

SALEM HISTORICAL COMMISSION
MINUTES
August 19, 2015

A meeting of the Salem Historical Commission was held on Wednesday, August 19, 2015 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Laurie Bellin, Joanne McCrea, and Jane Turiel. Ms. Keenan arrived after the meeting had commenced.

6 Cambridge Street

As a continuation from a previous meeting, John Wang Bedell submitted an application for a Certificate of Appropriateness to construct a greenhouse structure adjacent to his fence along Cambridge Street.

John Bedell was present.

Documents & Exhibits

- Application: 7/16/15
- Photographs
- Site Plan
- Trellis design

Mr. Bedell stated that the Building Inspector stated that they cannot construct a structure within 5ft of the property line. As an alternative to his previous design, he would like to install a trellis structure perpendicular to the fence at the first 6' portion of the fence. The trellis will be painted green and the structural pieces would be white.

Ms. Keenan arrived at this time.

Ms. Herbert stated that having the structural members painted white would make it feel as though it is a planned extension of the fence. The lattice painted green would be ok especially if plants will be grown on it.

There was no public comment.

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

VOTE: *Ms. Bellin made a motion to accept lattice structure with the frame to be white and lattice to be green and perpendicular to the first taller section of the fence. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

95 Federal Street

As a continuation from a previous meeting, Robert Kendall submitted an application for a Certificate of Appropriateness to replace all the existing wooden gutters, including the porches, with 6" aluminum gutters pre-painted with an Ivory finish to closely match the existing trim color.

Documents & Exhibits

- Application: 6/22/15
- Photographs
- Estimate from New England Gutter Kings

VOTE: *Ms. Bellin made a motion to continue the application to the next meeting. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

89 Federal Street

As a continuation from a previous meeting, T. Jane Graham-Dwyer submitted an application for a Certificate of Appropriateness to replace the existing roof with architectural shingles.

Documents & Exhibits

- Application: 6/25/15
- Photographs

VOTE: *Ms. Turiel made a motion to continue the application to the next meeting. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.*

126 ½ Federal Street

Joy Marchand Davis submitted an application for a Certificate of Appropriateness to replace an existing wooden gutter with a fiberglass gutter of similar appearance and color. Approximately 6-8ft of gutter will be replaced. One foot of the new gutter will be visible from the public way. The remaining gutters on that side of the house have already been replaced with fiberglass gutters.

Scott and Joy Marchand Davis were present.

Documents & Exhibits

- Application: 7/8/15
- Photographs: 7/8/15

Mr. Marchand Davis stated that they originally were proposing fiberglass, however after speaking with contractors that are unable to find a fiberglass gutter in the short length that they need. They would like to instead replace the gutter with an aluminum K-shaped gutter, which would match the remaining gutters on the house.

Ms. Herbert asked if the gutters will be white.

Mr. Marchand Davis responded in the affirmative.

There was no public comment.

VOTE: *Ms. McCrea made a motion to accept the submittal as proposed for aluminum K-shaped gutters in the color white. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.*

94-96 Derby Street

Wendy Walsh, as Trustee of the Townsend House Condominiums, submitted an application for a Certificate of Appropriateness to install a new door kickplate and side plates. The kickplate and side plates would be brass.

Documents & Exhibits

- Application: 7/19/15
- Photographs: 7/19/15

VOTE: *Ms. Turiel made a motion to continue the application to the next meeting. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

19 ½- 21 ½ Broad Street

Laurie LaChapelle, on behalf of the 19 ½-21 ½ Broad Street Condominium Trust submitted an application for a Certificate of Appropriateness to repair and replace gutters and downspouts damaged by ice. New gutters will be increased slightly in size (by20%) in order ot omprove water flow and prevent further ice dams. Two additional downspouts to be added: one on the South and one on the West (i.e. the back of the house and the side facing Orne Square), to prevent further ice dams. Additional gutters added to back, west and east wall, to be painted the appropriate color and placed as inconspicuously as possible.

Documents & Exhibits

- Application: 7/23/15
- Photographs
- Elevation
- Site plan
- Gutter specifications

Matt Kleiderman, Izabell Lesko, David Leach were present.

Mr. Leach stated that they currently have 5” K-shape aluminum gutters. They would like to replace them with 6” K-shape aluminum gutters. The gutters will be in the same location as the existing gutters. An additional down spouts will be located at sides of the building. There was major damage at the south gutter this winter. He used online calculators to determine what their gutter need is and the calculators showed that they would need 6” gutters and 6 downspouts.

Ms. Herbert asked for clarification on the location of the additional downspouts.

Mr. Leach responded that the addition gutters will be located on the back of the house and one of each side.

Ms. Lesko added that there will be no additional downspouts on the front of the house.

Ms. Herbert asked if there is also additional repair work as necessary when the gutter is removed.

Ms. Lesko responded in the affirmative, but the work will be in-kind.

There was no public comment.

Ms. Bellin asked if 6” k-shape gutters have been approved before in the local historic districts.

Ms. Herbert responded in the affirmative.

VOTE: *Ms. McCrea made a motion to approve the application, as submitted. Ms. Keenan seconded the motion. All were in favor, and the motion so carried.*

Ms. Lesko stated that they are looking at restoring their windows and asked for clarification on the process for approval.

Ms. Herbert stated that if the work is in-kind, it will be approved through the Certificate of Non-Applicability process.

12 Winthrop Street

Ian Bomberowitz submitted an application for a Certificate of Appropriateness to install a new AC condenser unit on the side of the house.

Documents & Exhibits

- Application: 7/29/15
- Photographs
- Dimensions of condenser unit

Mr. Bomberowitz stated that the condenser is not visible from Winthrop Street. It will only be visible from Orne Square. They are also planning to install plantings near the location of the condenser. The unit will be gray matching the house.

Ms. Herbert stated that the Commission doesn't have jurisdiction over plantings, however they encourage applicants to screen condenser units with landscaping.

Mr. Bomberowitz stated that the back neighbors will be installing a hedge row along their rear property line, which will hide the condenser from view from the public way.

There was no public comment.

VOTE: *Ms. McCrea made a motion to approve the application, as submitted. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

161 Federal Street

As a continuation from a previous meeting, on behalf of Dan Botwinik/161 Federal Street, LLC, Epsilon Associates, Inc. submitted an application for a Certificate of Appropriateness for improvements to the former Saint James Rectory, including renovations associated with a new residential use. The project will include repairing and repainting (same colors as existing) the exterior wood clapboard siding, retaining and repairing the existing wood windows and doors and replacing missing or damaged slates from the roof with in-kind materials. A new roof dormer will be added to the rear (south) slope of the hip roof to provide adequate clearance at the attic level.

Review of the roof dormer was continued until the applicant was able to appear before the Zoning Board of Appeals.

Doug Kelleher, Dan Botwinik, Barry Ganak and Scott Grover were present.

Documents & Exhibits

- Application submitted 4/21/15
- Photographs
- Ganek Architects, Inc. drawings dated 4/17/15
- Ganek Architects, Inc. revised drawings dated 8/14/15

Mr. Grover stated that the ZBA voted unanimously to grant the variances for a 4 unit residential dwelling as well as parking for the rear of the building. The dormer was removed from the application presented to the Board of Appeals, as is shown in the drawings submitted to the Commission.

Ms. Herbert stated that the Commission previously reviewed the application and didn't have any concerns. She asked for clarification on the replacement of the skylights.

Mr. Ganak responded that the revised design has them replacing the existing two skylights and adding an additional skylight on each side of the building, for a total of 4 skylights.

There was no public comment.

Ms. McCrea asked if the shutters are remaining.

Mr. Botwinik stated that the shutters are in need of restoration will be restored. The missing shutters will be replaced.

Ms. Herbert asked if they are operable shutters.

Mr. Kelleher stated that they are late 20th century wood fixed shutters.

VOTE: Ms. McCrea made a motion to approve the application, as revised. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.

Mr. Kelleher asked if the Commission would also provide them with a letter of support for their MA Rehabilitation Tax Credit application.

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

29 Chestnut Street

Dr. Maura McGrane requested that the completion date for a Certificate of Appropriateness issued to install a cantilevered gate be extended for six months.

Documents & Exhibits

- Letter of request: 8/17/15

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

27 Charter Street- Section 106 Review

EBI Consulting, Inc., on behalf of T-Mobile USA, requested the Commissions review of a proposed telecommunication installation at 27 Charter Street as part of the Section 106 process.

Documents & Exhibits

- Invitation to Comment: 7/29/15
- Site location maps
- Site plan: 6/12/15

Ms. Bellin stated that the documentation provided to the Commission does not give enough details on the existing conditions are, and what is being added.

Ms. Herbert added that there are no dimensions or details on the colors.

Ms. Bellin added that she would like to know how far out from the building the antennae will be hung.

VOTE: *Ms. McCrea made a motion to submit a letter requesting the discussed missing details. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

Other Business

Approval of Minutes

VOTE: *Ms. Bellin made a motion to approve the minutes from the July 1, 2015 meeting, with comments. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

Correspondence

Ms. Lovett stated that the Commission received a letter from Massachusetts Historical Commission stating that a new telecommunications facility is being proposed at 217 Essex

Street. MHC requested that the applicant contact the Commission for review of the project. The applicant has yet to provide materials to the Commission to review.

Ms. Lovett stated that she attended a One Stop Meeting on 7/29/15 for two projects. The first project discussed was the Peabody Essex Museum expansion. They will be before the Commission for review of the project in the future, as they are a designated National Landmark.

The second project discussed was the rehabilitation of the building at 209 Essex Street into a boutique hotel. While the project is outside the jurisdiction of the Commission, Commission members can comment on the project through the Design Review Board and Salem Redevelopment Authority processes. Ms. Lovett will keep the Commission abreast of the project review schedule.

Ms. Herbert discuss a development project along Bridge Street, across from Coffee Time, where the historic house is being renovated. She noted that they are installing vinyl windows and siding. She stated that she feels the Commission should have some input into the review of these projects.

Ms. Bellin asked how the Commission can coordinate with the review of other boards.

Ms. Herbert stated that it would be a change to their duties and probably require a vote by the Council. She will talk with Councilor Bill Legault. She attended the Board of Appeals meeting for the project and stated her concerns regarding the window restoration, however most of her comments were not incorporated into the decision.

Ms. Lovett stated that while the Board of Appeals has the ability to make conditions on a project requesting a special permit, they are limited by regulations. The Board of Appeals is not meant to provide design review.

Ms. McCrea stated that the property at 384 Essex Street is still in violation. In addition, she has seen more work being undertaken on the property.

Ms. Lovett stated that she will follow up on the violation.

31 Broad Street

In continuation of a previous meeting, Brian Boches submitted an application for a Certificate of Appropriateness to repair the porch as needed with similar products.

The application was continued to provide the applicant time to submit additional details on the proposed changes to the porch.

Documents & Exhibits

- Application: 6/29/2015
- Photographs

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

VOTE: *There being no further business, Ms. McCrea made a motion to adjourn. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

Respectfully submitted,

Natalie BL Lovett
Community Development Planner