

SALEM HISTORICAL COMMISSION
MINUTES
February 06, 2019

A meeting of the Salem Historical Commission was held on Wednesday, February 06, 2019 at 7:00 pm at 98 Washington Street, Salem, MA, 1st Floor Conference Room. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, Mark Pattison and Larry Spang.

18 Chestnut Street – Dorothy Kelleher – Certificate of Appropriateness – Paint colors – continuation

Ms. Kelleher reported that the owner has requested to withdraw her application.

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

22 Beckford Street -- CONTINUED TO THE FEBRUARY 22nd 2019 MEETING
Certificate of Appropriateness for new trim color.

95 Derby Street – continuation

The V.F.W submitted an application for a Certificate of Appropriateness for a roof vent.

95 Derby Street

The V.F.W submitted an application for a Certificate of Appropriateness for building renovations.

Ms. Kelleher reported that the applicant requested a continuation to the February 22, 2019 meeting.

VOTE: Mr. Pattison made a motion to continue both applications to the February 22nd, 2019 meeting. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

171 Federal Street

Marilyn Levine submitted an application for a Certificate of Appropriateness to install a ductless AC unit.

Documents & Exhibits

- Application: 1/29/19
- Photographs

Marilyn Levine was present.

Ms. Herbert explained that the ductwork is going to follow the skirt-board and the unit will go around the back and feed the upper floor, it will be painted to match the house and will essentially disappear. Ms. Bellin asked if the unit will be on the porch and the answer was no. Ms. Herbert said the piping will go along the skirt-board. She said the home owner will plant vegetation to cover the unit. Ms. Kelleher said that the condenser unit will run parallel with the foundation. Ms. Bellin asked how close to the house, and Ms. Herbert said it would be snug to the house by a few inches she said the height is three feet and the piping is 4 inches. Ms. Kelleher said a suggestion had been made to go up the front corner and run along the skirt-board. She asked if landscape screening is proposed. Ms. Levine replied yes. Ms. Bellin requested specifications be included in the file. Mr. Pattison asked if equipment could be on the rear. Ms. Levine replied that the building layout precluded placement at the rear.

The Commission discussed previously approved ductless units in the historic districts and how to become more familiar with the technology. Members discussed alternative placement options at this property to limit the visibility of the unit and the ductwork.

Ms. Herbert suggested meeting with the Contractor on site in order to completely understand the specifications as the Board needs more clarification.

VOTE: Mr. Cutting made a motion to continue to the February 22, 2019 meeting. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

211 Bridge Street – Bridge at 211 – Preservation Restriction – Exterior building restoration

Dale Yale and the project architect Robert Farley were present to discuss the project.

Ms. Kelleher explained that the property is not located in a local historic district but has a preservation restriction due to receipt of Community Preservation Act funds. The Commission is responsible for approving exterior changes under the restriction.

Ms. Yale presented the project to restore windows at the property. Window Woman of NE will be restoring 26 windows at the property and will be installing a replica and/or salvaged window in an opening that has been covered by a vent. Mr. Farley presented drawings of the windows to be restored. Ms. Kelleher asked for a copy of the drawings showing specific windows to be restored.

VOTE: Mr. Cutting made a motion to approve the restoration work. Mr. Spang seconded the motion. All were in favor and the motion so carried.

Presentation on Building Renovation Project – Grimshawe House, 53 Charter Street

Walter Beebe-Center from Essex Restoration was present to discuss the project.

Mr. Beebe-Center discussed the history of the building. The property owner is seeking to restore the building and add a rear addition. Ms. Herbert asked about the use of quoins on rear corners and asked if that was typical. Mr. Beebe-Center replied that a shadow line from earlier quoins was found when the synthetic siding was removed. Ms. Herbert asked if the garage will remain. Mr. Beebe-Center replied yes. Ms. Herbert asked if a variance was required for the parking. Mr. Beebe-Center stated that the long term goal of the owner is to retain the building in family ownership. Ancestors of the current owners were the noted Peabody sisters and the family hopes to find original building material in the front rooms on the first floor. The building suffered a fire in the early 1900s, which required a major interior remodeling. After that it became a 20 room boarding house that also required interior remodeling. Mr. Beebe-Center said that the front staircase and some interior details date to the 1700s. He presented historic images of the building including a 1911 postcard.

Ms. Herbert stated that the original portico is now in the possession of the Peabody Essex Museum. In the early 1900s, local citizens acquired the McIntire portico to save it and donated it to the museum. It is now located on the rear of Plummer Hall. Mr. Beebe-Center will be replicating the portico on the building. Ms. Kelleher reported that she had spoken with the PEM to ask if the portico could be restored to its original building when it was proposed to be placed in storage. Legal restrictions prohibit it from being removed from museum ownership. It will now be retained on the rear of Plummer Hall.

Ms. Herbert discussed the SRA approval process and the Historical Commission's role in providing support for the project. She discussed the SRA parcel adjacent to the property and whether it could be added to the Grimshawe property. She noted that the building will be converted to five apartments including a manager's unit with the first floor dedicated for office space, which could perhaps be used as a museum in the future. The apartments will provide income to sustain the building.

Mr. Beebe-Center provided an outline of the building's ownership including information about the tenancy of Dr. Peabody and his family in the 1800s. The building housed a barbershop in the basement during the mid-1900s. He presented floor plans of the proposed interior changes including the new addition with a code compliant staircase and bathroom.

Ms. Herbert asked for public comment:

Lee Cochran asked for information on the history of the building and why it has remained in its current deteriorated condition. Mr. Beebe-Center asked Ms. Cochran if she knew why the left parlor was significant to the Peabody history. Ms. Cochran replied that the left parlor was the location where Sophia Peabody and Nathaniel Hawthorne courted. However, contrary to some belief, they were not married in the house.

Ms. Herbert asked if fencing was to be restored.

Councilor-at-Large Tom Furey stated that the City Solicitor has worked over the years to get the building restored from its current decrepit condition. He expressed his concern that the building's condition will result in the building's loss from vandalism.

Mr. Cutting asked if a railing is proposed for the rear addition. Mr. Beebe-Center replied yes, it is a flat roof and has been used as a deck in the past.

Lou Siriani, Botts Court, noted that the proposed addition will be a positive feature as it completes the "rectangle" plan of the building. Mr. Beebe-Center noted that there are other buildings on Federal Street that display the same L-shape as the current building and he looked to them for inspiration for continuing the cornice line on the new addition.

Mr. Pattison questioned whether the addition projects too far and doesn't read as an addition. He suggested that the use of quoining on the rear addition may not be appropriate for a secondary feature of the building.

Ms. Herbert stated that the Commission will support the project during the SRA review. The Commission agreed that the rear addition should be recessed further (approximate 2'-3') from the plane of the main building.

Alyssa Canary of Historic Salem, Inc. expressed the support of HSI for the project.

Joyce Kenney, Lafayette Street, asked if a ramp will be on the building to comply with ADA requirements. Mr. Beebe-Center replied yes.

Ms. Kelleher asked if a schedule for project has been finalized and if exterior work will be completed first. She also asked if funding has been identified for full project. Mr. Beebe-Center replied that the exterior will be completed first and the project will proceed as funding is available. He is hopeful that owner may be willing to proceed with full project.

The Commission discussed possible funding options for the project.

VOTE: Mr. Cutting made a motion to submit a letter of support for the project. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

52-54 Appleton Street

Christopher Gizzi submitted an application to waive the Demolition Delay Ordinance to demolish two-family house.

Christopher Gizzi was present to discuss the project.

Mr. Gizzi provided drawings and a plot plan for the proposed two-family building to be constructed on the property. He stated that the building was originally constructed as a garage for the adjoining property in the 1930s and was later renovated for a single-family house and then converted to a two-family.

Ms. Kelleher asked if any zoning relief is required. Mr. Gizzi replied that current building is non-conforming but the new building will be conforming.

Ms. Herbert noted that most buildings on the street are from the 1920s.

Ms. Kelleher asked how the new setback will relate to existing setbacks on the street. Mr. Gizzi replied that it will be approximately 15' from street. Existing buildings are setback approximately 5' from street.

Ms. Bellin recommended that new building setback correspond with existing setbacks on the street. The Commission agreed, assuming that zoning requirements are met.

The Commission discussed the design of the proposed new building. Mr. Gizzi replied that the building will be the "Avalon" design, pre-fabricated off site and delivered to the property. The building may or may not have a basement based on costs.

Mr. Spang recommended design changes to make the building look more like a building from Salem. This could include expanding the stoop into a front porch similar to other houses on the street. Mr. Gizzi responded that he would be amendable to changes as long as the changes corresponded with zoning setback requirements. Ms. Herbert suggested changing dormer profile and roof rake returns. Mr. Pattison suggested changing gable vent. Mr. Spang suggested wider cornerboards and a change to porch roof.

Ms. Herbert asked for public comment.

Several neighbors were present (names not known). They asked if the new building will be closer to street than the current building. The Commission provided the plot plan, setbacks and building design to the neighbors.

VOTE: Mr. Cutting made a motion to waive the Demolition Delay requirement with the Commission's standard conditions for building documentation. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Ms. Herbert invited Councillor Robert McCarthy, SHC liaison, to answer questions about the proposed Adaptive Reuse Overlay District (AROD).

Councillor McCarthy discussed the Council procedures and schedule for the AROD. He reported that the committee amended the draft ordinance and submitted it to the full Council for review. It is still being reviewed by the Council. The Council will receive the amended draft at their meeting next week and will then consider whether to vote at the meeting, amend the regulations, or refer it back to committee.

84 Washington Square East – continuation

Thomas and Anthony O'Donnell submitted an application to waive the Demolition Delay Ordinance to demolish a rear garage.

Ms. Kelleher reported that the six month delay will expire in two days. The Commission agreed that no further deliberation by the Commission was required.

331 Bridge Street

Jemm Realty Trust submitted an application to waive the Demolition Delay Ordinance to demolish a commercial building.

Attorney Steven Lovely was present to discuss the project.

Ms. Herbert reported that the Federal Street Neighborhood Association is in support of the proposed new development at the property.

Ms. Kelleher noted that the proposed new buildings replicate the gable line of the adjoining building and others on neighboring street.

The Commission discussed the proposed two new buildings and their exterior design. Attorney Lovely responded that the exterior will be Hardie cement board siding and not vinyl. Mr. Spang noted that the property is not located in the McIntire Historic District but is adjacent to it. He suggested a flared overhang to break up the building massing. The Commission discussed the window designs and location and suggested changes to the cornerboard design.

Ms. Herbert asked for public comment:

Lou Siriani, Botts Court resident and FSNA member, reported that the Association is in support of the design.

Councillor At Large Tom Furey spoke in support of the project, noting the present building is in blighted condition and the proposal will be a significant improvement.

VOTE: Mr. Cutting made a motion to waive the Demolition Delay requirement with building documentation conditions attached. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

Other Business

Derby Square Electrical Box

Ms. Kelleher reported that an electrical box was installed directly in front of Old Town Hall. She discussed the history of electrical service in the square and the concerns that were raised by herself and others about the selected location for the box. The power has not been connected and the City is exploring an alternative location. The existing underground electrical wiring has been compromised and will require significant infrastructure work to reactivate system.

Minutes

April 4, 2018

VOTE: Mr. Cutting made a motion to accept the minutes of April 4, 2018. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

May 2, 2018

VOTE: Mr. Cutting made a motion to accept the minutes of May 2, 2018. Mr. Spang seconded the motion. All were in favor and the motion so carried.

May 16, 2018

VOTE: Mr. Cutting made a motion to accept the minutes of May 16, 2018. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

June 20, 2018

VOTE: Ms. Bellin made a motion to accept the minutes of June 20, 2018. 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