

SALEM HISTORICAL COMMISSION  
MEETING MINUTES  
AUGUST 19, 2020

A meeting of the Salem Historical Commission was held on Wednesday, August 19, 2020 at 6:00 pm via **Zoom Virtual Meeting**. Present were; Reed Cutting, Rebecca English, Vijay Joyce, Milo Martinez, Stacey Norkun, Mark Pattison, Larry Spang. Not present: David Hart

358 Essex Street – continuation

Clarke-Morgan-Benson House Condominium Trust; Josiah Fisk submitted an application for a Certificate of Appropriateness for Paint colors

Documents & Exhibits

- Application: 7/11/20
- Photographs
- Paint chips

Josiah Fisk was present to discuss this project.

Mr. Fisk stated that two coats have been painted on the building showing three red test colors. One was too orange but another with brown undertones seemed more historically appropriate. Mr. Joyce reported that he had visited the site and he agreed with the color assessments by the owner. The color “Mojo” to the left of the window would be the better option. Mr. Pattison noted he visited the site and the owner’s preferred color has an iridescence that seems more modern. He preferred the color on the right side of the window. Mr. Martinez stated that “Mojo” was his preference. Ms. Schaeffer noted her visit to the site and her preference for the color to the right of the window.

*Ms. Norkun joined the meeting at this time.*

Ms. Norkun reported that she had also visited the site and that the right-side color has too much orange. She preferred the test color to the left of the window which felt more appropriate for this area and didn’t seem as bright in the sunlight. Mr. Spang agreed with the glossy appearance of the owner’s preferred color. Mr. Fisk suggested reducing the sheen of the right-side color. Mr. Joyce agreed with the duller finish preference, which would be a better fit for a building of this style in this location. Mr. Fisk noted that Cadmium Red didn’t exist until 1912.

Public Comment: Emily Stuart, 360 Essex Street, stated her preference for the color on the right that echoes the brick and seems more refined. The red on the left seems too harsh and bold.

Mr. Spang stated that the right-side color seems inappropriate, but the Commission could approve both options. Ms. Norkun, Mr. Joyce, and Mr. Pattison agreed. Mr. Fisk noted that he would specify a dull finish/sheen and not a glossy sheen.

**VOTE:** Mr. Joyce made a motion to approve both color options with a low sheen finish with final selection by owner. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

360 Essex Street - continuation

Rob & Emily Stuart submitted a Certificate of Appropriateness for paint colors and removal of shutters.

Documents & Exhibits

- Application: 7/13/20

- Photographs
- Paint chips

Rob and Emily Stuart were present to discuss the project.

Ms. Stuart stated that in regard to the accent color, they've decided to play off the verticality of the house and 9-foot-high windows, and accentuate the corbels, scrolls, raised square trim, and mini corbels both above and below the window casings. They've selected a warmer gray, "Portland Grey", rather than the original Silver Fox color. The colors would be "Witching Hour" (dark grey) for body, "Tapestry Beige" for trim, and "Portland Grey" as the accent color to highlight the stately details. Ms. Norkun noted that the previous "Wet Cement" color looked too purple and a grey on beige wouldn't provide enough contrast to highlight the details. Ms. Stuart noted that that color combination was sampled but she preferred the subtlety of the new color scheme, and the Wet Cement color looked mauve. She didn't want it to look like a "painted lady" with a variety of colors. Mr. Joyce suggested providing another color sample prior to selecting alternative colors that the Commission can also review. Mr. Spang agreed with the option of an alternative color combination. Ms. Norkun noted she had no issue with approving paint and trim color only.

Public Comment: Josiah Fisk, 358 Essex Street, echoed the opinions from 2 weeks ago and agreed with needing different color to highlight the details given its period. This would be a huge win for this street and the McIntire District.

Mr. Spang noted that bay window will have light trim and stand out. Ms. Stuart replied that they don't want to highlight horizontal elements. Mr. Pattison noted his desire to see the third trim color sample on the house to ensure the colors don't clash. The Commission agreed to schedule a site visit once sample colors were reapplied.

**VOTE:** Mr. Joyce made a motion to approve "Witching Hour" for body color, "Tapestry Beige" for trim and a third detail color to be determined in the future. Ms. Schaeffer seconded the motion. All were in favor and the motion so carried.

Removal of window shutters:

Ms. Stuart expressed the desire to remove the shutters to highlight the height of the Italianate style windows. The dark body color will also make them look taller. Mr. Joyce agreed and noted that while shutters were on the house in the past, they were moved to the outside of the trim which is not appropriate. If they were returned to their correct position, it would help with the verticality. Ms. Stuart noted significant damage to shutters which would require them to be rebuilt. The shutters would also cover a lot of detail on the windows because the window casing is fluted not straight. Mr. Pattison and Ms. Norkun agreed.

Public Comment: Josiah Fisk, 358 Essex Street. Loved the shutters despite their placement. If the body of the house is darker the shutters in their correct placement would also hide the new casing color. It's a trade off, but it's worth it to remove them and highlight the architectural features of the house.

Mr. Spang noted that the shutters are a more recent addition and agreed with applying sample paint color to the façade for Commission review, and to determine if the shutters should be reinstalled. Mr. Joyce agreed but didn't want to encourage reinstalling shutter in their incorrect location so he's okay with them being removed. Ms. Norkun and Mr. Spang agreed.

**VOTE:** Ms. Norkun made a motion to remove the window shutters from. Mr. Pattison seconded the motion. Commissioners Martinez, Schaeffer, Pattison, Joyce, Norkun, Spang were in favor and the motion so carried.  
10 Hamilton Street - continuation

Lee Bresnahan submitted a Certificate of Appropriateness to install enclosed side porch

Documents & Exhibits

- Application: 7/7/20
- Photographs

Lee Bresnahan was present to discuss the project.

Mr. Spang stated that the preference for pulling the exterior wall of the proposed enclosure inward to maintain the visibility of the railing and column details and Mr. Joyce provided the applicant with some input. Ms. Bresnahan replied that she did revise the drawings to match that recommendation. Mr. Joyce noted that there are some examples around Salem of enclosed porches with glass panels behind the railings. The porch is being retained, which is good.

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

**VOTE:** Mr. Joyce made a motion to continue to the September 2, 2020 meeting. Ms. Norkun seconded the motion. Commissioners Martinez, Schaeffer, Pattison, Joyce, Norkun, Spang were in favor and the motion so carried.

*Ms. Norkun left the meeting at this time.*

19 Chestnut Street - continuation

Nathalie Binney submitted a Certificate of Appropriateness to replace windows

Documents & Exhibits

- Application: 7/7/20
- Photographs

No one was present to represent the project.

Ms. Kelleher stated that the Contractor was unable to attend the meeting but provided a sample window at the Planning office. She noted that the application was submitted on July 7<sup>th</sup> and the Commission has until September 7 to make a determination.

The Commission agreed to a site visit for Saturday, August 22, 2020 to see the property and the sample window.

Ms. Schaeffer noted that the proposed window is flat metal and adding exterior storm may conceal it. There may not be a simulated wood finish available. There is very little cost difference between these Marvin windows and their wood windows.

**VOTE:** Mr. Joyce made a motion to continue to the Sept. 2, 2020 meeting. Ms. Norkun seconded the motion. Commissioners Martinez, Schaeffer, Pattison, Joyce, Norkun, Spang were in favor and the motion so carried.

2 North Pine Street- continuation

Theodore & Diana Cowan submitted a Certificate of Appropriateness for replacement of chain link fence with new fence and entry gate.

Documents & Exhibits

- Application: 7/20/20
- Photographs

Ms. Kelleher noted that this application has been continued to September 2, 2020 regular meeting.

#### 174 Federal Street

Federal Street 174 Condo Trust submitted a Certificate of Appropriateness for paint colors

#### Documents & Exhibits

- Application: 7/30/20
- Photographs

Joseph Rogers was present to discuss the project.

Mr. Rogers stated that the house needs minor repair and to be painted. An 1885 photo shows the house as white with dark shutters, but those shutters were removed. An all-white body and trim color is proposed. Mr. Spang noted that the black and white photo provided could be white, cream, or light grey, but there is no split color tone. Mr. Rogers noted that the neighbor has all white house with shutters. These houses were built by the same man for his two daughters. Mr. Joyce noted that the 1849 house is Greek Revival house so an argument could be made to use a creamier white of that period not the Titanium White proposed.

Mr. Rogers noted that his neighbors at 172 Federal Street are in favor of changing the paint colors. He also received input from a contractor for a pure white color from California Paint or Benjamin Moore, his contractor preferred the performance of California Paints. Mr. Joyce noted that Benjamin Moore also has historic colors to consider. He added that it was standard to paint shutters a dark green not black, but paint samples should be applied for Commission review. Ms. Schaeffer suggested alternate shutter colors be considered when selecting the body color.

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

**VOTE: Mr. Joyce made a motion to approve the proposal for an historic white color to be selected in the field with the help of the Historic Commission. Ms. Schaeffer seconded the motion. Commissioners Martinez, Schaeffer, Pattison, Joyce, Spang were in favor and the motion so carried.**

#### 87 Federal Street

Virginia W. Love submitted a Certificate of Appropriateness to install new fence

#### Documents & Exhibits

- Application: 7/29/20
- Photographs

Virginia Love was present to discuss the project.

Ms. Love presented her application to install a mini-split system with 2 inside units and 1 outside unit that is not within public view. All lines will be run at the interior through the basement. Ms. Kelleher noted that landscaping screening would not be necessary as the units would not be visible from a public way. Ms. Love added that the units would be hidden by existing evergreens shrubbery on the side of the house that isn't visible. Mr. Pattison

stated that this project proves that the lines can be installed at the interior and not the exterior as come Contractors claim.

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

Mr. Joyce stated that vegetation shouldn't be the only screening, but it's also far from the street and hidden behind a porch, so it will not be easily seen. Mr. Spang stated that if it can't be seen from the street then the Commission doesn't have jurisdiction.

**VOTE: Mr. Martinez made a motion to approve the application as submitted. Mr. Joyce seconded the motion. Commissioners Martinez, Schaeffer, Pattison, Joyce, Spang were in favor and the motion so carried.**

### 31 Warren Street

Brendan Carroll submitted a Certificate of Appropriateness for AC units

#### Documents & Exhibits

- Application: 8/3/20
- Photographs

Brendan and Veronica Carroll were present to discuss the project.

Ms. Kelleher stated that the proposal is to install an AC condenser behind a brick wall and the question is whether the wall means there is no jurisdiction over visibility. Mr. Carroll noted that the existing brick wall is 5-feet-high. Mr. Spang noted that if a future applicant in a similar scenario demolished a brick wall that units once concealed would become visible and need to be concealed. Mr. Carroll noted that the units would be placed next to a second entry door on the side of the house. Their house is at the end of the row and at the end of the brick wall is where a metal railing begins, and someone would have to step onto the railing for the proposed units to become visible in front of the side entry stairs. Mr. Martinez suggested a site visit to determine the potential visibility. Ms. Kelleher agreed with the limited visibility and suggested an approval stated if the unit is found to be visible additional landscaping or screening must be added. Mr. Carroll noted the units will be installed on a 2" high concrete slab and the piping will directly enter the building through a filled-in basement window.

Public Comment: Joyce Kenney. Noted a flowering bush to the right of the proposed installation location that could be adversely affected by the AC unit. Mr. Carroll replied that the shrubbery was located to another area of the garden.

The Commission agreed with Ms. Kelleher's recommendation to install shrubbery or lattice if unit is deemed visible once installed.

**VOTE: Mr. Martinez made a motion to approve as submitted with the condition that shrubbery or lattice be installed after the fact is the unit is found to be visible after installation. Mr. Joyce seconded the motion. Commissioners Martinez, Schaeffer, Pattison, Joyce, Spang were in favor and the motion so carried.**

### 6 Federal Court

Mary F. Richards submitted a Certificate of Appropriateness for building renovations.

#### Documents & Exhibits

- Application: 8/3/20
- Photographs
- Drawings by Pomeroy and Co.

Jennifer Mello, of Pomeroy and Co. was present to discuss the project.

Ms. Mello stated that her client wants to remove an asphalt shingle roof and replace with 3-tab asphalt shingles to match the existing. They would also replace the flat roofing at the top of the roof with rubber as well as the copper flashing trim. The wood roof hatch would be replaced with a Bilco flat hinged insulated roof hatch, which would be flat and fully integrated into the roof to match the existing hatch dimension. The flat roof will be rubber with copper perimeter flashing visible from the street; remaining flat roof will be asphalt. They would also recreate a rooftop balustrade to match photos from 1963. The new balustrade would feature 5" x 5" cedar posts and 1 ½ " x 4 ½ cedar rails to match the historic design. The posts would be 4'-6" high and the railing 3' high, with a peaked copper cap. The copper drip edge and step flashing at the chimney will also be replaced.

Mr. Joyce asked if the new roof hatch would project away from the roof. Ms. Mello replied the new roof hatch will be 8" above the roof instead of the existing 12". Ms. Mello replied that a post card from the 1940's show the same rooftop balustrade, which is the same design as on the Ropes Mansion. Mr. Pattison asked if additional photos were found because he believed a more elaborate balustrade would have been installed. Mr. Spang agreed. Ms. Kelleher replied that there were no other photos in the records to suggest that anything different existed. Ms. Mello didn't want to speculate what could have been there. Ms. Schaeffer agreed.

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

Mr. Martinez stated that the new Bilco roof hatch should be painted black to blend in with the roof. Mr. Joyce asked if the cedar balustrade would be painted. Ms. Mello replied yes, Atrium White to match the house trim.

**VOTE: Mr. Martinez made a motion to approve as presented with the roof hatch to be painted black. Ms. Schaeffer seconded the motion. Commissioners Martinez, Schaeffer, Joyce, Spang were in favor, Commissioner Pattison was not in favor, and the motion so carried.**

### 34 Summer Street

Jessica Bombardier submitted a Certificate of Appropriateness to install rooftop solar panels

#### Documents & Exhibits

- Application: 7/29/20
- Photographs

Jessica Bombardier and Nick Picariello, Boston Solar Engineer, were present to discuss the project.

Mr. Picarello stated that black on black solar panels are proposed on the south elevation of house with one module removed at the chimney. The panels would not be visible from the North side at street level and minimally visibility from the South side at street level. The black on black color would not show the white grid lines between the panels. The panels would sit 4' to 5" off the roof and snow guards would be added at the roof edge to protect the cars below. An existing snow fence is already on the house. Ms. Bombardier noted that a dark grey solar trim would be added below the panels to fill in the gap and blend into the roof so they appear solid.

Mr. Joyce requested the snow guard/fence color or if it would be copper. Ms. Bombardier replied that they will salvage and reinstall the existing snow fence. New roof shingles would be installed in a dark color to match the solar panel color. Mr. Spang asked about the location of the associated conduit and inverter. Mr. Piccarello replied that the microinverters are under the panels and the box can be placed in the Basement. The exterior equipment will have a utility disconnect along the South side of the house, that can be far away as the street, but they would want to have a straight conduit drop down the side of the house. There will be a Mass smart meter on the side of the house, but they can apply for an exception to place it in the interior. The vertical conduit would come off the bottom of the array and would wrap around the cornice. Mr. Joyce noted the preference to minimize additional utility lines near the street. Mr. Spang asked if the conduit could be hidden behind the chimney where it comes off the roof and then down to the required shutoff needed for emergencies. Mr. Piccarello replied yes, but it would require more exterior conduit. Mr. Joyce agreed with conduit placement behind the chimney.

Mr. Spang asked if the shutoff must be visible from the street. Mr. Piccarello replied no, but the idea is for firefighters to easily locate it. Mr. Spang suggested running a conduit along fascia board rather than the clapboard.

Mr. Piccarello noted that the critter guard extends 5" above roof and is secured 12" into the roof and all elements will be black. Mr. Spang suggested the applicant determine if the changes suggested by the Commission make sense and then return in 2 weeks.

Mr. Martinez noted his reservation with the location of the panels, particularly since there are only 2 floors of house underneath and the roof pitch is steep. Mr. Joyce replied that the panels will be visible, but alternative energy sources is new in historic districts and potentially setting a precedent. Mr. Spang stated that guidance from the State directs Commissions not to obstruct the use of alternative energy sources but allows Commissions to require solar panels be placed in less visible locations. He noted that the building's facade faces north and the back of the house is most appropriate. Ms. Schaeffer agreed, noting her concern with height of guard rails that seem temporary, and her preference for applying conduit at the rear of the house where it's less visible.

Mr. Pattison asked why the roof was being redone. Ms. Bombardier replied that several locations are leaking in their finished attic, by the chimney, dormer, and at the rear near a vent. When the snow guard is reinstalled, they hope to also salvage the tin roof under the snow guard. Mr. Spang suggested the leaks could be due to ice damming conditions in the attic and the addition of the metal edge could have caused the ice damming. He suggested the metal edge be reinstalled and discussed at next meeting when the roof shingles are also discussed.

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

**VOTE: Mr. Martinez made a motion to continue to the September 2, 2020 meeting. Mr. Joyce seconded the motion. Commissioners Martinez, Schaeffer, Pattison, Joyce, Spang were in favor and the motion so carried.**

### 34 Broad Street

Jonathan and Raquel Frisch submitted a Certificate of Appropriateness for building renovations.

#### Documents & Exhibits:

- Application: 8/3/20
- Photographs

Raquel Frisch was present to discuss the project.

1. Shutters: Ms. Frisch proposed to reinstall the black wood shutters that are stored in the garage, but only on the front of the house for budgetary reasons, at the four lower windows and two upper windows. They appear to be original and will require repairs. Mr. Joyce stated they should be installed appropriately with hardware to keep them in place, but that needs to be determined in advance. Ms. Frisch noted that there is some existing hardware to reinstall. Ms. Kelleher noted the Design Guidelines with descriptions can be provided to the applicant. Mr. Spang suggested only one shutter be installed at the bay windows. Mr. Pattison suggested they both be installed even if one shutter is doesn't sit flush against the house.

Public Comment: No one wished to speak.

**VOTE: Joyce made a motion to approve the reinstallation of the existing shutters, to be installed properly and two shutters per window. Pattison seconded the motion. Martinez, Schaeffer, Pattison, Joyce, Spang were in favor and the motion so carried.**

2. Wood Gutters: Ms. Frisch proposed to replace wood gutters that are currently non-functional with white aluminum rounded gutters and either square or rounded aluminum downspouts to match the remainder of the main house. The gutters at the bump outs are wood. The contractor told her that wood gutters would not be cost effective. Mr. Joyce suggested lining the existing gutters with oil, metal, or rubber. Ms. Frisch noted her contractors concerns with lining a gutter with such large existing holes that may not be able to hold the weight of the water. New wood lined gutters could not be cost effective. Ms. Schaeffer stated that she would be opposed to installing new aluminum gutters when the wooden gutters are so highly visible and an essential element to the home. Mr. Joyce suggested a fiberglass gutter of a similar profile. Ms. Schaeffer noted that synthetic fiberglass gutters are deeper than wood gutters and can accommodate more rainfall. Ms. Frisch stated that if aluminum wasn't approved the existing would have to remain for budgetary reasons, but they would price new fiberglass gutters.

Public Comment: Hilary Hidel, 38 Broad Street. Has lived next door for 12 years, the wooden gutters are not original to the house and the previous owner installed them because they were told to do so. There may have been aluminum gutters before the wood or no gutters at all.

**VOTE: Mr. Pattison made a motion to continue the discussion on new gutters. Mr. Joyce seconded the motion. Martinez, Schaeffer, Pattison, Joyce, Spang were in favor and the motion so carried.**

3. 3<sup>rd</sup> Floor skylight: Ms. Frisch proposed replacing a small skylight in the living room that provides little light with a larger skylight. It would match the other two proposed skylights for the kitchen and bathroom. All three proposed skylights would be 18-inches x 24-inched which is considered an acceptable size in the Design Standards. One is visible from the left property line, to the left of the vent stack. The other two are barely visible on the right-side of the house, to the left of the front dormer. Ms. Schaeffer stated lengthy discussions by the Commission regarding skylights, noted her concern with their visibility, and requested plans and/or additional information. Mr. Martinez & Mr. Joyce agreed. Ms. Frisch stated that most of her neighbors have skylights that are visible. The proposed are Velux Fresh Air Skylights. Mr. Joyce suggested a site visit to determine their potential visibility especially give the setback from the street and the large side yard to the left.

The Commission agreed to request additional information from the applicant and to make a site visit.

4. Remove chimney and repair hole in slate roof: Mr. Spang suggested the matter be tabled until after a site visit. Ms. Frisch stated that the chimney is in the middle of the kitchen and its removal will allow them to install two new bathrooms as planned. Their structural engineer noted that the chimney is not a structural element, is buried in a wall, and there currently is no fireplace associated with it. Housed within it are boiler piping which will



also be removed and replaced with a direct-vent boiler. Ms. Schaeffer stated that even though many repairs are needed, such features should be preserved and not removed to allow for interior renovations. Historic plans and photos should be submitted to allow everyone to be more informed about the home before making such decisions. Ms. Frisch replied that they bought the home to revitalize it, but it does need to meet modern-day standards such as having more than one small bathroom, but she will provide as much additional information as possible. Ms. Schaeffer requested architectural plans with details of what is both existing and proposed. Mr. Spang noted that the chimney may be important to the character of the house and noted past requests by the Commissions to either repair chimneys or building a false chimney from the roof up. A site visit and plans can allow the Commission to make better determinations. Ms. Frisch agreed to provide existing and proposed plans and photos of the elevations.

The Commission agreed to a site visit on Saturday, August 22, 2020 at 9AM.

**VOTE: Mr. Joyce made a motion to continue until the next regular meeting. Mr. Pattison seconded the motion. Commissioners Martinez, Schaeffer, Pattison, Joyce, Spang were in favor and the motion so carried.**

#### Other Business

6 Federal Court: Ms. Kelleher stated that the carriage house barn was taken down yesterday, Tuesday, August 18, 2020. The Contactor was able to salvage more brackets but nothing else other than some personal effects.

384 Essex Street: Ms. Kelleher stated that she spoke with the owner and they are repairing the roof and scraping and painting the portico only. The owner installed some copper flashing, removed the tin roof and a wood shingle roof will be installed. She and Mr. Pattison met the contractor on site and all the work had been replicated to match. She expressed her concern that without some care the carriage barn at the rear of this property could go the same way as 6 Federal Court.

#### Meeting Minutes

No minutes to review.

**VOTE: Mr. Joyce made a motion to adjourn. Mr. Martinez seconded the motion. Commissioners Martinez, Schaeffer, Pattison, Joyce, Spang were in favor and the motion so carried.**

The meeting adjourned at 10:00 PM.

Respectfully submitted,

Patti Kelleher, Preservation Planner