

SALEM HISTORICAL COMMISSION
MINUTES
August 2, 2017

A meeting of the Salem Historical Commission was held on Wednesday, August 2, 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Reed Cutting, David Hart, Kathryn Harper, Susan Keenan, and Joanne McCrea.

265-257 Lafayette Street

265-267 Lafayette Street Realty Trust submitted an application for a Certificate of Appropriateness to rebuild front porch.

Documents & Exhibits

- Application: 7/12/17

Ms. Kelleher reported that applicant has requested a continuation to the Commission's September 6th meeting.

VOTE: Mr. Hart made a motion to approve the requested continuation. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

88½ - 90 Federal Street

Leo Kraunelis submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 7/12/17
- Photographs
- Paint chips

The applicant Leo Kraunelis was present.

Ms. Kelleher provided a history of the proposed paint colors, stating that the applicant originally proposed Rockport Gray for the body and Dove White for the trim. Ms. Herbert has since met with the applicant to discuss other color options that would better highlight the building.

Ms. Herbert presented the colors that she discussed and agreed upon with Mr. Kraunelis.

Mr. Kraunelis stated that he would like a slight change in the agreed upon trim color, which he felt was too dark.

Ms. Herbert suggested mixing the Rockport Gray and Dove White together for the trim.

Mr. Kraunelis agreed with the suggestion and noted that a third color would be used for accent on selected trim details.

Ms. Herbert indicated on photo of building where accent colors could be used, noting that the highlights would be subtle and not too busy like a San Francisco Victorian "painted lady" color scheme.

Ms. McCrea asked if the old side porch was still there.

Mr. Kraunelis replied that the enclosed porch was removed and that the existing steps are in good condition.

Mr. Hart commented that he has waited for 34 years for the asbestos siding to be removed from this building and he is excited to see the building restored.

There was no public comment.

Mr. Kraunelis noted that he will continue to work with Ms. Herbert on placement of the accent color.

VOTE: Mr. Cutting made a motion to approve the application with amended colors: “Copley Gray” (body); combination of “Rockport Gray” and “White Dove” (trim); “Paprika” (doors); and “Seal Blue” (accents). Mr. Hart seconded the motion. All were in favor and the motion so carried.

92 Federal Street

Steven Sass and Ellen Golub submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 7/18/17
- Photographs
- Paint chips

The applicant’s property manager Ephrum Asburry Schwartz-Laubhann was present.

Ms. Schwartz-Laubhann presented example photos of other houses with black sashes and black storm windows.

Ms. Herbert expressed her opinion that black windows were appropriate but she also expressed concern about the previously approved trim color, stating that she felt it was not the correct color for the trim.

Mr. Cutting asked for clarification on proposed items to be painted.

Ms. Schwartz-Laudhann stated that the proposal was to paint windows and mailbox. She presented some sample paint chips of possible colors for the mail box but stated that she preferred black. She noted that the owner will be submitting another application in the near future to replace the metal doors.

Mr. Cutting asked for finish of paint.

Ms. Schwartz-Laudhann stated that the proposal was for a semi-gloss finish to ensure that it was not too shiny. She noted that she will also be reglazing the windows herself.

There was no public comment.

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

388-390 Essex Street

Steven Sass and Ellen Golub submitted an application for a Certificate of Appropriateness for new paint colors.

Documents & Exhibits

- Application: 7/18/17
- Photographs
- Paint chips

The applicant’s property manager Ephrum Asburry Schwartz-Laubhann was present.

Ms. Schwartz-Laubhann presented the application to repaint the doors from black to moss green.

Ms. McCrea recused herself from the discussion as an abutter and moved to sit in the audience.

Ms. Herbert asked for clarification on the proposal to repair the stair risers.

Ms. Schwartz-Laubhann replied that the entry stairs will be repaired at 388 Essex Street, with new stair risers added. Currently all of the stair treads, risers and decking is a composite material. The proposal is to retain the composite material but replace the risers with a large single board.

Ms. Herbert noted that stairs are minimally visible. She asked about the color proposed for the lattice and recommended that railings be painted in a single color.

Ms. Schwartz-Laubhann stated that she was open to options.

Ms. Herbert asked for public comment.

Ms. McCrea spoke in support of using the moss green color for the lattice.

VOTE: Ms. Keenan made a motion to accept the colors as proposed with the lattice to be painted "Newbury Moss" and the stair railing to be painted in the trim color "Flaxseed". Mr. Cutting seconded the motion. All were in favor and the motion so carried.

31 Juniper Avenue - continuation

In a continuation of previous meetings, the Commission discussed Jasper Property Services LLC application to Waive the Demolition Delay Ordinance to demolish a single-family house.

Documents & Exhibits

- Application: 5/22/17
- Photographs
- Preliminary sketch

The applicant's architect Dan Ricciarelli was present.

Mr. Ricciarelli presented some conceptual drawings of a new design with a more cottage-like appearance. He stated that the building will extend further towards the abutting building at 23 Juniper Avenue, which is a single story building. He also stated that the applicant originally wanted a three-story building, but this type of building has no precedent on the street or in the neighborhood.

Ms. Bellin arrived at this point.

Mr. Ricciarelli presented options for both a gambrel roof and for a more modern dormered roof.

Ms. Keenan expressed her support of the design's integral porch, which is similar to the original building.

Ms. Herbert asked for more creativity on the design of the garage doors so that they didn't read as modern doors.

Ms. Harper suggested a design more like historic carriage house doors.

Ms. Herbert suggested adding windows on the doors.

Mr. Ricciarelli stated that he could add transom windows above doors. He stated that the owner was considering aluminum clad windows for the rest of the building.

Ms. Kelleher reported that she has spoken with the Building Inspector about approvals required for new development.

Mr. Hart expressed concern about the proposed height of the building.

Mr. Ricciarelli replied that the existing height of the original roof's ridgeline will be retained.

Ms. Kelleher noted that the property is also in a flood zone.

There was no public comment.

Mr. Ricciarelli stated that he will return to the Commission's next meeting to present new drawings.

316 Essex Street

The First Church submitted an application for a Certificate of Appropriateness to replace existing shed with new shed.

Documents & Exhibits

- Application: 7/7/17
- Photographs
- Product specifications

Peter Eschauzier was present to represent the First Church.

Mr. Eschauzier presented the proposal to replace the existing shed in the rear parking lot (which has been removed) with a new larger shed. He presented a photo of the shed design, noting that the new shed will be 2' longer than the sample shown, will have a second door on the gable end and will not have windows.

Ms. Bellin asked for clarification on the door locations.

Mr. Eschauzier indicated on the provided photographs and sketch the location of the doors.

Ms. Herbert asked for clarification on the shed materials.

Mr. Eschauzier stated that the shed will be wood.

Ms. Bellin noted that the shed specifications indicate that architectural shingles will be used for the roof.

Ms. Herbert asked about the shed colors.

Mr. Eschauzier stated that the colors will be the same as existing, a dove gray in one solid color.

Ms. Herbert asked for public comment.

A member of the audience asked if the tree in the rear parking area next to the shed will remain.

Mr. Eschazier stated that tree will remain but Church is seeking opinions from three arborists to determine health of tree.

Mr. Hart recommended that the roof be a 3-tab asphalt shingle instead of architectural shingle and asked applicant if shed company could use 3-tab.

Ms. Harper asked if the shed will be manufactured at the shed company and transported to site.

Mr. Escauzier stated that shed is manufactured off-site and he believed that roof could be 3-tab.

VOTE – Mr. Cutting made a motion to approve the application as presented.

Mr. Hart amended the motion to require that roof shingles be 3-tab asphalt shingles in either dark gray or black.

Ms. Keenan seconded the motion as amended. All were in favor and the motion so carried.

A member of the audience expressed concern about the potential flammability of the shed and its contents.

Mr. Hart suggested that applicant speak with Building Inspector to determine whether gasoline could be stored in shed.

Mr. Escauzier stated that he has already spoken with Building Inspector who has stated that the proposed shed is acceptable. The reason that the church is seeking a larger shed is to remove lawn mower and other equipment from the basement, which was required by the Building Inspector.

Ms. Herbert asked if a smoke detector could be installed in the new shed.

Mr. Escauzier replied that the Church is considering electrifying the shed, which would allow a smoke detector to be hardwired. Otherwise a regular smoke detector could be installed.

Ms. Herbert asked applicant to let Commission know if 3-tab shingle roof proves too costly or could not be used.

Other Business

Ms. Herbert reported that the owner of 287-291 Lafayette Street has ordered the screening for the rooftop HVAC units. The owner stated that it would take approximately 2 weeks to arrive and would take approximately a month to install.

Ms. Herbert reported that she went to the SRA/DRB meeting where the new Community Life Center was discussed. She stated her opinion that the design is very plain.

Ms. Herbert reported that the new development to replace the existing district court building on Washington Street was also discussed at the SRA/DRB meeting. She expressed her opinion that the design is very modern and out of place. She asked Ms. Kelleher to send the proposed drawings to Commission members for discussion at next meeting.

Ms. Herbert reported about the proposed plans for the historic Superior Court and County Commissioner Buildings.

Ms. Kelleher provided history of the reuse of these buildings.

Mr. Hart suggested that video cameras be installed.

Ms. Herbert stated that she will work with Ms. Kelleher on a comment letter.

Discussion on Demolition Delay Ordinance

Ms. Kelleher began the discussion on the potential revisions to the demolition delay ordinance. She provided an informational sheet on regulations from other North Shore communities. She noted that Newton has an 18 month delay

period for National Register listed properties. Cambridge's ordinance provides a definition of demolition. She also noted that several communities require public hearing with abutter notification for waiver of the demolition delay requests.

Ms. Bellin asked if the Commission would still be able to continue a demolition delay hearing if the review period begins at the determination of denial.

Mr. Hart recommended that the Commission undertake extensive outreach to ensure approval by the city council of any proposed revisions.

Ms. Bellin suggested the Commission wait to begin outreach until after the City-wide elections in November.

Anya Wilczynski of Historic Salem, Inc. commented that Historic Salem would help the Commission with advocating for an extension of the delay period.

Violation Notices

Ms. Herbert discussed the recently discovered violation at 95 Federal Street.

Ms. Kelleher reported that owner will be at the Commission's next meeting to discuss the violation.

Ms. Herbert reported on research of another type of HVAC manufacturers instead of Mitsubishi.

She asked the Commission for approval to send an additional violation notice for repairs to side porch.

The Commission agreed.

Approval of Meeting Minutes

VOTE: Mr. Cutting made a motion to approve the minutes for January 4, 2017, February 1, 2017, May 3, 2017, May 17, 2017, June 21, 2017, July 5, 2017 and July 19, 2017 with changes noted. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

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

Respectfully submitted,

Patti Kelleher
Community Development Planner