

SALEM HISTORICAL COMMISSION  
MINUTES  
February 17, 2016

A meeting of the Salem Historical Commission was held on Wednesday, February 3, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, Kathryn Harper, David Hart, Joanne McCrea, and Larry Spang. Staff: Patti Kelleher.

18 Washington Square West (continued)

The Hawthorne Hotel submitted an application for a Certificate of Appropriateness to replace 40 existing wood windows with Marvin Ultimate insulated/double pane wood window units.

Documents & Exhibits

- Application: 12/31/15
- Photographs

The Applicant was not present.

Ms. Kelleher stated that applicants weren't prepared with sample windows or other window brands.

Mr. Hart reported that he spoke with the owner of the window restoration firm Window Woman, who has worked on the building, about the existing weight pockets at the Hotel and whether there was energy loss occurring. He expressed his concern that the Hotel has not conducted a study of the existing windows, which have been in existence since 1925, including an energy audit.

Mr. Cutting asked if the Commission was issuing a new request for an energy study.

Ms. Herbert responded that it would be a financial benefit to the applicant to restore the windows instead of purchasing replacement window. She also reported that she spoke with the Applicant to discuss other window manufacturer options, including Pella windows which are more affordable.

**VOTE:** *Mr. Hart made a motion to request that the Applicant consider a refurbishment and energy study for the existing windows. Ms. McCrae seconded the motion. All in favor and the motion so carried. (Ms. Bellin abstained.)*

100 Federal Street

Marianne Chojnicki, Mitchell Henderson, David Sullivan submitted an application for a Certificate of Appropriateness to reroof with GAF Timberline Architectural shingles in Pewter Gray.

Documents & Exhibits

- Application: 1/13/16
- Photographs
- GAF Timberline brochure and asphalt shingle sample

The applicant Ms. Chojnicke was present.

Mr. Hart recused himself from deliberation as an abutter to an abutter.

Ms. Harper asked if the proposed roofing color of Pewter Gray was close to the color of the roofing currently on the mansard roof.

Ms. Chojnicke answered in the affirmative.

Ms. Harper noted that the Commission has not approved this brand of architectural shingle in the past due to its overlapping profile and angled cuts. She stated that the Commission has approved IKO brand shingles in the past.

The Applicant's contractor, Mr. Brian LeBlanc from AC Castle Roofing (978-807-0777) expressed his believe that the design of the proposed Timberline HD Shingle is most like a wood shake roof.

Ms. Bellin asked the age of the building.

Ms. Chojnicke stated that the building was built in 1769.

Ms. Bellin asked if the house would have had a wood shingle roof originally.

Ms. Harper stated that it was probable.

Ms. Herbert asked Mr. Hart to speak about the difference between wood shingle and wood shake roofs and which roof type would have been on the subject house.

Mr. Hart responded that the house most likely had a wood shingle roof with straight edge shingles.

Mr. LeBlanc stated that he believed that the house's original wood shingle roof would not have been square edge. He stated that he has worked in Boxford and Marblehead, which allow architectural shingles.

Ms. Herbert stated that the roof is highly visible.

Mr. LeBlanc expressed his belief that the Timberline was a more historical appearance for a wood roof. He stated that Slateline architectural shingles look more like a slate roof.

Ms. Herbert stated that three-tab asphalt roofing is the least objectionable for the Commission since its appearance doesn't try to mimic an old material.

Mr. LeBlanc stated that Certainteed and GAF will discontinue three-tab shingle, noting that three-tab shingles are very thin and susceptible to wind shear.

Ms. Herbert asked about other roofing options.

Mr. LeBlanc stated his belief that Slateline is a better option than three-tab.

Ms. Harper asked about 30-year three-tab shingles.

Mr. LeBlanc stated that Harvey is no longer making them.

Ms. Herbert asked for public comment.

Mr. Hart of 104 Federal Street spoke. He stated that he is an architect who does a lot of preservation work on historic buildings, including the Louisa May Alcott House built in 1710, which has a section of an early wood shingle roof with straight edge cuts preserved within the existing attic space. He noted that the Historical Commission's guidelines discourage anything but a three-tab shingle since architectural shingles are more visually prominent than three-tab shingles. He stated that Slateline is a heavy duty shingle that is straight sided.

Ms. Bellin noted that the Commission has not approved this brand of roof shingles before and there is no documentation that the building's original roof was a wood shake roof. She stated that she was not prepared to approve this type of roof as proposed.

Ms. Herbert noted that Commission has approved Slateline shingles in the past

**VOTE:** *Ms. Bellin made a motion to approve either three-tab or Slateline asphalt shingles in a comparable color of either charcoal or black. Mr. Cutting seconded the motion. All in favor, and motion so carried. Mr. Hart abstained.*

#### 100 Derby Street/28 Carlton Street

Philip and Martine Shea submitted an application for a Certificate to replace 13 existing second and third story windows.

#### Documents & Exhibits

- Application: 1/13/16
- Photographs
- Marvin Window brochure
- Color/material sample

The applicants Martine and Phillip Shea were present.

Mr. Shea presented their application, explaining that the existing windows at his house are fully synthetic clad (both interior and exterior) and are not in good condition. He stated that they are proposing new windows that have an aluminum clad exterior and wood interior and presented a Harvey brochure of the window model and a color sample of bronze cladding. He noted that windows will match the existing windows in terms of color.

Ms. Herbert asked how window muntins will be affixed.

Mr. Shea responded that the current windows have a muntin between the glass, which they are proposing to keep. He noted that the new windows would match configuration of windows as existing, i.e. 2/2 on second story and 6/1 in the gable on third story.

Ms. Herbert asked if it would be better to have all windows with the same configuration to be more visually consistent.

The Commission discussed the history of the building and the original window configuration. Ms. Kelleher presented the inventory form for the building, which indicated that windows on the second story at the time the form was completed were 2/2 and gable windows were 6/2.

Ms. Herbert stated that for consistency with first story windows, upper story windows should be 6/6.

Mr. and Mrs. Shea agreed that they would be amenable to change the configuration of the windows to be more appropriate for the building. Mr. Shea presented additional photographs.

Ms. Bellin asked about the muntin dimension.

Mr. Hart stated that a muntin width of 5/8" was more historically appropriate for the house.

Ms. Harper asked Mr. and Mrs. Shea if they were amenable to changing to an exterior grille instead of a grill between the glass.

The Applicant replied in the affirmative, stating that they preferred an exterior applied muntin.

Ms. Herbert and Ms. Bellin agreed that an exterior applied muntin was preferable.

Mr. Shea asked if the Commission would consider approving a window with a black finish and not a bronze finish as existing.

**VOTE:** *Ms. Bellin made a motion to approve the application for replacement windows with the requirement that windows have an exterior applied grille with 5/8" muntins in a 6/6 configuration. Windows to be in a black finish. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

### Other Business

#### Peabody Essex Museum Expansion

Robert Monk from the Peabody Essex Museum was present.

Mr. Hart recused himself from the discussion.

Mr. Monk stated that he mistakenly prepared a draft a Memorandum of Agreement (MOA) for interested parties to approve and sign, believing that to be the request of the MHC. However, upon further discussion with the MHC, the PEM is now only seeking comments on the draft MOA, not approval and signatures. Mr. Monk asked the Commission to review the draft MOA to identify any concerns and to submit a letter to MHC with any concerns and/or to support the draft MOA.

Ms. Kelleher suggested that staff draft a letter to MHC and circulate draft letter to members for comment and review.

The Commission agreed.

*Larry Spang arrived at this time.*

33 Warren Street.

Ms. Kelleher stated that a violation notice was sent to the owner of 33 Warren Street regarding the rear deck constructed at the property.

*Ms. Bellin left the room at this time.*

Ms. Herbert provided an overview of the property/deck's history.

Mr. Cutting asked if Ms. Herbert believed there was intended fraud on the part of the owner.

Ms. Herbert stated in the negative.

Ms. Herbert questioned whether the deck would have been approved if the Commission had reviewed it under a Certificate of Appropriateness and not a Certificate of Non-Applicability. She noted that it was constructed to the same dimensions and design of the deck at the adjoining property at 35 Warren Street

Mr. Cutting asked whether the deck was exactly as before.

*Ms. Bellin returned to the meeting at this time.*

The Commission discussed the Commission's process regarding the owner's request for a certificate to build a new deck. They discussed the wording of the application to the Commission and whether it was accurate to what the project entailed.

Ms. Bellin expressed concern about that the applicant's statement on his application that the work entailed "reconstruction" of the deck. She felt this was not accurate since it was not built to match existing.

Ms. Harper asked how the Commission can determine the dimensions of the deck before the handicap lift was installed.

Ms. Herbert asked about the status of the rear door hoods that are no longer in existence. She asked when they were removed and was the removal approved.

The Commission agreed that the owner should be requested to attend the next meeting to discuss the violation and that it should be included on the posted agenda.

Mr. Spang asked that Ms. Guy be consulted about protocol for requesting owner to attend the Commission's next meeting.

Ms. Kelleher asked if the Commission should request the owner to submit a new application for a Certificate of Appropriateness for the deck as built.

The Commission discussed whether a request should be made for a new application or if the request should be that the owner attend the next meeting. All agreed that the owner of 33 Warren Street should be invited to attend the next meeting and that the discussion should be posted as part of the meeting agenda.

Underground Cable Replacement – Leavitt Street, between Congress and Lafayette

Ms. Kelleher reported that MHC has reviewed a project on Leavitt Street for an underground cable replacement and found no adverse effect.

Rosie's Pond & Jefferson Avenue Flood Mitigation Project

Ms. Kelleher reported that the City submitted a project notification form (PNF) for a flood mitigation project at Rosie's Pond. MHC found potential impacts from the project and requested that the City conduct an archaeological reconnaissance survey.

Universal Steel property, Bridge Street

Ms. Kelleher reported that a small portion of the Universal Steel property is located within the McIntire Historic District. She noted that any building work that occurs on this portion of the property will require Commission review.

Mr. Hart asked staff to research whether the Commission has any additional purview or obligation for the project.

Commission Work Plan for FY2016

The Commission discussed the recently completed preservation plan and its recommendations.

Ms. Herbert stated her interest in hosting a workshop on windows and roofs.

Ms. Harper stated that she has researched three-tab and architectural roof shingles and will continue to research additional information. Ms. Kelleher and Mr. Hart expressed interest in assisting Ms. Harper with additional research regarding roof replacement options.

**VOTE:** *Ms. McCrea made a motion to adjourn. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.*

Respectfully submitted,

Patti Kelleher  
Community Development Planner