

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
February 19, 2020

A meeting of the Salem Historical Commission was held on Wednesday, February 19, 2020 at 7:00 pm at 98 Washington Street, Salem, MA, 1st Floor Conference Room. Present were; Reed Cutting, David Hart, Vijay Joyce, Milo Martinez, Mark Pattison, Erin Schaeffer, Chair - Larry Spang.

Request for Comment - Forest River Pool and Bathhouse renovation

Jenna Ide, Director of Capital Projects and Municipal Operations for the City of Salem and Architect, Tom Beddall and Job Captain, Clara Castro of Bargmann Hendrie + Archetype, Inc. were present to discuss the project.

Ms. Ide stated that they have completed a full historic survey of the site and explored restoration of the pool house. They have determined that the building can be restored and are considering their design options. They are conducting geotechnical testing too. She noted that the project triggers MEPA review. They want to update the Commission on the information they have gathered and their proposed designs. The City plans to begin construction in 2021 but still needs funding.

Ms. Kelleher noted that while the pool and bathhouse aren't located in a local historic district, the project will be reviewed by MHC who will likely ask the local Commission for comment. Ms. Ide noted that an archaeological survey of the area will be conducted in the spring as part of due diligence although only minimal excavation will occur.

Mr. Beddall stated that the area was originally a natural cove. The City took over the site in 1907 and formalized the natural pool, which was later modified into the cement pool seen today. The cove is at sea level so it floods, requiring the pool deck to be raised approximately 6-feet with a direct path to the bathhouse. The size of the new pool will be smaller to limit the number of lifeguards required under current regulations and a splash pad will be added to extend the season beyond when the pool is open. The bathhouse is structurally in good shape, they will repurpose it, add a new roof, and make minor alterations. The original plan had an entrance from the parking lot and the Men's and Women's rooms were split on each side. The building layout will be reused, they will create an internal covered corridor, will add skylights and another exit. A Community Room will be added for off-season use. The exterior has many original features; stucco with cast stone quoins at the corners that are in tough shape but in good condition.

Ms. Castro stated that the concessions will be kept in place so it can be accessed from the park and from the splash pad, and the Lobby will provide direct access to the pool. They will construct a small 300-square foot support building to house the filtration system, as well as a lap pool and kiddie pool. The bathhouse exterior will be restored, the arched entryways will remain, which will be infilled with split face block at grade and new windows, and the entrance will be set back 3-feet. The new Community Room will face the water and will have a Charcoal metal panel with a bronze storefront. There are minimal historic photos to go off of but they wanted to recreate the window style. The bay window at the rear (South) façade pool entry will be enlarged, and a door added to the window opening. They will replace the canopy and add a double set of glass doors. The check-in entrance façade will have split face block façade.

Ms. Ide stated that the challenges include updating the building for modern use, to extend the swimming season, the enclosed Community Room will serve approximately 49 people and could be used by a caterer or as a classroom. Solar panels will be installed on the roof for energy.

Mr. Beddall noted the Site Plan improvements. The existing access driveway is mainly for pedestrians only with handicap parking provided at the building as well as staff and emergency vehicles. The asphalt parking area and tennis courts will be removed and become a lawn area for possible tents. Mr. Spang asked how people would

access the pool. Mr. Beddall replied that a pass will allow people to gain access the building at the Control Room but the splash pad wouldn't require a pass. Ms. Ide noted that they want to make the splash pad a historical or educational feature. They could host community events, have a food truck. It is not being designed for winter use, only 9-months out of the year and the timing would be scheduled. Mr. Pattison asked if the tents would be seasonal. Mr. Beddall replied that there was a seasonal camp on site in the past.

Mr. Pattison asked when the pool no longer contained ocean water. Mr. Beddall replied 1999.

Mr. Beddall stated that they will extend a path along the shore towards the sea wall. They don't want to disturb much below the high tide level but want to slope up to the new pool deck height. Ms. Ide added that they want to restore some of the coastal wetlands as much as possible, including the wildlife habitat, and provide resiliency against storms. They are looked into creating more of a tidal pool, but state authorities don't want them to do that. Mr. Beddall noted that the plantings will be native to the area.

Ms. Castro stated that the accessory building will be a different style building with a brick façade, the same black arches as in in-fills on main building, and a South facing roof sloped away from the pool with solar panels. The lifeguards will also be housed in this building.

Mr. Hart noted that the Community Room is a good addition and asked about the earlier suggestion to demolish the bathhouse. Mr. Beddall replied that the structure is solid and can be reused since most of it will not be heated or cooled. Ms. Ide noted that the costs to renovate or demolish and construct a new building were similar.

Mr. Spang asked if the existing driveway goes up the hill and if it would be removed to reduce the amount of asphalt. Mr. Beddall replied that the driveway connects to the walkway around the perimeter of the park and is use for park maintenance employees only. It's also needed as a turn-around space for emergency vehicles or temp parking.

There was no public comment.

Mr. Spang asked how the City would monitor the building's access check points. Ms. Ide replied that access to the Community Room, Restrooms or Concessions needs to be determined and would need some management. Mr. Spang noted that besides the Lobby check point, someone would card people as they entered the deck of the pool. The existing walkway is maintained but the entrance is counterintuitive to the side entrance. He noted that the control facing the pool deck was eliminated and a door was created but that could be part of the historic fabric. Mr. Beddall replied that the side entry is the more public/visible entrance and they previously added a flagpole to signify the side entrance as their main entrance. Mr. Spang asked why they did not reuse the same side access point that is already the access point and start of the circulation path of the building. He also noted that in-setting the door would be a good way to signify its use as a passage and asked if the Community Room should be larger and noted that its current design seems sparse and too modern.

Mr. Martinez noted that the path around the complex does not connect to rest of park, only the perimeter path, and asked if pedestrians would need to walk down the road. Mr. Beddall replied yes. Mr. Martinez noted that non-swimmers will need to walk around the splash pad to access the control room. Mr. Beddall replied that the splash pad could be reoriented. Ms. Schaeffer asked if the sidewalk was needed since people walk down the road. Ms. Ide replied that they can take another look at the entranceway and the controller. Mr. Spang believed the entrance doesn't belong on the side. Mr. Joyce noted that the traditional front door will be locked most of the time and he is also happy the building is being saved. The addition could either match the old building or be modern, but that needs to be fleshed out. Ms. Ide noted that they want to capture the view and needs protection during storms.

Mr. Pattison asked how far back the inset block will be in the façade. Ms. Castro replied approximately halfway. Mr. Pattison noted that it would make the arcade more prominent. Ms. Kelleher asked if the door on the West elevation was needed. Mr. Beddall replied that it was related to the controller.

Ms. Schaeffer asked if they could extend beyond 49 occupants in Community Room. Ms. Ide replied that it would require a higher level of code to meet and a higher cost. Ms. Schaeffer noted that the deck space will extend the use, as a long-term rental space and suggested the City compare what's being proposed to other coastal venues. Mr. Pattison suggested they install a permanent tent on the site.

Mr. Spang noted his exterior concerns. The Controller and infilled windows are similar, but some windows look historic while others look more utilitarian. The doors are also more modern, the overall design is loose and needs more consistency. The proposed metal panel façade for the community room is plain and could have a gazebo type feel, something less solid. Mr. Martinez suggested the look of a conservatory. Mr. Spang suggested other historically looking options with a softer look. He also noted that while the accessory structure needs to be durable, its current design looks too industrial and could be designed more like an historic outbuilding. The existing roof of the bathhouse would be a nice roof form to replicate, but it should be more complimentary to the main building rather than just a block building.

Ms. Schaeffer suggested they research the Millennium Park Crown Fountain in Chicago, IL, to explore how to separate people walking in and around the splash park. Ms. Ide noted that they've made requests for photos of Forest River from the 1940-60's and will do additional historic research. Ms. Kelleher suggested they reach out to the South Salem Neighborhood Association. Mr. Joyce suggested the Salem State archives. Mr. Pattison suggested they research Revere Beach photos for research and inspiration.

18 Chestnut Street – continuation

Victoria Kelleher submitted a Certificate of Appropriateness for paint colors

Documents & Exhibits

- Application: 1/2/20
- Photographs

Victoria Kelleher and Jessica Herbert were not present to discuss the project.

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

415 Essex Street – continuation

Jerry Giunta, Salem Fire, submitted a Certificate of Appropriateness to replace fire station doors

Documents & Exhibits

- Application: 12/19/19
- Photographs

Fire Chief Gerry Giunta was present to discuss the project.

Mr. Giunta stated that the new garage bay doors were installed although some of the glass broke and will be replaced. Mr. Spang noted that the left-side door had already been replaced for the ladder truck, the middle door fell apart, so it and the right-side door were replaced. Ms. Kelleher spoke to City Solicitor and a letter was submitted from Salem Overhead Door. Mr. Spang questioned public safety guidance for what is appropriate and if the Commission could demand that the doors be made historically appropriate. Mr. Giunta noted that the left-side door needed to be metal overhead to accommodate the new ladder truck. The new doors were metal so the material would match the left-side door and because double-pane insulated glass had a better R-Value. The spring assembly system with pullies on the previous wood doors were outdated and replacement parts were not available. The door collapse occurred in October/November and a replacement was needed right away. The older style swing-out doors are gone.

Mr. Pattison stated that the windows are long and short, could have used muntins to make their length less obvious. Mr. Giunta noted that the door on right mirrors the middle door and they were painted the darker green color. Mr. Joyce stated that mullions could be added to make the windows square. Mr. Martinez noted that the previous windows took up 1/3 of the door. The new doors have 5 rows with only 1/5 of the door area as windows, which changes their look. He suggested they request two rows of windows rather than one. Mr. Spang suggested applying exterior muntins to go from three panes to six. Mr. Pattison suggested replacing the window row with true divided lite windows to help retain heat. Mr. Martinez replied that any heat loss would occur at the perimeter of the door and between the sections of the door, not through the glass. He noted that the difference in door head height could be because of a lintel.

Mr. Spang wanted to reconcile the public safety concerns with the expedited needs of the fire station. Ms. Schaeffer noted that CPA funding in the future should go before the Commission first to discuss materials, finishes, colors, etc. They could have required the darker green color to match the other trim and made window suggestions. Mr. Spang noted that the request is for approval of a Certificate of Hardship since it's not what the Commission would typically approve. Ms. Kelleher noted that CPA funding is for other work on the fire station, not the doors.

Mr. Spang stated that applied muntins may not stay in place as often as the doors repeatedly open and close, so he suggested that the window should remain as is. Mr. Cutting noted that the window openings fade when painted the darker color. Ms. Schaeffer agreed on approving a darker door color.

There was no public comment.

VOTE: Ms. Schaeffer made a motion to approve a Certificate of Hardship. Mr. Hart seconded the motion. (Mr. Cutting and Mr. Martinez were not allowed to vote.) All were in favor and the motion so carried.

360 Essex Street – continuation

Emily Stuart submitted a Certificate of Appropriateness to replace side fence to screen new AC condensers.

Documents & Exhibits

- Application: 1/23/20
- Photographs

Ms. Kelleher reported that the applicant has requested to withdraw her application.

VOTE: Mr. Cutting made a motion to withdraw the application without prejudice. Mr. Joyce seconded the motion. All were in favor and the motion so carried.

159 Derby Street

Paul Nathan submitted a Certificate of Appropriateness for a new sign

Documents & Exhibits

- Application: 2/4/20
- Photographs
- Sign design

James Bostic from the Salem Arts Associated was present on behalf of the owner Paul Nathan.

Mr. Bostic stated that the Association will be renting space from Mr. Nathan who will continue to maintain a single room in the building while the Salem Arts Association will take over the remaining 10 rooms. Due to his generosity they want to retain Mr. Nathan's small sign and add their own larger sign. Mr. Nathan has owned the

building since the mid 1980s. The Arts Association has been operating out of the Bridge at 211 for 10-years and will move into this building this week. The building is in great shape and there will be minor work to hang artwork and update some lighting fixtures.

Ms. Kelleher reported that the current sign was approved in 2018. Mr. Spang asked about the proposed bracket. Mr. Bostic replied they would install the same bracket used on his law firm sign. There is a lot of sign density in the area and neighboring signs are larger but Concept Signs provided advice on the height and placement of the proposed sign for this building. He noted that they would prefer to place the new sign 1-2 feet higher making it easier for pedestrians to see. They were also concerned about conflicts with an existing wayfinding sign in front of the building and felt it was better to place their sign closer to their entrance. Ms. Schaeffer suggested a mock-up and noted her concern with the proposed sign height and design and suggested a smaller sign to hang for the existing bracket. Mr. Bostic replied that some pedestrians jump up to hit and place stickers on the sign. Mr. Nathan's sign is 14"x36" and their proposed sign is 36"x36". Ms. Kelleher suggested the sign be placed on the opposite corner. Mr. Joyce noted that the wayfinding sign is perpendicular. Ms. Schaeffer suggested a wall mounted sign to reduce sign clutter. Mr. Bostic replied that they want to take advantage of the street pedestrian presence. Their green logo/brand is a square sign that they want to maintain because it relates to their branding. The combined square-footage of both signs based on street frontage gave them a 36" x 36" sign. Mercy Tavern's sign is 48" wide. Mr. Martinez noted that Mercy Tavern and Witch Way signs have more content and the green branding of the proposed sign is simpler, so it feels bigger. Ms. Kelleher stated that the City will soon reconstruct Derby Street, but the signage plans are unknown at this time. Ms. Schaeffer noted that each building has one hanging sign already, including this building, and another sign will make it busy.

Ms. Kelleher noted that it needs to be confirmed that the placement of sign meets the sign ordinance, in terms of placement and dimension. Mr. Bostic noted that the proposed sign is wood composite, lettering in aluminum leaf, making it slightly shiny. Mr. Martinez suggested knowing the size of the other signs in the area to determine what size would be appropriate. Mr. Joyce suggested the applicant consider alternative bracket styles since the proposed is plain and the existing is more ornate. The proposed should have more character. Colonial Williamsburg has options and a historic structure such as this. It's also in a prominent location and should be more of a show piece. Mr. Cutting suggested the Commission make a site visit and the applicant return at the Commission's March 4th meeting.

Public Comment:

Gavin Gardner, National Park Service, stated that he had no problem with the sign but suggested the applicant investigate the Waite and Pierce sign because some neighboring signs are large and also dark. He noted that he did not support placing the sign on the side of the building.

No one else in the assembly wished to speak.

Mr. Martinez suggested placing the sign on corner beyond the existing sign. Mr. Bostic noted the height restrictions and the desire to place the new sign 12-18" higher so it hangs between the sashes rather than at the bottom of the sashes.

Mr. Pattison suggested reducing the proposed sign from 36"x 36" to 30"x30". Mr. Spang agreed.

Ms. Kelleher to confirm that no other reviews are required.

Mr. Joyce suggested the applicant investigate other sign brackets or a bracket similar to the existing bracket.

VOTE: Mr. Cutting made a motion to continue the application to the March 4th meeting. Mr. Martinez seconded the motion. All were in favor and the motion was not carried.

The Commission agreed to schedule a site visit on Saturday at 10AM.

Request to accept Preservation Restriction for Salem Athenaeum – CPA Funding

Patricia Kelleher was present to discuss the project.

Ms. Kelleher stated that non-City entities receiving CPA funds are required to place a preservation restriction on their property, which must be accepted by the Historic Commission. She noted that even though this building already has a PR, a new preservation restriction is required. Mr. Hart noted the existing preservation restriction is held by MHC and the new restriction will be held by the City. Ms. Schaffer noted that they do not want to burden a property owner with multiple preservation restrictions because of potential conflicts. Ms. Kelleher will determine which preservation restriction is the priority.

No public comment.

VOTE: Mr. Cutting made a motion to continue to March 4th meeting. Mr. Pattison seconded the motion. Three were in favor and the motion so carried.

12 Mall Street – continuation

North Ventures, Inc. submitted a Waiver of the Demolition Delay Ordinance to demolish the house

Documents & Exhibits

- Application: 9/27/20
- Photographs

Ms. Kelleher stated that the roof is gone, new windows and framing were installed, the chimneys are still in place. The demolition delay expires in March 27th, 2020 and it has been continued for several months. The application clock started the day the application is submitted. She will draft a letter on the importance of protecting historic buildings.

No public comment.

VOTE: Mr. Cutting made a motion to continue to the next meeting on March 4th. Mr. Pattison seconded the motion. All were in favor and the motion carried.

Other Business

23 Chestnut Street: Ms. Kelleher stated that wanted to extend their certificate that expires on June 6th 2020. There have been no changes, they just haven't begun the project.

VOTE: Mr. Cutting made a motion to approve the extension of the certificate. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

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

The meeting adjourned at 9:00 PM.

Respectfully submitted,

Patti Kelleher
Preservation Planner