

SALEM HISTORICAL COMMISSION
MINUTES
December 6, 2023

A meeting of the Salem Historical Commission was held on Wednesday, December 6, 2023 at 6:00PM via **Zoom Virtual Meeting**. Present were: Larry Spang (Chair), Mark Meche, Kelly Tyler-Lewis, Vijay Joyce, Rebecca English (arrived late). Staff: Patti Kelleher. Not present: Milo Martinez, Mark Pattison.

Request to amend Certificate of Appropriateness for gutters 3 Cambridge Street—continuation

Ms. Kelleher reported that the applicant requested to amend a Certificate of Appropriateness for gutters.

1 Pickering Street — Continued discussion on fence design

Joseph Locke was present. Mr. Locke provided updated drawings of fence in wood. Posts on front of house were wood, and Mr. Locke indicated plan to maintain existing pillars on corners and by entrances. These were the only reported changes, as well as altering style of fence to better fit style of house. Chair Spang referenced page A100 of drawings to show a detailed image of fence. The base of fence would be brick about a foot tall, and then a 5' wood fence atop. Chair Spang remarked that the drawing looked more metal than wood. Mr. Locke noted that the fence would be simple square with a pointed top. Chair Spang referred to sheet 201 as the proposal at present, which Mr. Locke affirmed. Chair Spang was desirous of seeing a new drawing that featured wood instead of metal. Mr. Locke clarified that maintaining style of existing was the goal. Ms. Kelleher showed existing photo of property. Mr. Locke noted that existing gates would stay as well as caps on top of brick piers. A new wood fence would be added to match existing; maintaining height as-is, only to make posts a bit higher to compensate for loss of brick. Mr. Locke reiterated that wall would stay the exact same height, though the proportion of wood to brick would be shifted to compensate for loss of brick. Mr. Joyce asked if the construction, materiality, and color of existing fence would be matched, which Mr. Locke affirmed, "as much as possible." Mr. Meche clarified that the fence gate was metal, which Mr. Locke affirmed. Mr. Joyce asked if the fence posts would be drilled through the top rail; and advised Mr. Locke to clarify this with the builder, because such an approach could yield rot. Mr. Joyce also noted that side fences on Broad and Warren Streets look like a different style in the plans and requested more clarity. Mr. Meche noted that the pickets on Pickering St are about 4", and questioned if the material being used would be plastic or wood. On the board fence, Mr. Meche noted that the posts were not expressed on the public side. Mr. Meche also requested more detail in the drawings. Mr. Locke expressed openness to any of the Commission's recommendations on the board fence.

Chair Spang noted that drawings did not show items raised by the Commission during past meetings, though called the discussion "productive." Chair Spang requested updated drawings so that there was no slippage between what is built and what has been discussed. Mr. Joyce proposed looking at another Colonial Revival building – i.e. 48 Chestnut – noticing side of that house as corner turns to Flint, halfway down the Flint St façade does go up to a privacy fence. Mr. Joyce noted that this was a Colonial Revival copy of the Derby House. Mr. Locke clarified that the goal would be to step up the privacy fence in order to frame the façade of the house, which Mr. Joyce affirmed. Ms. Tyler-Lewis recommended that the applicant begin exploring the costs for specific materials. Chair Spang showed a mock-up of the

Commission's plan to have a shorter transparent fence to frame the façade of the house, which changes to a taller privacy board fence in the backyard. Chair Spang recommended that Mr. Locke have an architect work on more specific drawings. Mr. Meche expressed preference for brick panels at the corner (Ms. Padjen's suggestion from "public comment" portion). Ms. Tyler-Lewis also noted that examples on upper Warren Street exist for brick fence proportions.

Public comment:

Elizabeth Padjen, Chestnut Street, said that not much attention was paid to alternative recommendations based on the new plans. Called the existing plans "wholly inelegant" and not in line with character of the original house. Questioned the appropriateness of the shown front gate. Noted that Spanish cedar or mahogany might be worthwhile to account for Mr. Joyce's comments. Attention to scale vertically should be paid. On Warren and Broad Street sides, brick stubby base hits granite and stops; feels like there should be some kind of resolution. Ms. Padjen wanted to see brick panels at the ends of the fences. Expressed "profound disappointment" with the state of the plans and research on the part of the owner. Wanted to see an appropriate Colonial Revival-style fence.

Helen Sides, Broad Street, also expressed displeasure for the presented plans. Spoke to this house having three streetfronts. The fence being shown was referred to as a "backyard fence." A street front fence should not be 6' tall. Did not want to see any portion of the fence being fully opaque. Ms. Sides wanted this house to be visible from all sides. Expressed that the fences should be transparent. Referred to the fence plans at present as too informal for Broad and Warren Street sides.

VOTE: Mr. Joyce motioned to continue discussion to the next meeting. Ms. Tyler-Lewis seconded the motion. Roll Call: Tyler-Lewis, Meche, Joyce, English (abstained), Spang were in favor and the motion so carried.

337 Essex Street—continuation

The Salem Athenaeum submitted an application for a Certificate of Appropriateness for new fence paint color.

Documents & Exhibits:

- Application: 10/30/23
- Slideshow/photographs

Pamela Hartford and Jean Marie Prociou were present on the call.

Ms. Kelleher noted that several members attended a site visit to the property since the last meeting. Chair Spang noted that the basic idea was Sag Harbor paint color would be used on the fence facing Botts Court as well as on the fence post at the corner of property abutting Botts Court neighbor(which is neighbor's post), including all posts and post caps. Fence perpendicular to the street would remain painted to match neighbor's fence color fence, thus a color transition would occur.

Public comment:

Ms. Kelleher noted that a letter had been received from residents on Botts Court expressing conditional support for the proposed color of Sag Harbor.

VOTE: Mr. Joyce motioned to approve use of the Sag Harbor paint color in the manner explained by Chair Spang. Ms. English seconded the motion. Roll Call: Tyler-Lewis, Meche, Joyce, English, Spang were in favor and the motion so carried.

374 Essex Street—continuation

Jim Sullivan submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits:

- Application: 10/11/23
- Slideshow/photographs

Project architect Helen Sides was present on the call to represent the applicant.

Ms. Kelleher noted that building modifications had been approved at a previous meeting, but the proposal for new paint colors had been continued. Ms. Sides reported that applicants Jim Sullivan and Emma Hamilton did some sampling to determine a deeper color. Hague Blue (body) and Swiss Coffee (portico) were shown. Window trim, cornerboards and fascia were all intended to be Hague Blue to match body color. Ms. Sides noted that entry portico and new portico on rear of house would be painted Swiss Coffee. Ms. Sides noted that tall columns on garden side may also be painted Swiss Coffee and would be partly visible if looking between house and library. Mr. Joyce commended the color selections as well as painting the entire house in a solid color but wanted to verify the colors in the field. Ms. Tyler-Lewis questioned if Farrow & Ball or Benjamin Moore paint would be used, noting that it would be difficult to match the Farrow & Ball color with a different paint product.

There was no public comment.

VOTE: Ms. English motioned to provide preliminary approval of paint colors as submitted pending field review. Mr. Joyce seconded the motion. Roll Call: Tyler-Lewis, Meche, Joyce, English, Spang were in favor and the motion so carried.

381-385 Essex Street, Grace Church—continuation

Grace Church submitted an application for a Certificate of Appropriateness to replace portion of roof with architectural shingles.

Documents & Exhibits:

- Application: 10/17/23
- Slideshow/photographs

Eric Wagner was present via phone. Mr. Wagner noted that the church has agreed to pursue the solar panel option but requested approval of a Certificate of Hardship for replacement of slate with the option for either asphalt or solar. Chair Spang noted that final installation details are typically asked for, though in principle an affirmation could be given for EPDM roof with solar. Ms. Kelleher noted that removal of slate would qualify under hardship, though replacing slate with solar was not typical. She also noted that replacement was requested for only a section of roof. Mr. Meche and Mr. Joyce expressed approval for the applicant's plan. Chair Spang noted that the asphalt color New England Slate had previously been proposed, which Mr. Wagner noted was still preferred based on its similar edge treatment and variegation in color. Chair Spang clarified that Certainteed had previously been approved as a preferred shingle of the Commission, which Ms. Kelleher affirmed. Chair Spang clarified that any flashing done would be in copper, Mr. Wagner affirmed.

There was no public comment.

VOTE: Ms. English motioned to approve a Certificate of Hardship for replacement of portion of slate roof with either Certainteed asphalt architectural shingles in Highland Slate color or EPDM roofing and solar panels. Flashing to be in copper and final details to be confirmed prior to final installation. Mr. Meche seconded the motion. Roll Call: Meche, Joyce, English, Spang were in favor and the motion so carried.

11 Lynn Street—continuation

Lynn Street Home Trust submitted an application for a Certificate of Appropriateness to replace windows and door.

No one was present on the call representing the application.

VOTE: Mr. Joyce motioned to continue the application to the next meeting. Mr. Meche seconded the motion. Roll Call: Tyler-Lewis, Meche, Joyce, English, Spang were in favor and the motion so carried.

36 Derby Street

Stanley Wrobel submitted an application for a Certificate of Appropriateness for building modifications (after the fact).

Documents & Exhibits:

- Application: 11/2/23
- Slideshow/photographs

Stanley and Barbara Wrobel were present on the call.

Electrical panel installation was larger than what had previously existed, and paint colors were different from agreed upon. Mr. Wrobel noted that paint colors for shingles and trim had been updated with charcoal slate for body; white for trim, and blue "Malibu Coast" for doors. Mr. Wrobel noted that this work was done in 2021, and that an old version of the guidelines may have been used by the applicant. Mr. Wrobel said that the homeowners considered the work to be repairs rather than something to be

reviewed. Chair Spang clarified that the goal would be to approve new paint colors; electrical update; and change to windows. Mr. Joyce clarified that exposing the trim was what was meant by change to windows, which Mr. Wrobel affirmed. Mr. Wrobel noted that wood rot had occurred on windows, which required repairs. Mr. Wrobel noted that homeowners could not return to clapboards and did their best with existing siding; cut back a bit to reveal windows as they were when it was a clapboard house. No windows were moved, Mr. Joyce clarified. Mr. Wrobel said that storm windows were removed from most of the home's windows. Mr. Joyce questioned if band molding was removed, which Mr. Wrobel affirmed, citing rotted wood. Mr. Joyce noted that all the sills had horns on them and commended Mr. Wrobel for restoring window trim. He noted that building previously had two electrical boxes and now there are four (or three and a half, more precisely). Ms. Kelleher noted that meters include new shutoffs as well as a blank panel in the center. Mr. Joyce asked if the homeowners had also painted the foundation red, which Mr. Wrobel affirmed, citing the desire to use a color that looked like brick. Mr. Wrobel noted that a greenish color had existed prior, which did not work with color of siding.

Chair Spang noted that window restoration works well for the property and was not too bothered by gray color for body. Chair Spang called the red foundation color "a bit too red," and wondered whether the stainless steel flue pipe could be hidden somehow. Mr. Joyce noted the date of the house (circa 1830) and called the white color used for the trim to be too stark, proposed to fine-tune white color and deal with flue pipe. Mr. Joyce preferred moving the electrical meter, though Mr. Wrobel said that they had always been in that location. Mr. Meche noted that the flue pipe/vent had previously been in the area indicated as existing to remain.

Commission members examined past Google Street view images of the property. Mr. Wrobel noted that the house had been purchased in November 2020. Ms. English agreed that the white was stark. Ms. English was of the mind that the red would fade over time. Ms. English was not a fan of the blue for door color but agreed that similar colors had been used in the past. Mr. Wrobel requested a site visit to confirm if the white was truly too stark, which members were amenable to.

Public comment:

Dan Graham, 0 N Pine, questioned if the homeowner had painted the electrical box to match the body of the house or if the house had been painted to match the color of the house. Mr. Wrobel clarified that boxes were painted to match color of house. Mr. Graham was informed that electrical boxes may be painted by homeowners to match color of house.

VOTE: Mr. Meche motioned to accept reconfigured window trim restoration and/or reconfiguration, body color, color of the doors, placement of the electrical meters painted to match the house, and new vent pipe also painted out to match house color. Ms. English seconded the motion. Roll Call: Meche, Joyce, English, Spang were in favor and the motion so carried.

VOTE: Ms. English motion to continue discussion on color of window trim and foundation to allow time for a site visit. Mr. Meche seconded the motion. Roll Call: Meche, Joyce, English, Spang were in favor and the motion so carried.

New England Power Company requested a waiver of the Demolition Delay Ordinance to demolish a circa 1950 substation building.

Documents & Exhibits:

- Application: 11/20/23
- Slideshow/photographs

Joe Vuto was present, project manager for National Grid for construction project at substation.

Mr. Vuto noted this is an asset improvement project where transformers are going to be changed out, with new switch gear and control building to be installed. Aerial view of Salem Harbor #45 Substation: Relay House (red) Control House (blue) was shown. This substation was determined to have “high risk” in terms of safety and reliability without updates to outdated equipment. The transformers were also identified to be near end of life, at risk of oil spilling to surrounding community. A new building up to current codes and standards was planned for installation to make overall system more reliable, safe, and able to take on increased load. Mr. Vuto noted that the planned substation is not visible from parking lot, but is in center of many other electrical stations.

Ms. Kelleher noted that the subject building was subject to a 12 month delay should the Commission find the building historically significant and preferably preserved. Chair Spang wanted to know if new equipment would go in a new building or would be pad mounted. Mr. Vuto noted that new switch gear equipment would serve as the building, to be shipped from vendor in pieces and installed on a cement foundation. Chair Spang questioned if any studies had been done to determine if nearby properties would be impacted by noise from new electrical equipment. Mr. Vuto noted that new equipment should actually hum less than existing older equipment, based on discussions with project team, though clarified that no studies had been undertaken. Ms. Kelleher noted that no inventory form for this building (built circa 1950) exists, and it has not been found historically significant in recent planning studies for the property.

No public comment.

VOTE: Mr. Joyce made a motion to find the building not historically significant. Ms. English seconded the motion. Roll Call: Tyler-Lewis, Meche (recused), Joyce, English, Spang were in favor and the motion so carried (the Demolition Delay was waived).

1 Holyoke Square—Holyoke Mutual Fire Insurance Company Building

Request for CLG (Certified Local Government) Opinion regarding determination of National Register Eligibility.

Image of building was shown, with original building constructed in 1906 with an addition added in 1975. The architect, Smith and Walker, also designed Hawthorne Hotel and Post Office, according to Mr. Joyce. The building owner has prepared a Form B inventory form for the property with an opinion that building is eligible for listing in the National Register. Since Salem is a Certified Local Government, the Historical Commission is required to make its own determination on eligibility. Mr. Meche clarified that the 1975 addition was not made by Smith & Walker, which Ms. Kelleher confirmed. A discourse occurred concerning how recognition in the National Register of Historic Places impacts building owner’s access

to state and federal historic tax credits. The Commission was supportive of the research undertaken by the applicant.

No public comment.

VOTE: Ms. English made a motion to find the building eligible for listing in the National Register based on Criterion A and Criterion C as described in the Form B inventory form. Mr. Joyce seconded the motion. Roll Call: Meche, Joyce, English, Spang were in favor and the motion so carried.

149 Federal St—continuation

Kathy and Joseph Archambault submitted a request to amend previously issued Certificate of Appropriateness for paint colors.

Kathy and Joseph Archambault were present on the call.

Ms. Kelleher reminded the Commission that the remaining item for discussion is a request to amend the approved paint colors. The applicants wish to switch the body color of Portsmouth Blue (California Paint) to Woodland Green (Benjamin Moore). The Archambaults had based this color on 121 Federal Street, which was shown. Ms. Kelleher noted that the property file for 121 Federal Street indicates that the colors are Briarwood Green with Navajo White (Benjamin Moore) for the trim. Mr. Joyce noted that the selected color was not historically inappropriate. Chair Spang wondered whether the exact colors from 121 Federal could be used. Ms. Archambault noted that the Briarwood was a little more grey than green, and that the homeowners wanted more of a green. Chair Spang wanted to ensure that the Woodland Green would not present as too much of a pastel hue. Ms. Archambault clarified that the applicants had never come before the Commission to request Navajo White for the trim color, even though that was the color the Commission approved. Mr. Meche proposed deputizing a Commission member to review the colors in the field and Mr. Joyce volunteered. Mr. Joyce expressed concern over the final trim color given that the applicants were not in favor of Navajo White. Ms. Archambault offered to meet with Mr. Joyce to go over trim colors in the field.

VOTE: Ms. English motioned to preliminarily approve Woodland Green pending confirmation in the field by Commissioner Mr. Joyce as well as to nominate a trim color to review and ratify by Commission at the next meeting on December 20. Mr. Joyce seconded the motion. Roll Call: Meche, Joyce, English, Spang were in favor and the motion so carried.

Other Business

383 Essex St

Ms. Kelleher reported on the emergency need for a new meter at the property. One of the building's units is serviced with an electric heating system and is currently without heat. The electrical service has to be increased to 200 amp from 100 amp which requires a new larger meter with a shutoff panel on the exterior of the building. Typically this type of work would need to go to a public hearing but that would mean the unit would be without heat for another two weeks. Ms. Kelleher noted that Chapter 40C would

allow for quickly approving the service based on a public safety issue (i.e. tenants not having heat). Ms. Kelleher noted that electric meter is in the basement, but a new requirement exists whereby shutoffs must be installed on exterior of building. Chair Spang recommended approving under a Certificate of Hardship (i.e. public safety issue). Chair Spang also recommended including language on removal of old abandoned conduit, painting to match house color, etc.

VOTE: Ms. English motioned to approve installation of new emergency shutoff and removal of old conduit, painting to match house color, under a Certificate of Hardship. Mr. Joyce seconded the motion. Roll Call: Meche, Joyce, English, Spang were in favor and the motion so carried.

Adjournment

VOTE: Ms. English motioned to adjourn. Mr. Meche seconded the motion. All were in favor and the motion so carried.

The meeting adjourned at 9:07PM.

Respectfully submitted,

Dan Graham, Historical Commission Clerk