

APPROVED

DATE: 12/4/18

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,  
John Kelley-Member, Cheryl Boots-Member

**Minutes for November 8, 2018**

Present constituting a quorum: Charles Hibbard, Gary Amberik, Sally Sands, John Kelley,  
Cheryl Boots

1. 9 Gregory Street  
Alexia Kearney

**This is a continued application for:**

- Replace skylights with dormer; replace casement windows

**Issues discussed include:**

- Hearing continued from 10/16/18
- Applicant did not appear as scheduled, and did not notify the OHDC.

**It was moved, seconded, and voted (5-0) to deny the application for the following reasons:**

Applicant did not appear as scheduled, and did not notify the OHDC.

2. 26 Rockaway, Unit A  
Terra Firme, LLC

**This is a new application for:**

- Window sashes

**Issues discussed include:**

- Applicant proposes to replace window sashes with identical wood & single pane by Brosco. Total number of windows is nine.
- Existing sashes are 2 over 2. New sashes are 2 over 2

**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. 134 Washington Street, #5  
MHD Harborside LLC

**This is a new application for:**

- Window Sashes

**Issues discussed include:**

- Applicant proposes to replace 4 window sashes with identical wood & single pane (Brosco). Total number of windows is two.
- Existing sashes are 6 over 6. New sashes to be 6 over 6

**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. 9 Gingerbread Hill**

Andrew and Dana Bull

**This is a new application for:**

- Chimney cap and window box

**Issues discussed include:**

- Applicant proposes to replace a broken chimney cap with a galvanized steel black model
- Applicant proposes to add flower boxes to cottage side windows and shed windows
- Applicant proposes to replace aluminum shed storm door with new door. OHDC noted that storm doors and windows are not in the purview of the OHDC.
- Applicant has withdrawn repair of rotten wood decking.

**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. 5 Lookout Court**

Kate Derr

**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to replace a total of seven (7) existing wood 6 over 6 light double hung windows with new Brosco wood 6 over 6 double hung windows to match existing windows. Three windows are on the west elevation. Four windows are on the east elevation.
- Applicant proposes to remove the existing double casement window on east elevation and cover area with new cedar 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.**

6. 25 Lee Street  
Cheryl and David Patten  
**This is a new application for:**

- Shed replacement

**Issues discussed include:**

- Applicant proposes to remove an existing 17'-0" x 8'-2" shed to construct a new shed on the same footprint.
- Existing shed has a gabled center section and two shed roofed extensions.
- Proposed replacement shed has a gabled portion that extends to the rear yard, and 1 shed-roofed section toward the house. This section steps back 6" along the yard elevation. The proposed shed would be cedar shingle clad with composite trim at rakers, fascia, soffit & casings.
- Applicant is proposing clad windows with double glazing. The 2 panel door would be solid wood with strap hinges.
- Exhibit A – Letter from Michael Smith – 27 Lee Street – In support of proposed work
- OHDC noted that shed has very limited visibility from Lookout Court & Alley

**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.**

7. 1 Nicholson Hill  
Daniel Devan  
**This is a new application for:**

- Windows, shutters, gutter

**Issues discussed include:**

- Applicant proposes to replace all 6 over 6 single pane sashes with 6 over 6 single pane windows by Brosco
- Applicant proposes to replace wood shutters with new wood shutters.
- Applicant proposes to replace one vinyl gutter with one aluminum gutter on the Basset Street side.
- New replacement downspouts to be round galvanized metal

**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. 2 Story Terrace  
Allan B. Warren  
**This is a new application for:**

- Replace shingles

**Issues discussed include:**

- Applicant proposes to remove and replace existing cedar shingles on front and left side of house.

**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.**

**9. 8 Ferry Lane #4**

Craig Sager

**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to replace old rotted windows with new windows of similar size and configuration. Windows are the same as windows that were approved and replaced previously in the same building on the same side.
- New windows to be Marvin aluminum clad dual pane windows.
- OHDC noted that home has direct waterfront exposure and was constructed in 1947. ~~Re~~

**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.**

**10. 11 Washington Street**

Greg Spanos

**This is a new application for:**

- Front stairs and roof

**Issues discussed include:**

- Applicant is in violation due to replacing existing front stairs without a COA. OHDC noted that the replacement stairs are located close to the curb along Washington Street. Applicant did not know the exact location of the property line and could not confirm if the existing stairs were on Town property. OHDC noted that they cannot approve work on Town property. Applicant withdrew replacement scope of work.
- Applicant proposes to replace roof with new three-tab shingles
- Applicant proposes to replace fence at right side of house along Washington Street. New fence to match previous fence in height and style (capped picket not to exceed 3'-0" tall)

**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:** 1. Action on front stairs pending review of location of front stairs in relation to the property line along Washington Street. No decision made on replacement stairs. Applicant to determine location of stairs in relation to the property line along Washington Street.

**11. 1 Pleasant Court**

Emily Jane Nielson

**This is a new application for:**

- Skylights

**Issues discussed include:**

- Applicant proposes to remove and replace 3 Velux skylines in like kind (same dimensions & locations)

**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. 29 High Street**

James and Elizabeth Ayer

**This is a new application for:**

- Roof

**Issues discussed include:**

- Applicant proposes to replace existing asphalt shingle roof in like kind
- New chimney flashing (if required) 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.**

**13. 22 Mechanic Street**

Elizabeth Ayer

**This is a new application for:**

- Roof

**Issues discussed include:**

- Applicant proposes to replace existing asphalt shingle roof in like kind
- New chimney flashing (if required) 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.**

**Other Matters:**

It was moved, seconded, and voted (5-0) to approve the meeting minutes of October 16, 2018.

**End of Minutes**