

SALEM HISTORICAL COMMISSION
MINUTES
August 16, 2017

A meeting of the Salem Historical Commission was held on Wednesday, August 16, 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, David Hart, Kathryn Harper, Susan Keenan, Joanne McCrea and Jane Turiel.

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's architect requested a continuation to the September 6th meeting.

VOTE: Ms. Bellin made a motion to approve the requested continuation. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

Mr. Cutting arrived at this time.

1 Block House Square

Luz Villarreal submitted an application for a Certificate of Appropriateness for new paint colors (after the fact).

Documents & Exhibits

- Application: 7/31/17
- Photographs

The applicant Luz Villarreal was present.

Ms. Kelleher explained the history of the paint color change "after the fact". She reported that Ms. Villarreal was not aware that she was in an historic district and submitted an application as soon as she received the violation notice.

Ms. Herbert and Ms. Bellin asked for the name of the paint color used on the body of the house.

Ms. Villarreal stated that she initially selected "Briarwood" as the paint color but did not like it once the painter began painting. She had a custom color created from the Briarwood base.

The Commission agreed that a color sample would be important for the file and asked Ms. Villarreal to submit a paint chip using left over paint.

Ms. Villarreal agreed.

Ms. Herbert asked for public comment.

John Kieran, 6 Derby Street, asked when the Derby Street District was extended. He noted that it originally ended at the cobblestone strip at Webb Street. He asked why owners were not notified.

Ms. Keenan and Ms. McCrea arrived at this time

VOTE: Ms. Turiel made a motion to approve the paint colors after the fact. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

310 Lafayette Street

Ken and Monica Leisey submitted an application for a Certificate of Appropriateness for building renovations and removal of egress stair.

Documents & Exhibits

- Application: 7/31/17
- Photographs
- Site plan
- Pella Architect Series specifications

Ken and Monica Leisey were present.

Mr. Leisey presented their request to install 2/2 replacement window to match others on the house.

Ms. Leisey asked the Commission to consider a non-wood window as a replacement due to the cost for wood. He noted that wood windows cost \$800 more than a non-wood window.

Ms. Herbert replied that the Commission does not accept vinyl windows.

Mr. Leisey stated that all windows need to be replaced. The high cost of wood windows would delay the restoration of the rest of the house. He noted that the windows are behind storm windows.

Ms. Herbert replied that the Commission could schedule a site visit to look at the situation to reconsider.

Mr. Hart asked if the existing windows are single paned.

Mr. Leisey replied in the affirmative, noting that the new windows will be double-paned.

Mr. Hart noted that windows would essentially be “triple” paned if using storm window.

Ms. Kelleher noted that the rear of the building is not subject to jurisdiction. The applicant could use non-wood windows on this elevation.

Ms. Bellin asked if the paired window should be a single window to match the other window on the second story.

Mr. Leisey stated that the paired window has been in existence since at least 1967.

Ms. Kelleher noted the house has another paired window on south elevation.

Mr. Leisey presented a 1967 inventory form for the adjoining property that shows his property with the paired window.

Ms. Bellin questioned whether the single window may have originally been paired.

Mr. Leisey discussed his difficulty with rebuilding the original wood windows.

Ms. Herbert suggested that Commission continue the discussion to the next meeting.

There was no public comment.

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

Mr. Hart commented that there are contractors who are available to rebuild windows.

Mr. Leisey replied that he has extensive experience rebuilding his windows.

Ms. Herbert suggested that it might be helpful to have a window restorer view the windows for suggestions.

Mr. Leisey asked Ms. Kelleher to send him the names of window restorers.

138 North Street

Thomas Pelletier, the property owner presented his request to amend the original approval from all wood windows to Anderson A Series windows that have a Fibrex (wood composite) exterior.

Ms. Herbert asked why the applicant is seeking a clad window exterior if it needs to be painted.

Mr. Pelletier stated that the composite material would not rot but still looks like wood.

Ms. Herbert asked for configuration and muntin width.

Mr. Pelletier replied that muntins are $\frac{3}{4}$ inch.

Ms. Kelleher noted that the Commission typically requires $\frac{7}{8}$ " wide muntins.

Mr. Pelletier stated that he originally considered using casement windows but this type of window is not allowed under fire codes. He will instead use a double hung window with arched top.

Mr. Hart asked for drawings of the proposed changes.

Mr. Pelletier indicated on drawings where window changes will occur, including windows for balcony doors.

Ms. Herbert asked about the specific design of the balcony.

Mr. Pelletier responded that he was not clear yet on the final balcony design. He needs to finish installing windows in order to begin clapboarding and painting the building before winter.

Ms. Kelleher reported that progress is underway and the rebuilt carriage house structure looks good.

Mr. Pelletier reported that skylights will not be used.

Mr. Hart asked for the color of the window sash.

Mr. Pelletier replied that windows will be white. He stated that windows could be painted but he is not planning to paint. He noted that aluminum is not paintable. He has installed and painted railings of fibrex material in the past and the paint has not peeled.

Ms. Kelleher noted that Anderson E Series replacement windows were used at the former Settlement House at 114 Derby Street.

Mr. Pelletier replied that Anderson A Series windows present a traditional joining detail while the E Series joint is on an angle.

There was no public comment.

VOTE: Ms. Harper made a motion to approve the changes as submitted. Ms. Turiel seconded the motion.

Mr. Hart asked for amendment to the motion requiring the muntins to be ¾" width.

Mr. Cutting seconded the amended motion. All were in favor and the motion so carried.

Other Business

Forest River Park and Pool

Ms. Kelleher reported on the City's proposal to undertake renovations at Forest River Park, Pool and Pool Building.

The Commission agreed to invite the City's project manager to present the proposal at the next meeting.

Request for Letter of Support for MA Historic Tax Credit Application - 14-16 Hodges Court

Mr. Hart abstained from deliberation as he abstained from the vote to approve the certificate.

Ms. Herbert asked for additional language in the letter to state that Commission is continuing to work with applicant. She asked if it is possible to review the tax credit application before it is submitted to MHC.

VOTE: Ms. Bellin made a motion to approve the support letter with additional language to be added by Ms. Herbert. Mr. Cutting seconded the motion. All were in favor (Mr. Hart abstaining) and the motion so carried.

Derby Street Improvements

Ms. Kelleher discussed the City's plans to undertake infrastructure improvements on Derby Street. She said that she attended a meeting with City staff to review the consultant's preliminary proposal. Derby Street residents were also present and were supportive of the preliminary design proposal. She will keep the Commission updated and will notify them when public meeting is scheduled.

Violations

95 Federal Street

Ms. Herbert reported on the violation that has occurred with the approved HVAC unit at 95 Federal Street.

Mr. Hart abstained from discussion as an abutter and left the table to sit in the audience.

Ms. Herbert presented photographs of the HVAC unit and pipes as built. She discussed the history of the violation, noting that the Commission thought the owner was installing an AC unit like other applications, but it ended up being heating system as well. Heat system needs to be raised above snowline. She discussed the applicant's removal of the door transom to install a new duct pipe and the placement of the condenser units perpendicular to the foundation. She also noted that the applicant stated an existing water faucet would have to be moved to allow the condensers to be relocated flush with foundation. She also noted that the unit may need to be moved to allow relocation of pipe and re-installation of the transom window. She has spoken with two HVAC technicians on possible options to remedy the violation. One technician stated that units could have been placed on second story porch. Ms. Herbert expressed extreme concern that the applicant and their contractor presented false information at the meeting, citing the transom

removal was shown in work specifications but was not shown on the application or presented to the Commission at the meeting.

Ms. McCrea asked if plantings were to be installed.

Ms. Herbert replied in the affirmative.

Ms. Keenan expressed surprise that condominium association approved the work.

The Commission discussed the other violation notices sent to the property.

Ms. McCrea asked if the Building inspector should be in attendance at the Commission meeting when the owner attends to discuss the violation.

Ms. Herbert discussed her research on an alternative system Unico, which is an air-based system. She asked if Commission would be amenable to presentations by a Mitsubishi representative and a Unico representative.

Ms. Bellin asked how the Commission could impose a fine as described on page 3 of Commission's Design Guidelines.

Ms. Kelleher stated that Building Inspector has the ability to impose and collect fine.

Ms. Herbert discussed history of 183R Federal Street when a lien was placed on violation.

Mr. Hart stated that the units at 95 Federal Street are highly visible.

The Commission agreed to request the applicant of 95 Federal Street to attend the second meeting in September.

Ms. Herbert expressed strong concern about applicants completing work in violation and asking for forgiveness.

34 Summer Street

Ms. Kelleher explained the violation at this property. The bank, which now owns the property, has removed the front door and replaced it with a metal security door.

The Commission agreed that a violation notice should be sent by certified mail and the broker needs to be notified that all prospective buyers should be aware of the violation.

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

Meeting Minutes for June 7, 2017

VOTE: Ms. Bellin made a motion to approve the minutes of June 7, 2017. Mr. Cutting 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