

SALEM HISTORICAL COMMISSION  
REGULAR MEETING MINUTES  
October 18, 2023

A regular meeting of the Salem Historical Commission was held on Wednesday, October 18, 2023, at 6:00 pm. **VIRTUAL ZOOM MEETING.** Present: Rebecca English, Kelly Tyler-Lewis, Mark Meche, Milo Martinez, Larry Spang. Staff: Patti Kelleher. Clerk: Colleen Brewster. Not present: Reed Cutting, Vijay Joyce, Mark Pattison.

262 Lafayette Street, Unit 2

Justine Kolsky submitted a Certificate of Appropriateness to replace windows

Documents & Exhibits

- Application: 10/3/23
- Photographs

Justine Kolsky was present to discuss the project.

Ms. Kolsky presented her proposal to replace her 1980s windows with Anderson 400 Woodwright windows.

Mr. Martinez asked if other residents had concerns with these replacement windows because the Commission may require it of other residents. Ms. Kolsky replied that the other building unit owners know that she proposed this style window. Chair Spang agreed with matching windows for consistency.

Public Comment:

Susan Mulak, Third Floor resident/owner. In support of the application, has a desire to replace her windows but has concerns with being locked into using a specific window series, and noted a previous discussion about using Harvey windows with city stall staff and hopes that when the time comes the Commission is open to using another manufacturer.

Chair Spang noted that the Commission previously approved Harvey Majesty, but they are looking for historical consistency between the floors and are less concerned with the manufacturers. Mr. Meche noted that windows in the Harvey line wouldn't be readily approved, as well as some of the Andersen series.

No one else in the assembly wished to speak.

Chair Spang requested a review of installation details. Mr. Meche asked if Renewal by Andersen would install the windows. Ms. Kolsky replied that her contractor is an Andersen Renewal representative. Chair Spang suggested they maintain the window surround with a simplified frame and requested details for Commission review on the details of the window since they are seeking consistency. Mr. Meche noted that clad trim was presented that may be optional against the existing stop and suggested keeping the sash within the same plane. Ms. Kolsky noted that the windows could take 4-12 weeks to arrive.

Mr. Meche suggested providing guidance on the muntins. Chair Spang suggested using detail 8B along with a spacer bar. Ms. Kolsky noted that the contractor intends to match the existing muntin size.

*Ms. Tyler-Lewis left the meeting at this time.*

**VOTE: English made a motion to approve the final details to reviewed and approved by a Commission member. Meche seconded the motion. Roll Call: Martinez, English, Meche, and Spang were in favor and the motion so carried.**

*Ms. Tyler-Lewis rejoined the meeting.*

149 Federal Street- continuation

Joseph Archambault submitted a Certificate of Appropriateness for rear entry porch as constructed

Documents & Exhibits

- Application: 3/20/23
- Photographs

Joseph and Kathy Archambault were present to discuss the project.

Chair Spang stated that he sent an email to the applicants the previous evening and made several comments about what changes would be appropriate, noting a similar situation on the corner of Warren and Essex Streets, where PT lumber was used as finish wood and required covering. He noted that painting the rough lumber would be hard to conceal although they could cover or replace the risers, paint the treads and landing, paint the railing and adding a decorative cap to the railings and posts to make them more historically compliant. He noted that the cover could be a paintable composite material like Azek, or Cedar or Mahogany for weather resistance. Mr. Meche noted that the finish grade wood should be clear, have no knots, and could be vertical grain fir wood also. He added that finished wood would be easier to paint and require fewer layers. Chair Spang suggested painting the current railing along with adding a cap on top of the railing and posts. Ms. Archambault suggested using wood putty. Chair Spang replied that it would not be long lasting. Mr. Meche noted that the knots would leak and show through quickly.

Ms. Archambault asked if a white railing would be appropriate. Chair Spang replied that the trim color should match the house rather than be bright white. Ms. Archambault asked if the horizontal surface of stair should be dark. Chair Spang replied that a dark color would mask footprints mixed with sand to make all unprimed surfaces less slippery with white risers. Ms. Archambault asked if lattice was appropriate. Chair Spang noted that vertical wood slats with 1/2" spacing for the base of the stairs would be more appropriate than the existing diagonal lattice. Mr. Archambault requested a paint color suggestion. Ms. Archambault suggested black. Chair Spang agreed.

Ms. Archambault asked if the stringer color should change. Chair Spang suggested a 1x piece of finished wood to cover the stringer.

Mr. Martinez suggested a body color or trim color for the vertical slat rather than black and noted that the risers should be trim color to match the house. Ms. Archambault noted that the existing trim color is Bright White.

Mr. Meche noted that adding trim boards may make the stairs proud of the decking and risers. Stringers may need to be repositioned. Chair Spang suggested that they may need to remove some pieces and install proper wood. Mr. Meche suggested that a joist may need to be moved. Chair Spang suggested covering the rough lumber with a very thin piece wood so it doesn't stick out as far.

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

Ms. Archambault thanked the Commission for taking the time to explain the details.

**VOTE: Meche made a motion to approve pursuant to the details from Chair Spang's sketch as modified during discussion: trim added to all vertical pieces, paint over horizontal treads and decking, paint at railings, posts and**

guardrails, decorative caps on posts with final review and approval by Commission Spang. English seconded the motion. Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.

149 Federal Street - continuation

Joseph Archambault submitted a Certificate of Appropriateness for paint colors and fencing

Documents & Exhibits

- Application: 3/20/23
- Photos

Joseph and Kathy Archambault were present to discuss the project.

Ms. Kelleher presented applicants proposal for “Portsmouth Blue” for body color and Andover for trim color. Ms. Archambault noted her preference for white trim. Chair Spang proposed a creamy white color, which is warmer and will work well with the body color. Ms. Tyler-Lewis suggested Benjamin Moore “Navajo White”. Ms. Archambault was in favor of the proposed color.

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

**VOTE: English made a motion to approve California Paint Portsmouth Blue and Benjamin Moore Navajo White. Tyler-Lewis seconded the motion. Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.**

Ms. Kelleher stated that the applicant proposed a solid board fence to match the rear fence. Ms. Archambault noted that the previous fence was not removed by them, but they would like to have solid boards 6 feet high for privacy.

Mr. Martinez stated that a solid board was inappropriate, noting a fence at 1 Forrester, at a corner yard, that the Commission required be 4-foot-high with pickets. Chair Spang noted that typically a front yard has a lower height fence with a solid fence at the rear. Mr. Archambault noted that the previous fence was a 6-foot-high board fence. Mr. Meche and Ms. English agreed with Mr. Martinez. Mr. Archambault noted several properties within the area that currently have what they are requesting, such as on the corner of Chestnut and Flint Streets. Chair Spang noted that others have them along their backyard.

Mr. Meche noted that the other fence would be inappropriate for this property and other would be too dressy, the fence should be appropriate for the house. Ms. Archambault suggested using one of their previous fences. Chair Spang noted that many fences were put in before the historic district was established.

**VOTE: Martinez motion to continue the review of the proposed fence to the next Commission meeting. English seconded the motion. Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.**

149 Federal Street

Joseph Archambault submitted a Certificate of Appropriateness for exterior modifications

Documents & Exhibits

- Application: 10/4/23
- Photographs

Joseph and Kathy Archambault were present to discuss the project.

Ms. Archambault stated that they want to remove two vinyl windows at the rear of the house, the second and third windows from the back door, to center a window over the kitchen sink to maintain the natural light, since the current window extends below the countertop. Chair Spang noted that detail drawings would be required, and the proposed window is out of alignment. Ms. Archambault replied that the window would align and move closer to the door.

Mr. Meche noted the disorganized openings at the rear, suggested that raising the sill could be problematic, the proposed ganged windows may not be appropriate, and the current condition may have happened on the ell as a later addition, but some modification would undo some mistakes. Chair Spang was unsure of what existed historically noting that the adjustment may be due to the rear door addition. Mr. Meche suggested using the front elevation as a guide. Ms. Archambault noted that the window she wants to add is already on the side of the house.

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

**VOTE: Meche made a motion to continue to the next regular meeting. Tyler-Lewis seconded the motion. Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.**

#### 15 Warren Street

Catherine Miller submitted a Certificate of Appropriateness to replace door trim

#### Documents & Exhibits

- Application: 10/1/23
- Photographs
- Elevation drawings

Catherine Miller was present to discuss the project.

*Ms. Tyler-Lewis recused herself as a neighbor.*

Ms. Miller stated her desire to replace the trim surrounding the front door and wanting to match 88 Federal Street entry but to create a deeper overhang since their current has flashing over plywood. The top would tie with the tops of the windows, extend up 4 clapboards, aligning with the top of a piece of clapboard. She noted that Adam Williamson who works with Brendan Murray, who handles the carpentry side of the Murray Masonry business, would complete the job.

Chair Spang noted that the proposal has no base to the pilasters which would eliminate puddling at the end grain of the jamb. Ms. Miller noted that the existing pilaster one runs down into the water table.

Mr. Martinez thanked the applicant for a thorough application and noted that he had no issues with the proposal but requested the product numbers. Ms. English agreed. Mr. Meche noted that the inventory form for the house did not include corner boards. Ms. Miller noted that they were already installed when they purchased the home and noted that the trim looks flat with the cornerboard but thicker trim could project to create a shadow line. Mr. Meche suggested the change be symmetrical. Ms. Miller raised concerns with pilasters that were too wide. Mr. Meche suggested making the door frame 3-inches. Chair Spang agreed with the trim sitting proud from the corner board, as well as adding a board along the top, trim at the bottom, protrude the pilasters, but still applying trim to the base so it also sits proud of the water table, along with providing a revised drawing.

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

**VOTE:** English made a motion to approve with the following changes: trim sits proud of the corner board; trim board added to the top; trim added at the bottom of the pilasters; trim applied to base so it also sits proud of the water table; and Applicant to provide revised drawing. Martinez seconded the motion. Roll Call: (Tyler-Lewis abstained) Martinez, English, Meche, and Spang were in favor and the motion so carried.

### 3 Cambridge Street

Maura Cataldo submitted a Certificate of Appropriateness to replace gutters

#### Documents & Exhibits

- Application: 9/25/23
- Photographs

Maura Cataldo was present to discuss the project.

Ms. Cataldo stated the desire to replace the 42-foot-long damaged wood gutter with an oversized white aluminum gutter that dead ends and does not turn the corner. She noted their ongoing water issues when it rains, the downspouts would remain, and the prices were too high to replace it with copper. Chair Spang suggested the use of extruded aluminum gutter such as Duragutter, which has a more historic profile and is a heavier gauge and therefore more durable. Ms. Cataldo replied that it is as expensive as copper. Chair Spang suggested a K shape. Ms. Cataldo noted that they would use Reynolds Gutters which is seamless and rolled on site. Mr. Meche suggested using half round gutters that have the same capacity and suggested adding a new downspout. Chair Spang suggested a continuance since they don't have the votes to approve a K style gutter. Ms. Tyler-Lewis noted that the steel gutters are painted and should include an approved color.

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

**VOTE:** Tyler-Lewis made a motion to approve a half round gutter and for the applicant to return if it is not available. If the gutter is steel it is to be painted to match the corner boards, and if the gutter is power coated aluminum it should match the trim color. Meche seconded the motion. Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.  
Meche amended the motion to include option for applicant to return to Commission if half round gutter is not available. Tyler-Lewis seconded the motion. Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.

### 2 Flint Street

Peter Hinchey submitted a Certificate of Appropriateness to dormer windows

#### Documents & Exhibits

- Application: 9/29/23
- Photographs

Peter Hinchey was present to discuss the project.

Ms. Hinchey noted that the house is 110-year-old house, he wants to replace 3<sup>rd</sup> floor dormer windows that are single pane and face Flint Street with Andersen 400 Series, which are wood windows that have been previously approved by Commission. Windows would be 6/1 with exterior mullions to match existing, double hung window with argon gas double paned.

Chair Spang noted the piece of trim at windows that should remain as-is and requested installation details to understand how the windows would be installed. Mr. Hinchey asked if any damaged wood could be replaced with cedar or mahogany or the entire trim board if necessary. Chair Spang replied that replacements can be in kind and included in the motion.

Mr. Meche noted that the parts and materials are all common, the steel at the roof is rusted and can be repaired with sheet metal, and the new windows could have been 1/1. Mr. Hinchey noted that most of the windows were swapped out and they want the Andersen Woodwright. Mr. Meche requested matching the muntins and interior spacer bar dimensions.

The Commission discussed whether the windows should be 6/1 for consistency at the top floor rather than replacing them in kind with 1/1. Mr. Hinchey noted that all but one on third floor is 6/1. Mr. Meche noted the windows at his home which is over a similar age to his home, were consistently 6/1 or 8/1. The Commission agreed to 6/1.

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

**VOTE: Martinez made a motion to approve the application as presented with 6/1 windows and to match the trim surround and to provide sash details. English seconded the motion. Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.**

#### 125 Derby Street

Christian Haselgrove submitted a Certificate of Appropriateness to replace shutters

#### Documents & Exhibits

- Application: 10/2/23
- Photographs

Ms. Kelleher reported that this application was being reviewed under the minor change category. No abutter objections were received. Therefore, the public hearing was cancelled and the Certificate of Appropriateness was issued.

#### Review of Historical Commission meeting schedule for 2024

Ms. Kelleher noted that the first meeting in October 2024 is Rosh Hashanah. The Commission can skip the meeting or move it to a different day or week. The Commission agreed to wait to see if the caseload warranted skipping the meeting.

#### Other Business:

- a. Meeting Minutes;

**VOTE:** English made a motion to approve the June 7th, 2023 regular meeting minutes. Meche seconded.  
Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.

**VOTE:** English made a motion to approve the July 5, 2023 regular meeting minutes. Meche seconded.  
Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.

b. Other:

Ms. Kelleher stated that Reed Cutting has resigned and staff is reaching out to several historic home owners for possible replacement. Ms. Tyler-Lewis will become a regular member. Mr. Martinez suggested the carpenter working with Brendan Murray, Adam Williamson.

**1 Pickering Street.** Ms. Tyler-Lewis raised concerns with the façade being painted green suggesting it may be primer. Ms. Kelleher replied that the green body color was approved and will be deeper, and she will confirm whether the trim should be bright white or cream color. Chair Spang raised concern with the restoration work at the center entry bay.

Ms. Kelleher stated that concerns with 20 Hathorne Street, which was painted all white without Commission approval. She has brought the violation to the attention of the City Solicitor as she has reached out to the owner multiple times without response. The next step would be to begin the formal violation proceedings.

#### Adjournment

**VOTE:** Martinez made a motion to adjourn. English seconded the motion. Roll Call: Tyler-Lewis, Martinez, English, Meche, and Spang were in favor and the motion so carried.

The meeting ended at 8:50PM

Respectfully submitted,

Colleen Brewster  
Clerk