

APPROVED

DATE: 6/27/17

SIGNED: 

Old and Historic Marblehead Districts Commission
c/o Engineering Dept., 7 Widger Road
Marblehead, Massachusetts 01945
(781) 631-1529

Charles Hibbard-Chairman, Gary Amberik-Secretary, Sally Sands-Member, Anthony Sasso-Member

Minutes for May 16, 2017

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

1. 133 Front Street

David Rosenberg

This is a Public Hearing for:

- Swimming pool, fence, retaining wall

Issues discussed include:

- Applicant noted that the design presented previously was too contemporary with the infinity edge and tall angular walls. The new proposal includes a lower base wall with earth mounds behind to soften the pool and patio edge. The stone in the lower base wall will match the existing sea wall construction.
- Exhibit A – Revised Design Package dated 5/15/17 (7 pages)
- Applicant presented new renderings showing the view from the water side of the property, as well as from Front Street.
- Applicant submitted photos of a new stone wall mock-up shown to match the stone in the existing wall. Applicant proposes a new 3" thick granite cap with hewn edge. Cap to follow the slope of the street.
- OHDC noted that the revised landscape plan with low stone walls and earth berms addressed the concerns expressed in the initial public hearing.

PUBLIC COMMENT

- Gene Howe 3 Mill Pond - Opposed to the project. Does not think that a pool is in character with the District.
- TJ Rogers 134 Front Street - Neighbor questioned the material of the proposed fence. Applicant noted that the fence will be metal picket fence to match abutting property metal fence. Fence to have single cap rail approx. 4' to 5' high. Neighbor does not feel that a pool is appropriate to the district.
- Judy Jacobi – 135 Front Street - Neighbor was concerned about the large pine tree. Applicant noted that the tree will remain.

It was moved, seconded, and voted to Grant (3-1) a Certificate of Appropriateness for all work as proposed with amendments for reasons noted: 1. New fence to be wrought iron

2. Front stone wall to match mock up with 3" thick stone cap. 3. Stone pavers to be natural cut granite with monolithic stone steps. Joints to be sand or grass. 4. No lighting proposed at this time. 5. Plans to be per revised L-1 plan dated 5/15/17 noted as Exhibit A

2. 2 Orne Street

Christopher Coute

This is a Public Hearing for:

- Windows, gutters, bracing, pavers, wall repairs, paint exterior

Issues discussed include:

- Applicant proposes to replace all existing windows with new single pane wood 6 over 1 true divided light windows. Applicant proposes to remove one existing window on the right side of the house.
- Applicant proposes to repair or replace wood gutters in like kind. Downspouts to be round galvanized
- Clapboards and fascias will be repaired or replaced in like kind with wood
- Applicant proposes to remove the remainder of the existing chimney.
- Applicant proposes to replace the existing asphalt roof with new architectural asphalt shingles
- Applicant proposes to install 'Redland Clay Brick' pavers at the front and High street side of the house. OHDC noted that manufactured pavers are not appropriate. Applicant noted that they would use a waterstruck brick in lieu of pavers. Applicant also agreed to remove the request for pavers along High Street from the application due to a conflict with the property line.
- Applicant proposes to locate a new AC condenser at the right side of the house with a wood enclosure. New enclosure to be vertical board fence approximately 4' high.

PUBLIC COMMENT

- Marianna Vaida, 48 High Street - Applicant was concerned with the removal of the chimney and the appearance of the elevation once removed. Applicant also noted that a portion of the walkway is on their property.
- Gordon Allen, 4 Orne Street - In full support of repairing the property.

It was moved, seconded, and voted Grant (4-0) a Certificate of Appropriateness for all work as proposed with amendments for reasons noted: Replacement windows to be single pane wood 6 over 1 true divided light windows; Replacement gutters to be wood; Include new AC condenser with wood vertical board screen; Remove clay brick pavers at High Street side from Application.

3. 78 Front Street

Daniel Devan, Schooner Realty

This is a continued application for:

- Replace three (3) windows, remove roof vents, install skylight, replace roof shingles, add gutter and downspout

Issues discussed include:

- Applicant proposes to replace three windows at the rear of the property, remove two (2) existing roof vents and install one (1) new skylight at far end of building, replace roof shingles with new asphalt roof shingles, and install new fiberglass gutter with round galvanized downspout.
- OHDC noted that the proposed fiberglass gutter has the same profile as a standard replacement wooden gutter, and has a distant or limited view from a public way.

It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed with amendments for reasons noted: New windows to be 6 over 6

4. 23 Gingerbread Hill

Joan Driscoll

This is a new application for:

- Roof

Issues discussed include:

- Applicant proposes to replace existing asphalt shingle roof in like kind

It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed.

5. 100 Elm Street

Blair Nelson

This is a new application for:

- Fence

Issues discussed include:

- Applicant proposes to install a new fence along Elm street.
- New fence to have 4x4 capped posts with square balusters with top and bottom rail.
- Height to be 42" tall.

It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed.

6. 19 Mechanic Street

Julia Glass

This is a new application for:

- Windows

Issues discussed include:

- Applicant proposes to replace existing casement windows with new single pane true divided lite wood double-hung windows.

It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed.

7. 13 Goodwin's Court

Anthony Turchi

This is a new application for:

- Door, Windows, Window Removal, AC Condenser, Wood Screen, Railings

Issues discussed include:

- Applicant proposes to change 9 lite side door with new paneled door with 4 lites at top.
- Applicant proposes to replace 6 double hung SDL windows with 5 fixes SDL windows with same mullion pattern.
- Applicant proposes to remove one small window at front of house.
- Applicant proposes to add an AC condenser with a wood screen at left side of house.
- Applicant proposes to add a trash shed at left side of house adjacent to AC condenser
- Applicant proposes several new handrails: 1. A stainless steel railing at the stairs at the right side of the house 2. Stainless steel guardrails at various locations 3. A stainless steel railing and a gate at the stair leading to the water access
- Exhibit A – Supplemental Description of Work and Details

It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed with amendments for reasons noted: AC condenser unit, trash shed, curved railing are removed from the application.

8. 26 Waldron Street

Bryan Laskowki

This is a new application for:

- Gutters

Issues discussed include:

- Applicant proposes to replace two curved gutters with new custom fiberglass gutter to match existing.

- Gutters to have same profile as the existing gutters.

It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed with amendments for reasons noted: All fascia, soffit and related trim replacement to be wood. New downspouts to be round corrugated metal.

9. 23 Waldron Court

Charles Kaplan

This is a new application for:

- Hot Tub

Issues discussed include:

- Applicant proposes to install a hot tub spa at the exist. patio at rear of property

It was moved, seconded, and voted (4-0) that the proposed work cannot be heard by the Commission for the following reason(s): Applicant did not appear at the hearing as scheduled and did not notify the OHDC.

10. 24 Lee Street

Janet Moran

This is a new application for:

- Replace two (2) sliding doors and two (2) windows

Issues discussed include:

- Applicant proposes to replace two sliding doors and two windows in like kind.

It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed with amendments for reasons noted: Applicant to submit a letter of support from the condominium association.

11. 13 Goodwin's Court

Anthony Turchi

This is a new application for:

- AC condenser, storage shed, screen and guardrail

Issues discussed include:

- Applicant proposes to install a new AC Unit with screen, storage shed and screen/guardrail at side of house.

It was moved, seconded, and voted (4-0) that estates may be materially affected and a public hearing will be scheduled by the applicant.