

SALEM HISTORICAL COMMISSION
MINUTES
June 16, 2021

A meeting of the Salem Historical Commission was held on Wednesday, June 16, 2021 at 6:00 pm. **VIRTUAL ZOOM MEETING**. Present were; Vijay Joyce, Milo Martinez, Mark Meche, Stacey Norkun, Mark Pattison and Larry Spang. Not present: Rebecca English, Reed Cutting.

180 Derby Street - CONTINUATION

Brookhouse Home submitted a Certificate of Appropriateness to relocate electrical service

Documents & Exhibits

- Application: 4/29/21
- Photographs

Michael Bolduc of Bolduc Electric was present to discuss the project.

Chair Spang stated that Mr. Pattison, Mr. Meche and Mr. Joyce toured the site with a representative from National Grid and the Fire Marshall. Much of the electric service work is new, the panels have been roughed-in to this location and requesting to relocate it would be substantial. To decrease the impact of the conduits they could install LV boxes and go straight down the face of the building, but rather than core through the granite foundation they would go through an existing window that has been covered with plywood which will eliminate the sweeps. The wiring inspect is okay with placing them between the second and third bays as long as the upper window was secured in place which it is.

Mr. Meche stated this will be the last step in the process, but it wasn't designed in sequence. Its purpose is to power a new air conditioning system but many details relating to the new A/C system have not been decided. Their process needs to be reconfigured, so they are seeking approvals before items are installed. He noted that Chair Spang's solution is a good one but it's a concession and this conversation should have happened before the applicant reached this step. Mr. Pattison agreed and noted that the applicant should have had an architect or a designer to help organize this process. Mr. Joyce agreed with all of the comments made and added that the building's location across from the Custom House makes this situation more detrimental. Mr. Meche requested details of how hangers will be installed into the mortar joints not the face of the brick and noted that epoxy is not the preferred and through bolting was the final suggestion. Chair Spang agreed.

Ms. Kelleher noted that the recent improvements to the Brookhouse have not come through the Commission, they are using CPA grants to fund their upgrades, but they could do an even better job organizing this process.

Public Comment:

No one in the assembly wished to speak.

VOTE: Mr. Meche made a motion to approve the installation of two new services conductor 4" gal. EMT with weather heads coming into a 4" LB, pole/junction box, into the existing masonry opening between windows 2 and 3 and the attachments (through bolting) into the interior with a backer plate, secured through the mortar joints, paint the conduit red to match the brick and the LB conduit to match the green in-fill panel. Mr. Pattison seconded the motion. Roll Call: Pattison, Meche, Martinez, Norkun, Joyce, Spang. Six were in favor and the motion so carried.

19 Orne Square - CONTINUATION

Christine Thomson submitted a Certificate of Appropriateness for a shed

Documents & Exhibits

- Application: 5/10/21
- Photographs

Christine Thomson was present to discuss the project.

Ms. Thomson stated the shed was moved to her property this morning, she thinks the location is appropriate, she would rather it not be painted yellow to match her house so it can blend into the surroundings. She didn't want to place it next to the garage or cut down trees to place it in the backyard.

Mr. Martinez thanked the applicant for not chopping down trees and noted that their biggest concern was the door shape since the shed should match the house, and suggested the door be changed. Mr. Pattison suggested adding flat boards over top to conceal the curve and agreed that the shed should not be painted yellow. Chair Spang suggested a combination of applied flat board and painting the entire shed one color. Ms. Thomason suggested painting the shed Essex Green to match the fence. Mr. Pattison noted that the shutters should not be the same color as the building. Ms. Thomson suggested black shutters. Ms. Norkun suggested painting the body Essex Green and the door and shutters one shade darker color to maintain a monotone historic contrast. Mr. Joyce agreed but noted that the window sash also be painted to match. Ms. Norkun to work with applicant on color selection.

Public Comment:

No one in the assembly wished to speak.

VOTE: Mr. Pattison made a motion to modify the door by applying flat boards to make it appear square, color to be painted Orne Square Green and door, shutter and sash color to be selected by Norkun. Ms. Norkun seconded the motion. Roll Call: Joyce, Pattison, Meche, Martinez, Norkun, Spang were in favor. Six were in favor and the motion so carried.

90 Federal Street - CONTINUATION

Carrie Cabot submitted a Certificate of Appropriateness for new fencing

Documents & Exhibits

- Application: 5/10/21
- Photographs

Ms. Kelleher stated that the applicant was not present to discuss the project.

VOTE: Mr. Meche made a motion to continue to the June 30, 2021 special meeting. Mr. Martinez seconded the motion. Roll Call: Joyce, Pattison, Meche, Martinez, Norkun, Spang were in favor. Six were in favor and the motion so carried.

31-33-35 Warren Street - CONTINUATION

Phillips Warren Condominium Trust submitted a Certificate of Appropriateness to replace fencing -

Documents & Exhibits

- Application: 5/18/21
- Photographs

Joseph Kaye, Secretary of the Condominium Association, was present to discuss the project. Brendan Carroll, owner of #31, was also present.

Mr. Kaye noted that they began looking into the rotted fence in January 2021 and they desire a replacement and a desire for more privacy. The fence has a picket design with a sloped top as recommended by the Commission, and although there is a mix of fences in the area, they believe their proposed fence is more historic. The tongue & groove fence has a top, middle and bottom rail and will be installed by Reliable Fence. They prefer to stain the wood fence, so the paint doesn't flake. The bordering fence would be white and the rear Tarrytown Green, as recommended by Waters & Brown. The trees they have planted will help to hide the fence.

Chair Spang noted that the fence is most visible from Flint Street. The Commission and applicant discussed whether the new fence height would relate to the brick pier that is just under 6-feet high. Mr. Kaye noted that he has a company that can cut the brick pier and relocate it approximately 20-inches to the right without creating another vertical joint. Mr. Meche raised concerns with moving the brick pier but later agreed that it could be done.

Mr. Joyce noted that a shallow slope of the top of the fence hits below the top of the pier. Chair Spang suggested a curved or sloped transition of the last 8-foot-long fence section up to the 6-foot-high post beyond, so the adjustment looked intentional and not like an afterthought. He suggested the fence company either lower the fence section by 6-inches or add a new lower post and drop the top down intentionally using a half panel. Mr. Joyce suggested the last fence section be 8 feet long rather than 4-feet so the higher post is further away and questioned this applicant making decisions for another owner. Mr. Pattison suggested the new posts be hidden.

Mr. Carroll stated that Flint Street is a higher level, and everyone can see into their yard, Mr. Kaye's vehicle would also be seen so that's why they wanted a higher fence. He had no issue with lowering the brick pier since it's the fence that will provide the privacy.

Mr. Martinez stated that lowering the post height makes the fence lower and it's the most accessible area of the fence to pedestrians walking by. Chair Spang noted that historically the wall would have taken precedence over the backyard fence. Mr. Kaye noted that the previous fence had a curve to it but no scallop. Chair Spang suggested the fence correlate to the gate height which makes him cautious about separating the two elements. Mr. Kaye suggested installing a gate that matches the proposed fence.

Public Comment:

Ms. Kelleher stated that the Commission received a letter from Councillor Hapworth, who is in support of the group of homeowners and both applications which are a relatively minor and historically appropriate change.

No one else in the assembly wished to speak.

Mr. Martinez requested a site plan with the fence lengths and details.

VOTE: Mr. Martinez made a motion to continue to the June 30, 2021 special meeting. Mr. Pattison seconded the motion. Roll Call: Joyce, Pattison, Meche, Martinez, Norkun, Spang were in favor. Six were in favor and the motion so carried.

33 Warren Street - CONTINUATION

Joseph Kaye submitted a Certificate of Appropriateness to relocate brick pillar

Documents & Exhibits

- Application: 5/18/21
- Photographs

Joseph Kaye, Secretary of the Condominium Association, and Brendan Carroll owner, were present to discuss the project.

Chair Spang stated that the existing brick pier makes it difficult to turn into the driveway. Mr. Kaye stated that moving the brick pier will allow more room to maneuver and the earlier posts made the turn even more difficult. He noted in the in future he would like to install an electric car charger. Ms. Kelleher noted the car chargers will be new items for the Commission to review.

Mr. Kaye stated that the condominium association owns the brick pier and one moved he plans to install a new custom gate. Chair Spang noted that by removing the old gate he has put himself in violation since removing items is also under their jurisdiction. Mr. Kaye noted that he would like to secure new cedar posts to the brick piers rather than in the ground for a more secure design.

Chair Spang noted that the bracket on the pier once held the brick gate. Ms. Kelleher stated that there are no historic photos of the previous gate.

Public Comment:

Ellen Schiller, 14 Broad Street. Suggested the brick piers get taller to accommodate the fence height concerns.

No one else in the assembly wished to speak.

Ms. Kelleher stated that the application has already been advertised but could be a replacement in kind if all of the other details matched. Chair Spang – would want to see it holistically. Do you want a notched edge? Spang – people are split on the step down at the last panel and how it can be. Joyce – stated that the three options discussed need to be sketched and reviewed.

VOTE: Mr. Martinez made a motion to continue to the July 7, 2021 regular meeting. Mr. Pattison seconded the motion. Roll Call: Joyce, Pattison, Meche, Martinez, Norkun, Spang were in favor. Six were in favor and the motion so carried.

14 Broad Street - CONTINUATION

Ellen Schiller submitted a Certificate of Appropriateness to replace fencing

Documents & Exhibits

- Application: 5/19/21
- Photographs

Ellen Schiller was present to discuss the project.

Chair Spang stated a site visit took place on June 5, 2021. Ms. Schiller stated that she wants to replace one section of fence that's falling apart and replace it with a solid 6-foot fence that will be higher than the neighboring 4-foot-high fence. It will be as similar as possible and go right to edge.

Chair Spang noted the flat boards in their back yard do not facing out. Ms. Schiller noted that she would switch the look since the flat boards elsewhere currently face in, they could add one more section and turn them to face out and would maintain a natural cedar finish.

Public Comment: No one in the assembly wished to speak.

VOTE: Mr. Martinez made a motion to accept a 6-foot-high cedar solid wood fence, with rails to face the yard where visible from Cambridge Street, then switch to having the flat board facing their yard and for the applicant to submit the board sizes. Mr. Pattison seconded the motion.

Mr. Martinez amended his motion to including posts being placed behind the fence.

Mr. Martinez withdrew his motion.

Mr. Martinez amended his motion to accept a 6-foot-high cedar solid wood fence in a natural finish, with rails facing the yard where visible from Cambridge Street. Mr. Pattison seconded the motion.

Roll Call: Joyce, Pattison, Meche, Martinez, Norkun, Spang were in favor. Six were in favor and the motion so carried.

140 Derby Street - CONTINUATION

Patrick Shea submitted a Certificate of Appropriateness for paint colors

Documents & Exhibits

- Application: 3/10/21
- Photographs

Patrick Shea was present to discuss the project.

Ms. Kelleher stated that she has not seen revised paint colors, although Mr. Shea finalized the façade design, and it was approved. He would like to use the previously suggested three paint colors by Benjamin Moore, Trim: Monterey White, Façade: Downpour Blue, Door: Red vermillion. Chair Spang stated that the Commission must determine if the colors are appropriate since the lower woodwork will be mostly Monterey White, the paneling blue and the moulding white. The façade is very heavy on the proposed blue color. Ms. Norkun agreed and noted that the surrounding storefronts have a similar look, and the blue may be too deep, but it provides personality. Mr. Shea suggested paint colors they would prefer. Mr. Pattison noted that the Downpour Blue may not have been appropriate on an 1820's structure of this era. Mr. Joyce agreed and noted that the blue could be a trim color but lighter would be preferred. Mr. Joyce and Ms. Norkun agreed to meet with the applicant on site and approve an appropriate color blue. Mr. Shea stated that the upper window sashes and trim will be white, as well rakes, corner boards, and cornice with copper flashing above. The sign band, trim and panels would be blue, with a white quarter round and a red door.

Public Comment:

No one in the assembly wished to speak.

VOTE: Mr. Joyce made a motion to approve with final paint color to be finalized in the field with Joyce and Norkun. Mr. Pattison seconded the motion. Roll Call: Joyce, Pattison, Meche, Martinez, Norkun, Spang were in favor. Six were in favor and the motion so carried.

23 River Street - CONTINUATION

Paschal Corrigan submitted a Certificate of Appropriateness to renovate the building

Documents & Exhibits

- Application: 4/8/21
- Photographs

VOTE: Mr. Meche made a motion to continue to the July 7, 2021 regular meeting. Mr. Pattison seconded the motion. Roll Call: Joyce, Pattison, Meche, Martinez, Norkun, Spang were in favor. Six were in favor and the motion so carried.

18 Chestnut Street

Dorothy Kelleher submitted an application for a Certificate of Appropriateness to replace rear fencing

Documents & Exhibits

- Application: 5/3/21
- Photographs

VOTE: Ms. Norkun made a motion to continue to the June 30, 2021 special meeting. Mr. Meche seconded the motion. Roll Call: Joyce, Pattison, Meche, Martinez, Norkun, Spang were in favor. Six were in favor and the motion so carried.

18 Chestnut Street

Dorothy Kelleher submitted an application for a Certificate of Appropriateness for rear ramp access.

Documents & Exhibits

- Application: 6/2/21
- Photographs

Victoria Kelleher was present to discuss the project.

Chair Spang noted that a site visit was conducted several weeks earlier. Ms. V. Kelleher stated she is proposing a 3-foot-wide ramp over the existing stair with a 2-inch-high edge on either side and no handrails, that will be minimally visible from the street and concealed by plantings. She suggested it be labeled as a temporary ramp since a new ramp will be incorporated once the backyard design has been determined.

Mr. Meche noted that the step up into the house from the top landing hasn't been accounted for and based on the photographs the ramp could be up to 12-feet-long and should have a handrail. Ms. V. Kelleher replied that since her mother would not use the ramp without help, he does not intend to add handrails since her mother uses a walker and can step up into the house. Chair Spang suggested a suitcase type ramp that come in various lengths. Ms. V. Kelleher replied that she preferred wood and would leave it natural wood. Mr. Joyce requested a specification on the materials proposed and suggested the ramp edge be painted to match the trim color.

Public Comment:

No one in the assembly wished to speak.

VOTE: Mr. Joyce made a motion to approve a wooden ramp with 2x edge barriers painted white. Ms. Norkun seconded the motion. Roll Call: Pattison, Meche, Norkun, Martinez, Joyce, Spang were in favor. Six were in favor and the motion so carried.

4 Andover Street

George Beck and Karen Garvey Beck submitted an application for a Certificate of Appropriateness for paint colors.

Documents & Exhibits

- Application: 5/18/21
- Photographs

VOTE: Ms. Norkun made a motion to continue to the June 30, 2021 special meeting. Mr. Meche seconded the motion. Roll Call: Pattison, Meche, Norkun, Martinez, Joyce, Spang were in favor. Six were in favor and the motion so carried.

14 Hathorne Street

Frank Vieira submitted an application for a Certificate of Appropriateness for architectural roof shingles

Documents & Exhibits

- Application: 5/18/21
- Photographs

Steve Hiou, contractor, was present to discuss the project.

Ms. Kelleher stated that the application would like to strip the existing 3-tab shingle and install IKO Architect series in Cambridge Earthtone Cedar, a close match to the existing color, at the high roof and the front porch. Ms. Norkun noted that IKO has a straight cut rather than angled and the earth tone cedar has a lower contrast. Mr. Meche asked if any gutter work was proposed. Mr. Hiou replied that a new white drip edge would be installed but the existing gutter would remain. The Commission discussed the visibility of the new drip edge and Mr. Pattison requested a detail drawing. Mr. Hiou noted that there would only be a 1-1/2" exposure from ABC Building Supply and he can provide a sample. Chair Spang noted that the white drip edge is preferred to blend in with the white painted trim.

Public Comment: No one else in the assembly wished to speak.

VOTE: Mr. Joyce made a motion to approve the application as presented. Mr. Pattison seconded the motion.

Roll Call: Pattison, Meche, Norkun, Martinez, Joyce, Spang were in favor. Six were in favor and the motion so carried.

5 Beckford Street

Robert Allen; Robert Soucy submitted an application for a Certificate of Appropriateness to replace steps and railings

Documents & Exhibits

- Application: 5/21/21
- Photographs

VOTE: Mr. Pattison made a motion to continue the application to the June 30, 2021 special meeting. Ms. Norkun seconded the motion. Roll Call: Pattison, Meche, Norkun, Martinez, Joyce, Spang were in favor. Six were in favor and the motion so carried.

253 Lafayette Street

Craig Fletcher submitted an application for a Certificate of Appropriateness to replace 6 windows

Documents & Exhibits

- Application: 6/2/21
- Photographs

VOTE: Mr. Martinez made a motion to continue the application to the special meeting on June 30, 2021. Mr. Joyce seconded the motion. Roll Call: Pattison, Meche, Norkun, Martinez, Joyce, Spang were in favor. Six were in favor and the motion so carried.

389 Essex Street

Olga Demidova submitted an application for a Certificate of Appropriateness to install mini-split system

Documents & Exhibits

- Application: 6/2/21
- Photographs

Olga Demidova was present to discuss the project.

Ms. Demidova stated that the compressor would be placed behind the jog facing the neighbor's driveway, with one line leading up to the second-floor kitchen and another to the second-floor bedroom. Chair Spang agreed that in this location the unit would be generally hidden from view. Mr. Meche suggested the contractor enter the building through the water table at the rear of the jog. Ms. Kelleher noted that only a short run of ductwork would be visible and asked if the contractor could enter at the back side of the unit. Ms. Demidova replied that there is only 2-inches of wall space above the window casing which is not enough wall space to mount the unit. Mr. Pattison suggested the piping enter through the rear of the job, be installed above the ceiling, and enter the room from above. Ms. Demidova replied that she doesn't know if space is available above the ceiling, but the piping mounted on the exterior can be painted to match to help conceal it.

Public Comment: No one in the assembly wished to speak.

VOTE: Mr. Meche made a motion to approve as drawn and paint the exterior piping to match the adjacent façade colors. Mr. Pattison seconded the motion. Roll Call: Pattison, Meche, Norkun, Martinez, Joyce, Spang were in favor. Six were in favor and the motion so carried.

Other Business

47 Leavitt Street

Ms. Kelleher reported that the North Shore CDC has requested a signed MOA for the project. She conducted a walk through with the project consultant and there is little to no architectural details left, and what remains has either been painted over or is deteriorated. Plans for a new apartment building have been approved and will be constructed in its place.

Virtual Meetings

Alan Hanscom of SATV stated that he hopes the City of Salem transition their virtual meetings to a hybrid rather than back to in-person, since they've been able to broadcast twice as many meetings than before. Ms. Kelleher replied that the city has been considering a hybrid model although they don't currently have the technical capacity to hold a hybrid meeting and have a camera that show all members at the same time, as well as other legal requirements. The meetings will be held on Zoom until further notice.

Ye Old Pepper Candy Company - 122 Derby Street:

The Commission discussed whether the façade was actually painted 'Marblehead Gold' that was approved since the end result looks more yellow than gold. Ms. Kelleher noted that she will also reach out to the applicant that also removed the side addition without Commission review and approval.

Adjournment

VOTE: Mr. Meche made a motion to adjourn. Mr. Joyce seconded the motion. Roll Call: Pattison, Meche, Norkun, Martinez, Joyce, Spang were in favor. Six were in favor and the motion so carried.

The meeting adjourned at 9:45PM

Respectfully submitted, Patti Kelleher, Preservation Planner