

SALEM HISTORICAL COMMISSION
MINUTES
February 7, 2024

A meeting of the Salem Historical Commission was held on Wednesday, February 7, 2024 at 6:00PM via **Zoom Virtual Meeting**. Present were: Larry Spang (Chair), Mark Meche, Kelly Tyler-Lewis, Vijay Joyce, Milo Martinez, Rebecca English, Margarida Goncalves. Staff: Patti Kelleher

1 Pickering Street—continuation

Ms. Kelleher reported that the SHC is awaiting drawings with details from applicant. Mr. Locke (who was not in attendance) stated to Ms. Kelleher that the detailed drawings would be available at the next meeting. Chair Spang noted that no members had been deputized to work with Mr. Locke. Chair Spang encouraged that Mr. Locke submit drawings in advance of next meeting to allow time for review.

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

10 Broad Street—continuation

Brett McCarty submitted an application for a Certificate of Appropriateness for building modifications and door color.

Documents & Exhibits:

- Application: 12/4/23
- Slideshow/photographs

Brett McCarty was present on the call.

Ms. Kelleher established that past approvals were granted for roof vents, color for the doors, and replacement of existing electric meters. Rear door and air condensers in the back were the remaining items for discussion. Ms. McCarty noted that the meter has been installed as stipulated, with as many electrical wires removed as possible. Ms. McCarty noted that drawings showing placement of the rear door were submitted, as well as for air conditioner condenser. Drawings were shown indicating location of rear door. Ms. McCarty noted that a sidelight made of stained glass was planned for installation alongside rear door. Mr. Joyce questioned if the rear door could be seen from Cambridge, which was confirmed through photographs. Mr. Joyce questioned if specs or materials were available on the door. Ms. McCarty noted that a glass paneled door would be ideal to let in light. Mr. Meche questioned if this would be a fabricated door or a product. Ms. McCarty stated that determining location of door was the first priority and then if approved, she would determine specific door model.

Chair Spang questioned whether the floor was so tight to the ground that no sill or step would be coming out of the door. Ms. McCarty conveyed that a sill was at the door, but that it was very small/low to the ground. Mr. Meche remarked that the sill was not too far from the brick. Ms. Kelleher noted that the sill was almost at grade, as demonstrated through a photograph of the property. Mr. Joyce noted that no water table existed on the addition to the property in question. Ms. McCarty noted that there is no step down upon exiting the existing backdoor. Mr. Joyce noted that the existing fence would slightly obstruct

view of the placement of existing planned backdoor. Ms. McCarty noted that this driveway fence would also be used to hide the planned condensers.

Discussion shifted to the site plan showing the planned condensers. Chair Spang surmised that the condensers could be installed without disrupting existing tree in backyard. Site plan indicated that fence surrounding the condensers would match the fence style by the driveway.

Mr. Meche remarked that the plan of door looked more like a storefront door and recommended looking to kitchen door for frame profile and sizes. Even though light is desired, it will be difficult to procure a full glass door. Mr. Meche advised being harmonious with existing doors on the property. Ms. McCarty questioned if full glass doors would be an option, noting that matching the full glass kitchen door, which is a slider, would be preferred.

Chair Spang questioned the guidelines on rear doors into patios. Ms. Kelleher noted the guidelines recommended that no new door openings be added for highly visible elevations but did not discuss rear elevations. The new design guidelines also do not specify details on patio doors, but rather main entry doors. Mr. Joyce recommended that for such a sidelight configuration next to a door, if there is a panel at the bottom of the sidelight, there should also be a panel at the bottom of the door to match.

Chair Spang displayed door and sidelight options from Brosco. Mr. Meche noted that a door could be milled. Mr. Joyce surmised that custom work would be likely in order to install the sidelight.

Mr. Martinez expressed no concern with the door's placement. Mr. Martinez noted that the applicant's planned stained glass sidelight had come from a highly decorative Victorian house, the installation of which on a Federal style home would be incongruent. Mr. Meche confirmed that the new rear door would be in-swinging. Chair Spang asked if the stained glass window could be tucked into the ell to further conceal it.

Ms. McCarty asked what drawings would need to be seen for the condensers. Chair Spang noted that a drawing of the fence and an elevation of the fence would likely be needed, as well as drawing of condenser showing its dimensions (including the legs it will stand on). Chair Spang noted that a tightly spaced board fence would likely be appropriate. Chair Spang also proposed looking at trim surrounding the driveway door, as a style to match for the rear door.

Mr. Martinez questioned if the roof line of the ell was changing. Ms. McCarty surmised that this was an error in the drawings, affirming that the roof line would not be changed.

Public comment:

Lillian Hsu, 17 Cambridge, noted that front of her house faces back of applicant's house. Ms. Hsu noted having a very good view of patio in question. Ms. Hsu did not object to a new door or placement of door. Ms. Hsu noted that the door to the kitchen has a screened slider. Ms. Hsu noted that moving the rear door towards the kitchen would actually hinder light entering into the house. Ms. Hsu expressed concern about noise emitting from the condensers towards the front of her house, and wondered whether they could be placed closer to the street.

Chair Spang surmised that newer heat pumps are quieter than older air conditioning units.

Ms. Goncalves speculated as to the possibility of moving condensers. Chair Spang noted that the fence could help to screen sound from condensers. Mr. Meche noted that two condensers would tend to increase each other's sound. Mr. Meche also noted that specs listed 56 decibels for these units, which was deemed "modest." Chair Spang noted that the Commission's jurisdiction was to hide the condensers as much as possible, thus dictating their placement in the rear of the home. Ms. Tyler-Lewis advocated talking to installer to determine sound levels with currently installed units on other properties.

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

15 Chestnut Street

Karen Hayes submitted an application for a Certificate of Appropriateness for door color.

Documents & Exhibits:

- Application: 1/22/24
- Slideshow/photographs

Ms. Hayes was present.

Ms. Hayes noted that new paint colors were approved for house about one year ago. Other structural work had been carried out in the meantime. She noted that after the approved color "Burnt Umber" was used on the doors on the rear of the house, she decided she did not like it and began looking at other colors, including a red similar to the color used previously.

She presented photo of house featuring new colors with old door color. She presented the proposed color "Wine Red" from Fine Paints of Europe product. Ms. Hayes noted that test paints had been tried with Wine Red determined to be closest match. Ms. Hayes noted that the rear doors would be painted Essex Green to match shutter color. Mr. Joyce did not have an issue with the Wine Red, if it was essentially staying the same as existing. Ms. Hayes noted that the applicant's painter had conducted paint tests to determine an appropriate match. Ms. English also had no issue with the Wine Red color. Ms. Hayes noted that Fine Paints of Europe is a thicker paint.

No public comment.

Mr. Joyce volunteered to be deputized to confirm the paint color onsite. Ms. Hayes noted that a gloss sheen would be used for the finish.

VOTE: Mr. Meche motioned to approve the application as submitted, pending confirmation of color's appropriateness in the field by Commissioner Joyce. Mr. Martinez seconded the motion. Roll Call: Goncalves, Martinez, Tyler-Lewis, English, Joyce, Meche, Spang were in favor and the motion so carried.

Ms. Hayes also sought approval of "Essex Green" for three rear doors at the property, which Mr. Joyce said he could confirm at site visit.

VOTE: Mr. Meche motioned to approve Essex Green for rear doors, pending confirmation of color appropriateness in the field by Commissioner Joyce. Mr. Joyce seconded the motion. Roll Call: Goncalves, Martinez, Tyler-Lewis, English, Joyce, Meche, Spang were in favor and the motion so carried.

84-86 Derby Street

Andy Varela submitted an application for a Certificate of Appropriateness to replace entry door.

Documents & Exhibits:

- Application: 1/22/24
- Slideshow/photographs

Andy Varela was present on the call, as were Holly Maitland and Daniel Spacek as attendees.

Chair Spang recused himself from the discussion.

Mr. Joyce assumed role as acting Chair.

Mr. Varela of 23 Cedarcrest Ave affirmed representation of himself and Maitland Farm, not in capacity as a City Councilor. The building owner Ryan Michone is in support of proposal to replace the entrance door of the first floor storefront, which is currently an all-wood paneled door. The plan is to put in a wood door with full glass for the new business taking over the storefront. Mr. Varela cited the door at the Chocolate Pantry on Derby Street as the proposed design. A mocked up version of the new door in a muted green was shown; the current wood paneled door is same muted green color. More images of different color options were shown, with colors labeled 1 through 11 with option #2 preferred by applicant. The dimensions for door were identified as 36" x 83". Chair Joyce noted that the colors would need to be seen on a site visit as opposed to a computer screen, which can distort color.

Mr. Varela noted that the business will be a restaurant, looking to revitalize the space, and cater to surrounding Derby St neighborhood. Mr. Meche questioned what would be done about the first step and accessibility compliance more broadly. Mr. Meche wanted to see a heavier bottom panel for the door, more commensurate with the rest of the sill on the storefront (which was taller). Mr. Varela noted that the planned door was salvaged by his father-in-law from the 1970s. Chair Joyce seconded Mr. Meche's recommendation to raise height of the bottom of the door. Mr. Varela noted that the door would need to be augmented anyways, as it is currently too short. Mr. Varela noted a 30-person capacity in the restaurant. Chair Joyce expressed favor of the planned salvaged door.

Public comment:

Allison Draper, 86 Derby, tenant in building above storefront. She noted that the neighborhood held a memorial for the owner of the previous pasta shop who had passed. Ms. Fleischner noted that she had not received an abutter's notice. Ms. Kelleher responded that the City does not have records of tenants; only building owners, who receive notices for the meeting. Ms. Kelleher noted that the City was actively working to identify means of notifying tenants moving forward. Mr. Meche noted that accessibility guidelines for builders and business owners exist through the Massachusetts Building Code, and that the City Building Inspector would be a resource on these, in response to Ms. Fleischner's question as to the

business owner's understanding of and compliance with ADA accessibility. Mr. Meche noted that the proposed door was not ADA compliant.

Jeff Cohen, 12 Hancock St, Ward 5 Councilor, noted having served as liaison to Commission on Disabilities in 2023 to set up new policy for outdoor dining. This initiative involved going to every licensed bar and restaurant for outdoor dining. Mr. Cohen supported Mr. Meche's comments that most bars and restaurants in Salem have one door (some are grandfathered in, e.g. Bella Verona and Mercy Tavern). Mr. Cohen noted the importance of reuse in historic preservation, and lauded the applicant's reuse of a door.

Ms. Goncalves expressed support for the project. Chair Joyce asked if the posted door dimensions were inclusive of the inches added to the bottom, which Mr. Varela confirmed. Mr. Varela noted that father-in-law (a finish carpenter) would be working on the door. Mr. Meche and Mr. Martinez wanted to see the door prior to approval.

VOTE: Mr. Martinez motioned to continue the application to allow time for a site visit to look at proposed door and inspect door size. Mr. Meche seconded the motion. Roll Call: Goncalves, Meche, Martinez, Tyler-Lewis, English, Spang (recused), Joyce were in favor and the motion so carried.

Ms. Kelleher recommended that Commission members see color samples for the door. Mr. Meche confirmed that other elements of the building's colors would remain the same. Mr. Martinez considered that use of beige and light ivory elsewhere on the property would indicate the appropriateness of an earthier or dustier for the front door, citing color options #1, #3, and #7 as preferable. Ms. Goncalves agreed, expressing preference for #1 and #7. Mr. Varela was amenable to Commission members' color preferences.

VOTE: Ms. English motioned to continue discussion of the door paint color. Mr. Martinez seconded the motion. Roll Call: Goncalves, English, Martinez, Meche, Tyler-Lewis, Spang (recused), Joyce were in favor and the motion so carried.

1 Forrester Street

Jennifer MacGregor submitted an application for a Certificate of Appropriateness for wall vent.

Documents & Exhibits:

- Application: 1/23/24
- Slideshow/photographs

Joshua MacGregor was present on the call.

Mr. Martinez recused himself as an abutter.

Rear elevation was shown. New vent locations were shown to be approximately 6ft from roof edge. Ms. Kelleher noted that the proposed wall vent had been changed to two roof vents due to the building's structure. The new roof vents would be located near two existing vents per contractor. The contractor stated that 4" flat roof vents in black to match roof color would be used per image presented. Chair Joyce

questioned visibility of the vents from the sidewalk. Mr. MacGregor noted minimal visibility from the street. Chair Joyce did not have an issue with the planned vents given that they were smaller than the existing vents and would be black.

No public comment.

VOTE: Mr. Spang motioned to approve the application as submitted. Mr. Meche seconded the motion. Roll Call: Meche, Spang, English, Tyler-Lewis, Goncalves, Martinez (recused), Joyce were in favor and the motion so carried.

Other Business

Ms. Kelleher asked the Commission for support on drafting new policy statements regarding review of project types under minor change category. The Commission agreed that roof and/or wall vents could be reviewed as a minor change if certain criteria are met. Ms. Kelleher stated that she would draft a policy statement for Commission review at the next meeting.

Adjournment

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

The meeting adjourned at 8:05PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk