

DRAFT
SALEM HISTORICAL COMMISSION
Minutes
March 6th, 2019

A meeting of the Salem Historical Commission was held on Wednesday, March 6th, 2019 at 7:00pm at 98 Washington Street, Salem, MA.

Present: Jessica Herbert (Chair), David Hart, Reed Cutting and Mark Pattison.

Staff: Patti Kelleher

Recorder: Sarah Cahill.

The meeting was called to order at 7:03PM.

22 Beckford Street

Christopher Sallah submitted an application for a Certificate of Appropriateness for trim color.

Documents & Exhibits

- Application: 11/14/18
- Photographs

Mr. Hart recused himself as an abutter.

Due to Mr. Hart being an abutter, there was not a quorum to vote. Mr. Sallah provided photographs of the back of the house and further documentation on the history of the property. Ms. Kelleher stated that she will forward these to the Commission along with other documentation.

MOTION: Mr. Cutting made a motion to continue to the next meeting on March 20th. Mr. Pattison seconded the motion. All were in favor and the so motion carried.

11 Orne Square

Pamela Coffin submitted an application for a Certificate of Appropriateness to approve fence replacement after the fact.

Documents & Exhibits:

- Application: 1/23/19
- Photographs

Ms. Kelleher reported that the owner has asked to continue the application to the meeting on May 20th.

MOTION: Mr. Cutting made a motion to continue the application. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

95 Derby Street

The V.F.W submitted an application for a Certificate of Appropriateness to approval a roof vent after the fact and for building alterations.

Documents & Exhibits:

- Application: 11/5/18
- Photographs

Ms. Kelleher reported that the applicant has requested a continuation to the next meeting.

MOTION: Mr. Pattison made a motion to continue the application to the next meeting. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

126 ½ Federal Street

Joy Remy submitted an application for a Certificate of Appropriateness to remove a chimney.

Documents & Exhibits:

- Application: 1/29/19
- Photographs

Joy Remy and Scott Marchand Davis were present.

Mr. Davis stated the reason they need to remove the chimney is that it is structurally unsound and causing water damage to the interior. Ms. Herbert asked whether the problem was due to flashing or a water penetration problem. Mr. Marchand Davis replied that it is a water penetration issue, he said the chimney was cracked and at a 10-degree tilt. Ms. Remy said the mason specifically said the flashing was fine. Ms. Herbert asked if there was an estimate and Mr. Marchand Davis provided the estimate. Ms. Herbert said that the Commission is concerned about taking chimneys down and it is a big decision. She asked if there was another chimney that paired with the damaged one. Mr. Davis stated that there was another chimney in the back of the house. Mr. Hart asked the applicants for an engineer's report to confirm whether the chimney is in fact structurally unstable. Ms. Remy said that they did have another company look at it and they provided the same analysis. Mr. Hart asked for that report and Ms. Remy said she would provide it. Ms. Herbert thought it might be a mortar issue from years ago. Mr. Pattison said the concern is the removal of the chimney and said he would like to take a look at it. Ms. Herbert suggested continuing this to the next meeting and Mr. Pattison can report back on his site visit. Mr. Marchand Davis said he would email the other quote to the Commission.

There was no public comment.

MOTION: Mr. Cutting made a motion to continue to the next meeting. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

13 Cambridge Street

Michael Sherriff submitted an application for a Certificate of Appropriateness to replace a rear ell.

Documents & Exhibits:

- Application: 2/15/19
- Photographs
- Drawings by Helen F. Sides Architect

Project architect Helen Sides was present.

Ms. Sides presented the plans for a small ell on the back of the property and noted that she discovered the ell would not be visible from a public way after submitting the application. Ms. Kelleher confirmed that she visited the site and the new ell will not be visible. Ms. Sides said the plans are to add square footage to create more space in the back entrance with a deck. She said there is not a complete foundation, and the structure is weak.

There was no public comment.

MOTION: Mr. Hart made a motion to approve the demolition and new construction under a Certificate of Non-Applicability as not visible from a public way. Mr. Cutting seconded the motion. All were in favor and the so motion carried.

Salem Common

The City of Salem submitted an application for a Certificate of Appropriateness to install Rules of Use signs on Salem Common

Documents & Exhibits:

- Application: 2/19/19
- Photographs

Ms. Kelleher presented the City's proposal to install three (3) "Rules of Use" signs on the fence surrounding the Common. She provided the wording the City would use on these signs for the Commission's review. She said the signs would be metal and would be either dark teal blue or black in color. She said that the City will work with the sign company to figure a way of hanging the signs on the fence without damaging the fence. Ms. Herbert asked about the shield-shaped signs and Ms. Kelleher provided an example of this type from the Boston Granary Ground. The idea would be that these signs would be replicated for parks throughout the City. Mr. Hart asked about dimensions, Ms. Kelleher said she would get the dimensions. The Commission

reviewed the wording and the consensus was that the dark teal blue is preferred. Ms. Herbert suggested a fourth sign at the other end of the park.

Ms. Herbert asked for public comment.

Jen Santo of the Salem Common Neighborhood Association asked whether the hours for the Common (no loitering between 10pm and 5am) were different from other parks. She said there is never a sign as to when you should leave. She said she approved of the proposed new signs and that they were very beautiful.

MOTION: Mr. Cutting made a motion to approve the signs with the final design to be determined by staff. Mr. Pattison seconded the motion. All were in favor and the so motion carried.

Broad Street Cemetery Preservation Plan - Community Preservation Act Application – Request for a letter of support.

Ms. Kelleher presented the City's intent to request CPA funds to complete a master plan for Broad Street Cemetery. This CPA request would include funds for the preparation of construction drawings and bid documents and a full assessment of the headstones and tombs. She asked the Commission for a letter of support for the project.

MOTION: Mr. Hart moved to approve the letter of support. Mr. Reed seconded the motion. All were in favor and the motion so carried.

Facilitating the Redevelopment of the Courthouses - Community Preservation Act Application – Request for letter of support.

Ms. Kelleher informed the Commission that the Planning Department is submitting an application for CPA funding to do a study to facilitate the redevelopment of the Courthouses, specifically what would be involved in historic tax credits and which elements the Park Service would require to be retained, such as the Library. This information would be provided to potential developers upfront. Ms. Herbert mentioned the great work that was done on the mothballing project and stated that she would like to put a proposal forward that they get an Historic Preservation award. Mr. Reed and Ms. Kelleher agreed.

MOTION: Mr. Cutting made a motion to approve the letter of support. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Forest River Pool and Bathhouse - Community Preservation Act Application – Request for a Letter of support.

Ms. Kelleher gave a brief history on the Forest River Pool bathhouse that was built in 1920. She reported that the community at large agreed with the Commission on the need to preserve the

bathhouse. Under the draft plans, the bathhouse will remain and will continue to serve as the bathhouse for the new pools. The City is seeking CPA funding under the recreation category for the preliminary design but Ms. Kelleher believes it should also qualify as a historic project. Ms. Herbert said this is a worthy project that the Commission should support.

MOTION: Mr. Hart made a motion to approve a letter of support for the Forest River Pool and Bathhouse CPA application. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

23 Summer Street - 23 Summer Street, LLC – Waiver of the Demolition Delay Ordinance- Demolish Rear Ells.

Michael Becker and Tom Mayo, Thomas Mayo Architects, were present.

Ms. Kelleher explained that this property is currently before the Design Review Board (DRB) and explained that only the other side of Summer Street is in the McIntire Historic District. Therefore, the developer was therefore only seeking a waiver of the demo delay for the rear additions and would like SHC comment for the redevelopment plans. She stated that in the past, the Commission has not reviewed demolitions of additions.

Mr. Mayo stated that they had made changes addressing some items brought up by the DRB. Ms. Herbert asked about the conjoined dormer, she said it would need some detail to make it look more historical. Mr. Hart said the National Park Service guidelines stipulates that any addition to a historical building should be visually distinct and he feels that these plans do not show the distinction especially on the South elevation. He said he's concerned that the roof line is on the same level and not set back or moved forward. Ms. Kelleher said the Commission does not have design review guidelines for new construction that could be considered in this instance. Mr. Mayo and Mr. Becker agreed to consider design changes that would make the new addition visually distinct from the main historic building but also blend in with having the ridge line the same, he said the projections two feet away step out. Mr. Mayo stated that the DRB was not happy with the round windows, and that they popped up too much, they liked the idea of the cornice line going through the length of the side elevation. He noted that they had changed the dormer design, bringing it back and installing French doors as a form of egress. Ms. Kelleher asked if it would be one continuous roof for the historic and the new addition. Mr. Mayo stated that the ridge line would be the same. Ms. Kelleher expressed concern that the design was changing a two-bay deep house into a six-bay deep building and turning a rectangular building into a triple appearance. Mr. Pattison thought it was the cornice line that added to that and it competes with the old building. Mr. Becker asked what the Commission would suggest; Mr. Hart thought some different treatment to the roof and the cornice line, he said the garage door is most definitely not historic. Ms. Herbert said she had a problem with all the dormers and said she would do some research on alternatives for the shed windows. Mr. Cutting asked if this would be voted on tonight. Mr. Mayo said they had time as they do not

meet with DRB for three weeks and they were just looking for some feedback from the Commission. Ms. Herbert pointed out that this was a similar project to North Street. She said it is a good idea for developers to meet with the Commission to work in coordination. Mr. Becker agreed. Ms. Kelleher said that although the building was built earlier than 1820, there was little historical information in the property's inventory form. Ms. Herbert asked about fencing and suggested they build a fence with an artistic flair to hide the parked cars and soften the lines. Mr. Mayo said he would investigate. Ms. Herbert said that there was no problem with the volume or the garage doors, she said there are just a couple of items that need tweaking.

MOTION: Mr. Hart made a motion to waive the demolition delay for the demolition of the rear structures as contained in the application with the proviso that the applicant take into consideration the comments of the Chair; to work with the Commission to continue to refine the details of the design for further discussion at the next meeting on March 20th; and to document the additions to be demolished with ¾ view photographs. Mr. Cutting seconded the motion. All were in favor. And so, the motion carried.

65 Federal Street: 65 Federal Street, LLC - Certificate of Appropriateness – Demolish Rear Side & Side Ells.

Michael Becker and Tom Mayo, Thomas Mayo Architects, were present.

Ms. Kelleher informed the Commission that this property would not go before the Salem Redevelopment Authority (SRA) until mid-March. Ms. Herbert mentioned that she did not like the conjoined dormers and recommended that the scallops run all the way down. Ms. Kelleher expressed concern about the proposed addition wrapping the building, noting that it would cover several bays on the façade. She asked if it needed to be so large. Mr. Mayo explained that this would be the foyer and would need the space. Ms. Kelleher noted that this is a beautiful building but the proposal diminishes the building and truncates the façade even more so. She said it would be a shame if the five-bay façade was lost. Mr. Hart again requested existing drawings and proposed drawings. Mr. Becker said that he would provide these. Ms. Herbert thought the clapboard could be in good shape under the aluminum siding. Mr. Becker said that he will grant the property at 63 Federal Street an easement to allow them to get out of their driveway. Ms. Herbert said that essentially these are the same comments as the 23 Summer Street property. Ms. Kelleher asked if the plans could be sent to her electronically.

MOTION: Mr. Cutting made a motion to continue review to the next meeting on March 20th. Mr. Hart seconded the motion. All were in favor and the motion so carried.

25 Lynde Street – Evergreen Realty Trust – Waiver of the Demolition Delay – Demolish real ell.

Michael Becker and Tom Mayo, Thomas Mayo Architects, were present.

Mr. Mayo presented plans for the building. Ms. Kelleher said this property was built in 1759 and was part of the recent downtown historic resource survey and was identified as a potential for an individual listing in the National Register as one of the last Georgian style buildings in the downtown. She noted that despite its modifications with new windows, it has significance for the City. She expressed her opinion that the proposal modifies the house significantly. She asked if they planned to extend the roof and go from a three-bay house to a five bay. Ms. Herbert asked if they were raising the roof. Mr. Mayo replied in the affirmative, but that it would not alter the appearance in the front. Mr. Hart asked for the original drawings of the building which they did not have, he said it is much easier to have the originals to get a better sense of the changes being made. Ms. Herbert said the new dormers do not line up with the windows on the second floor. This is a three unit building that the developer wants to make a five unit. Ms. Kelleher asked if this was a full demolition. Mr. Becker and Mr. Mayo replied no. Ms. Herbert asked if the Building Commissioner had asked for a setback to the building. Mr. Becker replied that because it is a B5 zoning district there is no requirement for setbacks. Mr. Herbert said she would like to hear from Stephen Mallory of the PEM, if he would be willing to have some input that would be beneficial to the developers as this is an important building. Mr. Hart and Ms. Herbert asked for the existing plans. Mr. Becker said they would provide these, he added that there is significant work to be done to the original building, insect damage etc. Ms. Herbert asked when the middle addition had been built. Ms. Kelleher said sometime in the 1800's. Ms. Herbert told the developer to look at 97½ Essex Street to get some ideas. Ms. Herbert asked if these units were apartments and about ventilation because of the parking underneath. Mr. Becker replied that they will need a heat detector in the garage and most likely the units would be condominiums. Ms. Herbert said they would provide information and she would speak to Stephen Mallory.

MOTION: Mr. Cutting made a motion to continue. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Other Business:

88 ½ - 90 Federal Street: Ms. Herbert notified the Commission that there is an issue with this property. She said she and Ms. Kelleher went out to look at the property, there was a dormer and two little windows that needed replacing, these were not visible, and we approved the replacement, however, there was a window in the front that was visible, and the owner went ahead and replaced that without permission. She said the Commission has been after him for a year on this and to paint the down-spots as well. She said a broker has reached out to her to see if the property can get an "Historic Salem Award". Ms. Kelleher explained that there were 4 downspouts and only three are painted. She asked for a vote on suggesting the owners apply for the award next year after they take care of what is required by the Commission. Ms. Kelleher said the letter should address the outstanding items that need to be taken care of in accordance with the Certificate that you received.

MOTION: Mr. Reed made a motion to approve Ms. Kelleher's letter. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

Meeting Adjourned: 9:25PM