

SALEM HISTORICAL COMMISSION
MINUTES
March 15, 2017

A meeting of the Salem Historical Commission was held on Wednesday, March 15, 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, Kathy Harper, David Hart, Susan Keenan, Larry Spang and Jane Turiel.

13 Warren Street - continuation

Ryan Guilmartin submitted an application for a Certificate of Hardship to rebuild chimney above roofline.

Documents & Exhibits

- Application:
- Photographs
- Paint color samples

Patti reported that the applicant has requested to continue the hearing to the Commission's April 5th meeting to allow additional time for him to work with a carpenter on the design of the faux chimney.

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

287-291 Lafayette Essex Street - continuation

In a continuation of the previous meeting, the Commission heard the request from Renewal Ventures LLC for an application for a Certificate of Hardship for approval of a rooftop HVAC unit.

Documents & Exhibits

- Application: January 30, 2017
- Photographs
- Drawings by Seger Architects dated January 24, 2017 and March 15, 2017
- Memorandum from BLW Engineers dated March 14, 2017

The applicant David Pabich was present. John Seger of Seger Architects was also present.

Ms. Bellin recused herself and left the table to sit in the audience.

Mr. Seger discussed the recent site visit by Commission members on Saturday 3/3/17 and a memorandum from the HVAC engineer. He stated that he has met with the project's structural engineer who has identified additional structural changes that can be made to account for drift load if screens were installed to hide the HVAC unit from view from both Lafayette Street and Ocean Avenue. He presented screening options with panels similar to what has been installed on the rear of the unit. These new screens would be painted as would the ductwork and sound attenuation unit on top. He also presented options of square lattice or vertical slat screens. These options would not screen the ductwork. To address ductwork screening, Mr. Seger presented several additional screening options – a TecPan Panel System, construction of a low parapet gable or mansard roof on existing breezeway, or a high parapet mansard or gable roof on the breezeway. He stated that these options would hide ductwork and much of the HVAC unit except for the sound attenuation. He stated that the parapet roof options would read as a lean-to from the rear.

Ms. Herbert asked whether other options were considered before the unit was installed.

Mr. Seger replied that other options were considered but the option selected was intended to have one unit that supplied all cooling elements from building.

Ms. Herbert asked why the system could not have included multiple units instead of one large unit.

Mr. Seger replied that the system was not intended to be so large when installed. It was installed in the winter and not tested until the summer of the following year. He stated that there is not enough space on the roof to handle three units.

Ms. Herbert questioned that close proximity to neighbors may have resulted in a very different situation than other similar large buildings as seen in the downtown such as the new courthouse. She expressed opinion that adding a taller roof between the two sections of the building would help to hide much of the unit.

Mr. Spang asked for clarification on the roof parapet option and whether it would be one side or two.

Ms. Herbert asked if the one side option would cause concerns regarding snow drift.

Mr. Pabich said that the roof pitch would not need to be the same and he would explore options.

Mr. Seger stated that the need for makeup air and exhaust impacts the size of the unit.

Mr. Hart expressed his opinion that the high roof parapet option is a move in the right direction and he felt that it is a good approach.

Mr. Cutting agreed with Mr. Hart stating that he felt it is a better option to the screen but questioned whether water and snow runoff would be an issue.

Mr. Spang asked if trim should be added along the fascia to serve as a frieze board, which would the allow roofline to be higher. He asked if it was possible to create a mock-up on the roof to show the approximate height of the parapet.

Ms. Herbert agreed that the proposed high parapet option appeared to be a good solution.

Ms. Kelleher asked for an elevation showing how the Ocean Avenue side of the unit would be treated.

Mr. Seger agreed to present design options, which may include screening on Ocean Avenue similar to what is provided for Summit Avenue

Ms. Herbert asked for public comment.

Ms. Wilbert asked if the Commission would require additional information such as materials, dimensions, and other details before making a final determination.

The Commission agreed that more details are needed.

Mr. Seger and Mr. Pabich discussed the history of the project and how they originally intended for the unit to be an in-kind replacement but the unit ultimately grew in scope.

Ms. Teasie Riley Goggin asked if it was possible to relocate any portion of the rooftop unit into the building's basement.

Mr. Seger replied that the roof unit supplies cooling and ventilation and requires exterior placement while the existing basement unit supplies heat to the building. The roof unit also includes fans and compressors. He noted that ventilation requirements are different than a traditional residential cooling system.

Ms. Goggin asked if there were other HVAC systems that the applicant could have selected that would have resulted in a smaller unit.

Mr. Spang asked if the equipment had passed sound quality testing.

Mr. Seger replied in the affirmative.

Ms. Goggin asked for information on the historic district process and clarification on whether the Historical Commission reviewed the unit prior to installation.

Ms. Herbert discussed the process for approvals in the historic district and confirmed that the applicant received a building permit for the unit through the building department but did not receive approval from the Historical Commission.

Mr. Seger noted that the applicant received approval from the Commission for renovations to the building but did not include rooftop mechanicals in the original proposal.

Ms. Goggin expressed serious concerns about the unit and her concerns about the lack of the request for Commission approval before installing unit.

Mr. Pabich agreed to submit a request for extension of the review period.

Mr. Spang asked that a mock-up be left up for 24 to 48 hours to allow Historical Commission members to look at it before the next meeting.

Ms. Kelleher stated that she will notify neighbors when mock-up is ready and will send out any preliminary drawings to all interested neighbors.

VOTE: Ms. Turiel made a motion to continue the hearing to the April 5th meeting. Ms. Keenan seconded the motion. All were in favor and the motion so carried.

148 Derby Street

Derby Properties LLC submitted an application for a Certificate of Appropriateness for a new sign.

Documents & Exhibits

- Application: March 1, 2017
- Sign permit application
- Sign mock-up
- Photographs

The applicant, Patrick Schultz was present along with his sign manufacturer Andrew Bablo of Steez Design.

Ms. Herbert asked if the existing “In a Pig’s Eye” sign will be saved.

Mr. Schultz replied that a family member of the previous owner has asked to keep the sign.

Ms. Herbert asked for the size dimensions.

Mr. Schultz stated that he would like the new sign to be the same size as the previous sign.

Mr. Bablo stated that sign would be fabricated of PVC.

Mr. Schultz discussed the name of tavern and the design of the logo, noting the frequent use of the word “mercy” in much of music, poetry and arts. He reported that a percent of the restaurant’s proceeds will be donated to social justice causes.

Ms. Herbert discussed the use of PVC and reported that she and Ms. Kelleher have investigated use of this material elsewhere on Derby Street.

Mr. Bablo replied that the sign letters will be fabricated in metal and would be raised approximately ½". Other sign elements, including the sun rays, would be routed to provide some dimensional quality.

Mr. Spang noted that the PVC would be painted and sign would be treated similar to wood.

Mr. Bablo replied that he considered using wood but the PVC lasts longer and wood is very expensive. He presented samples of the metal letters that would go onto sign and above door and a sample of a ½" deep PVC board. He noted that the sign would include two 1" PVC panels laminated together.

Ms. Keenan stated that she did not have any problem with use of PVC.

Mr. Cutting asked how a wood sign would be created.

Mr. Bablo replied that a wood sign would have 4 sections laminated together.

Mr. Schultz stated that he hopes to open restaurant by the first week of April. He proposes individual letters above the entrance door to be either silver or chrome, with gold letters on the sign.

Ms. Bellin asked if the metal letters would be brushed metal or shiny.

Ms. Herbert asked if letters over door should be the same gold as in sign.

Mr. Schultz questioned whether it would be too much of a similar color.

The Commission discussed whether a brushed finish would be preferred.

Ms. Herbert asked for public comment.

Former City Councillor William Legault expressed his support for the application.

VOTE: Ms. Turiel made a motion for approval of the sign designs as presented with an option for the freestanding metal letters to be in either a silver finish or in gold to match blade sign. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Determination of Historic Significance - Nathaniel Hawthorne Statue

Ms. Kelleher presented a letter from the Department of Planning and Development requesting a determination of historic significance for the Nathaniel Hawthorne Statue.

Ms. Herbert asked why the trees were removed from the surrounding park.

Former City Councillor Legault stated that these trees were identified as diseased in City's tree inventory.

Mr. Hart asked about the date of the statue, noting that inventory form lists dates of 1916, 1910 and 1925.

Ms. Kelleher presented the history of the statue and the City's request for a determination of historic significance.

Ms. Herbert asked about process for restoration of bronze noting that Choate statue was sandblasted.

Ms. Kelleher replied that she believed the Hawthorne Statue would be restored in a similar fashion meeting conservation guidelines.

VOTE: Mr. Spang made a motion to find the Nathaniel Hawthorne Statue historically significant. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

Letter of Support - Community Preservation Act Application - Nathaniel Hawthorne Statue

Ms. Kelleher read a letter from the Department of Planning and Development requesting a letter of support for a CPA application for restoration of the Nathaniel Hawthorne Statue.

VOTE: Mr. Spang made a motion to approve the letter of support for the CPA application for the Nathaniel Hawthorne Statue restoration. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Letter of Support - Community Preservation Act Application - Charter Street Burial Ground

Ms. Kelleher read a letter from the Department of Planning and Development requesting a letter of support for a CPA application for the Charter Street Burial Ground.

VOTE: Ms. Bellin made a motion to approve the letter of support for the CPA application for the Charter Street Burial Ground restoration. Mr. Spang seconded the motion. All were in favor and the motion so carried.

Letter of Support - Community Preservation Act Application -City Hall Artwork

Ms. Kelleher read a letter from the Department of Planning and Development requesting a letter of support for a CPA application to restore artwork in the City Hall City Council Chambers.

VOTE: Mr. Spang made a motion to approve the letter of support for the CPA application for the City Hall Artwork conservation. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

Letter of Support — Massachusetts Preservation Project Funds Application – The House of the Seven Gables

Ms. Kelleher read a letter from the House of the Seven Gables requesting a letter of support for a MPPF application for roof restoration.

Mr. Hart recused himself from the discussion.

VOTE: Ms. Bellin made a motion to approve the letter of support for the MPPF application for the House of the Seven Gables roof restoration. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Minutes

Approval of Minutes – January 18, 2017 and March 1, 2017

Commission deferred review of meeting minutes to the April 5th meeting.

Other Business

There was no other business or correspondence.

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

Respectfully submitted,
Patti Kelleher

Community Development Planner