

SALEM HISTORICAL COMMISSION  
MINUTES  
December 2, 2015

A meeting of the Salem Historical Commission was held on Wednesday, December 2, 2015 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), David Hart, Joanne McCrea, Reed Cutting, Susan Keenan, and Jane Turiel.

14 Cambridge Street

The Ballou Family Real Estate submitted an application for a Certificate of Hardship. The applicant had previously received a Certificate of Non-applicability to install PVC pipes for a new furnace on the tenants' side which would not be visible from the public way. The original plan could not be carried out and the contract installed them on the driveway side. The application is also to install venting for a new hot water heater on the driveway side.

Susan Ballou Carter was present.

Documents & Exhibits

- Application: 11/16/15
- Photographs

Ms. Carter stated that the new hot water heater vent would be coming out from the basement window at the sidewalk end. It will be the most visible. She noted that the ones currently installed on the driveway side installed are almost non-visible. They have been painted gray. The new pipe will not be higher than the highest of the ones currently installed.

Mr. Cutting asked if they will resemble the existing closely and will be candy cane style.

Ms. Carter stated that they may not be as thick, but will be candy cane style. She stated that she has been looking around neighborhood and that she sees pipes and meters everywhere. She noted that this is the future of furnaces. She will paint the new pipes in the color of the surface behind it.

Ms. McCrea stated that she felt the pipes installed blend in pretty well.

Mr. Cutting was in agreement.

Ms. Carter stated that it is possible that the new pipe may have to come out at the white wood trim.

Mr. Hart asked if the reason that the hot water heater cannot connect to the chimney is because the chimney is defective.

Ms. Carter replied in the affirmative.

Mr. Hart stated that he recognized that this is a unique situation, but did not want to set a precedent. He acknowledged that there are meters and pipes around the city, but did not want approval to be a free fall precedent.

**VOTE : Mr. Cutting made a motion to find that a hardship has been recognized and to issue a certificate for the installation of a water heater vent on the driveway side at the basement window closest to the sidewalk due to there being no other alternatives available at this time. The motion is conditional that the dimensions not exceed those of the most nearby pipe (height and circumference), that it be painted the color of the background it is against and that the preference be for the pipe to emerge through window if possible, rather than the white trim board. Ms. McCrea seconded the motion. All were in favor and the motion so carried.**

### 217 Essex Street – Section 106 Review

In continuation of a prior meeting, in accordance to the Section 106 review process, EBI Consulting requested comments from the Commission on whether a proposed telecommunications facility at 217 Essex Street will have a potential effect to historic properties.

#### Documents & Exhibits

- Letter from EBI Consulting: 10/28/15
- Revised drawings: 10/28/15
- Letter from McLane Middleton: 11/3/15
- Renderings

Ms. Guy stated that she her understanding is that the Commission supported a revised chimney with a 6” set back and that the Design Review Board (DRB) approved moving the chimney 4”. It will be going before the Salem Redevelopment Authority next week for final vote. She provided a draft letter to send to EBI Consulting.

Ms. Herbert asked that the letter also include that the fiberglass chimney be painted the color of natural red brick. Ms. Guy will make that amendment to the letter.

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

### Other Business

Ms. Guy draft wording to include on all certificates in response to the vote taken at the last meeting to require project completion photos be requested on all certificates. She wanted to limit the photographs submitted due to storage concerns, would forward copies via email for those submitted, and confirm that the Commission’s intent was not for staff to keep track and follow up on whether or not close out photos were submitted (unless there was a potential violation).

All were okay the with wording.

Mr. Hart stated that the Peabody Essex Museum now has revised plans for their expansion.

Standing on the Essex Street mall, looking at the main building with garden to right, there is a little addition that was the entrance to get into an earlier building. They intend to remove it the addition and he suggest members look at it and think about it. It will likely come before the Commission for a waiver of the Demolition Delay Ordinance. They are also intending to remove the building further in, but it is not very visible. He noted that he will have to recuse himself due to having a contract with PEM to do other work.

Ms. Herbert noted that she spent several hours going through new preservation plan, which is 128 pages long.

Mr. Hart stated that it is very long and comprehensive.

Ms. Herbert stated that it identifies certain actions for which the Salem Historical Commission should be responsible. There are also actions that the Commission's staff person should take on. One recommendation is to divide up the city and assign sections to members to check for violations. The recommendations are being scored by priority. One recommendation is for a full time staff person, but the issue is funding. She noted that there are opportunities for grants, but they need to be investigated.

Mr. Hart stated that he understand Massachusetts Historical Commission (MHC) may have a grant that could fund a preservation planner for 3 years.

Ms. McCrea asked what happens after 3 years.

Ms. Herbert stated that the perhaps the city would take it over, or a foundation grant. She stated that it is a good time to go after that grant with the new preservation plan.

Mr. Hart believed the next cycle is March/April.

Ms. Herbert asked members to look at the plan.

Ms. Guy stated that MHC is reviewing the final version and making final tweaks. She will send members a link to the plan when the final plan is put on line.

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

Respectfully submitted,

Jane A. Guy  
Assistant Community Development Director