

APPROVED

DATE: 8/1/23

SIGNED: Charles Hibbard

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, Mariana Vaida-Member, Michael Fuenfer-Alternate, Duncan Facey-Alternate

Minutes for July 18, 2023

Present constituting a quorum: Charles Hibbard, Gary Amberik, Bob Bragdon, Paul Pruett,
 Marianna Vaida

Regular Hearings

1. 42 High Street
 Jennifer Aspinall
This is a new Application for:

- Replace existing wood fence with new wood fence in same style and appearance of old fence and utilizing the same footings.
- Repair stone wall abutting street

Issues discussed include:

- OHDC noted that the post anchors should be on the back of the posts to limit visibility from the street.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

2. 14 Watson Street
 Nancy Glover
This is a new Application for:

- Stairs

Issues discussed include:

- Replace deteriorated stairs at left side of house nearest Pleasant Street with new wood stairs and railings
- OHDC noted that the balusters should be turned balusters
- OHDC noted that the side cheek walls of the stair should be lattice to match front stair

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following

amendments: 1. All material to be wood. 2. Balusters to be turned. 3. Side walls to match existing front skirting

3. 170 Washington Street
Lauren McCormack and Vicki Boyle
This is a new Application for:

- Stone Wall

Issues discussed include:

- Applicant requested to continue the hearing to August 15, 2023

It was moved, seconded, and voted (5-0) to continue the hearing to August 15, 2023

4. 34 Front Street
Sally Thompson
This is a new Application for:

- Condenser Lines

Issues discussed include:

- OHDC noted that the exposed plastic line set enclosure is visible from the public way and not historically appropriate
- OHDC requested that the applicant review alternative solutions with their contractor to conceal the line sets

It was moved, seconded, and voted (5-0) to continue the hearing to August 15, 2023

5. 1 Stacey Street
M/R Rockett
This is a new Application for:

- Garage

Issues discussed include:

- Continued from June 27, 2023
- Exhibit A – Updated plans dated 7/14/23
- Applicant presented updated plans reflecting previous OHDC comments
- The proposed windows are metal. Existing windows are a combination of wood and metal
- The existing building is CMU. Applicant proposes to clad the CMU with vertical wood siding

- OHDC noted that there should be a distinction between the first floor and second floor cladding
- OHDC noted that the detailing around the metal windows will be important, along with how gutters and downspouts integrate in the building
- OHDC recommended providing options for garage doors
- OHDC requested additional information on signage and lighting

It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a public hearing for August 15, 2023

6. 34 Franklin Street
Louise and Jacques Yarmoff
This is a new Application for:

- Dormer and Windows

Issues discussed include:

- Continued from June 27, 2023
- Exhibit A – Proposed Front Elevation dated 5/30/23
- Applicant presented a Marvin wood and clad window. OHDC noted that the bottom rail is too wide ~~wide~~ ^{tall}
- A majority of the commission did not support clad windows.
- A majority of the commission did not support simulated divided light at the front elevation facing Franklin Street due to the proximity of the building to the public way
- Applicant noted that downspouts will not be replaced as indicated on the drawings

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments. 1. Windows on the first and second floor, front façade shall remain or be replaced with single pane, true divided light wood windows. 2. All windows to be wood with the exception of the rear façade and windows not visible from the public way. 3. Bottom sash rail shall be 2 5/8" max. (narrow). 4. Spacer bars at simulated divided light to be dark in color. 5. New downspouts to be corrugated round to match existing.

7. 45 Norman Street
Ramsay Hoguet
This is a new Application for:

- Addition

Issues discussed include:

- Exhibit A - Updated plans dated 7/13/23
- Applicant presented updated plans based on previous OHDC comments
- OHDC did not support the circular window at the left side elevation

- OHDC requested additional information on the proposed windows
- OHDC requested additional information on screening for the AC condensers, light fixtures, downspouts, fencing, chimney brick veneer, and fireplace venting
- Applicant to provide an updated plot plan

It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a public hearing for September 5, 2023

8. 1 Gregory Street
Thomas and Ashley McMahon
This is a new Application for:

- Dormer

Issues discussed include:

- Continued from July 5, 2023
- Addition of new dormer per plans
- Windows at dormer to match existing and type as previously approved
- New trim, clapboards and fiberglass/asphalt shingles at dormer to match existing
- Applicant reduced the overall size of the dormer based on previous OHDC comments
- OHDC asked if gutter and downspout could be removed. Applicant agreed to remove the gutter and downspout.

It was moved, seconded, and voted (3-2) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Gutter and downsout to be removed. 2. Windows to be wood single glazed true divided light.

9. 10-12 summer Street
Michael Kehn
This is a new Application for:

- Stone Wall Repair

Issues discussed include:

- Continued from July 5, 2023

It was moved, seconded, and voted (5-0) to continue the hearing to August 1, 2023

10. 55-61 Pleasant Street
Kenneth Bures
This is a new Application for:

- Fence

Issues discussed include:

- Replace existing fence behind the condominium units and along Watson Street.
- New fence to be 'Melrose' style per the application

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

11. 61R Front Street

Andrew Balunas

This is a new Application for:

- Gutters and Fascia

Issues discussed include:

- Continued from July 5, 2023
- Replace wood gutters with fiberglass gutters
- Replace rotted wood fascia board with boral or wood
- Existing downspouts to remain

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Fascia material to be either Boral or Lifespan wood

Other Matters

The following roofs were administratively approved by the Building Department:

1 Crocker Park – Brian Wheeler – Roof approved on July 7, 2023

It was moved, seconded, and voted (5-0) to approve the minutes for July 5, 2023

It was moved, seconded, and voted (5-0) to adjourn.

End of Minutes