

SALEM HISTORICAL COMMISSION
MINUTES
June 19, 2019

A meeting of the Salem Historical Commission was held on Wednesday, June 19, 2019 at 7:00 pm at 98 Washington Street, Salem, MA, 1st Floor Conference Room. Present were: Reed Cutting, Rebecca English, Stacey Norkun, Mark Pattison, Erin Schaeffer.

122 Derby Street

Robert Burkinshaw submitted a Certificate of Appropriateness for paint colors

Documents & Exhibits

- Application: 5/29/19
- Photographs

Robert Burkinshaw was present to discuss the project.

Mr. Burkinshaw stated that the Ye Old Pepper Candy Co. building is in need of repair. It was constructed in 1864 and he purchase it in 1969 and he wants to restore it back to that time with the clapboard façade it once had. There is a problem under the shingles where the foundation is that needs to be investigated and could be rotting from water runoff from the roof that has no place to go. Spray foam was added to keep out rodents, there are rotted corner moldings and the condition underneath is unknown. The worst façade is at the driveway.

Ms. English asked if the structure had a basement. Mr. Burkinshaw replied yes. Ms. Norkun asked for the spray foam removal method. Mr. Burkinshaw replied to scrap it off, infill the joints with mortar, remove the shingles and install new clapboards. They will also paint the front door gold and black like it was in 1970. He asked if the siding must be cedar. Mr. Cutting replied no, he noted the high exposure front façade, and asked if the shutters would remain and their material. Mr. Burkinshaw replied yes, aluminum. He noted the roof buckling that will need to be investigated but the black roof shingles will remain, and this work would be done first. Ms. Kelleher noted that as a Greek Revival, it would have had clapboard. She informed the Commission that they could consider it as an in-kind replacement under a Certificate of Non-Applicability.

Mr. Burkinshaw noted that the three windows on each side are vinyl trimmed in wood and asked if they could be replaced in vinyl. He noted that the attic windows are wood. Ms. Kelleher replied that a replacement in kind is permissible under a Certificate of Non-Applicability, but other window types have been approved in the historic districts and the Commission could consider alternatives. Ms. Norkun noted that Pella Architect, Marvin Ultimate and Harvey Majesty would be better alternatives to vinyl. Ms. Kelleher asked if the building had a skirt board or water table. Mr. Pattison replied yes. Mr. Burkinshaw noted that Bill Lynch of Salem will do the work.

Mr. Burkinshaw noted that he would also like to reinstall the awnings in a black and white vertical stripe rather than the existing burgundy. Mr. Cutting asked if the shutters were functional or real. Ms. Norkun noted that they weren't original. Mr. Burkinshaw replied that there are only shutters on two side windows of the first-floor. Mr. Cutting noted that the façade would have a cleaner look without the aluminum shutters and noted his preference for wood windows. Mr. Burkinshaw replied that he would be okay with not reinstalling the shutters, but noted that the awnings are functional, they keep out the heat, and candy stores typically do have them.

Ms. Kelleher requested a specification on exposure of clapboards and additional trim. Mr. Pattison noted that a 4" reveal is typical. Mr. Burkinshaw replied that the trim will be replaced and white. Ms. Schaeffer asked what would be done with the foundation holes. Mr. Burkinshaw replied that the foundation will be repointed.

Public comment: No one in the assembly wished to speak.

VOTE: Mr. Pattison made a motion to accept the application as presented with the following changes; shingles to be cedar clapboards with 4" reveal, reinstalled awnings to black and white vertical stripes, roof replacement shall be in-kind under a Certificate of Non-Applicability, all trim to be painted white, windows to be applied for separately, and replacement shutters. Ms. Schaeffer seconded the motion. All were in favor and the motion so carried.

28 – 28½ Broad Street

Leslie Adams and John and Jennifer Michael submitted a Certificate of Appropriateness for paint colors

Documents & Exhibits

- Application: 6/3/19
- Photographs
- Paint color chips

Leslie Adams was present to discuss the project.

Ms. Adams stated that they want to restore the façade and repaint the exterior. The house is currently pink, and they want to paint it “Inuvik Ice” with “America’s Cup” trim. The front step railings will be the same warm grey. Ms. Norkun stated that the fish scale detail at the attic could be painted in a shade or two darker to enhance the detailing. Ms. English agreed. Ms. Kelleher noted that the design guidelines say it is not uncommon to paint this type of detail an alternate color and the applicant can submit the accent color to the Commission. Ms. Schaeffer asked about the extent of the carpentry work and replacement of gutters and downspouts. Ms. Adams replied that the new gutters will be on the right side only and they will match what was installed on the left. They are aluminum and painted white. Ms. Kelleher noted that the applicant can replace the aluminum gutters in kind, but they may not last. Ms. Adams noted that they replaced them 5 years ago, but they were installed incorrectly and weren’t angled towards the downspouts. Ms. Kelleher requested the applicant provide photographic documentation to make sure the new gutters match and so the Commission can verify the detail. Ms. Adams noted that the clapboards will be replaced in kind.

Public comment: No one in the assembly wished to speak.

VOTE: Ms. Norkun made a motion to accept the paint colors as submitted, the applicant to explore a darker hue at the fish scale detail, rotted clapboards to be replaced in-kind, photos of the gutter to be submitted to the Commission, carpentry to be replaced in kind, stair treads to be grey and risers to be white. Ms. English seconded the motion. All were in favor and the motion so carried.

4 Andover Street

John and Michele Burrington submitted a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 5/23/19
- Photographs
- Paint color chips

John Burrington was present to discuss the project.

Mr. Burrington presented his application to change paint colors: window trim from bluish to an off-white; door casing from flat white to same off-white; door color from blue to salmon color. The Bittersweet Chocolate color of the main body of the house would remain as is and be touched-up. Ms. Kelleher stated that the design guidelines has traditional houses painted in three colors; body, trim and then window sash and door would be a third color. She noted that the applicant is not proposing to paint the corner boards in a third color; they will remain the body color. Mr. Cutting asked if the window frame and body color were typically the same. Ms. Norkun replied that this

period house usually does tone on tone. Mr. Pattison agreed. Ms. Kelleher added that they could go either way for an early Federal style, many Federals do a solid paint color. Mr. Pattison asked if this color choice has been done before because many on Federal and Chestnut Streets are tone on tone with black window trim. This is the opposite because the trim usually is the color that pops. Mr. Cutting noted that the applicant is going from light to light and he has no issue with the proposed door color, but he hesitates to change all the window surrounds to a light color. Mr. Burrington replied that only the blue window sashes would be painted off-white.

Public comment:

Anne Knight spoke in favor of the proposed design.

No one else in the assembly wished to speak.

VOTE: Ms. English made a motion to accept the application with the clarification that only the window sashes and door surround will be painted in off-white, the window frames will remain in the body color. Ms. Norkun seconded the motion. All were in favor and the motion so carried.

21 Washington Street - CONTINUATION

Renewal Ventures, LLC submitted a Certificate of Hardship to remove snow fence on roof.

Documents & Exhibits

- Application: 3/21/19
- Photographs

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

VOTE: Ms. English made a motion to continue. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

396 ½ Essex Street - CONTINUATION

City of Salem submitted a Certificate of Appropriateness to install new interpretative sign.

Documents & Exhibits

- Application: 5/21/19
- Photographs

Ms. Kelleher was present to discuss the project.

Ms. Kelleher reported that the City is proposing to install a new interpretive sign at the Friends Cemetery in the same style that is used at parks and public ways. She suggested that a different style sign may be more appropriate and presented an example of a simple white sign at a cemetery on Boston Street in Peabody. She noted that a white background with black lettering makes it easier to read from the street. She suggested they request removal of “Salem” and keep the “friends of” portion of the sign. The Commission agreed. Ms. Kelleher noted that the sign will be mounted onto an existing pole and not fence mounted.

Public comment: No one in the assembly wished to speak.

VOTE: Ms. Schaeffer made a motion to approve the installation of an interpretive sign at the Friends Cemetery with the change to make the background white and the lettering black. Ms. Norkun seconded the motion. All were in favor and the motion so carried.

102 Derby Street

George and Judi Bradbury submitted a Certificate of Appropriateness to rebuild front steps.

Documents & Exhibits

- Application: 5/23/19
- Photographs

George Bradbury and Eddie Sylvester were present to discuss the project.

Mr. Bradbury stated that they want to repair the deteriorated side stairs. The loose and broken flagstone will be replaced with granite to better fit the neighborhood. Ms. Norkun asked if granite will be used at each step. Mr. Sylvester replied yes, they are currently all limestone. Ms. Norkun asked if any other items were rotting. Mr. Bradbury replied that they will also repaint the existing railing. Mr. Pattison asked if the staircases were different. Mr. Sylvester replied that the rear steps are brick. Ms. Kelleher noted that the rear staircase isn't visible. Mr. Pattison asked if they would reuse any of the existing brick. Mr. Sylvester replied no because they are too deteriorated, but they will use new bricks to match the existing. He provided brick samples for the Commission to consider. They will use a buff colored mortar. Ms. English noted that they will need a material to hold the weight of the granite. Limestone absorbs the water and granite doesn't. Ms. Norkun noted that the proposed design is similar to one at a house on Chestnut Street. Mr. Cutting requested the stair dimensions. Mr. Sylvester replied 2" thick slabs like the current limestone, 3 ½ feet long, 12" deep. They will have a flame finish surface to be non-slip and the edges will have a rockface finish and split face on the sides. Mr. Pattison requested the top platform depth. Mr. Sylvester replied 3'. The brick will be a running bond with tight joints that will help keep water out. Ms. Schaeffer asked if one piece of granite will be used on top. Mr. Sylvester replied that it wouldn't be wide enough and it would also be too heavy. The existing railing will remain.

Public comment: No one in the assembly wished to speak.

VOTE: Ms. Schaeffer made a motion to approve the reconstruction of the entry stairs with "Aberdeen" brick and 2" thick granite. Ms. English seconded the motion. All were in favor and the motion so carried.

316 Essex Street

First Church in Salem, LLC submitted a Certificate of Appropriateness to replace fence.

Documents & Exhibits

- Application: 5/31/19
- Photographs

Peter Eschauzier of First Church in Salem was present to discuss the project.

Mr. Eschauzier presented the proposal to replace the rotting wood fence at the rear parking lot with a wrought iron fence salvaged from elsewhere on the property. The iron fence had been installed on the East side and was taken down when the area was reconstructed in 2010. The Church stored the historic fence on site. A chain-link fence was also removed as well as a shed and tree at the rear of the property. There is wrought iron fencing left over. Ms. Kelleher asked if this fence was around more than just their property. Mr. Eschauzier replied that the current shed has been rebuilt several times and will now be replaced and relocated to increase the number of available parking space and keep it out of the way. The shed will be new, and the parking lot will be repaved. Ms. Kelleher noted that the shed had been previously approved by the Commission in its current location. Ms. English noted that the less visible location would be to move it next to the PEM garden and away from Federal Street. Ms. Schaeffer stated that while she has no issue with approving a modified location, zoning relief may be required since a shed is an accessory structure. She requested the opinion of the Building inspector. Mr. Eschauzier noted that it will be moved approx. 60 feet away from its current location.

Public comment:

No one in the assembly wished to speak.

VOTE: Ms. Schaeffer made a motion to approve the removal of the wooden fence and replace it with a wrought iron fence, and to amend an existing Certificate of Appropriateness to allow the shed to be replaced and relocated, subject to the approval of the Building Inspector in the location shown. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

33 Carlton Street, Unit 2

Erika Harris submitted a Certificate of Appropriateness to replace a window.

Documents & Exhibits

- Application: 5/28/19
- Photographs

Erika Harris was present to discuss the project.

Ms. Harris stated that she would like to replace two front windows with Harvey Majesty true divided lite windows in pine. The existing windows are 6x6 and they are deteriorating despite there being storm windows. Ms. Kelleher stated that the building was restored in the late 1980's and the 1973 inventory form shows different windows on the building. The current windows are recent replacements and are true divided lite. Ms. Norkun asked if all the windows will match. Ms. Harris replied yes, along the Carlton façade. Ms. Norkun noted that the applicant would be the first to install these windows in this building. Ms. Kelleher asked if the proposed windows would have wood exterior or aluminum clad. Ms. Harris replied prefinished pine with an aluminum clad exterior. Ms. Kelleher noted that the Commission has approved the Harvey Majesty when other windows were already replaced, but this request was for only 2 windows and not the entire building. Ms. Schaeffer stated that the windows on this building are consistent and are not a mix of materials. She noted that keeping all first story windows in wood would maintain the streetscape if the existing sashes can't be restored. Ms. Norkun asked if window repair was researched and if the sash size would remain. Ms. Harris replied that the sash sizes would not change. Ms. Norkun stated that she would prefer a Pella or Marvin window with a wood exterior and she's not comfortable approving it. Ms. English and Mr. Cutting agreed. Ms. Kelleher suggested a site visit. Mr. Cutting agreed.

Ms. Norkun asked if the applicant was open to alternative windows. Ms. Kelleher noted that she will provide information. Ms. Schaeffer suggested the Commission approve a wood window manufacturer. Ms. Kelleher suggested a double-glazed window with true divide lites. Ms. Norkun noted that all other windows on the building will remain as true divided lite but the two replacement windows at street level would be simulated divided lite. Ms. Kelleher noted that there also wouldn't be a storm window. Mr. Pattison asked about the replacement price. Ms. Harris noted that the existing windows are unsafe, and the wood is failing, and it would be costly to replace them in kind. She is open to other wood windows and she will begin researching them. Energy efficiency is a concern and she will maintain the integrity of the building. Ms. Kelleher noted that other window replacements in the district had been on upper floors and not street level. Ms. Harris stated that she can't afford replacing all windows. Ms. Kelleher suggested the applicant contact Brosco or JB Sash about replacing the existing windows in-kind. Mr. Cutting stated that the proposed isn't in keeping with what exists.

Public comment: No one in the assembly wished to speak.

VOTE: Ms. English made a motion to continue to the next regular meeting so the applicant can research alternative replacement windows. Ms. Norkun seconded the motion. All were in favor and the motion so carried.

3 Ravenna Avenue

Highland Realty Trust submitted a Waiver of the Demolition Delay to demolish a single-family house.

Documents & Exhibits

- Application: 6/5/19
- Photographs

Dorothy Amanti of Highland Realty Trust was present to discuss the project.

Ms. Amanti stated that they want to demolish the building and noted that they have no plans to redevelop the lot. The house is not habitable, and it wasn't habitable when she purchased it. The basement hole will be filled in, the grade leveled, and the site will be maintained and used for her grandchildren to play on. Their business backs up to the property. Ms. Kelleher agreed that when the structure comes down its most likely not a developable lot. Ms. Schaeffer noted that the Building Inspector will say that you can't build another building that's non-conforming without zoning relief. Ms. Kelleher noted that there are similar post war ranch houses in the neighborhood and this structure hasn't been deemed condemned. Ms. Schaeffer noted that the neighborhood of these similar homes is still in-tact and asked if the building had been structural evaluated. Ms. Amanti replied no. Ms. Kelleher questioned whether it had any historic significance. The Commission replied no. Ms. Kelleher noted that the neighbor was concerned about the condition of the lot.

Public comment: No one in the assembly wished to speak.

VOTE: Ms. Norkun made a motion to waive the demolition delay with the two standard conditions; to provide the Commission with photographic documentation and dimensioned plans and elevations. Mr. Pattison seconded the motion. Four were in favor and one was opposed (Ms. Schaeffer), the motion so carried.

4 Franklin Street

CAS Salem, LLC submitted a Waiver of the Demolition Delay to demolish a single-story commercial building.

Documents & Exhibits

- Application: 6/10/19
- Photographs

Dennis Cataldo was present to discuss the project.

Mr. Cataldo stated that they acquired this building in the fall of 2017 to establish their ambulance business. They've cut off all services and are evaluating the building, which has Ch 91 issues that were never addressed. The existing building needs significant repairs, they have added fencing and no trespassing sign in an attempt to keep people out. They were put on notice to correct the conditions or face fines. There seems to be no historical significance and they have a team in place to come up with a feasible plan for the property to make the site safe. They now have a better understanding of the Ch 91 requirements and it probably isn't a candidate for rehabilitation, so they want to raise the building. Ms. Kelleher stated that other departments are aware of it and they are in favor of razing the building. Mr. Cataldo stated that they will rebuild on the property and may construct a mixed-use structure. They could have 14-18 residential units and a smaller 4,000 SF building they would occupy. He noted that they have 23 locations in the northeast, they integrate very well into a community, and the sirens are only used when there is traffic. They also have a good understanding of what they can do within the boundaries of the site. They will level the site but will keep the free-standing sign in place.

Public comment: No one in the assembly wished to speak.

VOTE: Mr. Pattison made a motion to waive the demolition delay with the standard conditions to provide the Commission with photographic documentation and dimensioned plans and elevations. Ms. English seconded the motion. All were in favor and the motion so carried.

Other Business

1 Derby Square: Ms. Kelleher sent staff memos to the Commission about the Derby Square bookstore building. It's within the SRA and Urban Renewal districts. The applicant wanted to install skylights at the roof and they already replaced the second-floor windows with vinyl. Ms. Schaeffer suggested the Commission draft a letter to send to the SRA and send a violation for the windows.

79 Columbus Avenue: Ms. Kelleher stated that the recent owner got a permit to remove plaster walls but removed roof, walls, etc., well beyond what was supposed to be removed, and he received a stop work order. She recommended that the ZBA not approve the proposed 3-story modern building with a shallow pitched roof. This property is not within any Historic District, but it is on the National Registry and it might need DEP as a property across the street from the cove. She will draft a letter from the Commission to both the ZBA and Building Commission. Ms. Schaeffer noted that when investing over a specific dollar amount a DEP review will be triggered. Ms. Schaeffer noted that the applicant will need ZBA, PB, Conservation Commission approval. She suggested an educational mailer to the residents or an on-line list of requirements for such projects. Ms. Kelleher noted that Juniper Point has a neighborhood association, but they should consider starting an historic district.

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

The meeting adjourned at 9:00 PM.

Respectfully submitted,

Patti Kelleher
Community Development Planner