

SALEM HISTORICAL COMMISSION
SPECIAL MEETING MINUTES
June 30, 2021

A special meeting of the Salem Historical Commission was held on Wednesday, June 30, 2021, at 6:00 pm.

VIRTUAL ZOOM MEETING. Present were; Reed Cutting, Rebecca English, Vijay Joyce, Milo Martinez, and Mark Pattison. Not present: Mark Meche, Stacey Norkun, Erin Schaeffer, Larry Spang.

381-385 Essex Street

Grace Church submitted a Certificate of Appropriateness for new paint color.

Documents & Exhibits

- Application: 6/10/21
- Photographs
- Paint chip - Pantone Red 193 C (Web #BF0D3E)

Eric Wagner of Grace Church was present to discuss the project.

Mr. Wagner stated that they want to repaint the two sets of church doors with the same color. The color is a reddish pink that has been identified to be the same standard red used nationally on the episcopal shield. They will update the signage, currently from the 1950's, using the same color in a future application. Mr. Cutting asked about the state of the side door. Mr. Wagner replied that it is currently stained wood. Mr. Joyce stated that the main door should be red, however, the ancillary door should remain stained wood. Ms. Kelleher noted that the sign application will be heard on July 21, 2021.

Public comment: No one in the assembly wished to speak.

VOTE: Mr. Cutting made a motion to approve painting the red main entry door only. Mr. Martinez seconded the motion. Roll Call: Cutting, English, Joyce, Pattison, Martinez were in favor and the motion so passed.

4 Andover Street – continuation

George Beck and Karen Garvey Beck submitted a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 5/18/21
- Photographs
- Paint chips: California Paints Historic Colors of America - "Sturgis Gray" for trim and window sash; "Jewett White" for door surround, "English Bartlett" for door; and "Wainscot Green" for clapboards

Karen Beck was present to discuss the project.

Ms. Beck stated that they purchased the home in March, the façade needs to be painted and they would like to change the paint colors. They have used neighboring paint colors for inspiration as well as consulted with Waters and Brown who refereed them to historic paint colors from California Paints. Four paint colors are proposed: Body: Wainscott Green, Trim: Sturgis Grey, Door surround: Jewett White or Sturgis Grey and English Bartlett: Door.

Mr. Joyce noted that the Wainscot Green is appropriate and requested a sample of all proposed colors be applied to the home for the Commission to review. Ms. Kelleher agreed.

Public Comment: No one in the assembly wished to speak.

Mr. Martinez requested the proposed window sash color. Ms. replied that they currently powder coated brown window sashes will remain and be a very close match to the Sturgis Gray painted casing. The storm trim color blended better with the windows; the color will be close to the window color. She agreed to have samples in place by July 6th and before the July 7th regular meeting. Mr. Joyce and Ms. English agreed to make a site visit.

VOTE: Mr. Cutting made a motion to continue to the July 7, 2021 regular meeting. Mr. Martinez seconded the motion. Roll Call: Cutting, Pattison, Martinez, English, Joyce were in favor and the motion so carried.

18 Chestnut Street– continuation

Dorothy Kelleher submitted a Certificate of Appropriateness to replace fence.

Documents & Exhibits

- Application: 5/03/21
- Photographs
- Drawings by Derby Square Architects dated 6/30/21

Victoria Kelleher and Richard Griffin, Derby Square Architects, were present to discuss the project.

Ms. V. Kelleher stated her desire to create a private outdoor garden area for her mother and would only use the patio area to park two vehicles during snow emergencies. A bi-fold gate and fence is proposed with wood pickets, a 16-foot-wide opening, with all hardware to be placed on the inside of the fence and it will look like a solid fence from the outside. The gate will be in four sections, with panels that will fold inward and away from the opening. She is still pricing the options, but the type of roller used would be recommended by her architect, Richard Griffin.

Mr. Joyce noted that the pedestrian gate should have another post next to it to make it historically appropriate. Mr. Griffin noted his familiarity with wheeled fences, there would be a wheel on the end of each section, with a hinge to fold to the interior in the first section and a hinge at the post that would also fold away, to create the bifold. There would be a vertical deadbolt into the patio pavers to fix the fence into position and the bottom of the pickets would be as close to grade as possible. Mr. Joyce noted that black wheels would be somewhat visible, requested examples or a layout of materials. Mr. Pattison noted that parts of the assemblies would be visible when open. Mr. Griffin agreed to create a mock-up.

Mr. Griffin and Mr. Joyce discussed the option of not using rollers and reducing the fence opening to 15-foot-wide. Mr. Griffin noted that some of the neighboring openings were 14-foot-wide and have as many as four vehicles parked on site. Mr. Martinez replied that the parking layout of others should not come into consideration, especially if they are not correct. He requested a site visit.

Mr. Pattison stated that he is not in favor of creating a 2-car driveway.

Mr. Martinez asked if the rails be wood or metal. Ms. V. Kelleher replied wood.

Public Comment: No one in the assembly wished to speak.

Mr. Joyce noted that a fence of this type would be highly visible from Botts Court which is important to consider.

VOTE: Mr. Martinez made a motion to continue to July 21, 2021, regular meeting to allow for a mock-up to be fabricated and a site visit by the Commission. Ms. English seconded the motion.

Roll Call: Cutting, Pattison, Martinez, English, and Joyce were in favor and the motion so carried.

31-33-35 Warren Street - Continuation

Phillips Warren Condominium Trust submitted a Certificate of Appropriateness to replace fencing.

Documents & Exhibits

- Application: 5/18/21
- Photographs

Joseph Kaye and Brendan Carroll were present to discuss the project.

Mr. Kaye stated their desire to replace a section of fence in back yard, move the brick pillar to widen the driveway entrance and install vertical board fence T&G with three 4-inch-wide rails. The existing green fence along the driveway is currently 5-feet tall but for privacy they want to raise it to 6-feet. The Commission's concern was that the fence post would be higher than the brick pier and slightly visible. Chair Spang previously suggested that last section be cut down, so they provided samples, an angled cut, and a curved cut. The gate was removed due to deterioration but would be replaced with a gate to match the fence, although he would apply for that later. The driveway currently has a 9-foot-wide opening and 11-feet is proposed.

Mr. Pattison stated that while he is in favor of the gate, he is concerned with the fence alterations. 8-foot-wide sections are a cookie-cutter style where the posts are highlights and higher than the fence sections. Fences are long runs, like on the front of the property. Mr. Joyce agreed that the original fence had no visible posts.

After the deliberation, the Commission was okay with prefab panels dividing the properties. Mr. Kaye noted that the interior fence color would be white to match the existing fence but could be green to match the new on the driveway.

Mr. Carroll noted his concerned with people looking over the fence and their desire for privacy. This new fence will not be cookie-cutter, they will maintain consistency with the other fences.

Mr. Martinez stated that the Commission told the applicant at the previous meeting that the second design would not be acceptable. Mr. Carroll replied that the Commission was not clear on what they wanted. Mr. Joyce noted that a flat board fence would be most appropriate. Mr. Carroll noted that this fence will be behind a mostly closed driveway gate and rarely seen. The Design Guidelines state that the main façade should be period appropriate, and the rear is private. Mr. Joyce replied that the rear fence can be viewed from a public way. Mr. Pattison noted that the Commission wants to preserve the historic look because its within their purview. There is a difference between what an applicant wants and what is most appropriate. Mr. Joyce stated that the Commission is trying to meld the desire of the applicants with what is appropriate.

Mr. Kaye agreed to keep the universal design to match the rest of the yard, cut off the posts, and make an adjustment to the last fence section. Mr. Joyce noted that the cap at the top of the fence sections creates the continuity, and with cut-off posts the cap should be continuous. Mr. Kaye agreed to create continuous caps applied by a separate contractor if Reliable Fence could not make the modifications. Mr. Joyce suggested applying surface mounted boards to hide the rails and to cover the face of the posts too.

The Commission agreed to the modifications and to allow the last section of fence to be sloped not curved.

Public Comment: No one in the assembly wished to speak.

The applicants agreed to match the existing white paint color at the interior fence and use Tarrytown Green HC-34 by Benjamin Moore at the exterior fence. The Commission agreed.

VOTE: Mr. Martinez made a motion to approve the installation of the Universal Board style fence by Reliable Fence, the interior fence to be Tarrytown Green HC-34 or white to match the existing fence color and the exterior fence to be Tarrytown Green, on a total 84-foot run of fence. Mr. Pattison seconded the motion. Roll Call: Cutting, Pattison, Martinez, English, Joyce were in favor and the motion so carried.

VOTE: Mr. Pattison made a motion to approve a 6-foot-high driveway fence with the following modifications: sleepers to conceal the posts and create a continuous top rail, the last fence section shall slope down to meet the brick pier with the fence cap to be below the brick pier cap, the color to be Tarrytown Green on the 32-feet of fence section, post caps to be cut off and not be visible. Mr. Martinez seconded the motion. Roll Call: Cutting, Pattison, English, Martinez, Joyce were in favor and the motion so carried.

33 Warren Street – continuation

Joseph Kaye submitted a Certificate of Appropriateness to relocate brick pillar.

Documents & Exhibits

- Application: 5/18/21
- Photographs

Joseph Kaye and Brendan Carroll were present to discuss the project.

Mr. Kaye stated that the driveway entry is not at a right-angle making it difficult to turn into the driveway. With a less than 9-foot-wide opening, he must adjust his vehicle multiple times to be able to turn into the driveway. By moving the brick pier approximately 2-feet to the right, they can cut the pier and reattach it to the existing wall and widen the entrance.

Public Comment: No one in the assembly wished to speak.

VOTE: Mr. Martinez made a motion to approve removing the right brick pillar on Flint Street approximately 24-inches to the right to expand the driveway opening. Mr. Cutting seconded the motion. Roll Call: Cutting, Pattison, Martinez, English, and Joyce were in favor and the motion so carried.

90 Federal Street – continuation

Carrie Cabot submitted a Certificate of Appropriateness for new fencing.

Documents & Exhibits

- Application: 5/10/21
- Photographs

The applicant was not present.

VOTE: Mr. Cutting made a motion to continue to July 7, 2021, regular meeting. Mr. Martinez seconded the motion. Roll Call: Cutting, Pattison, Martinez, English, and Joyce were in favor and the motion so carried.

5 Beckford Street – continuation

Robert Allen; Robert Soucy submitted a Certificate of Appropriateness to replace steps and railings.

Documents & Exhibits

- Application: 5/21/21
- Photographs

The applicant was not present.

Ms. Kelleher requested that the Commission review the application for any missing items to review at the next regular meeting. She noted that the side entrance has a deteriorated stair and handrail, and the applicant would like

to add new granite steps with a metal handrail. The Commission typically approves posts at top and bottom, but vertical pickets are proposed. It is a short run of stairs with possibly only one handrail on one side needed although the number of steps is unknown.

VOTE: Mr. Cutting made a motion to continue to the next regular meeting. Mr. Pattison seconded the motion. Roll Call: Cutting, Pattison, Martinez, English, and Joyce were in favor and the motion so carried.

253 Lafayette Street – continuation

Craig Fletcher submitted a Certificate of Appropriateness to replace windows.

Documents & Exhibits

- Application: 6/2/21
- Photographs
- Renewal by Anderson brochure

Craig and Laurie Fletcher, owners, and Jaime Martin of Andersen Windows were present to discuss the project.

Mr. Fletcher stated that the home was divided into 3 condos in 1985 with rear renovation including a window above a kitchen sink. They purchased Unit B which has some windows were rotted and leak. They received a loan and had Andersen Window custom build 5 windows, 4 of which are at the rear and not visible from the street. One visible window is 60-feet away from the street. Ms. Fletcher noted that there are three layers of windows; interior magnetic storms to stop leaking and add weatherizing, the windows open in, but they have dry-rot and not usable, and the exterior storm windows are secured with pegs that are painted shut. Andersen will keep the historic design of the windows as well as match the existing color. Ms. Kelleher stated that the windows have interior muntins and Andersen will apply exterior muntins. Ms. Fletcher noted that the only mullions are horizontal. Each of the bay windows is 42-inches wide x 72-inches high.

Mr. Martinez asked how the new windows will operate. Mr. Fletcher replied that they will be double hung. Ms. Kelleher noted that most windows are 1 over 1 double-hung expect for that these two bays. The Commission reviewed various potential window configurations. Mr. Martin stated that the sashes were already made to match the existing configuration and any modification means they would need to reorder the window sashes. Ms. Kelleher suggested a window sample be brought to the site so the Commission can see how it would fit with the rest of the house. Mr. Martin agreed to provide a window sample during the Commission's July 6, 2021 site visit.

Public Comment: No one in the assembly wished to speak.

VOTE: Mr. Martinez made a motion to continue to the June 7, 2021 regular meeting with a site visit on July 7, 2021. Mr. Cutting seconded the motion. Roll Call: Cutting, Pattison, Martinez, English, and Joyce were in favor and the motion so carried.

9 North Street

Historic Salem, Inc. submitted a Certificate of Appropriateness to modify chimneys.

Documents & Exhibits

- Application: 6/11/21
- Photographs

Mr. Joyce recused himself as a board member of Historic Salem and as the HSI appointee to the Commission.

Ms. Kelleher stated that with Mr. Joyce's recusal there is a bare quorum with the presence of Ms. English, Mr. Cutting, Mr. Martinez, and Mr. Pattison.

Paul Wright, Chair of HSI Building Committee, was present to discuss the project.

Mr. Wright stated that the Bowditch House applied for a Certificate of Appropriateness to replace the shingled roof but came across two issues, a faux chimney in need to be rebuilding and adding two turbine vents to the attic. Ms. Kelleher stated that she did not advertise for the venting of the attic, so the applicant must only review the chimneys, and the vents can be discussed at the July 21, 2021, regular meeting.

Mr. Wright noted that the two turbine vents would be on the on the West roof, would be 12-inches in diameter, and 18-24-inches high and copper to blend with the new wood shingle roof. They would be placed behind the corners of the roof ridge. They would be minimally visible from Federal Street Court but the balustrade when reinstalled will help conceal it. Ms. Kelleher stated that if the Commission determined that this was a minor change, she recommended a site visit be conducted to determine if their visibility would be minimal. If so, this could be completed as a waiver of a public hearing and approved administratively. Mr. Martinez asked if there were currently turbine vents on the roof. Mr. Wright replied that there is currently no ventilation on the roof and that is one reason why the roof is failing. Mr. Martinez asked how visible the turbine vents would be front the front. Mr. Wright replied that the crown could be visible from across North Street, but the balustrade will help conceal them. Mr. Martinez asked if the vents would fit inside the balustrade. Mr. Wright replied yes.

Mr. Wright noted that both chimneys were installed in 2003 are now failing and the contractor proposed a replacement with stucco over it for a rainscreen or a Glen Gary thin-brick system to match the existing brick color. Brick requires less maintenance than stucco and MHC has no issue with the venting or thin brick faux chimneys proposed.

Mr. Wright noted that both chimneys are faux – plywood over masonry board over brick and mortar. They were installed in 2003 but are now failing – water has soaked through and spalled the brick and allowed water to penetrate the roof. The contractor proposed two options, a replacement with stucco over it to allow for a rainscreen behind it or installing a Glen-Gery thin-brick veneer system with a brick color to closely match the existing and a water struck brick look is preferred.

Mr. Martinez requested the make-up of the thin brick system. Mr. Wright replied that there is an aluminum based backing material that the brick is mounted to and the space behind the aluminum is the rain screen made up of a drainage mat and water barrier of the substrate. Their contractor, American Steeple and Tower Co., recommended stucco but this thin brick system was also recommended by a sub-contractor to mimic the existing brick. Brick requires less maintenance than stucco. Mr. Martinez asked about the warranty of the thin-brick veneer system. Mr. Wright replied that as it's installed by a certified installer there will be a 10-20 year guarantee but he will request more information for their records. Mr. Martinez noted that this information will be useful for future applicants seeking chimney repairs and this could be used as a trial for SHC review.

Mr. Wright stated that both options were reviewed with Paul Holtz of the Massachusetts Historical Commission (MHC) and they have approved both the venting and the thin-brick faux chimneys.

Public Comment:

Jessica Herbert, 70 Webb Street. Asked if when repaired, will the one chimney match the other in terms of color, pattern, and grouting. Mr. Wright replied that both chimneys will be repaired and will match the existing brick color. Ms. Herbert asked if both chimneys were leaking. Mr. Wright replied that both are leaking although only one leak was noticeable on the interior.

No one else in the assembly wished to speak.

Mr. Martinez requested that preferred color samples be provided to the Commission. After no one agreed to be the point person, Mr. Martinez agreed to review the color samples. Mr. Martinez and Mr. Cutting agreed to make a site visit on July 1, 2021.

VOTE: Mr. Martinez made a motion to accept the application to rebuild two faux chimneys using the Glen-Gery system, final color to be determined after samples are provided that match the current chimney color. Mr. Cutting seconded the motion. Roll Call: Cutting, Pattison, Martinez, and English were in favor and the motion so carried.

15 Orne Square - Application under consideration as a minor change

Antoine Boisvert submitted a Certificate of Appropriateness for a rear roof vent.

Documents & Exhibits

- Application: 4/22/21
- Photographs

Ms. Kelleher reported that the application was determined to be a minor change. No objections were received from abutters and therefore, the certificate was issued.

Other Business:

- a. Minutes;

VOTE: Cutting made a motion to approve the April 21, 2021, regular meeting minutes with English's edits. Pattison seconded the motion. Roll Call: Cutting, Pattison, Martinez, English, and Joyce were in favor and the motion so carried.

VOTE: Cutting made a motion to approve the May 19, 2021, regular meeting minutes with English's edits. Pattison seconded the motion. Roll Call: Cutting, Pattison, Martinez, English, and Joyce were in favor and the motion so carried.

- b. Correspondence

Northshore CDC Lighthouse 47 Project (43 Leavitt & 38 Palmer Street)

David Valecillos, *Director of Design* at North Shore CDC and Maureen Kavanaugh, Historic Consultant, were present to discuss the project.

Ms. Kelleher stated that all documentation went to Northshore CDC which has proposed to demolish a building but did not need a waiver of the demo delay. The Commission commented and asked that they document the building and provide a salvage plan to save any historic fabric. An MOA was created, and a draft was sent to the Commission as well as a letter from the CDC. The CDC said not much can be salvaged. They have completed Design Review and provided photographic documentation and a salvage plan. The CDC wants the commission to sign the MOA.

Ms. Kavanaugh stated that only partial elements are in place, the CDC used Green Goat to evaluate the building for salvage and they found nothing of value or quality or in a salvageable condition, however; the Contractor will recycle as much as possible.

VOTE: Cutting made a motion to sign the MOA. English seconded the motion. Roll Call: Cutting, Pattison, Martinez, English and Joyce in favor and the motion so passed.

Demolition Delay

Ms. Kelleher stated that the Demolition Delay was going before the City Council OLLA committee and there seems to be good support for it. She encouraged Commission members to be present for the committee discussion.

Adjournment

VOTE: Mr. Cutting made a motion to adjourn. Mr. Pattison seconded the motion. Roll Call: Cutting, Pattison, Martinez, English and Joyce in favor and the motion so passed.

The meeting adjourned at 9:15PM

Respectfully submitted,

Patti Kelleher, Preservation Planner