

SALEM HISTORICAL COMMISSION

Minutes

August 7th, 2019

A meeting of the Salem Historical Commission was held on Wednesday, August 7th, 2019 at 7:00pm at 98 Washington Street, Salem, MA. Present were Larry Spang (Interim Chair), David Hart, Erin Schaeffer, Stacy Nordkum, Milo Martinez, Vijay Joyce. Absent were: Reed Cutting and Rebecca English. Staff planner Patti Kelleher and recorder Sarah Cahill were also present.

The meeting was called to order at 7:05PM.

90 Federal Street, Unit 2

Frances Flaherty submitted an application for a Certificate of Appropriateness for new storm window color change Certificate issued on August 1, 2019 as a “minor change” under MGL Ch. 40C.

Ms. Kelleher presented the application to install new storm windows in a color to match existing trim color and asked the Commission whether it qualified as a minor change.

The Board approved the minor change with no objections.

20 Fowler Street

Michael Jaros and Claudia Paraschiv submitted an application for a Certificate of Appropriateness for new paint colors.

Documents & Exhibits

- Application: 7/22/19
- Photographs
- Paint chips

Ms. Paraschiv was present to discuss the project.

Ms. Paraschiv provided samples of the paint colors from Waters & Brown. She explained that the Opaque stain color “Bohemian” would be used on the body of the house with paint color “Voodoo” on the trim and “Chamomile” for the stairs, risers and inner walls of the stoop. Ms. Paraschiv provided two letters of support from neighbors for her project that were put into the public record, a letter from Marilyn Levine of 171 Federal Street and a letter from Kathy Green of 8 North Pine Street. Ms. Nordkum said she liked the color scheme but thought that having the stairs, risers and inner walls the same color made the doorway disappear, she suggested putting the “Voodoo” color on the risers. Mr. Joyce agreed and said he felt the trim would be lost, he said it would be a better idea to highlight the trim.

Mr. Spang asked if there were any public comment, there was none.

Mr. Pattison also suggested “Voodoo” on the risers and Ms. Schaeffer said she would prefer a lighter color on the risers. Ms. Nordkum felt that because the body of the house was being stained versus painted, she was comfortable with the trim color but that painting the entire porch area in the same “Chamomile” color would look one dimensional. Ms. Schaeffer read the Historic guidelines that suggested the trim be lighter and whiter and suggested the house at 78 Washington Square as an example.

Mr. Spang said he liked that the porch was being lightened but thought a color from the same family color wheel would be better. He asked if Ms. Paraschiv could create a colorized photo and Mr. Joyce suggested she stain a piece of clapboard using the Opaque stain and bring to the next meeting. Ms. Paraschiv said she was worried about the timeline as she wanted to get the house painted by Fall, she agreed to have the samples for the next meeting.

VOTE: Mr. Hart made a motion to continue to the next meeting on August 21st, with the understanding that the applicant would provide a rendering of the paint colors. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

316 Essex Street– continuation

In a continuation from a previous meeting, First Church in Salem submitted an application for a Certificate of Appropriateness to replace fence.

Documents & Exhibits

- Application: 6/19/19
- Photographs

Mr. Nick Lewis and Mr. Peter Eschauzier presented the application. Mr. Spang stated that members of the board had paid a site visit to view the fence and the plans for replacing it. Mr. Lewis said he had come with an idea that would take care of the fence in the front as well as the side to make it more cohesive. He hoped to remove the stockade fence and gate and install a 60” tall flat board picket fence with a beveled 1”x2” cap rail. Mr. Lewis explained that open fencing is preferred to allow for circulation around the plants in the northeast bed and prevent moisture retention on the fence. Ms. Schaeffer inquired as to the material type, to which Mr. Lewis responded he would use pressure treated wood with a mildew inhibitor and paint it white to match the neighbor’s fence. Mr. Pattison suggested he take a look at white cedar as a choice and Mr. Hart agreed stating that he had a white cedar fence that still looked really well 35 years later. Mr. Lewis said he would take that into consideration.

VOTE: Ms. Schaeffer made a motion to approve the application with the following conditions: fence to be in white cedar with pressure treated posts and painted to match existing fencing; fence to be lowered to match height; and fence spikes to be removed. Ms. Norkum seconded the motion. All were in favor. And so, the motion carried. (Mr. Hart abstained as he is an abutter.)

20 Beckford Street

Paul and Kirstin Bunker submitted an application for a Certificate of Appropriateness to replace rear door hood.

Documents & Exhibits

- Application: 7/5/19
- Photographs

Paul Bunker was present.

Mr. Bunker presented the application to replace rear door hood since it is leaking. He presented samples of what he thought might work and said he is open to design options from the Board. Ms. Kelleher passed around examples of flat roofs. Mr. Spang asked the Board if they had any questions. Ms. Schaeffer said she liked the pitch and shape of the existing hood. Mr. Joyce said the one pitch is good and to use copper for the fascia, he also suggested the finish match the existing lower roof. Mr. Pattison said smaller brackets would be more suitable.

Mr. Spang asked for public comment, there was none.

Mr. Spang suggested Mr. Bunker come back with a drawing to include a smaller bracket, lower pitch, with copper fascia and paint to match existing roof.

VOTE: Mr. Martinez made a motion to continue the application to the next meeting. Mr. Joyce seconded the motion. All were in favor. And so, the motion carried. (Mr. Hart abstained as an abutter)

122 Federal Street

Margaret Twohey and Darrow Lebovici submitted an application for a Certificate of Appropriateness to install a new AC condenser.

Documents & Exhibits

- Application: 7/12/19
- Photographs

Margaret Twohey and Darrow Lebovici were present.

Ms. Twohey said they needed to replace their furnace and decided that they would install air conditioning to their home. They would like to install the condenser in the rear yard behind bushes on their property line adjacent to 120 Federal Street, which would conform to the zoning requirements for a 5' set back from the adjacent property lines. She said that all the piping for the condenser would be at ground level with the PVC piping painted brown or dark green depending on the location. She said the unit would not be visible from Federal Street and would have only limited visibility from Lynn Street as the trees and bushes will be in front of it. Mr. Martinez, Mr. Spang and Ms. Schaeffer all reported that they had visited the site the previous week and had determined that the location was good.

VOTE: Mr. Pattison made a motion to approve the application as submitted. Mr. Hart seconded the motion. All were in favor. And so, the motion carried.

4 Hamilton Street

Alexis Dwyer submitted an application for a Certificate of Appropriateness for building renovations, gutters and paint colors.

Documents & Exhibits

- Application: 7/11/19
- Photographs
- Drawings by Seger Architects

Alexis Dwyer was present.

Ms. Dwyer requested a continuation to the August 21st meeting.

VOTE: Mr. Hart made a motion to continue the application to the next meeting. Ms. Norkum seconded. All were in favor. And so, the motion carried.

Request for Comment- 79 Columbus Avenue new construction

Mr. Eric Cormier presented his application, explaining that the property at 79 Columbus Avenue had been vacant for five years before he bought it and the basement was flooding with tidal waves, and had no heat; as a result, mold was prevalent in the building. He said he had researched the home to find out if it was in an historic district, and found out that it was not. He did not realize it was listed in a National Historic Register. Mr. Cormier went on to say he had met with the Conservation Commission in early Spring and it was determined that no digging, no elevation to take place and to use the same footprint. He said he met the Building Commissioner Tom St. Pierre and submitted an architectural drawing, he said he was given a permit to proceed. Ms. Schaeffer asked how the house came to be demolished, no roof etc., since he was only granted an interior demolition permit for drywall removal. Mr. Cormier said it was a mistake. Mr. Spang explained to Mr. Cormier that the Salem Willows District is significant as a seaside summer resort community of modest cottages on small lots with a park dedicated to summer amusements and enjoyment of the ocean environment. The neighborhood of Juniper Point was developed beginning in the early 1870s when streets were laid out and house lots sold. While early houses were built as seasonal cottages, by the 20th century, owners began constructing year-round residences. Mr. Spang and the Board as a whole expressed strong concern that the current proposal for a three-story elevated modern house would significantly impact the historic character of this important neighborhood and asked the applicant to redesign the project. Ms. Schaeffer added that while it is the Commission's understanding that the building can no longer be restored to its historic appearance due to environmental regulations that require houses to be elevated above storm surge flooding, she believed that the new building can be designed in a manner that is more respectful of the building's original architecture to have a more positive impact on the historic character of the Salem Willows Historic District. Ms. Kelleher provide a recently completed reconstruction of a Victorian cottage at 48 Bay View Avenue as a successful example of a reconstruction that preserves the overall historic feel of the original cottage while addressing environmental regulations and modern living needs.

Mr. Spang recommended that the Commission continue the discussion to the next meeting on August 21st and asked Mr. Cormier to present updated design sketches and bring his architect to this meeting. Ms. Schaeffer also encouraged the owner to work closely with an engineer to ensure that the design complies with all building code requirements for construction in the flood zone

The Board recommended that the owner incorporate character-defining features of Juniper Point's architecture in a redesign of the project, including the following details:

- ❖ Open porch that extends across building façade on the first story of living space with a lattice base and stairs that extend into front yard;
- ❖ Entrance door on building façade that is located on first floor of living space;
- ❖ Steeply pitched gable rooflines;
- ❖ Dormers with historically-appropriate length, placement on roof slope, roof pitch, and setbacks from front and side walls of building (see attached City of Cambridge Guidelines); and
- ❖ Decorative trim such as turned porch posts and open balustrades, diamond windows, window and door trim, corner boards and skirt boards, and wood clapboard and shingle siding.

Appointment of Historical Commission representative to the Community Preservation Committee.

Ms. Kelleher announced that Mr. Pattison would like to become a permanent representative.

VOTE: Mr. Hart made a motion to approve the appointment. Ms. Norkum seconded the motion. All were in favor and the motion so carried.

Other Business:

95 Federal Street – David Leach - Request for an amendment

Mr. Spang expressed concern that the building code was not in agreement with what the Historical Commission had suggested. Ms. Schaeffer agreed and as the Board had not denied the application, the homeowner should come back and present the amendment to the Board.

Minutes

Ms. English reviewed the following minutes March 6th, March 20th, April 3rd, April 17th, May 1st and May 15th, 2019.

VOTE: Mr. Spang made a motion to approve the selected minutes. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Mr. Spang expressed a desire to receive the after each meeting and then approve the minutes at the beginning of each meeting. The Board agreed with this suggestion.

Violations:

28-28½ Broad Street: Ms. Kelleher notified the Board that the owner had put up bead board instead of the original material, Ms. Kelleher spoke with the homeowner and they agreed to replace it with original material.

Chestnut Street: Ms. Kelleher informed the Board that she did not have any new information yet.

Correspondence:

6 Federal Court – Carriage House: Ms. Kelleher informed the Board that the owners are looking to demolish the Carriage House at the back of their property, but that the City is looking to take receivership of the Carriage House to prevent this from happening. She said she will provide more information as its forthcoming.

Other:

Mr. Martinez asked about a date to appoint a permanent Chair and Vice Chair to the Historical Board. It was decided that either September 18th or October 2nd depending on the number of Board members available on either date.

Adjournment: 10:20PM.

VOTE: Mr. Hart made a motion to adjourn the meeting. Mr. Pattisson seconded. All were in favor. And the motion so carried.