

**SALEM HISTORICAL COMMISSION**  
**MINUTES**  
**September 2, 2026**

A meeting of the Salem Historical Commission was held on September 2, 2026 at 6:00PM via **Zoom Virtual Meeting**. Present were Milo Martinez, Robert Peterson, Margarida Raka-Goncalves, Mark Meche (Acting Chair), Brendan Murray. Staff: Patti Kelleher. Absent: Vijay Joyce, Chair Kelly Tyler-Lewis, Vice Chair Rebecca English, Emily Gonzalez.

*Mr. Meche served as Interim Chair in the absences of Chair Tyler-Lewis and Vice Chair English.*

21 Warren Street—continuation from July 1, 2026 meeting

Carrie and Lee Dichter applied for a Certificate of Appropriateness for entry and fence design and chimney removal.

*Mr. Murray recused from discussion of this item.*

Architect Helen Sides was present. These items were continued from an earlier meeting on July 1. Ms. Sides discussed the driveway gate and the porch design including railings and stairs. Ms. Sides showed a survey of proposed 2-story addition where a new platform with stairs and surrounding railing would be added (replacing existing stairs to match existing). The existing porch at the midpoint of the house is in disrepair and needs to be replaced. Photos of neighboring porches of abutters' homes were shown, including a railing system to copy. Square balusters, simple handrail system, bottom portion would have the same skirtboard, simply posts with flat caps, chamfered railings. Photos were also shown of the type of gate to be installed in the driveway.

Mr. Meche clarified that new stairs would emerge from the rear of the property with landing on the first floor of the house. Mr. Peterson called the approach "reasonable" regarding the stairs and railing system. Mr. Peterson said that the appearance of the gate mimicked the porch. Ms. Sides shared the addresses for the gate (15 Warren Street) and porch & railing system (19 Warren Street). The gate would be modified extending from one set of stairs to a property line with column posts at each side. Chair Meche said two swinging gate leaves would not have much slack. Mr. Martinez asked if the porches could or should match each other. Ms. Sides said that the one in disrepair would be rebuilt. Mr. Martinez preferred lattice under the porch instead of vertical board. Ms. Sides said the applicants were open to lattice.

No public comment.

**VOTE: Mr. Peterson motioned to approve the application for the proposed gate across driveway, and the porches and railing system as submitted, with modification of using orthogonal lattice at base of porch rather than vertical boards; and base also framed with 1-by around the edges. Mr. Martinez seconded the motion. Roll Call: Raka-Goncalves, Martinez, Peterson, Meche were in favor and the motion so carried.**

Discussion shifted to the chimney. The applicants were researching costs of building a faux chimney, which was said to be quite substantial, close to \$20,000. A structural engineer would be needed, as building a fake chimney was not an insubstantial request. Mr. Dichter spoke to vantage points from which the chimney desired for removal could be seen. Ms. Raka-Goncalves clarified that the chimney towards the rear of the roof was desired to be removed.

**VOTE:** Ms. Raka-Goncalves motioned to continue the chimney portion of application to the October 7 meeting. Mr. Peterson seconded the motion. Roll Call: Peterson, Raka-Goncalves, Martinez, Meche were in favor and the motion so carried.

5 Orne Square—continuation

Amy Sinatra and Alexander Spina applied for a Certificate of Appropriateness for electric meters.

Ms. Sinatra was present to deliver a new mockup to documents. The setup would be the same but the location of the conduit was moved to be as short as possible and tight to the upper window. Chair Meche reminded the Board that the weatherhead had to be 3 feet away from any window. Mr. Peterson did not see any other possibility as to conduit placement. Prior to a site visit, Chair Meche had felt that a more compact install could occur by leaving the meter in the basement. Ms. Kelleher questioned if a screening box for meter had been considered and showed an example on Federal Court. Mr. Martinez said that the screening box could be painted Essex Green which was the color of the fencing, rather than the body color of the house, while the conduit should be painted to match the color of the house.

No public comment.

Ms. Sinatra said goals was to alter the stucco as little as possible rather than affixing something to the wall cladding. Thus a screening cover that sat on the ground and appeared as a landscape feature coming out of the ground was desired.

**VOTE:** Mr. Martinez motioned to approve the application as submitted in the latest mockup, with the request to add a simple box or landscape feature painted Essex Green, mounted in ground, to cover new panels, and conduit to be painted shade of beige closely matching the facade of the house. Ms. Raka-Goncalves seconded the motion. Roll Call: Peterson, Martinez, Murray, Raka-Goncalves, Meche were in favor and the motion so carried.

1A Cambridge Street—continuation

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

The applicant requested a continuation to gather more information.

**VOTE:** Mr. Peterson motioned to continue the application to September 16. Ms. Raka-Goncalves seconded the motion. Roll Call: Peterson, Martinez, Murray, Raka-Goncalves, Meche 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 and did not reach out with any updates.

No public comment.

**VOTE:** Mr. Peterson motioned to deny the application without prejudice. Ms. Raka-Goncalves seconded the motion. Roll Call: Peterson, Martinez, Murray, Raka-Goncalves, Meche were in favor and the motion so carried.

#### 10 Broad Street

Brett McCarty applied for a Certificate of Appropriateness to replace shutters and storm window color.

Ms. McCarty was present. She noted that the manufacturer would construct storms to be proportionate to existing windows. Shutters were rotted and not reparable and would be replaced. Shutters and storms would be black (whereas existing shutters were grayish blue). The selected shutter was Truefit PVC All Louver Shutters (12"W x 25"H) with S hooks. Chair Meche questioned if it was appropriate to have black storms over white window sash and trim, as did Mr. Martinez. Mr. Murray noted a neighboring house had white storms on white windows. Other houses were shown with black window sash and black storm windows.

Ms. McCarty asked if a condition could be added that storm window color match window sash color, i.e. black storms to match black sashes and white storms to match white sashes.

No public comment.

**VOTE:** Ms. Raka-Goncalves motioned to approve the black storm windows with the condition that sashes would match black; or white storm windows to match current white sashes; sash sizes of storms to be proportionate to sash sizes of windows; if black, to be high gloss. Mr. Martinez seconded the motion. Roll Call: Peterson, Martinez, Raka-Goncalves, Murray, Meche were in favor and the motion so carried.

Mr. Martinez said that requests for shutters were rare and urged caution with non-natural materials. Ms. McCarty offered to procure samples for the Commission. Mr. Martinez discouraged smooth and shiny material. Mr. Martinez questioned what type of paint would be recommended for manufactured materials. Mr. Martinez advised brush painting the shutters.

**VOTE:** Mr. Peterson motioned to continue the shutter request to September 16 meeting. Mr. Murray seconded the motion. Roll Call: Peterson, Martinez, Raka-Goncalves, Murray, were in favor and the motion so carried.

#### 44 Derby Street

Kate Lerner and Adam Liebowitz applied for a Certificate of Appropriateness to renovate the foundation.

*Mr. Murray recused from discussion.*

Mr. Liebowitz uploaded a Google Street view screenshot for review. The house had been damaged by masonry scammers. A portion of the foundation was repaired previously with a waterstruck brick in uniform color; the applicant is now seeking approval to extend that waterstruck brick to the street-facing side of the house. Mr. Peterson and Ms. Raka-Goncalves commended the new work. Chair Meche noted that the applicant had installed a heat pump without notice and approval, requesting that a new after the fact application be submitted for this work.

No public comment.

**VOTE:** Mr. Martinez motioned to accept the application as submitted. Ms. Raka-Goncalves seconded the motion. Roll Call: Peterson, Raka-Goncalves, Martinez, Meche were in favor and the motion so carried.

### 0 Washington Square

Salem Common Neighborhood Association applied for a Certificate of Appropriateness to install a display board.

*Mr. Martinez recused from discussion as the applicant.*

Mr. Martinez presented the SCNA's application for a new sign board on the Common. Looking to have a more physical way to engage the community, i.e. 3" fluted post community message board; pineapple-styled caps/finials; made of cast aluminum. Install location would be across from O'Donnell Funeral Home, to be placed between fence and walkway. An image of placement was shown - parallel to the fence, one-sided. The message side would face the interior Common walkway. Ms. Kelleher said that SHC was Mr. Martinez's first step to be followed by review and approval by the Park & Recreation Commission. Ms. Kelleher noted that the Friends of the Common had discussed placing a wayfinding sign at the other end of the Common. Mr. Martinez said that the community board sign was 30" by 36", with a keyed locked glass case.

No public comment.

Ms. Kelleher proposed including a condition that the community message board be approved by Park & Recreation Commission.

**VOTE:** Ms. Raka-Goncalves motioned to approve the application as submitted with the condition that it gets approval from Park & Recreation Commission as well. Mr. Peterson seconded the motion. Roll Call: Peterson, Murray, Raka-Goncalves, Meche were in favor and the motion so carried.

### 3 Cressey Avenue

Derrek and Shana Coss applied for a Waiver of the Demolition Delay Ordinance to demolish more than 50% of roof on a house older than 50 years.

SL Haus Group representative Jacob Levine said the building footprint would not be altered at all. Two new bathrooms would be added on the second floor. Schematic design drawings were shown featuring scope of work. Single family renovation, remove existing roof and dormers, new second floor layout including two bathrooms and bedroom, no scope on first floor or basement, existing footprint to remain. Mr. Levine said that vinyl siding would be used, and a 1' overhang would be created. Ms. Kelleher said some Cressey Avenue properties had been inventoried but not 3 Cressey Avenue. Chair Meche noted the construction date of 1955. Mr. Levine was unable to find historical drawings shedding light on the originality of the dormers. Ms. Raka-Goncalves clarified that the window on the side of the house was being lost. Chair Meche said that proposed two-story house design looked like Garrison Colonial, which would have been typical for this period. Simple pitch awning over the front door would maintain/retain existing walkway. Mr. Peterson called the house a classic Cape Cod, which Mr. Murray agreed with.

No public comment.

Mr. Levine said that white vinyl would likely be used on all sides.

**VOTE:** Mr. Peterson motioned to find the building not historically significant. Mr. Murray seconded the motion. Roll Call: Peterson, Martinez, Murray, Raka-Goncalves, Meche were in favor and the motion so carried.

#### 8½ Rear Allen Street

Lacey Smith applied for a waiver of the Demolition Delay Ordinance to demolish more than 50% of roof or walls on houses older than 50 years.

Ms. Kelleher reported that the application should not have been advertised since the project proposed removal of less than 50% of the building roof or walls. Mr. Levine nonetheless showed application materials. A variance approval would be sought through Zoning, to add 10' additions on two sides of the building.

#### Other Business

##### 60-62 Washington Sq

Ms. Kelleher received emails and calls from a resident concerned about a fence adjacent to property that was falling over. The fence was originally approved in 2011 and constructed as conditioned. The fence in its current condition does not comply with the original approval. The caller was also in touch with the Building Commissioner.

##### 259 Washington St

Property had previously sought WDDO Waiver which was denied. Zoning changes had occurred in the interim. The owner was considering moving the building to a parcel on Cedar Street. The owner requested SHC support for preservation through relocating.

**VOTE:** Mr. Martinez motioned to write a letter of support to ZBA for relocation as means of preservation. Mr. Raka-Goncalves seconded the motion. Roll Call: Peterson, Martinez, Murray, Raka-Goncalves, Meche were in favor and the motion so carried.

#### Unveiling of Washington Portrait at City Hall

Ms. Kelleher invited SHC members to attend the unveiling of Washington portrait on Tuesday September 8, 2026 at 11:00 AM.

Adjournment

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

The meeting adjourned at 7:58 PM.

Respectfully submitted,  
Dan Graham, Historical Commission Clerk