

SALEM HISTORICAL COMMISSION  
MINUTES  
May 16, 2018

A meeting of the Salem Historical Commission was held on Wednesday, July 5, 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, David Hart, Larry Spang, Joanne McCrea, and Reed Cutting.

105 Federal Street

Documents & Exhibits

- Application: 4/12/18

Ms. Herbert reported that the applicants have requested to withdraw.

VOTE: Mr. Hart made a motion to approve the request to withdraw without prejudice. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

19 North Street

Three Unit Condo Conversion, LLC submitted an application for a Certificate of Appropriateness to remove granite bollard – *Processed as minor change*

19½ Broad Street

Andrew and Stacey Csaplar submitted an application for a Certificate of Appropriateness to replace doorknob and lockset – *Processed as minor change*

Ms. Kelleher reported that no objections were received for 19 North Street and 19 ½ Broad Street. Both applications received Certificates of Appropriateness issued under M.G.L. Chapter 40C Section 11 process for minor change.

254 Lafayette Street Unit 1R -continuation

In a continuation of a previous public hearing, Jaclyn White submitted an application for a Certificate of Appropriateness to replace windows at rear of house.

Documents & Exhibits

- Application: 4/2/18
- Photographs
- Renewal by Anderson window brochure
- Sample window presented at meeting

The applicant Jaclyn White and the Renewal by Anderson representative Mr. Podolsky were present

Mr. Podolsky presented a sample window showing the muntin profile. He indicated that the model was not representative of the actual window model.

Ms. Herbert asked for clarification of the muntins since the model shows the exterior with a between the glass muntin.

Ms. McCrea asked for confirmation that there will be no screen.

Mr. Podolsky replied that the muntins will have a ¾ inch width and will be full divided light grille applied to the exterior of the window. He also stated that there will be no screen.

Ms. Bellin asked for clarification that the window sample presented was different from what is proposed for the subject property.

Mr. Podolsky replied that the proposal was for Renewal by Anderson windows with a Fibrex exterior, which is a wood composite, that large windows will be fixed with simulated divided light muntins with a ¾ inch width. The operable windows will be awning windows.

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

23 Warren Street – continuation

In a continuation of a previous public hearing, Nick Lewis and Kelly Tyler submitted an application for a Certificate of Appropriateness to replace an existing concrete flower bed with new wood fence and repair foundation.

Documents & Exhibits

- Application: 4/17/18
- Photographs
- Drawings

The applicant Nick Lewis was present

Mr. Lewis presented a drawing of the proposed fence and presented a slide presentation of existing conditions.

*Mr. Spang arrived at this time.*

Mr. Lewis indicated on the drawing that the fence will be 48” high with simple caps. Panels will be 76” wide with 5½” boxed posts with simple caps. Fence will return at 29” and 57”. Top trim will be 3½” and bottom will be 5½” with 1¾” square spindles with 3½” to 4” spacing.

Ms. Herbert asked how the fence posts will be affixed to ground.

Mr. Lewis replied that they will be inserted into ground and will not be on a foundation.

There was no public comment.

**VOTE: Mr. Hart made a motion to approve the application as presented. Mr. Cutting seconded the motion. All were in favor (Mr. Spang abstained due to late arrival to discussion) and the motion so carried.**

132 Essex Street – continuation

In a continuation of a previous public hearing, the Peabody Essex Museum submitted an application for renovations to the former Phillips Library buildings (Plummer Hall and Daland House).

Documents & Exhibits

- Application: 11/15/18
- Photographs
- Drawings by Schartz/Silver Architects

Mr. Robert Monk was present to discuss the remaining item of the proposed demolition of the Stacks

Mr. Hart stated that he read the material provided to the commission at the last meeting and agreed that the addition cannot be reused for collection. He stated that the collection should remain accessible and if they are to be returned to Salem a new structure would need to be constructed. He discussed the 44,000 HABS, 17,000 MA HABS, 2300 Essex County, 594 Salem HABS. Several buildings of the PEM are included in the collection. MACRIS includes hundreds of buildings, HSI has 500 house histories available on line. Shows that Phillips Library collections should be digitized and available on the web.

Mr. Cutting asked for clarification that the commission will be voting on the proposed demolition

Ms. Herbert read a letter from the Salem Partnership into the record.

Ms. Herbert asked for public comment

There was no public comment

**VOTE: Mr. Cutting made a motion to approve the proposed demolition of the Stacks wing. Ms. Herbert recommended an amendment that ¾ view color photographs and dimensions of the addition be added to the motion and that the proposed mitigation items presented by the applicant be supplied as supplemental information to the certificate. Ms. Bellin seconded the amended motion. All were in favor and the motion so carried.**

Ms. Herbert asked Mr. Monk if the architects had considered relocating the stairs to rear of the building.

Wendy Riley Harris asked if the Commission will consider a vote to request the PEM to return the library collections back to Salem.

Ms. Herbert explained the dual role of the Salem Historical Commission and stated that the Commission was serving its role as a historic district commission and will be convening as a historical commission in the future to discuss the library collections

Ms. Kelleher reported that the City Solicitor sent an email to the Commission regarding the HC vs HDC. The Commission replied that they had not received the email.

Ms. Flora Thonat asked if the Commission would consider a condition to ensure that the PEM does not preclude the return of the collection.

Ms. Kelleher read the email from the City Solicitor regarding the Commission's status as a historical commission into the record.

#### 384 Essex Street - continuation

Robert Barnard submitted an application for a Certificate of Appropriateness to repair entry portico.

The applicants were not present.

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

#### 2 North Pine Street

Theodore and Diana Cowan submitted an application for a Certificate of Appropriateness to install new electrical conduit.

Documents & Exhibits

- Application: 4/30/18
- Photographs

Theodore Cowan was present to present his application

Ms. Herbert asked if the conduit could be placed on the side elevation instead of the front façade.

Mr. Cowan replied that there may be conflict with the downspout.

Ms. Herbert asked if the cable wires could be replicated

Mr. Cowan replied that there may be a problem with adding into the conduit with high voltage wires

Mr. Spang agreed.

Mr. Cowan offered to run conduit as closely as possible to downspout and will be painted.

Mr. Spang asked for confirmation that request is to place as closely to downspout as possible.

There was no public comment

**VOTE: Ms. Bellin made a motion to approve the removal of old conduit and the placement of a new conduit to be located as closely as possible to downspout and painted to match existing house color as well as other low voltage wires. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

#### 14 Cambridge Street

Alan November submitted an application for a Certificate of Appropriateness for new paint colors.

#### Documents & Exhibits

- Application: 4/24/18
- Photographs
- Paint chips

The project architect Helen Sides and the owner's daughter Jessica November were present.

Ms. Sides presented the proposed paint colors.

Ms. Kelleher presented photographs of the present house colors and the proposed colors on a house on broad street.

Ms. Sides confirmed that colors are the same as on her house.

Mr. Spang asked for color of shutters

Ms. Sides replied that shutters will be black. Shutters were part of previous application to move wood shutters from elsewhere on house to be on Cambridge Street façade.

Mr. Spang asked for confirmation on black

Ms. Sides replied that it will be Benjamin Moore "Black". All other colors are also Benjamin Moore colors.

David Driscoll at 16 Cambridge Street asked for clarification on application of paint and whether it would be sprayed. He requested that brush and roller instead of high pressure spray. He noted that contractor was spraying water to clear paint.

Ms. Sides confirmed that will be brush and roller. She stated that she has asked Board of health to consider HEPA power sanding but not yet approved.

Mr. Cutting asked if the applicant could confirm that no spray painting will occur on the property.

Ms. November confirmed.

**VOTE: Ms. Bellin made a motion to approve the colors as submitted. Mr. Hart recommended an amendment to require the painting to be done by hand by brush or roller only. Ms. McCrea seconded the amended motion. All were in favor and the motion so carried.**

#### 159 Derby Street

Paul Nathan submitted an application for a Certificate of Appropriateness to replace sign.

#### Documents & Exhibits

- Application: 4/27/18
- Photographs
- Sign drawings

Paul Nathan was present

Mr. Nathan presented his proposal for a new sign for his gallery. He stated that he will be using the house image on both sides of the sign.

the commission asked if the sign will need to go through the DRB

Ms. Kelleher reported that she did not believe it would need review since it was replacing an existing sign and would not increase size

Mr. Nathan replied that will be reusing same board

Ms. Bellin questioned confusion with Attorney sign

Ms. Herbert asked for public comment.

Ms. Joyce Kenney of Lafayette Street reported that the house has been documented from the 1700s.

Ms. Bellin asked for clarification on the Commission's jurisdiction.

Ms. Herbert replied that she believed the Commission could only offer comments on content.

Ms. Bellin stated that she had concerns about the font proposed and wanted it noted that she did not believe it was appropriate for the historic district. Concerned about letter spacing.

Mr. Nathan stated that there was a handpainted sign before

Mr. Spang noted that the commissions design guidelines include text and design within purview. But expressed his concern with font design as proposed. Wanted more guidance on jurisdiction

Ms. Kelleher reported that commission has reviewed design before

Mr. Hart stated that he had no objection to the design – it clearly indicated that it was an art gallery

Ms. Herbert agreed. She asked how sign would be constructed.

Mr. Nathan stated that he hoped to reuse the wood board

Ms. Bellin asked if the name of the gallery was “PaulNathanArt.com” and whether there should be space between the letters. She suggested that having name on two lines might be confusing

Mr. Nathan stated that he would remove space between “T” and “.com”

Mr. Hart asked for clarification on sign proposed as house image only

**VOTE: Mr. Hart made a motion to accept the application as proposed with the proviso that the image of the be located on both sides of sign and text to remain as presented. Mr. Cutting seconded the motion. Mr. Spang recommended an amendment that sign be painted in either a flat or semi-glass black paint and not high gloss. Mr. Hart accepted the amendment. All were in favor (Ms. Bellin abstained) and the motion so carried.**

#### 28 Chestnut Street

Annie Harris and Andrew Lippman submitted an application for a Certificate of Appropriateness to install shutters and for new fencing and gate.

#### Documents & Exhibits

- Application: 4/23/18
- Photographs

Ms. Kelleher reported that the applicants were unable to attend the meeting and she presented the application on their behalf. She stated that the applicants are seeking to match design and dimensions of 42 Chestnut Street.

The Commission discussed the request to replace shutters with Beech River Mill “Salem Style” shutters.

Ms. Herbert suggested that the Commission stipulate the shutters to be used.

Mr. Spang asked for clarification on whether the front wrought iron fence with granite posts will be altered.

Ms. Kelleher confirmed that gate to be replaced is at the rear of the path.

**VOTE: Ms. Bellin made motion to approve repair and or replacement of “Salem Style” shutters, replacement of existing side fence with capped picket fence in black paint to match the style and dimensions of fence at 42 Federal Street, and replacement of rear picket fence and gate with capped picket fence and gate. There will be no alterations to existing wrought iron fence. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

#### 87 Federal Street

Albert Goodhue Condo Trust submitted an application for a Certificate of Appropriateness to replace existing fence.

#### Documents & Exhibits

- Application: 4/30/18
- Photographs

Elizabeth Chase was present on behalf of the Condo Trust.

Ms. Chase reported that plowing from the adjoining funeral home had damaged her fence. She requested to replace the entire fence, which is rotting. She asked to install a replacement fence in vinyl to match the fence at the rear of the property along the funeral home property, which is also vinyl.

Ms. Herbert reported that funeral home property is not within the historic district.

The Commission discussed the visibility of the fence from Federal Street and concurred that the visibility is limited.

Ms. Kelleher provided a photograph of the view of from Federal Street, which confirmed the limited visibility.

Mr. Hart asked for clarification on the application's statement that says the fence is "actually on the property of 84 Federal Street".

Ms. Chase replied that she believes the fence may be on the funeral home property, which is 85 Federal Street.

Ms. Bellin questioned if the fence is on the funeral home property, whether it is within SHC jurisdiction.

Ms. Kelleher recommended the Commission continue the application to the next meeting to confirm ownership and whether jurisdictional.

**VOTE: Mr. Cutting made a motion to continue the application to the next meeting.**

Mr. Spang recommended that the Commission consider whether the proposal was appropriate and allow the applicants to work with adjacent property owner on ownership.

Ms. Herbert asked if the Commission would consider a PVC/ vinyl material for the fence.

Mr. Hart reiterated his opinion that the applicant needed to confirm ownership of fence before the Commission renders a decision.

Ms. Herbert agreed and asked that a survey be completed.

**Ms. McCrea seconded the motion to continue the application to the next meeting. All were in favor and the motion so carried.**

#### 4 Federal Court

Shelley Young submitted an application for a Certificate of Appropriateness to install chimney caps.

#### Documents & Exhibits

- Application: 4/25/18

The applicants were not present.

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

#### 165 Federal Street

Darcy Desautels and Erin Stewart submitted an application for a Certificate of Appropriateness to replace shingles with clapboards.

Documents & Exhibits

- Application: 4/30/18
- Photographs

Erin Stewart was present

Ms. Stewart reported that she would like to replace a section of the rear wall that is wood shingle with new wood clapboards to match rest of house. The shingles are rotting. She also noted that while wall section is located on the rear elevation, it is visible from Griffin Place.

Mr. Hart asked for confirmation of the exposure of clapboards.

Ms. Stewart replied that the new clapboards will match the exposure of existing clapboards.

There was no public comment

**VOTE: Mr. Cutting made a motion to accept the application as presented to replace wood shingles with wood clapboards to match existing clapboards on house. Ms. Bellin seconded the motion. All were in favor and the motion so carried.**

143 Federal Street

Jeanne and Blaise Goswami submitted an application for a Certificate of Appropriateness to replace 2nd story door with window.

Documents & Exhibits

- Application: 5/1/18
- Photographs

Blaise and Jean Goswami were present.

Mr. Goswami presented application to replace existing second story door above side porch with a window. The applicants were not able to find a contractor willing to replace with a door, so they are seeking to replace with a window.

Ms. Herbert asked if there was ever a deck on the roof of the porch.

Ms. Goswami replied possibly.

Ms. Herbert asked what type of window will be used.

Mr. Goswami replied that window will be a Marvin Ultimate.

Ms. Goswami stated that window will retain the 18" width of the existing door and clapboards will be added below.

Ms. Herbert asked if the window will be all wood.

Blaise replied in the affirmative.

Ms. Kelleher confirmed that window will be double glazed with simulated divided light muntins.

Mr. Spang questioned whether to frame around new window or to retain the existing framing of the door and fill in bottom with clapboards.

Ms. Goswami replied that the section below the new window would not be visible from the street regardless of how the trim is treated.

The Commission debated whether to retain door trim or only trim around new window.

There was no public comment.

**VOTE: Ms. Bellin made a motion to approve with the application as submitted. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

Ms. Kelleher asked for clarification that trim will correspond with trim on other windows. The Commission confirmed trim to be around window only.

#### 153 Federal Street

Jeremy and Jessica Ross submitted an application for a Certificate of Appropriateness to install architectural roof shingles.

#### Documents & Exhibits

- Application: 4/13/18
- Photographs
- GAF brochure

Jeremy Ross was present and presented a sample of roof shingle.

Ms. Kelleher presented photos of a GAF Slateline architectural shingle roof at 53 Summer Street.

Mr. Ross stated that he wanted to use a 105 mile an hour-rated shingles instead of 3-tab shingles, which are only rated for 60 mile an hour wind. He proposes to use “English Gray” instead of another color which is no longer manufactured.

Mr. Cutting confirmed that it the roof is visible and the GAF Slateline shingle has been approved by the Commission.

There was no public comment

**VOTE: Mr. Cutting made a motion to approve the application as submitted in “English Gray”. Ms. McCrea seconded the motion. All were in favor and the motion so carried.**

#### 48 Chestnut Street

Denice Brait submitted an application for a Certificate of Appropriateness to install architectural roof shingles.

#### Documents & Exhibits

- Application: 5/3/18
- Photographs
- GAF brochure

Denise Brait and Jack Connolly were present.

Ms. Brait and Mr. Connolly presented sample of proposed GAF Slateline architectural shingle in “Antique Slate” color.

Ms. Bellin asked for confirmation that it is the same color shingle used at 53 Summer Street.

The owner of 53 Summer Street, Stacey Corkun, who was in the audience, confirmed the color. confirmed

Mr. Spang asked for information on roofer.

Ms. Brait responded that the contractor will be Mark Pettite from M&M construction.

Mr. Spang expressed concern about the way the roofing adjoins dormers. He stated that it will be important to make sure that the dormer’s shingled siding is not covered by flashing. He asked that the applicant return to the Commission if the roofer will change the design of the dormer in regards to the roofing.

Commission members agreed and discussed the history of roofing material for house and whether the roof was ever slate or wood shingle.

Ms. Braidt stated that did not believe the house ever had a slate shingle roof.

There was no public comment

**VOTE: Mr. Spang made a motion to approve application as presented with the proviso that connection between dormer and roof remain same if needed to be changed for construction purposes, will need to come back to commission. Ms. Bellin seconded motion. All were in favor and the motion so carried.**

### 53 Summer Street

Chris and Stacey Norkun submitted an application for a Certificate of Appropriateness to rebuild and renovate existing barn.

#### Documents & Exhibits

- Application: 4/30/18
- Photographs
- Drawings

Stacey and Chris Norkun were present.

Mr. Norkun presented design ideas for the renovations to the existing barn, noting that he plans to salvage as much of the barn as possible.

Ms. Norkun reported that the barn’s condition is very deteriorated. Family photos show that the barn was constructed after the 1914 fire and probably dates to around 1921. It doesn’t appear that the barn has been repaired since it was constructed. They are proposing to increase the height of the barn roof to allow better use of the interior. They are seeking feedback on the exterior design.

Ms. Herbert asked what the barn will be used for.

Ms. Norkun replied that barn will be used for part storage and part studio.

The Commission debated whether proposed dormer should meet at ridgeline.

Mr. Spang and Mr. Hart agreed that it is common for dormers to extend to ridgeline.

Mr. Norkun stated that they would like to extend the length of the barn from 20 to 25 feet, the height from 16½' to 18' with a mean ridgeline height of 19'. They would like to flip the door from the east side of barn to the west side. He presented examples of other barn windows elsewhere in the McIntire district.

Ms. Kelleher passed around photographs provided by the applicants of existing conditions.

Mr. Cutting asked about the barn's foundation.

Mr. Norkun stated that it is currently on dirt but would like to do a fieldstone foundation.

Ms. Norkun stated that they would like to raise foundation and add antique step. The barn is 18" from property line, which will require them to seek relief from zoning requirements through the ZBA. The Building inspector would accept dormer windows if the Commission approved the dormer.

Ms. Herbert asked if they will be using the carriage house ordinance to allow residential use.

Ms. Norkun stated that they were not interested in a second unit.

Ms. Bellin asked if the project would trigger demolition review if they will be rebuilding barn.

Ms. Kelleher noted that demolition delay is only applicable for properties outside of the local historic districts.

Ms. Norkun asked the Commission to consider approving and the general design before they commission full design blueprints.

Ms. Herbert asked for public comment.

James Avalia, 25 High Street, stated that he been communicating with the Norkuns about this project. He provided some history on the previous owners. He asked for clarification on where expansion will occur to determine whether it will impact his property, which is located adjacent to the Norkun's.

Ms. Norkun confirmed that the barn will be expand towards Summer Street and not High Street, where Mr. Avalia's property is located.

Mr. Avalia stated that he does not have a problem with the proposal. He asked for approved minutes from the last meeting and minutes from this meeting.

Ms. Kelleher replied that she will send approved minutes from 2017 meeting to Mr. Avalia as well as minutes from current meeting.

Joe Gagnon, 23 High Street, stated that his property would be the most affected by proposal since it is the closest to property line. He stated that the Norkuns have done a terrific job at their property. He supports the proposal but asked that work occur as soon as possible since the structure is unstable and could hit his house.

Mr. Cutting asked for clarification on where the barn will be extended.

Ms. Bellin asked for clarification on whether the Commission will offer general comments tonight and the applicants will return to the next meeting with final details for approval.

Ms. Herbert suggested design option 1 since it is a utilitarian building.

Mr. Spang suggested a simple rake instead of gable return if the desire was to keep building's utilitarian design. He also noted that if the applicants want to keep the pulley they should have windows that open outward and not the double hung windows as proposed. He noted that there is a similar window used on a barn on Winter Street.

Mr. Hart suggested that Commission approve the design in concept with a full approval after review by the ZBA.

Ms. Bellin recommended that Commission approve in concept with other details to be considered after ZBA review.

Ms. Kelleher suggested that the Commission consider a full review tonight and approve the proposal before it submitted to ZBA.

Mr. Spang agreed stating that he believed the design as proposed with changes noted by the Commission is appropriate.

Mr. Norkun stated that the Building Inspector will require a certificate from the Historical Commission before they can submit an application to the ZBA

**VOTE: Ms. Bellin made a motion to approve the barn renovations details as shown with the following details: 17' x 25' dimensions; poured foundation with stone veneer; GAF Slateline architectural shingle roof in "Antique Slate" color as previously approved for main house; windows as shown on option 1 with option for vertical opening instead of double hung window in gable; and simple rake detail for roofline. Details of barn door hardware to be considered at another time. Mr. Cutting seconded the motion. All were in favor and the motion so carried.**

#### 8 Cross Street Court

Richard H. Turner submitted an application to request a Waiver of the Demolition Delay Ordinance to demolish single family house.

#### Documents & Exhibits

- Application: 4/25/18
- Photographs
- Drawings

Richard Turner was present.

Ms. Kelleher reported that property is in the Bridge Street Neck National Register Historic District and is a contributing resource.

Mr. Herbert stated that the building is probably only contributing because it meets the age threshold for significance.

Mr. Hart asked who made assessment that the building is structurally unsound.

Mr. Turner replied that he made assessment.

Mr. Hart asked for clarification on the Commission's review.

Ms. Herbert replied that the Commission has review over the demolition but can offer comments on the new construction design.

The Commission discussed the design of the proposed dormer on the new house and suggested a narrower dormer be used.

Mr. Turner agreed that the dormer should be narrower, with a 4' setback from side walls which would allow the dormer windows to be closer together. He will be using composite siding and Anderson windows with heavy sills and larger trim.

Ms. Herbert suggested gable returns.

Mr. Turner agreed and stated that he will add a frieze board below cornice.

Ms. Herbert suggested that second story windows duplicate the pattern of windows on the dormer.

Ms. Bellin asked if dormer should be set back from wall plane as shown in the City of Cambridge's design guidelines for dormers.

Mr. Turner agreed to set back dormer by 18" from front wall plane.

Ms. Bellin suggested a roof over the rear French doors on the "left side" elevation.

**VOTE: Mr. Spang made motion to approve the waiver of the delay ordinance with the condition that applicant photograph all elevations including ¾ views with overall dimensions of exterior prior to demolition. Ms. Bellin seconded the motion. All were in favor and the motion so carried.**

#### Other Business

##### Salem Station Signal Tower

Mr. Spang reported his concern the the ridge trim as installed was not as the Commission approved. Ms. Kelleher stated that she would look into the situation.

##### 48 Bay View Avenue

Ms. Herbert, Mr. Spang and Ms. Kelleher reported on the renovations occurring at the subject property, which essentially results in the demolition of one of the last remaining intact Juniper Point cottages. The Commission discussed the need for clarification of what constitutes "demolition" and including this language in new demolition delay regulations.

Respectfully submitted,

Patti Kelleher  
Preservation Planner