

SALEM HISTORICAL COMMISSION
MINUTES
July 15, 2026

A meeting of the Salem Historical Commission was held on July 15, 2026 at 6:00PM via **Zoom Virtual Meeting**. Present were Patti Kelleher, Chair Vijay Joyce, Vice Chair Kelly Tyler-Lewis, Mark Meche, Robert Peterson, Rebecca English, Margarida Raka-Goncalves (arrived late). Absent: Milo Martinez, Brendan Murray, Emily Gonzalez.

0 Washington Square

City of Salem applied for a Certificate of Appropriateness to paint existing lantern light poles in high gloss black.

This application was reviewed under the minor change category. No abutter objection was received by July 6, 2026 and the Certificate was issued.

21 Winter Street—continuation

Sean Maher and Karla Cassidy applied for a Certificate of Appropriateness for exterior changes.

The applicants requested a continuation to the next meeting.

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

1 Pickering Street—continuation

Matthew and Ellen Marshall applied for a Certificate of Appropriateness for review of the gas meter as installed.

Chair Joyce recused from discussion.

Ms. Kelleher recommended that the item be continued to the next meeting in the applicants' absence.

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

331 Essex Street—continuation

Curwen House LLC applied for a Certificate of Appropriateness to replace fencing.

Richard Pabich was present. A revised invoice was shown from Olsen Curtis Fence LLC, showing nine 5x5 cedar posts, nine cedar pyramid post caps, cedar board panels, and 1x2 cedar fence cap (replace posts with cedar posts), lower panels to grade. Chair Joyce said that more details would be needed to see how

the fence transitions from one section to the next. The applicants were uncertain as to how to insert transitions where one had not existed. Vice Chair Tyler-Lewis proposed a site visit in order to advise the applicants in person.

Public comment:

Louis St Pierre, fence contractor with Olsen Curtis Fence, acknowledged bevel top to the posts. Said that pressure treated and cedar posts warp in identical fashion. Mr. St. Pierre said that what had existed prior had been emulated. Mr. Meche said that pressure treated was not approvable if it could be seen, per the guidelines.

Martha Pitman thanked the SHC for listening to feedback on this application and working with the applicants towards a resolution.

VOTE: Ms. English motioned to continue to afford deputization time (Vice Chair Tyler-Lewis) to work with the applicant toward resolution. Mr. Peterson seconded the motion. Roll Call: Tyler-Lewis, Peterson, English, Meche, Raka-Goncalves, Joyce were in favor and the motion so carried.

41 Chestnut Street—continuation

Richard Jagolta applied for a Certificate of Appropriateness to remove fencing and install EV charger.

The applicant was not present.

VOTE: Ms. English motioned to continue the application. Ms. Raka-Goncalves seconded the motion. Roll Call: Tyler-Lewis, Peterson, English, Meche, Raka-Goncalves, Joyce were in favor and the motion so carried.

21 Warren Street—continuation

Carrie and Lee Dichter applied for a Certificate of Appropriateness for exterior modifications and 2-story addition.

This item was continued to the September 2 meeting during the previous meeting.

46 Chestnut Street—continuation

Robert and Elizabeth Beverly applied for a Certificate of Appropriateness for exterior modifications and 1-story addition.

Architect Brian Labau was present with revised drawings of a rear one-story mudroom and breakfast room addition. The new footprint was slightly larger than the old deck. Mr. Labau spoke of a proposed new structure with porch-like qualities. Proposed first floor and roof plans were shown. A side elevation also featured with painted round wood column, painted wood panels, wood casement windows, aluminum downspout, wood skirt to match existing, and wood railing, balusters, and newel post to match existing. A page of design examples were also shown from 44 Chestnut, 12 Chestnut, 41/43 Chestnut, and 31

Warren. The appearance of Doric and Tuscan columns were called out at neighboring properties. The new drawings incorporated more existing elements than had been in the previous presentation.

Mr. Meche advocated simpler elements presented in new drawings. Mr. Meche clarified details and mentions of pilasters versus columns (pilasters had been removed from previous presentation). Mr. Meche did not feel that Corinthian columns were needed; and had not minded the pilasters which were removed. Mr. Peterson appreciated the new proposal. Ms. English agreed with Mr. Meche that the previous presentation's columns were appreciated. Mr. Labau felt that Doric would be simpler to incorporate in design.

Mr. Meche favored Doric and Tuscan capitals. Ms. English favored flat columns as did the applicants and other SHC members. Chair Joyce felt that the columns could be flat or round. Mr. Meche affirmed that outswinging Marvin Ultimate windows would be used.

No public comment.

VOTE: Mr. Meche motioned to approve the application as presented in new drawings, with special note that pilasters move to flat with Tuscan or Doric capital and base, colors to match existing. Ms. English seconded the motion. Roll Call: Tyler-Lewis, Peterson, English, Meche, Raka-Goncalves (abstained), Joyce were in favor and the motion so carried.

278 Lafayette Street

Robert J. Willwerth applied for a Certificate of Appropriateness for exterior modifications.

Ryan Carlucci (attorney for applicant) and Julia Mooradian (Seeger Architects) were present. Mr. Carlucci noted exterior changes (doghouse entry; windows for basement apartment; and exterior egress). Views from back parking lot looking east, Lafayette Street looking southeast, Lafayette looking west, and Lafayette looking northwest were shown. Existing and proposed rear (west) elevations depicted all proposed alterations. Andersen E Series with SDL's aluminum clad over wood awnings were shown. The door was a 9-lite 1-panel fiberglass.

Chair Joyce questioned visibility of the back of the house from Ocean Ave. Ms. Mooradian noted that the existing windows were awning, in response to Mr. Meche's question. Mr. Meche said that the E Series looked okay, which Ms. Mooradian characterized as high end from Andersen. Ms. Kelleher affirmed that only one window would be altered. Mr. Meche proposed adding an additional garden-level window to the doghouse addition to provide additional interior light. Mr. Meche and Ms. Kelleher spoke of the need to lower the height of a fence that may have been installed out of step with SHC's approval. Members' questions about the doghouse were addressed.

Chair Joyce wanted the window well faced in granite that matched the foundation. Ms. English agreed. Ms. Kelleher noted types of Andersen windows that had been approved at other properties. Mr. Meche said profiles of the E Series looked acceptable. Ms. Mooradian said that the intent would be to match all other white windows. Chair Joyce said the basement windows should be painted so as to not stand out; the existing paint color of which was green. Chair Joyce said that black could also be used.

No public comment.

Doghouse was okayed (to be clapboarded not shingled); window added to raised section where the door would be; paint to match existing; the 9 lite 1 panel door would be fiberglass, to be brush painted. Ms. Mooradian surmised that Jeld Wen would be the door (SDL). Windows to be installed E Series Andersen, brush painted to match existing color of basement windows, owners to do granite to match concrete

VOTE: Mr. Peterson motioned to approve the application including doghouse (to be clapboarded not shingled); window added to raised section where the door would be, painted to match existing; Jeld Wen SDL door fiberglass; for the changes to basement window - Andersen E Series windows to be installed; brush painted to match existing color of basement windows; granite to match concrete with the stone cap; with owners to provide marked up PDF reflecting changes discussed during meeting. Ms. English seconded the motion. Roll Call: Tyler-Lewis, Peterson, English, Meche, Raka-Goncalves, Joyce were in favor and the motion so carried.

2 River Street

Daniel and Mary Hecht applied for a Certificate of Appropriateness to install exterior electrical disconnect.

Thomas J. Lambert Jr. was present. A service upgrade of 200amp was installed for future electrical modifications and renovations. The NEC required any service upgrade to have an emergency disconnect to be mounted on the exterior in an accessible location. Mr. Lambert spoke to National Grid to get the service to remain inside as long as the key lock was accessible on the outside. An emergency disconnect of the smallest available size was installed. Existing service was not in good shape and a hazard. Mr. Lambert said the meter box installed was paintable as was the conduit, in response to Chair Joyce's question.

Vice Chair Tyler-Lewis questioned what code said about placement of disconnect. Mr. Lambert Jr. said that "within sight of" was the language of the code. Article 230.85 in NEC required disconnect to be located in a readily accessible outdoor location on or within sight of the dwelling. Ms. Raka-Goncalves would have proposed the install occur elsewhere had this not been an after-the-fact case.

No public comment.

The box was identified as a 200 amp emergency disconnect made by Siemens.

VOTE: Ms. Tyler-Lewis motioned to approve the lock box and conduit as installed to be painted to match body color, with an understanding that Mr. Lambert Jr. will seek approval prior to install in all future work. Ms. English seconded the motion. Roll Call: Tyler-Lewis, Peterson, English, Meche, Raka-Goncalves, Joyce were in favor and the motion so carried.

15 Willow Avenue

Anthony Huntley applied for a Waiver of the Demolition Delay to demolish more than 50% of roof on a house more than 50 years old.

Ms. Kelleher presented the application in the applicants' absence. An existing garage on the street with a hip roof was shown. Concrete block portion to be retained and second story added, which would require exterior wraparound deck and stairs. A street view of the proposal was shown. Images provided by Gelinas Structural Engineering LLC. No MACRIS form existed for this property. Project plans were shown. Vice Chair Tyler-Lewis wanted to see a design that was more integrated with the main house. Ms. Raka-Goncalves wished to have the applicants present prior to taking a vote.

VOTE: Mr. Meche motioned to continue the application to the next meeting on August 5, 2026. Ms. English seconded the motion. Roll Call: Tyler-Lewis, Peterson, English, Meche, Raka-Goncalves, Joyce were in favor and the motion so carried.

21 North Street

Jacob and Brenda Rego applied for a Certificate of Appropriateness to modify entrance.

Mr. Rego said that the iron railings were all rotted on the bottom and wished to replace them with composite railings. Liberty railings by Intex were shown from another property, as well as columns, which would also be replaced. Mahogany tops were desired on top of the railings. Mr. Meche said that the Intex should be painted off white to match trim. Chair Joyce clarified brush painted. Members agreed. Ms. Kelleher clarified that the column post would match where the current cast iron post was sitting. Mr. Meche advised the applicant to ensure that all measurements of install were code-compliant.

No public comment.

Vice Chair Tyler-Lewis preferred to see a sketch of the planned product install.

VOTE: Mr. Meche motioned to approve the application as presented for Intex railings and columns, flat, with mahogany top on railings, to be brush painted to match trim color, with a member deputized to oversee sketch of install. Ms. English seconded the motion. Roll Call: Tyler-Lewis, Peterson, English, Meche, Raka-Goncalves, Joyce were in favor and the motion so carried.

26 Linden Street

Carmen Rodriguez De Golia and Kenneth DePaul applied for a Waiver of the Demolition Delay to demolish more than 50% of roof on a house more than 50 years old.

Gregory Graham was present. The applicants wished to demolish the roof in order to add addition and go up vertically. Ms. Kelleher noted that the property, a single-story ranch, was very difficult to see from the street due to its location behind another house. Chair Joyce explained the Waiver of demo delay voting process. Ms. Kelleher noted that the property did feature in the Linden Street MACRIS form, which noted it having been built in the 1950s. Members opined that the house did not seem historically significant. Ms. Kelleher advised the SHC to ask for photographs of property as existing for historical record.

No public comment.

VOTE: Ms. English motioned to find the building not historically significant. Ms. Raka-Goncalves seconded the motion. Roll Call: Tyler-Lewis, Peterson, English, Meche, Raka-Goncalves, Joyce were in favor and the motion so carried.

1A Cambridge Street

Eleanor Uddo applied for a Certificate of Appropriateness to install solar panels.

This application was continued to August 19th during a previous meeting.

Other Business

Upcoming Discussions

Ms. Kelleher noted comments that had been received on the Shetland Park Project as well as a Letter from Mass DOT Replacement of Kernwood Bridge for members to review.

42 Warren

A property adjacent to the fire station had received approval for a fence with panels to run over the posts. A quote received was nearly double as if the posts were exposed. Vice Chair Tyler-Lewis noted a return and section of the lefthand side of the house that were most visible from Warren St sidewalk; and questioned whether that small portion could be done with concealed posts with the rest of the perimeter done in more affordable fashion. Mr. Peterson urged consistency with guidance SHC provided to applicants regarding fencing.

Applications for Security Cameras

Ms. Kelleher raised the possibility of drafting a policy to account for installation of small security cameras as appurtenances.

HSI Award Nominations

Ms. Kelleher encouraged consideration of recent applications for nomination.

Vote for Chair and Co Chair

VOTE: Mr. Meche nominated Ms. English for Vice Chair. Mr. Peterson seconded the nomination. All were in favor and the motion so carried.

VOTE: Ms. English nominated Ms. Tyler-Lewis for Chair. Mr. Peterson seconded the nomination. All were in favor and the motion so carried.

Architectural Book Recommendations

Chair Joyce recommended *Building Styles of Northern New England* to study and identify key stylistic differences between each period. Chair Joyce also recommended Asher Benjamin's *Country Builder's Book* from 1797.

Adjournment

VOTE: Ms. English motioned to adjourn. Ms. Raka-Goncalves seconded the motion. All were in favor and the motion so carried.

The meeting adjourned at 9:14 PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk