

SALEM HISTORICAL COMMISSION  
MINUTES  
May 19, 2021

A meeting of the Salem Historical Commission was held on Wednesday, May 19, 2021 at 6:00 pm **Zoom Virtual Meeting** Present were; Rebecca English, Reed Cutting, Vijay Joyce, Milo Martinez, Mark Meche, Stacey Norkun, Mark Pattison, and Larry Spang. Not present: Erin Schaeffer

140 Derby Street- CONTINUATION

Patrick Shea submitted an application for a Certificate of Appropriateness for paint colors

Documents & Exhibits

- Application: 1/4/21
- Photographs
- Stamped plans by L-Arch

Mr. Meche stated that the applicant and his architect, Steve Livermore, reached out to him after the last meeting to review expectations but he has not heard back from either of them. Ms. Kelleher noted that they have pulled building permits to resume other work on site going while they continue to finalize aspects of the storefront design.

**VOTE: Mr. Cutting made a motion to continue to the next regular meeting on June 2, 2021. Mr. Joyce seconded the motion. Roll Call: Commissioners English, Martinez, Meche, Pattison, Cutting, Joyce, Spang were in favor and the motion so carried.**

7 North Pine Street- CONTINUATION

Stephanie Ellis submitted an application for a Certificate of Appropriateness for exterior vents

Documents & Exhibits

- Application: 2/17/21
- Photographs

Ashley Shedd (Daughter of applicant) was present to discuss the project.

Ms. Shedd stated that the current dryer vent and tubing exit towards the back of the roof. They are proposing to exit the vent out the side of the house below the fascia board to shorten the distance the vent needs to travel. She noted that the Commission had recommended the use of Hide-A-Vent, but this vent style is more vertical than the siding they have on the building and they are unsure of other options to propose. Hide-A-Vent only has a shake style cover so they would prefer to go with their vent cover they originally proposed, painted to match.

Mr. Joyce requested dimensions of the originally proposed dryer vent. Ms. Shedd estimated 6-inches x 6-inches and requested an additional option be provided if the original proposal wasn't acceptable. Mr. Meche had no issue with the original proposal since it will be placed high on the façade.

Public Comment: No one in the assembly wished to speak.

**VOTE: Mr. Martinez made a motion to approve the application with condition that applicant provided vent model number for property file. Mr. Cutting seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Cutting, Joyce, Spang were in favor and the motion so carried.**

Roof Vent

Ms. Shedd stated that a 12-inch x 12-inch turbine fan is proposed at the existing vent location which is the current opening for the old dryer tubing, so there will be no new opening in the roof. There is also a cut out in the roof that was patched over and will be repurposed. An existing tree will also provide coverage making fan less visible.

Public Comment: No one in the assembly wished to speak.

**VOTE:** Mr. Joyce made a motion to approve as submitted. Mr. Cutting seconded the motion. Mr. Joyce amended the motion to require the applicant to provide model numbers for the historic commissions file. Mr. Cutting seconded the amendment. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Cutting, Joyce, Spang were in favor and the motion so carried.

### 11 Orne Square – CONTINUATION

Pamela Coffin submitted an application for a Certificate of Appropriateness to replace a shed

#### Documents & Exhibits

- Application: 4/12/21
- Photographs
- Eastern Shed information

Pamela Coffin was present to discuss the project.

Ms. Coffin stated that the Aspen style shed will be 10-feet-deep x 12-feet-wide with 3-tab dual black asphalt shingle roof at an 5x12 roof pitch, with pine T&G clapboards with the large overhang on the sides and older style vents below the roof ridge. The shed will be tucked into the corner as far as possible to avoid an existing tree and telephone pole and the windows and door will be visible from the street. Mr. Pattison requested the trim material. Ms. Coffin replied pine boards no PVC and she also submitted several historic paint colors besides the typical Orne Green that is used throughout the street. The fence is Orne Square Green and she would prefer that it not be the same color. She suggested a slight variation, such as Van Duesen Blue. Ms. Norkun agreed with a different color selection.

Public Comment: No one in the assembly wished to speak.

**VOTE:** Mr. Martinez made a motion to approve a 10-foot x 12-foot Aspen style shed with no doors or windows facing the street, with T&G siding, no PVC trim, asphalt roof shingles in “Dual Black”, shed to be painted “Van Duesen Blue”. Mr. Joyce seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Cutting, Joyce, Spang were in favor and the motion so carried.

### 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
- Rite Window information

Kenneth Leisey, owner, was present to discuss the project.

Mr. Leisey stated that he modified one of the replacement windows to include an exterior applied muntin in the upper pane. He secured muntin with a 2-part epoxy for the Commission’s review but has not painted it yet. The

manufacturer stated that the vinyl window can be painted. Mr. Meche noted that the window in questions is minimally visible, but he also doesn't think that the Rite Windows fit the openings well and the company should have secured the required permits as they said they would so these non-historic windows wouldn't have been installed. Mr. Leisey noted that the Pella Architect series windows approved in 2017 have more glass but Rite Windows has a lifetime warranty on the vinyl and a 50-year warranty on the glass. Mr. Meche replied that Pella looks more like a window and has shadow lines, etc. while the Rite Window website does not show profiles or sections. Chair Spang agreed that the Rite Windows appear as a frame within a frame to make the new vinyl window fit the old openings and the Commission would not have approved this if they saw it sooner and their location on the side of the house helps conceal the inconsistencies. He noted that the profile of muntin extends past the face of the vinyl window sash and suggested the applicant taper the ends of the applied muntins to conceal the difference. Mr. Martinez asked if the screen can easily be opened with the applied muntins in place. Mr. Leisey replied yes, although it is tight. Mr. Joyce stated that they are not approving the window, but they are approving the treatment by the homeowner which provides the missing shadow line on the 4 on first floor and 2 second-floor windows only, since the Commission has no jurisdiction on rear windows. Ms. Kelleher noted that any view that is visible from a street named in the district is under the Commission's purview.

Public Comment: No one in the assembly wished to speak.

**VOTE: Mr. Joyce made a motion to approve the existing windows that have been replaced with the condition that after-market muntins be applied and windows be painted. Mr. Martinez amended the motion to include an approval based off of a limited visibility only. Ms. English seconded the motion. Roll Call: Commissioners Martinez, English, Pattison, Cutting, Joyce, and Spang were in favor, Meche was not in favor, Norkun abstained, and the motion so carried.**

#### 159 Derby Street- CONTINUATION

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

#### Documents & Exhibits

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

Jim Bostick of the Salem Arts Association was present to discuss the project.

Mr. Bostick stated that he received positive feedback on building the ramp at the April 7<sup>th</sup> meeting and as a community art gallery they wanted their ramp to be more creative, so they've suggested using plasma cut metal railing panels in a maritime theme and cut metal panels in a foliage pattern for the ramp skirt, ensuring that the two panel types don't compete with one another. He has not received more information on the property line from the National Park Association, but he was aware that the line is inches away from their structure and may be on an angle.

Mr. Bostick noted that the proposed steel panel color is a granite gray with a darker grey skirt board below and additional paneling below with openings large enough to allow for airflow. The panels are approximately 48" wide and there will be no gaps larger than 4" wide to meet code requirements. Scott Lanes will complete the fabrication. The railings will be galvanized and painted white as will the PVC trim and trim boards. The walking surface will be Trex decking and they've received a variance from the state due to the length constraints and the gallery needing handicap access.

Mr. Pattison suggested a metal skirt board rather than PVC and match the remainder of the ramp. Mr. Bostick noted that the 4 to 6-inch-high trim board ties into the trim on the building and provides some separation between

the upper and lower panel designs. Mr. Cutting agreed with separating the two different metal panels. Chair Spang suggested the use of a powder coated finish for longevity. Mr. Bostick replied that he could eliminate the trim board and increase the height of the foliage metal panels below although they preferred wood over PVC.

Public Comment:

Alan Hanscom (SATV) Supported this project and the creative detail proposed.

No one else wished to speak

Mr. Martinez suggested the panel design be adjusted so the sea creatures are shown in the water rather than appearing to float. Mr. Meche suggested making the panels stainless steel which won't require repainting of the powder coating galvanized finish. Chair Spang suggested they approve the conceptual design.

**VOTE: Mr. Cutting made a motion to approve as presented. Mr. Joyce seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Cutting, Joyce, Spang were in favor and the motion so carried.**

### 23 River Street- CONTINUATION

Paschal Corrigan submitted an application for a Certificate of Appropriateness to renovate the building

Documents & Exhibits

- Application: 4/8/21
- Photographs

Ms. Kelleher reported that the applicant requested a continuation to the next meeting.

**VOTE: Mr. Cutting made a motion to continue to the next regular meeting. Mr. Joyce seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Cutting, Joyce, Spang were in favor and the motion so carried.**

### 180 Derby Street

Brookhouse Home submitted an application for a Certificate of Appropriateness to relocate electrical service

Documents & Exhibits

- Application: 4/29/21
- Photographs

Michael Bolduc of Bolduc Electric was present to discuss the project.

Mr. Bolduc stated that the building must be brought up to code so the knob and tube wiring must be replaced. 3-feet is required from the conductor to each window but there isn't enough room in its current location so service must be relocated. The only remaining location is 13-½ feet from the corner and would require two 4-inch holes drilled through granite foundation, and 2 steel pipes attached to brick using 2 to 3 metal steel clips every 10-feet that would extend 20-feet high up the façade, to install the new 800-amp main, 400-amps in each pipe. The current location is between the 4<sup>th</sup> and 5<sup>th</sup> window bay and the piping could be painted to match the brick rather than leaving them galvanized. The second option would be between the 2<sup>nd</sup> and 3<sup>rd</sup> bays. The existing location cannot be reused due to its proximity to the existing sprinkler service in the basement.

Mr. Joyce noted that the proposed location is going through the original body of the home but preferred moving it north into the area that was added. Mr. Bolduc suggested a third option to adding horizontal piping to an open area within the basement. Mr. Joyce noted that he would not want to add horizontal piping to a building with this much verticality. Mr. Meche suggested adding it to the telephone pole closer to the rear of the building. Mr. Bolduc replied that the crawl space in the rear of the building doesn't have sufficient head height. Mr. Meche suggested burying the electrical service in the street. Mr. Bolduc replied that it be connected through the granite foundation below grade and into the cabinet and main disconnect, but that would require a redesign by an engineer and additional costs to the building owner. Chair Spang stated that he would rather not attach more items to the façade of the building, despite eliminating the power drops and drop heads.

Public Comment:

Stan Usovicz (Brookhouse Board Member), Botts Court. The telephone pole is jointly owned by Verizon and National Grid. The proposal will have to return to their Board due to cost of the changes suggested by the Commission, but the upgrades are needed.

No one else wished to speak

**VOTE: Mr. Cutting made a motion to continue to the next regular meeting on June 2, 2021. Ms. English seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Cutting, Joyce, Spang were in favor and the motion so carried.**

#### 26 Beckford Street

Sara Keddy submitted an application for a Certificate of Appropriateness for architectural roof shingles (after the fact)

#### Documents & Exhibits

- Application: 4/29/21
- Photographs

Sara Keddy was present to discuss the project.

Ms. Keddy reported that she had requested 3-tab shingles, but her roofer installed architectural shingles instead. The shingles used are Owens Corning in black. Ms. Norkun noted that the shingle edges are straight rather than angled and the color variety makes them appear more natural. Mr. Pattison agreed. Ms. Kelleher noted that the proposed is consistent with what the Commission has approved in the past.

Public Comment:

David Hart, 104 Federal Street. The roof was installed very quickly, the design is subtle and black, and it is hard to tell the difference between what was installed and 3-tab shingles. He suggested noting that when it is replaced again that a 3-tab shingle roof be installed.

No one else wished to speak

Mr. Meche questioned in-kind replacements when the incorrect product is installed, and the applicant is seeking an approval after the fact. Mr. Pattison noted that any work requires an application and is up to the City and Commission to follow through.

**VOTE: Mr. Cutting made a motion to approve the application after the fact. Mr. Pattison seconded the motion. Mr. Martinez made an amendment to include collecting the product color name for the record. Mr. Cutting seconded the amendment. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Cutting, Joyce, Spang were in favor and the motion so carried.**

150A Federal Street

Clint Roques submitted an application for a Certificate of Appropriateness for installation of infrastructure on public way associated with city-wide SiFi initiative

Documents & Exhibits

- Application: 5/5/21
- Photographs

Clint Roques and Linda Calnan, and Bill McGovern (Head of the Mayor's panel) were present to discuss the project.

Ms. Calnan stated that Salem has invited SiFi to bring a fiber infrastructure to Salem and Mayor Driscoll has given them the go-ahead to move forward. There will be two network shelters, one at the high school and another at the Bridge Street travel island and 25 network cabinets around Salem. They are proposing Cabinet 13 in the historic district, and they met with the Assessor, City Council and City Engineer, and are proposing the location on a public right of way next to St. James Church.

Mr. Clint stated that the cabinets are 48-inches-high and will sit on a 4-foot x 6-foot concrete pad. The concrete chambers below will hold the fiber optic conduit with a 4'x6' conc pad. Concrete chambers hold the fiber optic conduit. This location was chosen because it meets the sidewalk clearance requirements, near the corner of Flint and Federal Streets. It would be installed at the edge of the curb because the other side is private property. The Commission requested the cabinet be located closer to Bridge Street but just outside the drip zone of the first tree.

Mr. Meche requested the timeline for this end of Salem. Ms. Calnan stated that the construction will take place in early 2022.

Chair Spang asked where the fibers will go from this cabinet. Ms. Calnan replied that they will micro-trench down both sides of the street, then lateral trenching to the edge of the right of way between the City owned property to the residents right of way. Chair Spang noted that residents requesting would need to submit applications when the fiber needs to come above ground. Ms. Calnan noted that over 600 residents have pre-registered.

Mr. Joyce asked if the cabinet could be painted. Ms. Calnan replied no, due to thermal dynamics. Mr. Joyce asked if the cabinet will be hot to the touch. Ms. Calnan replied no, however; a fan inside the cabinet will keep the fibers cool and will sound like a small air conditioner.

Public Comment: No one else wished to speak.

**VOTE: Mr. Joyce made a motion to approve with the intention to move the box as close to the tree drip line as feasible. Mr. Pattison seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Cutting, Joyce, Spang were in favor and the motion so carried.**

329 Essex Street

Ian Popken submitted an application for a Certificate of Appropriateness to install fencing

Documents & Exhibits

- Application: 5/3/21
- Photographs

Mr. Popken was present to discuss the project.

Mr. Popken stated that for historic accuracy they are proposing a hand forged steel fence with tapered pickets rather than sharp. The house has a lot of detail, and the proposed fence would be visually quiet. Cassidy Brothers will create the fence which is the same design as at St. Michael's in Marblehead. He noted that the house was previously owned by the American Legion, which modified a window well for basement access. They could reconstruct the granite step but would want to add 32-inch gates for access and the narrow gate size would not require diagonal bracing for stability. The fence posts would still line up with each of the granite plinths as it was originally intended and Cassidy Brothers recommend connections that allow for expansion and contraction rather than welds, like the restored sections of Salem Common Fence.

Mr. Joyce asked if the fence would be textured or painted. Mr. Popken replied that the hand forged fence would be painted with a 2-part epoxy from Sherwin Williams. Mr. Joyce stated that the simple fence style on such an ornate house would look mismatched. Chair Spang noted that fences on structures of this style were the same or more ornate than the building. Mr. Joyce agreed and noted that the earlier fence style as shown in historic photos is more appropriate. Ms. Norkun agreed and suggested adding additional details. Mr. Popken suggested decorative posts. Mr. Joyce suggested they take cues from the house or replace the bullet tips on the original posts. Mr. Popken agreed to discuss the suggested adjustments with Cassidy Brothers.

Ms. Kelleher requested the proposed fence height and suggested the fence correlate with the granite at the entrance. Mr. Popken replied approximately 48-inches-high. Mr. Meche noted he feels comfortable with the hybrid approach that's been proposed.

Chair Spang suggested a continuance to allow the applicant to amend the proposal and to provide revised drawings or options of how the two styles would work together.

*Mr. Cutting left the meeting at this time.*

Public Comment: No one in the assembly wished to speak.

**VOTE: Mr. Pattison made a motion to continue to the next regular meeting. Ms. Norkun seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Joyce, Spang were in favor and the motion so carried.**

18 Chestnut Street

Dorothy Kelleher submitted an application for a Certificate of Appropriateness to replace rear fencing

Documents & Exhibits

- Application: 5/3/21
- Photographs

Victoria Kelleher was present to discuss the project.

Ms. V. Kelleher stated that the 16-foot span of fence goes from the corner of her house to her mother's house and has a 10-foot opening. She is proposing to shift the opening in the fence and during the winter months the 4-foot

fence section to the left would be removed to allow for off street parking. The current fence was installed in the 1970's.

Chair Spang asked if the posts would be hidden or visible. Ms. V. Kelleher replied hidden with caps. Ms. Norkun stated that a picketed fence makes the most sense and would match the neighboring fence to streamline the fence styles in this area. She noted that a fence of this style doesn't currently exist on Botts Court and she would not support it but would support a sliding fence. Ms. V. Kelleher replied that her neighbor has a similar fence. Mr. Pattison stated that they cannot trust that the fence sections will continue to be reinstalled and the applicant could use the off-street parking throughout the year. Ms. V. Kelleher agreed to investigate a rolling or hinged fence although they intend to use the space to maneuver vehicles, but it wouldn't allow her mother to have the garden space she desired.

Ms. Kelleher suggested a site visit while the applicant considers alternatives.

Public Comment:

Mary Usovicz, Botts Court. Wants to work with the applicant, the fence was taken down for construction but was not reinstalled and she has seen two cars parked on the area in the winter. She wants to keep the aesthetic at Botts Court.

Lou Sirianni, Botts Court. Submitted a letter to the Commission on May 17<sup>th</sup> stating that he would prefer the same historic fence be replaced but to not allow for a removal of sections for parking to maintain the look of Botts Court.

The Commission agreed to a site visit at 9:15AM on 5/22/21.

**VOTE: Mr. Meche made a motion to continue to the next regular meeting on June 2, 2021. Mr. Pattison seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Joyce, Spang were in favor and the motion so carried.**

384 Essex Street

Dana Barnard submitted an application for a Certificate of Appropriateness to replace a fence (after the fact)

Documents & Exhibits

- Application: 4/23/21
- Photographs
- Sketch by Boston Fence

Ms. Kelleher reported that she had asked the fence contractor if the installed fence could be modified to have the fence sections continue over the posts but was told it was not possible. She noted that fences do not typically require a building permit. Mr. Meche disagreed with the contractor's statement that the sections could not be brought forward. Chair Spang stated that the previous fence was not historic but with the fence half built it can be adjusted to make it historically appropriate. Mr. Joyce noted that the lattice is visible in a Frank Cousins photo but on the opposite side of the property it was installed as a privacy panel, above an existing picket fence.

The Commission agreed to a site visit on 5/22/21.

Public Comment:

Jay Famico, 380 Essex Street. Noted that the front fences are different on the left and right, the right-side fence is not in-kind, the fence posts are not extending above the fence section by 6-inches, the span of fence closest to the entrance of the district is above the ground not on the ground. He noted that the applicant has been told at previous



meetings for requests that Commission review is required and this situation of the Commission having to review work after the fact should not have occurred.

No one else in the assembly wished to speak.

**VOTE: Mr. Meche made a motion to continue to the next regular meeting on June 2, 2021 with a site visit on Saturday, May 22nd. Mr. Joyce seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Joyce, Spang were in favor and the motion so carried.**

#### 1 Chestnut Street

Janice Lebel submitted an application for a Certificate of Appropriateness for chimney caps (application under consideration as a minor change)

#### Documents & Exhibits

- Application: 4/26/21
- Photographs

Ms. Kelleher stated that the application was processed under a minor change category and notices were sent to abutters. No abutter objections were received. Therefore, the Certificate of Appropriateness was issued without requiring a public hearing.

#### SHC acceptance of Preservation Restriction – Bowditch House, 9 North Street

Ms. Kelleher stated that the work is funded by MHC and the CPA and CPA funded projects are managed by the local historic commission. A vote is needed to approve the preservation restriction on the Bowditch House.

**VOTE: Mr. Meche made a motion to approve the preservation restriction. Mr. Pattison seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Joyce, Spang were in favor and motion carried.**

#### Other Business

54 Jefferson Avenue: Ms. Kelleher stated that there was a request for a delay and she told the applicant not to attend the meeting so the Commission could schedule a site visit. Chair Spang noted that the post and beam wood framing may be the only things left of historic value and they are proposing to install a modular duplex on the site.

123 Federal Street: Ms. Kelleher stated that she spoke with the owner, and they are having difficulty with their fence and are meeting with all the neighbors to resolve the issues that were created. Walpole Fence isn't scheduled to come to the site until early July.

**VOTE: Mr. Martinez made a motion to extend the required submittal deadline to July 7, 2021. Mr. Pattison seconded the motion. Roll Call: Commissioners Norkun, Martinez, Meche, Pattison, Joyce, Spang were in favor and the motion so carried.**

#### Adjournment

**VOTE: Mr. Meche made a motion to adjourn. Mr. Pattison seconded the motion. Roll Call: Commissioners English, Norkun, Martinez, Meche, Pattison, Joyce, Spang were in favor and the motion so carried.**

The meeting adjourned at 10:30PM

Respectfully submitted,

Patti Kelleher  
Community Development Planner