

SALEM HISTORICAL COMMISSION
MINUTES
September 6, 2023

A meeting of the Salem Historical Commission was held on Wednesday, September 6, 2023 at 6:00PM via **Zoom Virtual Meeting**. Present were: Patti Kelleher, Mark Meche, Rebecca English, Milo Martinez, Vijay Joyce (left early), Larry Spang (arrived late). Not present: Mark Pattison, Kelly Tyler-Lewis, Reed Cutting

Request for Comment Under Section 106 Review - 37 Winter Island Road

Plummer Youth Promise (PYP) requested comment under Section 106 Review for building renovation and new construction.

Michael Whitmore (architect working with PYP), Nicole McLaughlin (executor director of PYP), and Jonathan Lavash were present on the call. Ms. McLaughlin gave a background on the history, services, and planned renovations of PYP. Founded in the mid-1800s, PYP's services were said to have evolved from a reform school to young people referred from the Department of Children and Families. PYP provides care for children and people with disadvantages (ages 13 to 22), specifically in terms of parenting relationships in a wide variety of settings. Ms. McLaughlin noted that the building is falling apart, having been built in 1867, founded 1855. The building no longer meets the users' needs and was not designed with any knowledge of traumatic experiences, or the types of physical spaces needed for children to heal from trauma. The building currently houses 18 young people, and has no heating or cooling, nor space for children to meet families and have private relationships. McLaughlin noted that safety of staff and children was a "nightmare" throughout the COVID-19 pandemic.

Stereograph images (from 1870s and 1880s) were shown by Mr. Whitmore. Mr. Whitmore noted that architects have worked with PYP on history of building and master plan. The island on which the building stands is listed on the National Register of Historic Places, with the building considered as contributing to an historic site. Mr. Whitmore noted that the building was originally an L-shape before being expanded into a rectangular building. The plan for building renovation and new construction is twofold: to construct new residential structure to provide for residential and family meeting aspects of the venue; and to rehabilitate existing building and transform as less "rough-and-tough," primarily to be used for administrative purposes as well as facilitating meetings between children and families.

Aerial view/topographical map of the site was shown. Footprint of building on atlas was shown, the last renovations/alterations having been done prior to 1911. Mr. Whitmore noted that original windows, roof, and siding have been replaced, though certain elements of original trim and carpentry were found and sustained. Original clapboard is gone. Front elevation was shown. A variety of asphalt shingle types were said to be in worn condition. The building currently has vinyl replacement windows. Mr. Whitmore noted that the goal is to preserve what is worth preserving. Past renovations' add-ons are planned to be removed, such as a fire escape. Property to the north along the coast will feature a large open area. Existing trees (with the exception of one in poor condition) will be maintained.

Mr. Whitmore noted that PYP was originally the Plummer Farm which operated in lowlands/coastal plain, with barn structures located to north of main building. Intention for new building is to emulate siding/façade of old barns/farmhouses which used to feature on the property. A rendering (east elevation) was shown of intended new structures: residential buildings, apartments, dining hall. Intended materials include red cedar shingle (to remain natural), white clapboards, and GAF slateline asphalt roof.

According to Mr. Whitmore, the planned west elevation would feature family meeting space opening onto green space, support space, and kitchen space. The north elevation features suppression of elevation, and Mr. Whitmore noted that the existing 3-story building would remain the dominant structure on the site. Building 2's administrative east level was shown, with mansards and existing foundation to be preserved. Mr. Whitmore also proposed chimney work. Wood shingle roofing original to house is gone. Mr. Whitmore identified gray GAF slateline as intended roof material, noting consistency with Second Empire homes. Mr. Whitmore also discussed window selection: vinyl with fake muntins would be replaced throughout entire building with metal clad aluminum window with SDL's with both exterior and interior applied muntins, and shadow spacebar in matching color to rest of insulating glass. Mr. Whitmore stated the intent to improve building's energy envelop, eliminating things like adding insulation to outside so that original proportions and trim can be preserved. The project's focus for energy savings were said to be geared more towards the interior.

Mr. Whitmore noted MHC's interest in SHC's opinion(s) and assessments on the planned approach to the project in terms of appropriateness for existing structure as well as proposed new construction to the north, i.e. the appropriateness of treatment of exterior given existing condition and material available to work with.

After expressing appreciation for the building, Chair Joyce voiced concern regarding the look of the structure from the road/a public way. Ms. English lauded the new planned upgrades and the sensibility of orientation of new buildings in fitting with the property. Ms. English also noted preference for wood windows in such a building, though was appreciative of sustainability and energy issues. Chair Joyce expressed intrigue for choice of roof shingles (i.e. slateline with shadowline), and commended removing appurtenances which had been added to the building over time. Mr. Meche requested plans be submitted beforehand, before commending the planned preservation efforts. For the new building, Mr. Meche appreciated that it was not attempting to wear a "historical costume," but was more of a contextual expression of period and compatibility (e.g. blending of materials, lots of light). Mr. Meche wished to see floor plans to understand new building better.

Mr. Whitmore noted that the footprint for planned building is about 13,000 sq ft (whereas the total sq ft is 18,000) partly in order to put as much as possible on first floor, and only have residential areas extend to two stories. Mr. Whitmore noted that the existing building footprint is about 4,000 sq ft (with the total [including the basement] being a little under 16,000 sq ft). Mr. Whitmore noted that access to eastern ocean side face (facing Salem Harbor) is equally as public as the Winter Island approach, citing importance of longer views from the Willows in terms of how the property is seen. Access to new construction was added to back of property. Mr. Whitmore noted the desire to reduce the amount of paving, and indicated that structured gravel as opposed to bituminous paving was selected.

Mr. Whitmore noted the elevation of the new building to be elevation 24. Mr. Whitmore noted that a campus center (or recreation hall) was planned for the future. To the south (fairly close to property line), Mr. Whitmore noted that a barn (5500 sq ft) could be used as well as small cottage for visiting families. Mr. Whitmore noted that access was directly available from Winter Island Rd. Chair Joyce wished that the parking lot along Winter Island Rd was more diminished or hidden. Mr. Whitmore noted that City Planning Board review has resulted in additional trees to be added along parking area as well as existing wall where a gated entrance would be added. Mr. Whitmore noted that these features would help to hide parking. Mr. Whitmore noted that the tree which would be lost is a Norway (an invasive species).

Mr. Spang (who arrived at the meeting during this item) questioned if public access would be available along the water. Ms. McLaughlin noted that public access from Winter Island Park does exist, but discouraged public access given the nature of PYP's mission and status as a private non-profit. Mr. Spang noted that the City has been desirous of building a walkway along the entire harbor. Mr. Meche questioned if a Section 91 license was needed for project, to which Mr. Whitmore said "no."

Public comment:

Armand Blanchette, Jr., 14 Essex St, expressed favor for the project, citing the need to update living quarters.

Ms. Kelleher noted that the procedure moving forward would include writing a letter to MHC to voice support and/or to raise any potential concerns or recommendations, such as screening of parking area, observing archaeological discoveries and impacts, and developing and programming more of the area. Chair Joyce expressed favor for the planned structures' simplicity in design and in keeping with historic nature and maintenance of property. Chair Joyce also lauded removal of appurtenances. Mr. Martinez proposed a paintable composite window instead of aluminum-clad windows, based on earlier comments from Ms. English and Mr. Meche. Ms. Kelleher noted that a letter would be drafted to MHC with SHC's Commission comments. Ms. McLaughlin and Mr. Whitmore expressed appreciation for the Commission's input.

VOTE: Ms. English motioned that a letter of support from SHC be drafted for PYP's project overview as presented. Mr. Martinez seconded the motion. Roll Call: Martinez, English, Meche, Spang (abstained [in support]), Joyce were in favor and the motion so carried.

57 Warren St—continuation

Jessica Santos submitted an application for a Certificate of Appropriateness for new entry stairs (after the fact).

Ms. Kelleher reported that the applicant requested a continuation to next meeting.

VOTE: Ms. English motioned to continue the application to next meeting on September 20. Mr. Martinez seconded the motion. Roll Call: Martinez, English, Meche, Joyce were in favor and the motion so carried.

275 Lafayette St—continuation

MD Property Development LLC submitted an application for a Certificate of Appropriateness to renovate building and new construction.

Dan Ricciarelli, of Seger Architects, was present. Mr. Ricciarelli noted that the Design Review Board (DRB) process had completed, with site plan review forthcoming. Mr. Ricciarelli noted that work would be done in coordination with landscape architect on street trees and shading. Mr. Ricciarelli gave a recap of comments that have been received from DRB. Mr. Ricciarelli expressed openness to space for a porch space above front entrance, and the desire to introduce a stronger cornice line without losing the pediment. Mr. Ricciarelli noted that windows in front were adjusted (with pediment structures added above). New renderings were shown, featuring more solid brackets as well as a sized up rose window.

Chair Spang noted that grand gestures towards the street were common along the street. Chair Spang proposed making the door wider on second floor. Mr. Ricciarelli was open to adding sidelights or potentially a panel detail along the second-floor door to make it appear wider. Chair Spang noted that brackets on the corner are starting to feel gratuitous. Chair Spang questioned whether the current iteration is in keeping with the rest of the design of the house, and whether the corners will be 90 degrees, which Mr. Ricciarelli affirmed.

Chair Spang proposed bringing the gable / wall of the house forward, thus making the second floor door / balcony more of a center bay or recess. Ms. English stated that brackets in new drawings appear too heavy whereas previous version were more Victorian.

Mr. Martinez expressed preference for narrow French doors on second floor. Mr. Martinez was not in favor of header above second-floor door, noting that it calls out that it is a door and not windows. Mr. Martinez noted that second floor lites should all match and expressed appreciation for symmetry of new front façade. Mr. Martinez suggested that stairs would look great in granite. Mr. Martinez lauded the railing on balcony though noted that centerpost should be less obstructing and more transparent. Mr. Martinez said the center of building should be clear; and advised either putting in a fourth post or entirely replacing with iron (to increase visibility), whatever the second-floor foyer landing ends up being. Mr. Martinez recommended looking at the Now and Then Club building (where Hawthorne Hotel parking lot now is) as a model.

Mr. Meche did not mind the brackets being simplified. Mr. Meche agreed with Mr. Martinez's comments regarding the centerpost currently situated in center of second-floor railing. Chair Spang echoed Mr. Martinez's recommendation of narrow French doors on second floor.

Chair Spang questioned what the exposed foundation would be, which Mr. Ricciarelli noted would be formliner chamfer, clean and crisp, not a rough foundation poking out.

No public comment.

Chair Spang clarified that Mr. Ricciarelli would seek a final vote at the following meeting, which Mr. Ricciarelli affirmed.

VOTE: Mr. Meche motioned to continue the application to September 20 meeting. Mr. Martinez seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

16 Kosciusko St—continuation

Margarida Goncalves submitted an application for a Certificate of Appropriateness for building renovations and chimney removal.

Documents & Exhibits:

- Application: 7/24/23
- Slideshow/photographs

Margarida Goncalves and Jermaine Malcolm were present on the call. A site visit had occurred in the interim between this and previous meeting. Chair Spang clarified that the goal of the application was to remove existing chimney, and that none of the planned work would impact exterior of property. Ms. Goncalves noted having done research on the house and surmising that the chimney was likely not original to the house (given that there was no fireplace). Ms. Goncalves proposed keeping and using the chimney as a vent. Chair Spang noted that the chimney would need to align with the exhaust. Mr. Malcolm noted that a stainless-steel chimney cap currently features as existing and would be used to vent. Ms. Goncalves referenced photographs of the chimney from 1973, 1995, and 2016 which indicated that the chimney had undergone modifications (i.e. in terms of its length). Chair Spang proposed applicants withdraw existing application and submit an application for a Certificate of Non-Applicability.

No public comment.

VOTE: Mr. Meche motioned to accept applicants' withdrawal application for Certificate of Appropriateness without prejudice, and to issue a Certificate of Non-Applicability for in-kind repairs with no changes. Mr. Martinez seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motions so carried.

106 Broadway—continuation

Joseph Gagnon submitted an application for a Waiver of the Demolition Delay Ordinance to remove more than 50% of roof on building older than 50 years.

Documents & Exhibits:

- Application: 7/26/23
- Slideshow/photographs

Dan Ricciarelli and Joseph Gagnon were present. Mr. Ricciarelli stated openness to make concessions on the project in order to have a waiver of the DDO issued. Ms. Kelleher stated belief that building was built in 1930s. Chair Spang noted that porch, railings, and front of building had some historic qualities. Chair Spang questioned if the entire house could be moved back to make porch feature as in front of the home (in a way that would be more consistent with property across the street) instead of building a second floor on top of the porch. Mr. Meche noted that not much of original fabric was left on the property (perhaps only the columns and roof). Chair Spang said it was unlikely that historic resources were extant in the interior of the property. Mr. Meche expressed favor toward the applicant's wish to increase rental units available at property.

Ms. Kelleher noted that no inventory for the property exists, nor have other buildings in the neighborhood been surveyed for inclusion in the National Register of Historic Places.

Mr. Ricciarelli noted that Mr. Gagnon was desirous of maximizing square footage for marketability. Mr. Ricciarelli cited challenges in moving porch back and maintaining parking in rear of building. Ms. English called attention to the slate roof as a marker of potential significance. Mr. Meche noted that if the roof comes off, ceiling joists would not be useful: reframing will be needed to convert attic floor to second floor. Mr. Meche noted that cantilevering off the front or back of property would be doable. Mr. Meche noted that posts would not be needed. Mr. Martinez supported Ms. English and Mr. Meche's comments.

No public comment.

Mr. Ricciarelli questioned the Commission's requests for modifications to the building considering that its historical significance and preferable preservation were under question as pertains to demolition of the roof.

Mr. Gagnon clarified that a new foundation would be holding up a structure under the existing porch/columns to support upper floors. Mr. Gagnon expressed concern about pushing the front wall of the house back at the expense of losing living space and making the units less rentable. Mr. Gagnon reiterated Mr. Ricciarelli's comments that parking in back is tight. Mr. Gagnon noted intent to keep porch as-is in appearance shown in photograph. Mr. Gagnon noted that the private way (Clover Street) would be used to access rear parking. Chair Spang showed a site map to demonstrate the location of five planned parking spaces on property as well as to clarify use of Clover Street.

Chair Spang registered opinion that building was historically significant because of its unusualness on the street, and its construction and detailing. Mr. Meche read portions of the DDO to determine whether the building was historically significant, identifying "period" as the only potential indicator. Ms. English was leaning towards yes, and Mr. Martinez was leaning towards no based on the language of the DDO read by Mr. Meche. The issue of a bare quorum vote was raised, given potential dissension among members present.

VOTE: Ms. English motioned to find the building historically significant. Mr. Meche seconded the motion. Roll Call: Two were in favor of historic significance (English, Spang) and two were opposed (Meche, Martinez). The motion did not carry; therefore the demolition delay was waived

319 Essex St—continuation

Marijke Ameigh submitted an application for a Certificate of Appropriateness to replace windows. The applicant requested a continuation to carry out further research on restoration of windows.

VOTE: Mr. Martinez motioned to continue the application to next meeting on September 20. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Joyce were in favor and the motion so carried.

1 Pickering St—continuation

Joseph Locke submitted an application for a Certificate of Hardship to alter perimeter walls.

Mr. Locke showed map of trees around property as well as options which included more brick. Chair Spang clarified that back wall which is currently in decent shape would stay, which Mr. Locke affirmed. No information was known as to the history of the wall, only that the property was formerly a garden. Mr. Meche noted that previous owner was a horticulturalist. Mr. Locke noted that the goal was to maintain the granite pillars. Mr. Locke noted that height of fence was between 6' and 6.5'.

Ms. English requested clarification that granite pillars would only feature in corners of fence, which Mr. Locke affirmed. Chair Spang noted that the corner of Pickering and Broad used to feature a granite obelisk.

Mr. Meche expressed appreciation for hardship and necessity to repair the Pickering St corner of fence on Broad Street but noted that significant portions of Broad St wall may be punctuated. Mr. Meche was not in favor of trying to tear down entire wall. Mr. Martinez noted that a solid privacy fence would not be supportable based on the Commission's guidelines. Mr. Martinez noted that the house is Georgian, built in 1900, but façade is deceiving because a gambrel was used. Mr. Martinez again noted that a solid privacy fence is not consistent with guidelines, regardless of whether a brick wall will be preserved. Mr. Locke was very receptive to working with the Commission on coming up with different style fence.

Public comment:

Elizabeth Padjen, abutter at 27 Chestnut, volunteered abundant information concerning property. Ms. Padjen called the house one of the most important in Salem, a prime example of Colonial Revival style. Designed by Ernest Machado (a well-known and talented architect), Ms. Padjen encouraged listeners to view Donna Seger's Streets of Salem website which covers Machado's works around Salem/North Shore. Ms. Padjen said that the house was built by Harland Kelsey during the beginnings of landscape architecture as a profession. Kelsey's arboretum in MA still exists to this day. Kelsey was the head of Salem Parks Commission and part of the National Parks movement across the country. Ms. Padjen identified Benjamin Shreve as a past owner of the house. Ms. Padjen expressed favor for Mr. Martinez's comment in terms of the design of the replacement fence. Ms. Padjen called the existing/planned fence a utility fence and deemed it inappropriate for the property. Ms. Padjen questioned what constituted hardship and questioned the applicant's hardship. Ms. Padjen urged more sensitivity regarding the intended design of the fence.

Chair Spang clarified that the preferred alternate was to replace wall with fence, and the second alternate was to maintain brick corners in order to sustain that piece of the fabric. Mr. Meche recommended undertaking a more careful study of areas of wall that could be preserved given they are not in danger of falling over. Mr. Meche advised the applicant to undertake work on the fence incrementally over time. Chair Spang proposed that the applicant present a new plan of the fence's integrity to better inform the Commission as to which portions of the brick wall could be maintained.

Chair Spang noted that another site visit would be scheduled. Chair Spang also recommended that the applicant be in touch with consultants to determine best appropriate course of action. Mr. Martinez recommended that Mr. Locke research and photograph other houses in Salem that feature Georgian Revival, such as on Derby by the Wharf. Ms. Kelleher stated that she would provide some examples to the applicant.

VOTE: Mr. Meche motioned to continue application to the September 20th meeting to allow time to conduct site visit. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

149 Federal St—continuation

Joseph Archambault submitted an application for a Certificate of Appropriateness for paint colors and fencing.

VOTE: Mr. Meche motioned to continue the application to next meeting. Mr. Martinez seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

149 Federal St—continuation

Joseph Archambault submitted an application for a Certificate of Appropriateness for rear entry porch (after the fact).

VOTE: Mr. Meche motioned to continue the application to next meeting. Mr. Martinez seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

6 Kosciusko St

Scott Coughlin submitted an application for a Certificate of Appropriateness for architectural roof shingles.

Documents & Exhibits:

- Application: 8/9/23
- Slideshow/photographs

Mr. Coughlin noted that roof repair quotes had been obtained and proposed installing architectural shingles. The applicant noted that these shingles are less prone to algae. Mr. Coughlin showed the Timberline NS Shingle product. Mr. Coughlin noted that contractors were not in favor of 3-tab shingles. Chair Spang clarified that other elements of roof would remain unchanged, which Mr. Coughlin affirmed. Ms. Kelleher noted that this type of shingle had been approved twice (for 2 N Pine and 248 Lafayette, both of which had shallower roof slopes and not prominent visibility). Mr. Martinez showed a view of the roof from the street on Google Maps.

No public comment.

VOTE: Mr. Martinez motioned to approve application as submitted. Mr. Meche seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

14 Flint St

Chris Anderson submitted an application for a Certificate of Appropriateness to replace door with window.

Ms. Kelleher reported that the applicant requested a continuation.

VOTE: Ms. English motioned to continue the application to September 20 meeting. Mr. Meche seconded the motion. Roll Call: Martinez, English, Meche, Joyce were in favor and the motion so carried.

15 Chestnut St

Peter Gordon submitted an application for a Certificate of Appropriateness to modify building trim.

Documents & Exhibits:

- Application: 8/4/23
- Slideshow/photographs

Ms. Kelleher noted that the property had previously been before the Commission for modifications to foundation. Mr. Gordon noted that approvals were received for repairing trim and painting house on past occasions. Mr. Gordon showed a photo of vertical piece of trim at juncture between original building and addition (for which foundation is being repaired), which goes from water table to top of second floor. Mr. Gordon noted that an 8x8 original structural post behind it is compromised and needs replacing. Ms. English clarified that the board did not run to the roof and was rather flush with the left edge of the window, which Mr. Gordon affirmed. Mr. Gordon noted that the window along post was added when the addition occurred (circa 1840), as well as that the original house was built 1805. Ms. English and Mr. Meche agreed with Mr. Martinez's point that the size of the seam/trim should not be increased, but preferably removed.

Mr. Gordon was open to re-clapboarding siding after replacing post. Mr. Martinez proposed re-clapboarding lower left corner of the siding and removing post/seam. Chair Spang noted that the clapboards appeared to be replacements. Mr. Gordon noted that those on the righthand side of the seam seem to pre-date the addition. Chair Spang noted that if the 4" seam could be maintained, that would be acceptable as a repair in-kind.

No public comment.

VOTE: Mr. Martinez motioned to approve the application, with specifications that the siding be re-clapboarded and made to look like one continuous wall; trim piece to be removed; and added the caveat that if the repair in kind can be completed on the 4" seam/trim, that would be acceptable. Mr. Meche seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

24 St. Peter Street

St. Peter's Church requested a review of proposed new signage as required by preservation restriction.

Ms. Kelleher proposed deputizing two members to work with applicant on signage. Mr. Meche and Ms. English volunteered.

VOTE: Mr. Martinez motioned to deputize two members (Mr. Meche and Ms. English) to work with applicant on signage, with the possibility of bringing applicants before the Commission for approval. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

Salem Willows Phase II

The City of Salem requested comment under Section 106 Review.

Ms. Kelleher shared site preparation plan. Ms. Kelleher noted that area adjacent to the pier would require hardscape to be removed and replaced with new pathways, landscaping, and rain gardens once pavement is removed. Ms. Kelleher noted that the Willows are in the National Register and must pass review from MHC, which has requested further archaeological evaluation of area to ensure work does not impact underground resources. Ms. Kelleher noted that comments had been requested from SHC. Ms. Kelleher noted that appropriateness was in question, in response to Mr. Meche's question of the Commission's

responsibility (i.e. to comment on design or preservation). Ms. Kelleher noted that the Commission had previously reviewed adjoining seawall and tree planting in the Willows. Mr. Meche questioned if a shack would remain (given that it features on the plan), as well as the timing on the Commission's commentary. Ms. Kelleher recommended that Commission members review the plans in order to provide commentary at next meeting. Chair Spang expressed favor for removing existing amount of paving and noted that designs consistent with the area's historic appearance would be favorable. Chair Spang expressed concern for the oval portion in the center of the plan, questioning maintenance and upkeep of any ornamental landscaping to feature there (based on past instances of negligence). Ms. English clarified that the City was also working with a preservation consultant, which Ms. Kelleher affirmed.

No public comment.

VOTE: Mr. Martinez motioned to continue the request for comment to next meeting. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

143 Derby St

Applicant requested approval of revised plans.

Stefano Basso was present on the call. Mr. Basso showed a site materials plan. Mr. Basso showed electrical meters on existing house, which were proposed to be located at back of house. Mr. Basso said that electrical panels would be on backside/driveway side of house, which was the same location as existing electrical service. Mr. Basso noted that landscaping and fence would provide additional screening, as would guardrail going up the stairs. Mr. Basso said that electrical service would only be visible if viewing from the driveway. Mr. Basso noted that two meters would feature in response to a question from Mr. Meche. Mr. Basso expressed belief that electrical meters would have shutoff switches. Mr. Meche and Chair Spang expressed favor for placement of meters. Ms. Kelleher noted that applicants have moved meters away from the street in the revised plan. Mr. Basso noted that electrical service cable would be coming from underground feed in response to a question from Mr. Meche. Mr. Basso stated that the plans had been reviewed by power company. Mr. Basso noted that standard mounting height was used.

No public comment.

VOTE: Mr. Meche motioned to approve installation of electrical service. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

Mr. Basso showed a section of proposed rooftop access ways. Mr. Basso commented on the fact that head height needs to be maintained at 80" clearance, while using a shallow structure (spray-foamed 2x8's) to allow the lowest possible roof access. Mr. Basso identified the goal of providing safest access to rooftops. A plan was shown of stairway locations in relation to streets and units. Mr. Basso noted that one of the abutting buildings featured a similar headhouse for roof access. Mr. Basso noted that the site's layout had been updated to remove a stairway from a bay window. Mr. Basso showed Derby St and Daniels St elevations featuring placement of rooftop access ways, including a bump-up to accommodate head clearance. Mr. Basso noted that a solar array would feature as well as deck space.

Chair Spang clarified that the new plans featured alterations where they had originally proposed a roof hatch. Chair Spang noted that the rooftop access ways looked like different elements than one would normally see on Derby St. Chair Spang proposed replacing the sloped piece with more of a box shape in order to call less attention to itself. Mr. Basso noted that an abutting building featured a similar layout on the rear of the building. Mr. Meche noted that some of the pitched part might be seen from Derby. Mr. Basso was open to Commission's recommendations for materials to use (clapboards, shingles, etc.). Mr. Basso showed a photo of the abutting building's roof. Mr. Basso noted that the project's schedule on framing was an additional 4-6 weeks. Mr. Basso clarified Chair Spang's comment that a head house would work better than a sloped piece. Chair Spang noted that sloped pieces typically feature on brick buildings from the 1930s. Chair Spang questioned what additional mechanisms would be placed on the roof, such as condensers, and requested more comprehensive drawings to feature (inclusive of any mechanisms which will feature on the roof). Mr. Meche requested drawings featuring profile of building and views from sidewalk in order to show how much of rooftop could be seen.

Ms. English expressed agreement with Mr. Meche's and Chair Spang's comments on the need to see more details and noted that the sloped pieces resembled fins on the top of the building. Mr. Meche proposed flat locked zinc (i.e., metal) in terms of color. Mr. Basso was open to siding which could mimic such a metallic appearance. Mr. Martinez expressed the view that sheds on top of roof changed the massing of the building and noted that an early iteration of the application had proposed a simple hatch on the roof. Mr. Martinez did not favor using the wire railing as a screen and proposed addressing potential alternatives for railings. Chair Spang expressed agreement that wire railings will be see-through and thus undesirable. Mr. Basso noted that a half wall (at 42" or 48") could be considered, with siding to match the rest of the house. Chair Spang recommended revisiting meters on Building A and doors for a follow-up meeting, and otherwise complimented Mr. Basso on massing of new piece.

VOTE: Mr. Martinez motioned to continue the application. Ms. English seconded the motion. Roll Call: Martinez, English, Meche, Spang were in favor and the motion so carried.

Adjournment

VOTE: Mr. Meche motioned to adjourn. Mr. Martinez seconded the motion. All were in favor and the motion so carried.

The meeting adjourned at 10:30PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk