

APPROVED

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 December 5, 2017

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

1. 2 Rockaway Street

John Coelho

This is a continued application for:

- Replace gutters, 2 windows, trim board

Issues discussed include:

- Applicant proposes to replace existing wood gutters using new quarter-round copper gutters. Copper downspouts to remain on building.
- Applicant proposes to replace two (2) second floor front dormer windows with exact replicas of existing.
- Applicant proposes to replace rotted trim boards as needed.
- Proposed windows are all wood simulated divided lite windows with dark spacer bars in a 6 over 1 configuration.

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.

2. 183 Washington Street

Rose Collins

This is a continued application for:

- Replace first floor windows front & side

Issues discussed include:

- Applicant proposes to replace 1st floor windows at front and side of house with vinyl replacement windows.

It was moved, seconded, and voted (4-0) that no estates are materially affected and that the proposed application cannot be heard by the Commission for reason(s) noted below:

Applicant did not appear as scheduled

3. 36 Front Street
Daniel Brayton

This is a new application for:

- Roof repair

Issues discussed include:

- Applicant proposes to strip off old roofing from rear of house, then install ice & water shield to all shingle areas and install new asphalt shingles. Applicant also proposes to install black rubber roofing to low sloped areas.
- Applicant will replace existing lead flashing at chimney in like kind
- Applicant would also like to add a black PVC or steel vent for a future plumbing vent

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.

4. 25 Mechanic Street
Concetta Donovan

This is a new application for:

- Replace fence, add fence & gutter repair

Issues discussed include:

- Applicant proposes to install a 6-foot fence on one side of the property. A 6-foot fence exists between 33 Mechanic and 25 Mechanic, and we would like to extend it along the entire side property line.
- Applicant would also like to put another fence along the front of the house where the yard starts.
- Applicant proposes to install a 6' tall solid cedar board fence with capped square posts.
- Applicant would also like to install a 6' tall fence at the rear of the property between 10 Mechanic Square and this property.

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 the following amendments: 1. 6-foot-high fence on the North and West sides. 2. 4-foot-high fence on the South side with 36" wide gate to match fence. 3. Fence to be 1x4 vertical board, no gaps, with cap rail on panel and post cap. 4. South fence to be installed on street side of existing retaining wall.

5. 9 Gingerbread Hill

Michael Flaherty

This is a new application for:

- Replace roof and substantial addition

Issues discussed include:

- OHDC noted that Applications for Certificate of Appropriateness need to be submitted by the Owner of Record
- Applicant proposes a substantial addition to an existing one-story cottage. The footprint of the existing cottage will remain, but will
- Proposed new square footage will be 1,376 sf at the first floor and 1,610 at the second floor.
- OHDC requested some additional information on any proposed site work.
- OHDC also
- Pat Dincecco 32 Beacon Street – Would appreciate the Owner meeting with the neighborhood to review the proposed work.
- Marcella Lancôme 5 Gingerbread Hill - Concerned with consistency of information

It was moved, seconded, and voted (4-0) that the proposed application cannot be heard by the Commission for reason(s) noted below: Applicant is not the Owner of Record

OTHER MATTERS

158 Front Street

Ira & Judy Rosenberg

Awning at Front of House – Not a part of the original plans. Applicant's representative noted that an awning could be considered an appurtenance, similar to a screen door or arbor. OHDC noted that it would be acceptable for the owner to submit a new application to address the appearance of the awning.

Windows – Windows installed are not per application. Windows are set back from the street and the property has direct waterfront frontage. Applicant's representative and architect appeared to address the Commission's concerns. Applicant to provide cut sheet of window currently installed. OHDC moved, seconded and voted (4-0) that no further action be taken in regards to the windows currently installed.

It was moved, seconded, and voted (4-0) to approve the Meeting Minutes of November 21, 2017.

End of Minutes