

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, John Kelley-Member, Cheryl Boots-Member, Samantha Nelson-Alternate

Minutes for June 19, 2018

Present constituting a quorum: Charles Hibbard, Gary Amberik, John Kelley, Cheryl Boots, Samantha Nelson

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION

1. 125 Front Street
Edwin Morris (Mark Perry)
This is a new application for:

APPROVED

DATE:

SIGNED:

June 10, 2018
[Signature]

- Remove/replace trim, covering boards, replace in kind

Issues discussed include:

- Applicant did not appear as scheduled.

It was moved, seconded, and voted (5-0) to Deny a Certificate of Appropriateness for reason noted below: Applicant did not appear as scheduled

2. 21 Beacon Street
Emily Spell
This is a new application for:

- Replace slider door

Issues discussed include:

- Applicant proposes to rebuild deck on 3rd floor – rear of house. Deck to remain same size and railings will match existing. New decking to be pressure treated wood. Railing to be mahogany.
- Applicant proposes to replace sliding door with new Marvin Integrity to match windows already approved and installed.
- Applicant proposes to replace roof with new rubber roof to match existing. Roof is flat and has limited visibility from the public way

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

3. 21 Doak's Lane

Redstone Realty LLC

This is a new application for:

- Replace clapboards, repair or replace roof, new windows

Issues discussed include:

- Applicant proposes to replace existing clapboards with new cementitious clapboards, repair or replace roof, repair miscellaneous rotten wood and install new windows at left side of house.
- Exhibit A – Photo of left side of house. Total of 13 windows.
- New windows to be Anderson Woodwright 400 Series vinyl clad wood windows. Windows to be inserts or full-frame replacements (consistent throughout)
- OHDC noted that this residence was constructed in the mid 1980's.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

4. 5 Doak's Lane

Julie P. Moore

This is a new application for:

- Roof, clapboard repairs

Issues discussed include:

- Applicant proposes to replace existing asphalt roof with new asphalt roof, miscellaneous carpentry repairs, and replace existing clapboards with cementitious clapboards.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

5. 17 Doak's Lane

Redstone Realty LLC

This is a new application for:

- Roof repairs, clapboards, brick facade

Issues discussed include:

- Applicant proposes to replace existing asphalt roof with new asphalt shingles, repair or replace existing brick facade, miscellaneous carpenter repairs, and replace existing clapboards at rear of house with cementitious clapboards.
- New brick to match existing

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

6. 119 Washington Street
119 Washington Realty Trust
This is a new application for:

- Repair roof and deck

Issues discussed include:

- Applicant proposes to perform miscellaneous carpentry repairs as needed, repair or replace existing asphalt shingle roof, repair deck at railings on third floor.
- New asphalt shingles to match main roof.
- Deck railings posts to be clad with composite wood. Railings and balusters to be composite.
- Decks are at rear of property with a distant view from Pleasant Street.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed. Repair or replacement material at deck posts, balusters, trim and decking to be composite

7. 203 Washington Street
Mark Cohen
This is a new application for:

- Fence

Issues discussed include:

- Applicant proposes to replace existing fence with new fence – Approximately 31' x 18'
- New fence to be 4'-0" high with capped cedar board panels and 5x5 capped wood posts.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

8. 75 Pleasant Street
Brian O'Connor
This is a new application for:

- Windows, vent

Issues discussed include:

- Applicant proposes to replace one existing wood window with a slightly-smaller simulated divided light wood window, 5/8" mullions and black spacer bars. Exterior trim to be painted wood to match existing trim.
- Exhibit A – Letter noting new window dimensions and description of proposed vent.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (4-1) a Certificate of Appropriateness for all work as proposed.

9. 42 Lee Street
54 Lee LLC

This is a new application for:

- Widows and trim

Issues discussed include:

- Applicant proposes to install a new fence at the right side of the Lee Street driveway. Proposed fence to be a capped panel fence with capped posts. Posts to be 3'-6" high and capped panel to be 3'-2 1/2" high
- Exhibit A – Plot Plan showing extent of fence replacement
- Applicant presented final layout of windows at Gregory Street elevation. Proposed windows to be wood, simulated divided light with black spacer bars, 5/8" wood mullions. Exterior trim to be painted wood to match existing.
- All other work, other than the window revisions, remains unchanged.
- OHDC noted some concern with the proposed ganged windows at the third floor level.
- Applicant agreed to revise ganged window at third floor shall be revised to single window of same size as second floor window below.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: Third floor windows at Gregory Street elevation to be single windows (not ganged) to match size of second floor windows directly below.

10. 31 Franklin Street
Paul Lynch

This is a new application for:

- Replace fence, garage door, garage roof, shingles, re-side/replace garage clapboards

Issues discussed include:

- Applicant proposes to replace existing fence with new wood fence in style shown in application.

- Applicant proposes to replace existing asphalt shingle roof with new asphalt roof shingles, and replace existing wood siding with new clapboards with +/- 5" exposure. Trim to be replaced with wood in like kind.
- New garage door to be replaced in like kind with same proportions and window pattern.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

11. 11 Glover Square

James & K. Flynn

This is a new application for:

- Clapboards

Issues discussed include:

- Applicant has completed a sample of the replacement clapboards at the right side of the house. Mock-up included scarfed joints and nails to match existing.
- Applicant proposes to keep the existing sheathing and replace only portions that are rotten.
- Applicant proposes to use board lengths of 42" to 48" to match existing.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

12. 1 Mugford Street

Irene Marconi

This is a continued application for:

- Windows

Issues discussed include:

- Applicant proposes to replace four (4) existing windows. One window at the right side elevation, and three windows at the rear of the property.
- All windows have limited visibility from Mugford Street and from Mechanic Street.
- Exhibit A – Photos and sketch of existing windows

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

Other Matters:

It was moved, seconded, and voted (5-0) to approve the minutes of June 5, 2018

End of Minutes