

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
September 7, 2016

A meeting of the Salem Historical Commission was held on Wednesday, September 7, 2016 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Kathryn Harper, Susan Keenan, Joanne McCrea, Larry Spang and Jane Turiel.

107 Federal Street - continuation

Richard Jagolta submitted an application for a Certificate of Appropriateness to renovate a first story storefront with new wood entry door and transom, new door on Beckford Street in original opening, and new windows on Beckford Street and rear elevation.

Documents & Exhibits

- Application: 3/9/16
- Photographs
- Drawings by Seger Architects dated 3/20/16

The Applicant, Richard Jagolta was present.

Ms. Herbert asked for detail on the front door.

Mr. Jagolta indicated on the detail drawing the plan to remove the AC unit and add a wood panel over the entrance door. He stated that he would be amenable to installing a glass transom if the Commission preferred.

Ms. McCrea said it would add more light into unit.

Mr. Jagolta reiterated that the rear door would be fixed with windows above. The boarded window on the rear of the building would be reopened.

Ms. Herbert asked if the proposed new windows are true-divided wood windows

Mr. Jagolta responded in the affirmative.

Mr. Spang asked about the drawing notation that indicated storefront windows would be double glazed.

Mr. Jagolta stated that an interior storm would be added to storefront window. His architect originally hoped that double glazing could be added to existing wood window frame but has since discovered that frame does not have enough depth for second glazing.

The new double hung windows would replace existing jalousie window and smaller window on side of door.

Mr. Spang asked for confirmation that all three are proposed to be double-glazed.

Mr. Jagolta replied in the affirmative.

Mr. Spang asked about paint colors.

Mr. Jagolta responded that he has not yet selected paint colors.

Ms. Herbert asked for public comment.

Jane Arlander, 93 Federal Street, asked to review drawings to ensure that the storefront will be retained and restored.

There was no additional public comment

Ms. Bellin made a motion to close the public comment. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

Mr. Spang asked for clarification on the detail of front door as there is a discrepancy on the plans.

The Commission and Mr. Jagolta agreed to have the entrance door be a wood paneled door with glass transom to match side door.

Mr. Spang raised a concern about the new windows proposed to be double-glazed.

Ms. McCrea asked if the closed opening at the corner of the building would be opened.

Mr. Jagolta stated that it would remain closed.

Ms. Harper asked if panels below storefront windows were investigated. She raised concern about whether there is a better design solution. The Commission has discussed this with former owner.

Mr. Jagolta responded that he has not considered a different design detail for the panels but could review in the future.

VOTE: *Ms. Harper made a motion to approve the application as presented with the entrance featuring a wood paneled door with glass transom. Ms. Bellin seconded the motion. All were in favor and the motion so carried.*

8 Lynn Street

Patricia Murtagh submitted an application for a Certificate of Appropriateness to replace an existing fence and gate with a new fence and gate, replicating existing design in a 6' height.

Documents & Exhibits

- Application: July 25, 2016
- Photographs

Ms. Kelleher presented the application and reported that the applicant was unable to attend the meeting.

The Commission discussed whether the application correctly reported the difference between the fence versus gate.

Mr. Spang expressed concern about increasing fence height to 6'.

Ms. Harper reported that she had visited the property and that it currently looks odd to have neighboring fences at different heights, which can be seen beyond. She expressed her opinion that raising the fence height to 6' would provide a more consistent appearance.

Ms. Bellin expressed concern about the proposed 6' gate.

Ms. Harper noted that the gate would enclose what is essentially just an alley between the house and the neighboring property.

Ms. Kelleher noted that the applicant seeks to hide trash cans behind gate.

The Commission discussed whether the height of the fence and gate should be consistent.

Ms. Herbert stated that it would need to be at least 5' to hide the barrels.

There was no public comment.

VOTE: Ms. McCrea made a motion to approve the application as presented. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

13 Warren Street

Ryan Guilmartin submitted an application for a Certificate of Appropriateness to renovate house, including 3 new windows, remove aluminum siding and restore wood clapboards and trim, remove rear porch, relocate rear door, and new paint colors.

Documents & Exhibits

- Application: July 22, 2016
- Photographs
- Paint samples

The applicant Ryan Guilmartin was present. He stated that he selected paint colors based on colors at 123 Federal Street.

Mr. Spang asked Mr. Guilmartin if he was aware of what is located under vinyl siding.

Mr. Guilmartin responded that the detail of window trim is unknown.

Ms. Bellin asked the applicant if he knew whether windows are located on the side elevation.

Ms. McCrea and Ms. Herbert asked if the applicant would consider adding a watertable trim board.

Mr. Spang noted that when vinyl siding is added, protruding details such as watertable trim are often removed.

Ms. Herbert opened the public comment.

Ms. Herbert read an email from Catherine Miller from 15 Warren Street in support of the application. Ms. Miller recommended that any new clapboards have a smooth finish and not rough wood grain finish.

There was no additional public comment.

Ms. Bellin made a motion to close the public comment. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

The Commission discussed the detail about the watertable.

Ms. Kelleher noted that other houses of the same era on the street have watertables.

Ms. Harper asked if the proposed railing at the rear of the house would be similar to the existing railing on the side elevation.

The applicant replied in the affirmative.

Mr. Spang recommended that the Commission consider a general approval and allow applicant to come back to verify details after siding removed.

The Commission discussed and agreed on the following revisions to the proposed design: cornerboards to match existing or be 5½” flat boards; watertable to be 8” to 10” in depth; repointing of chimney to follow Commission’s specifications for historic mortar; and balusters and railing on back porch to match side porch.

VOTE: Mr. Spang made a motion to approve the application with revisions. Ms. Turiel seconded the motion. All were in favor and the motion so carried.

19 Chestnut Street

Nathalie Binney submitted an application for a Certificate of Appropriateness to replace asphalt shingles with standing seam copper on entry portico roof.

Documents & Exhibits

- Application: August 24, 2016
- Photographs

The applicant’s contractor Scott Kidney from J. B. Kidney roofing company was present.

Ms. Kelleher presented the staff memo regarding other houses on street with metal roofs.

Mr. Spang asked about the number of seams to be added and whether gutters would be included.

Mr. Kidney stated that there would be three seams vertically on each slope and no gutter would be added.

Mr. Spang asked how the copper would be detailed along the edge.

Mr. Kidney replied that the copper would be turned down 1 inch.

There was no public comment

Ms. Bellin made a motion to close the public comment. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. Bellin made a motion to approve the application as presented. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

380 Essex Street

Jay Famico submitted an application for a Certificate of Appropriateness to replace a shingle roof and install solar panels.

Documents & Exhibits

- Application: August 23, 2016
- Photographs
- Solar panel specifications

The applicant Jay Famico and Chris Miller from Sunbug Solar were present.

Mr. Famico stated that he is proposing to install a GAF slate-line asphalt shingle.

The Commission expressed concern that the specific information on the roofing shingles was not provided on the application.

Ms. Herbert asked whether the solar panels could be installed on the flat portion of the roof.

Mr. Miller stated that it would cost prohibitive to install on the flat surface.

Ms. Herbert expressed concern that the building's widows walk and perimeter railings have been removed without permission. She noted that reinstallation of the perimeter railing would screen the panels from view.

Mr. Miller stated that the railings would cast a shadow onto the panels, negating their effectiveness and the panels would be 2-3" from the roof edge which would not allow enough room to install the railing.

Ms. Herbert asked if the solar panels have to be placed in the specific design as presented.

Mr. Miller stated that it is the only viable option on this house.

Ms. McCrea asked the applicant and Mr. Miller if they reviewed the Commission guidelines, which states that solar panels should not be placed on the primary façade of an historic building.

Ms. Herbert stated that the Commission seeks to have panels placed on less conspicuous location.

Mr. Miller said that they considered locating on the garage but it would require a trench for the utility. He also noted that the optimal design of a solar panel has a 35 degree angle. Placing a panel flat on flat roof would not be as productive and would be more expensive to install.

Mr. Spang asked about the pitch of the roof.

Mr. Famico stated that the roof is not visible from sidewalk.

Ms. Harper noted that large trees do obstruct the roof when viewed directly from Essex Street, but the roof is very visible when viewed from further down Essex Street towards Boston Street. She reiterated Ms. McCrea's concern that guidelines state that panels should not be on primary elevation of house.

The Commission discussed the removal of the widow's walk and the perimeter railings.

Mr. Miller stated that perimeter railing would hinder application of the bottom row of panel array.

The Commission agreed that the applicant should come back to the Commission's next meeting to discuss the request for an architectural asphalt roof shingle.

Mr. Spang stated that the applicant could use a 3-tab asphalt shingle as per the Commission's guidelines.

Ms. Bellin asked Ms. Kelleher to research the origin of the railing and when it was first installed.

Ms. Kelleher asked if panels could be added to side slopes.

Mr. Miller stated that shade testing indicated that side slopes do not provide enough sunlight.

Mr. Spang asked how close to roof edge.

Mr. Miller responded 2-3" from edge.

Mr. Spang asked if the panels could be installed higher up onto edge of roof.

Mr. Miller stated that it could raise concerns about debris being caught behind the panels

There was no public comment.

Ms. Bellin made a motion to close the public comment. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. Turiel made a motion to continue the application to the next meeting on October 5, 2016. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Mr. Famico stated that he will not be able to attend October 5th meeting.

Mr. Miller noted that SunBug has selected the most powerful panels in order to limit the number of panels required. The panels will be black framed with black panels and will be 2" thick. He stated that he will bring a sample of the panel to the Commission's next meeting.

88½ - 90 Federal Street

Leo Kraunelis submitted an application for a Certificate of Appropriateness to remove synthetic siding and restore wood clapboards and trim.

Documents & Exhibits

- Application: August 24, 2016
- Photographs

The applicant Leo Kraunelis was present.

Ms. Kelleher presented the staff report.

Mr. Spang asked for confirmation that much of proposal is for restoration with only the detail of the watertable and corner boards to be determined.

Mr. Kraunelis noted that pressboard and aluminum siding were present on different elevations. He noted that he will be back to discuss future work such as paint colors and skylights.

Ms. Herbert asked for public comment.

Ms. Herbert read a letter of support from David Hart, Federal Street.

Ms. Arlander presented a photograph of the house originally on the lot, noting that the existing house was built as a 2-family. Ms. Arlander also spoke in support of the application.

Ms. Schwartz, 92 Federal also spoke in support of the application. She suggested that the applicant consider using a red or burgundy as an accent color since it is not well represented on this section of Federal Street.

Ms. Bellin made a motion to close the public comment. Ms. Keenan seconded the motion. All were in favor and the motion so carried.

Mr. Kraunelis asked for suggestions on paint colors.

The Commission suggested he contact Waters and Brown and review historic paint color books.

Ms. Kelleher stated the Commission has books that the applicant can review.

Mr. Spang discussed the detail of the corner board and watertable.

Ms. Kelleher presented the staff report which provided examples of other Italianate style houses on street with simple corner boards and watertable boards.

Ms. Herbert suggested the applicant look at 95 Federal for rounded trim above watertable or other houses that have straight angled trim.

Mr. Kraunelis asked for advice on slate roof since the roof is currently leaking and has been covered in tar repairs in sections.

The Commission discussed options for repairs and the Commission's guidelines that say slate should be retained when possible.

VOTE: *Mr. Spang made a motion to approve as submitted with the proviso that watertable and cornerboard details replicate size as indicated on building and that flatboard stock will be used for both. Ms. Turiel seconded the motion. All were in favor and the motion so carried.*

8 Beckford Street

Claire and John Cassella submitted an application for a Certificate of Appropriateness to replace wood gutter with copper gutter.

Documents & Exhibits

- Application: August 24, 2016
- Photographs
- Specifications from J. B. Kidney & Co. dated August 19, 2016.

The applicant's contractor Scott Kidney from J. B. Kidney was present.

Ms. Kelleher presented the staff report

There was no public comment.

The Commission praised the contractor for the installation of the previous gutter.

Mr. Spang asked about the cost of copper gutters.

Mr. Kidney reported that copper gutters cost approximately \$100 per foot.

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

Other Business

81 Derby Street

Ms. Herbert asked Ms. Kelleher to confirm the approved roofing material at 81 Derby Street. She noted that an architectural asphalt shingle has been installed at the property. Ms. Kelleher stated that she would research to determine whether this type of roofing was approved by the Commission.

380 Essex Street

Ms. Harper noted that the house was designed by Samuel McIntire. Ms. Kelleher stated that she will contact City Solicitor to determine process for requiring a new owner to replace an element removed by a previous owner.

Process for Accepting Applications

Mr. Spang asked for discussion on application acceptance, asking if staff should be directed to make a determination of whether an application is incomplete and should be refused intake.

Ms. Kelleher stated that she would reinstate policy to send applications to Commission immediately upon submittal and not wait until staff memos are completed.

The Commission discussed whether an applicant should be directed to apply to the building department first.

Mr. Spang suggested Ms. Kelleher speak with Building Inspector to confirm requirements of building department.

The Commission agreed that drawings should be sent immediately to the Commission in order to confirm whether drawings are complete. Staff should ask applicants to provide measurements and dimensions for proposed work.

Seawall at Juniper Point

Mr. Spang asked whether the seawall at Juniper Point would qualify for CPA funds for repairs. He stated that the wall is being undermined by the sea and the top is eroding.

Ms. McCrea and Ms. Kelleher agreed that work would be considered repairs and would not qualify for CPA funds.

Ms. Kelleher stated that she would investigate whether other grant funds exist for repairs.

Approval of Meeting Minutes

VOTE: Ms. Bellin made a motion to approve the minutes of June 15, 2016. Mr. Spang seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. Bellin made a motion to approve the minutes of July 20, 2016. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

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

Respectfully submitted,

Patti Kelleher
Community Development Planner