

APPROVED

DATE: 1/2/18

SIGNED

**Old and Historic Marblehead Districts Commission**

c/o Engineering Dept., 7 Widger Road  
Marblehead, Massachusetts 01945  
(781) 631-1529

*Charles F. Hibbard*

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

**Minutes for December 19, 2017**

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

**1. 8 Elm Street**

**Moussallem George**

**This is a new application for:**

- Roof Work

**Issues discussed include:**

- Existing asphalt shingle roof with a small section of low-slope rubber roof.
- No gutters, downspouts or other related work.

**It was moved, seconded, and voted (3-0) that no estates are materially affected and to Grant (3-0) a Certificate of Appropriateness for all work as proposed.**

**2. 37 Mugford Street**

**Elizabeth Steinfeld**

**This is a new application for:**

- Replace Clapboards and Windows

**Issues discussed include:**

- Propose to replace wood clapboards in like kind, 4" exposure.
- Propose to replace wood corners boards in composite. Commission stated that composite materials are not appropriate for this house or location.
- Propose to replace all windows, estimated to be 16 in total.
- Propose aluminum clad wood, simulated divided lite, full-frame replacement windows, of same dimensions and 6 over 6 configuration.
- Commission stated that clad wood is not appropriate for this house or location.
- Commission stated that simulated divided lites are not appropriate for the front of the house as it is immediately adjacent to the Public Way.
- Commission stated that middle divider bars between lites must be black, charcoal or other approved dark color.

- Applicant to submit a sample of proposed Truline window for review.
- Applicant to submit proposed replacement front door light fixture.

It was moved, seconded, and voted (3-0) to Continue the Hearing until January 2<sup>nd</sup>, 2018.

*Handwritten:* ~~1/2~~ 1/2  
ok

3. 9 Gingerbread Hill  
Craig Bosworth

**This is a new application for:**

- Substantial Addition

**Issues discussed include:**

- The existing single-story cottage with a brick fireplace/chimney (c. 1930) has historic value in it being the last of a group of simple summer cottages that once existed on Gingerbread Hill. However, neither its architectural design nor its construction have significant historic value.
- The proposed work preserves the existing cottage as a wing of a new multi-story house.
- The Commission expressed concern with the very large increase in house volume, particularly in height. The applicant stated there is not a required square footage and that they would consider ways to reduce the size.
- The Commission set a goal for this project to produce a house with a recognized architectural style that is historically appropriate to the District and one that adheres to historically correct design and detail.
- The Commission asked the applicant to consider if the cottage could be preserved as an out-building.
- The Commission was asked if it would consider a breezeway connection between the cottage and a new structure. The Commission responded that glazed breezeways are not part of Marblehead's historic architecture and therefore would likely have to be screened from view.
- The Commission was asked if it would consider demolition of the cottage. The Chair responded that a proposed replacement would need to demonstrate clear historically appropriate value (i.e. historically appropriate architectural design and detail) that would compensate for the loss of the cottage as an example of a building type that once existed on Gingerbread Hill.

*Handwritten:* The applicant and Commission agreed a continuation was best to allow the

It was moved, seconded, and voted (3-0) to Continue the Hearing until January 16<sup>th</sup>, 2018.

**OTHER MATTERS**

It was moved, seconded, and voted (3-0) to approve the Meeting Minutes of December 5, 2017.

End of Minutes

*Handwritten:* applicant to reassess the proposed design.