

SALEM HISTORICAL COMMISSION
MINUTES
January 5, 2022

A meeting of the Salem Historical Commission was held on Wednesday, January 5, 2022 at 6:00 pm via **Zoom Virtual Meeting**. Present were: Milo Martinez, Mark Meche, Reed Cutting (Acting Chair), Mark Pattison. Not present: Larry Spang, Rebecca English, Stacey Norkun, Vijay Joyce. Staff: Patti Kelleher

127 Derby Street – continuation

Louise Spohr submitted an application for a Certificate of Appropriateness to replace windows.

Documents & Exhibits

- Application: 11/1/21
- Photographs
- Product details

Ms. Spohr asked to withdraw the application without prejudice as she is seeking a window manufacturer. Ms. Spohr intends to re-apply in spring of 2022.

VOTE: Mr. Martinez motioned to accept the applicant's request to withdraw the application without prejudice. Chair Cutting seconded the motion. Mr. Martinez seconded the motion. Roll Call: Martinez, Meche, Pattison, Cutting were in favor and the motion so carried.

186 Federal Street – continuation

James Carria submitted an application for a Certificate of Appropriateness for a rear fence.

Documents & Exhibits

- Application: 12/1/21
- Cross sections
- Photographs
- Diagram

Ms. Kelleher summarized discussion at the previous meeting, noting that the applicant originally applied for a vinyl 6-foot-tall fence but the Commission had requested a wood option. Mr. Carria reported that he visited Northeast Fence which only had vinyl fences on display. He provided images of fence options from Home Depot and Sentry Fence. Mr. Pattison and Chair Cutting were in favor of the fence shown by Sentry. Chair Cutting asked if the Commission preferred lattice on top of fence. Mr. Meche recommended smaller square lattice on top of fence. Mr. Pattison agreed that small-hole lattice at top should be squared and not diagonal would be more appropriate. Chair Cutting confirmed that the proposed fence would be 6 feet tall and 8 feet across; he also asked if there were any gates. Mr. Carria noted that a small picket fence/lattice fence with gate may be placed in the backyard. Given the inability to procure fencing by the time of the meeting, the Commission felt the application should be continued. Chair Cutting noted that pictures, dimensions, and information pertaining to hardware would be optimal for the applicant to present at the follow-up meeting.

No public comment.

VOTE: Mr. Martinez motioned to continue the application to February 2 meeting. Mr. Pattison seconded the motion. Roll Call: Martinez, Meche, Pattison, and Cutting were in favor and the motion so carried.

284 Lafayette Street

Coach House Inn LLC submitted an application for a Certificate of Appropriateness to install condenser units.

Documents & Exhibits

- Application: 12/9/21
- Photographs
- Product specs
- Google Map aerial

The applicant Niko Giallousis was present. Upgrades and renovations are ongoing at the Coach House. Next step is to add level of comfort by way of HVAC minisplits. Mr. Giallousis spoke to the fact that a slim duct run up the building would not be desirable; and stated that no slim duct will be on the outside of the building in this proposal. The applicant proposed that all slim duct would be run through window into utility room and throughout house in a hidden manner. Slightly larger condensers will be used: Samsung LightDuty Commercial units; 61” off the ground; product selected in order to use less condensers overall; can be condensed to small space; pad is about 8’ x 5’. The applicant noted that a fence would be built around the units to conceal them; lattice; two layers of wood/fencing to hide the condensers. Mr. Giallousis has partnered with landscape architect to re-do shrubbery in order to further conceal and minimize appearance for a guest perspective. The units are also very quiet.

Mr. Martinez asked if aerial/site plan was available. A Google Map photo was shown to specify location of condensers. Mr. Pattison asked if the condensers could be moved around the corner away from Lafayette, to which Mr. Giallousis noted that every side of the house is visible from a public way. Chair Cutting asked how far off the house the enclosure fence will come, the which the applicant noted 5 and a half feet. The Commission felt that the images presented were too imprecise to proceed; and required more detail in a site plan to see where condensers and fence will land.

Mr. Pattison asked how high windowsill is off the ground, as well as whether restrictions exist with putting the units into a window. Mr. Meche proposed locating units a foot away from the house, as well as to not have the equipment more than 5 feet above grade. Any fence placed at the proposed location should be louvered to allow for airflow. A precedent shown by applicant from Federal Street was cited as a useful model to emulate. The applicant noted that the idea was always to have a two-sided L-shaped enclosure for the condensers. The intention was not to connect the fence to the structure of the house. If the condensers are shifted more towards Lafayette, they could be configured to be not visible from Ocean Avenue. Two or three sides on the enclosure could be doable, with or without a gate. Chair Cutting expressed favor for the image of screening option shown on Federal. Mr. Pattison also recommended keeping fence no higher than necessary to cover the units.

Public comment:

Jeff Cohen, 12 Hancock Street, neighbor and Ward Councillor; noted that his wife's bed and breakfast has several of the proposed units. Mr. Cohen lauded the possibility of putting condensers through basement windows. Spoke in favor of units, helpful for environment, and commended applicant's application.

Mr. Meche asked if a plan layout of where the condensers will fall can be procured in order to install the units while the fencing is ironed out. Mr. Martinez and Mr. Meche requested a site plan. Mr. Meche and Mr. Pattison volunteered to attend a site visit with applicant to finalize placement.

VOTE: Mr. Martinez motioned to approve installation of three condenser units with the final determination of 5' x 8' pad to be confirmed in the field Commissioners Meche and Pattison; with screening to be continued for further discussion at January 19 meeting. Mr. Meche seconded the motion. Roll Call: Martinez, Meche, Pattison, and Cutting were in favor and the motion so carried.

VOTE: Mr. Martinez motioned to continue discussion of the screening around condenser units to the Commission's January 19th meeting. Mr. Meche seconded the motion. Roll Call: Martinez, Meche, Pattison, Cutting were in favor and the motion so carried.

4 North Pine Street Unit 2

Alex Tracy submitted an application for a Certificate of Appropriateness to install dormer on rear elevation.

Documents & Exhibits

- Application: 12/22/21
- Photographs
- Architectural drawings
- Google Map aerial

The applicant Alex Tracy was present. She noted the desire to add rear window dormer to backside of house to bathroom to get enough head room for shower. The goal is to not be able to see the dormer from roofline on Essex, for instance. Precedents of other dormers in the area were shown. Existing and proposed floor plans were shown. Chair Cutting asked if a regular window was being proposed. Mr. Meche proposed pushing shower more to the right and rotating toilet to derive more room/head room; dormer does not need to get wider but can; would recommend that architect draw design with square cut joist projection and some sort of molding. Mr. Meche asked for drawings and dimensions. Mr. Martinez asked to see aerial as well as what kind of roof on dormer; and what kind of make and model to the planned window. Ms. Tracy noted that Marvin Ultimate Double-Hung windows were being planned. Match roof to neighbor at 2 N Pine which is hipped. Ms. Tracy is working with local architect Jamie Graham.

No public comment.

VOTE: Mr. Martinez motioned to continue the application to the February 2 meeting. Mr. Pattison seconded the motion. Roll Call: Martinez, Meche, Pattison, Cutting were in favor and the motion so carried.

12 Carpenter Street

William Grover submitted an application for a Certificate of Appropriateness for window replacements.

Documents & Exhibits

- Application: 12/21/21
- Pictures
- Drawings

The applicant William Grover was present. Mr. Grover noted that the property in question is a two-family, two condominiums; ground floor is one condo; second and third floor is another condo. Ground floor owners just sold to Mr. Grover, and the plan is to convert to a two-family. Current windows are JP Sash double-hung, installed in 1980s, and are beginning to fall apart/disintegrate. The proposed windows will be fiberglass, contain argon gas, low E and will not require storms as they will be to energy code. Mr. Grover has been in touch with Marvin windows to match the existing windows. Drawings of storm window were shown compared to the Marvin window. Mr. Grover stated that he was proposing the Marvin “Elevate” double hung window replacement model, which conforms to energy code, has low E insulated glass, and argon gas. Mr. Meche clarified that the ground floor windows only were to be replaced. Mr. Meche preferred to see 2/2 window configuration as shown in the earlier inventory form. Mr. Pattison noted that a replacement window that results in the look of a sill on top of sill was not appropriate. Mr. Meche noted additional products through Marvin’s website.

Public comment:

Joyce Kenny, expressed awareness of the property and agreed that the windows seem to be in need of replacement.

VOTE: Mr. Meche motioned to continue the application to the January 19th meeting in order to conduct a site visit and view a sample of the Marvin Elevate window unit being proposed (full-size sample requested by Pattison). Mr. Martinez seconded the motion. Roll Call: Meche, Pattison, Martinez, Cutting were in favor and the motion so carried.

Salem Deed – City of Salem Request for Determination of Historic Significance

The City is interested in doing conservation work on deed. A historical narrative on document is desired. For continuation on February 2 meeting.

VOTE: Mr. Martinez motioned to continue discussion to February 2 meeting. Mr. Pattison seconded the motion. Roll Call: Meche, Pattison, Martinez, Cutting were in favor and the motion so carried.

South Salem Campus

Ms. Kelleher noted that an RFP will be released to seek out a developer for the property which will be decommissioned by the state. A Memorandum of Agreement (MOA) was shown between MHC and DCAMM, previously reviewed by the Commission. The Commission is not being sought out as a signatory but rather a concurring party; for consideration at the present meeting. Ms. Kelleher proposed

continuing discussion given that only a bare quorum is present. HSI has agreed to sign on as a concurring party. Mr. Martinez asked if there is a date upon which a response is desired, given that the process seems to be moving forward expeditiously regardless of the Commission's input.

Public comment:

Councillor Ward 7 Andy Varela noted that the RFP will be going out next week; and that DCAMM is going to move forward regardless of SHC signing on as a concurring party.

Councillor Lev McClain, introduced himself as a new City Councillor who is serving as the City Council liaison to the Historical Commission. He noted that he has worked at Peabody Essex Museum as an associate security director for 16 years, on operational side of preservation and preserved properties in terms of their active life. He agreed with Councillor Varela that DCAMM will move forward with or without SHC concurring party agreement. Signing the MOA would send a clear indication that SHC is a supporter and wants to be part of the conversation/project moving forward.

The Commission noted that it has not yet received the RFP to examine language and thus cannot review in a timely manner.

VOTE: Mr. Martinez motioned that SHC support Salem State South Campus. Mr. Meche seconded the motion. Roll Call: Meche, Pattison, Martinez, Cutting were in favor and the motion so carried.

Other Business

39 Washington Square North

Mr. Martinez asked Ms. Kelleher if there was any follow-up concerning the approved gutters at this property. Ms. Kelleher responded that she has not spoken with applicants but will reach out to them.

Adjournment

Mr. Martinez motioned to adjourn. Mr. Pattison seconded the motion. All members were in favor and the motion so carried.

The meeting adjourned at 8:15 PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk