

SALEM HISTORICAL COMMISSION
SPECIAL MEETING MINUTES
November 17, 2021

A special meeting of the Salem Historical Commission was held on Wednesday, November 17, 2021, at 6:00 pm. **VIRTUAL ZOOM MEETING.** Present were: Rebecca English, Vijay Joyce, Mark Meche, Stacey Norkun, and Larry Spang (Chair). Not present: Reed Cutting, Milo Martinez, Mark Pattison. Staff: Patti Kelleher

Salem Housing Road Map: A Housing Plan for All

Ms. Kelleher presented information on an upcoming public forum on November 30, 2021 at 6PM regarding housing in Salem. She stated that anyone can reach out to the city for more information. It would be great if the Commission were in support of this initiative, and she will provide info to the Commission.

85 Memorial Drive– continuation

City of Salem submitted an application to waive the Demolition Delay Ordinance to demolish the buildings at Camp Naumkeag

Documents & Exhibits

- Application: 10/18/21
- Photographs

Ms. Kelleher reported that a special meeting has been scheduled for December 8th to continue this public hearing. Chair Spang stated that the site visit at Pioneer Village has been tentatively scheduled for December 5th which will help the Commission better understand the historic resource.

VOTE: Mr. Joyce made a motion to continue until a special meeting on December 8, 2021. Ms. Norkun seconded the motion. Roll Call: Joyce, Meche, Norkun, English, Spang in favor and the motion so carried.

73 Lafayette Street - Request for initial comment on proposed redevelopment

Mickey Northcutt of Northshore CDC and Jonathan Evans of Mass Design Group were present to discuss the project.

Northcutt stated that CDC and Northshore Community Health purchased the site in May of 2021 and initially filed for permits in 2021. They received constructive feedback and then paused the review of the project to make design changes and refiled in September 2021. They intended to maintain the existing structure when they realized that preserving the façade was unrealistic and not feasible, given repairs/replacement needed to an underground culvert that connects the South River, making it impossible to keep the structural façade. The building would essentially be new construction and it needs to be elevated due its location as a coastal site. They have spoken to HSI and preservation consultants, received a special permit from the ZBA, and met with SRA and DRB. The DRB recommendation led to the need for a conversation with the Historic Commission. The use of federal funds means that the project will also require MHC review.

Mr. Evans stated that they are excited to combine a community health center, age-restricted affordable housing, artists residences, public art infrastructure, art, and an activated public realm at this site and tie the Point neighborhood to the downtown. For the Peabody Street part of the project: The previous massing has been reduced to 1,000 SF of gallery space, with 29 age restricted affordable housing units, 500 SF of micro-storefronts, with a building reduced to open the view to the river. For the Lafayette Street project: They took cues from the existing building, placed age restricted housing on the Lafayette Street side of the building and the Health Center on both Lafayette and turning the corner onto New Derby Street, and much of the proposed work is guided by resiliency.

They are determining whether they could layer on a new building while keeping the existing details and would want to recreate them and combine it with new construction.

Mr. Evans stated that the 2-story brick curved area would be recreated and used as an atrium. The elevation would be raised 2-feet with an interior ramp and stair. The repairing of the existing culvert would require them to remove the building rather than keep it in place. The new building would be both ends and would provide a cohesive feel, with the curved front would be recreated with the same brick type, brick piers, and reuse of patterns such as the herringbone. They could clean up the new brick façade and create a historic framework with a more contemporary storefront bay with the massing of the structure above would step back and away from the historic corner.

Chair Spang requested floor plan layout on the levels. Mr. Evans replied that the residential is the warmer brick along Lafayette Street while the Health Center is at the curve on the corner and along Derby Street. There will be a replacement of the health center from Congress Street along with a ground floor urgent care center. He noted that they will need to file for Chapter 91 approval.

Mr. Meche asked if 5 stories of housing were proposed. Mr. Evans replied yes. Mr. Meche asked why brick was proposed. Mr. Evans replied because of its warmth and texture, but it could have a contemporary expression.

Chair Spang asked who is responsible for culvert repairs. Mr. Northcutt replied that it's a city owned culvert, but the city expects them to address any needs on the site. Chair Spang requested a comprehensive review of the issues be submitted so the Commission can understand the problems. Mr. Meche asked if the entire building is built on filled tide lands. Mr. Evans replied yes and noted that he will forward the city's report of immediate and remediate issues to be addressed and they will also have an aquatic engineer investigate the situation.

Mr. Meche suggested that the best part of the curved brick has been in rough shape for years and it appears as though the lintel belt course has moved over time, and it would take a lot of work to get it right. Mr. Evans added that they also have concerns with the integrity of the building.

Ms. Kelleher asked if specific feedback was being sought. Mr. Northcutt replied that the nature of their funding is time constraining. The DRB reviewed their application in October and members pushed to not reproduce the building, which was opposite to their original plans and comments received that centered around preserving the building. The SRA stated that they would like feedback from the Commission. Chair Spang questioned if the removal of the existing building is what they are charged with preserving, and if the building is no longer viable, do they replicate it or propose something new.

Ms. Norkun thanked the applicant for their desire to replicate the historic aesthetic and to apply the details to a modern building in a thoughtful way. Mr. Meche added that their approach is clever, but the situation is a difficult one to be in. He urged the design team to be careful with the use of terms like "historic" and "replicate" because he didn't want it to be taken too far in the wrong direction.

30 Warren Street - continuation

Paul Goriensky submitted an application for a Certificate of Appropriateness to rebuild entry steps

Documents & Exhibits

- Application: 10/25/21
- Photographs

The applicant Paul Goriensky was present.

Ms. Kelleher summarized the previous meeting discussion, noting that the building was constructed in 1835 and the applicant is requesting to replace the side steps and re-stucco the face of the brick riser.

Mr. Goriensky stated that the bricks are in bad shape and need constant repair, so they want to install granite treads the same thickness as the brick, and re-stucco the risers so the stairs resemble the solid granite front stairs. The railings would remain in place.

Mr. Joyce asked what is under the stucco. Mr. Goriensky replied cinder blocks. Mr. Joyce noted that the new look would be a more cohesive addition to the home.

Ms. Norkun noted her concerns with the historic appropriateness, where other homes have thicker granite treads or large blocks. Ms. Kelleher noted that 5 Beckford replaced their stairs with full granite and 102 Derby Street replaced their stairs with brick risers and granite treads. Chair Spang noted that the rough edge granite seems less historic than square or bull nose. Mr. Meche asked if the stair was original to the building. Mr. Goriensky replied that he only has photos as old as 1968. Ms. Kelleher noted the addition dates to the early 1900's but the side entry stair is not noted in the inventory form. Mr. Joyce noted that the style of the opening fits the time period.

Public Comment:

Rebecca Hathaway, 30 Warren Street. As a resident of this home, she is concerned about the loose bricks, and believed that 17 Flint Street has similar stairs with a thin granite tread. Mr. Goriensky noted that the other tenant of the building was also in favor of the plan. Ms. Hathaway noted that Roger Tremblay of A&R Construction contractor, who has been working at 43 Chestnut Street, will be doing the work.

Harrison Shaw, 170 North Street. Works as a historic property manager, believes this set of stairs are in the historic aesthetic and will hold up better than brick with freeze and thaw cycles. He added that the proposed structure at 73 Lafayette Street is a good look for Salem.

No one else in the assembly wished to speak.

Chair Spang noted his concern with using 2-3/8" thick granite and the rough edge. Mr. Goriensky noted that the current brick depth is just about 2-inches which is an odd size brick. Mr. Meche suggested an alternate edge or bluestone, which is softer but has its own slip hazard.

Ms. English stated that she was in favor of the existing application. Mr. Joyce suggested a more refined square profile to match the granite foundation of the house.

VOTE: Mr. Joyce made a motion to approve brick stair to be replaced with granite, and face of granite to be smooth to match the foundation of the house. Ms. English seconded the motion. Roll Call: Joyce, Meche, English and Spang were in favor, Norkun was not in favor, and the motion so carried.

337 Essex Street - continuation

Salem Athenaeum submitted a Certificate of Appropriateness to modify gutters

Documents & Exhibits

- Application: 10/20/21
- Photographs

Jean Marie Prociuous, Lou Sirianni, and Corey Hathaway were present to discuss the project.

Ms. Kelleher stated that the application is a continuance. The applicant wants to include gutter diverters and has provided additional information indicating the proposed placement of the diverters and photos of the existing damaged area.

Ms. Prociuous stated that the diverters would be placed on either side of the entry doors and would be 20 gauge copper, which is slightly heavier. They will extend 3-feet out on each side and taper down to 2-inches at the far edge. They would not block the window and would be soldered on and not crimped for a smoother finish at the edge of the gutter.

Mr. Sirianni noted that tapering the diverter was suggested by the Commission and the soldering was a positive change from the original attachment method which was by screws.

Chair Spang asked if the existing condition doesn't work because water flows around the inside corners too quickly. Ms. Prociuous replied yes and extending them 3-feet on each side will slow down the water enough to allow it to enter the downspout. Mr. Sirianni added that water currently splashes over the edge of the gutter at the interior corner.

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

VOTE: Mr. Meche made a motion to approve as submitted. Ms. Norkun seconded the motion. Roll Call: Joyce, Meche, Norkun, English, Spang in favor and the motion so carried.

361 Essex Street - continuation

Darcy Birse submitted a Certificate of Appropriateness for new gutters

Documents & Exhibits

- Application: 8/16/21
- Photographs

Ms. Kelleher stated that the applicant again requested a continuation to the next regular meeting on December 1, 2021.

VOTE: Ms. Norkun made a motion to continue to the next regular meeting on December 1, 2021. Ms. English seconded the motion. Roll Call: Joyce, Meche, Norkun, English, Spang in favor and the motion so carried.

39 Washington Square

Sarah Herr submitted a Certificate of Appropriateness to replaced and add gutters

Documents & Exhibits

- Application: 10/27/21
- Photographs

Sarah Herr, 39-41 Washington Square Condominium Association & Building Trustee, and Sean Luddy, contractor, were present to discuss the project.

Ms. Kelleher stated that the applicant is seeking to replaced gutters on the rear wing and add new gutters at the remaining perimeter of the wing. They will be visible from Winter Street, a street named in the historic district. The proposed gutter is bronze aluminum.

Ms. Herr stated that the front replacement gutter is essentially identical to the existing that is currently bent in the middle and allowing water to spill over which has damaged the wood soffit. They are seeking to replace the gutter and repair the damaged soffit, although the repainting of the wood may be on hold until the weather is warmer. The end of the gutter is also poorly sealed to the adjacent brick wall, which has also caused damage. A same new bronze aluminum gutter would extend around the wing to stop water from spilling over the edge of the flat roof.

There may have been an internal gutter that is no longer functional and was covered over by the current roof. The gutter would continue around the side of the wing and connect to two existing downspouts, while two downspouts on the rear would be removed. What remains of the internal gutter system is showing signs of rot and would be repaired and the existing soffit would require adjusting to attach new gutters. The existing gutter to be replaced is currently aluminum.

Ms. Kelleher noted that there is an application in the file from 2008 with drawings showing an internal roof drain being covered over, which may be why there is so much overflow of water.

Mr. Meche stated that while replacing the aluminum gutter in kind doesn't require review, extending it does and it is a cheaper product although it is better than no gutter at all. Chair Spang noted that there is likely no internal gutter and only roof drains were added, a tall piece of coping would be needed to stop the water. Mr. Meche suggesting installing a larger capacity gutter since the connections are failing and noted that the aluminum isn't strong enough, so the brackets are coming loose allowing the gutters to begin to pull away. Chair Spang noted that the flat piece isn't far away from the drip edge of the coping so will it pick-up the runoff of water off the roof, although it may never have been fastened securely. Mr. Meche requested a site visit. Mr. Joyce requested the attachment method. Ms. Herr replied that the installer suggested a piece of wood that extends the depth and make sure the new gutter stick out far enough to catch the water. Mr. Meche noted that the added pieces of wood should be included to the application. Ms. Herr noted that there are no roof drains in place and the rain flows over the edge of the coping which has damaged the face of the brick overtime. Mr. Meche suggested the gutter be added at the coping like the main house. Chair Spang requested the installation details. Ms. Kelleher suggested a site visit with the contractor.

Mr. Luddy stated that the existing rubber roof has holes to downspouts were covered over and they will reuse them, so they look historic. They will have to alter the wood to create a flat surface because he can't mount the gutter to the moulding and attaching a gutter only would conceal the cornice entirely. There are major water problems, but he wants the result to be neat and fit the house. The roof is relatively flat, but it pitches in three different directions. Chair Spang requested dimensions of modifications to the edge condition and details on how the flat back gutter would be attached.

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

The Commission coordinated a site visit on November 30, 2021 at 8AM. Ms. Herr stated that the roof is accessed through the window in her unit, and someone can be arranged to provide access.

VOTE: Mr. Meche made a motion to continue. Mr. Joyce seconded the motion. Roll Call: Joyce, Meche, Norkun, English, Spang in favor and the motion so carried.

159 Derby Street

James Bostick/Paul Nathan Art submitted a Certificate of Appropriateness for new gutters and downspouts

Documents & Exhibits

- Application: 11/1/21
- Photographs

Jim Bostick, Director of Salem Arts, on behalf of Paul Nathan, Owner, and Robert Bouve (Chairperson) were present to speak.

Mr. Bostick stated that they previously requested a Certificate of Applicability for a handicapped ramp on the National Park side of their property but have realized that they have a drainage issue, water damage, and brick falling in the basement. There are no rain gutters or downspouts on this side of the building which could make

using the ramp difficult, so they want to install downspouts and well as repoint the smaller chimney and cap the larger stucco chimney that had its cap blown off by installing an internal cap at both chimneys to stop the rain and leaves from entering the fireplaces. They would install the side of the building with gutters and add downspouts at the rear corner to match the gutters and downspouts on the Kosciusko Street side of the building. They would replicate the extension of the soffit on the park side for the installation of the gutter.

Chair Spang asked if a flat surface would be required to mount the gutter. Mr. Meche asked if the soffit was extended. Mr. Nathan replied no, and it is unknown what they did at the end of the rafters, but they wouldn't want to install it the same way. They want to keep the crown moulding although the gutter would block the view of it. Chair Spang requested a drawing to better understand their intent, since not having a flat surface to secure a gutter too is a problem seen elsewhere in the city.

Mr. Joyce questioned the gutter transitions to the rear ell and where the crown moulding turns the corner along Derby Street and noted that the butt end of the gutter be visible with the crown molding retuning behind it. Ms. Kelleher noted that only one side of the building has a return and the other does not. Mr. Joyce noted his concerns with adding a gutter facing the National Park Service site. Mr. Nathan replied that the brick is spalling and allowing water to drain into the basement, and it is doing more damage than a visibility of a gutter. Mr. Joyce asked if two styles of gutters would be installed. Mr. Nathan replied that the house wasn't designed for gutters and he doesn't know of another way to attached it other than with blocking. Chair Spang suggested a half-round gutter with a strap that tucks under the roof shingles.

Mr. Bostick suggested draining the main gutter into the rear gutter or having the downspout drain underneath the proposed ramp. He noted that they are still raising money for the ramp. Mr. Meche noted that the potential downspout is very close to the window at the rear ell that faces Derby Street. Chair Spang noted that a gutter at the back side of the house is a non-historic approach. Mr. Bostick noted that they want to avoid a downspout at the front façade which would be tripping hazard and interfere with the proposed ramp access.

Mr. Meche asked if the site boundaries were determined. Mr. Bostick noted that along the rear façade the property line extends towards the park service property. Mr. Meche asked if a gutter easement would be required. Mr. Bostick replied that he will research that.

Mr. Nathan asked if a half round gutter would be more amenable. Mr. Joyce replied yes, because it's more historically appropriate given this location and the downspout locations need to be determined. Mr. Meche asked if higher capacity half-rounds were available. Mr. Joyce replied yes, and they are being made to fit current standards. Mr. Bostick noted that they could begin at the outside edge of the steps which are solid granite and would remain in place until the proposed ramp is constructed, so they can direct the water away from the foundation.

Ms. Kelleher suggested requesting more information and plans from the applicant. Mr. Nathan suggested pitching it to the middle and drop the downspout. Chair Spang suggested a downspout between the second and third floor windows. Mr. Bostick noted that he would rather align it with the re-stuccoing of the chimney and the stairs must remain because it is an emergency egress.

Mr. Nathan noted that the ramp will not be tight to the building so they won't interfere with the architectural details of the building, and that space can be utilized for a downspout. Mr. Meche suggested installing two smaller downspouts.

Ms. Kelleher noted that mortar specifications for historic bricks is softer and modern mortar should not be used. She will send mortar specifications to the applicant. Mr. Nathan noted that Dandreo Brothers Construction will perform the work.

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

Ms. Nathan noted that half round gutters do come in copper so that is an alternative.

VOTE: Ms. English made a motion to continue gutter and downspout discussion to the next meeting. Mr. Joyce seconded the motion. Roll Call: Joyce, Meche, Norkun, English, Spang in favor and the motion so carried.

VOTE: Mr. Meche made a motion to approve the chimney repairs as presented. Mr. Joyce seconded the motion. Roll Call: Joyce, Meche, Norkun, English, Spang in favor and the motion so carried.

127 Derby Street

Louise Spohr submitted a Certificate of Appropriateness to replace windows

Documents & Exhibits

- Application: 11/1/21
- Photographs

Louise Spohr (owner) and Michael Burgoyne (Newpro Windows Representative) were present to discuss the project.

Ms. Kelleher stated that the structure was built in 1810. The owner lives on the third floor and seeking to replace two windows in the front gambrel and one window at the rear that is not visible from the street. Newpro composite windows are proposed. Ms. Kelleher noted that there is a 1983 application for an entire window replacement and the windows on the building are not original.

Mr. Burgoyne stated that proposed windows are 100% composite (two structural plastics melted and extruded with nitrogen), were developed in New England and are 120 times more structurally sound than vinyl. It creates a honeycomb effect and is a stronger window with grids applied to the exterior face of the double-pane window. They've been manufacturing these windows since 1945, longer than another other window company in New England.

Mr. Meche requested a list of local properties where these windows have been installed for the Commission to visit. Mr. Burgoyne noted windows installed in Rockport.

Chair Spang requested the trim/surround material or if the replacement windows would work with the existing trim. Mr. Burgoyne replied that the exterior casings are trimmed in white and all three windows have rotted trim that needs replacement. If the Commission is against the use of that trim, an alternative trim should be replaced at the same time as the window replacement. Ms. Spohr confirmed that the windows are deteriorated, the upper sashes fall on their own, and they are in need of replacing.

Chair Spang noted that replacement windows have an insert frame that goes into the existing opening that reduces the size of the window opening. Mr. Burgoyne agreed and noted an approximate 5/8" loss on each side of the sash.

Mr. Meche noted that replacement windows are installed from the interior and are custom sized or in catalog increments. Mr. Burgoyne replied that their custom windows are built to within 1/8" of an inch and insulated around the opening. Mr. Meche noted that the existing upper sashes are smaller than the lower which isn't common and the existing storm windows take up more glass space, although this window won't be as bulky as the storm windows or as thick as the frame. Mr. Meche noted that these windows being installed 2 ½ floors above grade making it less visible.

Chair Spang requested a site visit and a sample window to see in person. Ms. English agreed and suggested this could be a test window.

Mr. Joyce asked if the composite sashes were paintable. Mr. Burgoyne replied yes, they will be a dull white, not shiny like vinyl, and are constructed with butt joints so they resemble wood windows. Chair Spang requested the U-value and thermal break conductivity. Mr. Burgoyne replied .25 for double-pane windows which is Energy Star certified for New England and they use a polycarbonate material that is not conductive. Their windows will hold up for 30+ years so this is a long-term solution.

Chair Spang reiterated Mr. Meche's request for local installation addresses for the Commission to review.

Mr. Meche asked if the window can be purchased elsewhere. Mr. Burgoyne replied no, their windows are proprietary and 100% composite, compared to Andersen Windows that sells a Fibrex mixed with a composite material.

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

The Commission agreed to a site visit on November 30, 2021 at 8:30 and 9AM

Mr. Burgoyne noted that they will not paint or stain the replacement casing, so it will remain unfinished until it is painted, and he suggested capping the trim if it will be left unfinished for an extended period. Ms. Spohr noted that she would need to hire someone else to paint the trim.

VOTE: Mr. Joyce made a motion to continue the application to the next meeting. Ms. English seconded the motion. Roll Call: Joyce, Meche, Norkun, English, Spang in favor and the motion so carried.

143 Derby Street

Captain Dusty's Inc. submitted an application for a Certificate of Appropriateness for building modifications and new addition

Documents & Exhibits

- Application: 10/26/21
- Photographs
- Drawings by Andrew Crocker Architect dated 10/26/21

Andrew Crocker, architect, and owners Lisa and John Bartlett were present to discuss the project.

Ms. Kelleher stated that the applicant previously came before the Commission for their input but are now proposing a modification and addition.

Mr. Crocker stated that at a previous meeting to provide initial comments, the Commission expressed concerns with maneuvering vehicles around the site and asked that the applicant research saving the building. The revised design preserves the historic building, carves out a small area of the structure and provides rear access but will need to go to ZBA since Daniels Street is one-way and tenants would need to circle around the block unless they collaborate with their neighbor. A third option was to petition the city to make a portion of Daniels Street 2-way and they are still researching with the Traffic Commission. The design calls for keeping the existing building, except for the addition on at the first floor and a side addition. They would keep the original portion of the house and rehabilitate the mouldings at the front façade, install new windows, and restore its historic nature. The addition would connect to the existing and house 4 residential units on second and third floors and 2 commercial units on the first floor. The existing structure would have 1 single unit on 2 floors and provide the circulation into the new building. The addition would have a series of doghouse dormers at the top floor. They are seeking approval for footprint and overall massing, but are still in Schematic Design phase and will go before the ZBA and return to the SHC with more information on the design details.

Chair Spang asked if they would remove the front entrance and install a flat façade. Mr. Crocker replied yes and noted that the entrance area would serve as a common area for a couple of units. Chair Spang asked if the ground floor would be residential. Mr. Crocker replied commercial.

Mr. Meche liked the proposal for the existing building but requested more detail, and noted too much regularity, especially at the second floor, where the windows would never be equally spaced, there would be gaps and spacings of a couple different lengths. The 12-inch rake board at the dormer looks flat and the structure could have 3 flat faced floors to match the height of the neighboring buildings. Mr. Crocker noted that some neighboring buildings are 4 stories or more. Mr. Meche suggested they continue to work out whether the roofs should be flat or have dormers, noted that the existing attic vent has also been removed in the proposed drawing, and noted that he could support the basic building envelope.

Mr. Joyce agreed that many details need to be worked out, an addition this large dwarfs the original building but also looks as if it's an extension. Three story structures of this size don't have a precedent with this type of dormers in the neighboring structures and the roof pitches differ from Captain Dusty's. He noted that he could approve the building envelope with the details to be defined.

Chair Spang noted that the ZBA will want to know if they are proposing three stories or two stories and a dormer. Looking at the neighborhood context, there are several taller buildings that are three stories that are similar in height, although most are brick with a flat front and residential structures with dormers occur further down Derby Street. Mr. Crocker replied that he felt the proposed would be appropriate for this area. Chair Spang asked if the applicant received feedback on height of the building. Mr. Crocker replied that they've only received positive feedback since it's similarly sized to what exists in the neighborhood. They just need to determine how it connects to the historic building now housing Captain Dusty's. Chair Spang agreed that the connection detail needs to be developed more, particularly the entrance, and noted that the deep setback will provide a small courtyard space. He suggested the parking spot by the sidewalk could be shifted to conceal the parking lot by creating a brick wall.

Mr. Meche asked if Planning Board approval was required. Mr. Crocker replied no because they are under 10,000 square feet. Mr. Meche noted that the parking may not be a complaint if a vehicle must back all the way into a parking space. Mr. Crocker noted that 1.5 spaces are required per unit. Mr. Meche noted that the deep courtyard creates an ell and not an extension.

Public Comment:

Alan Hanscom, Washington Square. It appears to be too crowded since the new construction overwhelms the Captain Dusty's building, the area is challenging to park vehicles, and it seems like too much for this small area. He requested they indicate on an elevation what elements were being removed and noted that HSI researched the house and its importance to determine what of the original building will remain. Mr. Crocker replied that the existing structure will be restored, and the front entry porch and side entry door will be removed.

Chair Spang asked if the original driveway location was known. Mr. Crocker replied no. Chair Spang suggested incorporating a sidewalk for tenants along the driveway. Mr. Crocker replied that the driveway is too tight to incorporate a sidewalk.

Harrison Shaw, 170 North Street. He would need more information regarding the aesthetic of the front façade and a conceptual rendering or graphic would be helpful to determine how the storefront windows would look if it were to be divided up into 2 or 3 commercial spaces. He was concerned with how larger vehicles would be able to park at the rear left space, noted that the proposed building is a bit large for this area since Derby Street is very crowded and overpriced. There is not enough to go off of based on what he's seen but is a good start to the design.

Stan Franzine, Daniels Street. The applicant stated he reached out to the neighbors, but he did not reach out to the Historic Derby Street Neighborhood Association, and he requested he present to the group. Mr. Crocker replied

that the owners reached out to a committee but if there are other groups, they will meet with them. Ms. Kelleher agreed to forward the contact information of the neighborhood association to the applicant.

Catherine LeBonte and Rachel Evans, 25 Daniels Street. Looking forward to hearing more about the plans, how this will impact them with increased traffic, noise, and the loss of natural light, although those concerns may be more for other Commission or Board. Chair Spang replied that many of those concerns are handled by the ZBA.

No one else in the assembly wished to speak.

Ms. Kelleher asked if in order to develop the site, they need to add the connector or if there can be two separate structures. Mr. Crocker replied that the project is driven by square-footage, the need to create entrances, and add circulation for the upper floors of the addition in the existing structure, since no stairs will be in the new building. Ms. Kelleher stated that with the two lots being joined as one she is concerned that the addition will overwhelm the existing historic structure. She wondered whether the entrance to the original building may have been on the side of the building rather than the front and suggested the Commission provide comments for the applicant to consider. Mr. Joyce suggested the applicant look at how other 3-story structures are articulated nearby since the proposed does overshadowing the older home. This creates an opportunity for a new style building. Mr. Meche stated although this is a diverse neighborhood, eave heights need to be closer to the existing, and pitched roofs and dormers aren't as good as a flat three-story façade. Chair Spang agreed.

Mr. Meche asked if this the site was in a FEMA flood zone. Mr. Crocker replied that the property is just outside of the zone.

Mr. Meche stated that the Captain Dusty's building is a partial restoration to revert to the original footprint and with building form and details to be determined. The new construction would be adjacent and connected to the existing footprint as drawn, especially along Derby Street, with the connection and upper floors to be determined, but an agreement with the general building bulk. Chair Spang added that the design shall be consistent with the zoning parameters regarding, building height, setbacks, general massing, and form, with further discussion relating to details. Ms. Kelleher added that final details should be presented and reviewed after ZBA approval.

Mr. Meche noted that the required front and side yard setback is 15-feet, and he would support a 0-setback for both. The Commission agreed to the inclusion of a three-story street wall rather than the use of dormers.

VOTE: Mr. Meche made a motion for a conceptual approval of the plans to restore the historic building and for the proposed new addition footprint and form and massing as presented, with final details, materials, etc. to be reviewed and approved by the Historic Commission after ZBA approval is granted. He amended his motion to include the preference for a three-story street wall rather than dormers. Mr. Joyce seconded the motion. Roll Call: Joyce, Meche, Spang, English, Spang in favor and the motion so carried.

Mr. Crocker asked if they should present a revised dormer/roof condition to the Commission prior to the ZBA. Ms. Kelleher replied that with the ZBA backlog they may not be heard until after the first of the year, but she encouraged the applicant to meet with the neighborhood association.

Other Business:

Correspondence

Ms. Kelleher stated that HSI sub-committee has submitted a letter regarding sidewalks that will be discussed at the next regular meeting.

Ms. Kelleher stated that there will be 3 new applications at the next meeting, 2 of them are for gutters.

Ms. Kelleher stated that they've received some comments from HSI on the Design Guidelines and she intends to set up a meeting with them and MHC, so there is time for them to look further into the guidelines. Ms. Norkun

questioned the original scope for the Design Guidelines and the usefulness of the current draft which feels more like a tedious textbook than a helpful guide. She was expecting a better iteration of the current guidelines that gave specifications, styles, product information, what style goes with each type of house, etc. Ms. Kelleher replied that the intent was to have a more user-friendly document that wasn't text heavy and to be specific to Salem with local images. She agrees that the first draft feels generic. There should be a better presentation of guidance for homeowners and what they created could be adjusted. Chair Spang noted that some aspects gave you the steps an applicant needed to follow while other areas did not.

Ms. Norkun suggested a list of items be provided so applicants know what items to submit when applying to the Commission, to help streamline the review process. Ms. Kelleher requested that the Commission check the applications and let her know if items are missing so she can ask that it be provided prior to the meeting. Chair Spang added that the number of applications has also grown. Ms. Kelleher noted that typically 95 Certificates of Appropriateness and Non-Applicability are reviewed, but between 125-150 have been reviewed so far this year, and they will near 200 by the end of the year.

Adjournment

VOTE: Mr. Joyce made a motion to adjourn. Ms. English seconded the motion. Roll Call: Joyce, Meche, Spang, English, Spang in favor and the motion so carried.

The meeting adjourned at 10:15PM

Respectfully submitted,

Patti Kelleher
Community Development Planner