

SALEM HISTORICAL COMMISSION
MINUTES
February 17, 2021

A meeting of the Salem Historical Commission was held on Wednesday, February 17, 2021 at 6:00 pm **Zoom Virtual Meeting** Present were: Reed Cutting, Vijay Joyce, Milo Martinez, Mark Meche, Erin Schaeffer, and Larry Spang. Not present: Rebecca English, Stacey Norkun, Mark Pattison.

310 Lafayette Street - Continuation

Kenneth and Monica Leisey submitted an application for a Certificate of Appropriateness to replace windows (after the fact)

Documents & Exhibits

- Application: 12/16/21
- Photographs

Ken Leisey was present to discuss the project

Mr. Leisey stated that he signed a contract with Rite Windows to replace 14 windows in August and they agreed to submit the application to the Commission for review and approval but did not. The first and second floor windows at the right and rear elevations were replaced on December 17, 2020 with triple pane glass that matched the existing lite configuration, and they are planning to replace more windows in the future. The previous windows were wood with an exterior aluminum storm from the 1970's. The Commission approved the removal of the shutters when they repainted the façade. Ms. Kelleher noted that not all windows replaced are visible from the public way, the rear; however, the side windows are visible.

Mr. Martinez asked if the new windows have exterior muntins. Mr. Leisey replied no but he will attach them after the fact.

Mr. Meche requested the window material and asked if details were provided. Mr. Leisey replied that the Rite Window material is Fibrex and a technical specifications sticker was applied to each window. Ms. Kelleher added that it is unknown whether windows from this manufacturer has been previously approved by the Commission.

Public Comment:

Joyce Kenney. She has heard of this manufacturer and this window has a triple E rating. Mr. Liecey note that Pella provided an estimate, and their cheapest windows would have been a total of \$46,000.

Stephen Kapantis, 23 Wisteria Street. Since the owners purchased the home, he's enjoyed the improvements they have made, and the owner is willing to work with the Commission on changes they may require.

No one else in the assembly wished to speak.

Chair Spang suggested a site visit. Mr. Meche requested that the owner ask Rite Window for their window details because that are not provided on their website; however, synthetic materials such as Fibrex should be considered as a future window material. Chair Spang asked if the Fibrex is paintable. Mr. Leisey replied yes.

The Commission agreed to a Saturday morning site visit on 2/20/21 at 10AM.

VOTE: Mr. Martinez made a motion to continue to the next regular meeting with a site visit on February 20, 2021 at 10AM. Mr. Meche seconded the motion. Roll Call: Cutting, Joyce, Martinez, Schaeffer, Meche, and Spang were in favor and the motion so carried.

2 North Pine Street

Theodore and Diana Cowan submitted an application for a Certificate of Appropriateness to install architectural roof shingles.

Documents & Exhibits

- Application: 2/1/21
- Photographs

Theodore Cowan was present to discuss the project.

Mr. Cowan stated that they plan to reroof the structure so they applied for a Cert of Non-Applicability, but the roofer suggested an architectural shingle that will last longer so they are proposing a medium grey color in GAF Timberline and their availability is unknown currently. They do not want black because they don't believe it would be appropriate. They would also remove the ridge vents in the attic and create a hot roof using closed cell foam, as well as replace the aluminum flashing with a new copper drip edge will be replicated over the entry door. The 3-season porch and two portico roofs will also be replaced.

Mr. Martinez stated that an approval of grey roof shingles is not typical, a specific color should be selected by the applicant or the Commission can narrow down the section, potentially Fox Hollow Gray.

Public Comment:

No one in the assembly wished to speak.

Mr. Cowan requested an approval for a monochrome shingle with no color variation. Their roof currently leaks, and they want to replace it right away. Mr. Joyce note that he was in favor of the Fox Hollow Gray for GAF Slateline but CertainTeed also had good medium gray options, such as Silver Birch and Cobblestone.

VOTE: Mr. Joyce made a motion to approve GAF architectural roof shingles in Fox Hollow Gray or CertainTeed architectural roof shingles in Silver Birch or Cobblestone, to remove vents, and install copper trim over doors and roof. Mr. Martinez seconded the motion. Roll Call: Cutting, Joyce, Martinez, Schaeffer, Meche, and Spang were in favor and the motion so carried.

15 Hathorne Street

John Mulkerrin submitted an application for a Certificate of Appropriateness to install architectural roof shingles.

Documents & Exhibits

- Application: 1/21/21
- Photographs

John Mulkerrin was present to discuss the project.

Mr. Mulkerrin stated that he had a faded 3-tab roof that he would like to replace with the darkest architectural shingle possible, GAF Timberline in Charcoal Grey. He would also like to add a copper drip edge where visible from the public way, a black drip edge at the rear, and a standard width copper valley at the dormers that are visible from the street.

Mr. Joyce suggested Slateline architectural shingles with a profile and shading that imitates slate and creates shadow lines. Mr. Mulkerrin replied that the options seem more grey than dark and noted that it is a steep roof that is highly visible and dark black would be his preference. Chair Spang suggested approving multiple options for the applicant to choose. Mr. Mulkerrin noted that he does not like the Pickering House roof which has too much shadowing.

Public Comment:

No one in the assembly wished to speak.

Ms. Kelleher offered to provide addresses where Slateline roof shingles have been used in the district.

VOTE: Mr. Joyce made a motion to approve GAF Timberline in Charcoal with an option of GAF Slateline in English Gray; and a copper drip edge in the roof valley and dormer. Mr. Joyce made an amendment to include CertainTeed Landmark in Black Walnut or Moire Black in lieu of Timberline in Charcoal. Mr. Meche seconded the motion. Roll Call: Cutting, Joyce, Martinez, Schaeffer, Meche, and Spang were in favor and the motion so carried.

4 East Collins Street

Scott Truhart submitted an application for a Waiver of the Demolition Delay Ordinance to demolish a single-family house.

Documents & Exhibits

- Application: 2/8/21
- Photographs

Scott Truhart was present to discuss the project

Mr. Truhart stated that he would like to demolish the 1893 single-family residence and repurpose the property to construct a townhouse in the R-2 zone to create an ADU combined with a rental unit, but that may not have been allowed. They will look at other uses, such as a rehabilitation center or a sober home to work with the property across the street; however, there is no concrete proposal as of yet. Ms. Kelleher noted that the inventory form for the street said the structure dates to 1890 and the existing house is in good shape despite the fake siding with cedar at the corner peaks.

Mr. Meche asked if the applicant explored the site in relation to the area or determined if zoning relief will be required. Mr. Truhart replied that it is unknown if the site was ever two lots, but the new design will have to comply with zoning requirements. They will use the Dover Amendment, which is mostly a use waiver, but there is a component with some requirements to adhere to, so it does not become discriminatory. There is also an ADA and FDA component too.

Public Comment:

Alan Hanscom, SATV. Asked why a 100-year-old house in good shape needs to be torn down to construct a larger house.

Ms. Kelleher stated that HSI submitted a letter in opposition. Chair Spang read the letter into the record.

Caroline Watson-Felt, President of HSI. Stated that as a neighbor and resident in this community, there is a need for small-moderate size housing and removing this would be detrimental to this area, but since it is not a historic district it lacks protection.

Ms. Kelleher stated that under existing regulations, the waiver can be approved or denied, and the 6-month clock started when the application was submitted on February 8, 2021. If there was a vote to deny, the hope is the applicant, and the Commission can work together to create a new option for reuse of the existing building.

Mr. Meche stated that the site is conforming and something slightly larger could be constructed and with zoning relief required they may not have plans in place until 6 months. The first step should not be to demolish the building, they should consider their options by keeping it since the best green building is one that already exists. Mr. Joyce agreed. Chair Spang noted that building shapes vary in this neighborhood, but this structure is in good condition. With an unknown future use he stated that he couldn't agree to take it down with no plan in place. He noted that typically the Commission will encourage owners to retain and incorporate the existing historic resource into the future development. In addition, the ZBA often asks the Commission for input and the existing building design is more compatible with the historic neighborhood. Mr. Joyce and Ms. English agreed.

Mr. Truhart stated that the demo delay waiver was approved for the construction of a new 3½ story rehabilitation facility across the street. The neighborhood is changing, this will occur more and more, and this area has little historic value in his opinion. He'd preferred that it be moved, and they want to repurpose the property, but he believes the City and state will approve their potential concepts. He noted that the Commission's approval of the waiver across the street allowed a square box of a building to be construction and the Planning Board did not engage in the process and allowed mechanical units to be installed that will not be covered. There is a need for this type of use and the State is in favor of it. Chair Spang replied that the building across the street had no historic fabric to save but stated that the Commission would like to work with the applicant as they've done in the past. Ms. Kelleher noted that the applicants at 8 Curtis Street and 12 Mall Street worked with the Commission and repurposed the existing structures.

Mr. Joyce left the meeting at this time.

VOTE: Ms. Schaeffer made a motion to deny the request to waive the demolition delay. Mr. Cutting seconded the motion. Cutting, Schaffer, Meche, Martinez, Spang were in favor and the motion carried.

Adjournment

VOTE: Ms. Schaeffer made a motion to adjourn. Mr. Cutting seconded the motion. Roll Call: Martinez, Schaeffer, Cutting, Meche, Spang were in favor and the motion so carried.

The meeting adjourned at 8:00PM

Respectfully submitted,

Patti Kelleher
Community Development Planner