Case #: COA2023-053
Staff: Michelle M. McCullough
Applicant: Erik Skarzynski

LOCATION

District: Old Salem Historic District #30
Streets: 3 East Academy Street
Buildings: Boys School
Status: Contributing
Local Historic Landmark#: 49

REQUEST(S)

• Painting the foundation

APPLICABLE SECTIONS OF DESIGN REVIEW STANDARDS


STAFF FINDINGS

Commission staff finds that the application is not incongruous with the character of the Landmark and District because:

1) The proposed project requests to repaint the foundation of the Boys School with the same color it is currently, “a rose/pink color” and requests to add mortar joins in an off white/antique white color. The applicant supplied research materials about the building that included paintings, photographs, HABS documents, the Landmark application, and sections from the Moravian records in Salem. The building was depicted in a c.1850s painting as having white painted joints on the foundation. Photographs from the time of the restoration and creation of “Old Salem,” show that a team of experts had painted mortar joints on several buildings. This methodology appears to have been used because the Moravian records state that buildings on the square, like the church were to look “orderly” and therefore suggested to “plaster the lower story with lime and course sand and paint white joints”. Although we do not have specific references to the Boys School having this treatment in the Moravian records, it was a very important structure with a formal use and being on the square, it can be surmised that it too would need to appear “orderly” and have painted joints. The color scheme is based on other similar structures in Salem that had white painted mortar joints to make the foundation look as if it was stone. Examples include T. Bagge Merchant, Winkler Baker and Traugott Bagge House. The application of the white mortar joints does not give the building a false historic appearance because this type of application was stylistically common for the period of the building. (Paint and Paint Color, Landmark Standards 4-6 and Paint, District Standard 1)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2023-053 at the Boys School, 3 East Academy Street (PIN: 6835-33-0164.00), Local Historic Landmark #49, located in the Old Salem Historic District with the following conditions:
1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project; and,

3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.