

SALEM HISTORICAL COMMISSION
MINUTES
April 7, 2021

A meeting of the Salem Historical Commission was held on Wednesday, April 7, 2021 at 6:00 pm **Zoom Virtual Meeting** Present were: Reed Cutting, Rebecca English, Stacey Norkun , Milo Martinez, Mark Meche, Mark Pattison, Erin Schaeffer, Vijay Joyce and Larry Spang (Chair). Staff: Patti Kelleher

310 Lafayette Street - continuation

Kenneth and Monica Leisey submitted an application for a Certificate of Appropriateness for window replacement (after the fact)

Documents & Exhibits

- Application: 1/4/21
- Photographs

Ms. Kelleher reported that the applicant requested a continuation to the next meeting to allow for better weather conditions for painting mockup.

VOTE: Ms. Norkun made a motion to continue the application to the April 21, 2021 meeting. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Mr. Meche asked if the Commission could hold the contractor liable for installing windows without proper building permits. He recommended that the Commission consider establishing a policy to address this type of violation instead of having to issue forgiveness.

50 Bridge Street - continuation

Francesca R. Sparacio and Randy Greenspan submitted a request for a Waiver of the Demolition Delay Ordinance to demolish a rear barn building.

Documents & Exhibits

- Application: 2/24/21
- Photographs

The applicant, Randy Greenspan was present.

Mr. Martinez shared photos from the site visit conducted by several Commission members. Mr. Meche reported that the site visit identified no historic framing or architectural features remain in the building to salvage. Ms. Norkun agreed. Mr. Joyce stated that the photos can serve as a record that the building is a vernacular structure that is severely deteriorated. Mr. Pattison agreed, noting that he toured the second floor and nothing remained to be salvaged.

VOTE: Mr. Cutting made a motion to approve the waiver of the demolition delay with the standard conditions that applicant provide overall building dimensions and ¾ view photographs prior to demolition. Mr. Pattison seconded the motion. Ms. English and Mr. Joyce were not present at the last meeting and abstained. All eligible members were in favor and the motion so carried.

180A Federal Street

Alexa Ogno submitted an application for a Certificate of Appropriateness for new paint color.

Documents & Exhibits

- Application: 3/17/21
- Photographs
- Paint chips

The applicant Alexa Ogno was present.

Mr. Joyce expressed his support for the proposed color, noting that the light blue was in keeping with historic Colonial Revival colors.

Ms. Ogno noted that she had previously received approval to faux finish the front door but have now determined that door needs to be replaced. She will submit a new application to replace door.

VOTE: Mr. Cutting made a motion to approve Clark & Kensington “Angel Eyes” for the body color with existing trim colors of white and dark blue to remain as is. Ms. Norkun seconded the motion. All were in favor and the motion so carried.

10 Hathorne Street

Andrew Terrat submitted an application for a Certificate of Appropriateness for paint colors

Documents & Exhibits

- Application: 3/15/21
- Photographs
- Paint chips

Owners Andrew Terrat and Michael DeCarlo were present.

Mr. Terrat presented the proposal for new paint colors.

Ms. Norkun stated that she had reviewed the proposal in depth and was in support of the new colors and placement.

Mr. Pattison asked if choice to paint the porch columns blocks in “Expressive Plum” was to coincide with the same color on the handrail. He also suggested that bottom railing be in same color.

Chair Spang suggested that Commission could approve colors as presented and then applicant could return to Commission if they determine in the field that color placement should be changed.

Mr. Terrat noted that they would like to change the vertical porch lattice boards to “Oak Creek” instead of black as previously considered.

Mr. Joyce suggested that the “Oak Creek” be used for porch column capitals.

Public Comment:

Callie Fidopiatis spoke in support of the application noting that the work completed to date looks fantastic.

VOTE: Mr. Joyce made a motion to approve the following Benjamin Moore paint colors: “Koi Pond” for body of house and garage; “Steamed Milk” for trim; “Expressive Plum” for trim accent; “Oak Creek for brackets/corbels; “Tricorn Black” for window sash; and “Open Air” for porch ceiling with the following changes: porch lattice to be “Oak Creek”; porch capitals to be “Oak Creek”; and porch columns mid and base blocks and porch handrail and base rail to be in “Expressive Plum”. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

1 Warren Court

Gregory Neiman, Elizabeth Ide submitted an application for a Certificate of Appropriateness for new rear door

Documents & Exhibits

- Application: 3/10/21
- Photographs
- Cut sheet for Therma-Tru Benchmark door with ¾ light

The applicant Gregory Neiman and his contractor Richard Chalone were present.

Mr. Joyce asked if the proposed door could be painted. Mr. Neiman replied in the affirmative noting that door will be in white. Mr. Joyce asked if applicant would consider painting the door to match window color and add exterior applied muntins to glazing. Mr. Neiman replied that he preferred the single light door and did not want to change color from white since other doors were white.

Mr. Meche asked if the proposal was just for a door or entire kit. Mr. Chalone replied that it was a pre-hung door with frame. Chair Spang asked if a storm door will be added and Mr. Neiman replied in the affirmative, noting that glazing on door will be ‘reeded’ with some opaqueness.

Public Comment:

Helen Sides, Broad Street, spoke in favor of the application due to minimal visibility from the public way.

VOTE: Mr. Cutting made a motion to approve the new rear door as submitted. Ms. English seconded the motion. All were in favor and the motion so carried.

4 Federal Court

Shelley Young submitted an application for a Certificate of Appropriateness for vents

Documents & Exhibits

- Application: 3/22/21
- Photographs
- Cut sheet for vent

Christian Bleidt was present on behalf of the owner.

Mr. Bleidt presented the application, noting that the mushroom vent on roof will be removed and the vent currently in the gable will be relocated to this location.

Chair Spang asked for the materials of the vents. Mr. Bleidt replied that dryer vent will be a 4x4 plastic vent painted to match clapboards and plumbing vent will be a 2” diameter PVC pipe painted black. Mr. Spang asked if location

of dryer vent was accurate as shown on image. Mr. Bleidt stated that it could be slightly higher or lower. Mr. Joyce asked if vent could be centered onto a single clapboard and not across multiple clapboards. Mr. Bleidt agreed.

Mr. Meche noted that the proposed plastic dryer vent would not have longevity. Mr. Martinez suggested the use of a new product "Hide-A-Vent" and asked applicant if he would consider being a test case for the product. Mr. Bleidt agreed.

VOTE: Mr. Joyce made a motion to approve the application as submitted with option to use Hide-a-Vent for dryer vent. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

Mr. Spang left the meeting at this time.

4 Chestnut Street

Stephen Fox and Valerie Kenaley-Fox submitted an application for a Certificate of Appropriateness for new basement windows and vent

Documents & Exhibits

- Application: 3/22/21
- Photographs

Ed Burge from A&A Services was present on behalf of the applicant.

Mr. Burge presented the application to relocate the dryer vent and replace two basement windows with new Brosco windows with picture frame storm windows.

There was no public comment.

VOTE: Mr. Joyce made a motion to approve the application as submitted. Ms. Schaeffer seconded the motion. All were in favor and the motion so carried.

5 Orne Square

Amy Sinatra submitted an application for a Certificate of Appropriateness for new fence and porch alterations.

Documents & Exhibits

- Application: 3/18/21
- Photographs

The applicant, Amy Sinatra was present.

Ms. Sinatra presented her proposal to install new fencing around back of yard and to replace rear porch with a smaller porch with re-oriented stairs and same railing design.

Mr. Cutting asked for dimensions of fence. Ms. Sinatra noted that fence was approximately 12' x 18' x 40' and would be 6' tall.

Public Comment:

Jeff Kabriel, 3 Orne Square, stated that he felt a 6' tall solid board fence made sense in the rear yard since it would help to screen neighbors' garbage cans, which are stored in their rear yards. He noted that this fence design could be replicated by others on Orne Square. He also reported that the Orne Square Association supports the proposal.

Mr. Joyce asked if applicant would consider installing a 6' tall open picket fence for rear yard instead of solid board fence. Ms. Schaeffer noted that this type of fencing is installed around the Pickering House rear yard.

VOTE: Mr. Joyce made a motion to continue the application to the next meeting on April 21, 2021. Ms. Schaeffer seconded the motion. All were in favor and the motion so carried.

The Commission and the applicant agreed to a site visit on Saturday, April 10, 2021 at 9:15am.

140 Derby Street

Patrick Shea submitted an application for a Certificate of Appropriateness for building renovations

Documents & Exhibits

- Application: 3/10/21
- Photographs

The owner Patrick Shea and his contractor Thomas Malinoski were present.

Ms. Schaeffer asked for design details on storefront windows. Mr. Malinoski replied that storefront would be double glazed glass with round molding. Plans indicate 48" x 48" dimensions but may need to reduce to 35" x 48" to address structural supports.

Mr. Meche stated that he would prefer architectural drawings be submitted to allow for better understanding of the proposal. Ms. Schaeffer and Ms. Norkun agreed.

Mr. Shea presented proposal for replacing other windows on the building noting that they could be 6/6 or 2/2 as they are now. The windows would be 36" x 48".

Mr. Martinez asked if storefront would be treated similar to other storefronts on Derby Street like the adjacent coffee shop which has a 1 x 8 header over storefront windows.

The Commission debated the proposed Anderson 400 window which has a vinyl exterior. Mr. Martinez stated his preference for wood windows on the façade with other windows ok for side elevations. Mr. Malinoski stated that they could do Brosco all wood windows or check to see if Anderson 400 had a model with wood exterior.

There was no public comment.

Mr. Joyce asked for color of proposed windows. Mr. Shea stated that windows would be in Benjamin Moore Super White to match white vinyl windows. Mr. Joyce noted that this is a modern color and is not historically appropriate. Ms. Schaeffer asked if Anderson makes an off-white window.

VOTE: Ms. Schaeffer made a motion to continue the application to the next meeting on April 21, 2021. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

Ms. Schaeffer suggested that applicant look into City's storefront improvement program. Ms. Kelleher offered to send information.

2 North Pine Street

Theodore Cowan submitted an application for a Certificate of Appropriateness for building renovations.

Documents & Exhibits

- Application: 3/22/21
- Photographs

The applicant Theodore Cowan was present.

Mr. Cowan presented his application to modify fenestration on rear (north) elevation of building.

Mr. Meche expressed concern about the proportion of the proposed windows and the changes to fenestration pattern.

Mr. Pattison expressed concern about making exterior changes to suit interior work.

Mr. Joyce expressed concern about the loss of symmetry with the windows, specifically #3 on the plan. Mr. Cowan replied that he could make windows the same size. Mr. Joyce replied that he would be ok with different sizes but would want 1st and 2nd stories to be aligned symmetrically.

Mr. Meche recommended a site visit. The Commission and applicant agreed.

VOTE: Mr. Martinez made a motion to continue the application to the next meeting on April 21, 2021. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

A site visit was scheduled for April 10, 2021 at 9:45 am. Mr. Martinez asked applicant to provide floor plans showing existing and proposed layout.

21 Chestnut Street

Phillip Gillespie and Daniel Randall submitted an application for a Certificate of Appropriateness to replace rear addition.

Documents & Exhibits

- Application: 3/18/21
- Photographs
- Drawings by Helen Sides

Phillip Gillespie and Helen Sides, architect, were present.

Ms. Sides presented the plans to replace the existing rear addition that was built in the 1980s with a new slightly larger addition. She noted that the new addition would remain single story and would be nominally visible from a public way.

Ms. Norkun asked if the garage would remain. Ms. Sides replied in the affirmative.

Mr. Martinez asked if the chimney is new. Ms. Sides replied that the existing addition has a chimney; the new addition's chimney would be approximately 1' over. She noted that addition would be shorter than adjacent party wall and would "free" the rear bay window, which will be restored to its original presence.

Ms. Sides noted that addition will have a hipped roof and not a gable. Mr. Joyce expressed support for project, noting that hipped roof will make addition less visible. Ms. Norkun agreed.

Mr. Martinez asked about roofing material. Mr. Gillespie replied that slate would be used with a copper ridge cap.

Public Comment:

Otis Edwards, 23 Chestnut Street, spoke in support of project.

VOTE: Ms. Norkun made a motion to continue the approve the application as presented. Ms. English seconded the motion. All were in favor and the motion so carried.

159 Derby Street

Paul Nathan submitted an application for a Certificate of Appropriateness to install a new accessible ramp

Documents & Exhibits

- Application: 3/22/21
- Photographs
- Drawings by Seger Architects

Jim Bostick from Salem Arts Association and John Seger from Seger Architects were present.

Mr. Bostick presented the application for a new handicapped ramp at the building. He noted that they had received a variance from the AAB to modify the ramp to address space constraints.

Mr. Seger presented several design options for the new ramp - railings with pipe rails and cables and railings with pipe rails and decorative sheet metal panels. For the decorative panel option – there would be nine panels each with a different maritime theme. Both options would have composite decking in seagull gray and composite vertical board lattice below.

Mr. Bostick noted that one of the Association members is a metal fabricator who has completed similar project at the JMAC Art Center in Worcester. The ramp would be a public art piece. He asked the Commission to consider approving the concept so that they could then go further in the design of the panels. The Commission agreed that the decorative panel option, while not historically accurate, was appropriate for the arts association.

Mr. Meche asked for more details on the panels and suggested that the ramp be pulled away from the building. Mr. Bostick responded that they Association has met with the National Park Service as the property abuts the Salem Maritime Site and they are now working on a site plan. He noted that the ramp will need to have the railing attached to the building.

Mr. Meche suggested that the ramp follow the lot line, which could make it trapezoidal. He also suggested that the lattice be metal mesh instead of vertical boards to continue the modern appearance of the ramp. Mr. Joyce and Mr. Pattison agreed that mesh would be a good option.

Ms. English expressed her support for concept and asked for images of the ramp panels completed by the artist in Worcester.

Mr. Pattison suggested that the ramp lattice be recessed. Mr. Bostick noted that the ramp will be constructed over the existing granite steps at the side entrance which may restrict options for the dimensions of the ramp.

Mr. Spang returned to the meeting at this time.

Public Comment:

Alan Hanscom, 82 Washington Square, spoke in support of project as a member of the Arts Association. He also noted that he would like to see an elevator added to the building to allow the second floor to be accessible.

Gavin Gardner, National Park Service, spoke in support of project as long as ramp does not encroach on National parkland. He asked if the door will remain. Mr. Bostick replied that door will need to be replaced.

The Commission and the applicant agreed to continue the application to allow for further development of the panel designs.

VOTE: Ms. English made a motion to continue the application to the meeting on May 5, 2021. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

123 Federal Street

Marisa Lindholm submitted an application for a Certificate of Appropriateness to alter fencing (after the fact – new application)

Documents & Exhibits

- Application: 3/18/21
- Photographs
- Drawings by Flow Design Inc. dated 3/16/21 and revised 4/2/21

Einer Lindholm and real estate agent Pam McKee were present.

Mr. Lindholm presented the revised plan for fencing at his property noting that the neighbor at 121 Federal Street wanted the existing solid board fencing to remain, which is different than shown on plans. He would like to keep the solid board fencing on east property boundary and install a picket fence only on the west property line. He noted that the owners of 5 Monroe Street have a tall solid board fence on their property and should not be against him having one on his property.

Mr. Pattison stated that he felt picket fence should be on both side yards and should extend all the way back to the end of the driveway at 121 Federal Street.

Ms. Norkun said that if solid board fence was to remain next to 121 Federal, then boards should be flipped to have the horizontal rails match the location of the rails on the fencing on the other side of their property.

Public Comment:

Patricia Mullaney, 121 Federal Street, stated her preference for keeping the fence on her property line as is, noting that the previous picket fence was in terrible condition. She said the new fence is an improvement and is similar in design to others found in the district.

Mr. Spang asked if the fence is actually located on the property of 121 Federal Street. Ms. McKee responded in the affirmative, which was discovered when a site plan was completed.

Mr. Spang asked if the fence section at the rear of the property adjoining the neighboring building was to be removed since it is still shown on the new plans. Mr. Lindholm replied that this fence section will be removed and the neighboring building will serve as the property boundary.

Mr. Pattison noted that the proposed picket fence design was different than what was previously on the property. Mr. Spang agreed noting that the new design shows posts interrupting the run of pickets while the previous fence ran over the posts, which were recessed behind. Mr. Joyce expressed his preference for the previous fence style with intermediary posts behind straight run of pickets with exposed end posts.

Public Comment:

Ron and Mary Hartfelder, 5 Monroe Street, stated that they would prefer picket fencing on their property boundary and that the proposed design is different than the fence that was removed. Ms. Hartfelder noted that they installed a tall solid board fence at the corner of their property on Monroe Street due to police activity at a nearby property. She stated her preference for picket fencing at 123 Federal Street to retain the historic appearance of the streetscape.

Ms. Hartfelder asked how the upcoming sale of this property will impact the project. Mr. Spang responded that the obligation will be conveyed to the new owner. Mr. Lindholm agreed. Ms. McKee noted that the buyer was in audience and that the Lindholms are placing funds in escrow and the buyer has committed to completing the work.

Ms. Hartfelder asked the Commission if there would be a timeline for completion. Ms. McKee stated that a timeline wasn't specified in the purchase and sale but the buyer has committed to completing the work quickly and a fence company is in place as soon as permission is granted.

Mr. Spang asked Commission to consider whether previous boxed posts were appropriate for the building. Mr. Joyce replied in affirmative noting that their size speaks to the wide corner boards on this Greek Revival house. Mr. Pattison agreed. Ms. Schaeffer noted that the previous post caps mimicked the capitals on the building's pilasters.

Mr. Spang asked Commission to consider whether previous placement of fence at edge of sidewalk was appropriate versus the proposed relocation of the fencing back on the property to correspond with front plane of house. Mr. Pattison noted that fence placement was typically on the sidewalk for this style of house and fence would typically extend across front of house close to entrance stair.

Mr. Spang noted that the proposal is to install a different style of picket fence and asked the Commission to consider what is appropriate to the style of house. Mr. Joyce responded that boxed posts, location on the sidewalk and straight run of pickets over recessed posts are all appropriate to the house.

Mr. Lindholm agreed to used large boxed posts for end posts but requested not to reinstall a gate at the side property adjoining 121 Federal Street. Mr. Pattison stated that he was not in favor of removing the gate as it was typical to have a gate for access to a side yard. Mr. Joyce and Mr. Meche agreed.

Mr. Cutting left the meeting at this time.

VOTE: Ms. Schaeffer made a motion to approve front fence to be restored to its 2017 appearance with 9x9 boxed posts with decorative caps, intermediary posts set behind pickets, and gate to be reinstalled. Fence to be painted to match trim. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

VOTE: Mr. Pattison made a motion to install picket fence on west boundary to property line with 6 Monroe Street. Fence to have intermediary posts set behind pickets. Mr. Joyce seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. Schaeffer made a motion to approve new picket fences with recessed support posts and straight run of pickets on east and west property boundaries with following conditions: picket fence to extend back approximately 40' on east boundary and approximately 85' on west boundary to property line. Intermediary posts to be set on #123 Federal Street side of fence. Fence to be painted to match trim. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. Schaeffer made a motion to approve the removal of fence section at southwest corner of property and to repair all remaining fencing to be level, structurally sound and self-supporting. Mr. Meche seconded the motion. All were in favor and the motion so carried.

VOTE: Ms. Schaeffer made a motion requiring submittal of drawings of approval design for the new fencing by May 1, 2021 and installation to be completed by July 4, 2021. Mr. Pattison seconded the motion. All were in favor and the motion so carried.

Other

Ms. Kelleher presented a request to extend the Certificate of Non-Applicability for inkind painting and repairs at 396 Essex Street.

VOTE: Ms. Schaeffer made a motion to approve the extension of the certificate. Mr. Joyce seconded the motion. All were in favor and the motion so carried.

Adjournment

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

The meeting adjourned at 10:45PM

Respectfully submitted,

Patti Kelleher
Community Development Planner