

SALEM HISTORICAL COMMISSION
MINUTES
July 5, 2023

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

259 Washington Street—continuation

259 Washington St LLC submitted a waiver of the Demolition Delay Ordinance to demolish a 1930 building.

Documents & Exhibits

- Application: 5/18/23
- Slideshow/photographs

Mr. Joyce recused himself as not being present at initial hearing.

Mr. Becker noted having property/vacant lot at 27-29 Cedar where this structure can potentially be moved to. House next door is a hip roof 1930s house. Planned elevations were shown. Mr. Becker noted that the fence will be reused and a new masonry wall will be built. Any brick from ell behind main house which can be used will be used. Color rendering was shown. Mr. Becker noted that landscaping would feature with fencing; portico will be used/reused; existing chimney and cap would be installed; general masonry repairs; front setback of 10ft would match existing 259 setback, and be more consistent with Cedar Street context; and so forth. Mr. Becker wanted to replacement 6-panel door (likely not original) with Craftsman door. Mr. Becker had been in touch with house movers who thought that this particular move would be a “piece of cake.”

Mr. Meche expressed preference for moving rather than tearing down the building, though did not feel that moving it was akin to preservation. Chair Spang appreciated the protection (rather than demolition) of a resource while noting that its new placement would make it anomalous. Mr. Meche expressed the opinion that moving the property would not make it subject to Commission vote on demolition (given that there is no demolition).

Ms. Graham expressed favor for moving the building. Mr. Martinez wondered if the applicant could withdraw the application, given Mr. Meche’s comments about there being no technical demolition. Mr. Meche established that the site where the building is being moved to is not in a historic district. Mr. Becker shared having mathematically determined that more than 50% of the structure is to be demolished. Ms. Kelleher clarified that Mr. Becker still must go through ZBA approval to remove/move a building, and also noted that the length of a Demolition Delay would be 12 months in the case of this 1930s building. Mr. Martinez expressed favor for writing a letter of support in Mr. Becker moving the building to the ZBA.

Public comment:

Jessica Herbert was thrilled that an Art Deco bungalow was to be saved, and expressed intrigue by its details, modified hexagon motifs on fence then again repeated in window box, etc. Moving it serves a lot of purposes; misplaced where it is (between two large buildings) to a neighborhood with Art Deco

buildings. Ms. Herbert also commended Mr. Becker's reuse of bricks and noted that this would constitute a new use of Demo Delay as far as moving the building.

Jeff Cohen, 12 Hancock St, Ward 5 City Councilor, noted that ironically both of these properties are in Ward 5. Mr. Cohen expressed agreement with Ms. Herbert's comments lauding Mr. Becker's plan. Spoke to the need for additional residential units in Washington St area in question.

VOTE: Ms. English motioned to find the property historically significant. Ms. Graham seconded the motion. Roll Call: Joyce (recused), Tyler-Lewis, English, Meche, Martinez, Graham, Spang were in favor and the motion so carried.

VOTE: Mr. Martinez motioned to find the property preferably preserved. Ms. Graham seconded the motion. Roll Call: Joyce (recused), Tyler-Lewis, English, Meche, Martinez, Graham, Spang were in favor and the motion so carried.

10 Osborne Street

10 Osborne Street LLC submitted a waiver of the Demolition Delay Ordinance to demolish more than 50% of roof.

Documents & Exhibits

- Application: 6/20/23
- Slideshow/photographs

Mr. Becker noted that floor systems have been reframed. Grade at sidewalk has been raised some at the street; large granite crown at front of building, only exposed at driveway edge a bit under grade. 9' TGI's have been used for reframing, as well as on the second floor. Windows have already been pushed up on the main floor given rise in grade. The inner windows being lower than outer windows relative to the soffit is going to be quite noticeable, Mr. Becker noted, as well as roof being lower in the middle. Mr. Becker aspired to raise roof 19", given all of the existing issues with the property. Chair Spang clarified that the application existed given that more than 50% of roof or more will be raised. Mr. Becker asked for advice on an 8" freeze.

Ms. Kelleher noted that many buildings in this area were built circa 1850s and have been significantly modified over time. The windows are Andersen 400 SDL's, Mr. Becker noted. Mr. Meche clarified that corbels would be used to raise the header over front door, which Mr. Becker confirmed.

Chair Spang remarked that original timber and sheathing still featured, but that rest of house had undergone modifications. Mr. Joyce was mainly in favor of the proposal, and clarified that same roof pitch would be kept. Mr. Becker added that gable soffits would be put back on. Mr. Martinez agreed with Mr. Joyce, though would want to see a fifth window in the middle of the second floor.

Mr. Becker expressed interest in enlarging water table and increasing size of sills.

Public comment:

Jessica Herbert agreed with Mr. Martinez on a fifth window installation on second floor. Getting a proper pediment on the front door might help achieve a fifth window. Ms. Herbert also wanted to see proper sills on face of building to give a good replication, citing Lynde Street as a project that was admirable until developers came in and installed applied windows. Ms. Herbert also noted the cornerboards could be increased in size.

Historic Salem Inc. submitted a letter covering the house's history and importance to surrounding neighborhood. The letter asked that the Committee not grant a waiver until design of replacement roof is approved, or that a waiver is granted on the condition that the existing pitch and height of roof is replicated.

VOTE: Ms. Graham motioned to find the house historically significant. Mr. Joyce seconded the motion. Roll Call: Joyce, Tyler-Lewis, English, Meche, Martinez, Graham, Spang were in favor and the motion so carried.

VOTE: Mr. Joyce motioned to find the house not preferably preserved based on the plans presented to the Commission, and waived the delay for demolition of roof, with plans to work with applicant on finalizing plans to replace roof moving forward. Mr. Martinez seconded the motion. Roll Call: Joyce, Tyler-Lewis, Graham, Meche, Spang were in favor and the motion so carried.

275 Lafayette Street—continuation

MD Property Development LLC submitted an application for a Certificate of Appropriateness to renovate building and build new construction. The applicants requested a continuation to July 19 meeting.

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

12 Carpenter Street—continuation

William Grover submitted an application for a Certificate of Appropriateness for solar panels.

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

1 Harrington Court—continuation

Deirdre Majeski submitted an application for a Certificate of Appropriateness for new roof, trim and gutters.

Documents & Exhibits

- Application: 4/10/23
- Slideshow/photographs

The homeowner's agent, Mitchell Mangahas, was present on the call. A strip of existing roofing shingles and reroofing project using black architectural shingles was planned. Also capping eaves and rakeboards in PVC-coated aluminum with wood grain texture as well as installing gutters. From previous meeting, the trim capping was not favored by Commission. Mr. Mangahas said GAF Fortitude was the manufacturer of the planned shingle; color of planned shingle would be graphite. Product images from GAF website were shown. Outer layer would be vinyl but would have a woodgrain texture. Discussion shifted to planned gutters, which Mr. Mangahas said would be larger than typical gutter; rounded squares. Downspouts would be located around cornerposts of home in order to hide/conceal them.

Mr. Joyce asked if the gutters could be installed without the wrap, which Mr. Mangahas affirmed, though noted that doing so would be rare. Mr. Meche questioned if siding is wood, which was affirmed. Chair Spang questioned where the flashing would be applied, and whether flashing would be installed on deteriorating wood or if the wood would be replaced. Mr. Mangahas noted that upon finding wood rot (behind the gutter; where gutter attaches) that would be fixed in order to ensure warranty with the gutter product, as well as adding metal wrapping.

Chair Spang questioned if Commission was comfortable with graphite shingles. Mr. Martinez noted that Fortitude had not been seen before. Mr. Martinez noted that four different colors are used with the graphite selection (including purple and green). Mr. Martinez proposed JF Timberline in Charcoal Grey in the past; looks much more solid of a color. Ms. Graham concurred with Mr. Martinez's comments. Mr. Joyce commented on the steepness of the property's roofs as a consideration for making careful decision.

Mr. Meche questioned precedent for this particular product. Ms. Kelleher referenced properties in North Salem that feature trim capping gutters and graphite roofs similar to what applicant was proposing. Mr. Joyce expressed openness to visiting property though noted certain components were not typically recommended for approval by the Committee. Chair Spang noted that the rake board was the most offensive element, i.e. a single piece of aluminum covered in vinyl. Gutters and downspouts were the only items supported by Mr. Joyce.

Mr. Mangahas asked if wood rot was replaced without capping over, would the replaced wood have to have the same detail currently featured on the home? Chair Spang said "yes," which would constitute a replacement in kind. Mangahas noted that if wood was found to be rotted, crew does not have capability of re-creating historic trim. The Commission was not in favor of the planned roof shingles nor the vinyl piece. Chair Spang asked if Mr. Mangahas wanted to continue the application. Mr. Meche expressed desire to go see building.

Chair Spang advised board members to visit existing house, particularly observing the trim, as well as 8 Friend St and 8 Albion St in the interim before next meeting. Mr. Mangahas noted that only one gutter size (6" wide) was used by his company, in response to question from Mr. Meche.

No public comment.

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

23 Warren Street

Kelly Tyler-Lewis submitted an application for a Certificate of Appropriateness for HVAC minisplit system.

Documents & Exhibits:

- Application: 6/15/23
- Slideshow/photographs

Ms. Tyler-Lewis noted having a Greek Revival house and proposed to add HVAC minisplit at rear of house, facing the patio. Ms. Tyler-Lewis showed images of façade where it would be installed. Ms. Tyler-Lewis noted having considered high-velocity air conditioning which would not have visual impact outside but would not be possible within walls of house to place air handlers. Due to feasibility issues, Ms. Tyler-Lewis desired to just do a unit for first-floor rear extension which would provide heating and AC for areas in back of house. Chair Spang noted that the placement will be hidden from Warren but would be seen from a distance at Broad Street. Ms. Tyler-Lewis noted that some screening would be installed. Ms. Tyler-Lewis noted that the unit would be painted to match the house, Californian Paints in Georgian Yellow.

No public comment.

VOTE: Mr. Joyce motioned to approve application as submitted, painted to match house body color. Ms. Graham seconded the motion. Roll Call: Joyce, English, Meche, Martinez, Graham, Spang were in favor and the motion so carried.

57 Warren Street

Jessica Santos submitted an application for a Certificate of Appropriateness to replace entry steps.

Documents & Exhibits:

- Application: 5/30/23
- Slideshow/photographs

Ms. Santos was present on the call, as were Eric Marie (owner of unit 3) and Nikki Marie. Ms. Santos noted that work had been carried out before applying because the previous steps were undergoing extreme deterioration. An image showing present condition was shown. Mr. Meche asked if pressure treated lumber was used. Mr. Marie noted that pressure treated pine was being used. Chair Spang remarked that stringer is exposed at the edge of each riser (typically buried underneath as supporting structure). Chair Spang asked what was on the sides of the stairs at present, given that there had previously been diagonal lattice. Ms. Marie noted that applicants were told to stop working before stairs were done, i.e. stop work because of notice from City. Mr. Meche proposed new treads, and Chair Spang proposed new riser, painted, with new molding. Mr. Meche did not want to see knots in the treads. Mr. Meche wanted to see a coplaner as the top tread. Mr. Marie noted that many neighbors have two treads on stairs. Chair Spang wanted to see seams that did not look unseemly. Ms. Kelleher proposed deputizing Commission members to work with applicants on improvements moving forward or conducting a site visit. Mr. Meche expressed opinion that trim pieces should be used rather than unfinished lumber for treads and risers. Mr. Marie noted that Burke and Burke builders out of Lynn, MA would be working on the project.

No public comment.

VOTE: Mr. Joyce motioned to continue application to the next meeting to allow time to conduct site visit before further discussion. Ms. English seconded the motion. Roll Call: Joyce, Tyler-Lewis, English, Meche, Martinez, Graham, Spang were in favor and the motion so carried.

254 Lafayette Street U3F

William Horton and Samantha Trehnholm submitted an application for a Certificate of Appropriateness for window replacement.

Documents & Exhibits

- Application: 6/8/23
- Slideshow/photographs

Mr. Horton and Ms. Trehnholm were present, as were Steve Waitt and Jaclyn White (254 Lafayette, Unit 1R). Mr. Waitt noted that five in-kind replacement windows were selected with dark bronze exterior color and white as interior color. The in-kind windows are Andersen Renewal which have been used previously on this property. Mr. Horton showed a photo of how the exterior finishes will look as well as their locations on the property. Google Map image was also shown to demonstrate location of where in-kind windows would be installed. Mr. Horton noted that currently the home features disparate styles of window in terms of lite configuration as well as window material (was unsure if wood or vinyl was being used). Mr. Waitt noted that Andersen Fibrex composite windows would be used. Ms. White noted that the windows are not tinted. Chair Spang asked if a 6 over 1 window would be used, to which Mr. Horton responded “yes.” Mr. Joyce noted that the house might have had two over two or two over one, and expressed doubt as to whether a 6 over 1 would have been used. Mr. Meche noted that a 1984 photo featured 6 over 1 as well as 1 over 1 on the property. Chair Spang confirmed that true divided lite with double glaze would be used, which Mr. Meche clarified that Andersen windows will place spacer bar in the middle. Mr. Joyce clarified that existing openings would be used so that trim would be unaffected.

No public comment.

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

124 Derby Street

Adrienne King-Lewis submitted an application for a Certificate of Appropriateness for a new sign.

Documents & Exhibits

- Application: 6/21/23
- Slideshow/photographs

The applicant Josh Lewis and Ken McTague (of Concept Signs), were present. The applicant went through the sign ordinance process. A sign reading “King Lewis Engraving & Gifts)” was shown. An historic bracket – estimated to be 50-60 years old – was shown. Mr. McTague wanted to keep the

bracket, which was admittedly a little higher than normal for a sign. Chair Spang remarked that the bracket was at a similar height to that of the Olde Pepper Company. Chair Spang confirmed that this is a two-sided sign. Mr. McTague identified high-density urethane as the selected material (used instead of wood because it is a better product in terms of longevity, does not rot, split, etc. like wood would), citing other places where these have been designed (Grace Church, Salem Arts, etc.). Mr. Meche clarified that a sign can be projected four feet over a walkway, which Mr. McTague affirmed, and noted that a guide wire may be appropriate to install. Mr. Lewis noted that the bracket was sturdy. Mr. Martinez asked if the design will be painted on flat board, which the applicants affirmed. Mr. McTague noted that the board is about an inch and a half wide. Mr. McTague clarified that black, pure white, and 23 karat gold leaf (“gold leaf”) would be used as paints. Mr. Joyce clarified that the application said that the sign would be carved on each side (on the borders and in the flourishes). Mr. Joyce asked if an off-white white could be used, which Mr. Lewis was amenable to.

No public comment.

VOTE: Mr. Joyce motioned to approve application as presented with the exception that an off-white white (more of a yellowish tone) was used instead of pure white, everything in the logo shown with yellow would be carved with 23 karat gold leaf. Ms. English seconded the motion. Roll Call: Joyce, Tyler-Lewis, English, Meche, Martinez, Graham, Spang were in favor and the motion so carried.

Winter Island Coastal Bank Stabilization CZM Grant Application

The City requested a letter of support from the Commission for the grant application. The application was co-sponsored by Salem Sound Coastwatch. Chair Spang recused himself given connection to Salem Sound Coastwatch. Ms. Kelleher noted that Winter Island is a historic district and needs consideration with regard to its significance and preservation. Ms. Kelleher volunteered to draft a letter for the Commission’s approval. The project should be reviewed by SHC moving forward, Ms. Kelleher said. Mr. Meche asked if the whole of Winter Island was to be worked on, to which Ms. Kelleher noted it would be the eastern side of Winter Island all along the parking lot up to the lighthouse road which has eroded significantly (rather than towards the fort and Waikiki Beach). This study will look at stabilizing the bank, assess where pathways are, and manage public access in a way to preserve the fort.

VOTE: Mr. Meche motioned to voice approval via a letter. Ms. English seconded the motion. Roll Call: Meche, Graham, Martinez, Tyler-Lewis, English, Joyce, Spang (recused) were in favor and the motion so carried.

Other Business

Historic Salem Preservation Award Nominations

Ms. Kelleher noted that Historic Salem is seeking nominations for preservation awards. The deadline is July 15, 2023.

Minutes

The minutes for March 1, 2023 were reviewed.

VOTE: Mr. Meche motioned to approve the minutes of March 1, 2023. Ms. English seconded the motion. Roll Call: Meche, Graham, Martinez, Tyler-Lewis, English, Joyce, Spang were in favor and the motion so carried.

Little Free Libraries

Ms. Kelleher raised the question of whether the SHC would ever review these structures. The Commission did previously approve a Little Free Library on the Salem Common.

Glover House

Chair Spang discussed a house in Vinnin Square, right opposite the Staples shopping center. It sits on the joining of Swampscott, Marblehead, and Salem. A developer has bought the property; most recently used as a restaurant though has been out of business for at least a decade. The property is trying to get re-developed as a fairly large development, including removing the Glover House, which dates back to the 1700s. The property currently features among later-20th-century surrounding properties. Ed Nilsen and Sadine (of Marblehead Historic Commission) reached out to Chair Spang for support. From a regulatory standpoint, the boundary of Salem does not cross the existing house, thus no jurisdiction per se. As advocates for preservation, the SHC could sign a letter of support or otherwise support the Marblehead Historic Commission as well as Swampscott Historic Commission. Questions were posed considering the fate of the property; i.e. whether it can be saved, incorporated into larger housing development, moved, etc. Ms. English favored inviting representatives from Marblehead's and Swampscott's Historic Commissions to speak on the matter.

Adjournment

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

The meeting adjourned at 9:15PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk