

SALEM HISTORICAL COMMISSION
MINUTES
September 2, 2015

A meeting of the Salem Historical Commission was held on Wednesday, September 2, 2015 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Kathy Harper, Laurie Bellin, Reed Cutting, Susan Keenan, Joanne McCrea, Larry Spang, and Jane Turiel.

95 Federal Street

As a continuation from a previous meeting, Robert Kendall submitted an application for a Certificate of Appropriateness to replace all the existing wooden gutters, including the porches, with 6" aluminum gutters pre-painted with an Ivory finish to closely match the existing trim color.

Documents & Exhibits

- Application: 6/22/15
- Photographs
- Estimate from New England Gutter Kings

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

89 Federal Street

As a continuation from a previous meeting, T. Jane Graham-Dwyer submitted an application for a Certificate of Appropriateness to replace the existing roof with architectural shingles.

Documents & Exhibits

- Application: 6/25/15
- Photographs

Jane Dwyer was present.

Ms. Dwyer stated that she has been speaking with her roofer. He described architectural shingles as having an additional layer of shingle attached to a waterproof layer on the roof. She noted that the house at the end of Federal Court has architectural shingles. There are architect shingles that the Commission has approved, however she cannot afford those options. She showed the Commission a sample of the proposed shingle. It is a Timberline shingle.

Ms. Herbert stated that the sample shingle has an angle cut, which the Commission does not approve.

Ms. Dwyer stated that there are IKO straight cut Cambridge, which her roofer says is poor quality and will not install. The other straight cut shingles are out of her budget for this project. There is a 10 year limited lifetime on roofing, but her roofer will guarantee the Timberline shingles for 30 years.

Ms. Herbert asked if her roofer will install 3-tab.

Ms. Dwyer responded in the affirmative. But her roofer will not warrantee them for 30 years. She believes that her roofer will warrantee the 3-tab for 20 years.

Ms. Herbert asked if the Hatteras shingle has been approved in the past.

Ms. Lovett provided Ms. Herbert with a list of previously approved non 3-tab shingles. Hatteras was approved for Lafayette Street as well as 40 Derby Street, but on special conditions.

Ms. Dwyer stated that she did not receive a price on the Hatteras.

Ms. Bellin stated that the Commission has only considered Hatteras in special cases. They would have to evaluate for this property.

Ms. Herbert stated that the Grandslate has also been approved by the Commission in the past.

Ms. Harper asked if Ms. Dwyer has considered the Certainteed XT25 shingle. The brochure states that it is a heavier 3-tab.

Ms. Dwyer responded that she believes that she may have and that her roofer thought it was a more expensive roof.

There was no public comment.

Ms. Dwyer noted that there are a number of roofs in the district with architectural shingles.

Ms. Herbert responded the Commission acknowledges there are a number of violations within the local historic districts that they need to address.

VOTE: Ms. Bellin made a motion to approve a 3-tab shingles in charcoal or black. Mr. Cutting seconded the motion. All were in favor, and the motion so carried. Ms. Turiel abstained.

31 Broad Street

As a continuation from a previous meeting, Brian Boches submitted an application for a Certificate of Appropriateness to repair the porch as needed with similar products.

The application was continued to provide the applicant time to submit additional details on the proposed changes to the porch.

Documents & Exhibits

- Application: 6/29/2015
- Photographs

Brian Boches was present.

Mr. Boches stated that he would like to change the rails for the porch and replace the decking with cedar. The dimensions will remain the same. The rail currently goes over the posts. He will raise the posts so that the rail goes into the post.

There was no public comment.

Ms. Herbert asked for the type of cap.

Mr. Boches responded that it will be a pyramidal cap.

Ms. Bellin asked for the height of the post.

Mr. Boches responded that the post will be 3" higher than the existing rail.

Ms. Bellin asked for clarification that the railing will remain at the same height.

Mr. Boches responded in the affirmative.

Ms. Bellin asked if the railing needs to extend to the 1st step.

Mr. Boches responded that the railing only needs to be reachable from the first step in order to meet code.

VOTE: *Mr. Cutting made a motion to approve the alternation of the railing, with the addition of two post caps. Ms. Bellin seconded the motion. All were in favor, and the motion so carried. Ms. Turiel and Mr. Spang abstained.*

31 Broad Street

Brian Boches submitted an application for a Certificate of Appropriateness to replace the rear porch door with a fir 12-lite door. Add 18 lite grids to the existing Andersen casement windows, and install an air conditioning condenser on the right side of the house, behind the bushes.

Documents & Exhibits

- Application: 7/31/15
- Photographs
- Site plan

Brian Boches was present.

Mr. Boches stated that he would also like to replace the door at the porch. It is barely visible from Hathorne Street. The proposed door is a 12-lite fir door.

Mr. Spang asked if the door will have a painted finished.

Mr. Boches responded that the door will be painted to match the new trim color.

Mr. Spang asked if the existing door frame will remain.

Mr. Boches responded in the affirmative.

There was no public comment.

VOTE: *Ms. McCrea made a motion to approve the door, as submitted. Mr. Cutting seconded the motion. All were in favor, and the motion so carried.*

Mr. Boches then discussed the changes to the rear windows. There are 10 windows along the back to which he would like to add grills. The grills will be 2 x 5. The existing windows are Anderson windows. The grills will be wood snap in.

Mr. Spang asked for clarification that the windows will be just glass on the outside.

Mr. Boches responded in the affirmative.

Ms. Herbert stated that it will have the same effect of a window behind a storm window, so it will look OK.

Mr. Spang asked how the grills are affixed to the window.

Mr. Boches responded that they slide into place.

There was no public comment.

VOTE: *Ms. Turiel made a motion to approve the grills, as submitted. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.*

Mr. Boches then discussed the addition of an air conditioner condenser. The unit will be located on the side of the house, hidden out of view. He asked what the Commission's jurisdiction is over screening for condenser units.

Ms. Herbert responded that the commission doesn't have jurisdiction over landscaping, but encourages HVAC units to be shielded with landscaping.

Mr. Spang asked how far back the unit will be from the sidewalk.

Mr. Boches responded that it will be 35 feet.

There was no public comment.

VOTE: *Mr. Cutting made a motion to approve the condenser, as submitted. Ms. Turiel seconded the motion. All were in favor, were opposed, and the motion so carried.*

0 Washington Square

The Salem Common Neighborhood Association submitted an application for a Certificate of Appropriateness to restore the McIntire Arch as the Salem Common.

Documents & Exhibits

- Application: 8/17/15
- Photographs
- Project handout: 9/2/15

Mark Meche, Richie and Rich LaPerchia were present.

Mr. Meche stated that the drawings submitted last time are similar to the last time. Alpine Woodworks is donating and making the scrolls. Another company donated the Spanish cedar for the sides. They have a contractor ready to begin the work. Lynn Ladder is donating the scaffolding. It will take approximately 2 weeks to build the scrolls, though it may take longer if the weather gets cold quickly.

Mr. Meche stated that the scrolls were reduced by 2" from the previous drawings. The existing scrolls were new from when the arch was relocated. There are several versions of the scrolls over time.

Mr. Meche continued that they also have been considering site planning: installing planting beds and removing the stone dust in the area. The muster would like to be able to walk through the arch, but it is difficult because it is located near the edge of the Common. They are considering a compass rose-type center beneath the arch.

Ms. Herbert asked if the stone dust will remain for the time being.

Mr. Meche responded in the affirmative. He added that Peter LaChappelle is working on signage for alongside the arch.

Ms. Herbert stated that a question from last year was the arch being above stone dust.

Mr. Meche responded that they will be raising the arch up slightly using cobblestones.

Ms. Herbert suggested that instead of the rectangular stone dust area remaining, they would begin to prepare the site by creating a circle of plantings. Ms. Herbert stated that she likes how the planting beds will keep people away from the arch.

Ms. McCrea asked if Mr. Meche is aware that there were cobblestones in front of the Roger Conant statue, however they are paved over. It is too bad they couldn't be saved.

Mr. Meche stated that the City has a pile of cobblestones stored, but not enough right now for the walkways. The brick can be pretty smooth which helps with accessibility. There are also other stone options that are feasible, depending on the cost.

Mr. Spang asked if the application is for a Certificate of Non-Applicability

Mr. Meche responded that the detail on the posts is all new. They are replicating the posts based off of pictures.

Councilor Famico spoke in support of the application. She stated that she is glad to see the project coming to actuality.

VOTE: *Ms. Bellin made a motion to approve the application, as submitted. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

Ms. Herbert told Mr. Meche to let her know if any letters of support are needed as part of their fundraising.

29 Chestnut Street

Maura McGrane submitted an application for a Certificate of Appropriateness to change the paint color of the wooden fence. The proposed color is Mopboard Black (CW-680).

Documents & Exhibits

- Application: 8/17/15
- Photographs

Ms. Herbert stated that she suggested that the applicant needn't attend the meeting. She believes the black color will be fine for the fence.

Ms. McCrea asked for clarification that the fence is not along Chestnut Street.

Ms. Herbert responded in the affirmative.

There was no public comment.

VOTE: *Mr. Cutting made a motion to approve the application, as submitted. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

94-96 Derby Street

Wendy Walsh, as Trustee of the Townsend House Condominiums, submitted an application for a Certificate of Appropriateness to install a new door kickplate and side plates. The kickplate and side plates would be brass.

Wendy Walsh and Joel Nelson were present.

Documents & Exhibits

- Application: 7/19/15
- Photographs and Project Description: 7/19/15

Ms. Herbert asked if the knob would be replaced.

Ms. Walsh responded that the door knob would remain. The side plates and the kick plates would be brushed steel to match the knob. They would like to replace the plates because they were damaged during the doorway removal. Perhaps the knob will be replaced in the future.

Ms. Herbert asked if the side plate is covering up something along the door frame.

Mr. Nelson responded that he does not believe there is anything under the side plate along the door frame.

Ms. Herbert stated that given the age of the house, the plates should probably be brass.

Mr. Spang stated that most front doors in the district do not have kickplates. He asked about the use of the kickplate.

Ms. Walsh responded that the kickplate has been there as long as she can remember, thought she is not sure of the purpose of it.

Mr. Spang stated that the kickplate could be removed and the door would look nicer.

Ms. Harper asked if the door plate was a wraparound plate.

Ms. Walsh responded in the affirmative.

Ms. Bellin asked if they know the condition of the door underneath the kickplate.

Mr. Nelson responded that he believes the door is in good condition.

There was no public comment.

VOTE: *Ms. Turiel made a motion to remove the kick plate and the side plate. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.*

Ms. Herbert added that even if the door is in a poor condition once the plates are removed, the applicant could cut out and remove the rotted pieces and install a new hardware. The Commission does not have jurisdiction over hardware.

Other Business

Ms. Lovett reminded the Commission members to submit to her a list of the workshops, conferences, and trainings they attended during FY15 so that she could incorporate them into the annual Certified Local Government report.

Ms. Lovett stated that at the next meeting the annual Community Preservation Plan Update will be on the agenda. The Commission has been asked to submit comments on the plan.

Ms. Lovett reminded the Commission members that the District Courthouse redevelopment proposals will be reviewed at the Salem Redevelopment Authority meetings being held on September 9, 2015.

Ms. Harper stated that she will work on pulling together a file on approved roof types within the Local Historic Districts.

VOTE: *There being no further business, Mr. Cutting made a motion to adjourn. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

Respectfully submitted,

Natalie BL Lovett
Community Development Planner