

APPROVED

DATE: 2/18/14

## Old and Historic Marblehead Districts Commission

7 Widger Road  
Marblehead, Massachusetts 01945  
(781) 631-0000

*Charles L. Hibbard*

Charles Hibbard-Chairman, Sally Sands-Member, Thomas Saltsman-Member, Anthony Sasso-Member, Liz Mitchell-Member, Julia Glass-Alternate Member, Gary Amberik-Alternate Member.

### Minutes for January 7, 2014

Present constituting a quorum: Sally Sands, Charles Hibbard, Thomas Saltsman, Anthony Sasso, Liz Mitchell, Julia Glass, Gary Amberik

#### 1. 89 Front Street

**Ken Golding**

**This is a Public Hearing for:**

- Amend COA #4293 - Boatyard Renovations

#### **Issues discussed include:**

- Refer to submitted drawings dated 12/11/2013 and Exhibit A for proposed changes. Changes not necessarily identified in drawings are:
  - Proposed overhead doors on south elevation to be aluminum frame and glazed except for lowest and topmost horizontal panels.
  - Change steel service platform on south elevation from fixed to hinged that can be folded up against the building.
  - All new balcony railings to be either galvanized steel or cedar.
  - Change building siding from previously approved horizontal cement board with open joints to red cedar tongue & groove siding (4"-6" width). Corner detail to be square cedar trim (approx. 2x2) flush with siding.
  - Proposed fiberglass 2 over 2 double hung, SDL windows with no casing trim. Owner stated color will be black or dark charcoal.
- The north elevation will essentially remain as it currently exists.
- No one spoke in support or opposition to the proposed changes.
- Red cedar is proposed to be left unfinished to weather. Color may turn silver, but more likely will turn black.
- Historic photos suggest that the original windows were wood, double hung, true-divided light units. The number of panes is indeterminate. Current windows consist primarily of metal storm units.

#### **It was moved, seconded, and voted (5-0) to grant a Certificate of**

**Appropriateness for:** Amend COA #4293 per application and drawings dated 12/11/2013 and per exhibit A. The aluminum and glass overhead doors are less historic looking than sliding wood doors; however, given the commercial/industrial nature of the building, the overhead doors are more functional and were viewed as appropriate to the building. The Commission

judged the natural aging appearance of the proposed cedar siding to be in keeping with the uneven and aged look of the existing siding. The proposed fiberglass SDL windows were judged to be appropriate due to the commercial/industrial nature of the building and in consideration of its direct waterfront location.

**2. 78 Front Street**

**Daniel Devan**

**This is an application for:**

- Windows, Chimney, Door, Fence, Driveway

**Issues discussed include:**

- Existing door on side elevation to remain
- Rear door to remain a pair of doors with a slightly larger glass opening
- Exhibit A- door types

**It was moved, seconded, and voted (5-0) that estates are materially affected and a Public Hearing will be scheduled.**

**3. 2 Harding Lane**

**Peter Blaisdell**

**This is an application for:**

- Replace windows

**Issues discussed include:**

- New window casing to match existing wood window casing (approximately 4" wide with Scotia trim)
- New windows to be true divided light
- Replacing existing casement windows that are set back from the public way

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for: All work as proposed with amendments/restrictions: All windows to be double insulated, true divided lite. All replacement trim work to be wood in like kind.**

**4. 13 Waldron Street**

**Paul Quigley**

**This is a Public Hearing for:**

- Amend prior COA #4384 - Gate/Walkway

**Issues discussed include:**

- The Owner failed to follow OHDC approved scope of work and made the following changes without OHDC approval: (refer to Exhibit A, 13 Waldron Street as-built site plan dated 1/07/2014)
  - Eliminated person gate and bluestone walk
  - Enlarged width of vehicle gate

- Changed vehicle gate from out-swing towards street to in-swing towards driveway.
- Added bluestone stripe along house side of driveway.
- The Owner stated the following reasons for the changes:
  - Bluestone walk was eliminated due to a concern that a vehicle might trespass on it and break the stone. Therefore, the person gate was eliminated as well.
  - With the elimination of the person gate, the vehicle gate width could be, and therefore was, enlarged.
  - Out-swing gate operation was changed to in-swing due to a concern that gates swinging into the street could create a hazard to street traffic.
- The Owner submitted three letters of support from neighbors:
  - John R. Wilder, 2 Waldron Court- In support
  - Florence Peltier, 15 Waldron Court- In support
  - Melanie Scalley, 11 Waldron Court- In support
- Toby Reily, 16 Waldron Court, in lieu of attendance, submitted a letter not in support which was read by the Chairman.

**It was moved, seconded, and voted (4-1) to grant a Certificate of Appropriateness for:** Amend COA #4384 to approve all work as constructed and to include the addition of new person gate at rear yard, as shown in Exhibit A. The Commission emphasized to the Owner the importance and necessity of executing only approved work. After consideration, the Commission judged the reasons for the changes made without approval to be sensible and the changes themselves to be within the limits of historically appropriate. The Commission noted that out-swing gate operation was approved specifically to encourage the gates to remain closed as much as possible. Gates left open erode the street edge and make cars more visible, effects viewed by the Commission as detrimental to the historic character of the District. However, the Commission recognized that gates swinging into a street or public way can create a hazard.

## **5. 21 Goodwin's Court**

**Lisa Gallagher**

**This is an application for:**

- Amend prior COA #4320 - Remove window

**Issues discussed include:**

- Eliminate previously approved window due to structural conflict

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for:** All work as proposed.

**6. 11 State Street**

**Dr. Ronnie Zuessman**

**This is an application for:**

- Signs

**Issues discussed include:**

- Application not under the purview of the Old and Historic District Commission

**It was moved, seconded, and voted (5-0) that the proposed work is not under the purview of the Old and Historic Districts Commission.**

**7. 8 South Street**

**Charles Bridges**

**This is an application for:**

- Clapboards, gutters, steps, driveway

**Issues discussed include:**

- Existing clapboard siding has rotted
- Propose to change front gutter only to half-round copper gutter
- Proposed new steps to be solid granite

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Voted 4-1) a Certificate of Appropriateness for: Work as proposed with amendments: New gutter to be copper K-style gutters with round copper downspouts.**

**8. 175 Washington Street**

**Stephen & Jody Dane**

**This is an application for:**

- Windows, skylights

**Issues discussed include:**

- Proposed number of additional skylights is excessive and not appropriate for the district
- Proposed windows at side elevations appear appropriate

**It was moved, seconded, and voted (2 Support-3 Opposed) that estates are materially affected and a Public Hearing will be scheduled.**

**9. 11 Nicholson Street**

**George Depew**

**This is an application for:**

- Reconstruction of damaged sill and lower part of rear wall

**Issues discussed include:**

- Extensive rot was found while doing work previously approved

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for:** All work as proposed with amendments/restrictions: Window trim to be wood to match windows above

#### **10. 228 Washington Street**

**Franklin St. Realty Trust, Edward T. Moore, Trustee**

**This is an application for:**

- Remove roof deck and railing
- Replace flat roof with rubber
- Reinstall deck and railing

**Issues discussed include:**

- Replacement deck structure and railings to be wood
- Deck size to remain the same

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for:** All work as proposed with amendments/restrictions: New deck footprint to match existing. All materials to be wood or pressure treated wood.

#### **Other Items:**

1. The Commission voted to approve and adopt the revised meeting minutes worksheet. (5-0)
2. The Commission voted to approve and adopt the meeting minutes supplemental worksheet. (5-0)
3. The Commission voted to approve and adopt the public hearing notification language excerpted from the Massachusetts state zoning guidelines. The Commission will follow up with Lisa Mead regarding an increase in public hearing fee on account of the increased administrative costs.
4. The Commission approved the 2014 meeting schedule.