

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
April 3, 2024

A meeting of the Salem Historical Commission was held on Wednesday, April 3, 2024 at 6:00PM via **Zoom Virtual Meeting**. Present were: Mark Meche, Milo Martinez, Rebecca English, Margarida Goncalves, Kelly Tyler-Lewis, Larry Spang (Chair). Staff: Patti Kelleher. Absent: Vijay Joyce.

30 Northey Street—continuation

Flora Tonthat submitted an application seeking a waiver of the Demolition Delay Ordinance to demolish more than 50% of garage roof.

Documents & Exhibits:

- Application: 2/15/24
- Slideshow/photographs

Mr. Meche assumed responsibilities of Chair until Mr. Spang's arrival.

Ms. Kelleher reported that the applicant requested a continuation to April 17 meeting to work on design changes with designer.

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

Chair Spang arrived at this time

3 Smith Street—continuation

Megan Valentine submitted an application requesting to waiver the Demolition Delay Ordinance to demolish more than 50% of roof on house older than 100 years.

Documents & Exhibits:

- Application: 3/5/24
- Slideshow/photographs

Megan Valentine and her contractor Julio Rosa from Wolf Carpentry were present on the call.

Ms. Kelleher showed new plans submitted for the project and noted that this is a contributing building to the Bridge Street Neck National Register District.

Mr. Rosa noted changes made on the windows: the windows were enlarged from previous plan (though are smaller than existing on house). Chair Spang questioned how front dormer windows will relate to the floorline. Mr. Rosa noted that the windows in the bedroom will be high. He referenced 92 Federal Street, which the applicants used to inform the plan on the current project. Ms. Valentine noted that the existed windows are high and small; and that the changes would enlarge windows and increase their usability. The sill was said to be a little less than 4' – somewhere between 36 and 42 inches. Mr. Meche questioned sill height of windows on side of house; Mr. Rosa estimated 22-23" from floor to sill. Ms. Valentine confirmed that the side and front windows do not horizontally align. The front windows are vertically

aligned with the first-floor windows. Chair Spang created a new drawing of project to propose that applicants feature new windows cutting through the cornice.

Mr. Meche requested to look at 17 Bentley Street as a built example of what Chair Spang had drawn. Mr. Meche suggested dormer as presented would add more volume in the room but not much as to the composition of the outside. Mr. Martinez agreed with Mr. Meche's comments.

Ms. Valentine noted that the ceiling height was currently just over 6' and that the applicants are desirous of more interior space.

No public comment.

Mr. Martinez noted that if the size of shed dormer decreases below 50%, the waiver of DDO would not be needed. Mr. Meche confirmed that this address is a contributor to the historic fabric of the neighborhood. Mr. Rosa requested a continuation to afford more time to identify an approvable design. Ms. Valentine requested guidance from the Commission as to coming up with an acceptable design. Mr. Meche proposed that future drawings are prepared by an architect instead of a civil engineer. Mr. Rosa requested Chair Spang's assistance in procuring new architectural drawings.

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

113 Federal Street

Richard Lindeman submitted an application for a Certificate of Appropriateness to replace rear windows.

Documents & Exhibits:

- Application: 2/8/24
- Slideshow/photographs

Richard Lindeman was presented on the call.

Ms. Kelleher noted that the applicant has vinyl windows on the rear addition, which are deteriorated and need to be replaced. The owner could replace in kind under a Certificate of Non-Applicability but is interested in installing a more historically appropriate window. Mr. Lindeman was recommended to use Harvey Slimline (all vinyl) windows by contractor. Chair Spang recommended that Ms. Kelleher provide a list of past-approved windows to the applicant. Chair Spang noted that Harvey Majesty (aluminum clad, not all-wood exterior) had been approved in the past. Chair Spang noted that vinyl windows do not hold up well against rain. Mr. Meche noted the Commission having approved a composite window, far more robust product than plastic. Mr. Meche also suggested that Marvin composite windows may be "in kind" to PVC. Mr. Lindeman expressed plan to come up with a different alternative.

Mr. Lindeman requested to withdraw application without prejudice.

VOTE: Mr. Martinez motioned to accept the applicant's request to withdraw application without prejudice. Ms. Goncalves seconded the motion. Roll Call: Tyler-Lewis, English, Meche, Goncalves, Martinez, Spang were in favor and the motion so carried.

21 North Street

Jacob Rego submitted an application for a Certificate of Appropriateness for paint colors, attic vent, and gutter replacement.

Documents & Exhibits:

- Application: 3/18/24
- Slideshow/photographs

Jacob Rego was present.

Mr. Rego noted plan to repaint house Annapolis Gray (a new color) with the trim in Simply White by Benjamin Moore. Mr. Rego identified Osgood Companies as the painters. Ms. Kelleher showed the applicant's proposed vent and noted that the vent would likely not be visible on shed roof dormer at back of house. Mr. Rego noted that vent is 8"x12" and was unsure what contractor was planning to use vent for. Mr. Rego noted plan to replace leaking gutter with same style gutters currently installed. Ms. English questioned if shutters and front door were being painted; Mr. Rego identified Behr Black as intended color of shutters and door. Mr. Meche noted that Simply White is an off white color, not stark white. Chair Spang suggested the applicant find a different black color, given that the one submitted was an interior paint. Mr. Rego noted that gutters would also be painted.

No public comment.

VOTE: Mr. Martinez motioned to approve the paint colors and gutter replacement. Ms. English seconded the motion. Roll Call: English, Goncalves, Meche, Tyler-Lewis, Martinez, Spang were in favor and the motion so carried.

VOTE: Mr. Meche motioned to continue the application regarding the vent. Mr. Martinez seconded the motion. Roll Call: English, Meche, Tyler-Lewis, Martinez, Goncalves, Spang were in favor and the motion so carried.

29 Willson Street

Stephen and Meghan Lovely submitted an application to request a waiver of the Demolition Delay Ordinance to demolish more than 50% of building roof.

Documents & Exhibits:

- Application: 3/11/24
- Slideshow/photographs

The applicants were not present.

Ms. Kelleher showed the application for Commission members to discuss. The home was identified as earlier than a midcentury cape would be, a gable-end cottage. Chair Spang noted that applicants were proposing a double dormer and double shed roof. Ms. Kelleher noted that Willson Street has not been surveyed. Chair Spang noted that this house is not currently in a historic district, but in an area that has not been surveyed yet. Mr. Martinez noted that these are not truly dormers and that the applicants might as well raise the roofline a floor.

VOTE: Ms. English motioned to continue the application given the applicants' absence. Ms. Tyler-Lewis seconded the motion. Roll Call: Tyler-Lewis, English, Meche, Goncalves, Martinez, Spang were in favor and the motion so carried.

29 Washington Square North

The Bertram Home submitted an application for a Certificate of Appropriateness to replace windows.

Documents & Exhibits:

- Application: 3/13/24
- Slideshow/photographs

John McIntire was present on behalf of the application, the maintenance coordinator at the Bertram House. The contractor, Walter Mendez was not present.

Ms. Kelleher showed three windows on an addition which were planned to be replaced. Mr. McIntire noted that they are currently single-glazed wood windows, possibly original. He noted that aluminum frame for storm windows had also been installed at some point. Ms. Kelleher noted that repairs have been carried out numerous times, and the desire is now to replace the deteriorating windows. The original proposal was for Pella Reserve doors, according to Mr. Meche. Mr. McIntire noted that left and right side windows would be replaced, but the middle window would be replaced with a door. Ms. Kelleher noted that the Commission would typically go to visit/inspect the windows planned for removal. Ms. Kelleher noted that the planned Pella windows had been approved in the past. Chair Spang noted that a mullion appears in the middle to give illusion of double-glazed. Mr. McIntire noted that this would all be wood framework inside and outside.

Chair Spang questioned if brick casing around window would be retained or would be part of replacement repairs; Mr. McIntire noted that bricks would be untouched. Brick moulding connects window to the brick, Chair Spang said, a historic piece of moulding; the question being whether that would be replaced or preserved (Chair Spang preferred preservation). Chair Spang expressed concern for the existing railing being maintained amidst window restoration; questioning if the height of the railing would need to be raised if the space of the addition was going to be occupied, entered/exited, etc. Chair Spang noted that replacing a window with a door would require more documentation and plans than have been submitted. Mr. McIntire noted that the plan would be to have the door at floor level, and that a ramp had been planned for installation. Mr. Meche noted that three sashes featured on the existing windows. Mr. McIntire estimated that the sill is currently only 15" off of the floor. He requested the Commission members arrange a site visit.

No public comment.

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

21 North Street

Jacob Rego submitted an application for a Certificate of Appropriateness for architectural roof shingles.

Documents & Exhibits:

- Application: 3/13/24
- Slideshow/photographs

Ms. Kelleher reported that this project was reviewed under the minor change category. As no objections were received by March 29, 2024, the certificate was issued and the public hearing was cancelled.

Adjournment

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

The meeting adjourned at 7:45PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk