



Historic Salem, Inc. presents the 2011 Preservation Awards

Brookhouse Home – Window Restoration

There are innumerable important details in a historic building but for many preservationists the treatment of historic windows – specifically the restoration rather than replacement of such – is a top priority. The Brookhouse Home is a shining example of what to do to maintain historic wood windows and is the third example of preservation work that leaves the building looking unaltered yet better able to withstand the next century. Despite continued maintenance, the 121 windows in the house had become outdated by energy-efficiency standards, particularly those in the residents' rooms. Stark Housejoiners of New Hampton, New Hampshire was selected to restore the windows based on their breath of knowledge about Federalist-ere homes and materials and using a patented system were able to restore each opening to a 19th century look with 21st century weather protection. Work included integrating storm windows, repairing rotted trim and frames, replacing chains and installing copper flashing. It should be noted that a quick calculation by the Awards committee found a per window cost of \$686 for restoration, which is similar if not better than buying appropriate wood replacement windows.

William Goldberg & Goldberg Property Management, Inc. for Redevelopment Efforts in Downtown Salem

Many of the buildings on Front Street as well as 81 Washington Street are among the many downtown buildings that Goldberg Properties has renovated into lively and successful storefronts. In 2000 Goldberg properties “crossed the bridge” from Beverly into Salem and, in talking to Bill Goldberg it is obvious his satisfaction in being part of the movement that has added life and liveliness to historic downtown Salem. With the attitude of long-term investors the Goldberg brothers' work according to the lessons learned from their parents, who founded the company, that it is in fact cheaper to do something right the first time. Bill prides himself in adding choice to the urban fabric of Salem, choice in housing types and choice in retail and dining options, which improves the quality of life in Salem. Bill is modest in his success, citing for example the collective effort of business and property owners on Front Street, as well as the citywide efforts of tourism, business, and community advocates. When asked which projects he is most proud of Bill launched into a list of the properties Goldberg Property owns, he's proud of all of them – though he finally specified 17-21 Front Street, 81 Washington Street and 260 Washington Street, a building which had been empty for five years, as among his favorites. These projects are excellent case studies showing that contemporary uses are well suited in historic buildings.

Historic Salem gives this award to Bill Goldberg and Goldberg Properties in what might be assumed to be the middle of their work in Salem – after a decade of revitalization work. Who knows what they will do next? Based on the plan that Bill Goldberg expressed to me to have the 400th anniversary of Salem (a mere fifteen years away) be national news I think it safe to assume we will see Goldberg Properties leading the way as Salem continue to diversify, enliven, and attract positive attention.



Classroom Building on Central Campus

Salem State University

The Sylvania Plant on Loring Avenue was established in the early 1930s and was a rare example of the Art Deco style in Salem. The factory flourished for half a century employing 694 employees, at its peak in 1983. However the plant closed in 1990 as production was relocated abroad. Then President Nancy Harrington lead the acquisition of the glass plant and transformed it into a modern business school and music recital hall creating the “central campus” of what is now Salem State University. The architecture firm, ICON architecture, retained exterior elements of the building, both the Art Deco style and the expression of the manufacturing building type and the interior spaces were utilized to create airy and bright spaces that effectively serve their uses.

Salem Witch Museum

This is the second project we are showcasing that will end up looking just like it did before preservation work began. While scaffolding, such as was found in front of the Witch Museum this past year, is the bane of travel photo ambitions, the work that went on behind it will ensure that the façade of the East Church that houses the Salem Witch Museum will continue to preside overlooking the Salem Common for generations. Work done by Tremblay Contractors and overseen by master mason conservator Michael Drummond Davidson included thoroughly researching the geology of the brownstone masonry walls and composition of the historic mortar in order to do appropriate repair work, roof repairs as well as preserving the pointed-arch triforium window which included dismantling and transporting the window to repair deterioration framework.

Joshua R. Levesque & Robert G. Levesque, Jr.

William Fregeau House

268 Jefferson Avenue

This house was owned for 121 years by the Fregeau family who built it. The past 12 years it was a vacant property, before it was purchased by Joshua Levesque in 2007. He executed the restoration with the assistance of his father Robert Levesque, owner of American Steeple and Tower Inc. and the result is incredible. Restored inside and out the most noticeable change is the beautiful siding and exterior trim which replaced two layers of inappropriate siding with what would have been the original materials and color. This project stands out in the Castle Hill neighborhood and highlights the wonderful historic resources that exist throughout the city.