

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,
Robert Bragdon-Member

Minutes for June 1, 2021

NOTE: DUE TO CURRENT COVID-19 RESTRICTIONS, MEETING WAS HELD VIA VIDEO CONFERENCE.

Present constituting a quorum: Charles Hibbard, Sally Sands, Gary Amberik, Robert Bragdon

1. 12 Waldron Court
Gail Visentin

This is a Public Hearing for:

- Addition with dormers

Issues discussed include:

- This project includes new dormers and the addition of a two-story structure at the rear of the house. Windows will be painted wood to match existing house. Exterior trim will be painted wood, typical of fascia, corner, and rake boards. Roof to be architectural asphalt shingle to match existing.
- All new material would be wood.
- New windows to be wood, simulated divided light with 5/8" muntins and dark spacer bars – Marvin Ultimate or equal

Motion to close this portion of the public hearing. Motion seconded

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

Public Participation

- No one in attendance for or against the proposed work

Motion to close this portion of the public hearing. Motion seconded

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION

APPROVED

DATE: 6/15/21
SIGNED: Charles Hibbard

Discussion

- OHDC noted that the wall dormers at the rear addition should be reduced in size to allow the roof eave to be continuous.

It was moved, seconded, and voted (4-0) to continue the hearing to 7/6/21

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

2. 48 Pleasant Street
Kristen Pratt

This is a new application for:

- Fence

Issues discussed include:

- Continued from 5-18-21
- Add new black metal fence with one gate along driveway on top of existing wall
- Fence will attach and run from end of existing fence to corner of house
- Also, we will re-fasten the existing fence (right side) to preserve it by increasing support and reducing continued tilt
- Applicant is proposing a black metal fence with 2" square posts, double cross bar at top and single cross bar at bottom, with 3/4" square pickets.
- Proposed fence will be lower than the existing ornamental fence.

Vote on Estates:

Charles Hibbard	Not Materially Affected
Sally Sands	Not Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Not Materially Affected

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.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

3. 42 Lee Street
54 Lee Street, LLC

This is a new application for:

- Driveway

Issues discussed include:

- Continued from 5-5-21
- Applicant proposes to reduce the peastone parking area by approx. 40% and replace with sod. New parking area is approximately 12' x 25'. Existing gate remains.
- OHDC noted that the proposed driveway area is still to large.
- One member noted that the area should be large spaced granite cobbles with grass or one set of tire strips out of either granite or brick
- The overall goal should be to minimize the hardscape and limit the visibility of a parked car.
- OHDC noted that there should be some buffer between the parking area and the patio area.

Vote on Estates:

Charles Hibbard	Materially Affected
Sally Sands	Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Materially Affected

It was moved, seconded, and voted (3-1) that estates are materially affected and to schedule a public hearing.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

4. 37 Mugford Street
Bethany Zannucha and Nicholas Valle

This is a new application for:

- Addition

Issues discussed include:

- Continued from 5-5-21
- OHDC noted that there was little support for the proposed additional dormer visible from Elm Street

It was moved, seconded, and voted (4-0) to continue the hearing to 7/6/21.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

5. 37 Mugford Street
Bethany Zannucha and Nicholas Valle
This is a new application for:

- Roof

Issues discussed include:

- Applicant proposes to remove existing asphalt shingle roof and replace with new architectural asphalt shingles.

Vote on Estates:

Charles Hibbard	Not Materially Affected
Sally Sands	Not Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Not Materially Affected

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.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

6. 1 Lee Street
Jim Regis
This is a new application for:

- Windows

Vote on Estates:

Charles Hibbard	Not Materially Affected
Sally Sands	Not Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Not Materially Affected

Issues discussed include:

- Continued from 5-5-21
- Applicant proposes to replace existing casement windows on the east and south facades with Anderson double hung windows to match north and west facades. Replace existing cedar shingle siding on the east façade with cedar clapboard siding to match the north façade. Replace cedar shingle siding on the south façade with same.
- OHDC noted that the south façade should be clapboards in lieu of shingles, consistent with the north façade.
- Applicant presented a revised elevation with new double hung windows. New windows will be approximately 30” wide x 42” tall with 1x4 trim and historic sills

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.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

7. 31 Front Street

Harry Lund

This is a new application for:

- Roof

Issues discussed include:

- Continued from 5-5-21
- At front of building, remove existing roof shingles and install new architectural shingles.
- Replace windowsill trim at dormer window with new composite sill. Sill is at 3rd floor level, subject to water damage, and in direct contact with the roof.

Vote on Estates:

Charles Hibbard	Not Materially Affected
Sally Sands	Not Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Not Materially Affected

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.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes

Robert Bragdon Yes

8. 5 Lookout Court

Matthew Derr

This is a new application for:

- Windows

Issues discussed include:

- Replace existing casement window combinations on left, right and rear elevation using Brosco wood single pane 6 over 6 double hung windows
- New sills and trim will match the existing historic trim on the original portion of the house.
- OHDC noted that these areas have very distant and limited visibility from the public way.
- New windows will match the existing historic windows in size and proportion.

Vote on Estates:

Charles Hibbard	Not Materially Affected
Sally Sands	Not Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Not Materially Affected

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.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

9. 22 Lee Street

Susan Barbano

This is a new application for:

- Roof

Issues discussed include:

- Removal of shingles on the entire roof of our building, which includes street facing roof and harbor facing roof of condo units 20, 22 and 22 1/2 Lee Street.
- Replacement with similar new shingles on entire roof including new hip and ridge cap shingles.

Vote on Estates:

Charles Hibbard	Not Materially Affected
Sally Sands	Not Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Not Materially Affected

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.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

10. 2 Pickett Street

Charles Stacey

This is a new application for:

- Roof

Issues discussed include:

- The roof is in need of replacing. Currently there are asphalt shingles on the top of the building and wood shingles on the dormer. We would like to have the entire roof replaced with asphalt shingles.

Vote on Estates:

Charles Hibbard	Not Materially Affected
Sally Sands	Not Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Not Materially Affected

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.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

11. 108 Front Street

John Toner

This is a new application for:

- Pergola, gutters, shutters, cobblestones

Issues discussed include:

- Construction of pergola 11' deep x 9' wide at rear patio with trestle above the rear door.
- Install flagpole on rear stump approx. 15' tall
- Install shutters
- Add cobblestones at foot of driveway, 5 rows deep
- Add cobblestone boundary in straight line with either cedar ships or stone
- Replace wood gutter with copper or aluminum everywhere
- OHDC noted that the right-side gutter should be mitered to connect to the front gable rake trim. New gutters should be either wood or fiberglass
- OHDC noted that the existing rectangular aluminum downspouts can be replaced with smooth round or corrugated round metal downspouts
- OHDC noted that the proposed shutters need to be historically accurate and have appropriate hardware and be properly mounted.
- OHDC noted that the trellis over the rear door is not visible from a public way, and the pergola has limited visibility from the public way.
- OHDC noted that the flagpole is not under OHDC purview

Vote on Estates:

Charles Hibbard	Not Materially Affected
Sally Sands	Not Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Not Materially Affected

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: 1. Proposed cobblestone boundary is removed from the application. 2. Trellis above rear door and flagpole are not under OHDC purview. 3. Shutters are conditionally approved pending submission of cut sheets and additional details no later than 6/15/21. 4. Gutter repair to be in wood or fiberglass with details to match left side gutter/rake trim transition. 5. Downspouts to be smooth round or corrugated round metal.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

12. 81 Washington Street
Christopher O'Keefe
This is a new application for:

- Roof

Issues discussed include:

- Replace existing asphalt shingles across the roof of the house with new asphalt shingles.
- Roof replacement will include installing Stormguard & synthetic underlayment and flash along the two chimneys. The roof includes four sections of a very wide arched gambrel.
- The proposed shingles quoted with our contractor are Timberline HDZ architectural asphalt shingles.

Vote on Estates:

Charles Hibbard	Not Materially Affected
Sally Sands	Not Materially Affected
Gary Amberik	Not Materially Affected
Robert Bragdon	Not Materially Affected

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.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

Other Matters

OHDC reviewed a proposal to allow administrative approval of simple roof shingle replacement. Chairman will review the draft with the Building Department.

It was moved, seconded, and voted (4-0) to approve the meeting minutes of May 18, 2021.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

It was moved, seconded, and voted (4-0) to adjourn.

Roll Call Vote:

Charles Hibbard	Yes
Sally Sands	Yes
Gary Amberik	Yes
Robert Bragdon	Yes

End of Minutes