

DRAFT
SALEM HISTORICAL COMMISSION MINUTES
September 20, 2017

A meeting of the Salem Historical Commission was held on Wednesday, September 20, 2017 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Reed Cutting, David Hart, and Joanne McCrea. Also present was Patti Kelleher, staff planner, and Stacy Kilb, substitute recorder.

183 Federal Street – continuation

A continuation of the request from Anne Murray for a Certificate of Appropriateness to install a ductless HVAC system with condenser unit and exterior duct pipes.

Ms. Herbert reported that the Commission did not have a quorum necessary to discuss the application.

VOTE: Mr. Hart made a motion to continue the application to the meeting on October 4, 2017. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

15 Broadway

Brimpts Realty LLC submitted an application for a Waiver of the Demolition Delay Ordinance to demolish an existing wood building

Ms. Herbert reported that the Commission did not have a quorum necessary to discuss the application.

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

95-97 Federal Street – Discussion on Certificate of Appropriateness violation

Ms. Herbert reported that the Commission did not have a quorum necessary to discuss the application.

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

31 Juniper Avenue - continuation

A continuation of Jasper Property Services LLC's request for a Waiver of the Demolition Delay Ordinance to demolish a single-family house.

Documents & Exhibits

- Application dated 3/22/17
- Renderings
- Photos of the original

The applicant's architect Dan Ricciarelli was present.

Mr. Ricciarelli outlined changes to the design of the new house that have been made since the last meeting. The house will now be a half or full story taller than the old house due to flood elevation issues. The project will also require approval from the Zoning Board of Appeals (ZBA). According to Mr. Ricciarelli, abutters are in favor of the project.

Ms. Herbert asked about the windows.

Mr. Ricciarelli replied that they will be JeldWen aluminum clad awning type windows.

Ms. Herbert expressed her opinion that double hung windows are more appropriate to the neighborhood. She did note that one neighboring house has modern features. She recommended either 2/2 or 2/1 window configurations.

Mr. Ricciarelli noted that the building will have one corner window for the view. The Commission discussed the logistics of this window.

Ms. McCrea noted that the Commission does not have purview over landscaping, but recommended that the applicant consider additional plantings, in particular juniper trees, for the site.

Ms. Herbert asked the Commission for comments about the proposed balcony. She expressed her opinion that the balcony design and materials as proposed are appropriate but noted her concern about the detailing of the deck. She noted that a cable railing is proposed so as not to obstruct the view, but since the view would be over the railing, she suggested a more traditional baluster design.

Mr. Cutting asked for the number of lights on the building.

Mr. Ricciarelli replied that there will be three sets of five lights.

Mr. Cutting expressed his opinion that the project as redesigned is appropriate.

The Commission agreed with the following recommendations:

- Exterior applied muntins for windows and doors
- More traditional baluster design on decks
- Garage doors to be a Victorian style carriage house design, similar to doors used on the newly constructed house on Bayview Avenue.
- Use of wood shingles.

Ms. Herbert asked for public comment.

Joyce Kenney of Lafayette Street noted that the property is on the State Register of Historic Places.

VOTE: Mr. Cutting made a motion to send the letter to the Zoning Board of Appeals with recommendations noted. Ms. McCrea seconded the motion. All were in favor and the motion so carried.

384 Essex Street – continuation

A continuation of the request from DRR Real Estate Trust for a Certificate of Appropriateness to replace windows.

Documents and exhibits:

- Application dated 8/4/17
- Photos
- Marvin sample window

The applicant Dana Barnard, his property manager Maria Correia and his contractor Vladimir Kruchynskyy were present to discuss the application to replace windows with new Marvin wood double-glazed windows with exterior applied muntins to match existing 6/6 configuration.

Ms. Correia noted that three or four windows on the Essex Street elevation have been restored and are functional, and it would save money if these windows were retained kept. However, they would look different from the new windows since the original windows need storm windows and the new windows would not. Ms. Correia and Mr. Kruchynskyy both expressed concern that all windows on the façade should match. The removed windows could possibly be reused elsewhere on the house.

Ms. Herbert asked if changes to the plans had been made after the site visit.

Ms. Herbert noted that the length of the window sills were all different on the house and questioned whether all the sills should match and not extend beyond the width of the window frame. The Commission discussed this further debating whether the sills should extend beyond the width of the window frame. They also discussed the use of wood vs. Azek for the window sills and trim moulding.

Mr. Kruchynskyy reported that they had considered the rehabilitation of some window as previously recommended by the Commission at the last meeting, but discovered that this work was not possible.

Mr. Hart commented that the façade facing the street is fine and should be replaced in kind. The front of the house may be treated differently than the sides and the rear.

The Commission discussed the unique configuration of one window on the side elevation which features narrow sidelights, noting that it was probably not original and may have been added when the interior was renovated.

The Commission again discussed the use of Azek versus wood trim. One suggestion was to allow the use of Azek for the sills on the back side of the house with wood to be used for the window sills on the Flint and Essex Street elevations. Azek could be used for the flat surround and trim of the windows. The trim and profile should be milled to match original design. Where possible on the sides, front and back of the house, partial repairs should be made to the existing casings. The Commission noted that the corner joints of the Azek boards must be joined at a 45 degree angle at the decorative details, but flat boards could be perpendicular.

The Applicant agreed to explore the construction of the altered side window with sidelights to see if it was possible to determine when and if it was a later addition.

The Commission agreed that the front façade should be uniform in design with matching window sill lengths and trim details. They debated whether the other windows should be kept unique as they are, noting that window sizes should remain the same, but the variation in sill sizes is in question.

Mr. Cutting expressed his opinion that to require the applicant to design a dozen different windows seemed like a burden to the applicant.

Ms. Kelleher noted that longer window sills are a typical feature of the Georgian style, which would be appropriate to this house.

The Commission agreed to conduct a site visit over the weekend to view the rear of the house to determine whether the windows should be replaced in kind or made uniform.

Mr. Cutting asked about the window model used at 53 Summer Street.

Ms. Kelleher replied that the owners used Pella Architect Series windows in black. She and Ms. Herbert noted that the use of a black color for the windows sash was appropriate but the white jamb liner, which is required by the manufacturer due to heat expansion, was very noticeable.

The Commission recommended that for any area where only sections of trim will be replaced, it will be important that only wood be used so as not to mix materials.

The Commission discussed whether to require the applicant to come back to the Historical Commission each time they need to replace windows, as they are going to work on only one apartment at a time. The Commission agreed that their review would only consider the replacement of 20 windows on the house, 14 on the front and 6 on Flint St side.

VOTE: Mr. Hart made a motion to approve replacement of all windows on the building façade and 6 windows on the west elevation with new Marvin windows as presented with Ms. Herbert and Ms. Kelleher assigned to do field recommendations after installation. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Mr. Kruchynskyy agreed to submit updated dimensions and specifications once measurements were completed in the field.

10 Flint Street

Melanie Charles, Jennifer Gross, Bill Simmons submitted an application for a Certificate of Appropriateness to replace wood gutters with aluminum gutters.

Materials:

- Application dated 8/25/17
- Photos
- Gutter replacement contract and cost estimates

The Applicants Melanie Charles and Bill Simmons were present.

Ms. Charles reported that they have decided to replace the existing gutters in kind with wood. She noted the following facts: cost to replace with wood gutters will be \$6,400; costs to repair fascia will be \$1,000; and cost to install new aluminum gutters without carpentry will be \$2,100 with an additional \$3,000 for carpentry work.

The Commission expressed their appreciation for the applicants' decision to replace with wood gutters.

Ms. Charles noted that they would like to maintain a piece of molding abutting the gutter. Tanner City Contractors will be completing the work, who gave them a reasonable estimate for the fascia and gutters on the decks. Mr. Charles noted that wood gutters are better than they used to be.

Ms. Herbert notes that aluminum is not much less expensive, in part because this is a Craftsman style house. On other home types, aluminum gutters may be less expensive. The pine trim under the gutter will also be replaced as needed.

VOTE: Mr. Hart made a motion to approve the Application for a Certificate of Non-Applicability to replace the wood gutters in kind, to be painted a matching color with the fascia to be replaced where needed. Ms. McCreia seconded the motion. All were in favor and the motion so carried.

Discussion on solar panels

Alex Marks of 7 Botts Court was in attendance to present his research regarding Tesla solar roofing tiles, a new solar system. Ward Councillor Steve Dibble and Jeff Cohen, former City employee responsible for recycling and solar and now a representative for Solar City, were also present.

Mr. Marks reported that Tesla is offering four different roofing styles: three to simulate slate, terra cotta, and asphalt shingles and a fourth that is a modern smooth black. The asphalt equivalent and “mod black” are being shipped now, and in mid-2018 the terra cotta and slate will be available. It is not clear what the slate-like solar shingle will look like and it may be a while before a sample can be obtained. All will be produced in Buffalo NY.

Mr. Cohen discussed Solar City and its relationship to Tesla, noting that much of the solar technology is Panasonic and thus, Japanese.

Differences between the tiles and actual solar panels were discussed. The Tesla tiles are more like standard shingles, individual elements that are wired to one another as panels would be. Panels are set on a mount that is attached to a rafter, so there is space between them and the roof, though they are at the same pitch as the roof. In any case, with solar power, inversion (the conversion of Direct Current (DC) to Alternating Current (AC) is needed. The type of inversion used for the Tesla tiles is unknown. The conduit that runs down the side of the house may be anywhere, and can be painted to match the color of the house. However, because of code, meters must be on the exterior.

Mr. Cohen noted that although electrical companies prefer to have the meters outside, in a historic district, it is possible to keep them on the interior. The location of the inverters and the panel inside are discussed.

Mr. Marks noted that Tesla has developed a calculator to determine the cost of the system, including what portion of the roof should have active solar panels, including one or two Powerwalls, and the time needed for the return on investment.

Ms. Kilb noted that additional information can be found at

<https://www.consumerreports.org/solar-panels/doing-the-math-on-teslas-solar-roof/>

Locations of the conduits and inverter were further discussed. Mr. Cohen suggested the importance of receiving a warranty for the system inverter, which has moving parts. Additional differences between standard solar panels and the Tesla tiles are discussed. Panels are raised and the gap provides insulation between them and the roof, which is positive since a hot roof is detrimental. Efficiency and dissipation of radiation are discussed. The disadvantages of

leasing solar panels are discussed, chief among them the fact that leasing companies will only put them on the spaces where they will produce enough for the company to make a profit.

Tax credits were discussed, and it was recommended that homeowners check their insurance policy if getting a Power Wall, to ensure it is covered (Powerwall is Tesla's name for its battery that can absorb solar energy and store what is generated to use to charge a car, or in the off hours to offset utility usage.) Current batteries will last for four hours, but the goal is to develop one that will last from sunset to sunrise.

Unlike traditional solar panels, solar tiles do not have any leasing option since the homeowner is essentially installing a new roof. Issues with the sale of a home that has leased solar panels are discussed. The Mass. Solar Loan Program discourages leasing and is meant to assist in the purchase of solar panels.

If Tesla uses specialty roofers for their product, the question arises as to whether this will shut out local roofers. Mr. Marks noted that this would not be an issue in the foreseeable future. In fact, regular solar panels often require repair of the existing roof so roofers may see an increase in demand.

The same ratio of licensed master electricians to roofers is required if installing solar panels. This is the requirement in Salem. Local regulations and oversight required for Tesla solar tiles is not yet known. In Salem, permits from Building, Wiring and Fire Inspectors are required. In many communities, the state requires that solar projects have a structural engineer, and that the roof can support loads of 40 lbs/ square foot.

Ms. McCrea noted that the solar panel company who represented the owner at 380 Essex Street was very dismissive of the Commission and the historic district regulations. They did not appear to want to work with the Historic Commission and did not appear interested in maintaining the historic integrity of house.

Councilor Dibble expressed his support and appreciation for the Commission's discussion on solar panels and solar tiles.

1. Other Business

a. Violation Notices

David Hart recused himself from the discussion and left to sit in the audience.

Ms. Herbert expressed her concerns about how the Commission will be able to rectify the violation occurring at 95-97 Federal Street. She noted that the applicant could undertake changes to the system as installed to improve its appearance. The applicant and his contractor have stated that the hose connection could be moved but the heat-producing condenser units must remain on stilts. She noted that the owners at 183 Federal Street have agreed to place their condenser unit on the ground where they will shovel to ensure it remains snow-free. She noted that the Commission could require the owners to relocate the units to the second floor porch deck, but this change would be expensive. The Commission must decide how to proceed. She asked members to visit the property to become familiar with the building and site conditions and the HVAC system as installed.

b. Correspondence

Ms. Kelleher reported that the Commission received a copy of a letter from MHC regarding the Charter Street Burial Ground restoration project. MHC is requiring the City to hire an archaeologist to survey the site to ensure that no underground features are disturbed during the restoration work.

Ms. Kelleher also reported that the Commission received a copy of a letter sent by MHC to the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) regarding the warm mothballing of the historic courthouse buildings. MHC is requiring DCAMM to provide masonry restoration specifications, as well as information on how the new security doors will be installed so as to protect the original historic wood entry doors. MHC has also requested clarification on the mechanical system treatments, heating of the buildings, and the maintenance and monitoring plan to avoid moisture infiltration.

Ms. Kelleher provided the history of the project noting that DCAMM will transfer the buildings to the City, but this process will take time, hence the need to mothball the buildings. DCAMM originally proposed to install wood panels to board all windows plus a security fence. The City requested that a security fence not be installed since the buildings are highly visible, a security guard will be on site and the windows will be boarded.

The Commission expressed concern about the appearance of the wood boards on the building. Ms. Herbert noted that Historic Salem, Inc. has requested that clear Plexiglass panels be installed.

Ms. Kelleher replied that the City had not requested Plexiglass. She noted that MHC was aware of Historic Salem's recommendation for Plexiglass but did not include this as part of the requirements for the project.

The Commission discussed whether the Commission could ask MHC to request Plexiglass, noting that the idea of using Plexiglass came up late in the conversation and therefore may not have made it into their request.

VOTE: Mr. Cutting made a motion to send a letter requesting Plexiglass be considered for boarding windows at the courthouses. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Ms. Kelleher reported on the bike path project along Canal Street. The path will be set off the street alongside the railroad. The State has earmarked funding to continue the path to the Marblehead line, and requested Commission review and comment on potential impacts to historic resources. She reported that no historic resources have been identified in the project area. The Commission agreed that a letter should be sent stating that the project will have no impacts on historic resources. The Commission directed Ms. Kelleher to draft a letter for review and signature by Ms. Herbert.

Ms. Herbert asked whether Commission members will attend the Statewide Preservation Conference on Friday. She discussed the cost of attendance and noted that the Commission has a very low budget, only \$400. She stated that she would like to ask for an increase in the budget to cover educational expenses for all Commissioners. She asked Councillor Dibble on how the Commission could request a budget increase. Councillor Dibble responded that a budget increase request can be made as needed, not just at the beginning of a new Fiscal year. The request should be made to the Mayor. Councillor Dibble stated that he would support the request once it was moved to the City Council for approval.

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

The Meeting ended at 8:51PM.