

APPROVED

DATE: *2/20/18*
Charles J. Hibbard

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 January 16, 2018

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

**1. 18 Waldron Court
John Phillip Fagan**

This is a new application for:

- Trim replacement

Issues discussed include:

- Applicant proposes to remove and replace rotted trim on gable ends of home. Work will include replacing entire rake board and soffit along roof line on both sides of home'
- Applicant requested to use PVC material for the new trim. OHDC noted that new material should be wood

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 with the following amendments: All new trim material to be wood.

**2. 30 Lee Street
Marina and Brian O'Sullivan**
This is a new application for:

- Chimney replacement

Issues discussed include:

- Applicant proposes to replace the existing masonry chimney with a thin brick enclosure system to match existing profile and dimensions

NOTE: Application withdrawn at request of Owner

**3. 27 Pleasant Street
Nelson and Elizabeth Russell**
This is a new application for:

- New garage, pergola, patio

Issues discussed include:

- Applicant proposes to construct a new garage, free-standing pergola, and raised patio at the rear of the existing house.
- Applicant proposes to enclose steel posts at side bay and rework rear entry.
- OHDC requested an elevation view from Pleasant Street.
- OHDC noted that the proposed structure with a full second story is larger than typical garage structures in the District

It was moved, seconded, and voted (3-0) that no estates ARE materially affected and to schedule a public hearing.

4. 42 Lee Street

54 Lee, LLC

This is a new application for:

- Some demolition of existing shed, proposed addition, replace siding, windows, chimney

Issues discussed include:

- Project includes the demolition of an existing attached shed and the partial demolition of an existing living space.
- Exhibit A – Drawing Set dated 1/11/18
- Proposed addition faces Gregory Street with a gable roof
- New entry door is very prominent
- New stairs would be stone at the lower level, then transition to wood up to the landing at the door.
- Review differentiating the basement level from the upper stories

It was moved, seconded, and voted (3-0) that estates ARE materially affected and to schedule a public hearing.

5. 16 Gingerbread Hill

Vanessa Moody

This is a new application for:

- Window replacement

Issues discussed include:

- At front side of house (opposite of Gingerbread Hill), applicant proposes to replace 6' sliding door with double 18-light French doors and replace triple casement with two (2) 9 over 9 double hung windows

- At left side of house, applicant proposes to replace four sets of casement windows with six (6) – 12 over 12 double hung windows in existing openings
- At rear of house (facing Gingerbread Hill), applicant proposes to replace triple casement with two (2) 6 over 9 double hung windows in existing openings.
- At the right side, applicant proposes to replace one (1) 8 over 8 window with one (1) 10 over 15 double hung window in different location closer to corner of house
- OHDC noted that the proposed wider window at the right side does not match the style and proportion of the existing windows. Applicant agreed to replace window with new 8 over 12 window in same location (raising sill slightly)
- Applicant proposes to use wood, simulated divided light windows at the addition
- OHDC noted that the proposed windows at the rear elevation facing Gingerbread Hill should be single pane, true divided light wood windows.
- Applicant agreed that all profiles and dimensions will match the original windows.

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 with the following amendments: 1. Right and rear side to be true-divided light wood window. 2. All other windows to be simulated divided light wood windows with 5/8” muntins

6. 9 Gingerbread Hill

Michael Flaherty

This is a new application for:

- Replace roof and substantial addition

Issues discussed include:

- N/A

NOTE: Applicant rescheduled due to illness

OTHER MATTERS

62 Pleasant Street

Bob McCann

Window replacement

Applicant would like to discuss replacement of all the windows at the Philanthropic Building. Applicant noted that the proposed windows will only slightly reduce the daylight opening. A sample of the proposed window was presented to the OHDC. The OHDC did not take issue with the proposed scope of work and asked that a formal Application be submitted.

158 Front Street

Michael Sullivan

Awning alternatives

Applicant presented several options for concealing the fabric awning mounted to the front of the house. Applicant proposes to install a soffit across the front elevation to conceal the awning enclosure. OHDC noted that the proposed soffit appeared acceptable and asked that a formal Application be submitted.

It was moved, seconded, and voted (3-0) to approve the Meeting Minutes of January 2, 2017.

End of Minutes