

Old and Historic Marblehead Districts Commission

7 Widger Road

Marblehead, Massachusetts 01945

(781) 631-0000

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 March 4, 2014

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

MARBLEHEAD

OLD & HISTORIC DISTRICT COMMISSION

APPROVED

1. 24 High Street

Dorothy Tomaszewski and Adriaan Zur Muhlen

This is a Public Hearing for:

- Creation of two parking spaces

DATE: 3/18/14
SIGNED: Charles D. Hibbard

Issues discussed include:

- Granite apron revised to be on the property line
- Michael Daley, 31 High St. resident, expressed opposition and summarized points from his letter to the OHDC dated 3/3/14 adding that the 1928-1932 Town Survey Field Manual, Book 38, Page 89 documented a retaining wall in this location. Michael Daley has lived in the neighborhood for 23 years.
- Based on above reference- wall appears to be approximately 84 years old.
- Exhibit A- plot plan dated July 1947
- Exhibit B- Marblehead Survey Information
- Exhibit C- Existing photographs (four total)
- Stone walls are an important feature of the neighborhood. It was noted that many properties on High Street have stone walls that border the street that help to establish a consistent aesthetic for the neighborhood.
- Duncan Cox, 27 High St. resident, expressed opposition and stated that based on his experience, neighbors by and large cooperate with one another to keep street parking fair and friendly, thereby mitigating the demand for off-street parking.
- Many attendees expressed concern that adding an opening will limit the number of cars that are able to park along the wall.
- Karen Horowitz, 32 High St. resident, expressed opposition stating that there will be a net loss of street parking and that the new parking is not historic and aesthetically appropriate.
- Eric Cole, the former owner of 24 High St. and current resident of 33 Intrepid Circle, stated that OHDC denied his application for similar parking at 24 High St., but did approve a single lane tandem parking arrangement. The Commission had on hand records of the denied application, but not records of

the approved tandem parking application. Eric Cole was neither in favor nor in opposition of the proposed work.

- D. Bruce Greenwald, a High St. resident, expressed opposition based on belief that the wall is historic and should be preserved, the value of open yard space, and a belief there would be a net loss of street parking.
- There are concerns that parking is consuming landscape space to the detriment of the District
- Sarah Tubbs, an Elm St. resident, expressed opposition based on concern over the comments about a net loss of street parking.
- Walter Jacobs, architect, clarified that no work is proposed to occur on Town property, and believes the proposed parking area would create a beneficial view corridor from the street to the house.
- The Commission noted that it does not have purview over a net gain or loss of parking spaces and would limit its deliberations to the historic and preservation aspects of the proposal.
- AS noted that there was no application hearing prior to the request for a public hearing
- Exhibit D- proposed site plan L.1 and L.2 dated 3/04/14
- Stone walls are important for defining the street edge
- SS pointed out that the application did not include a topographic grading plan, a requirement when grade changes in excess of 3ft. are proposed. Walter Jacobs responded that he did not think there would be grade changes exceeding 3ft.
- Walter Jacobs stated that the wall is historic, but the demolished portion is only a small percentage of the total amount of stone walls on the property.
- AS and TS agreed that the parking area was a considerate design and incorporated appropriate materials; however, they opposed the partial demolition of the stone wall because it is historic.
- CH expressed opposition to the partial demolition of the stone wall because it erodes the street edge which diminishes the legibility of the street which is a historic setting.

It was moved, seconded, and voted (5-0) to: Deny a Certificate of Appropriateness.

2. 66 Pleasant Street

Bank of America

This is an application for:

- Revisions to existing parking, walks and ramps to meet ADA (American Disabilities Act) code requirements

Issues discussed include:

- Existing water-struck brick will be salvaged and reset
- OHDC objected to the use of concrete walking surface on proposed new ramp
- New surface material to be water-struck brick or natural granite stone

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 for reason(s) noted.

- All walking surfaces to be either natural granite stone or red clay water-struck brick which are historically appropriate materials.
- Vehicle surfaces to be asphalt.

**3. 24 Lee Street, Unit 6
Harborside Condominium Trust**

This is an application for:

- Replace existing wood door with new fiberglass unit to match

Issues discussed include:

- Proposed door is set back from the street approximately 100 feet

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. Due to the very distant view from the public way, the proposal to use a fiberglass door instead of wood was approved.

**4. 132 Front Street
Matthew and Heather Valade, represented by Veronica Hobson**
This is an application for:

- New addition, structure remodel

Issues discussed include:

- Propose to remove one (1) of the existing chimneys
- Proposed French door are not visible from a public way
- SS does not support roof deck as it is not appropriate to this age house

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

**5. 9 Fort Beach Way
Craig Cerretani, represented by Pitman Wardley Architects**
This is an application for:

- New windows, new cladding and trim at gable ends

Issues discussed include:

- Existing home was built in 1954 and is a single story ranch
- CH- Concerned that the stylistic changes to the gable ends might create an architecture inappropriate to the District.

It was moved, seconded, and voted (4-1) that no estates are materially affected and to grant (Vote 4-1) a Certificate of Appropriateness for: All

work as proposed. The Commission noted that this house was previously approved for a total exterior makeover that included all new windows and adding a second story. In referring to, and upholding, the previous conclusion that this example of a ranch style house does not have significant historic value, the Commission judged the window, cladding and trim changes to be appropriate and relatively minor in nature.