

SALEM HISTORICAL COMMISSION
MINUTES
July 19, 2017

A meeting of the Salem Historical Commission was held on Wednesday, July 19, 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, Kathryn Harper, Susan Keenan, and Joanne McCrea.

Presentation on plans for infrastructure improvements on Derby Street

Ms. Kelleher reported that the City Engineer asked to postpone the presentation until later in the project when materials have been determined.

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

31 Juniper Avenue - continuation

In a continuation of previous meetings, the Commission discussed Jasper Property Services LLC application to Waive the Demolition Delay Ordinance to demolish a single-family house.

Documents & Exhibits

- Application: 5/22/17
- Photographs
- Preliminary sketch

Ms. Kelleher reported that the applicant Dale Manson requested a continuation of discussion.

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

94 Federal Street

James Gaull submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 6/28/17
- Photographs
- Paint chips

The applicant James Gaull was present.

Mr. Cutting asked for confirmation that the color scheme is for body, trim and door.

Ms. Gaull replied in the affirmative.

Ms. Bellin asked about shutters and if they were to be reinstalled.

Mr. Gaull replied that he hopes to install shutters but has had difficulty finding shutters and is still looking for them.

Ms. Herbert asked about the side porch and if it will be retained.

Mr. Gaull replied that has no plans to remove as tenants appreciate the porch.

Ms. Bellin asked if porch will be painted.

Mr. Gaull replied in the affirmative.

Ms. Herbert asked about the finish to be used for the paint.

Mr. Gaull replied that clapboards will be a matte finish.

Mr. Cutting recommended a gloss for door.

Mr. Gaull agreed.

Ms. Herbert suggested that applicant consider using Essex Green as the door color which is often used as a substitute for black.

Ms. Bellin suggested offering the two colors as options.

Mr. Gaull stated that trim will be painted "Simply White".

There was no public comment.

VOTE: Mr. Cutting made a motion to approve the requested paint colors as presented with the option to paint door in either Black or Essex Green in a gloss finish. Ms. Keenan seconded the motion. All were in favor and the motion so carried.

21 Flint Street - continuation

David Kaytes and Janna Koretz submitted an application for a Certificate of Appropriateness to install architectural roof shingles.

Documents & Exhibits

- Application: 6/7/17
- Photographs

Ms. Kelleher presented the application for CertainTeed Landmark Pro architectural shingles. She noted that the Commission denied this type of architectural shingles proposed for a Federal style house with a highly visible side gable roof. She presented the staff report which included photographs of the subject house's roof slope that is not visible when viewed directly from Flint Street. Views of the building from Chestnut Street show small glimpses of the roof.

Ms. Bellin and Mr. Cutting agreed that roof has only limited visibility.

There was no public comment.

The applicant David Kaytes arrived at this time.

Mr. Kaytes presented pieces of roofing shingles that have recently fallen from his house. He compared the pieces with the proposed Granite Gray color of replacement shingles.

VOTE: Mr. Cutting made a motion to approve based on specifics of this house in Landmark Granite Gray. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

57 Summer Street

Dionisio and Jessica Alves submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 6/27/17
- Photographs

Ms. Kelleher reported that the applicants have requested to withdraw their application without prejudice.

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

9 Warren Street

Erin Young and Joshua Jarvis submitted an application for a Certificate of Appropriateness to replace fence and for new paint colors.

Documents & Exhibits

- Application: 7/3/17
- Photographs
- Paint chips
- Drawings by Walpole Outdoors dated 6/26/17

The applicants Erin Young and Joshua Jarvis were present.

The Commission first discussed the proposed paint colors.

Ms. Kelleher noted that the proposed paint color scheme was selected by historic paint color consultant Sally Zimmerman.

There was no public comment

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

Ms. Herbert asked about the material for the new fence.

Mr. Jarvis replied that fence will be constructed in cedar.

Ms. Bellin asked about color of fence.

Mr. Jarvis replied that fence will be black to match house trim color.

Mr. Cutting asked about the iron fence previously on the property.

Ms. Young replied that they have a photograph of the fence but it does not provide a clear image of the fence.

Ms. Bellin asked whether the use of a dark color for the fence was appropriate.

Commission members discussed other examples of dark fences in the district and whether proposed fence design was too fancy.

All members agreed that color and design were appropriate.

Ms. Herbert asked about dimensions of fence.

Ms. Young stated that their fence ends at the neighbor's fence and does not have a return.

There was no public comment

VOTE: Mr. Cutting made a motion to approve the design and color of fence as presented. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

123 Federal Street

Pella Windows and Doors submitted an application for a Certificate of Appropriateness for new windows on behalf of property owner Marisa Lindholm.

Documents & Exhibits

- Application: 7/3/17
- Photographs
- Product specifications for Pella Architect Series Windows

The owner Marisa Lindholm was present.

Ms. Lindholm requested to amend the application, stating that she is now seeking to retain her windows instead of replacing them with new windows. The Window Woman will be restoring the windows.

The Commission agreed that restoration of the original windows was much preferred.

VOTE: Ms. Bellin made a motion to approve a Certificate of Non-Applicability for restoration of the original wood windows. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Request for Comment under Section 106 – MassDOT Pedestrian and Bicycle Facility Upgrades – 75% Design Completion

Ms. Kelleher presented the 75% completion drawings for the infrastructure improvements in the downtown for new bicycle lanes. She noted that the plans will be revised to provide more consistent green paths for bike lanes.

The Commission agreed that more green is needed for the paths along roadway and less is needed in intersections.

VOTE: Ms. Bellin made a motion to approve drawings as presented with proviso that bike lanes be more consistently painted except in intersections. Ms. Keenan seconded the motion. All were in favor and the motion so carried.

Request for Comment – Comprehensive Permit application for 47 Leavitt Street – continuation

Ms. Herbert discussed the project and her meeting with the Director of the NSCDC.

The Commission discussed the proposed new development at both Leavitt Street and Peabody Street.

Ms. Herbert asked for public comment.

Mr. Timothy Jenkins from Historic Salem was present. He noted that elements of the historic building are mimicked in CDC's projects elsewhere in the neighborhood. The proposal to develop a multi-story building instead of the preserving the two-decker building was unfortunate. The project is using federal funding which triggers Section 106 review. Mr. Jenkins expressed his personal concern about the Chapter 40B process. He recommended that the Commission uphold the recommendation to deny the request to waive the demolition delay ordinance in order to work with the applicant to determine opportunities for best possible development.

Ms. Bellin suggested that the Commission add additional language to their previous recommendation but uphold their earlier decision to recommend that the waiver request be denied.

Ms. Herbert expressed her opinion that the Commission should revise its earlier recommendation to deny the waiver request. She expressed interest in working with the CDC on the future development.

Ms. Bellin stated her concern with amending earlier recommendation but stated that if Commission decides to revise its recommendation on the waiver, then this needs to be clearly stated in the letter.

Mr. Cutting agreed with Ms. Bellin.

Ms. Keenan agreed with Ms. Herbert that the Commission should reconsider its earlier recommendation to deny the waiver request.

Ms. Bellin suggested revised language to add to the earlier recommendation to deny the waiver.

The Commission agreed to uphold their earlier recommendation but add additional language to the letter sent to Zoning Board of Appeals.

Ms. Herbert stated that she would work with Ms. Kelleher to modify letter to add additional language.

VOTE: Mr. Cutting made a motion to modify the language of the earlier recommendation as discussed. Ms. Keenan seconded the motion. All were in favor and the motion so carried.

Other Business

Correspondence

Ms. Kelleher reported that there was no correspondence.

Violation Notices

266 Lafayette Street

Ms. Kelleher reported that the property at 266 Lafayette Street has been painted in a new color without Commission approval.

VOTE: Ms. Bellin made a motion to issue a violation notice for 266 Lafayette Street. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

1 Block House Square

Ms. Kelleher reported that the property at 1 Block House Square has been painted in a new color scheme without Commission approval.

VOTE: Mr. Cutting made a motion to issue a violation notice for 1 Block House Square. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Ms. Herbert asked Ms. Kelleher to look into property on Federal Street that was allowed to remove a portion of a fence for parking for elderly owner. The temporary approval may have expired. She also asked Ms. Kelleher to look into property owned by the Ballou family, which was allowed temporary installation of plastic shutters after the fact to determine if this approval has also expired.

Approval of Meeting Minutes

Ms. Herbert stated that she has not reviewed the minutes.

The Commission agreed to continue discussion of minutes to next meeting for consideration.

VOTE: Mr. Cutting made a motion to continue discussion of minutes to next meeting. Ms. Keenan 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