

DRAFT
SALEM HISTORICAL COMMISSION
REGULAR MEETING MINUTES
February 21, 2024

A regular meeting of the Salem Historical Commission was held on Wednesday, February 21, 2024, at 6:00 pm. **VIRTUAL ZOOM MEETING.** Present were: Rebecca English, Mark Meche, Milo Martinez, Larry Spang, Kelly Tyler-Lewis, Margarida Raka-Goncalves. Not present: Vijay Joyce, Mark Pattison.

84 – 86 Derby Street

Andy Varela submitted a Certificate of Appropriateness to replace entry door – *continuation*

Documents & Exhibits

- Application: 1/22/24
- Photographs

Daniel Spacek was present to discuss the project.

Chair Spang recused himself. Mr. Meche assumed the Chair role.

Acting-Chair Meche stated that he conducted a site visit on Saturday with Ms. Kelleher and Mr. Martinez to review the existing door on Derby Street. An additional 3” +/- of material is needed at the bottom of the door, new tempered glass is proposed, and the applicant is flexible on the color. Mr. Spacek noted that a color match was found. Acting-Chair Meche raised concerns with the longevity of the door.

Mr. Martinez noted that like the Chocolate Pantry, the door that was replaced and this door has a nice white bevel. He was in support of this application.

Ms. Raka-Goncalves asked if colors were reviewed on site. Acting-Chair Meche replied no, due to the cold temperatures, but the colors aren't bad. The existing colors will remain and be repainted to harmonize with the existing scheme. Mr. Spacek noted that they are happy to keep the existing door color. Acting-Chair Meche asked if the door swing would be reversed as shown in the photoshopped image. Mr. Spacek replied that the door swing could be changed if necessary. Ms. Raka-Goncalves noted that at the last meeting it was determined that the swing would remain a right-hand (RH) swinging door.

Ms. English was in support of the proposed door, prefers the brighter colors, and noted an existing green door on the building already that should be color matched. Ms. Raka-Goncalves and Mr. Martinez agreed.

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

VOTE: Mr. Martinez made a motion to approve the door as presented, door color to match the existing light green spandrel panels below the existing storefront. Ms. English seconded the motion. Roll Call: English, Martinez, Raka-Goncalves, Meche, Tyler-Lewis were in favor and the motion so carried.

Chair Spang rejoined the meeting.

Ms. Kelleher noted that Maitland Farms will be an applicant at the next Commission meeting to review signage.

1 Pickering Street - Continued discussion on fence design

Joseph Locke (Owner) and Leo Alves (Contractor) were present to discuss the project.

Ms. Kelleher noted that earlier drawings were provided. Mr. Locke noted that an additional post was added that followed the granite style that exists. The biggest concern was to know more details about the construction of the fence. Chair-Spang suggested a sub-committee of Commissioners be deputized to ensure that the construction of the fence matches the drawing. Need more detailed drawings to review, showing details at the top of the brick and dimensions of the wood fence. Mr. Alves agreed to provide more detailed plans. He noted that the fence will not be attached to the pillar but through the brick wall and into a footing so the wall will remain. They will have posts throughout the fence, but the post will not be attached to the pillar.

Mr. Meche requested dimensions and details on the wood fence design now that general approval was given by the Commission. Mr. Alves noted that it hasn't been priced yet, they wanted Commission approval first, but it can be designed to suit the desire of the Commission. Chair Spang raised concern with changes requiring review if any pricing concerns arise. Mr. Martinez volunteered to be deputize as part of a sub-committee. Ms. Tyler-Lewis also volunteered and noted a comment letter from two architects presented on January 16, 2024, making salient points about the fence design. Chair Spang noted that the writers of the letter shared the Commission's concerns. Ms. English was also in favor of deputizing a sub-committee.

Chair Spang, Mr. Martinez, Mr. Meche (as an alternate), agreed to act as the sub-committee and to reach out to Mr. Joyce about also joining.

Public Comment:

Danielle Hanrahan, Beckford Street. Concerned with the treatment of the large oak trees and how they would interact with a straight-line fence. Ms. Tyler-Lewis noted that the trees were mentioned in the letter from Reider and Miller.

No one else in the assembly wished to speak.

VOTE: Martinez made a motion to have a sub-committee review the final drawings. English seconded the motion. Roll Call: Meche, Tyler-Lewis, English, Martinez, (Raka-Goncalves abstained), and Spang were in favor and the motion so carried.

10 Broad Street - continuation

Brett McCarty submitted a Certificate of Appropriateness for building modifications

Documents & Exhibits

- Application: 12/4/23
- Photographs

Brett McCarty was present to discuss the project.

Ms. Kelleher noted that the continued items are the placement of rear condenser and installation of a new rear door, noting that the applicant provided several updated drawings.

Ms. McCarty stated that the condensers will be behind the kitchen surrounded by a corral fence with some space between the corral and perimeter fence along the driveway. They explored the sound issues and will provide a mat. The corral fence will be a replication of the perimeter fence with gates on either end for maintenance purposes, and both will be painted white. The existing tree will remain in place, bushes will be relocated or replaced, and she will add planting to help obfuscate the condensers. The condensers will be closer to her home than to her neighbor's yard.

Mr. Martinez requested the height of the lower Cambridge Street fence because the mini-split will likely be mounted on a pedestal. Ms. McCarty replied that the new fence could be a couple inches higher to ensure that it is concealed. Mr. Martinez suggested the new fence be 48-inches-high. Chair Spang agreed with either ensuring the corral fence matches the height unit on the pedestal or to add 1-2-inches. Mr. Martinez agreed.

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

VOTE: English made a motion to approve a fence in the same style driveway fence, 48-inches or higher to conceal the mini split, and to be painted white to match the existing. Meche seconded the motion. Roll Call: Meche, Tyler-Lewis, English, Martinez, (Raka-Goncalves abstained), Spang were in favor and the motion so carried.

Ms. McCarty stated that they moved the door towards the kitchen and the sidelight towards the interior corner of the opening where it will be less visible. It is also hinged away from the sidelight and will open out. The door and trim will match the existing and will also be painted to match.

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

VOTE: Martinez made a motion to approve the door and sidelight trim as presented. Meche seconded the motion. Roll Call: Meche, Tyler-Lewis, English, Martinez, (Raka-Goncalves abstained), Spang were in favor and the motion so carried.

Ms. McCarty agreed to provide new information on the flue.

Discussion on the historic General Glover House, 299 Salem Street, Swampscott, MA

Nancy Schultz (Swampscott Historical Society and savetheglover.org) and Ed Nilsson (Marblehead Historical Commission member) were present to discuss the project.

Chair Spang asked how the Salem Historical Commission can be involved and what they can help accomplish. Ms. Schultz stated that General Glover was born in Salem, but Marblehead and Swampscott have claimed him more so than Salem. The house, which hasn't moved, was within the borders of Salem until 1867. Swampscott separated from Lynn in 1852, a legislative bill was written that would replace what used to be called the Salem Gore/Salem Finger (a long sideways icicle-like shape) that stretched all the way to Philips Beach in Swampscott, most likely to maintain ocean access on two fronts. It took an act of legislature in 1867 to return that sliver of land to Swampscott. The Glover House, now considered 299 Salem Street in Swampscott, was in Salem from 1732 until 1867, so they are seeking help and support from Salem to preserve this house. Gen. Glover lived upon the gore and didn't know if his home was in Salem, Swampscott, or Lynn.

Ms. Schultz stated that a 140+ residential unit development is proposed on this property with 3 buildings, 1 in Marblehead and 2 in Swampscott. Swampscott's mission is broader, and this came before them because demolition was planned for buildings over 75 years of age. They proposed an 18-month delay that has expired, but that delay

stopped the sale of the property which was contingent upon receiving all permits, and a demolition permit was not obtained. The Athanas family still owns the property, and the contractor didn't plan to start construction until July. The home is approx. 800 square-feet with an approximate 300 square-foot rear ell. She spoke to the developer about moving it 70-feet into Salem, moving it back 70-feet where it would be out of the way, or to the upper right in a proposed parking lot, but the developer wasn't interested. The select board in Swampscott gave them \$30,000 for preservation, they are working with Structures North and hired two preservation architects to dismantle the structure and move it. They would like to keep it in Swampscott and are looking at sites, the current favorite is at the new Hawthorne by the Sea site that was purchased by the town of Swampscott and will become an ocean front park where this structure could be a meeting space.

Mr. Nilsson reiterated that 3 local sites were suggested, a small parking lot of the Tedesco Country Club, to the left of the proposed new construction on the upper side of Vinnin Street, in an area that is part of Marblehead, and a third in the far-right corner of the country club away from the new construction. All three locations are in different towns/cities but Salem would be the easiest. They would need approval from other authorities down the road but would want authority to preserve the building from being demolished.

Chair Spang asked how the SHC can be helpful. Mr. Nilsson replied by pressuring the contractor. He serves on the Marblehead Historical Commission and after approving the project the developer agreed to use the Glover name for the property, but they had no interest in saving the house. Ms. Schultz added that support from all three communities would be best, noting a stone marker where all three towns/cities meet. She suggested hosting a fundraiser in Salem, since this is an iconic Revolution 250 project. The house could be reopened and dedicated on July 4, 2026, on the 250th anniversary of the American Revolution. They need to raise between \$150K - \$500 to complete phase II and remove it from the site. They would need to raise between \$1 - \$1.5M for phase III.

Mr. Nilsson noted that the building has national significance because General Glover was a genuine American hero. He saved Washington's army 3 times and if it hadn't been for him and his regiment, we could all be speaking with a different accent. He hopes the momentum for this project grows between now and 2026 because in an age of failing democracies, the origin of how our democracy began is a perfect story to tell.

Chair Spang asked if the Athanas family currently owns the property and whether the deal fell apart. He noted that while his company does work with the proposed developer Leggat McCall, he can still be in support of saving the structure. He wondered if without permitting the demolition, whether the deal could have gone south, or they could be regrouping.

Mr. Nilsson stated that 44 of the units will be affordable and more housing is necessary. Marblehead Planning gave them a break on parking requirements which created a small triangular grassy area at the center of the site that improves the design. Chair Spang believed that a couple of the options proposed to them could make sense.

Mr. Meche asked whether Leggat McCall would own the property or be the development manager. Ms. Schultz replied that they were listed as the Developer of Record, they didn't intend to keep it, but she heard it would be sold and the house may have been a complication. She tried to convince them to make the Glover House their leasing office, but the developer isn't convinced. She noted that Bill Gauze was one of the developers. Mr. Meche noted that he has also worked with Leggat McCall in the past.

Mr. Nilsson stated that the plans submitted in June 2023 are the most current, with three options for relocating house onsite. Ms. Schultz noted that the house wasn't originally documented but is now on MACRIS. The existing front door didn't exist, and the building has been modified, which may explain the unusual orientation on site. Mr. Nilsson added that he was told 60% of the house could be reused and walls re-braced to restore the house.

Mr. Martinez asked if the developer considered historic tax credits like the Salem Jail did as an accessible public site. Mr. Nilsson replied that he has been trying to determine that, which would require a Ch. 106 review. That review hasn't happened but would preserve the building. Mr. Meche noted that tax credits would only apply to the historic resource. Mr. Martinez suggested using those funds to help relocate the structure.

Ms. Kelleher suggested writing a letter supporting preserving the building, preferring it remain on site, but to also support its relocation to another site if necessary to save it, and to state that they will continue to support however they can.

Ms. Kelleher asked if there was any discussion on saving the barn at the A.E. Little house or only the Glover House. Ms. Schultz replied that one of their architects said that the common/amenities building is almost the exact footprint of the A.E. Little house, and no one has considered how to preserve any of the buildings. In January, her article about the A. E. Little House was published in Swampscott Neighbors as well as on savetheglover.org and the Save The Glover Facebook page. During a meeting with the Structural Engineers, she suggested they salvage the beams when disassembling the house and use the historic materials to reconstruct the site and many thought it was a plausible idea. She suggested that when Lillian Little converted the barn into a home some of the period materials and details could have been shared among them the other buildings. She noted that all three buildings are still on the site and a small house is surrounded by brick and became a bank before it became a candy shop. A.E. Little owned a shoe shop in Lynn, that became the first branded shoe, and they became very wealthy. They began to struggle due to labor strikes and began to grow produce and prize-winning livestock on the property and set up a shop next to the shoe factory in Lynn and were selling goods to the workers. The site has a very fascinating history. The Commission praised their informative website. Ms. Schultz noted that she has worked closely with the Commissions and Glover and Marblehead Regiment.

Chair Spang asked who applied for the demolition and whether a new deal would restart the clock for a demolition delay. Ms. Schultz replied that Leggat McCall could sell the entire package to a new developer. Ms. Kelleher noted that there is language in the new Salem Demolition Delay stating that the waiver/delay does not automatically go to the new owner, and that the new owner must reapply.

Ms. English left the meeting.

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

VOTE: Meche made a motion to support the preservation of the General Glover house and the A.E. Little house and provide a letter of support to the Swampscott Historical Commission and Marblehead Historical Commission to be shared with all entities involved in the redevelopment of the site. Martinez seconded the motion.
Roll Call: Meche, Tyler-Lewis, Martinez, Raka-Goncalves, and Spang were in favor and the motion so carried.

Request for letter of support

Historic New England submitting a Massachusetts Preservation Project Fund Grant Application – Phillips House Carriage Barn Restoration

Ms. Kelleher presented the request.

Ms. Kelleher stated that the project will restore the carriage barn behind the Philips House on Chestnut Street. The barn is where a historic car and carriage collection is housed. Historic New England provided a draft letter of support stating their desire to restore the barn, which has a slate roof and masonry and wood construction. Historic New England has been actively restoring historic buildings and sharing information they've come across in what they call their White Papers collection. Their website addresses environmental concerns, speaks to increasing gutter size, increased precipitation, and climate change. They are an active partner in preservation and are one of the Salem's Preservation Partners group members working on climate adaptation for historic buildings.

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

VOTE: Martinez made a motion to provide a letter of support for the restoration of the carriage barn. Tyler-Lewis seconded the motion. Roll Call: Meche, Tyler-Lewis, Martinez, Raka-Goncalves, and Spang were in favor and the motion so carried.

Request for letter of support

City of Salem submitting a Massachusetts Preservation Project Fund Grant Application – Old Town Hall Restoration

Ms. Kelleher presented the request.

Ms. Kelleher noted that the City has come to the Commission a couple times before about their efforts to restore Old Town Hall. They want help seeking support for exterior restoration work: repointing, repairing wood trim, and slate roof repair. The only change is the new ramp to the basement to the south and a larger entry platform to the north. A draft of a previous letter has been provided, but it could be revised to focus on the need for preservation.

Mr. Meche noted that he was not in favor of the ramp and suggested they speak to the access board. Ms. Kelleher was unsure if the ramp was included in the grant request, it may only be the proposed restoration work, and the maximum grant may only be \$150,000, which may only cover the exterior work but she will confirm.

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

VOTE: Meche made a motion to provide a letter of support for the restoration work at Old Town Hall. Martinez seconded the motion. Roll Call: Meche, Tyler-Lewis, Martinez, Raka-Goncalves, and Spang were in favor and the motion so carried.

Other Business:

- a. Meeting Minutes;

VOTE: English made a motion to approve the December 6, 2023 regular meeting minutes. Meche seconded.

Roll Call: Meche, Tyler-Lewis, English, Martinez, Raka-Goncalves, and Spang were in favor and the motion so carried

VOTE: English made a motion to approve the January 3, 2024 regular meeting minutes. Meche seconded.

Roll Call: Meche, Tyler-Lewis, English, Martinez, Raka-Goncalves, and Spang were in favor and the motion so carried

VOTE: English made a motion to approve the February 7, 2024 regular meeting minutes. Meche seconded.

Roll Call: Meche, Tyler-Lewis, English, Martinez, Raka-Goncalves, and Spang were in favor and the motion so carried.

- b. Violations;
- c. Correspondence
- d. Other:

Chair Spang stated that he attended the Salem Willows Neighborhood Association Meeting. An owner at Salem Willows applied for a liquor license so there was a meeting with the developer and the residents weren't happy. He represented himself and not the Commission, but he asked about proposed modifications to the Lowe's building, which will mostly be interior renovations, so he didn't see an obvious concern. The project will go before the licensing board next week and the owner can do this by right.

Mr. Martinez stated that he has friends with the New Hampshire Preservation Alliance and there will be an old house and barn Expo held in Salem, New Hampshire this weekend. They are seeking volunteers and will have a few talks about preservation. He noted that a house in Strawberry Banke was raised 10-feet because of climate change. More information can be found at NHpreservation.org.

Mr. Meche noted attending a seminar about the use of substitute materials. Ms. Kelleher added that it is a 1 hour recorded session by the Park Service that she also attended and found interesting, although it was more technical and more for architects and those in construction. The Park Service is recognizing the limitations of traditional materials, terra cotta, etc. and seeking solutions on how to replace them with modern materials. Similar conversations are had between the Commission and its applicants. She agreed to send a link to the recording, noting that they may do another one with the National Alliance of Preservation Commissions, which may be better suited to those on the preservation side.

Adjournment

VOTE: Martinez made a motion to adjourn. Tyler-Lewis seconded the motion. Roll Call: Meche, Tyler-Lewis, English, Martinez, Raka-Goncalves, and Spang were in favor and the motion so carried.

The meeting ended at 8:00PM

Respectfully submitted,

Colleen Brewster
Clerk