief that asbestos and condition of window constitutes a hardship.

There was no public comment.

**VOTE:** *Mr. Hart made a motion to approve as the application as submitted under a Hardship certificate due to presence of asbestos siding requiring window in same dimension. Mr. Cutting seconded the motion. All were in favor and the motion so carried.*

#### 162 Federal Street - Massachusetts Historic Rehabilitation Tax Credit Application – Request for Letter of Support

Ms. Herbert read letter from Epsilon Associates, representing 162 Federal Street, LLC regarding an application for MA Historic Rehabilitation Tax Credits to restore the historic Saint James Convent at 162 Federal Street.

Mr. Hart asked if the Commission previously submitted a letter of support for the project.

Ms. Herbert responded that the Commission submitted a support letter in April and the applicant is just reapplying for tax credits.

**VOTE:** *Mr. Cutting made a motion to submit a letter of support for the tax credit application. Ms. McCrea seconded the motion; all were in favor, and the motion so carried.*

#### 90 Washington Street - Massachusetts Historic Rehabilitation Tax Credit Application – Request for Letter of Support

Ms. Herbert read letter from Epsilon Associates, representing Nine Zero Washington, LLC regarding an application for MA Historic Rehabilitation Tax Credits to restore the 1940 building at 90 Washington Street.

Mr. Cutting recommended that architects present plans at next meeting.

Mr. Hart agreed, noting that he would like to see plans

Ms. Kelleher noted that she had already placed on the agenda for the next meeting.

**VOTE:** *Mr. Hart made a motion to request the architect present design plans at the August 17<sup>th</sup> meeting. Mr. Cutting seconded the motion; all were in favor, and the motion so carried.*

203-209 Essex Street- Massachusetts Historic Rehabilitation Tax Credit Application – Request for Letter of Support

Ms. Herbert read letter from Epsilon Associates, representing Hotel Salem Real Estate Holdings, LLC regarding an application for MA Historic Rehabilitation Tax Credits to restore the Naumkeag Clothing Company Building at 203-209 Essex Street.

**VOTE:** *Mr. Hart made a motion to request the architect present design plans at the August 17<sup>th</sup> meeting. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

59 Federal Street- Massachusetts Historic Rehabilitation Tax Credit Application – Request for Letter of Support

Ms. Herbert read letter from Epsilon Associates, representing Salem Renewal, LLC regarding an application for MA Historic Rehabilitation Tax Credits to restore the historic house at 59 Federal Street.

**VOTE:** *Mr. Hart made a motion to request the architect attend the August 17<sup>th</sup> meeting to present design plans. Mr. Cutting seconded the motion; all were in favor, and the motion so carried.*

55-57 Federal Street- Massachusetts Historic Rehabilitation Tax Credit Application – Request for Letter of Support

Ms. Herbert read letter from Epsilon Associates, representing Salem Renewal, LLC regarding an application for MA Historic Rehabilitation Tax Credits to restore the historic house at 55-57 Federal Street.

**VOTE:** *Mr. Hart made a motion to continue until August 17<sup>th</sup> at which time proponents will be available to present proposal to the commission. Mr. Cutting seconded the motion; all were in favor, and the motion so carried.*

81 Derby Street – Request for revision to approved design

Ms. Kelleher presented Charles Hope Company's request for revisions to the approved drawings for the property. She asked whether the Commission wished to approve the request or have applicant appear at next meeting.

Mr. Cutting questioned whether the shortened windows would look as good.

Ms. Kelleher noted that applicant initially proposed no windows in bathroom and smaller windows over sink.

The Commission agreed that any work is an improvement to the building.

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

*Other Business*

Review of Storm Window Colors

Ms. Herbert asked about the Commission's guidelines relating to storm windows. She noted that Commission guidelines state that the storm windows should match trim but what happens if owner changes trim color and storms do not match anymore. She also questioned whether bronze storms are appropriate for historic district.

The Commission discussed color of storm windows and agreed to consider the application of color at a later date.

Preservation Partners Meeting

Ms. McCrea discussed the recent Preservation Partners meeting. She noted that Salem's 400<sup>th</sup> anniversary will be in 2026 and the Partners proposed forming a committee to begin planning for a celebration. She stated that Salem has been able to preserve its character better than Plymouth, which is also celebrating its anniversary.

Ms. Herbert reported that the Partners had also discussed educational opportunities such as workshops. She said that MHC might be willing to offer a program in Salem. She would work with Ms. Kelleher to organize workshops, which could be held in April or May.

Mr. Hart noted that HSI has hosted window workshops in the past that were well attended. They may be willing to host similar workshop again.

Ms. Herbert suggested that solar panels may also be a good workshop session with someone to speak about rental issues. Ms. McCrea noted that photo of panels that all black and not as visible.

Ms. Kelleher also suggested asking PEM to host a workshop on restoring historic masonry.

**VOTE:** Ms. McCrea 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