

**DRAFT**  
**SALEM HISTORICAL COMMISSION**  
**MINUTES**  
September 5, 2018

A meeting of the Salem Historical Commission was held on Wednesday, September 5, 2018 at 7:00 pm at 98 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Mark Pattison, Laurie Bellin, Reed Cutting, David Hart, Joanne McCrea, Larry Spang, and Jane Turiel.

126 Derby Street - continuation

Michael Giardi and Douglas Lowe submitted a Certificate of Appropriateness application for paint colors, shutters, fence, side steps and site improvements

Documents & Exhibits

- Application: 6/28/18
- Photographs
- Drawings by SV Designs

The Commission did not have a quorum to continue the public hearing and the application was continue to the next meeting. Mr. Pattison suggested the applicant provide a larger capital to allow it to shed water. Chair Herbert stated that the granite steps and fence look good and an existing window frame was found in the side wall where the Commission proposed one be added.

153 Federal Street

Jeremy and Jessica Ross submitted a Certificate of Appropriateness application for paint colors.

Documents & Exhibits

- Application: 8/16/18
- Photographs
- Paint chips

Jeremy Ross was present to discuss the project.

Mr. Ross stated that the paint colors selected was manufactured by Behr, but they will let the contractor select the appropriate brand. Chair Herbert suggested the applicant be mindful that color intensity is different with each paint manufacturers even when matching the paint color with another manufacturer. Ms. Bellin asked if the new shutters will match the existing. Mr. Ross replied yes and only 1 shutter will be replicated.

There was no public comment.

**VOTE: Ms. Bellin made a motion to approve. Ms. McCrea seconded the motion. All were in favor and the motion so carried.**

2 Chestnut Street

William Raye, Edward Jacobs, David Salanis, Patricia Russo and David Russo submitted a Certificate of Appropriateness application for a chimney cap.

Documents & Exhibits

- Application: 8/17/18
- Photographs

William Raye and Edward Jacobs were present to discuss the project.

Ms. Kelleher provided photos of the chimney. Chair Herbert asked on which face of the building the chimney lean was visible. Mr. Raye replied the front. Mr. Jacobs noted that they are using a Contractor that was recommended to them. Chair Herbert stated that Ms. Kelleher can provide their approved mortar mix and asked if the copper color would be used. Mr. Jacobs replied yes.

Ms. Bellin noted that the rear chimney has no cap and having only one chimney capped is an issue, and she asked if the chimney top was blocked. Mr. Jacobs replied yes. Mr. Raye replied that the rear chimney is non-functioning and closed. Chair Herbert asked if the other chimney services another unit. Mr. Raye replied that all three units share the same flue. Chair Herbert asked if they considered adding caps to the other chimney. Mr. Raye replied that they will determine if the cost is for both, but their focus is for the one that is leaning. The Commission agreed that both chimneys should have matching caps.

There was no public comment:

**VOTE: Ms. Turiel made a motion to approve caps at both chimneys. Ms. Bellin seconded the motion. All were in favor and the motion so carried.**

#### 11 Andover Street

Brent Thompson and Richard Keon submitted a Certificate of Appropriateness application for a chimney cap.

#### Documents & Exhibits

- Application: 8/15/18
- Photographs

Richard Keon was present to discuss the project.

Chair Hebert noted that a greyish metal would be used. Ms. Kelleher asked if both or one chimney cap was proposed. Mr. Keon replied that he intended to cap the leaning chimney only since his chimney repairman told them the leaning chimney is the only one causing water to leak into the residence. Ms. Kelleher noted that the second chimney is highly visible from Lynn Street at the rear and having one cap will look lop-sided. Mr. Keon replied that he can install caps to both. Mr. Kelleher noted that in the past have approved a dark powder coated or matte finish on chimney caps.

There was no public comment.

**VOTE: Ms. Turiel made a motion to approve both chimney in a dark flat or matte finish. Ms. McCrea seconded the motion. All were in favor and the motion so carried.**

#### 162 Federal Street

Cougar Capital submitted a Certificate of Appropriateness application for paint color and fencing.

#### Documents & Exhibits

- Application: 8/9/18
- Photographs
- Paint chips

Dan Ricciarelli of Seger Architects was present to discuss the project.

Mr. Ricciarelli stated that the proposed fence will mask the mechanical units. He noted the owner's desire to increase the fence height from 4-feet to 6-feet high. The fence will have solid white board fence painted white cap rail on top of the boards. Chair Herbert suggested the fence be painted the house trim color which hasn't been approved yet. Ms. Kelleher asked if the new fence would better screen the utility meters. Mr. Ricciarelli replied yes, the meters for the 8 apartment units will be placed 5-6-feet beyond the porch. He noted that they've moved the fence forward and the Fire Department will need to have access to the standpipe that will be lowered.

Chair Herbert stated that the body and trim paint colors have already been approved, but not the red accent color that is now being proposed to be used on the two porticos in the future.

Public comment:

Donna Bimbo, 164 Federal Street. Shelby Heights, 157 Federal Street. Joyce & Ken Wallace, 172 Federal Street. Asked where the new fences would be located. Chair Herbert presented the plan and noted that the front fence will remain an iron fence.

**VOTE: Ms. McCrea made a motion to approve the following: installation of new 6'tall capped board fence to be painted the trim color and use of accent color C2 Grand Canyon. Ms. Turiel seconded the motion. All were in favor and the motion so carried.**

#### 398 Essex Street

QMH Realty LLC submitted a Certificate of Appropriateness application for roofing shingles.

#### Documents & Exhibits

- Application: 8/20/18
- Photographs

*Ms. Bellin abstained as an abutter.*

Jeff Casiglia was present to discuss the project.

Chair Hebert noted that this is an after the fact request for approval. The owner recently received approval for inkind replacement of "shingles" but there was a misunderstanding whether the application was for roof shingles or building shingles. The applicant completed inkind replacement of wall shingles and then installed architectural shingles on the main roof in place of 3-tab shingles. Mr. Casiglia noted that a rear ell addition has architectural shingles, but it is unknown when this occurred, and that the two roof slopes bleed into each other. Chair Herbert noted that the contractor did not get a building permit for this work and the Commission wasn't alerted to this project. Mr. Casiglia stated that when he was alerted of the violation, he removed the architectural shingles that had been installed on half of the roof. Ms. Kelleher noted that if the applicant had kept 3-tab singles as a replacement in kind but the architectural shingles would require a public hearing. Chair Hebert noted that with this being a miscommunication she has no issue with the use of architectural shingles. The Commission agreed.

There was no public comment.

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

*Ms. Bellin returned.*

#### 84 Washington Square East – continuation

Thomas and Anthony O'Donnell submitted a Waiver of the Demolition Delay Ordinance to demolish a rear garage.

Documents & Exhibits

- Application: 8/8/18
- Photographs

Paul Durand of Winter Street Architects was present to discuss the project.

Ms. Kelleher stated that there is not a quorum for this project since not all of the members present tonight were present at the previous meeting where this project was discussed. It will be continued to the September 19<sup>th</sup> meeting. August 8<sup>th</sup> was the application date and that is when the 6 months starts so a motion must be made by February 8<sup>th</sup> and the clock cannot be reset. Chair Herbert noted that the applicant didn't get their estimates in time which is the reason for the delay.

Mr. Durand stated that the fence installation might affect the neighboring fences since they don't want to install one fence in front of another fence.

BethAnn Cornell, a neighbor, stated that the neighbors have met and come to several decisions. Chair Herbert stated that a 6-foot high flat board fence is proposed, and the Commission will provide a recommendation on what they would like to have installed. Ms. Kelleher stated that the Commission members present tonight can listen to the recording from the last meeting to guarantee that there will be a quorum at the next meeting.

372 Essex Street

City of Salem submitted a Certificate of Appropriateness to install bike racks.

Documents & Exhibits

- Application: 8/13/18
- Photographs

Ms. Kelleher presented the application on behalf of the Planning Department.

Ms. Kelleher stated that bikes are get chained to fence in front of library and they are proposing to install 4 arch-shaped bike racks, installed perpendicular to the street rather than parallel. She noted that she had some concerns with sidewalk clearances, but the sidewalk is wide. The Mayor's office is getting complaints about there being no bike racks. Ms. McCrea noted that there were many more bike racks behind the fence on the library property that were usually full. If the racks are full bicyclist will continue to chain their bikes up to the fence. Ms. Kelleher replied that space may have been a factor or people exiting their cars on the street hitting the bikes that stick out. Ms. McCrea objected to the limited number of bike racks proposed and to the placement of them due to a lack of planning and inaccurate bike usage. She questioned where the data came from. Ms. Kelleher suggested the sidewalk location was intended to keep the bikes away from the crosswalk. Ms. Bellin agreed that a better plan is needed and suggested they ask why the interior rack isn't being replaced. Chair Herbert suggested they approve the current location of the bike racks and if the City wanted a different location that additional information be provided. Ms. Bellin agreed. Ms. Kelleher suggested that the Bike Committee also provide their input.

There was no public comment.

**VOTE: Ms. Turiel made a motion to the original placement with the original bike rack behind the fence. Ms. McCrea seconded the motion. All were in favor and the motion so carried.**

27 Charter Street - Request for Comment under Section 106 Review

Ms. Kelleher stated that they want to add antennas on the roof and side of the building. This project will also go before the SRA and DRB so the design elements will be reviewed. Chair Hebert suggested the Commission let the applicant know their thoughts on size, color, and placement.

FY18 Community Preservation Plan – Request for Comment/Input

Ms. McCrea stated that she sent the plan to all Commission members. She'd like the Commission to note all the historic items they see or in the proposal they receive before the CPA meets again at the public hearing on the 19th. Chair Herbert noted the photo of an exposed lolly column on page 10 in the renovated Point Neighborhood building. Ms. Kelleher stated that she wants them to remove a bathhouse photo that was included in the Recreation category not the Historic Category, so it never triggered Historic Review. She noted that had been designed by the same architect that who did the Willows cottages, but much of the original details were removed when the building was recently renovated. In 2017 she recommended that the language be added that "Any historic building in a landscape must be reviewed by the Historic Commission" because the alterations to that historic cottage destroyed its historical elements.

Ms. Kelleher asked the Commission to think of recreational examples because there may be some recreational landscapes with their own history and altering the landscape could alter the historic significance. Ms. McCrea noted that a famous arborist planted some of the trees at the funeral home along the Salem Common that were recently removed.

Chair Herbert asked if original photo of the bathhouse could be submitted as an example to show why their overview if necessary. Ms. Kelleher replied yes, like with the historic bathhouse and pool at Forest River Park that look like the Willows cottages. There was no trigger for it's review by the Commission and there is already a contract for its renovation and to make it accessibility.

Other Business

Meeting Minutes

No minutes to review.

Correspondence

Ms. Kelleher read a letter from Massachusetts Historic Commission about Gallows Hill Park. They will look for the potential of artifacts being disturbed.

Ms. Kelleher stated that the Charter Street Cemetery architectural survey will being completed after Halloween.

Violation Notices

Chair Herbert stated that she will provide a list of old violations to update.

**VOTE:** Bellin made a motion to adjourn. McCrea seconded the motion. All were in favor and the motion so carried.

The meeting adjourned at 8:10 PM.

Respectfully submitted,  
Patti Kelleher, Preservation Planner