

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
December 7, 2022

A meeting of the Salem Historical Commission was held on Wednesday, December 7, 2022 at 6:00PM via **Zoom Virtual Meeting**. Present were: Larry Spang (Chair), Mark Meche, Rebecca English, Jamie Graham, Milo Martinez, Mark Pattison, Vijay Joyce. Staff: Patti Kelleher, Not present: Reed Cutting.

18 Broad Street—continuation

Pickering Foundation submitted an application for a Certificate of Non-Applicability for exterior restoration.

This application has been continued to January 4, 2023 meeting.

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

122 Derby Street

Review and approval of final design details for new addition.

John Andrews of JFA Design Group was present on the call. Mr. Andrews noted that zoning was consulted for height to be approved. Mr. Andrews established that building was re-sided in 2020 with 4” cedar clapboard in a color that SHC had approved; plan to continue color with new addition. All-wood Brosco windows are planned for upper level. Placement was shown in submitted documentation and drawings. Hinges and handles on carriage house door and loft door above were altered since previous visit. 1x6 doors were planned; burgundy color to be used to match doors on main house. All other trim is to match existing. Mr. Andrews noted that Mr. Pattison had been working on this project in 2020 with applicants and had received materials. Chair Spang clarified that approval was requested on the drawings presented. Mr. Andrews noted that the documents submitted were not a full set of construction documents. Ms. Kelleher clarified that Mr. Pattison had worked with applicant(s) on storefront details and siding. Mr. Andrews noted that gutters were planned for rear addition to be hidden from street view. Mr. Joyce clarified that rake is extending/continuing across on proposed right side addition (elevation was shown), in which case the rake would wrap around the building. Mr. Andrews noted that this was an error in the submitted drawing and that the rake will not carry around back of building.

Robert Burkinshaw and Jaelyn Russell (applicants) were present on the call. Ms. Russell noted that moulding shown is original with no plans to change; moulding around the peak will be left unchanged. Chair Spang clarified that new rake will match existing trim: that is, lower piece of flat fascia board has historic moulding, flat stock, some sort of drip edge, and is what will feature to match on the addition. The applicants confirmed that the intent is to match to existing though plans do not currently feature on drawings. Chair Spang expressed concern over missing construction details, which Mr. Meche echoed. Ms. Graham expressed concern over proportions of new windows in relation to existing. Mr. Andrews was amenable to altering two new windows to match width of existing below, as well as to align them. Mr. Joyce clarified that fascia is going away in addition between main façade and carriage house. Mr. Joyce was in favor of carrying on fascia all the way across to show evolution of building’s history. Mr.

Andrews was amenable to this suggestion. Mr. Joyce did not want the fascia on the carriage house to match main building in order to subordinate carriage house.

Mr. Meche noted disparity between placement of pediment on drawings versus on actual building, which could thus impede guidance from Commission. Chair Spang asked if Commission had changed shingles to clapboard on past occasion; Ms. Kelleher noted that the building is currently clapboard, which the Commission had approved previously. If trim goes across, Ms. Graham proposed making windows smaller and more intentionally different from the rest. Mr. Meche inquired as to sill height on existing windows, which Mr. Andrews was uncertain of.

No public comment.

Chair Spang proposed that more work be completed on construction drawings in order to receive specific guidance moving forward.

VOTE: Mr. Pattison moved to continue application to next meeting on December 21, 2022. Ms. Graham seconded the motion. Roll Call: Martinez, Pattison, English, Joyce, Graham, Meche, Spang were in favor and the motion so carried.

Salem Common

City of Salem submitted an application for a Certificate of Appropriateness to install Little Free Library structure.

Documents & Exhibits

- Application: 11/15/22
- Slideshow/photographs

Mr. Martinez recused himself as an abutter to Salem Common.

Kristen Fitzgerald was present on the call, member of Salem Common Neighborhood Association (CNA), responsible for bringing forth the proposal. Ms. Fitzgerald showed planned items for installation. In providing an overview, Ms. Fitzgerald indicated the following: Parks and Rec had been consulted for location (i.e. exterior pathway near Common Playground); model planned was shown on slides; wood would be stained appropriate color, sealed and weatherproofed; CNA would provide first wave of books; library will be a community resource. Overhead shot was shown to demonstrate planned location of Little Library. Ms. Kelleher noted that the Salem Common as the planned location made this application subject to review from Commission. Chair Spang noted that a stirrup (pictured) would hold up the post. Mr. Meche clarified that a company builds/pre-builds these. Ms. Fitzgerald noted that SCNA has done due diligence for ADA compliance, i.e. to make the Little Library wheelchair accessible. Approximate external dimensions of Little Library were shown; likely featuring metal cap on the top; pine, plywood, and metal roof featured.

Mr. Meche asked what the installation would sit upon, to which Ms. Fitzgerald noted it would sit on the post and then into a hole in the ground.

Public comment:

Gabriel Ciociola, vice president of SCNA, gave hearty endorsement to public amenity, noting that the structure would fit well with other items on the Common. Thanked Ms. Fitzgerald for work on project.

Mr. Joyce wanted continuity between post color and the box itself; hopefully not two tones of wood/color.

VOTE: Mr. Joyce motioned to approved application as submitted with the indication that the Commission would review colors at a later date. Ms. Graham seconded the motion. Roll Call: Martinez (recused), Pattison, English, Joyce, Graham, Meche, Spang were in favor and the motion so carried.

3 Federal Court—continuation

Skomurski Development submitted an application for a Certificate of Appropriateness to renovate building and carriage house. Continuation of side (north) door alteration, electrical panel (after the fact), and new vents and minisplit system.

Documents & Exhibits

- Application: 9/6/22
- Slideshow/photographs

Dan Ricciarelli of Seger Architects was present with Julia Mooradian and applicant Joe Skomurski. Submittal documents from 12/1 were shown. Ms. Mooradian noted that at last meeting, introduction of egress door on unit 2 was discussed; addition had been approved. For second means of egress, applicants proposed removing existing window and replacing with egress door (as well as adding landing with stairs). Planned door and posts were shown in presentation; wooden rail, square balusters painted out white to match trim, wood landing and stairs for planned egress door. The intent is to keep existing trim and extend down for door and put wood panel painted out above door to infill that space to bring it up to existing window height. Door planned for use on carriage door was also being planned for this entrance. Mr. Joyce wanted to see a six-panel door with the top two panels glass to be more fitting to era of home. Mr. Ricciarelli was open to this recommendation. Chair Spang inquired about plywood paneling filling the gap at top of door; and questioned why the applicants would not elect to use a door that fits the opening. This will be a 2x8 door to match width of windows, Mr. Meche clarified. Mr. Martinez asked if glass instead of plywood could be considered, which Mr. Ricciarelli was not amenable to given the narrowness of the space.

Chair Spang recapped the intent to lower existing head of window to reach top of door to eliminate little plywood panel and then changing out the door to six panel with two glass panels at top. Mr. Meche expressed preference for a taller door, if available. Chair Spang asked if underside of landing would be left open or filled with slats or lattice; spaced vertical slats, Mr. Ricciarelli responded. Mr. Skomurski noted that a race panel door with lites on top could be done; existing height of window is about 7'3". Mr. Ricciarelli confirmed that a 6'8" door with entablature at the top was planned.

VOTE: Mr. Meche moved to approve application for door provided the door installed is six-panel with upper two panels being glass lites, door is either 6'8" door with head lowered to suit the door or taller door with same qualities selected to fit the opening; as well as vertical slats added to underside of landing. Mr. Joyce seconded the motion. Roll Call: Martinez, Pattison, English, Joyce, Graham, Meche, Spang were in favor and the motion so carried.

Placement and look of penetrations were discussed at prior meeting; vent covers planned/installed were shown (on north side of house); had already been installed and painted to match. Fence was shown, planned to screen condenser units which had been installed. Chair Spang clarified that piping for condensers runs into basement and will not be seen from exterior of house, which Ms. Mooradian confirmed. Chair Spang expressed frustration at this project team's tendency to install first and discuss later; as did Mr. Meche and Mr. Pattison. A 4-foot painted solid wood fence was planned. Mr. Martinez asked as to the width of one panel of fence, which Mr. Skomurski noted was six feet. Ms. Graham asked if existing fence is solid, which Ms. Mooradian affirmed. Ms. Mooradian noted that color for fence screen would be white to match other fences.

VOTE: Mr. Joyce motioned to approve vents next to window, proposed fence in back to screen two units, paint white to match other fences. Mr. Martinez seconded the motion. Roll Call: Martinez, Pattison, English, Joyce, Graham, Meche, Spang were in favor and the motion so carried.

Mr. Ricciarelli noted that electrical meters presented an issue on the property; shut off needs to be accessible; no common area exists in interior of house. Carriage house is also served from these meters via underground conduit. The meters' installed location is adjacent to a patio for unit 1; the intent was to encapsulate and separate patio from drive. Proposed solid wood fence and proposed hedges were shown, the desire being to use option that calls least attention to this area. Chair Spang questioned if there was any way to put panel towards back of house. Conduit servicehead could not change according to National Grid (according to Mr. Skomurski); would have needed to go horizontal and cross property lines with wire. Chair Spang requested letter from Eversource and National Grid confirming this. Mr. Skomurski claimed to have met with engineer and meter supervisor from National Grid; suggested that they were not amenable to speaking to the Commission and/or writing a letter explaining their position/rationale. Ms. Graham strongly echoed remarks from Mr. Pattison concerning the need for better planning to avoid the issue of installing electric meters on outer façade without any discussion or oversight from the Commission: the applicants appear to have acted in complete disregard for Commission guidelines and guidance. Chair Spang recounted options to applicants: approve what exists; require that the applicants revisit alternative options; or deem the unapproved installation a violation.

Public comment:

Jane Arlander expressed disappointment at location of meters. Commended Mr. Skomurski for job that is being done but noted that disallowing public comment beforehand was tragic. Ms. Arlander attested that 91-93 Federal St recently had work done in which meters were put in basement. Ms. Arlander also questioned how meters could be accessed if bushes were going to screen their location; as well as how often the meters are serviced. Speaker also noted that hedges may end up covering windows and proposed potentially lowering the electric boxes down towards water table.

Mr. Pattison proposed meeting with engineer from National Grid; Ms. English, Ms. Graham and others agreed. Mr. Meche clarified that this will be under construction for the next four months according to Mr. Skomurski. Ms. Kelleher volunteered to work with applicant to coordinate with National Grid to meet with Commission members to discuss alternatives.

VOTE: Mr. Pattison moved to continue application to the next meeting to allow members of Commission to meet with National Grid to explore options. Ms. English seconded the motion. Roll Call: Martinez, Pattison, English, Joyce, Graham, Meche, Spang were in favor and the motion so carried.

90 Webb Street—continuation

Faina and Michael Snitkovsky LLC submitted an application for a request to waive Demolition Delay Ordinance to demolish house older than 100 years.

Documents & Exhibits

- Application: 10/31/22
- Slideshow/photographs

Faina and Michael Snitkovsky were present on the call and stated their intent to preserve building and add an addition; asked for guidance on receiving support from SHC moving forward. The applicants requested to withdraw their application without prejudice.

Public comment:

Dorothy Phillips requested information on addition; how large? What is the nature of the addition? The applicants noted that they would need to speak with ZBA. Ms. Phillips asked if the home would be one unit; and whether the home would be owners' private residence or planned to sell. The owners noted the intent would be to sell.

Jessica Herbert suggested that owners work with Commission on design to some degree and noted that Historic Salem Inc. could also work with owners on design pro bono (citing past precedent with other developers). This coordination could alleviate the owners having to come up with ideas on their own.

Emily Udy of Historic Salem Inc. expressed interest in collaborating with owners. Commended owners on gathering information and altering plans in accordance with community input.

Mr. Meche also commended the owners' decision to preserve.

VOTE: Mr. Meche motioned to accept applicants' request to withdraw application with prejudice. Ms. English seconded the motion. Roll Call: Martinez, Pattison, English, Joyce, Graham, Meche, Spang were in favor and the motion so carried.

62 Forrester Street

St. Nicholas Russian Orthodox Church submitted an application for a Waiver of the Demolition Delay Ordinance to demolish 2-family house older than 100 years.

Documents & Exhibits

- Application: 11/17/22
- Slideshow/photographs

Diana Dunlap was present on the call, member of Parish Council for nearly 10 years, also served on Property Committee and Rental Futures Committee which spent 6-9 months coming to determination on the property. Ms. Dunlap's background is in multi-family rental management and building preservation. Report submitted from Ms. Dunlap evinced intensive process in determining future of this property. This structure is currently vacant; had been a two-family three-unit rental property. Management of this

building has become a burden for volunteers. Ms. Dunlap catalogued an exhaustive set of internal dialogue that had occurred among Parish Council which voted conclusively on the desire to demolish building and convert to green space for use of parish and surrounding community. Chair Spang asked if sale of property was considered, which Dunlap affirmed. This was decided against because the Parish Council does not want to break up consecutive properties owned. The desire is to maintain ownership/control of that land.

The building in question is from the early twentieth century; Ms. Dunlap noted that the building slightly predates rectory and church. A former priest was given this building in the 1970s and then returned the building to the parish in the 1990s/early 2000s.

Public comment:

Jessica Herbert questioned demolition of building; in terms of cost, demolish and then create a park. Quote was \$90k to demolish; repairs needed are \$200k, Ms. Dunlap noted.

Sarah Patane and Paul Patane, Salem residents associated with the St. Nicholas Church, expressed support for this project. Echoed the very extensive discussion and thought process that Ms. Dunlap had spoken of. Emphasized that while concrete plans do not exist for green space, active ideas and excitement around the parish. Mr. and Mrs. Patane are not desirous of seeing an empty lot on the property, and expressed enthusiasm about plants, benches, etc. where people can congregate.

Emily Udy, Historic Salem Inc., expressed anticipation of the Commission's discussion of architectural and historical significance of building and whether it is preferably preserved. Agreed that in terms of urban planning, the idea of preferably preserved might factor in street scape and character of neighborhood. Expressed surprise at decision to demolish building as well as curiosity as to any thought that went into wider community beyond just the parish.

Mary Rose Andruchow, chairperson of Property Committee, expressed gratitude for the hearing before the Commission. Ms. Andruchow noted that the desire was not to sell but did not want lot owned by someone else between parking lot and place of worship. Desirous of retaining space for children of parish members. Reiterated that the cost of repairs to property to make livable would be \$200,000. Spoke to brief history of tenants and costs of significant maintenance needed.

Richard Pignataro was overall in favor of green space; though remarked that "green space" can be vague. Asked if concrete plan was shown in the packet provided. Wanted to be kept abreast of developing plans.

Ms. Dunlap noted that parish members would need to be consulted first before any finalized design details would be considered.

Father Lawrence, new priest of parish coming from New York, noted being a newcomer to Salem as of the past month. Expressed appreciation for the Commission's hearing and was desirous of having the property and parish more broadly be good stewards for the neighborhood. Was desirous of doing what is best for the community, aesthetically, doing homework on architecture and history of neighborhood, to achieve something reflective of the surrounding area.

Mr. Pattison appreciated Fr. Lawrence's "good steward" comment; expressed sadness at the state of the house, i.e. not being taken care of to the point that demolition is now the desired outcome from applicants. Ms. Graham registered a similar comment as to the disappointment of losing a building to green space; and questioned how to make best use of green space in this particular location.

Ms. Andruchow welcomed SHC members to conduct a site visit.

VOTE: Mr. Joyce moved to continue application to next meeting December 21 to allow members to conduct site visit. Mr. Pattison seconded the motion. Roll Call: Martinez, Pattison, English, Joyce, Graham, Meche, Spang were in favor and the motion so carried.

149 Federal St

Joe and Kathy Archambault submitted an application for a Certificate of Appropriateness for window replacement.

Documents & Exhibits

- Application: 12/7/22
- Slideshow/photographs

Kathy Archambault were present. Windows on third floor are falling apart; wood between glass is deteriorated; want to move quickly because tenants are currently living in the apartment. There is danger present as the glass panels are falling out to sidewalk below. Two in the front and two on the side are desired to be replaced. Putting in new glass was looked at but alleged to be impossible because muntins are in such poor shape that work cannot be done. Ms. Kelleher explained that a proposal is not in place other than an affordable alternative at the moment. Ms. Kelleher noted that the rest of house has two over two windows, likely installed when entryway was Victorianized. Ms. Kelleher expressed concern over Home Depot windows that were proposed by contractor. A 1995 photo shows six over six window which is now a 1 over 1 vinyl window (prior to homeowners taking over the house).

Chair Spang noted that matching existing would be the quickest way to do this, potentially possible through a Certificate of Non-Applicability. Brosco and JB Sash were recommended as suppliers. Mr. Meche noted that it would be difficult to procure a window based on the dimensions; and lead time would be a factor (i.e. 8-12 weeks would be an optimistic timeframe). Mr. Meche proposed putting up storms and plastic in the missing lites to buy time. Ms. Kelleher advocated replicating storms that are already on the house; in either black or white color would be acceptable.

No public comment.

Ms. Kelleher clarified that the applicants can replace to match in kind through a C of NA.

VOTE: Mr. Pattison motioned to approve storm windows in white. Ms. Graham seconded the motion. Roll Call: Martinez, Pattison, English, Joyce, Graham, Meche, Spang were in favor and the motion so carried.

VOTE: Mr. Meche motioned to continue application to next meeting to advise further on window selection. Mr. Pattison seconded the motion. Roll Call: Martinez, Pattison, English, Joyce, Graham, Meche, Spang were in favor and the motion so carried.

Minutes

VOTE: Ms. English motioned to approve minutes from October 5, November 2, and November 16. Mr. Martinez seconded the motion. All were in favor and the motion so carried.

Adjournment

(No motion was made to adjourn.)

The meeting adjourned at 9:33PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk