

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
October 17, 2018

A meeting of the Salem Historical Commission was held on Wednesday, October 17, 2018 at 7:00 pm at 98 Washington Street, Salem, MA, 1st Floor Conference Room. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, David Hart, Larry Spang, and Rebecca English.

95 Federal Street - continuation

David Leach & Laurie LaChapelle submitted a Certificate of Appropriateness to install pipe vent under west side porch

Documents & Exhibits

- Application: 9/14/18
- Photographs

David Leach was present to discuss the project.

Mr. Hart recused himself as an abutter.

Chair Hebert provided photos of sample vent bent pipes. Ms. Kelleher noted that there was no issue but that the vertical installation would need to be confirmed. Two different versions were provided at two different locations. Mr. Leach noted that this the location partially under the bushes was the original location and provided a sample. The Board and applicant discussed whether the piping could run along the storage rooms at the interior side of the Basement wall and exit through the brick wall beyond the step where it was less visible. That way it wouldn't exit along the lattice. Mr. Spang noted that the run under the porch is obscured from the street and would be the best option. Ms. Bellin agreed. Chair Herbert added that verification is needed for the installation of a run that long. agreed. Mr. Leach stated that he will ask his plumber. Chair Herbert asked Ms. Kelleher to send the Settlement house piping to the applicant as an example for when he verifies the length of the line is the question.

Public comment:

No one in the assembly wished to speak.

VOTE: Mr. Cutting made a motion to continue to November 7, 2018 meeting. Mr. Bellin seconded the motion. All were in favor and the motion so carried.

Ms. Kelleher noted that both could be approved with a requirement that the applicant provide documentation from the plumber to prove that that run is not possible and through the lattice would be the next option. Ms. Bellin added that the plumber provide the specifications to confirm the maximum allowable piping length. Ms. Kelleher noted that she will also ask the inspector.

Chair Herbert stated that the Commissions vertical installation concerns are with the lattice. Mr. Leach noted that 24" is needed for accessibility and they can't put it in without the lattice. They would need to apply plywood at the inside face of the lattice to secure it. Chair Herbert replied that the plywood would need to be painted black to help conceal it.

VOTE: Ms. Bellin made a motion to approve the piping installation coming through the brick next to the back stairs and painting it to match the brick. Mr. Spang seconded it. All were in favor and the motion carried.

Chair Herbert stated that the Commission will want all the details of how it gets installed and the explanations in writing.

84 Washington Square East- continuation CONTINUED TO THE NEXT MEETING

Thomas and Anthony O'Donnell submitted a Waiver of the Demolition Delay Ordinance to demolish rear garage

Documents & Exhibits

- Application: 8/8/18
- Photographs

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

110 Derby Street

Joy Barton submitted a Certificate of Appropriateness to repair rear deck and install new fence.

Documents & Exhibits

- Application: 9/25/18
- Photographs

Joy Barton was present to discuss the project.

Ms. Barton stated that they will replace the entire fence, the beveled post with a cap on top of the fence will not be stained, and the Cedar fence needs to weather so she will return if they decide to paint the fence. Chair Herbert asked if gates are proposed. Ms. Barton replied, yes but it's not visible next to 29 Turner Street, and it will have a metal frame, so it doesn't sag. Chair Herbert asked if the Derby Street will have a solid fence. Ms. Barton noted that the fence belongs to the association.

Ms. Barton noted that the top of the fence will be beveled, and the posts will have a beveled top not a cap. Ms. Spang asked if the posts are pressure treated. Ms. Barton replied that they will be lumber not composite posts. Ms. Spang noted that if left as is the fence surface will look unfinished, so they should be cedar, but if they will be painted, they should be pressure treated. Chair Herbert noted that cedar is typical for posts which will give the applicant the option to not paint it otherwise the look of the posts will change over time. Ms. Barton replied that she is okay with using cedar posts. Mr. Hart noted that treating the bottom of cedar posts is for when they are install in concrete.

Public comment:

No public comment.

VOTE: Mr. Spang made a motion to approve as submitted but posts to be cedar and if that doesn't work to get a paint color approved. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Deck

Chair Herbert stated that the deck will be rebuilt in kind but may have to meet code. Ms. Barton replied that they will need to add a rail since they don't currently meet code and they will be composite. Ms. Kelleher asked if it is only visible from the side. Ms. Barton replied yes, from Derby Street.

VOTE: Ms. Bellin made a motion to approve the replacement of the deck in kind. Mr. Hart seconded the motion. All were in favor and the motion so carried.

19 North Street, Unit A

Andrew Milas and Dimitra Milas submitted a Certificate of Appropriateness to replace windows.

Documents & Exhibits

- Application: 9/25/18
- Photographs

Andrew Milas was present to discuss the project.

Ms. Kelleher stated that they suggested 3 manufacturers; Jeld-win, Hardy and Windsor. Jeld-win has been previously approved on 110 Derby, 114 Derby, and the Settlement House. Wood double hung windows are proposed. Mr. Milas replied yes, they need to find a contractor who works with them. Chair Herbert noted that the Commission could approve Jeld-win alum clad not wood. Ms. Milas stated that aluminum clad is proposed. Ms. Kelleher added that Harvey Majesty was approved with mutins 6x6 in the past but the applicant requests 1x1. Mr. Milas stated that he prefers the grilles despite the rest of the house not having them, but they are only doing the front because it's their unit. Ms. Kelleher noted that the 1978 form has 6x6 and were changed to 1x1. Mr. Milas added that the previous owner replaced those windows in the 1970's.

Mr. Milas stated that the rear unit windows are vinyl with storms. Ms. Kelleher added that the applicant is not replacing the 2 gable windows which belong to another owner who does not have storms. Mr. Milas noted that he doesn't want to ask an existing tenant to change his windows, so he will use what was previously approved. Chair Herbert stated that this would be a good opportunity to get the entire façade redone. Ms. Bellin noted that these windows are less visible but if the applicant prefers grilles, the Commission could approve Jeld-win or Harvey. Ms. Kelleher noted her preference for the dark finish opposed to the white. Chair Herbert suggested that the Jeld-win to match the cream color because of the softer finish. Mr. Milas noted that they will apply for painting in the future. Mr. Cutting and Hart agree with the use of 6x6 grilles due to the prominent location.

Mr. Milas stated that the side windows are thinner with narrow bays in a 1x1 configuration at the bay. The large front window would also be 6x6. Chair Herbert noted that in 1978 the gable windows were 1x1 and the second-floor front windows were 6x6. Ms. Kelleher noted that the bays were added after 1855 and may have had a different configuration, and the attic window was still 1x1. Installing new windows in a 1x1 configuration doesn't indicate the history of the beautiful building. Chair Herbert noted that the applicant would only change the second-floor windows to 6x6, the bays are additions in a 1x1 configuration, and the second floors were left as 6x6 which didn't exist previously. The applicant would match what was there in 1978 since the first-floor configuration isn't original, 5 of the windows would become 6x6. Chair Herbert stated her desire to visit the site to ensure the window replacement is done right.

Public comment:

No public comment.

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

14 Kosciusko Street

Michael Martin submitted a Certificate of Appropriateness to renovate a three-story porch.

Documents & Exhibits

- Application: 10/1/18
- Photographs

Lisa Connelly, representative for Michael Martin, and Vijay Joyce, Architect, were present to discuss the project.

Mr. Joyce stated that the deck is from the 1970's and three different balusters were used, and the old deck was deconstructed, and the existing materials were used to construction the current deck. The footprint of the deck will remain, however; the posts, railings, and balusters will change. Other early 20th century houses in the area have pressure treated square posts, but the proposed turn posts are more fitting with this style home. The proposed posts will also be chamfered with details more refined than the neighboring version and configuration, with 6x6 posts with chamfer, 45-degree angled trim, a recreated handrail 2x at the top and bottom rail. The guardrail will be raised up on posts to meet the required 42" height with square newel posts. Chair Herbert noted that raising up the shorter baluster means it will no longer not match up with the existing trim and suggested using brackets. Mr. Joyce replied that that configuration would be too busy in that configuration and they will use simple angles with a chamfer only. Mr. Connelly added that the proposed has been approved by the neighbors. Gavin Gardener of the Parks Department stated that he approves of the proposed design.

Mr. Spang asked if the railings would be painted. Mr. Joyce replied yes, white, and Watters and Brown have a list of the previously approved and used colors. The wood will be all pressure treated and painted. Ms. Kelleher noted that the run of balustrade on porch has no post in the center of the railing and asked if the new design will match. Mr. Joyce replied that they would like to not have it especially with the added weight of another rail. They would need to break it up with posts. Mr. Spang asked if the posts will have a base and if stirrups will be used. Mr. Joyce replied that the posts will be treated and placed on exist pylons and the individual post caps will be concealed. Ms. Connelly added that the landscaping will conceal the post bases. Mr. Spang stated that the posts shouldn't be pressure treat lumbar, it would look better if fur was used. Ms. Connelly replied that the posts are all pressure treated and painted. Chair Herbert stated that the new pressure treated must be kiln dried or it will split and twist. Mr. Spang added that it could take a year to dry and that is when the twisting and buckling would occur, and it wouldn't match the rest of the deck wood. There should be a finished look on fences, rails and balustrades given this prominent location.

Mr. Joyce stated that fir could be used along the Derby Wharf side since it will be painted. Chair Herbert noted that they will have to replace what twists and splits. Ms. Kelleher added that the deck is visible from Kosciusko Street and Derby Wharf. Mr. Spang suggested fir be used on the side sections and pressure treated along the rear. Mr. Spang and Ms. Bellin were in favor of that suggestion. Ms. Connelly noted that the existing tree hides the view of the porches and the decks are seen mostly from the park. Ms. Kelleher stated that this decision would be precedent setting. Ms. Bellin asked for the deck flooring. Mr. Joyce replied 2x decking to be replaced in kind with a marine stain. Mr. Spang asked if they will keep the existing framing. Mr. Joyce replied no, they will add to it but keep the floor framing. The railing, decking, and posts would be new. Mr. Spang suggested fir or cedar wood as the option. Ms. Bellin asked for the paint color. Ms. Connelly replied Navajo White.

Public comment:

No public comment.

VOTE: Mr. Spang made a motion to approve as submitted with material to be either Cedar or Fir at the Kosciusko Street and Derby Wharf side, with pressure treated wood used in between, all to be painted to match using paint color Navajo White. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

274 Lafayette Street

John H. Ronan submitted a Certificate of Hardship to remove the slate roof and install new roofing.

Documents & Exhibits

- Application: 10/2/18
- Photographs

John Ronan was present to discuss the project.

Ronan stated that when he purchased the home in 1991 it was a 6-unit illegal rooming house that he converted it to a single family and restored it to its 1873 condition. He also built a replica carriage house after the original burned and replaced the custom front façade shiplap siding that was deteriorating. All but the 1873 slate roof has been replaced, although it has patched it over the years by adding bibs, etc. A house painter sprayed white paint on the roof and Professional Roofing Contractors told him that the slate can no longer be repaired. The shingles are delaminated, several fall with every storm, and the leaks have become more challenging to fix. Due to a current leak large sections of ceilings have been replaced. He will also repair the architectural windows.

Mr. Ronan has received quotes over \$60,000 for the 3,800 square foot roof and he's suggested two asphalt options, since the replacement slate was out of his price point. His survey of the area identified 40 of the 56 roofs as non-slate and others have used Timberline or 3-tab shingles. If Timberline were approved, she would use the darkest color. Slateline by GAF is designed to look like slate and has been used and approved within the historic district, although it is slightly more expensive than the Timberline. The rubber roofing has a California cancer warning which he will not install on his home. Ms. Kelleher stated that Enviroslate is a more expensive and non-toxic option, but the Commission hasn't approved the Timberline.

Ms. Kelleher noted that the sides of dormers are scalloped slate and she asked if they will they be retained. Mr. Ronan replied that he will determine that, however; they can't not touch it because the entire roof is coming off. The flat area outside the dormers are rubber and that detail has been lost on other mansard roofs, but a bracket will be installed over the roof to finish it off. He noted that his contractor doesn't work on slate roofs, but he will see if they can be saved at that area. Chair Herbert stated that they may take off what touches the roof and install a copper valley. Ms. Bellin asked what color has been selected. Mr. Ronan replied Dark Antique or English Gray, although he would prefer the darker color. The scalloped slate color is Royal Slate to match the existing slate color. Ms. Kelleher noted that both colors have been approved in the past.

Mr. Spang suggested the applicant return with the preferred asphalt colors. Ms. Kelleher stated that the hip roof has three highly visible elevations. Mr. Ronan replied that his high roof it's not as visible as other mansards with its 1/8 pitch. Mr. Hart stated that he is in favor of the asphalt but the visible dormers should be scalloped slate and just the six visible dormers could get replaced in kind. Mr. Spang added that the other six sides could be asphalt. Chair Herbert asked if the fish scale is available in the asphalt, if not is should be preserved since it is also expensive. The use of Antique Slate and Royal Slate might work with the existing roof colors.

Public comment:

Vijay Joyce. He stated that he is in favor of the proposed options.

Ms. Kelleher noted that the application is for hardship and approval will not setting a precedent.

VOTE: Mr. Hart made a motion to approve the slate except for the scalloped shaped dormers to be either Antique Slate, Royal Slate or English Grey, and the remaining 6 visible sides be restored. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Request for Determination of Historic Significance: Almy's Clock

Kelleher stated that clock is on the pedestrian mall and the Planning Department has received some interest in restoring it using CPA funds, but it must be deemed historically significant since it wasn't included in the Downtown Salem Historic Survey. Photographs determined that it was installed as late at 1950 so it is at least 60 years old. In 1951 the name was changed when it was purchased by the Cronin family. The Commission needs to

determine if it's historically significant CPA funds can be used to restore it. Mr. Hart noted that it is within the historic district.

Hale Brandt was present to discuss the clock.

Mr. Brandt maintains the clock and Brian Donnelly painted it, and 5 or 6 years ago the crystals were replaced. He called the Community Development Commission and the Conservation Commission, but they will only give money if it is refurbished but it was only repaired. The clock should be included in the Historic records, as it was made by the Howard Miller Company and their successor still makes similar clocks. A list of similar clocks was submitted but there were no dates associated with it. 3 or 4 PEM photos from between 1900 and 1905 show the clock that at once used a crank but now has an electric motor. He has replaced the motor and timer for the lights within the last 6 months. Ms. Bellin suggested that the PEM assess the photo for clothing worn to determine the age of the photo. Mr. Brandt replied that the 1890 photo doesn't show the clock, but it does appear in the 1905 photo. In the 1950's photo the clock was in front of their 2-story store. The clock was removed by the developer when the Essex Condominium was built in 1989 and reinstalled after its completion and connected to the city's power. Ms. Kelleher stated that she can create an inventory for objects and indicate it as a contributing resource.

Public comment:

Vijay Joyce. Stated that Almy's being a big department store in Salem's which was a major contributor to the city's commercial history. That should be reason enough to keep it since the building no longer stands.

Lisa Connolly. Stated that she is in favor of saving the Almy's clock.

Ms. Kelleher stated that it would meet the 50-year threshold. Mr. Spang suggested that they could have replaced the face of it only since the name has changed on it. Mr. Kelleher added that the Cronin Family in 1951 could have changed the name to Almy's depending on who the partners were at the time. The lettering isn't from the 1900's and the lights have modernized it.

Vote: Mr. Hart made a motion to approve Almy's Clock, manufactured by the Howard Clock Company and installed as early as 1905. This Historic Commission deems it historically significant and it should be added to the Downtown Salem Historic Survey. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Mr. Brandt asked if the clock were to be painted with gold accents would it have to go before the Historic Commission. Chair Herbert suggested that the paint be analyzed by the guest speaker at the House of Seven Gables to determine if there is any gold paint on the clock.

Request to extend Certificate of Appropriateness for 94-96 Derby Street – basement windows

Ms. Kelleher stated that the owners certificate expires on November 3, 2018 and they are requesting a 1-year extension. The windows will need to be maintained on site.

Public comment:

No public comment.

Vote: Mr. Spang made a motion to allow the approval to be extended for 1 year. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Other Business

Violation Notices

Ms. Kelleher stated both Dave Eng and his neighbor, both on Derby Street, painted without approval. The sign is gone as are the shutters and they've altered it when compared to a photo from 1 year ago. A violation notice can be sent for them to submit an application.

Ms. Kelleher stated that the neighbor changed their wood shutters. A violation notice can be sent for them to submit an application too.

Vote: Mr. Hart made a motion to approve sending violation notices to both properties. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Chair Herbert stated that there are numerous violations on Derby Street and all property owners need to be notified that they must submit an application. She suggested they include a copy of their inventory form, so the owners can see how the history of their homes is documented. She recommended that a presentation be given to the Derby Street neighborhood and the Association can include it in their meeting minutes. Ms. Kelleher suggested they explain the resources that the Historic Commission has to offer them. Mr. Cutting suggested prioritizing the concerns.

Correspondence

Ms. Kelleher stated that she will include more information in the binder for the meetings, including the commission bylaws and the ordinances for each district.

November 21st SHC Meeting:

Vote: Mr. Hart made a motion to cancel the November 21st regularly scheduled meeting. Mr. Cutting seconded it. All were in favor and the motion so carried.

Ms. Kelleher stated that a vice-chair needs to be appointed.

VOTE: Mr. Hart made a motion to adjourn. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

The meeting adjourned at 9:30 PM.

Respectfully submitted,

Patti Kelleher
Community Development Planner