

SALEM HISTORICAL COMMISSION
REGULAR MEETING MINUTES
September 21, 2022

A regular meeting of the Salem Historical Commission was held on Wednesday, September 21, 2022, at 6:00 pm. **VIRTUAL ZOOM MEETING.** Present were: Jamie Graham, Milo Martinez, Mark Meche, Vijay Joyce, Larry Chair Spang. Staff: Patti Kelleher. Not present: Rebecca English, Mark Pattison, Reed Cutting.

Ms. Kelleher noted that the meeting will begin with a bare quorum until Chair Spang arrives. Vice Chair Joyce to chair meeting.

3 Federal Court

Skomurski Development submitted a Certificate of Appropriateness for a building and carriage house renovations –

Due to a clerical error, this application has been readvertised and will be heard on October 5, 2022.

25 Warren Street

Megan Millar and Joel Nentwich submitted a Certificate of Appropriateness to replace porch with new addition

Ms. Kelleher stated that applicant has requested to continue to October 5, 2022 meeting

VOTE: Martinez made a motion to continue to the next regular meeting on October 5, 2022. Graham seconded the motion. Roll Call: Martinez, Graham, Meche, and Joyce were in favor and the motion so carried.

43 Chestnut Street

43 Chestnut Street LLC submitted a Certificate of Appropriateness to replace fence sections and gate

Documents & Exhibits

- Application: 6/28/22
- Photographs

Helen Sides, Architect, was present to discuss the project.

Ms. Sides noted that the home is half of a double house on the corner of Flint Street. Two panels in the fence have identical pickets but the owner would like to in-fill the end openings with panels to match the new gate. The details would be matched but there would be no door knocker or any other hardware. Mr. Joyce asked if the new panels would be painted white to match the fence. Sides replied yes.

Mr. Martinez asked if the gates connect to other sections of the yard. Ms. Sides replied that she did not know, although one side has a higher grade than the sidewalk and will require masonry construction to keep the grade in place. It's a historic garden and it's unknown how long the current gates have existed.

Ms. Martinez suggested adding a non-functioning door knocker rather than a false panel. Ms. Sides suggested that it would confuse people and it is better to have it read as a panel rather than a door. Mr. Meche and Ms. Graham were in favor of the proposed design.

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

Ms. Martinez asked if the new panel would match the gate height. Ms. Sides replied yes.

VOTE: Martinez made a motion to approve the application as presented with panels to match the gate height and painted to match the gate color. Graham seconded the motion. Roll Call: Martinez, Graham, Meche, Joyce in favor and the motion so carried.

Chair Spang arrived at this time. Vice Chair Joyce continued as Acting Chair.

15 Chestnut Street

Peter Gordon submitted a Certificate of Appropriateness for paint colors

Documents & Exhibits

- Application: 9/6/22
- Photographs

Peter Gordon and Karen Hayes were present to discuss the project.

Mr. Gordon stated that they wanted to repaint the entire house since the current scheme has the window shutters and body the same color. The shutters were previously Essex Green and matched the fence and they would want them to restore the Essex Green color. The current trim color is White and they want to paint it Linen White. The proposed body color a lighter greenish/brown, the chimney paint doesn't match anything historic, and the chimneys would be white with black on top. The preferred colors are Wainscot Green for the body, Essex Green for the shutters and front fence, Burnt Umber exterior doors, and Linen White trim, windows, and chimney base. The brick foundation facing the driveway could be painted to match the body color or keep it natural.

Ms. Hayes noted that they consulted with Historic New England on the proposed color scheme and worked with the Home Décor Group who researched the background of the colors. Mr. Joyce agreed with the concept but would want to see a mock-up of the colors in person. Mr. Gordon replied that sample paint has already been applied to the rear of the house.

Mr. Meche noted that the current front door is a more vibrant red and the Burnt Umber looks de-saturated, which would be more appropriate for the home. Mr. Joyce reiterated needing to see the colors in person since they do appear muted on the screen. Mr. Spang noted that the Burnt Umber would give a mahogany feel. He noted that painted brick is usually a contrasting color rather than painting it the body color and that the front granite should not be painted. Mr. Gordon replied that the brick at the driveway is only at the front half of the house, the back half is clapboard down to the ground. It may have been painted for a continuity of the color along that façade. Mr. Joyce replied that natural is preferred but the surface could be painted to ground that edge.

Mr. Martinez suggested using a different white color on the chimney because matching the trim color doesn't feel right. The chimney should be a more proper White since the Linen White reads as cream. Ms. Graham asked if repairs were needed to the shutters and woodwork or if the trim around the doors would be painted. Mr. Gordon replied yes, and all repairs would be in-kind repairs.

Mr. Joyce asked if the shutters had hardware. Mr. Gordon replied nothing prominent, the shutter dogs are not visible, so the existing hardware would remain.

Public Comment:

Jennifer Kiefer, 13 Chestnut Street. The owners informed her of their painting plans, and she did the process herself 7-8 years ago. She supported the research and thought put into it, support the applicants plans and is happy to see the proposed colors.

Lois Ferraresso, 315 Essex Street. Knows the owners and agreed with the Ms. Kiefer. The owners have put in much research for the proposed colors, supports the proposed work and agreed that the colors are slightly different than portrayed in the rendering.

No one else in the assembly wished to speak.

Mr. Martinez suggested Atrium White for the chimney and agreed that the brick should return to natural. He also raised concerns with matching the shutters to the fence, a moving part to a non-moving part. Mr. Spang noted that Essex Green is typical color. Mr. Gordon added that the fence has 2 gates which are movable parts.

VOTE: Spang made a motion to approve as submitted subject to field visit to confirm the proposed colors by Joyce and Martinez, with the paint color to be Atrium White, and the brick to return to natural or return if the applicant desires to paint it. Meche seconded the motion. Roll Call: Martinez, Graham, Meche, Joyce, and Spang were in favor and the motion so carried.

4 Pickering Street

Stanley Smith submitted a Certificate of Appropriateness for architectural roof shingles

Documents & Exhibits

- Application: 9/6/22
- Photographs
- Owens Corning Duration brochure

Stanley Smith, owner, was present to discuss the project.

Mr. Smith stated that he has lived in the home for 48 years and delivered an existing and proposed shingle with Ms. Kelleher. The proposed architectural shingle is by Owens Corning, in the Duration product line, in the color Slate Stone Grey. Ms. Kelleher noted that this proposed shingles has been approved at 34 Summer Street in Onyx Black.

Mr. Joyce asked if there was a black vs. grey color preference. Mr. Smith replied that he preferred the color variations which enriches the shingles vs. a solid color. Mr. Meche noted that the Onyx Black color would absorb more heat and grey would be a cooler solution, which is becoming increasingly important. Ms. Kelleher noted that Commission's preference for straight cut shingles and less color variation, as well as the concerns regarding heat absorption in all black.

Mr. Spang stated that as a 1949 house, it has later details which raised concerns with the roof. All black feels too dark and a charcoal grey feels right. He could go either way but charcoal to lighter grey makes sense. Mr. Martinez noted that the Commission has also approved Cambridge IKO line, Harvard Slate would be a good alternative and agreed with Mr. Spang on color variation providing visual interest. Mr. Smith stated that there is a difference between shingles of different colors vs. the same color variation throughout, although he is open to an alternative shingle. Mr. Joyce agreed with the use of color variation in the new shingles. Ms. Graham agreed with Mr. Martinez and suggested that the uniform shape will help the roof feel less busy. Mr. Joyce stated that IKO is an architectural shingle, but they would better replicate wood shakes. Harvard Slate from IKO would be preferred and is as common as Owens Corning. Ms. Kelleher noted that the Commission has approved 4 or 5 of this type recently.

Mr. Smith requested the Commission's preferred color. Chair Spang replied that the Owens Corning has some blue specs which wouldn't be preferred and Harvard Slate with IKO would be preferred.

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

VOTE: Spang made a motion to approve IKO Cambridge shingle in Harvard Slate. Martinez seconded the motion. Roll Call: Martinez, Graham, Meche, Spang, and Joyce were in favor and the motion so carried.

Ms. Kelleher stated that every year the city prepares an annual CPA plan with typically only minor changes and a new list of completed projects. The Commission provided a letter last year which asked for Preservation Restrictions required for historic properties, building permits should not be issued until the preservation restriction has been filed, which was accepted by the Community Preservation Committee (CPC). They recommended that municipal projects funded by the CPA and under the historic resource category that aren't in a local historic district be reviewed by the Preservation Planner, which has not been occurring previously.

The Commission also reiterated previous comments from earlier years: having a holistic approach to a project; funding a full restoration of the entire resource and not a phased project; and signaling strong support for ongoing use of CPA for private entities. Nothing new has jumped out at her that should be changed. If there are any projects or categories of projects the Commission believes should be focus on or be added, they should let her know. This could include the barracks building at Winter Island and the hangar, which are city owned resources at significant risk of being lost. The City is seeking funding for Fort Lee but did not receive the battlefield grant. Mr. Meche questioned whether asking for specific projects rather than categories would be more successful, since structures do deteriorate, and they could prioritize what is on the verge of collapse vs. buildings in better condition. Mr. Spang added that some buildings require stabilization.

Mr. Spang noted seeking funding resources for buildings was discussed at the resiliency event the previous weekend. Ms. Kelleher suggested it would be good use of CPA funds. Mr. Spang noted that he was a panelist and there was a range of discussion from much of their historic district being along the waterfront to buildings needing to be raised up as well as flood insurance. Ms. Kelleher stated that Newport is working on a new set of guidelines to raise up structures since one of their historic districts is along the waterfront. Advocacy for specific projects may be the direction to head in, since the program is working well as far as funding, preserving, and projecting resources. Mr. Spang asked about the use of CPA funds on private projects. Ms. Kelleher noted the push back received on restoring the Salem Deed due to symbolism as well as restoring the stained-glass windows at Dickson Chapel due to the lack of public benefit because it's not a widely used building. Mr. Spang suggested thanking them for their use of CPA funds on past private projects and noted that some were concerned with giving funds to non-profit organizations on private projects. Mr. Meche supported endorsing the use of CPA funds on private projects when it enables preservation and noted that Winter Island is park land not just private property. Ms. Kelleher suggested the use of several tracks of CPA funds.

VOTE: Meche made a motion to approve drafting a letter by Chair Spang and Ms. Kelleher based on their comments. Martinez seconded the motion. Roll Call: Martinez, Graham, Meche, Spang, and Joyce were in favor and the motion so carried.

Other Business:

a. Meeting Minutes;

June 1, 2022, June 15, 2022, July 6, 2022

VOTE: Meche made a motion to approve the June 1, 2022, June 15, 2022, and July 6, 2022 regular meeting minutes. Martinez seconded the motion. Roll Call: Martinez, Graham, Meche, Spang, and Acting-Chair Joyce were in favor and the motion so carried.

b. Other:

Ms. Kelleher stated that Jane Guy is retiring on September 29th, who staffs the CPA, so she will now take over those duties. Beth Forrestal is willing to take on more administrative duties to help with the Historical Commissions applications.

Mr. Meche stated that he has been approached by Endicott Design School to talk about Winter Island, which will bring attention to the site for more resources.

Ms. Kelleher stated that there is one board vacancy and no McIntire District or Lafayette Street residents on the board at this time. Mr. Cuttings spot may also need to be filed since it expires in March of 2023. Mr. Spang suggested the BSA be contacted. Ms. Kelleher suggested seeking someone from an alternative discipline and noted Ms. Norkun's suggestions of someone who walks the districts and has in-depth knowledge of the areas or reaching out to the neighborhood associations. Mr. Meche suggested a newsletter published quarterly to highlight items in the local historic district to get the word out. Ms. Kelleher suggested an intern send letters to contractors reminding them of the process, as well as realtors, or adding a notice to tax bills, to remind homeowners that in-kind repairs also require applications. Mr. Spang suggested sending notices to fence companies and to work with companies to show them what would work in the district. Ms. Kelleher stated that the design guidelines should be clear, but they may not be looked at it and that many people ask what is approved, so those items could be assembled into a list and reviewed as a minor change rather than requiring a public hearing, such as the comment regarding a gray vs. black roof shingles, the use of straight cut shingles in a lower variation of color if it didn't meet the criteria it needs to be changed. The Commission agreed to an intern organizing that information.

Mr. Martinez suggested Annie Harris' daughter be approached. The Commission discussed other possible Commission members.

34 Broad Street: Ms. Kelleher stated that they owner vented heating out the rear of the building which was an extra \$10,000 rather than pipes running along the sides of the house. Also, the contractor did a nice job on the windows which are beautiful.

9 Hathorne Street: The windowsills were installed.

186 Federal Street: The new retaining wall was completed.

Ms. Graham asked about the progress of the shingle replacement on the Washington Square & Williams Street house. Ms. Kelleher replied that the work may not have been completed.

Mr. Martinez requested receiving a commitment from Ray Jodoin to remove the information booth from Salem Common as well as the patch of asphalt at one of the entrances. Ms. Kelleher replied that anything added for Halloween should be removed.

Mr. Martinez stated that after 2 years the some of the lamp lights were never changed. They are glassless lamps with only hood that shine down and blind those looking up. The city installed lanterns without glass so the glass wouldn't have to be cleaned.

Adjournment

VOTE: Martinez made a motion to adjourn. Graham seconded the motion. Roll Call: Martinez, Graham, Meche, Spang, and Acting-Chair Joyce were in favor and the motion so carried.

The meeting ended at 7:45PM

Respectfully submitted,

Colleen Brewster
Historical Commission Clerk