

SALEM HISTORICAL COMMISSION
MINUTES
October 7, 2015

A meeting of the Salem Historical Commission was held on Wednesday, October 7, 2015 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Kathy Harper (Vice Chair), Reed Cutting, David Hart, Joanne McCrea, and Jane Turiel. Ms. Bellin arrived after the meeting had commenced.

95 Federal Street

As a continuation from a previous meeting, Robert Kendall submitted an application for a Certificate of Appropriateness to replace all the existing wooden gutters, including the porches, with 6" aluminum gutters pre-painted with an Ivory finish to closely match the existing trim color.

Robert Kendall, Janet Kendall, and William Aydelott were present.

Documents & Exhibits

- Application: 6/22/15
- Photographs
- Estimate from New England Gutter Kings
- Letter from the owners of 95 Federal Street: 9/12/15

Mr. Hart recused himself and moved to the audience.

Mr. Kendall read a letter from the owners of 95 Federal Street stating that they have made repeated attempts to remedy the water runoff problem, however they have not worked. They would like the Commission's approval to install aluminum gutters, as has been approved for other properties within the district.

Ms. Herbert stated that she is very familiar with the building and in the 14 years she lived there they made a variety of attempts to alleviate the water issue. She asked if the 6" gutters would be sufficient.

Mr. Kendall showed a cross section of the wooden gutter and a cross section of the K-shaped gutter. The aluminum gutter has a much greater capacity.

Ms. Kendall stated that American Steeple came to look at the gutters, but he is booked until after the winter.

Ms. Herbert stated that the Commission is primarily concerned about the transition of the gutter at the eaves. Did the contractor give them details about how that transition will be made?

Mr. Kendall responded that the contractor will bevel the end of the gutter as it meets the roofline. He showed the Commission a picture of the bevel. The end will then be plugged.

Ms. Harper asked if they know how the gutter will wrap around the corner.

Mr. Kendall responded that it will be a miter joint.

Ms. Herbert stated that it seems as though the gutter is the size of the trim

Ms. Harper asked if they priced out copper gutters.

Mr. Kendall responded they did not because the copper has to be painted and so does the aluminum, so they will look the same in the end.

Ms. Harper stated that the copper could be molded to have the same profile as the wooden gutters rather than a stock shape.

Mr. Cutting asked if the Commission has had any objection to the material.

Ms. Herbert stated that the Commission has approved aluminum gutters in the past.

Mr. Kendall responded that the downspouts will be 4x6.

MOTION: Mr. Cutting made a motion to approve the application as submitted, under a Certificate of Hardship.

Ms. Harper stated that she has a hard time approving this certificate because the gutters are part of the trim. She is reluctantly willing to go along with the aluminum in this case, however she thinks that copper may be better in that it can be molded to match the existing gutter shape.

Ms. Herbert asked if the contractor could complete a drawing showing how the gutter will be mitered so that the Commission can ensure that the work is done as they approve.

No public comment.

Ms. Harper asked when the work will begin.

Mr. Kendall responded that the contractor will complete the work as soon as they can get to it. They are hoping that will be before the winter.

VOTE: Ms. Turiel seconded the motion. All were in favor, and the motion so carried.

89 Federal Street

As a continuation from a previous meeting, T. Jane Graham-Dwyer submitted an application for a Certificate of Appropriateness to replace the existing roof with architectural shingles.

The Commission approved the installation of 3-tab shingles and continued a vote on the architectural shingles.

The applicant was not present.

Documents & Exhibits

- Application: 6/25/15
- Photographs

VOTE: *Ms. McCrea made a motion to deny the application without prejudice. Mr Cutting seconded the motion. All were in favor, and the motion so carried.*

303 Rear Lafayette Street

Renewal Ventures, LLC submitted an application for a Certificate of Appropriateness to repaint the carriage house with the following colors:

Body: Benjamin Moore Bleeker Beige/HC-80
Trim: Benjamin Moore White Dove/PM-19
Doors: Benjamin Moore Black/PM-9

David Pabich was present.

Documents & Exhibits

- Application: 9/2/15
- Photographs
- Paint chips

There was no public comment.

VOTE: *Ms. McCrea made a motion to approve the application, as submitted. Ms. Turiel 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 install a mini ductless heat pump/air conditioning system with two outdoor units located on the east and west sides of the house. Wiring and plumbing for the interior units will be run inside the house to the maximum extent practical. Any outside wiring and plumbing will be contained in 3" white circular ducts, consistent in appearance with the gutter downspouts.

Scott Marchand Davis and Joy Remy were present.

Documents & Exhibits

- Application: 9/8/15
- Photographs
- Specifications on the heat pump units

Ms. Herbert asked what color the units will be.

Mr. Marchand Davis responded that they will be a light green color.

VOTE: *Ms. McCrea made a motion to approve the application, as submitted. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

1 Warren Street

Michael Duffy submitted an application for a Certificate of Appropriateness to make repairs to the front porch. The proposed work will include replacing the decking, columns, and handrails. They would like to replace the wooden decking material with a composite material manufactured by Trex or Azek. The applicant also proposes replacing the columns with fiberglass columns. There will be no change to the general design of the porch.

Mike Duffy was present.

Documents & Exhibits

- Application: 9/14/15
- Project description
- Photographs
- Azek and Trex manufacturer brochures

Mr. Duffy stated that nothing in the project would change the design of the porch. The request for a Certificate of Appropriateness is due to the contractor's recommendation that they use a composite material for the decking and columns. There was a colony of carpenter ants nesting in the porch. The composite materials are also less expensive in terms of painting.

Ms. Herbert asked where the carpenter ants were and what the condition of the columns are.

Mr. Duffy responded that they infested the front horizontal portion of the porch, some of the decking, and the wooden base of the column.

Ms. Herbert asked how many columns there are on the porch.

Mr. Duffy responded that there are four columns. The two on the right hand side are the columns they may need to replace.

Ms. Herbert stated that she thinks it will be difficult to find prefabricated columns to match the existing columns. In addition, the porch is very close to the street. The decking, they have approved when it is not visible or along the back of the house.

Mr. Hart stated that he has experience working on a project where the Massachusetts Historical Commission denied the use of fiberglass columns on a house. Given that only 1 of the 4, maybe 2 needs to be replaced, he would be in support of wood columns. The composite decking he doesn't have a problem with given that it would not be very visible.

Ms. Herbert stated that they may only need to replace the wood bases. The columns themselves may be solid.

Mr. Duffy stated that in looking near the base, they appear to be hollow.

Ms. Harper asked if the area has been treated.

Mr. Duffy responded in the affirmative. The contractor treated the area, but given the extent of the damage, it is difficult to discern whether there is any new activity.

There was no public comment.

VOTE: *Mr. Hart made a motion to approve the application as submitted, with as presented with the exception that the columns only be repaired/replace with wood to replicate the existing conditions. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

253 Lafayette Street

Joseph Fraone and Hillary Anne Fraone submitted an application for a Certificate of Appropriateness to replace the existing hot water boiler heating systems with a new high efficiency-direct vent boiler and the addition of a slim duct HVAC system. All external alterations required for the installation of the new boiler and HVAC system will occur on the south facing façade of the property directly adjacent to the driveway on the right side of the home. The area of the property the HVAC unit and venting will be installed is set back 40-50 ft from the public sidewalk and is well shielded from the view of the public view from Lafayette Street.

The high-efficiency boiler will require the addition of intake and discharge pipes fashioned from white PVC. The PVC pipes will be painted to match the exterior house color.

The HVAC unit will be installed in the existing mulched flower bed between the driveway and foundation. The unit will be 24 ½” high x 31 3/32 wide x 11 11/32” deep. It will be set on a prefabricated 6” heat-pump riser. The unit can be painted to further blend into the backdrop of the existing stone foundation.

Joe Fraone was present.

Documents & Exhibits

- Application: 9/22/15
- Project description
- Photographs
- Elevations
- Site plan

Mr. Fraone stated that as you walk by the property there is a 6’ window where the unit will be visible from the public way.

Mr. Cutting asked if the boiler is only for one unit.

Mr. Fraone responded in the affirmative. That is why it can’t be located out of the public view.

Mr. Cutting asked what the history of approval has been for HVAC systems in the past.

Mr. Herbert stated that the Commission typically requests that the units be as concealed as possible. She stated that the unit can be painted to match the siding.

Mr. Fraone stated that the existing heating is both forced hot air and forced hot water. The unit will use the existing venting, so there will be no additional piping necessary.

There was no public comment.

MOTION: Mr. Cutting made a motion to approve the application, as submitted.

Mr. Hart added that the intake and discharge PVC pipes should be painted to match the color of the house.

VOTE: Mr. Cutting accepted Mr. Hart's amendment. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.

1 Harrington Court

Jason Dziuba requested that the Commission extend his Certificate of Appropriateness to replace their fence until June 18, 2016.

VOTE: Ms. Turiel made a motion to extend the Certificate for one year. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.

Ms. Harper when spoke to the Commission about the issue of architectural shingles. She spoke with MHC about the shingles and they do not have an issue with architectural shingles. Their concern is when slate or shingle roofs are replaced with asphalt. She is having difficulty denying applications for the additional coverage, particularly for the additional wind resistance provided by architectural shingles. She thinks the Commission needs to look at the whole issue again.

Ms. Herbert stated that believes that is a good idea and would like to talk to the Commission members about delegating jobs for a variety of work:

1. Roof research
2. Violations
3. Following up on project completion

There may be other tasks that make sense, as well. Each job isn't that big if everyone takes a piece of it.

Ms. Herbert notified the Commission members that the City Council Ordinance Committee recently approved the Mayor's request to put public spaces in front of the jail. She thinks that some kind of shielding would be nice with trellises and plantings to hide the parking spaces.

Mr. Hart stated that monopoly pieces would be a good addition.

Ms. Herbert stated that she would like to send the Mayor a letter requesting a sensitive plan for the parking lot.

VOTE: *Mr. Hart made a motion to send a letter to the Mayor. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

FY16 Community Preservation Plan

As a continuation of a previous meeting, the Commission has been asked to provide comments to the Community Preservation Committee regarding the plan.

Ms. McCrea stated that it would be helpful to have the SHC recommend specific historic resources that the Commission is concerned about in the letter.

Ms. Herbert suggest a list similar to the most endangered list that HSI puts out.

Mr. Hart stated that he will be attending the CPA meeting because he is concerned with CPA funds being questioned for private entities.

Ms. Bellin arrived at this time.

Ms. Herbert asked if there are any statistics on private vs public funding.

Mr. Hart stated that there are no current statistics.

Ms. McCrea stated that she gets the sense that the Councilors are not very concerned about public building resources and thinks that there may be a lack of appreciation for cultural resources within the City. Also, she feels the liaison to the Historical Commission should have an interest in historic preservation.

Ms. Herbert stated that she thinks there is support for historic resources, as long at they are owned by the City.

Ms. Herbert stated that she and Ms. Lovett attended a Demolition Delay Ordinance meeting in Gloucester last Wednesday. She noted that many communities first adopted ordinances for a 6 months delay but are now extending them to 12 months or even 18months.

Other Business

Correspondence

Ms. Herbert notified the Commission that the District Court house proposals were submitted to the Salem Redevelopment Authority. All of the proposals propose to demolish the existing building. She wonders if there is some other use that the building could have been used for.

Follow up Preservation Plan Update public meeting and discussion of recommendations

Ms Lovett spoke with the Commission members about the public hearing held for the Preservation Plan update. She summarized that some of the key comments were that the plan needs to clearly set priorities for implementation, there needs to buy in from the City Council, and that there needs to be additional City staff support allocated to preservation activities.

Ms. Herbert stated that she thinks that extending the Demolition Delay time is important. She questioned whether amending the ordinance would allow other portions of the ordinance to also be changed or removed.

Ms. Bellin noted that the McIntire District Ordinance also needs to be revised to add the visibility from Bridge Street.

Ms. Lovett stated that as she interprets the state regulations, the local historic district ordinance can only be revised if the Commission first approved the revision.

Ms. Herbert stated that it would also be beneficial if the City Council liaison would attend more meetings of the Historical Commission.

Approval of Minutes

VOTE: Ms. Bellin made a motion to approve the minutes of 6/17/15 with comments. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.

VOTE: Ms. Bellin made a motion to approve the minutes of 8/5/2015 and 8/19/15 with comments. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.

VOTE: There being no further business, Mr. Cutting made a motion to adjourn. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.

Respectfully submitted,

Natalie BL Lovett
Community Development Planner