

# 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, Robert Bragdon - Alternate

## Minutes for July 30, 2019

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

1. 78 Front Street  
Andrea Robbini and Max Becher  
**This is a new application for:**

- Side door and windows

### **Issues discussed include:**

- Applicant proposes to remove existing side door, roof over door and adjacent double hung window and replace with a picture window and HVAC equipment. Window to be insulated SDL with 5/8" muntin and trim to match existing.
- Exhibit A – HVAC Unit Cut Sheet
- OHDC noted that the elimination of the second door would be acceptable, but would like to see the vertical corner board extended to the ground and restored to its likely original condition.
- OHDC noted that a visible HVAC unit is not historically appropriate. Unit would need to be screened or relocated to the rear of the property. Piping would also need to be concealed.
- OHDC also noted that since this is a condominium, a letter from the chairperson of the condominium association should be submitted with the application.

**Applicant chose to withdraw the application to revise the proposed scope of work.**

2. 23 Lee Street  
Richard Moffitt  
**This is a new application for:**

- Windows

### **Issues discussed include:**

MARBLEHEAD  
OLD & HISTORIC DISTRICT COMMISSION

**APPROVED**

DATE: 8/20/19

SIGNED: [Signature]

- Applicant propose to replace 24 windows. Existing windows are wood. New windows are fibrex.
- OHDC requested additional information on configuration of proposed multi-unit casement window replacement
- OHDC requested details on the sill and jamb, and how it fits into the existing rough opening.
- OHDC noted that nearly all windows are visible from a public way.

**It was moved, seconded, and voted (4-0) to continue the hearing to 8/20/19**

**3. 8 Mechanic Court**

Felix Amsler

**This is a new application for:**

- Gutters and windows

**Issues discussed include:**

- Applicant proposes to replace all existing wood gutters with new fiberglass gutters
- Applicant proposes to replace two existing second floor rear facing double casement windows (six light sashes) using new Anderson units of the same sizes and configurations.

**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**

David Donovan

**This is a continued application for:**

- Cobblestone driveway border

**Issues discussed include:**

- OHDC noted that in-kind replacement with asphalt would be acceptable. OHDC would also accept red waterstruck brick or granite cobbles. Peastone or gravel would also be acceptable.
- OHDC would prefer to see grass or soft scape between the house and the driveway, with stone steps
- OHDC was contacted by the Highway Department and noted that the limit for a curb cut on a single property is 20'-0".
- The highway department also noted that no cobbles will be allowed on Town property.
- Applicant was instructed to submit a new application requesting approval for proposes work, whether already complete or still pending.

**It was moved, seconded, and voted (4-0) to continue the hearing until 8/20/19.**

**5. 25 Mechanic Street**

Concetta Donovan

**This is a continued application for:**

- Driveway repair

**Issues discussed include:**

- OHDC was contacted by the Highway Department and noted that the limit for a curb cut on a single property is 20'-0".
- The highway department also noted that no cobbles will be allowed on Town property.
- Applicant was instructed to submit a new application requesting approval for proposed work, whether already complete or still pending.
- Applicant will speak with the building commissioner.

**It was moved, seconded, and voted (4-0) to continue the hearing until 8/20/19.**

**6. 2 Fort Beach Way**

Peter Botteas

**This is a new application for:**

- Roof

**Issues discussed include:**

- Applicant proposes to replace the top portion of the roof with new asphalt roof shingles.

**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.**

**7. 2 Fort Beach Way**

Peter Botteas

**This is a new application for:**

- Siding

**Issues discussed include:**

- Applicant proposes to remove existing red cedar shingles on first and second floor and replace in like kind
- Applicant proposes to remove existing asphalt shingles on third floor mansard and install new cedar shingles. Cedar shingles will be wrapped into the recessed windows.

**It was moved, seconded, and voted (3-1) that no estates are materially affected and to Grant (3-1) a Certificate of Appropriateness for all work as proposed.**

8. 14 Orne Street  
Justin Barclay

**This is a new application for:**

- Roof

**Issues discussed include:**

- Applicant proposes to replace old roof with new architectural asphalt shingles.

**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.**

9. 205 Washington Street  
Janelle LaVigne

**This is a new application for:**

- Roof, side-stair addition, windows, siding, trim

**Issues discussed include:**

- Applicant proposes to replace all windows, siding and trim replacement, removal of existing side addition, construction of new side stair addition on same footprint with raised plate/roof and replace roof
- Exhibit A – Revised Elevation
- Applicant requests to withdraw request for addition and request to raised roof.

**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:** Applicant request to withdraw request for addition and request to raised roof. OHDC approves window replacement with single pane true divided light wood windows, siding replacement in like kind, roof replacement, and trim replacement.

**Other Matters:**

It was moved, seconded, and voted (4-0) to approve the meeting minutes of July 16, 2019.

**End of Minutes**