

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
May 4, 2016

A meeting of the Salem Historical Commission was held on Wednesday, May 4, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Laurie Bellin, Reed Cutting, Kathryn Harper (Chair), and Larry Spang. Staff: Patti Kelleher.

539 Loring Avenue - continued

The Applicants, Bart Freddo and Dana Miller submitted an application to Waive the Demolition Delay Ordinance to demolition a single story house.

Documents & Exhibits

- Application: 3/30/16
- Photographs

The applicant Bart Freddo presented his application. He stated that he was the owner of Café Vesuvius in Vinnin Square and was seeking to demolish the house in order to use the property for parking. The building has been condemned by the Board of Health and the water and electricity has been turned off. The building was built in 1940.

Ms. Harper asked for public comment.

There was no public comment.

The Commission discussed previous waivers of the demolition delay ordinance and the requirement for photographic documentation.

VOTE: *Ms. Bellin made a motion to waive the demolition delay with the requirement that ³/₄ view photographs are taken of all elevations. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

9 Orne Square

The Applicants Ian and Penelope Bigmore submitted an application for a Certificate of Appropriateness to install a vent pipe near rear chimney. The pipe is to be 2” in diameter and 18” high and painted gray to match slate roof.

Documents & Exhibits

- Application: 4/6/16
- Photographs

The applicants Ian and Penelope Bigmore were present.

Ms. Bigmore presented a sample of the pipe to be used for the vent pipe.

Ms. Harper asked for public comment.

There was no public comment.

VOTE: Mr. Cutting made a motion to approve the application as presented. Mr. Spang seconded the motion. All were in favor, and the motion so carried.

17 Fowler Street

Mary Tolan and George Claassen submitted an application for a Certificate of Appropriateness to install a 5' tall cedar fence and gate at end of driveway.

Documents & Exhibits

- Application: 4/13/16
- Proposal by Boston Fence Company dated 4/9/16
- Photographs
- Drawing of fence by applicant

The applicant George Claassen was present.

Ms. Harper asked if the fence would be built of white cedar.

Mr. Claassen replied in the affirmative and said that he would like to keep the wood natural, but would paint the fence if the wood does not weather well.

Mr. Claassen noted that in his application he stated that the gate would be 4'x4', but he would prefer to have a larger gate that is 5' high to be the same height as the fence.

Mr. Spang asked where the fence will be located in relation to the sidewalk.

Mr. Claassen stated that it will be approximately 15' back from the sidewalk.

Mr. Spang asked whether the fence shown in photographs of the old inventory forms is in the same position.

Mr. Claassen stated that the fence is no longer extant. The property now has a driveway where that fence was located.

The Commission asked for clarification about the location of the fence in relation to the house and sidewalk.

Ms. Bellin asked the applicant to show the location on the photograph.

Ms. Kelleher noted that the driveway is at least one car deep.

Ms. Harper asked who owns the side yard fence.

Mr. Claassen responded that it is unclear who owns fence but he maintains his side of the fence and his elderly neighbors maintain their side.

There was no public comment

VOTE: *Ms. Bellin made a motion to approve the application as presented with the revision that the gate be 5' high. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

12 Andover Street

Barbara McNeill submitted an application for a Certificate of Appropriateness for exterior changes, including new paint colors, removal of rear chimney, new GAF Timberline architectural shingle roof, new wood or copper gutters, and new wood windows in the kitchen, basement, and bathroom.

Documents & Exhibits

- Application: 4/19/16
- Photographs
- Proposal from Pella Window and Door Showroom of Haverhill dated 4/4/16

The applicant Barbara McNeill was present.

Before the Commission opened the public hearing, they notified the applicant that the Commission was meeting with a bare quorum. They explained that if the meeting was not properly recorded, other Commission members would not be able to participate if the application was continued to the next meeting. The Commission offered Ms. McNeill the option to hold the public hearing at the next meeting when the Commission would have more members in attendance.

Ms. McNeill asked to hold the public hearing this evening.

Ms. Harper opened the public hearing.

Ms. McNeill presented her application to replace her roof with architectural shingles, replace her gutters in-kind, replace 3 windows in the kitchen and replace a bathroom window, replace basement windows, and paint in a new color scheme. She noted that the bulkhead to be replaced is not visible and the proposed lighting is not within the Commission's jurisdiction.

The Commission discussed the proposal to replace the 3-tab asphalt roofing with GAF Slateline architectural shingles.

Ms. Bellin asked if the Commission needed more information about how the roof will be vented.

Mr. Spang asked whether venting will be added to the fascia boards, which is a traditional method of venting. He stated that historically a $\frac{3}{4}$ " gap would be left to allow for venting.

Ms. McNeill stated that she was not sure what the contractor is proposing but she would ensure that they follow Commission's guidelines. The contractors will also be correcting decking. All wood will be replaced in-kind, including fascia board.

Mr. Spang asked if they will be replacing the soffit as well.

Ms. McNeill stated that she assumed so.

Mr. Spang stated that if they are replacing, then can hold boards apart to vent.

Ms. McNeill stated that she would be amenable to using a 3-tab asphalt shingle roofing if that was the only material the Commission would approve. She asked the Commission if they would allow a Certainteed asphalt shingle.

Ms. Harper said that the Commission has approved Certainteed Hatteras roofing, which is more expensive than Timberline roofing.

Ms. McNeill stated that she was originally considering replacing the existing aluminum gutters with copper gutters but has since determined that it would be too expensive. She stated that she now proposes to replace the gutters in-kind with new aluminum gutters.

The Commission asked if the gutters would be painted and whether they would match the fascia boards.

Ms. McNeill agreed to paint gutters.

There was no public comment.

VOTE: Ms. Bellin made a motion to approve a 3-tab asphalt shingle roof in black. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.

VOTE: Mr. Spang made a motion to approve a continuous vent between fascia and soffit boards with a gap of 1/2" to 1" wide with insect screening, a ridge vent, aluminum gutters to match in-kind, and downspouts generally to match existing and painted to match trim. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.

The Commission then deliberated the request to remove the rear chimney.

Ms. Harper asked if the chimney is in poor condition.

Ms. McNeill replied that it is in bad condition and has not been used in many years.

Ms. Bellin asked the applicant why she is removing the chimney.

Ms. McNeill stated that the chimney is interfering with the interior space and stairway and needs to be repaired.

Ms. Bellin stated that there are ways to keep the chimney as a faux chimney above the roofline, while removing the interior stack. She expressed concern that the proposal would remove an historic feature of the house.

Mr. Cutting agreed.

Mr. Spang stated that while it would be possible to retain the exposed chimney stack, it would require framing to hold stack above roofline.

Ms. McNeill expressed concern that saving the chimney top will cause future problems for her roof.

Mr. Spang stated that she would need to hire a structural engineer. He stated that he did not have a problem removing chimney.

Ms. McNeill rescinded her request to remove the chimney and agreed to keep the chimney intact.

The Commission then deliberated the request to replace the existing wood basement windows with vinyl windows.

Ms. McNeill stated that she has been unable to find someone to manufacture a wood basement window. The existing windows are in very deteriorated condition and even the Window Woman is unable to fix the windows.

The Commission suggested Blue Anchor in Marblehead as a company that might be able to manufacture a similar window to what is existing.

Mr. Cutting expressed concerned about the proposed sliding window.

Ms. Bellin asked whether there is a safety concern with a sliding window.

Mr. Spang asked if the existing window is an awning window.

Ms. McNeill replied in the affirmative and stated that she is willing to install any type of window.

Mr. Spang expressed concern about a vinyl window and asked Ms. McNeill to present a sample window to see how it would appear in relation to wood window. He stated that he would prefer an awning window and not a sliding window. He suggested continuing the deliberations on the proposed windows to the next meeting.

Ms. McNeill asked if the Commission would consider approving a wood window.

Mr. Cutting stated that he would be amenable to a wood window.

VOTE: *Ms. Bellin made a motion to approve the in-kind replacement of the basement windows with 3-light wood awning windows. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

The Commission then discussed the proposal to replace the kitchen windows. They asked Ms. McNeill to explain where the windows were located and how and why 2 are proposed to be shortened.

Ms. McNeill showed where the windows were located and explained that the present windows were lower than the kitchen counters.

Ms. Harper noted that the smaller windows will be 13” shorter than the existing windows.

VOTE: *Ms. Bellin made a motion to approve replacement of two existing windows and to shorten one rear window as presented. Mr. Cutting seconded the motion. All were in favor and the motion so carried.*

VOTE: *Ms. Bellin made a motion to approve bathroom window as presented. Mr. Cutting seconded the motion. All were in favor and the motion so carried.*

Ms. McNeill presented her proposed paint colors: California Paint “Curry” for clapboards; Benjamin Moore “Kendall Charcoal” for trim, windows and storm windows; and Benjamin Moore “Beet Root” for doors and storm doors.

VOTE: *Ms. Bellin made a motion to approve the paint colors as submitted. Mr. Cutting seconded the motion. All were in favor and the motion so carried.*

Other Business

Ms. Harper noted that she would not be able to attend the Commission’s June meetings.

VOTE: *Mr. Cutting 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