

SALEM HISTORICAL COMMISSION

Minutes

February 21, 2018

A meeting of the Salem Historical Commission was held on Wednesday, February 21 at 7:00pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), David Hart, Laurie Bellin, Reed Cutting, Joanne McCrea, and Laurence Sprang.

The meeting was called to order at 7:05pm.

132 Essex Street – continuation

In a continuation from a previous meeting the Commission reviewed the application from the Peabody Essex Museum for a Certificate of Appropriateness for renovations to the Phillips Library buildings.

Documents & Exhibits

- Application: 11/15/2017
- Photographs
- Drawings by Schwartz Silver Architects

Ms. Kelleher reported that the PEM has asked for a continuation to the March 7th meeting.

VOTE: Mr. Hart made a motion to continue to the March 7th meeting. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

138 Canal Street

Canal Realty Development LLC submitted an application for a Waiver of the Demolition Delay Ordinance to demolish a single story retail building.

Documents & Exhibits

- Application: 02/02/2018
- Photographs

Ms. Kelleher reported that the applicant requested a continuation to the March 7th meeting.

VOTE: Mr. Cutting made a motion to continue the application to the March 7th meeting. Mr. Hart seconded the motion. All were in favor and the motion so carried.

384 Essex Street

Robert Barnard submitted an application for a Certificate of Appropriateness to replace windows, repair entrance portico and paint.

Documents & Exhibits

- Application: 02/02/2018
- Photographs

The applicant Robert Barnard, his property manager Maria Correia and contractor Vladimir Krychynskyy were present.

Mr. Barnard discussed his request to replace the remaining windows. He indicated on the photographs that the front of the building is complete with new "Marvin Ultimate" windows, the windows that need approval are the ones on the sides and rear.

Mr. Krychynskyy stated that the existing windows are a full tear out. The casings need to be replaced and he would like to replace them with a high-end composite. He stated that he would bring a sample.

Ms. Herbert informed the Applicant that seven Indian shutters that were found in the trash were quite valuable and historically important. A neighbor found them and has them stored for safe keeping.

Mr. Barnard expressed his appreciation that someone saved the shutters and said that he would pick them up.

Ms. Herbert suggested that he re-install the shutters in the house.

Mr. Barnard and Mr. Krychynskyy began discussing the visibility of windows on the building and whether some windows that were not as visible could be replaced with another window model.

The Commission expressed concern that the request was unclear on which windows were to be replaced with Marvin Ultimate windows and which were to be replaced with a different window.

Mr. Hart suggested that a site visit should be in order before approving the window installation.

Mr. Sprang agreed. He stated that it was important to ensure consistency for the building, particularly for windows that were visible from the street.

Mr. Barnard and Mr. Krychynskyy agreed that windows on both side elevations will be replaced with "Marvin Ultimate" windows.

The Commission debated the number of windows to be replaced on the side elevations. It was determined that a total of 16 windows were to be replaced on the side elevations - 12 on east elevation visible from Essex Street and 4 on the west elevation facing Flint Street.

VOTE: Ms. Belling made a motion to approve the replacement of 16 windows on the east and west elevations with Marvin Ultimate windows. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Request to paint building

The Applicant stated that he is waiting on three different contractors who specialize in historic buildings to get back to him with sample colors to replicate the existing red and white colors.

Ms. Herbert requested that once he gets the samples, he bring it to the Commission for the file.

VOTE: Mr. Hart made a motion to approve the request to repaint the house in-kind. Ms. Bellin seconded the motion. All were in favor and the motion so carried.

Restoration of entrance portico

The Applicant explained that the worst damage to this structure was mainly internal, and that he probably could save the exterior piece, the only major damage is rot at the base underneath.

Ms. Herbert informed the Applicant that she could arrange to have a restoration carpenter take a look at the portico and give advice on appropriate restoration of this important McIntire portico. She also mentioned that the Commission should take a look to see if the portico is the original design.

Ms. Kelleher presented some early photographs of the entry and said she will do additional research.

VOTE: Mr. Spang made a motion to continue the discussion on the entry portico. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Ms. Herbert suggested to the Applicant that he may want to consider removing the fence and growing evergreens for now, as the fence is rather unsightly, the owner appreciated the suggestion.

105 Federal Street - continuation

Stephen and Whitney Van Dyke submitted an application for a Certificate of Appropriateness to reroof and rebuild chimney.

Mr. Hart recused himself as an abutter.

VOTE: Mr. Cutting made a motion to continue the application to the meeting on March 7, 2018. Mr. Spang seconded the motion. All were in favor and the motion so carried.

211 Bridge Street - Community Preservation Act Application - Request for Letter of Support – continuation

Dale Yale of the Bridge at 211 and architect Bob Farley presented their project to restore 26 windows on the rear ell of the former First Universalist Society building. This is the first phase of a multi-phase project to restore the building. The Bridge at 211 is a center for artistic, cultural and social events. In addition to hosting its own programming, the Bridge provides space for the Salem Scottish Dancers, Salem Arts Association, the Neverland Theater Company and the Salem Food Pantry. The Bridge is seeking Community Preservation Act funds for the window restoration project and is seeking a letter of support from the Commission.

Ms. McCrea abstained from the discussion as a member of the Community Preservation Committee.

Mr. Farley presented drawings and photographs documenting the existing window sashes with weak joints that are inoperable. The Bridge at 211 plans to replace the joints, divider strips and sills with a hardwood such as mahogany. The sashes will be restored. He noted that the addition to the building was added in 1898 in the Federal style. Phase two will address the remaining 15 windows.

Ms. Herbert asked if they plan to keep the original storm windows.

Mr. Farley replied in the affirmative.

VOTE: Mr. Cutting made a motion to submit a letter of support for the project. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Ms. Kelleher will circulate the letter for signatures and recommended that the Applicant document the project as it would prove resourceful to future renovations for residents.

Other Business

Violation Notices

Ms. Herbert addressed concerns by the public regarding procedures necessary to apply for permission to make changes to structures and that non-compliance of this procedure could result in fines of up to \$500 a day. This was in reference to the holes made to the side of Stacks Building at the rear of the Daland House at the Phillips Library buildings. The Peabody Essex Museum was not given permission to proceed with this action and the residents were genuinely upset. She explained that Bob Monk realized the error he had made and has agreed to replace the bricks tomorrow (2/22), and go through the proper procedures.

Ms. Kelleher reported that he has submitted an application for a Certificate of Non-Applicability for the work.

Mr. Sprang agreed and said it was unfortunate that they had not asked for permission.

Resident Jillian Perry said she agreed 100% with applicants abiding by the Commissions' standards, and noted that this could set a precedent for those with "deep pockets" who think they do not have to follow the rules.

Many members in the audience expressed support of Ms. Perry's comment and said that they were happy that steps were being taken to correct the issue.

VOTE: Mr. Cutting made a motion to adjourn the meeting at 8:45pm. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Respectfully submitted,

Patti Kelleher
Preservation Planner