

SALEM HISTORICAL COMMISSION
MINUTES
September 14, 2022

A meeting of the Salem Historical Commission was held on Wednesday, September 14, 2022 at 6:00PM via **Zoom Virtual Meeting**. Present were: Patti Kelleher, Vijay Joyce (Acting Chair), Mark Pattison, Mark Meche, Rebecca English. Not present: Reed Cutting, Larry Spang, Jamie Graham.

Essex Street – Choate Memorial Statue

The City of Salem submitted an application for a Certificate of Appropriateness to relocate Choate Memorial statue.

Documents & Exhibits

- Application: 8/31/22
- Slideshow/photographs

David Knowlton, City Engineer and Trish Domigan and Amy Silbovitz of VHB were present to discuss the project. Ms. Domigan noted the Boston Street improvement project which includes Essex and Boston intersection and related challenges. Boston Street project includes transportation improvements not just for vehicles but bicycles and pedestrians from Howley to Boston Street and Essex. A map was shown where pedestrian crossings are planned to be added. Complete streets design project goals include pedestrian and bicycle accommodations; maintain vehicular operations; replacement of trees removed; maintain as much parking as possible; improve transit stops and safety while reducing crashes; and secure federal transportation funding. All improvements must meet local, state, and federal guidelines.

Ms. Domigan addressed concerns raised by the public during the Commission's June 1, 2022 meeting, and noted that the project team had reworked the design to best address everyone's concerns with the proposal to move the statue to a park near Dalton Parkway. Ms. Domigan noted that the plans have been revised and the statue will now be placed at the center of a new planned intersection (i.e. not far from its present location). Existing location of statue was shown (i.e. currently at the entrance to McIntire District; as well as a note of the statue's construction in 1916). The current placement of the plan would find the statue in center of pedestrian walkway. Ms. Domigan noted that the statue will mainly be kept where it is, just set back a little bit from the pedestrian walkway. Ms. Silbovitz noted that the statue will be moved back 25 feet in the median island and will remain as a gateway to the McIntire District. Ms. Silbovitz noted that there is insufficient room to make access to the statue ADA accessible and so there will be no increase in education opportunities. There may be the same maintenance challenges will persist/exist moving forward. Ms. Domigan noted that the width of the street is such that there will not be space for walkways around the statue, though the new placement will still allow for increased viewing/engagement with statue.

Ms. English questioned the original location of statue, to which Ms. Silbovitz expressed belief that the statue was located in the center of existing intersection. Mr. Meche asked if the statue would be located at the widest part of the ellipse as well as how far statue is from walkway, to which Silbovitz estimated 15 feet. Chair Joyce asked if the statue currently has a plaque, to which Ms. Domigan noted belief that statue's name is shown. Ms. Domigan noted that cement/concrete slab that the statue is on will need to be reconstructed.

Chair Joyce expressed appreciation for the team reconsidering placement of statue in light of historic appropriateness. Mr. Meche wondered if the statue could be moved back even further from the crosswalk citing potential pedestrian safety issues.

Public comment:

Andy Lippman, 28 Chestnut, president of Chestnut St Neighborhood Association, applauded responsiveness of designers to concerns of residents, leaving statue substantially in same place. Mr. Lippman cited past experience on the Historic Commission to laud the work of Commission members. Supported the current redesign.

David Williams, 342 Essex Street, echoed Mr. Lippman's comments in substance. Leaving statue where it is honors statue's representation as gateway to McIntire Historic District. Mr. Williams also noted that Choates lived on Essex Street, potentially 251 Essex.

Karen Popken was unable to provide public comment due to her outdated version of Zoom. Ms. Kelleher instructed Ms. Popken on alternative means of registering comment.

Michael Greengart, expressed concern about crosswalk from Highland Avenue area towards Essex. Asked what kind of control will be present at crosswalk. Ms. Silbovitz noted that push buttons on either side of the crosswalk will be present. Mr. Greengart asked if any signage or road bumps will feature. Ms. Domigan noted that regulatory signage for the intersection itself will feature.

Darleen Melis, 115 Federal Street, lauded the project team for amending prior placement/project.

Mr. Knowlton noted that a meeting on September 27 will be held discussing this entire project and allowing neighborhood to talk about traffic calming, as did Ms. Monigan.

Ms. Kelleher noted that a Certificate of Appropriateness is before the Commission on this application.

Mr. Pattison and Ms. English expressed support for the present iteration of the placement.

VOTE: Mr. Pattison motioned to approve application. Mr. Martinez seconded the motion. Roll Call: English, Martinez, Pattison, Meche, Joyce were in favor and the motion so carried.

Request for Comment – Salem Heritage Trail markers

Chair Joyce noted that he was on the board of the Salem Heritage Trail.

Kate Fox, Director of Destination Salem, was present on the call to discuss the current project to improve the City's Heritage Trail. She discussed the intent to identify an initial 10 sites on the trail - Charlotte Forten Park; Charter St Cemetery; Derby Square; Peabody Essex Museum; Salem Common; Salem Maritime National Historic Site; Salem Witch Museum; the House of the Seven Gables; the Witch House; Witch Dungeon Museum. Team would work with Concept Signs to create and install small plaques/signs at each site. The plan is to eventually expand the number of sites leading up to Salem 400. The signs include a compass created by graphic designer – MuseumTastic, the consulting company hired for

program development, research, design, etc. The initial proposal for a compass rose was changed to a true north compass after input from the Massachusetts tribe. Intention is to create 6”x6” markers to be installed at heritage sites along the trail; depending on location, might be mounted on building, post, fence, etc. Color scheme and fonts have been taken from Salem sign standards created in years past; navy and gold connect to City’s seal. QR code takes visitors to interactive site. Mobile site is GPS-targeted.

Mr. Meche questioned if this was the final version; Ms. Fox noted that this was a version approved by working group that was subject to approval by SHC. Ms. Kelleher noted that only a few sites are within local historic districts. Chair Joyce noted that this meeting was a request for comment rather than seeking approval. Ms. Fox noted that House of Seven Gables would have a sign posted, which is in the Derby Street District.

Mr. Martinez expressed support for markers along the re-painted trail, noted that location of marker placements should be brought before Commission. Design-wise, Mr. Martinez proposed making “Salem” larger.

Mr. Meche was supportive of the design; commended small caps rather than all caps. Charter Street Cemetery and “SalemHeritageTrail” lines could be shifted to the right a bit to take up more white space. Mr. Meche questioned whether the QR code had to fill space or could be smaller. He also asked about sign’s accessibility; does it need braille; what about persons with visual impairment; and so forth. Mr. Meche also questioned the height at which signs will be mounted; will these add to visual clutter of the City. Ms. Fox responded that she has consulted with both the Salem and Massachusetts Disabilities Committees who have stated that the signs do not need braille; will be at appropriate height for individuals to access QR codes which provide audio, written, and visual content. In terms of placement, accessibility is key but the desire is to be subtle and visible. Chair Joyce asked if there was plan to set one up before all are placed. Ms. Fox was amenable to a test run, though noted that working out the mobile app was the priority at present. Sign material and style is style of signs at Charter Street Cemetery; same material and method installation.

No public comment.

5 North Pine Street

Aaron Samuel Ross submitted an application for a Certificate of Appropriateness for a roof vent.

Ms. Kelleher reported that this project was reviewed under a minor change and since no abutter objections were received, the Certificate of Appropriateness was issued.

15 Chestnut Street

Peter Gordon and Karen Hayes submitted an application for a Certificate of Appropriateness to replace fence.

Ms. Kelleher reported that the applicants requested to withdraw the application without prejudice.

VOTE: Mr. Martinez motioned to accept applicant’s request to withdraw. Ms. English seconded the motion. Roll Call: English, Martinez, Pattison, Meche, Joyce were in favor and the motion so carried.

1 Pickering Street—continuation

Joseph Locke submitted an application for a Certificate of Appropriateness for a building and fence restoration and renovation.

Documents & Exhibits

- Application: 7/13/22
- Slideshow/photographs

Ms. Kelleher noted that paint colors would be under discussion. Chair Joyce noted that all work would be in kind except for paint colors and that which had previously been approved by Commission. Ms. Kelleher noted that Windy Blue, Faded Flaxflower, and Coastal Plain were proposed and showed an image of test paints. Mr. Locke noted that preference was for Coastal Plain. Date of home is 1902, Colonial Revival. Chair Joyce noted that Coastal Plain is a Sherwin Williams color. Trim would remain current white/offwhite, whereas Coastal Plain was desired for body of the home. Chair Joyce noted that any range of colors would have been on the table in 1902. Mr. Meche and Ms. English expressed favor for the Coastal Plain, as did Chair Joyce. Mr. Pattison asked how the planned color would match with Pickering House across the street, Mr. Martinez noted that Pickering House was more of a grey green than that under proposal which was more saturated. Chair Joyce proposed approving in concept with final approval of paint samples on the house by several members.

No public comment.

VOTE: Mr. Meche made a motion to approve application pending deputized Commission members to review the sample. Ms. English seconded the motion. Roll Call: English, Martinez, Pattison, Meche, Joyce were in favor and the motion so carried.

Ms. Kelleher noted that a Certificate of Non-Applicability would be issued for other work; test sample of wall repairs would be necessary to ensure that brick, mortar, detailing, etc. matches what is present (as well as concrete and wood caps).

57 Warren Street Unit 1—continuation

Jessica Santos submitted an application for a Certificate of Appropriateness for a mini-split system.

Documents & Exhibits

- Application: 8/2/22
- Photographs

Mr. Pattison, Mr. Meche, and Mr. Spang conducted a site visit and discussed external line covers being put in interior of home rather than outside, as well as heat pump getting put in backyard rather than on side of house. Ms. Santos had heating company come out to see what could happen and was notified that line covers could go in interior closet and that there would be no issue putting heat pump in backyard. Ms. Santos noted that heat pump could not be seen from fence. Given the degree to which items installed will not be visible, Ms. Santos wanted to know what the process is moving forward. Ms. Kelleher noted that conditional approval could be given pending visibility of heat pump with potential screening. Mr. Pattison and Mr. Meche expressed commendation for the progress made on the project.

No public comment.

VOTE: Mr. Meche made a motion to approve application as submitted and amended. Mr. Pattison seconded the motion. Roll Call: English, Martinez, Pattison, Meche, Joyce were in favor and the motion so carried.

143 Derby Street—continuation

Stefano Basso (SV Design) submitted an application for a Certificate of Appropriateness to renovate house and construct new free-standing building.

Documents & Exhibits

- Application: 6/30/22
- Architectural plans by SV Design

Peter Lutts and Pavel Espinal were also present on the call with Mr. Basso. Site materials plan and site layout plan were shown. Mr. Basso noted this is third meeting for addition to existing building as well as new building construction; five units; three townhouses in new, two townhouses in existing plus addition. Comments from last round were that the design was favored overall, though concern about particular details on new corner building. More efforts were made to emphasize corner building's presence. Proposed second story addition over historic building's single story existing piece might want to be more differentiated. New schemes were tested; visuals were shown with updated elevations. The desire for meeting at present was to walk through design options, get feedback, and get buy-in to select an option for each building; and receive conditional approval before tweaking specific details. The priority is to get to construction documents phase.

Top left corner image showed main façade on Derby Street where cross gable was visible to match existing ridge height; more muted and diminutive. Front façade bottom right showed a shed from the street tying in mid-roof. Further down in 3D renderings showed another option where rather than clapboards extending to roofline, they stay at first floor with cedar shingles at second floor. White clapboard on first floor represented original structure; with trim break to show new work from second floor; differentiating second floor with shingle siding. Massing and big picture stuff need to be voted on according to Mr. Lutts. Concerning rooflines and window locations, Chair Joyce noted that very specific details would need to be worked out later. Ms. Kelleher noted that conditional approval had been done in the past with final details to be worked out at later date prior to request for a building permit.

Mr. Basso noted that two options exist for new building. Given that the building could not be moved on the site since they had already received ZBA approval for the site plan, one option was to clip the corner for entry door (corner of Derby and Daniels); second option keeps door on Derby Street where a window had previously been centered (bay was slide over; which is similar to the way the bay relates to the corner on the driveway side of the building). Option 2 would give the building a stronger corner presence. Mr. Meche liked the strong corner at the eave which then modulates down closer to the ground.

Chair Joyce noted that the question before the Commission for the existing building seems to be shed roof versus flat roof; Mr. Basso noted that those are the major differences between options. Ms. English expressed preference for Option A rather than Option B, particularly citing the "bump back" effect of Option B. Ms. English liked the shed roof but Mr. Martinez preferred the flat roof. Mr. Meche believed that the roofs were relatively equal. Mr. Basso noted that first floor is all one height. Mr. Pattison liked the look of lower Option B, specifically the one on the right that seemed to call out identity of addition as addition more accurately. Ms. Kelleher asked if the footprint was the same in both plans; which Mr.

Meche noted that the second floor differed (but footprint was same). Mr. Basso noted that a Victorian window scheme could be utilized in the future, which Mr. Meche noted would decouple addition from existing.

The consensus determined that the look of Option A's roofline was preferred; Mr. Lutts noted that no other options exist for barn addition. Mr. Basso pointed out that elevations showed more details. Mr. Meche favored the separator connector between house and structure. Chair Joyce favored the dormers though not the size of them; to be discussed further at later date.

Option A showed door of new building centered on Derby Street façade; Option B moved door to corner. Chair Joyce expressed preference for Option B with bay pushed back a bit. Mr. Meche and Ms. English liked the Daniels Option B with door on the corner; Ms. English also liked Chair Joyce's proposal about overhangs above doors. Mr. Martinez was not keen on the corner windows coming together on the second and third floors in Option B. Mr. Martinez also voiced concerns about siding and fake mansard on third floor but was of the mind that this could be discussed further at later date. Mr. Pattison expressed reservations about the repetitive nature of the patterns.

Public comment:

Darleen Melis, Chair of Salem Tree Commission, 115 Federal Street, asked Mr. Basso to discuss the tree shown in the drawing on Daniels Street side of the property. Ms. Delis noted that Captain Dusty site is commercial property and is the first case of the removal of a tree in the right of way without a permit; owners must either pay into tree replacement fund or plant a new tree.

Chair Joyce provided overview of what was discussed: existing house structure of Captain Dusty's a version of Option A would be used (top lefthand corner) barring treatment of roofline; barn structure in back is to shrink the dormers at scale with respect to Mr. Meche's recommendation of keeping rake down and pitch; Daniels Street building option B which has clipped corner, would be nice to see third bay pushed to the end along Daniels Street. Ms. Kelleher also noted that door hoods location was a question on Option B and how windows meet at corner. Mr. Lutts clarified the process moving forward of receiving overall conditional approval prior to finalizing details re: building permit and construction permits.

VOTE: Mr. Meche motioned to conditionally approve application for Captain Dusty's existing building with Option A for historic building; barn structure in back to shrink dormers at scale; new building on Daniels/Derby Option B with final approval pending higher level of detail. Ms. English seconded the motion. Roll Call: English, Martinez, Pattison, Meche, Joyce were in favor and the motion so carried.

Ms. Kelleher advised applicants to share plans in advance of the Commission meeting to ensure informed discussion. Mr. Meche also expressed preference for seeing floor plans for future discussions.

20 Hathorne Street

Ruthy LLC submitted an application for a Certificate of Appropriateness for paint colors (after the fact).

Documents & Exhibits

- Application: 8/2/22

- Slideshow/photographs

Branden Scimone was present on the call as contractor for the property. Mr. Scimone apologized for painting prior to having realized the process. A 2016 and current image of the property were shown noting the change in paint colors. Mr. Scimone noted that the white was modeled after others in the neighborhood. Mr. Scimone identified as a partial owner of the property.

Chair Joyce noted that colonial color schemes were rarely all white; and that this is not a Colonial house. Chair Joyce expressed opinion that this house should not stay white. Mr. Martinez agreed with Chair Joyce that this is not Colonial, but Victorian; white on white would not have been used, let alone titanium white; something more appropriate and with more color(s) would be needed. Mr. Meche questioned the brightness of the white, which Ms. Kelleher affirmed was quite bright, especially given that this was a fresh coat. Ms. Kelleher and Chair Joyce noted that the painting has obscured and deadened the house's architectural details.

Mr. Scimone desired some sort of white for the body and was open to suggestions on trim and moving parts. Faun or drab are off-white-ish, a scheme fitting to this period of time. Late-1800s/1875-1885 is the era of this house/second empire house with mansard roof. Mr. Scimone desired a list of colors that could be used and approved. Mr. Scimone noted that ongoing work was happening on rot repair, fascia repair, and so forth would need to be done on porch of property. He stated that he would seek Commission advice for upcoming work, including new railings, decking and so forth.

No public comment.

Ms. Kelleher noted that the Commission could approve in-kind repairs concerning the decking and handrails.

VOTE: Ms. English motioned to approve in-kind repairs needed to make property safe. Mr. Meche seconded the motion. Roll Call: English, Martinez, Pattison, Meche, Joyce were in favor and the motion so carried.

VOTE: Ms. English motioned to continue paint colors to October 5 meeting. Mr. Pattison seconded the motion. Roll Call: English, Martinez, Pattison, Meche, Joyce were in favor and the motion so carried.

15 Beckford Street

Robert Salter submitted an application for a Certificate of Appropriateness for window and building modifications.

Documents & Exhibits

- Application: 8/10/22
- Slideshow/photographs

Mr. Salter noted that casement window on second floor driveway side is too wide and does not allow what needs to get done in bathroom, thus proposing bringing back to historic window appearance with a double hung window. All wood Brosco 6x6 window, included some of the dimensions being considered to give light and privacy of which occupants are desirous. Asking Commission to approve removal of

casement window in favor of something that looks more like windows on the house. Mr. Meche clarified that double-hung was shown but the word “casement” was being used; Mr. Salter clarified that double-hung was being planned to match the other windows on the house. Mr. Meche clarified that clapboard features on the home and not aluminum. Ms. Kelleher showed the location of the planned replaced window. Mr. Salter noted a rough opening of 28” x 32” would be needed based on what Brosco had available, to match historic dimensions. Chair Joyce noted that all wood would be procured by Brosco. Mr. Meche noted that Brosco is one of few outlets that still do true divided lites. Mr. Salter noted that window will be above a tub, rough opening should be no more than 33”. Mr. Martinez asked if the window would line up with the lower floor’s window, which Mr. Salter noted would likely not happen, but that it would likely fall within the double window (would not fall within median but might still line up). Chair Joyce wanted to see panes in vertical orientation to match the other windows on the home. Mr. Salter noted that moulding would likely need to be flat, decorative to match existing. Ms. Kelleher questioned if a storm window would be placed over new window, to which Mr. Salter noted perhaps (if windows are drafty).

Public comment:

Darleen Melis, 115 Federal, was supportive of project.

VOTE: Mr. Martinez motioned to approve application as submitted, with trim, molding and paint to match existing. Ms. English seconded the motion. Roll Call: English, Martinez, Pattison, Meche, Joyce were in favor and the motion so carried.

387 Essex Street

Joshua Snyder submitted an application for a Certificate of Appropriateness to install handrail.

Documents & Exhibits

- Application: 8/19/22
- Slideshow/photographs

Joshua Snyder was present. He stated that homeowner’s insurance company wants handrail on front steps. Mr. Snyder noted having lived at the property for 7 years with no handrail. Mr. Snyder procured some options. Ms. Kelleher reported that the subject property folder showed that a previous owner installed a handrail without approval and was required to remove. An old Frank Cousins photo showed entrance with no railing. Ms. Kelleher noted the awkwardness of a middle railing’s appearance. Mr. Snyder stated preference for side railings. 90 Federal and Chestnut examples of simple railings were shown.

Mr. Meche asked how wide the opening is, which Mr. Snyder was unsure of. Mr. Snyder confirmed with insurance company that simple side railings would be fine without creating need for a middle railing. Ms. Kelleher noted that termination at top of railing would be a consideration; Chair Joyce asked if the railing needed to terminate into a wall or if it could just end. JC Fence and Eddy Ironworks have given quotes for simple railings. Mr. Snyder desired guidance from Commission as to how railings ought to end. Chair Joyce and Mr. Meche were fans of 90 Federal which terminated at the wall. The owner could seek a railing from the same company that did 90 Federal Street railing or matched from another vendor. Mr.

Pattison noted that Colonial Ironworks may have performed the work. Commission members discussed details of replication versus inspiration of 90 Federal railing.

No public comment.

VOTE: Ms. English made a motion to approve handrail for 387 Essex in style similar to 90 Federal with termination at the house and painted black. Mr. Meche seconded the motion. Roll Call: English, Martinez, Pattison, Meche, Joyce were in favor and the motion so carried.

FY23 Community Preservation Plan—Request for Comment/Input

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

Other Business

Preservation in Changing Climate Conference

Ms. Kelleher delivered a report on the happenings of the conference. To begin, keynote took place on past Monday night. Chair Joyce did a walking tour with rave reviews. National Parks Service discussed new guidelines from Secretary of the Interior to raise or relocate buildings to save from flooding. Panels took place from NPS on deeper dive into standards; chair of Newport Historical Commission talked about properties that have needed to be raised and establishing guidelines on raising buildings. Mr. Spang presented on Salem's experiences with climate change impacts.

Historic New England

Conference is upcoming as well as related trainings.

Pioneer Village

Ms. Kelleher reported that an update on the project is likely within the coming months. Demolition delay is on Camp Naumkeag. Mr. Martinez asked if a demo delay on Pioneer Village is expected, which Ms. Kelleher noted is TBD. Ms. Kelleher expects that this will depend on the final determination re: moving those buildings; can they be moved; how can they be moved; will they need to be recreated; etc.

Adjournment

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

The meeting adjourned at 9:05PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk