

SALEM HISTORICAL COMMISSION
MINUTES
March 6, 2024

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

113 Federal Street

Richard Linderman submitted an application for a Certificate of Appropriateness to replace rear windows. The applicant requested to continue the application to the April 3, 2024 meeting.

Ms. Kelleher reported that the applicant requested a continuation to the next meeting.

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

30 Northey Street

Flora Tonthat submitted an application for a waiver of the Demolition Delay Ordinance to demolish more than 50% of a garage roof.

Documents & Exhibits:

- Application: 2/5/24
- Slideshow/photographs

Claudia Paraschiv (architect) was present with Ms. Tonthat. Ms. Paraschiv was in process of designing ADU for Flora. Installation of ADU would require removal of roof, which was said to already have structural issues. The applicant proposed to remove and extend project above the existing roofline. Three concrete block wall portions would remain, as well as concrete floor. Ms. Tonthat noted that the roof has not been touched since purchase in 2004. Image was shown of existing structure. Ms. Paraschiv noted that the three garage doors would be removed as well. Chair Joyce clarified that the structure would not be used as a garage any longer, which applicant affirmed. The date of construction for building was thought to be 1937. Ms. Kelleher noted that the garage and house are contributing resources in the Bridge Street Neck National Register Historic District.

Chair Joyce questioned what the new height of roof peak would be. Ms. Paraschiv referenced a drawing of "Dimensions for Work Proposed" to show dimensions of new roof: 17' 1" would be at back of property and it would slope down towards the front, 15' 6". Existing height was roughly 13' 3 1/2". Ms. Tonthat cited past renovations of home that had been undertaken, noting that rear portion of house had been touched by fire at some point.

Mr. Meche questioned if the roof was currently asphalt and the framing were joists, which Ms. Paraschiv affirmed. Ms. Paraschiv noted that concrete block will still be visible on sides of building, in response to Mr. Meche's question. Ms. Tonthat noted that a garden will be in front of garage in the renovation.

Mr. Meche questioned the maximum allowable height for an ADU, which Ms. Paraschiv identified as 18'. Mr. Meche recommended utilizing the maximum allowable height. Mr. Meche asked if the solar panels would be re-applied to new roof. Ms. Tonthat was hopeful that this would be possible, though expressed concerns about solar regulations.

Mr. Martinez noted importance of accessory buildings like garages and carriage houses in contributing to historic fabric of neighborhoods. Mr. Martinez expressed opinion that the proposed design was moving too far away from the property's existing historic design. Ms. Tonthat noted that the installation of the pergola was meant to aid in preservation of the secondary structure's subordination. Ms. Tonthat also cited having won an HSI preservation award and noted that no historic features of the original outbuilding remains in the existing garage except for the foundation. Mr. Martinez did not think it was enough to make the back garage match the porch on the main house, because the porch is itself an accessory. Ms. Tonthat clarified that the garage was never a carriage house.

Public comment:

Jeff Cohen, 12 Hancock, spoke in favor of the application. Mr. Cohen briefly advocated for solar energy, before discussing history of the property. The main house was constructed in 1809, and over 120 years passed before the garage was added. Mr. Cohen noted that ADUs are a necessity and encouraged the Historic Commission to support affordable housing projects.

Emma O'Dwyer, attending the meeting as a student journalist, suggested that the planned designs did not take away from the look of the property, but served as a proper complement.

Ms. Paraschiv clarified that the applicants looked at existing carriage houses in coming up with a design. A southeast elevation of the proposed materials for ADU was shown.

Mr. Meche noted that the structure is historic because it is listed on the National Historic Register, which is part of the definition used by the Commission. Mr. Meche proposed a different design because the current pitch does not present like a carriage house. Ms. English agreed with Mr. Martinez and Mr. Meche, calling the design elements too modern, e.g. slope of roof and large windows on front façade.

Ms. Tonthat again noted that this was never a carriage house but rather a cabinet maker's workshop. Ms. Tonthat also cited time constraints and the need to secure funding for this affordable unit. Ms. Tonthat also noted that new landscaping and foliage may obscure the new construction. Ms. Paraschiv also noted that aesthetics are a matter of personal preference and should not be a disqualifier. Chair Joyce encouraged taking influence and/or inspiration from the main house on the garage/ADU more than the porch/pergola. Ms. Kelleher proposed a site visit to allow more discussion of existing structure and design elements.

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

84-86 Derby Street

Andy Varela submitted an application for a Certificate of Appropriateness for signage.

Documents & Exhibits:

- Application: 3/6/24
- Slideshow/photographs

Mr. Varela was present and speaking on behalf of Maitland Mountain Farm and himself rather than as a City Councilor. Ken McTague of Concept Signs was also present. The applicant proposed to install a vertical sign. Images of the planned sign and its placement on the building were shown. Mr. McTague noted that the sign construction would feature an outer black circle band of rigid framed steel and would be attached to the building; the inside panel would be digital printed sign on high-density urethane with raised letters in MAITLAND, to add a bit of dimension to the sign. The outer size of circle was identified as 24". Mr. McTague noted that high-density urethane has become an industry standard to replace wood. Mr. McTague noted that the steel was fully fabricated and would attach to the building. The sign would then fit inside the steel. Mr. McTague said the sign would extend approximately 6" from the building so as to not rest on cornice piece. There would be no lighting.

Mr. Meche did not think the sign was far out enough and thought it should project further than 6". Mr. Meche also suggested raising the sign and moving it to the right of the window it was closest to. Mr. Meche recommended that the sign be reinforced in the storefront. Mr. Varela noted that applicants will come before the Commission regarding window signs at a later date. Chair Joyce agreed with Mr. Meche regarding placement. Mr. Meche wanted to see the sign placed higher. Mr. McTague did not want to put the sign in the window line, visible to tenants on second floor. Ms. English expressed favor for the sign.

Mr. Martinez noted that this sign would be the first deviation from hanging blade signs on Derby Street. Mr. Martinez noted that this building features an extra roof/cornice to contend with whereas other businesses on Derby do not. Mr. McTague noted that the sign has to be 9' off the ground. Ms. Goncalves was fine with where the sign was placed in consideration of not blocking tenants' window views. Mr. McTague cited sign regulations that prevent bracket from going up higher than halfway up the window. Mr. Varela noted the business will be to open in May 2024.

Public comment:

Cindy Jerzylo, Ward 1 Councilor, said that sign looks great, though noted being mindful of tenants' window views. Ms. Jerzylo recommended showing sign to tenants prior to installation.

Helen Sides, 35 Broad Street, proposed delegating this discussion to the Design Review Board in terms of establishing the sign's size, positioning, and bracketing, noting that the DRB operates as adjunct to SRA and Planning Board. Mr. McTague noted that a building permit would be secured following receipt of a Certificate from SHC.

Mr. Martinez queried Commission members on the idea of putting sign at corner of building instead of above door, perhaps a tall skinny sign. Ms. Goncalves and Ms. English were more in preference of existing circle sign. Mr. Martinez noted that a non-hanging sign was permissible here given the cornice and window placement.

VOTE: Ms. English motioned to approve the application as submitted. Ms. Goncalves seconded the motion. Roll Call: English, Meche, Martinez, Goncalves, Joyce were in favor and the motion so carried.

35 Broad Street

Helen Sides submitted an application for a Certificate of Appropriateness for EV charging station.

Documents & Exhibits:

- Application: 3/6/24
- Slideshow/photographs

Ms. Sides noted having recently purchased an electric vehicle (Tesla) and needing to install a charger, thus Ms. Kelleher was contacted. Ms. Sides said that the charger has already been installed above a basement window, with no other options being present for installation. Mr. Meche suggested that these chargers will become more normalized over time. Ms. Sides noted that the cable cord is 20'.

Public comment:

Jeff Cohen, 12 Hancock St, Ward 5 Councilor, noted that Ford recently signed a deal with Tesla to use their level 3 chargers, and US Congress is considering a bill that Tesla will open up use of their chargers for anyone. Mr. Cohen cited appropriateness of application, as well as information that 775,000 more chargers are needed in Massachusetts in order to reach the state's emissions goals. Mr. Cohen noted that Salem and the Historical Commission should lead the way and have historically led the way on environmentally conscious initiatives.

Mr. Martinez noted that a past application had been able to hide charger behind existing fencing on the property.

VOTE: Ms. English motioned to approve the application as submitted. Mr. Meche seconded the motion. Roll Call: English, Meche, Martinez, Goncalves, Joyce were in favor and the motion so carried.

337 Essex Street

Salem Athenaeum submitted an application for a Certificate of Appropriateness to add downspouts.

Documents & Exhibits:

- Application: 3/6/24
- Slideshow/photographs

Scott Kidney (roofer), Jean Marie Prociuous, and Pamela Hartford were present. Ms. Hartford noted a serious climate change issue impacting the Athenaeum: any time there is heavy rain, the entire building has rain flowing off of the roof and cascading down the sides of the building. Ms. Hartford noted that historic gutters are not equipped to handle heavy rains. The gutters cannot be altered because they are built into the cornice. The only solution is to add more downspouts. A plan showing existing and proposed downspouts was shown. Ms. Hartford noted that the existing downspouts cannot be enlarged: the fabric of the cornice would be destroyed. More openings need to be added to catch more of the water.

Two years ago, deflectors were added to move water away but this was unsuccessful. On front of the building, the run of the gutter stops at the corner. When water starts to collect from deflector onto the gutter, it has nowhere to go. Mr. Kidney noted that downspouts need to be added in areas where water is collecting. Ms. Hartford noted that the plan is to match existing downspouts, but inevitably to have more of an extensive drainage plan to send the water to an absorption pit in back of the property.

Chair Joyce affirmed that the applicants are matching existing and adding more of materials that already exist. Mr. Meche questioned what materials exist at the corners of the gutters, to which Mr. Kidney noted that soldered copper exists. Mr. Meche proposed poking holes into the mitered corners. Mr. Kidney reaffirmed that more downspouts are needed. Mr. Martinez wanted the map annotated in order to identify new downspout locations. Mr. Martinez annotated the existing submitted drawing to identify the new downspout placements.

No public comment.

VOTE: Mr. Meche motioned to approve the application as revised. Mr. Martinez seconded the motion. Roll Call: English, Meche, Martinez, Goncalves, Joyce were in favor and the motion so carried.

101-103 Federal Street

The owners of the property requested an initial consultation. Owners have been experiencing significant water infiltration through chimney stack. Jenn Lucht at 103 Federal since 2013, Jonathan Hill at 101 Federal since 2016. Mr. Hill noted that water has been leaking from one particular chimney on right hand side of the building. Mr. Hill noted that repointing was done in 2017, before extra work in 2021. Neither strategy worked, nor did a cap that was put on. Mr. Hill noted that applicants are currently in process of seeking quotes from masons. Mr. Hill wanted to see if the chimney could be taken down from the roofline, questioning what documentation would be required to bring to SHC for approval or review.

Chair Joyce noted that removal of chimneys, particularly on Federal homes like the one in question, would ideally be avoided, according to SHC guidelines. Some chimneys are utilitarian and others are features of the building, which is the case with this house on Federal. Mr. Hill noted that flashing could be an issue, though that would indicate damage of roof which is not present. Two rounds of potential remediation have yielded no benefit. Mr. Meche proposed locating the leak before considering removal. Mr. Hill requested recommendations for leak locators.

Mr. Martinez questioned if water is making it down to each floor. Ms. Lucht noted that water used to make it down to the second floor. The owners noted having stopped the leaks through the use of tarps. Ms. Lott noted that none of the flues are in use. Mr. Meche affirmed that the cap is covering all flues in the chimney. The applicants noted that no visual scope has been undertaken, though a drone was used to view the chimney from above. Mr. Meche affirmed that the hearth/fireplace is sealed. Mr. Meche recommended Structures North as a potential contact, as well as weatherproofing consultants.

City of Salem

The City of Salem requested a letter of support for the CPA application for Fort Lee Preservation and Management Plan. Ms. Kelleher noted that the site was cleared at the bicentennial. Would like to clear enough to preserve earthwork.

Public comment:

Cindy Jerzylo, Ward 1 Councilor, thanked the Commission for their letter of support and Ms. Kelleher for her work on this initiative. Ms. Jerzylo also wanted to see the WWI remembrance trees commemorated with a plaque in Fort Lee.

VOTE: Mr. Martinez motioned to approve a letter of support. Ms. English seconded the motion. Roll Call: English, Meche, Martinez, Goncalves, Joyce were in favor and the motion so carried.

City of Salem

The City of Salem requested a letter of support for the CPA application for box tomb restoration at Broad Street Cemetery. Ms. Kelleher showed a photo of a deteriorating box tomb, as well as traces of deliberate vandalism. Ms. Kelleher noted that the existing condition is worse than what features in photos. Mr. Meche questioned the age of the tomb, which is unknown. The tomb top has no inscription left. An estimate from conservator of box tombs at Charter Street Cemetery recommended that repair work would not be enough; reconstruction would be needed to preserve (between \$15,000-20,000). Mr. Meche questioned whether this may have been a holding tomb.

VOTE: Mr. Meche motioned to approve a letter of support. Ms. English seconded the motion. Roll Call: English, Meche, Martinez, Goncalves, Joyce were in favor and the motion so carried.

St. Peter's Church

A vote was requested to accept a preservation restriction as a condition of CPA Award. MHC has approved the preservation restriction, thus bringing this item back before to the Commission for stewardship. Ms. English questioned how many restrictions are currently held by the Commission. Ms. Kelleher said she would look up this information.

VOTE: Ms. English made a motion to accept the preservation restriction. Mr. Martinez seconded the motion. Roll Call: English, Meche, Martinez, Goncalves, Joyce were in favor and the motion so carried.

Adjournment

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

The meeting adjourned at 8:47PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk