

DRAFT
SALEM HISTORICAL COMMISSION
MINUTES
September 16, 2026

A meeting of the Salem Historical Commission was held on September 16, 2026 at 6:00PM via **Zoom Virtual Meeting**. Present were Milo Martinez, Robert Peterson, Brendan Murray, Chair Kelly Tyler-Lewis, Vice Chair Rebecca English, Mark Meche (arrived late), Margarida Raka-Goncalves (arrived late). Staff: Patti Kelleher. Absent: Vijay Joyce, Emily Gonzalez.

303 Lafayette Street

Renewal Ventures LLC applied for a Certificate of Appropriateness to replace 3tab asphalt roof shingles with architectural roof shingles.

This application was reviewed as a minor change under the Historical Commission policy for architectural roof shingles. No abutter objection was received, and a Certificate was issued on September 14, 2026.

2 Commercial Street

Candide O'Rourke applied for a Waiver of the Demolition Delay to demolish building older than 50 years.

This application was presented in conjunction with 75 North Street as both buildings are part of the same redevelopment project.

Attorney Scott Grover was present. Dom Pazulo and Dan Skolski (DMS Design) were also present. Three parcels of land along the North River (also including 75 North Street and 3 S Mason St) were said to be part of a transit-oriented development project to feature 60 residential units and a small commercial component on the first floor. The project is located in the North River Canal Corridor overlay zoning district. Various variances and special permits were required as well as recommendations from DRB, order of conditions from Conservation Commission, and Chapter 91 license from MA DEP. Two existing buildings onsite needed to be demolished to proceed. Bill's Towing Company was formerly at the site of 2 Commercial. Images of 75 North Street were also shown. Mr. Skolski said the building at 75 North Street was constructed circa 1950 with no redeeming characteristics in architectural character, trim, or massing. Said to be in fair condition, lack of appreciable maintenance over past decades. 2 Commercial Street building is a wood frame building used as a commercial garage many years, built circa 1940.

Mr. Grover said the area along the North River canal is formerly filled tidelands subject to Chapter 91 jurisdiction, in response to Mr. Meche's question. Ms. Kelleher did not find either building on a city atlas circa 1938. Mr. Meche affirmed that no inventory forms exist for 2 Commercial or 75 North. Ms. English and Mr. Peterson agreed with Mr. Meche's comment that neither building has any redeeming historical qualities. Chair Tyler-Lewis agreed that no special architectural features appeared on the buildings.

No public comment.

VOTE: Mr. Peterson motioned to find building at 2 Commercial Street not historically significant. Ms. English seconded the motion. Roll Call: English, Martinez, Murray, Peterson, Meche, Tyler-Lewis were in favor and the motion so carried.

75 North Street

75 North Street LLC applied for a Waiver of the Demolition Delay to demolish building older than 50 years.

Details on this property were presented during the hearing on 2 Commercial St (see above).

VOTE: Mr. Peterson motioned to find 75 North Street not historically significant. Ms. English seconded the motion. Roll Call: English, Meche, Martinez, Murray, Peterson, Meche were in favor and the motion so carried.

38 Norman Street

38 Norman QOZB, LLC applied for a Waiver of the Demolition Delay to demolish building older than 50 years.

Attorney Scott Grover was present on behalf of owner and joined by Ryan Wittig, principal of LLC. This was formerly the site of Joe's Auto Laundry, across the street from Holyoke Insurance building, near to the roundabout at Chestnut and Summer Streets. In 2022, approvals were issued by the Planning Board, Salem Redevelopment Authority and the DRB to redevelop property into a mixed use project (first floor retail and commercial, upper floors residential). The Historical Commission had approved a waiver in 2022 for demolition, but the project was delayed and the waiver expired. Ms. Kelleher showed the property's inventory form dated 1979. Ms. Kelleher said that the building had been much altered. Mr. Meche said that since the building was documented on an inventory form, the definition of historically significant was met. Mr. Peterson asked if the proposed development could be considered in determining whether an existing structure is preferably preserved. Ms. Kelleher spoke to the extensive reviews that the project had thus far undergone in the urban renewal district.

Chair Tyler-Lewis said the building dated to circa 1956 and that the 2022 hearing did not feature commentary from HSI on the historical significance.

No public comment.

VOTE: Mr. Meche motioned to find the building historically significant. Mr. Martinez seconded the motion. Roll Call: English, Meche, Martinez, Murray, Peterson, Tyler-Lewis were in favor and the motion so carried.

VOTE: Mr. Meche motioned to find the building not preferably preserved and required that photographs and dimensional plans of building be provided prior to demolition. Mr. Martinez seconded the motion. Roll Call: English, Meche, Martinez, Murray, Peterson, Meche were in favor and the motion so carried.

8 Conners Road

Keenan Line and Michael Hopkins applied for a Waiver of the Demolition Delay to demolish roof on building older than 50 years.

Ms. Line, Mr. Hopkins, and attorney Ryan Carlucci were present. Mr. Hopkins said the owners had lived at a neighboring house on Conners Road for a few years and recently purchased 8 Conners Road. The applicants wanted to add a second story to the house and received letters of support from neighbors for the project. Mr. Hopkins showed letters from Angela and Bob Connery (at 6 Conners). The letter supported the proposed renovations and noted having lived in the neighborhood for nearly 75 years. An additional supporting letter was shown from Maureen Sosnowski at 9 Conners Rd. Ms. Kelleher said that this property as well as 12 Conners had been inventoried and were listed in the National Register of Historic Places as part of the Bridge Street Neck Historic District. Mr. Hopkins showed images of neighboring properties that featured two stories. Mr. Martinez and Ms. Raka-Goncalves were hesitant to approve alterations of the building given its listing in the National Register.

Architect Lidia Sydzlowska was present. Ms. Raka-Goncalves did not want to see the streetscape of similar Cape houses lose its character and that the issue was not related to size or massing of reconstruction. Ms. Sydzlowska spoke to guidelines in terms of historic approvals. Ms. Sydzlowska said that the neighborhood featured a mix of properties and disagreed that Capes should be classified as historic properties. Ms. Sydzlowska welcomed the opportunity to speak with members further during a site visit. Mr. Meche requested receiving original PDF versions of the drawings, which would show more detail.

No public comment, though Mr. Hopkins spoke again to the letters of support received from abutters.

VOTE: Mr. Meche motioned to continue the application to October 7, 2026 to allow for a site visit. Ms. English seconded the motion. Roll Call: English, Meche, Martinez, Murray (no), Raka-Goncalves, Peterson, Tyler-Lewis were in favor and the motion so carried 6-1.

21 Warren Street—continuation

Carrie and Lee Dichter applied for a Certificate of Appropriateness to demolish a chimney.

This application was previously continued to October 7, 2026.

1A Cambridge Street—continuation

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

The applicant requested a continuation to the October 7 meeting.

VOTE: Ms. English motioned to continue the application to October 7, 2026. Mr. Peterson seconded the motion. Roll Call: English, Martinez, Murray, Peterson, Tyler-Lewis were in favor and the motion so carried.

10 Broad Street—continuation

Brett McCarty applied for a Certificate of Appropriateness to replace shutters.

Ms. McCarty asked to withdraw the application.

VOTE: Ms. English motioned to withdraw the application without prejudice. Mr. Martinez seconded the motion. Roll Call: English, Martinez, Murray, Peterson, Tyler-Lewis were in favor and the motion so carried.

14 Beckford Street

Richard and Cynthia Griffin applied for a Certificate of Appropriateness for fencing.

The applicants were present.

Mr. Griffin said the project had evolved, and the applicants were looking to replace and extend the existing fence (which had fallen into disrepair) across the driveway to have a larger dog-friendly space. The existing fence was 43' long to be replaced in kind, to be extended in the same style by the same fence company, Walpole Outdoors. Ms. Kelleher showed images of planned work, to be white with shade to match existing trim color. Images of existing fencing were shown. Composite material would be used to recreate the existing fence. Mr. Griffin said that the recreated fence would be Brentwood Spindle Fence style from Walpole. Mr. Griffin said that the fence would arrive finished but could be brush painted. Ms. Kelleher showed an image of a sample that had been provided. Mr. Griffin did not believe the fence was reinforced with metal. Ms. Kelleher said that the sample was light in weight. Mr. Griffin said that the Cambridge Historic Commission had accepted the same fence as applied for. Chair Tyler-Lewis said such fences were preferred for climate durability. Mr. Peterson lauded the sample upon inspection. Ms. Kelleher said that this type of composite material had not been proposed for a fence before but had been reviewed and approved for deck railings (e.g. 13 Chestnut). Mr. Murray spoke to the evolution of composite products becoming indistinguishable from typical wood and spoke in favor of the application. Mr. Meche questioned details on the planned gate that would feature as part of the install. Ms. Griffin said the gate would match the style of the rest of the fence. Mr. Martinez recommended simplifying the layout of the fence along the house. Chair Tyler-Lewis and Mr. Meche proposed a site visit. Ms. English wanted to see more detail on the gate. Mr. Martinez annotated a portion of the planned gate that was problematic.

No public comment.

VOTE: Mr. Meche motioned to continue the application to the next meeting date on October 7, 2026 to conduct a site visit. Ms. Raka-Goncalves seconded the motion. Roll Call: English, Meche, Martinez, Murray, Raka-Goncalves, Peterson, Tyler-Lewis were in favor and the motion so carried.

115 Derby Street

The House of the Seven Gables Settlement Association applied for a Certificate of Appropriateness for gutters and downspouts.

Paul Wright, Director of Preservation and Maintenance, was present. Improvements to gutters and downspouts were being proposed throughout the site to better address stormwater management. CPA funds from City of Salem were received for this project, which was part of the Gables' climate adaptation plan. Many undersized gutters and not enough downspout outlets. Aluminum downspouts would be replaced with copper on the Nathaniel Hawthorne Birthplace, 3" x 3" square would increase capacity. Locations for install were indicated via photograph. Proposed location of new downspout on Hooper Hathaway and downspout to be repaired were also shown. Gutter on Hooper Hathaway to be relocated up 6" to better catch water runoff. On Turner Ingersoll Mansion, a new 5' wood and copper gutter would be installed. Custom fabricate and fasten a 12" copper diverter to redirect water. Move gutter up to better catch water shedding off upper roof. Extend one existing downspout down to ground level with like-kind. Add 16" 16 oz. copper extension to copper collection boxes. Add copper diverters to roof (inlay with roofing) on Visitor Center/Tea House. Custom fabricate new 15' no. 1 primed wood gutter with 16 oz copper liner and 1 new 3" smooth (on Visitor Center/Retire Beckett Archway). Custom make one 16oz gutter outlet and install one new 3" round 16 oz. copper downspout (on Visitor Center/Retire Beckett Archway). On rear of Tea House, custom fabricate new 31' no. 1 primed wood gutter with 16 oz copper liner. All copper seams and gutter outlets would be hot soldered.

Mr. Meche referenced gutter projects undertaken by the Athenaeum in terms of slowing rain down by the roof, though Ms. English clarified that those alterations did not end up working. Mr. Wright specified which gutters would connect to existing reservoirs, new draining systems, or rain gardens. Members expressed faith in stewardship of the Gables. Mr. Wright hoped for installation by spring 2027.

No public comment.

VOTE: Mr. Martinez motioned to approve the application for gutter and downspout work as submitted, details confirmed by Commissioner Meche with Commissioner Martinez serving as backup. Ms. Raka-Goncalves seconded the motion. Roll Call: English, Meche, Martinez, Murray, Raka-Goncalves, Peterson, Tyler-Lewis were in favor and the motion so carried.

13 Beckford Street

Michael and Karen Williamson applied for a Certificate of Appropriateness to install an EV charger.

Mr. Williamson presented application to install an EV charger next to the existing electric meter in the driveway. Images of property was shown to specify planned install location. Chair Tyler-Lewis and Mr. Meche noted that the guidelines discouraged installation on the corner of a house near the street and asked if the install could be located further down the driveway. Ms. English and Ms. Raka-Goncalves felt that placing the charger nearer to the electrical meter might be less visually obtrusive. Mr. Williamson said that the driveway (less than 10' wide) was too narrow to fit a vehicle further into the lot. Mr. Martinez suggested using a box enclosure to screen the charger and recommended that the Commission develop standardized version of a screening box for future applications.

No public comment.

VOTE: Mr. Martinez motioned to approve the application to install EV charger in the vicinity of the cornerboard on the driveway side, design and install a box enclosure to be overseen by Commissioner Martinez prior to install. Ms. English seconded the motion. Roll Call: English, Meche, Martinez, Murray, Raka-Goncalves, Peterson, Tyler-Lewis were in favor and the motion so carried.

Other Business

Minutes

VOTE: Ms. English motioned to approve minutes for August 19 and September 2, with correction to September 2 minutes submitted by the applicant. Mr. Meche seconded the motion. All were in favor and the motion so carried.

Upcoming Events

The HSI Preservations Awards would occur on September 22, 2026 at the Hawthorne. The Preservation in a Changing Climate meeting would be held on September 23, 2026.

Adjournment

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

The meeting adjourned at 8:49 PM.

Respectfully submitted,
Dan Graham, Historical Commission Clerk