

SALEM HISTORICAL COMMISSION
MINUTES
November 16, 2016

A meeting of the Salem Historical Commission was held on Wednesday, November 16, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Reed Cutting, David Hart, Susan Keenan, Joanne McCrea, Larry Spang and Jane Turiel.

23 Warren Street

Nick Lewis and Kelly Tyler submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Applications: October 21, 2016
- Photographs

The applicant was not present.

Ms. Herbert presented the proposed paint color change for the lattice on the front entry porch. The applicants are proposing to paint lattice Essex Green to match existing shutter paint color.

There was no public comment.

VOTE: Mr. Hart made a motion to close the public hearing. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Cutting made a motion to approve the request for a paint color change as submitted. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

148 Derby Street

Patrick Shea submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Applications: October 28, 2016
- Photographs
- Paint color samples

Patrick Schultz, owner of a Pig's Eye, was present to represent the applicant.

Ms. Herbert asked for clarification on the placement of the proposed colors for the storefronts.

Mr. Schultz replied that black would be used for trim, yellow for interior panel and blue for exterior trim. The window frame will be yellow, the inside panel will have black molding with blue on flat part. The concrete base will be painted black. The entrance door will also be painted in color scheme. He noted that the application incorrectly stated that the adjoining storefront at 144 Derby Street would be painted in the new color scheme. The applicant is only proposing a paint color change to the storefront on the brick building at 148 Derby Street; the storefront on the wood building would remain as currently painted. Mr. Schultz asked for suggestions on the color for entry ceiling.

Ms. McCrea asked if there was a concern that the yellow paint color would get dirty.

Mr. Schultz replied in the negative. He has hired a reputable painter who specializes in preparation work. The awnings have been removed and the paint will highlight the architecture of the building.

There was no public comment.

VOTE: Mr. Hart made a motion to close the public hearing. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Cutting made a motion to approve the request for paint colors as submitted with the change to allow removal of awnings. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

14-16 Hodges Court - continuation

Michael Becker submitted an application for a Certificate of Appropriateness for alterations to the property, including alterations to windows and fencing and installation of new skylights, door and retaining wall.

Documents & Exhibits

- Applications: October 3, 2016
- Photographs
- Elevation drawings

The applicant Mike Becker was present.

Ms. Herbert asked for clarification on the replacement of the fence.

Mr. Becker replied that fence would be replaced in-kind. He presented two scenarios of the proposed parking scheme, one showing parking for two cars and the other showing parking for 3 cars.

Ms. Herbert asked for clarification on the proposed location of the new retaining wall.

Mr. Becker replied that new green space would be slightly higher than the paved area. The pavement would taper up to the retaining wall at the property's western boundary edge.

Ms. Herbert asked for the height of the retaining wall.

Mr. Becker replied that it will be run from approximately 12" to 0".

Mr. Hart expressed his concern about the visual appearance of parking in the front yard on Derby Street.

Ms. Herbert noted that the applicant did not provide detail on the proposed landscaping.

Mr. Becker replied that he was open to suggestions from the Commission and was considering planting rhododendron bushes.

Ms. Herbert asked for the height of the fence.

Mr. Becker replied approximately 40".

Ms. Herbert noted that the Commission does not have jurisdiction over landscaping but the addition of new plantings would help to screen the view of the cars from Derby Street. She also noted that the fence design is the same as at the abutting properties and should be replicated.

Ms. McCrea asked whether a parking meter was located nearby.

Ms. Herbert questioned whether parking looked better in side yard or on sidewalk as currently occurs.

Mr. Spang asked whether providing two new parking spaces onsite would alter the neighborhood parking situation significantly.

Ms. Turiel suggested that the landscaping should be an evergreen such as arborvitae and not seagrass as proposed by the applicant.

There was no public comment.

VOTE: Mr. Hart made a motion to close the public comment. Mr. Spang seconded the motion. All were in favor and the motion so carried.

Mr. Spang suggested that the Commission was trying very hard to screen the proposed parking so the change would not impact the historic district when the Commission could deny the removal of the fence section, which is within the Commission's jurisdiction, and prohibit parking in the yard. He stated that he could not support any new parking on site.

Mr. Cutting agreed with Mr. Spang's opinion but also stated that he would like to support the applicant's need for more parking. He noted that the Commission has the authority to control the appearance of this property and that allowing new parking could set a precedent for future requests. This is the first situation of a request for new parking spaces since his tenure on the Commission.

Ms. Herbert noted that the side yard and fence is not in good condition and installation of landscaping could be an improvement. She suggested that parking area should be in brick and the applicant should prepare a landscaping plan.

Ms. Turiel and Mr. Cutting expressed their support for brick parking area and improved landscaping.

Ms. McCrea stated that if a tree is removed then a new tree should be installed.

Mr. Hart noted that even if landscape screening is planted directly along Derby Street, the parking area would still be viewable from an angle on Derby Street.

Mr. Cutting asked if the opening could be reduced from 20' to 18'.

Mr. Becker replied in the negative due to narrowness of Hodges Court and the need for access in and out of the drive.

Ms. Kelleher noted that if the Commission continued the hearing to the next meeting, the applicant would need to request a continuance. Mr. Becker agreed to request a continuance.

VOTE: Mr. Cutting made a motion to continue the hearing. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

The Commission agreed to continue the discussion of the south basement windows until the next meeting.

The Commission then discussed the proposed skylight windows.

Mr. Cutting expressed his opinion that the proposed skylights would be visible and would not be appropriate for the house.

Mr. Becker reported that the east elevation basement windows will be 32" x 32". The sash would be 2-lights to match a single sash on the house's upper windows.

Mr. Hart stated that he was not opposed to the proposed skylights since they would not be highly visible.

Ms. McCrea noted that while the skylights would be located on the back of the house, they would be visible when coming down Derby Street.

Ms. Herbert expressed concern about the size of the proposed skylights.

Mr. Spang stated that if not visible, then he could support the proposal.

Mr. Hart asked for clarification that the skylights would be centered over the windows on the second and first stories.

There was no public comment.

VOTE: Mr. Hart made a motion to close the public hearing. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. Turiel made a motion to approve the front basement windows as submitted, noting that the windows are to be wood, true divided light. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Hart made a motion to approve the skylights as submitted with the condition that they be centered on the window below. He noted that the skylights will be virtually invisible from Derby Street and the approval is not intended to be precedent setting. Ms. Keenan seconded the motion. Five members were in favor and two were opposed. The motion so carried.

40 Derby Street - continuation

Richard and Tina Jodrie submitted an application to approve the replacement of porch railings and the installation of a new stair railing.

Documents & Exhibits

- Applications: October 19, 2016
- Photographs

Ms. Kelleher and Ms. Herbert presented photographs of the changes made by the applicant to improve the appearance of the new porch railings.

There was no public comment.

VOTE: Mr. Hart made a motion to close the public hearing. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Spang made a motion to approve the first and second story porch railings as built under a Certificate of Hardship with the condition that the railings be painted or color stained to match the trim color of the house. Further discussion of the stair railing, balusters and newel post to be continued to the following meeting in order to identify alternative design solutions. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

8 Gifford Court

Monique Nelson submitted an application to install an architectural shingle roof.

Documents & Exhibits

- Applications: October 31, 2016
- Photographs
- Shingle samples

Ms. Nelson presented her request for architectural shingles, noting that the shingles have a higher wind rating than traditional 3-tab shingles.

Ms. Kelleher reported on the history of the Commission's review of architectural shingles.

Mr. Hart stated that he was in support of the proposed shingle color but not the proposed angled cut of the architectural shingle. He asked to see a sample of an architectural shingle with a straight cut.

The Commission discussed approving architectural shingle but not with an angled cut.

There was no public comment.

VOTE: Mr. Hart made a motion to close the public hearing. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Cutting made a motion to approve either a 3-tab shingle or an architectural shingle without an angled cut in dark gray or black with the condition that the applicant present a sample of the square cut architectural shingle for review before installation. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

380 Essex Street

Jay Famico submitted an application to install new copper gutters on rear of house and renovate existing carriage house.

Documents & Exhibits

- Applications: October 31, 2016
- Photographs
- Elevations and floorplans by Seger Architects dated 9/15/16

The owner's architect Dan Ricciarelli was present.

Mr. Ricciarelli reported that the ZBA approved the applicant's request to renovate the carriage house for a new unit earlier in the evening. The carriage house, which is attributed to McIntire, will be raised for a new foundation and restored. The carriage house does not currently have a foundation. He noted that the 1,100 sf second floor will become a new dwelling unit and the first floor will be retained for the owner's use. The clapboards will be restored, a window on the façade will be changed to a door with transom, and new French doors will be added in the second floor loft opening. He noted that an original lifting beam associated with the hay loft opening is still in place in the interior and will be preserved.

Mr. Spang asked for clarification on the existing design of the loft opening.

Mr. Ricciarelli responded that the loft opening is square but the trim surround is arched. Mr. Ricciarelli also noted that the owner would like to install new gutters on the building, which does not currently have gutters. He is proposing white aluminum ogee style gutters to move water away from building. The building's windows will also

be restored and new white storm windows added. Per a request from the abutters at the ZBA meeting, the owner has agreed to consider black spandrel glass in the windows on the north and west elevations to address privacy concerns. There would be no outward change in appearance except for the black glass. The building will be painted to match existing colors and a new door will be installed in the existing sliding door to act as a bypass door. Mr. Ricciarelli presented historic photograph of the carriage house's original configuration.

Ms. Herbert asked if a new electrical meter panel would be installed on the carriage house.

Mr. Ricciarelli replied that the electrical meter will be in the main house.

Ms. Kelleher asked for specifications on the proposed venting for the building.

Mr. Ricciarelli responded that vent pipes would be located at the rear of the house and could be painted to match the black roof.

Mr. Ricciarelli noted that the carriage house foundation, which is only partial, will be replaced with a poured concrete foundation.

Ms. Herbert asked if new air conditioner condenser units will be installed.

Mr. Ricciarelli replied that if added, they will be small and located on side elevation away from public way,

Mr. Hart noted that the proposed new door on the first floor would be reversible as would the upper doors in the balcony.

Mr. Spang agreed with Mr. Hart. He asked if proposed bypass door in the sliding barn door could be changed to eliminate the cut line at the top or is it possible to alter existing sliding door to swing open. He also asked if upper arch be fully glazed with sidelights instead of solid panels on sides as proposed and if horizontal balcony railing could extend to both sides of arched openings.

The Commission discussed whether gutters should be aluminum or copper to match main house. Mr. Hart suggested that copper be used. Historic photograph shows gutters on building.

Mr. Cutting noted that white aluminum gutters would disappear against the white trim.

There was no public comment.

VOTE: Mr. Hart made a motion to close the public hearing. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Spang made a motion to approve application as submitted with changes noted to second floor loft door and railing. Owner has option to install copper gutters, reconsider design of main barn door, and install wood shutters. The redesign of second floor loft door and railing must be reviewed and approved by Commission prior to construction. Mr. Hart seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Spang made a motion to approve copper gutters on the rear of the main house. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Salem Railroad Signal Tower – Massachusetts Bay Transportation Authority (MBTA) – Request for Comment

Holly Palmgren from the MBTA, Geoff Melhuish from Epsilon Associates and Scott Brodsky of Fennick McCreddie architects were present.

Ms. Palmgren provided an update on the project, noting that the RFP for reuse of the signal tower was in limbo until the building's roof is repaired. The MBTA will send the draft RFP to the City for comment when it is ready. Ms. Palmgren presented images of the interpretive panels placed at the station.

The Commission discussed the proposed roof tile replacement.

Mr. Spang asked if the asbestos tile was original to the signal tower, constructed in 1927.

Ms. Palmgren responded that the MBTA looked into replacing with reclaimed asbestos shingles, but MBTA policy prohibits using asbestos material in their properties.

Mr. Brodsky noted that the MBTA was also concerned about how the asbestos tile would be installed. He presented samples of alternative roofing shingles beginning with the original proposed material that was rejected by the Commission. Other samples presented included imitation slate without a barrel hip and a GAF asphalt shingle as well as samples of materials that did not work. He noted that it is difficult to determine the original coloration of the roof's asbestos shingles due to deterioration and algae growth.

Ms. McCrea asked how many railroad signal towers were constructed.

Ms. Palmgren replied that 7 were originally constructed but only 4 remain. All had similar roof tiles.

Stabilization project: Cleaning, repointing, removal of electrical boxes, stair repair, and window replacement. Original proposal was to restore steel windows.

Mr. Hart noted that while his former firm prepared the inventory form, he was not involved in the preparation and therefore did not have a conflict.

Mr. Spang asked how the barrel vault tile would be anchored to the roof.

Mr. Brodsky replied that tiles would be secured by anchors.

Mr. Hart noted that new shingles are slightly smaller than original.

Ms. Herbert noted that imitation slate is complete departure from original and is not historically appropriate.

Jennifer Firth, president of Historic Salem, asked for a timeline for the repairs.

Mr. Brodsky replied that the contractor is waiting for the Commission's decision and can proceed immediately upon approval.

Ms. McCrea asked if the copper trim will be retained.

Mr. Brodsky responded that the copper will be repaired and restored.

Dan Ricciarelli of Seger Architects noted that EagleStar synthetic slate was used on both the Salem Jail and the Joshua Ward house. While a synthetic material, it cost as much as traditional slate.

There was no additional public comment.

VOTE: Mr. Hart made a motion to close the public hearing. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. McCrea made a motion to approve the proposed asphalt tile roof in Aged Oak color. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

The Commission discussed the proposal to replace all windows on the signal tower.

Mr. Brodsky noted that the Commission had granted previously approval to replace one of the windows. He reported that upon closer inspection, it was determined that all of the windows are too damaged to be repaired. He presented shop drawings of the windows noting that earlier drawings are incorrect. The new windows will match original.

Mr. Spang questioned the accuracy of the drawings.

Mr. Brodsky reported that he is unable to verify the correct condition of the original windows. He agreed to explore historic photographs, take existing condition photographs of all sides and submit further information to the Commission. He noted that the Commission had already approved other exterior changes, including the installation of a new hollow core metal door.

The Commission expressed concern about the metal door as shown on the plans, noting that the door was probably originally wood.

VOTE: Mr. Cutting made a motion to approve the in-kind replacement of windows to match existing material and configuration. Final configuration of windows to be submitted with final drawings. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Cutting made a motion to adjourn. Ms. Keenan seconded the motion. All were in favor and the motion so carried.

Respectfully submitted,

Patti Kelleher
Community Development Planner