

SALEM HISTORICAL COMMISSION

MINUTES

December 1, 2021

A meeting of the Salem Historical Commission was held on Wednesday, December 1, 2021 at 6:00 pm via **Zoom Virtual Meeting**. Present were: Larry Spang (Chair), Milo Martinez, Mark Meche, Reed Cutting, Vijay Joyce (Vice Chair), Mark Pattison. Not present: Rebecca English, Stacey Norkun. Staff: Patti Kelleher

127 Derby St – continuation

Louise Spohr submitted an application for a Certificate of Appropriateness to replace windows.

Documents & Exhibits

- Application: 11/1/21
- Photographs
- Product details

Ms. Spohr was present on the call, as was Mike Burgoyne from New Pro Windows.

Mr. Joyce, Mr. Martinez, and Ms. Kelleher visited the site to understand the look of the new window planned for installation. Photos were taken during the visit and shown during the meeting. Regarding the composite material of the window itself, Mr. Joyce expressed some reservations: while the window will be located on the third floor of the house, the inner frame bordering outside of window itself is rather thick; and the mullion is wider than the existing. Mr. Meche noted the product was superior in terms of performance—Chelsea Building Products is the manufacturer/fabricator for New Pro which is the installer/dealer. He noted that the sight lines are the big question; if tucked in behind existing profile, it may mimic style of existing. Mr. Meche expressed optimism for the product. Mr. Joyce noted that the details on the unit are not as delicate as existing or other replacement windows that have come before the Commission; and the prominent location on the street is also of concern. Thickness of inner frame will be pronounced upon installation; and mullions were a bit too thick/clunky from Mr. Joyce's point of view. Mr. Joyce asked how much of the inner frame will be seen once installed. Mr. Burgoyne referenced a submitted photograph to demonstrate frame thickness; a lot of the frame gets tucked in behind pocket of the window; not much of the casing will be seen. Chair Spang noted what appears to be a series of three frames on the window: the surround; the inner frame that wraps window; then the sash. Mr. Burgoyne noted that the submitted photos show the grids inside the glass but for this project the grids will be applied to the exterior of the window.

Mr. Meche asked if the product shown in photo is the same as the one in the cut sheet provided. Mr. Burgoyne affirmed that this is the case. Mr. Meche pointed out the vertical section of detail featuring head, meeting rails, and sill; the entire upper sash/rail of upper sash is completely hidden by profile that is the headframe. Mr. Burgoyne noted that efficiency purposes were in mind in the design of the window. Mr. Meche noted that the photo of the product was not consistent with the sample installation photo. Detail was shown and described by Mr. Meche. Chair Spang noted uncertainty as to whether the pocketing of the window head—the head piece shown—would be tucked behind. Mr. Joyce expressed concern regarding continuity of windows on the home since windows on first and second floors would remain as existing. Chair Spang asked if it would be possible to get something close to a more historic approach. Mr. Burgoyne noted that the only way to achieve the photograph sample shown would be via completely new window installation/construction; and would entail more work and cost for the client. Chair Spang clarified that the window would need to be cut back from the inside; e.g. take out existing sash, trim, casings, interior jamb, etc., in order to tuck window back more. Mr. Meche asked after additional options for sealing the window. Mr. Burgoyne said that product known as Quad Max would be

used: foam spray, barrier against moisture, wind, etc. Mr. Meche was asking after versatility of profile; noted that Chelsea has a very diverse range. Mr. Martinez noted that the Commission had steered homeowners away from replacement windows if they are highly visible from the sidewalk. Given that these are third-floor windows, the decision could come down to how will these look with other windows on façade. This one does not require a storm and will have its own half-screen. Mr. Martinez expressed reservations with regards to altering design and look of windows on façade. Mr. Meche wanted to see improvements made to the planned product.

No public comment.

Chair Spang seconded Mr. Meche's desire to alter the planned window unit in order to better fit the home's façade. Mr. Joyce hesitated to place this particular window on a main façade on Derby Street. Mr. Pattison echoed Mr. Joyce's points; added disfavor regarding the welded miters of the window which would be exposed and visible. Regardless of the product's quality and efficiency, this particular unit would not help preserve the historic fabric of the neighborhood, in Mr. Pattison's view. Ms. Kelleher clarified the Commission's jurisdiction was over front 3rd story windows only; rear windows on 3rd story are not visible from a public way. Ms. Spohr noted that she would speak with Mr. Burgoyne further about which types of windows could be installed on the home and where.

VOTE: Mr. Meche made a motion to continue the application to the next meeting for the owner to explore other window options that are more historically appropriate. Mr. Cutting seconded the motion. Roll Call: Meche, Joyce, Martinez, Pattison, Cutting, Spang were in favor and the motion so carried.

39 Washington Square – continuation

Sarah Herr submitted an application for a Certificate of Appropriateness to replace and add gutters.

Documents & Exhibits

- Application: 10/27/21
- Cross sections
- Photographs
- Dimensional sketches

Sarah Herr and contractor Sean Luddy were present on the call;

Mr. Joyce and Mr. Martinez and Ms. Kelleher visited the site prior to meeting; clients are asking to remove original cornice molding so that a K-style gutter can go on three sides of building. Chair Spang asked if the gutter was bronze aluminum in color, which the applicant confirmed. Chair Spang asked if downspouts would be done as well, to which the applicant said that existing downspouts would be connected. Ms. Kelleher noted that this building had previously had significant water damage. The property has or once had a flat rubber roof with very tall flashing; applicant is attempting to hang gutter on a flat roof.

Mr. Luddy noted that cornice molding sticks out a lot; the drip edge is pretty far from fascia board that cornice is mounted to, which varies. He proposes to take off cornice and build out fascia so that gutter can catch water coming off the roof. Cornice molding varies in projection for some reason on this building; variety of moldings around this ell. Picture was shown of gutter in which 1-by stock was

doubled up behind gutter. Mr. Luddy noted that the goal is to run gutter all the way around ell, mitered on the corner so as to not see any fascia or cornice molding. Mr. Meche how flat the roof is. Mr. Luddy noted that the roof pitches on the left, back, and right of ell. Water is dumping down all the walls, and there is some damage in unit as water is permeating some brick areas.

Mr. Joyce voiced reservations about removing elements of the home and adding a different gutter; and inquired as to whether any other options were possible. Chair Spang noted half rounds that hang from a hanger; though such a gutter would not facilitate as much water flow as K-style. A speaker on the call speaking on behalf of Ms. Herr noted that one side of the ell (northeast facing) does not have crown molding. (Unidentified speakers were on the call from the HOA.) The roof leaks on all three sides, particularly the Winter Street side. Mr. Martinez expressed regret for removing crown molding, but noted the necessity of doing so to replace a gutter. Also expressed interest in displacing water from the building to the southeast of the property in question. Mr. Meche noted that gutters and flat roofs are not compatible; did not feel that gutter would solve much with a low-slope roof. The roof edge would need to be amended in some way in order to mitigate. Mr. Luddy stated that gutters are going under drip edge; there is a need to position gutter to catch water to make it run down downspouts and away from the house.

No public comment.

Mr. Luddy noted that sanded and painted construction would be created. Mr. Meche asked what materials would be used, and proposed hardwood or stained lumber. Mr. Pattison proposed putting two 2-bys together, skinning with a hardwood such as mahogany, then capping with fascia in attaching to the soffit. Chair Spang proposed crafting a motion to approve in concept but with a need for further oversight. Mr. Meche and Mr. Joyce noted that gutter is in place in surrounding buildings that has a more traditional style and ought to be used as a precedent rather than a K-style.

Photos of roof edge without molding (current) and with cornice molding intact (2016) were shown. Ms. Kelleher noted that no language was in the guidelines about gutter styles. Cambridge Historical Commission does not allow K-style, but others do; and Salem *has* approved some in the past. Mr. Joyce proposed modeling after the house across street; or using half round as featured on rear ell. Mr. Luddy noted not having much experience with half rounds; asked if it would have to be copper. Existing downspouts are corrugated galvanized steel which were planned for reuse; have historical look to them compared to 2x3 aluminum downspouts used today. Would reuse with more corrugated elbows. Mr. Pattison asked if they were definitely galvanized and not copper, which Mr. Luddy affirmed they were not copper. Chair Spang took stock of proposed options: one being to use a half round with some sort of hanger; the second to return and show detail of what current proposal in a more finished manner; or third mimicking the style of gutter used across the street from the property.

VOTE: Mr. Martinez motion to approve the application as proposed in concept with framing stock with bottom of hardwood with fascia/pseudo fascia across top to look traditional and gutter type to be specified once a product has been nailed down in a bronze finish, to be determined by deputized Commission members. Mr. Cutting seconded the motion. Roll Call: Meche, Joyce, Martinez, Pattison (no), Cutting, Spang were in favor and the motion so carried.

159 Derby Street - continuation

James Bostick of Paul Nathan Art asked for a continuation.

Documents & Exhibits

- Application: 11/1/21
- Photographs

Ms. Kelleher reported that the applicant has requested a continuation to the meeting on December 15th.

VOTE: Mr. Reed motioned to continue the application. Mr. Meche seconded the motion. Roll Call: Meche, Martinez, Joyce, Pattison, Cutting, Spang were in favor and the motion so carried.

361 Essex Street - continuation

Darcy Birse submitted an application for a Certificate of Appropriateness for new gutters.

The applicant was not present.

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

361 Essex Street - continuation

Darcy Birse submitted an application for a Certificate of Appropriateness for fencing and curbing.

The applicant was not present.

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

18 River Street

Jeremiah Jennings submitted an application for a Certificate of Appropriateness for architectural roof shingles.

Documents & Exhibits

- Application: 11/08/21
- Photographs

The applicant was not present.

Ms. Kelleher reported that the property is located on the corner of River and Lynn Streets and currently has a 3-tab roof. The applicant is seeking replace the 3tab shingles with GAF Timberline HDZ architectural shingles in black. She noted that the roof has a shallow pitch but is visible. Mr. Joyce and Mr. Pattison were in favor of Timberline NS which has a less variegated coloration.

No public comment.

VOTE: Mr. Joyce made a motion to approve the application with the stipulation that the roof material/product be Timberline NS model. Mr. Cutting seconded the motion. Roll Call: Meche, Joyce, Martinez, Pattison, Cutting, Spang were in favor and the motion so carried.

284 Lafayette Street

The Coach House Inn LLC submitted an application for a Certificate of Appropriateness to replace gutters.

Documents & Exhibits

- Application: 11/04/21
- Photos

Nick Giallousis was present on the call; noted that home was recently purchased, wants to preserve and run as an inn. Thus far the applicant has repainted exterior to match existing; preserving slate roof; want to preserve gutters as well. Companies came to consensus that gutters were not maintained, no copper/rubber lining, oiled properly, etc.; as a result, fascia behind them is rotted and needs replacing. Because of style of gutters, they need to be removed to replace fascia. The plan is to keep period-correct material in this instance (built in 1897); noted that copper gutters came about turn of century—around 1900—consequently would like to do copper all around. Doing entire house with wood gutters is prohibitively expensive. Given the time period, gutters would have been wood but downspouts would have been copper. He noted that Commission guidelines state that aluminum gutters were not appropriate. Photos of existing conditions were shown.

Mr. Meche asked if gutters are original to applicant's knowledge. Mr. Giallousis was unsure, though spoke to the mismatched materials observable in the house's materials. None of the downspouts are connected. Chair Spang asked if a photo of copper product was available. Applicant was open to what the Commission would like to see. Applicant is in touch with Elite Gutters; and is open to K-style, half rounds, etc., whatever the Commission would like to see. Chair Spang noted that a K-style may fit in better than half round. Mr. Meche noted that the façade of the structure is very carefully composed; spoke against half round; and was also not in favor of copper. Mr. Meche said that gutters are part of the molding system intricately woven into the façade of this property and proposed a gutter that would have a rigid profile, fiberglass, and painted. Mr. Giallousis noted that his contractor has something that may be a closer match. Mr. Meche noted that fiberglass gutters are more expensive than copper but easier to install. Gutter contractor noted that the gutter could be painted to match existing Benjamin Moore color on file for the home from 1988. The Commission and applicant discussed Duragutter, which was recently approved at a house on Essex Street. This product may be expensive than copper and more refined than aluminum. Mr. Pattison asked if the projection of existing wood gutter was known. Mr. Meche speculated five inches, which applicant corroborated.

No public comment.

Mr. Meche proposed a site visit and Chair Spang requested receiving a cross section. Mr. Meche noted that the applicant is aspiring towards an in-kind replication. Mr. Pattison and Mr. Meche noted that the extruded aluminum Duragutter would be desirable for this project given the cornice moldings, how the gutter fits into the moldings; how big fascia is; where roof starts/stops; etc. Mr. Martinez also supported

Duragutter which could be adapted to the project in question, particularly in areas where vertical trim is needed.

VOTE: Mr. Pattison made a motion to continue the application to the next meeting. Mr. Martinez seconded the motion. Roll Call: Meche, Joyce, Martinez, Pattison, Cutting, Spang were in favor and the motion so carried.

27 Chestnut Street

Elizabeth Padjen submitted an application for a Certificate of Appropriateness for new downspout and garage gutter.

Documents & Exhibits

- Application: 11/21/21
- Photos

Elizabeth Padjen was present on the call.

Ms. Padjen reported that she has undertaken work on the historic Pickman-Shreve Little House to address water issues. Two years prior, Ms. Padjen worked with Roger Petit who passed away upon finishing project, including repairs to roof. At the time a problem had been identified on west side of house where existing copper gutter was drooping. Mr. Petit had recommended adding downspout, though detail along cornice, etc. meant that downspout would be difficult to add. The project has been deferred for some time but the water damage has increase. She is now proposing the following work: new downspout at west wall, main house; new gutter at north wall of Warren Street garage; and a slight paint color change for the Warren Street garage sidewalls. She presented photos of house's copper gutter system that extends around all four elevations with downspouts at building corners. Photo of the sag in the middle of the bay that has created water issues along foundation into basement room and brick floor. She requested permission to add downspout in this location in a position that would not conflict with the blinds/windows down the façade. The downspout would be copper. This proposal is the best solution in the minds of the applicant and trustees.

Mr. Pattison noted that downspouts in the corners seem ample in size and that the issue may be the pipes that feed into them the gutters which are tiny; that is usually what causes these problems. Outlet coming out of gutter and feeding into the downspouts—usually an inch and a quarter in size—is too small; the gutters handle water, but the outlet pipes are not big enough. Ms. Padjen noted that the house has been in family for 50 years and there is a clear overspill happening. Mr. Pattison proposed making the outlet pipe larger in order to alleviate issues.

No public comment.

VOTE: Mr. Meche motioned to approve a two-step approach wherein the applicant reviews the possibility of enlarging the outlets in the gutter; if unsuccessful, a new downspout can be added at the location identified in the application. New gutter to be in copper with details similar to existing downspout and fittings. Mr. Martinez seconded the motion. Roll Call: Meche, Joyce, Martinez, Pattison, Cutting, Spang were in favor and the motion so carried.

Ms. Padjen presented request to add gutter on Warren St garage which was built in 1952 and to change color of concrete block on sidewalls of garage. Experiencing water and moisture problems at wall. Showed sample to match existing and showed existing photographs. Proposed installation will be similar to south side; cut existing rake molding; apply gutter to fascia under existing 1-1/4" aluminum drip edge. Difference: return gutter to sides with outside miters for sidewall downspouts. Existing condition showing proposed location of downspout was shown, would try to maintain existing rake molding terminus. Aluminum K-style is planned to match existing.

No public comment.

Mr. Joyce noted that K-style gutters came into existence in the 1940s. Gable end of the garage can be seen from Warren, Ms. Kelleher noted. Chair Spang expressed support. If the gutter will turn corner, Mr. Martinez favored seeing it replicate existing piece of the roof. Mr. Pattison proposed two returns against the outside miters. Mr. Meche said the gutter would serve as the molding in this scenario.

VOTE: Mr. Martinez made a motion to approve K-style gutter on north façade of Warren Street garage with changes so that gutter has two outside miters on outside end and terminates on cinder block side of garage; downspout to go straight down along façade of side of building. Mr. Pattison seconded. Roll call: Meche, Joyce, Martinez, Pattison, Cutting, Spang were in favor and the motion so carried.

Ms. Padjen presented request to change paint color for concrete block. Light grey on outside block is very cool and light; when light hits it, it jumps and attracts the eye. Planned color is a gray that is darker in value; a bit warmer in anticipation of landscaping. Existing concrete block shown. Options additional are Farrow & Ball "Plummett" 272; Farrow & Ball "Mole's Breath" (preferred); and C2 "Hailstorm" 969.

No public comment.

VOTE: Mr. Reed made a motion to approve Farrow & Ball "Mole's Breath". Mr. Pattison seconded the motion. Roll call: Meche, Joyce, Martinez, Pattison, Cutting, Spang were in favor and motion so carried.

SHC acceptance of Preservation Restriction – Brookhouse Home, 180 Derby Street

Ms. Kelleher noted that the CPA requires all non-municipal grantees receiving historic preservation funds to accept a preservation restriction held by Salem Historical Commission to ensure public benefit. Mr. Martinez asked for duration of restriction to which Ms. Kelleher noted in perpetuity. Mr. Meche asked if there were any downsides. Ms. Kelleher noted that any proposed or undertaken changes in the future will require a review by Commission.

VOTE: Mr. Meche made a motion to accept the preservation restriction. Mr. Martinez seconded the motion. Roll call: Meche, Joyce, Martinez, Pattison, Cutting, Spang were in favor and motion so carried.

Discussion and vote on meeting schedule for 2022

All city boards have option to do hybrid between now and April 2022; in April the intent is that boards will return to full in-person attendance. Ms. Kelleher asked if the Commission would like to remain virtual or go hybrid between now and April. Mr. Meche asked if going hybrid means that Commission

members get to stay hybrid. Chair Spang noted the difficulty of managing hybrid meetings; those who are virtual tend to feel overlooked; and thus expressed caution going that route. Ms. Kelleher noted that many City boards are planning to remain virtual. The Commission expressed general approval towards keeping meetings virtual.

Other Business

Brick Sidewalks

A new brick coalition—the Salem Brick Coalition—submitted a letter advocating for preservation of brick sidewalks in Salem including the incremental replacement of brick sidewalks not being replaced in kind; and so forth. Louis Sirianni and Colleen Brewster were present to request the Commission's support to change local historic district purview to include paved surfaces. Ms. Kelleher said some communities include at-grade changes within their purview. Mr. Meche clarified that Commission approval is being sought upon in order to go forward to the City. Mr. Sirianni noted that Historic Salem Inc. introduced this initiative six months ago, after which time he and Ms. Brewster came on as co-chairs. They have released a statement for the city of Salem to embrace brick sidewalks as integral part of historic aesthetic. They want to go to City Council to get Commission's purview expanded to paved features visible from a public way. Developers have been encouraged to do brick instead of asphalt, etc. Mr. Meche expressed concern about what goes where; what about materials other than brick versus concrete; what about dirt and wood; etc. Chair Spang noted that driveways and walkways would presumably be areas where brick would be most used. Mr. Martinez postulated that perhaps there should be a square footage threshold that triggers Commission involvement. Mr. Pattison also noted that pathways' visibility from a public way could be a consideration. Chair Spang asked about timeline moving forward for the Brick Coalition, to which Ms. Brewster responded that a draft ordinance was being worked on; early 2022 at the earliest. Ms. Kelleher reported that she has asked Engineering Department to create a city-wide map of brick sidewalks. Ms. Brewster noted that the Brick Coalition has begun to put together their own maps, and will try to incorporate historic photos for reference points; beginning with the McIntire District.

South Salem Campus

Ms. Kelleher reported that the state is seeking to sell a portion of the Salem State University campus that is located on Loring Avenue and is known as South Campus. DCAMM is in charge of the disposition process; part of campus is historic buildings; e.g. Loring Villa. DCAMM has drafted memorandum of agreement between DCAMM and Massachusetts Historical District with SHC and HSI identified as interested parties. Ms. Kelleher asked if anyone would like to see changes/edits made to the Memorandum of Agreement; and noted Commission could review and provide comments at the next meeting. Mr. Meche disclosed a potential conflict of interest as his firm is currently working with Salem State. Chair Spang requested that Ms. Kelleher share a version of the memorandum with existing draft comments. Mr. Martinez asked who the property was being sold to; Ms. Kelleher noted that a request for proposals will be released to seek a developer for the site.

Suffrage Marker

There is a planned marker to go on site at Hamilton Hall as part of the Suffrage 100 movement to honor the Remond family. The marker, which is a standard design being installed all over the country with coloration of purple and white which was associated with the suffrage movement, was approved by the Commission earlier in the year. Ms. Kelleher presented final proposed language for the sign. Chair Spang

asked if the sign would be mounted to building or sign post. The Commission noted that Certificate of Appropriateness stated that “Sign content to be established by Hamilton Hall” so further approval by Commission is not required. Commission did discuss the redundant use of “family” on lines 1 and 2 of the sign.

Special Meeting/Site Visit

Ms. Kelleher reminded everyone that a site visit will take place at noon on Sunday 12/5 at Pioneer Village. She noted the importance of having as many Commission members as possible. Next week’s special meeting will continue the public hearing on the request to demolish the buildings at Camp Naumkeag to facilitate the relocation of Pioneer Village.

Adjournment

Mr. Martinez made a motion to adjourn. Mr. Joyce seconded the motion. All members were in favor and the motion so carried.

The meeting adjourned at 9:37PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk