

SALEM HISTORICAL COMMISSION
MINUTES
JULY 1, 2020

A meeting of the Salem Historical Commission was held on Wednesday, July 15, 2020 at 6:00 pm **Zoom Virtual Meeting** Present were; Reed Cutting, David Hart, Milo Martinez, Stacey Norkun, Mark Pattison, Erin Schaeffer, Larry Spang (Chair). Not present: Vijay Joyce, Rebecca English

Meeting Minutes

February 19, 2020
March 4, 2020
April 15, 2020

VOTE: Mr. Martinez made a motion to accept the meeting minutes for February 19, 2020, March 4, 2020 and April 15, 2020 with changes noted. Ms. Norkun seconded the motion. All were in favor (E. Schaeffer abstaining) and the motion so carried.

35 Flint Street – continuation

Bowditch Condominiums submitted a Certificate of Appropriateness to install new stair railings

Documents & Exhibits

- Application: 5/12/20
- Photographs

Ms. Kelleher reported that the applicant has requested a continuation.

VOTE: Ms. Norkun made a motion to continue to the next regular meeting. Mr. Martinez seconded the motion. All were in favor (E. Schaeffer abstaining) and the motion so carried.

102 Derby Street - continuation

George and Jodi Bradbury submitted a Certificate of Appropriateness to install new fence

Documents & Exhibits

- Application: 5/13/20
- Photographs

George Bradbury was present.

Mr. Bradbury presented his plans to extend the retaining wall the entire length of the side yard, from the original 14' to 18'. The wall will be constructed of 8" x 16" CMU blocks with 4" of concrete below. The wall will be a total of 16" tall with a 6' tall fence on top. The fence will run over the posts in a straight run of boards with no cap. The fence can either be left natural or painted white to match trim.

Ms. Norkun expressed concern over the use of interlocking blocks as too modern. She suggested dry laid boulders as more appropriate. Mr. Bradbury stated that he considered other material but cost would have been more than the entire fence.

Mr. Martinez stated that he is not as concerned about proposed material since much of the retaining wall will be blocked from view by cars parked in the driveway. The fence would be more visible.

Mr. Pattison stated that he would prefer the 6' tall fence from the driveway and agreed that wall would not be as visible. However, the fence on top of the wall would be a total of 7' tall and would be more visible. Mr. Bradbury stated that the fence could be reduced but then wouldn't match with existing fencing around the rear yard.

Mr. Spang asked if a 7' tall fence complied with zoning.

Ms. Norkun asked about boulders with filter fabric. Mr. Bradbury replied that the wall was only 12" tall which would be difficult to build with boulders.

Mr. Pattison asked if it was possible to set the fence behind the retaining wall. Mr. Bradbury replied that it was possible but fence would have to be set back at least 8" with space in front. Mr. Pattison suggested a planting bed in front and Mr. Bradbury stated that he was ok with that.

Ms. Norkun and Ms. Schaeffer expressed concern over the proposed stone. Mr. Spang and Mr. Cutting suggested the use of brick. Mr. Bradbury stated that he was concerned over the cost of brick or granite.

Mr. Cutting asked if fence could go in front of wall. Mr. Bradbury replied no due to the existing concrete base.

Mr. Spang suggested the use of Lakeland Tumbled concrete pavers and Mr. Martinez displayed an image of the paver online. Mr. Bradbury agreed with the material with a preference for gray to match concrete footing.

VOTE: Mr. Pattison made a motion to approve Rockwood Lakeland stone in red for a 12" retaining wall with a 6' fence to be constructed at least 16" behind wall with planting bed in front. Fence to be in white cedar and left natural or painted to match white trim color. Fence boards to run over posts with posts cut lower than boards so as not to be visible. Ms. Norkun seconded the motion. All were in favor and the motion so carried.

92 Federal Street - continuation

Steve Sass submitted an application for a Certificate of Appropriateness for solar panels

Documents & Exhibits

- Application: 5/20/20
- Photographs

Steve Sass and John Moore were present.

Mr. Sass stated that solar panels will be installed on façade dormer. Panels will be 8" high with a 3' setback from façade edge of dormer and 5' setback from sides of dormer. Piping will be installed over roof ridge and extend on rear elevation where they will not be visible.

The Commission asked if any elements will be visible. Mr. Moore said that the racking collectors are visible and will be painted black. The Commission agreed that the solar panels would be only minimally visible due to the height and pitch of the roof dormer.

There was no public comment.

VOTE: Mr. Norkun made a motion to approve the installation of solar panels on the façade dormer with a 3' clearance from front edge of dormer and 3' to 5' setback from side. Panels to be mounted flush to roof with an 8' height. Mr. Martinez seconded the motion. All were in favor and the motion so carried.

Mr. Pattison left the meeting at this time.

238 Lafayette Street

Josh and Jane Turiel submitted an application for a Certificate of Appropriateness for new paint colors

Documents & Exhibits

- Application: 6/15/20
- Photographs
- Paint color chips

Josh and Jane Turiel were present to discuss the project.

Ms. Turiel stated that the shutters on the building are currently painted “Aperture”. She is proposing to paint the door in “Heritage Red”, the body in “Wellspring” and the trim in “Architectural White.

There was no public comment.

VOTE: Mr. Martinez made a motion to accept the application as presented. Mr. Cutting seconded the motion. All were in favor and the motion so carried.

44 Broad Street

Linda Spinale submitted an application for a Certificate of Hardship to replace slate shingles with architectural shingles

Documents & Exhibits

- Application: 6/16/20
- Photographs
- Roofing contractor estimates

The property manager was present to discuss the project.

The property manager presented the application to replace existing deteriorated slate roof shingles with architectural shingles.

Ms. Norkun asked how often slate roof required repairs. The manager responded that repairs are needed every year. He noted that only the building’s main roof will be repaired; slate shingles on dormer walls will remain.

Ms. Norkun expressed her opinion that the building’s roof slopes have limited visibility due to height of roof. She was in support of application if the slate on the walls was preserved.

Mr. Martinez recommended the use of a light color architectural shingle to match the color of the existing slate.

There was no public comment.

The Commission debated whether Certainteed Highland architectural shingles in “Weathered Wood” or “Weathered Slate” match more closely to the shingle color. The Commission also agreed that GAF Slateline shingles would be appropriate for this house. Ms. Norkun offered to work with owner to determine appropriate color in the field.

VOTE: Ms. Norkun made a motion to issue a Certificate of Hardship to replace slate roof shingles on main roof slopes with either GAF Slateline or Certainteed Highland Slate with color to be determined in the field with

Commissioner Norkun. Slate shingles on walls of dormers to remain intact. Mr. Hart seconded the motion. All were in favor and the motion so carried.

Other Business

Little Libraries in historic districts

Ms. Kelleher reported that an owner in the McIntire District has installed a Little Library structure in their front yard. She asked whether the Commission has review jurisdiction over this type of structure since it is not explicitly listed out in the Commission's Guidelines. The Commission debated the issue and could not come to a consensus. Ms. Kelleher agreed to research how other communities were addressing these structures in local historic districts.

12 Mall Street

The Commission discussed the renovation of the building at 12 Mall Street, which was previously reviewed under the Demolition Delay regulations. The owner retained the building and is completing an exterior renovation that is in keeping with the building's historic character and scale. The Commission agreed that the owner should be commended for preserving the building and completing an historically-appropriate renovation.

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

The meeting adjourned at 8:30 PM.

Respectfully submitted,

Patti Kelleher, Preservation Planner