

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,
Robert Bragdon-Member, Paul Pruett-Member, Duncan Facey-Alternate

Minutes for August 17, 2021

Present constituting a quorum: Charles Hibbard, Gary Amberik, Robert Bragdon, Paul Pruett,
Duncan Facey

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION

APPROVED

DATE: 9/7/21
SIGNED: [Signature]

1. 1 Dock Ledge Way
Linda Crane Wallace

This is a new application for:

- Windows

Issues discussed include:

- Replace 7 windows facing the harbor with 8 over 8 Marvin wood windows in existing openings on 2nd floor.
- Replace 2 side windows with Marvin 6 over 6 wood windows in existing openings on second floor.
- Marvin specification attached
- New windows will match the 1st floor windows that were replaced in 2010. Repair railing/fencing on 3rd floor flat roof.
- Railing will match existing in material and form

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.

2. 23 Waldron Street
Daphne Dwyer

This is a new application for:

- Roof

Issues discussed include:

- Replace shingles in like kind and color

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. 7 Mechanic Street
Sarah Toasoale

This is a new application for:

- Fence

Issues discussed include:

- Applicant did not appear as scheduled

~~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.~~ to continue the hearing to 9/7/21.

4. 119 Washington Street
Edward Moore

This is a new application for:

- Roof and Windows

Issues discussed include:

- Applicant proposes to replace roof shingles as well as rubber roofs under 2nd and 3rd floor decks
- Applicant proposes to replace trim, fascia and soffits as needed
- Replace windows on 3rd floor dormer
- Repair railings and deck on 3rd floor
- Window to be Brosco

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 Doak's Lane
Julie P. Moore

This is a new application for:

- Roof

Issues discussed include:

- Replace shingles in like kind and color

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. 8 Doak's Lane

Edward Moore

This is a new application for:

- Roof

Issues discussed include:

- Replace shingles in like kind and color
- Replaced rotten trim, fascia and soffits

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. 4 Gregory Street

Edward Moore

This is a new application for:

- Roof

Issues discussed include:

- Replace asphalt roof shingles
- Replace leaking skylight
- Replace rotten trim, fascia, soffits, railings and shingles in like kind
- Applicant proposes to use Azek for fascia and soffits. Fascia and soffits are at the rear of the building with a distant view from the harbor
- Skylight replacement to be same size and style

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. 17 Doak's Lane

Eric and Alyson Kaye

This is a new application for:

- Roof

Issues discussed include:

- Replace roof in like kind

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. 228 Washington Street

Edward Moore

This is a new application for:

- Roof

Issues discussed include:

- Replace existing asphalt shingles
- Replace trim, fascia, soffits as needed
- Replace clapboards on rear and side of building with fiber cement clapboards
- Replace windows in rear and side of building
- OHDC noted that the rear area is not visible or 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 with the following amendments: 1. All replacement material visible from the public way to be wood 2. Clapboard and window replacement at rear of building is not visible from the public way and therefore not under OHDC purview.

10. 162 and 162R Front Street
Michael Mulroy and Shirli Weiss

This is a new application for:

- Driveway paving

Issues discussed include:

- Repave asphalt right of way from Front Street to 162R property line – approximately 12' x 99.7'
- Replace crushed stone parking area with asphalt – approximately 57' x 22'
- Install 5 rows of cobblestone pavers 10" x 7" x 4" at each entrance
- OHDC objected to replacing the large gravel area with asphalt paving.

It was moved, seconded, and voted (5-0) to continue the hearing to 9/7/21

11. 1 Nicholson Hill
Daniel DeVan

This is a new application for:

- Roof

Issues discussed include:

- Remove existing asphalt shingles and replace with new architectural asphalt shingles in light gray

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. 12 Waldron Court

Gail Visentin

This is a new application for:

- Skylights

Issues discussed include:

- Applicant proposes to replace three (3) existing skylights in same size and style

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. 12 Waldron Court

Gail Visentin

This is a new application for:

- Vent

Issues discussed include:

- Applicant proposes to add a plumbing vent at the rear side of the house
- Vent to be painted a dark color

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.

14. 12 Waldron Court

Gail Visentin

This is a new application for:

- Door

Issues discussed include:

- Applicant proposes to replace wooden panel side kitchen door and rear wooden door with 9-lite doors
- Rear door is not visible from the public way
- Side kitchen door should be a 6 panel door with the top two panels with single glazed glass

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 1. Side door to be a 6 panel wood door with two single glazed lights. 2. Rear door is not visible from the public way and not under OHDC purview.

15. 25 Pearl Street

DJM LLC

This is a new application for:

- Remove chimney, new roof, skylights and gutter

Issues discussed include:

- Remove chimney on left side of roof
- Replace roof at left side of house using shingles to match the right side of the roof
- Replace leaking skylights with venting skylights that vent
- Replace existing wooden gutter with a seamless aluminum gutter.
- OHDC noted that the replacement gutter should be either wood or fiberglass, and should tie into the front gable rake trim to match existing detail.

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. Replacement gutters to be either wood or fiberglass, and shall tie into the front gable rake trim to match the existing detail.

16. 60 Pleasant Street

Edward T Moore Trust

- Roof

Issues discussed include:

- Replace roof in like kind
- Approval to include skylight replacement with exact same size and style if necessary

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

The owner of 75 Pleasant Street Brian O'Connor requested a modification of the COA issued on 7/20/21 related to the front entry way columns. Applicant has not been able to locate a replacement front portico column in wood. Applicant requested to use fiberglass in lieu of wood. OHDC noted that the most critical aspect is to maintain the existing proportions. OHDC noted that composite materials do not age like wood material. Applicant noted that only the column shaft would be fiberglass. The base and capital will remain as wood.

There was a motion to modify previously issued COA to change wood columns to columns with fiberglass shafts and wood capitals and bases. Motion was seconded and approved 5-0.

Regarding 42 Lee Street, the OHDC discussed an email addressed to Lisa Lyons from Mr. Carpenter dated 8/9/21. The OHDC agreed that the Chair will contact Town Counsel for guidance in preparing a response.

It was moved, seconded, and voted (4-0) to approve the meeting minutes of July 20th and August 3rd, 2021.

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

End of Minutes