

SALEM HISTORICAL COMMISSION  
MINUTES  
April 5, 2023

A meeting of the Salem Historical Commission was held on Wednesday, April 5, 2023 at 6:00PM via **Zoom Virtual Meeting**. Present were: Vijay Joyce (Acting Chair), Rebecca English, Milo Martinez, Mark Meche, Jamie Graham, Kelly Tyler-Lewis. Staff: Patti Kelleher. Not present: Reed Cutting, Mark Pattison, Larry Spang.

275 Lafayette Street—continuation

MD Property Development LLC submitted an application for a Certificate of Appropriateness to renovate building and new construction.

Ms. Kelleher reported that the applicants requested a continuation to April 19 meeting.

**VOTE:** Ms. English motioned to approve continuation to April 19. Ms. Graham seconded the motion. **Roll Call:** English, Graham, Meche, Martinez, Tyler-Lewis (abstained), Joyce were in favor and the motion so carried.

393 Essex Street—continuation

Old Fezziwig LLC submitted an application for a Certificate of Appropriateness for vents, fire alarm, and fence screen.

Ms. Kelleher reported that the applicants requested a continuation to April 19 meeting.

**VOTE:** Ms. English motioned to approve continuation to April 19. Ms. Tyler-Lewis seconded the motion. **Roll Call:** English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.

9 Cambridge Street—continuation

Nicolaus and Elisa Hofmeester submitted an application for a Certificate of Appropriateness to replace fence.

Ms. Kelleher reported that the applicants requested continuation to April 19 meeting.

**VOTE:** Ms. English motioned to approve continuation to April 19. Mr. Martinez seconded the motion. **Roll Call:** English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.

140 Washington Street/5 Barton Square

The Salem Housing Authority requested comment under Section 106 for roof modification.

Debbie Tucker, Andrew Brockway, Cathy Hoog, and Gary Dean were present.

Ms. Tucker noted that severe leaking is present in roof. Redevelopment Authority and Design Review Board (DRB) presentations were already been carried out. Mr. Brockway presented slideshow on roof

replacement project. Building elevation was shown from Washington Street (four-story building). Aerial view was also shown. Mr. Brockway noted that a stepped parapet features along Washington Street; otherwise roof edge has gravel stop fascia condition. Essentially flat roof though does slope from ridgeline somewhat. A photograph from back of building was shown. The intended project is to re-roof building and meet modern-day energy codes; increase thickness of insulation to 5.5" overall. Project wants to raise parapet 4.5" to account for the increased depth of insulation needed. Proposed edge detail was also shown. Mr. Brockway shared that DRB wanted grayish or bronze color for material as more sympathetic to the surroundings.

Mr. Meche questioned why there is a tapered edge strip on rake side in the direction of pitch. Mr. Brockway noted that there may not end up being tapered edge strip; the insulation could end up meeting with the blocking. Mr. Meche asked if dimensions would be held at fascia if tapered edge did not have to be feature; Mr. Brockway noted that this was likely a question of field conditions to be determined. Extruded piece of aluminum will be backing to fascia cover, Mr. Brockway noted.

Ms. Graham asked for clarification that parapet is only on front face of Washington Street, and questioned what the corner condition would be (such as a jog in fascia). Mr. Brockway responded that parapet, when it comes to the corner, will be higher than fascia; i.e. they will not line up.

Public comment:

Joyce Kenney lauded the project and urged the Commission to approve the plan.

**VOTE:** Ms. Graham motioned to support the application. Ms. English seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.

### 73 Boston Street

The Salem Housing Authority requested comment under Section 106 for roofing replacement.

Debbie Tucker clarified that this location is 73 Boston Street, not 143 Boston Street. Ms. Tucker noted that this is a federally funded project and has been put forth for environmental review. Mr. Brockway presented slideshow on roof replacement. Image on right showed work that has been completed. On upper roof is hip roof, mansard roof above clapboard siding, and an addition features in back of building. Mr. Brockway cited leaking issues and difficulty of fixing and maintaining. Slate roof shingles have been replaced with asphalt shingles. Some of wood trim has been replaced with PVC trim. Flat roof on addition has also been replaced. Pressure-treated guardrail system was reduced in size and replaced with vinyl system that is more sympathetic in form to original building.

Chair Joyce clarified that work has already been done on this project, which Mr. Brockway affirmed. Chair Joyce expressed regret that slate roof has been removed. He questioned if PVC had been painted, which Mr. Brockway said "no." Mr. Brockway cited maintenance as an issue in painting PVC. Mr. Meche asked if windows had been replaced, which Mr. Brockway said "no." Mr. Meche questioned if the PVC had been treated so as to protect against changing color over time, which Mr. Brockway said "no." Mr. Meche said that PVC takes paint quite well, and that maintenance will be required on PVC regardless of whether it is painted. Chair Joyce encouraged painting PVC to match existing trim. Mr. Brockway said that existing gutters and downspouts were replaced as well as pieces of fascia behind the gutters. Mr.

Brockway affirmed that all fascia were replaced behind gutters. Mr. Meche observed that more window details looked like they had been altered. Mr. Meche asked Ms. Kelleher for guidance if Commission members were not comfortable endorsing alterations made to architectural details. Ms. Kelleher recommended providing recommendations to the SHA.

Ms. Hoog admitted that work was being presented after-the-fact, citing confusion on applicants' part as to whether the property was historic and the associated application procedures. Ms. Hoog cited hardships in terms of needing to remedy the building's conditions, i.e. the applicants could not afford replacing slate roof. Ms. Hoog also noted financial constraints, i.e. the amount of federal money to cover five properties is barely enough to cover one project.

Mr. Martinez questioned if a non-endorsement from SHC would endanger future funding for housing, which Ms. Kelleher affirmed. Ms. Kelleher clarified that state/federal funding, licenses, and permits are reviewed to ensure that project does not negatively impact a historic resource. This property is not in a designated historic district, but is one of few remaining Second Empire homes from 1870s. Boston Street has not had inventory work done since the 1980s.

Chair Joyce was open to supporting project but preferred seeing architectural details returned (such as details on dormers) and painting done to make the building cohesive. Mr. Meche said that painting is in applicants' best interest (the PVC), the architectural details have been removed (Mr. Meche questioned how they could be brought back having been removed). Mr. Meche advised applicants that the SHC could be a valuable resource to applicants in terms of guidance. Mr. Martinez asked if the vinyl railing on left side of building can be seen from the street, which Mr. Brockway said "no" from Boston Street because flat roof does not extend full length of original building. Mr. Brockway noted that stair has not been replaced yet (which Mr. Meche cited having seen on Google Earth). The new railing has been set back and is no longer on the roof edge, Ms. Kelleher noted.

Ms. Graham asked if copper was extended over asphalt in flashing of the window sill. Mr. Brockway noted that flashing comes up over the sill. Ms. Graham pointed out that the new detail seems to indicate that asphalt may have been installed over copper, which would be more a functional issue than aesthetic. Chair Joyce recommended bringing back details for dormers; painting them, fascia, and railing to match to keep consistency. Mr. Meche noted that the aversion to leaving PVC unpainted is that its shiny and looks like plastic. Mr. Martinez said that the SHC's letter should point out that vinyl railing on roof can be seen from sidewalk. Mr. Joyce cited Slateline products that have been approved in the past which would be preferable and more affordable for this particular property. Mr. Meche said that some new aluminum products also exist for future reference. Mr. Brockway noted that the applicants would look into painting vinyl railing.

No public comment.

**VOTE:** Mr. Martinez motioned to support the application provided that architectural details are returned; paint fascia, railing, trim to match color in order to replicate appearance of wood; these comments are being provided with acknowledgement of applicants' condition of hardship; replacement of roof was being considered under hardship to return to material approximate to slate. Mr. Meche seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.

370 Essex Street—continuation

Salem Public Library submitted an application for a new book drop box

Documents & Exhibits

- Application: 2/27/23
- Slideshow/photographs

Ray Guertin, architect with Salem Public Library, and Tara Mansfield were present on the call.

Alterations to book drop at library front entrance had been discussed at previous meeting. A new book drop product was found to match perfectly with existing fence. Mr. Guertin said that the applicants would only remove portion of top rail and pieces of balusters where book drop will be. Profile of section of book drop was shown relative to the fence. Book drop had been shifted over slightly to existing walkway in the fence to move as far forward to brownstone curb and get lip of hood flush with face of fencing. Mr. Guertin was very pleased with the ability to preserve existing fence. Chair Joyce, Mr. Martinez, and Mr. Meche all expressed favor towards the work done by applicants. Mr. Guertin noted that finish for the fence and book drop unit will be black. Chair Joyce asked if decals are on front and side of book drop; Mr. Guertin noted that applicants have the option of determining where decals would go; presumably they would be right in the front. Ms. Tyler-Lewis noted that the Kingsley website makes custom decals to identify a depository; perhaps more historically sympathetic to a modern depository icon.

No public comment.

**VOTE: Mr. Meche motioned to approve as submitted with condition that decals be more historically appropriate. Ms. Graham seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.**

6 Botts Court

Louis Siriani submitted an application for a Certificate of Appropriateness for paint color on trim and fence.

Documents & Exhibits

- Application: 2/21/23
- Slideshow/photographs
- Paint chips

Mr. Siriani noted that this carriage house/garage was built in 1905; the fences on both sides were brick walls about 6' tall. In the 1950s, the brick walls were taken down and replaced with fences. The single garage door was replaced by large double door. Mr. Siriani ascertained that original paint around windows was similar to Benjamin Moore Wickham Gray. Mr. Siriani proposed Kingsport Gray, which is warmer. Ms. English asked if the garage door is planned to be painted as well, which Mr. Siriani affirmed. The garage door would not remain green, according to Mr. Siriani. Mr. Martinez clarified that trim around windows, fence entirely, and the garage door (and the lattice around garage door) were requested to be painting in Kingsport Gray.

No public comment.

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

#### 149 Federal Street

Joseph Archambault submitted an application for a Certificate of Appropriateness for paint colors, siding removal and fencing.

#### Documents & Exhibits

- Application: 3/20/23
- photographs

Joe and Kathy Archambault were present on the call.

Applicants expressed desire to stay with or change paint color, and potentially remove some shingles depending on what is found under clapboards. Also install new fencing on front property line to match existing solid board fencing at rear. The applicants were desirous of making the fence same height as rest of property. Ms. Archambault noted that shingles need to be removed and replaced. Proposed paint is Benjamin Moore 1461 Sterling Silver, though applicants were open to sticking with the existing. Planned trim color is White Dove. Ms. Kelleher noted that Certificate of Non-Applicability could be used to approve removal of shingles. Ms. Kelleher noted that White Dove had previously been approved by Commission for the trim in 2020.

Mr. Martinez noted that a new application would be needed for the rear entrance which did not conform to past specifications of Commission given that work specified in the past was not completed. Mr. Martinez was in favor of Sterling Silver and White Dove rather than a stark white color which would be historically inappropriate. Ms. Archambault was amenable to using the existing paint colors as-is; the blue, white, and black, and gray base that sits on the foundation.

Chair Joyce noted that siding would be a Certificate of Non-Applicability. Chair Joyce also noted that a new application would be needed if desirable clapboards were found in the process of replacing shingles.

Chair Joyce noted that a nice-looking picket fence exists, but clarified that applicants want to put a board fence up. The Archambaults affirmed that a higher fence is desired, ideally extending the fence that already exists in back of property. Chair Joyce said that the Commission would not find that appropriate. Further detail will be needed in order to approve. Ms. Archambault said that a family member would be working on the fence for this application. Mr. Meche clarified that the fence which was removed would be put back; noting that a 6' fence exists on most of the property. Ms. Archambault said that a shorter fence was not desirable because pedestrians would pollute the yard by throwing garbage over the fence. Chair Joyce expressed preference for shorter fence, citing a property at corner Essex and Flint as a good model fence to use for this application. The applicants showed a fence on Flint with posts similar to what they wanted on their property. Chair Joyce said that the posts should not be shown sticking through but rather flat, as that would be historically appropriate.

No public comment.

Mr. Martinez noted that taller fences are not often approved at the front of houses, though this is a more modest house. Mr. Martinez noted that an uninterrupted solid board fence with posts in back and rail along the top would be acceptable. Mr. Meche questioned if the fence could be set back from sidewalk a few feet. Mr. Archambault said that the fence would sit back about a foot to 15"; and a garden would be restored in front of fence. Mr. Archambault stated belief that fence in back of house was 6', when asked by Mr. Joyce. Mr. Martinez stated belief that the height was likely 4.5-5'. Chair Joyce said that a new fence would have to be no taller than the existing. Chair Joyce noted that a fence detail would be needed for approval.

**VOTE: Mr. Meche motioned to continue the application to the April 19 meeting. Ms. English seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.**

#### 15 Cambridge Street—continuation

Jonathan Collins and Kristelle Lavalee submitted an application for a Certificate of Appropriateness for an EV charging station (after the fact).

The applicants were not present on the call.

**VOTE: Mr. Martinez motioned to continue application to next meeting on April 19, 2023. Ms. Graham seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.**

#### 100 Federal Street

Beth Crowley submitted an application for a Certificate of Appropriateness to rebuild chimney without exterior parging.

Ms. Kelleher noted that this item was incorrectly advertised; the application was approved at previous meeting.

#### 3 Federal Court

Joe Skomurski submitted an application for a Certificate of Appropriateness for door hood and modify fencing.

#### Documents & Exhibits

- Application: 3/17/23
- Slideshow/photographs

Dan Ricciarelli, Julia Mooradian, and Joe Skomurski were present.

Mr. Ricciarelli identified three items to discuss with the application: (1) canopy over entry on side of carriage house (to highlight entry for persons visiting carriage house); (2) trash enclosure which would be exactly same as HVAC enclosure that was previously approved; and (3) front fence along Federal Ct.

Mr. Ricciarelli noted that main entry to carriage house is on right of structure, thus obscuring entry door. West and south elevations were shown. Canopy would be fitted with asphalt shingles to match roof; trim painted white to match.

A site plan was shown. The applicants were desirous of white solid board fence enclosure used to fence HVAC condenser units; plan to extend out to the right to enclose trash. Extruding down and providing gate.

Mr. Ricciarelli said that existing opening at Federal Street fence is too narrow (11' opening) for cars getting in and out (Mr. Skomurski noted tire damage to work vehicles), thus determining that an extension to 14' was needed. Existing posts would be retained. A plan explaining alterations was also shown: gate would be taken off allowing entry to a path accessible to all units. Existing gates for driveway would be removed.

Regarding the canopy, Mr. Ricciarelli said that 3-tab shingles would be used to match roof; painted white (Bright White) to match existing trim. Chair Joyce clarified that the posts to the canopy would end at blocks. Mr. Ricciarelli noted that similar canopies feature on neighboring properties on Federal St. Mr. Meche was amenable to the canopy. Mr. Martinez was unsure of an arch for the canopy given that the carriage house is a utilitarian structure. Ms. Graham questioned if canopies/overhangs would typically feature on carriage houses. Mr. Joyce asked if the canopy needed to come out 3' or could be shortened; Mr. Ricciarelli was open to shortening to 30". Chair Joyce proposed easing the edges of the brackets. Ms. Graham was in favor of bringing canopy to 30". Mr. Martinez proposed a gentle curve to the bracket under canopy instead of a straight piece. Mr. Martinez further specified that corbels with gentle right angle at Architectural Depot might be correct level of detail to fit Commission members' concerns. Mr. Martinez proposed deputizing Commission members to approve drawings of new brackets and overhang. Mr. Martinez and Ms. Graham volunteered for deputization.

**VOTE: Mr. Martinez motioned to approve door hood with 30" overhang on south elevation of carriage house. Hood to have corbel and/or bracket with slight curve. Final design details to be approved by Commissioners Martinez and Graham. Ms. Graham seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.**

Ms. Mooradian reiterated the plan for the driveway would be widened 3' to the left of the existing gate, and removing the gate. Mr. Skomurski said that the Engineering Department had been contacted regarding a curb cut to widen the driveway. Ms. English clarified that cobbles have been removed from the driveway, which Mr. Skomurski affirmed.

Mr. Martinez questioned what treatment would be used between parking spaces and walking path in driveway. Mr. Skomurski noted that plan features either hard top or keystone. Ms. English noted that picture in presentation showed alterations to the fence, curb and sidewalk configuration but not the driveway, and clarified that the applicants also intend to remove cobblestone driveway. Mr. Skomurski affirmed that cobble driveway would be removed. Ms. English recommended saving removed gates for potential future use as either gates or pickets.

No public comment.

**VOTE:** Ms. Graham motioned to approve the fence enclosure for trash as submitted. Mr. Martinez seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.

**VOTE:** Mr. Meche motioned to approve extending fence opening as submitted, matching colors, remove gates, with the caveat that gates be retained for potential future use. Mr. Martinez seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.

Mr. Skomurski expressed desire to enclose electrical meters, 3 sided, 6' high, with small opening door, cedar board to match fencing on property. Mr. Ricciarelli clarified that instead of having singular fin coming out from the house, the applicants want to box it out. Mr. Martinez questioned if enclosure would be painted versus Mr. Skomurski's idea to leave natural cedar. The enclosure would come out a foot or 14". Chair Joyce clarified that the enclosure would miss the shutters and the trim. Chair Joyce asked how high up on the house the 6' high enclosure is/would be. Amending existing Certificate, Ms. Kelleher said, would be okay if the design is the same. Ms. Kelleher noted that existing Certificate said that enclosure would need to be painted to match existing fence. Ms. English asked if the enclosure would have hardware, which Mr. Skomurski affirmed: hinges, a knob, and so forth. Mr. Skomurski noted the change would be that the enclosure would cover the whole box and would be cedar. Mr. Ricciarelli proposed submitted a drawing to have on record. Mr. Martinez expressed preference for cedar instead of white so as to not stand out.

No public comment.

**VOTE:** Ms. English motioned to amend existing application to 3-sided enclosed fence with dimensions discussed, unpainted cedar; with the caveat to submit drawings of amended enclosure. Ms. Graham seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.

#### 107 Leach Street

North Shore Property Group LLC submitted an application to waive demolition delay ordinance to demolish more than 50% of roof.

#### Documents & Exhibits

- Application: 3/20/23
- Slideshow/photographs

Attorney Jenna Buonfiglio was present as was Michael Buonfiglio.

This property was built in 1920 according to public record. Not located in historic district nor National Register of Historic Places. Property is 3-family home located in two-family zoned district. Siding is vinyl. Window and exterior doors vinyl. Roof is shingled asphalt roof. Petitioner wants to remove portion of roof on east and west side of building to add dormers for purpose of extending third-story height to add head height to residential unit, citing insufficient headspace on third floor for residential living space at present. Neighborhood support exists which was gathered for previous ZBA meeting. Jeff



Cohen, Ward 5 Councilor, also expressed support for this project and was willing to share support in public record. Mr. Buonfiglio noted that majority of roof will be removed. Chair Joyce clarified that the intention was to transform roof from a hip to a gable. Mr. Buonfiglio noted that 7'6" is current head height on third floor.

Ms. Kelleher noted that the building has not been inventoried. Mr. Meche stated that it would be difficult to see the front façade as *not* historically significant. Ms. Buonfiglio noted that a staircase features in the back of house to second- and third-floor units. Commission members proposed a site visit. Ms. English noted that many dormers feature in the neighborhood, but they are smaller than the proposed. Mr. Martinez proposed a mansard roof instead of the large dormers (essentially "fake gables," Mr. Meche characterized). Mr. Martinez noted that mansards were popular at the time of the home's construction. Members wanted a sense of the structure in relation to neighboring properties. Ms. Buonfiglio noted that the overall height of the building would not be changing as part of proposed roof change. Mr. Buonfiglio said that the changes would mimic next door house at 109 Leach.

Commission members were unanimous in characterizing the house as historically significant. Ms. Graham questioned if applicants are required to meet what Commission asks them to see, which Chair Joyce confirmed so long as they are within the 18-month DDO window. Mr. Meche noted that conditions specified would need to be met in order to release the delay. Mr. Buonfiglio noted that a site visit could be conducted at the property, including the third floor.

No public comment.

**VOTE:** Mr. Meche motioned to continue the application to April 19, 2023 to allow time for a site visit. Ms. English seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.

### Other Business

#### Remote Meetings Extended by Governor

Ms. Kelleher reported that the Governor signed order to allow virtual meetings to continue until 2025. Most city boards are staying remote. Ms. Kelleher questioned if members would like to stay remote or move to hybrid. Commission members favored remote meetings; noting that switching to in-person or hybrid would push start and end times later into the evening.

#### Public Forum Upcoming on Ordinance Impacting Historic Properties, Monday April 10

Ms. Kelleher notified the Commission about an upcoming public meeting on the Flood Hazard Overlay District proposal. Any property falling within flood hazard overlay would need to meet resiliency requirements, i.e. raising building, utilities, etc. above flood zone. The question of applying for waivers to meet requirements will likely be addressed. Mr. Meche questioned if flood overlay mirroring FEMA maps already exists. Ms. Kelleher noted that new overlay district would be more extensive. The meeting will discuss modifications to existing buildings.

Violations

20 Hathorne Street

House that was painted white has now replaced windows. Applicants were supposed to attend meeting to submit new application. Ms. Kelleher requested permission to send violation notice.

**VOTE:** Mr. Meche motioned to grant permission to send violation notice. Mr. Martinez seconded the motion. Roll Call: English, Graham, Meche, Martinez, Tyler-Lewis, Joyce were in favor and the motion so carried.

Adjournment

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

The meeting adjourned at 9:11PM.

Respectfully submitted,  
Dan Graham, Historical Commission Clerk