

APPROVED

Old and Historic Marblehead Districts Commission

c/o Engineering Dept., 7 Widger Road
Marblehead, Massachusetts 01945
(781) 631-1529

DATE: 8/1/17

SIGNED: Charles D. Hibbard

Charles Hibbard-Chairman, Gary Amberik-Secretary, Sally Sands-Member, Anthony Sasso-Member

Minutes for July 18, 2017

Present constituting a quorum: Charles Hibbard, Gary Amberik, Sally Sands, Anthony Sasso

1. 36 Mugford Street

Joe Roman

This is a public hearing for:

- Demolition of rear addition and garage, replace rear façade siding, window trim, corner boards, water table, door and windows, rebuild left side porch, side entry doors, demo chimney

Issues discussed include:

- Applicant proposes extensive work at 36 Mugford Street to restore and preserve the home and return it to a single-family property.
- Applicant proposes to demolish the existing rear addition, deck and garage, replace rear façade siding, window trim, corner board, water table, door, windows, rebuild left side porch, side entry doors, demolish one of the two existing chimneys, replace the side fence bordering 98 Elm Street, replace all double hung windows, replace downspouts, and install AC compressors at rear of property.
- Proposed downspouts to be round corrugated metal
- Proposed replacement windows to be Marvin Ultimate
- Public Comment
- Paul McCauley – 34 Rear Mugford. Reviewed concerns with Owner and is in support of renovations.
- Todd Huber – 5 Harris Court. Concerned with AC compressors at rear of property. Applicant noted that a screen would be installed, and that information on the proposed condensers would be shared.
- Fred Forsgard – 7 Harris Court. Would like to work with the applicant on repairing the rear fence abutting 7 Harris Court.
- Rear deck railing and structure material to be wood. Decking to be Ipe or similar wood.
- New side door to be wood with a wood frame and two small bullet glass lites at top
- OHDC objected to the the removal of the chimney due to it's historic significance, visibility from Elm Street and it's contribution to the overall symmetry of the façade. Applicant asked if a thin brick replacement chimney would be acceptable. The OHDC noted that a mock-up would be required prior to approval.
- OHDC requested an opportunity to review the demolition of the existing rubble wall prior to approving enlarging the opening.

- OHDC requested additional information on the proposed replacement window, including dimensions, as well as a sample or mock-up. OHDC noted that it is important to minimize the net-reduction in the daylight opening.

It was moved, seconded, and voted (4-0) to Grant (4-0) a Certificate of Appropriateness for all work as proposed with the following amendments. Items from the application noted 1, 2, 3, 4, 7, & 9 are approved. Item 5 is not approved. Items 6, 8 & 10 are postponed until 8/15/17.

2. 23 Waldron Court

Charles Kaplan

This is a continued application for:

- Install hot tub

Issues discussed include:

- Hearing continued from 6/27/17
- After further review, it was determined that the area was not visible from a public way.

It was moved, seconded, and voted (4-0) that the proposed work is not under the purview of the Old and Historic Districts Commission.

3. 36 Franklin Street

Carrie Mae Newton

This is a continued application for:

- Driveway, walkway, wall

Issues discussed include:

- Hearing continued from 6/27/17
- Applicant requested that the hearing be continued to 8/15/17

It was moved, seconded, and voted (4-0) to continue the hearing to 8/15/17

4. 10 Waldron Street

Kate Prescott

This is a new application for:

- Install A/C condenser, vent in roof

Issues discussed include:

- Hearing continued from 6/27/17
- Exhibit A – Plans LE-1 and L-1 dated 7/18/17
- Exhibit B – Letter from David Snead & Kate Prescott dated 7/15/17 in consent of installation of AC compressor at location shown on plan
- Applicant proposed to install a wood fence to screen a new AC compressor.

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 amendment: Left side of fence to return along property line. Fence can extend onto abutting property as shown on Exhibit A drawing L-1 with abutter's approval. New fence to be 5'-0" tall solid board fence.

5. 15 Goodwin's Court

Lowell and Francia Blitt

This is a new application for:

- Window, garage shingles

Issues discussed include:

- Applicant proposes to replace existing combination picture / casement window in like kind. New window to be Anderson 400 Series
- Applicant proposes to install cedar shingles over exposed concrete wall

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.

6. 191 Washington St.

Donna Vigue

This is a new application for:

- Windows, trim, paint, window boxes

Issues discussed include:

- Applicant proposes to replace six (6) existing windows at the right side of the house with new wood double hung, true divided light single pane windows, repair rotted wood trim at front of house, and install window boxes at front first floor windows.

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. 16 Pickett St.

Mark Mortensen

This is a new application for:

- Roofing, A/C condensers

Issues discussed include:

- Applicant did not appear as scheduled. Upon review of application, proposed work appears to have already been completed without prior OHDC approval. OHDC to contact Building Commissioner to review.

It was moved, seconded, and voted (4-0) that the applicant cannot be heard by the Commission for the following reasons: Applicant did not appear as scheduled.

8. 80 Front St.

Scott Macallister

This is a new application for:

- Clapboards, windows

Issues discussed include:

- Applicant proposes to replace the rotted shingles at the dormer with new clapboards. OHDC noted that shingles with woven corners would be more appropriate.

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: Siding material to be cedar shingles with woven corners. Exposure to be 4 1/2" +/-.

9. 28 Washington St.

Ruth Ferguson

This is a new application for:

- Roof, gutters, fence repair

Issues discussed include:

- Applicant proposes to install new roof in like kind, replace wood gutter in like kind, repair fence at front of house in like kind, and replace caps on fence in like kind.

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.

10. 55 Gingerbread Hill

Fred Callori

This is a new application for:

- Connect two dormers

Issues discussed include:

- Applicant proposes to connect two small shed dormers on the front elevation of the house. All materials to match existing. Windows to remain.
- Applicant also would like to replace the roof in like kind.

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: Approval to include replacement of roof shingles in like kind

11. 2 Stacey Court

Laurie Boggis

This is a new application for:

- Light Fixtures

Issues discussed include:

- Applicant proposes to replace one front and one rear light fixture (cut sheets provided)

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.

12. 2 Stacey Court

Laurie Boggis

This is a new application for:

- A/C Condenser

Issues discussed include:

- Applicant proposes to install a small compressor at the side of the house. OHDC noted that due to the visibility from a public way, a fence or screen should be provided.
- Applicant proposes to run refrigerant lines enclosed in plastic covers exposed along the side of the house along Stacey Court. Several members of the OHDC noted that this was not appropriate, and an attempt should be made to conceal the refrigerant lines from view. Applicant noted that other properties have installed similar lines, but the OHCD noted that it did not recall approving any previous installations similar to the proposed work at 2 Stacey Court.
- Applicant agreed to discuss options with HVAC contractor

It was moved, seconded, and voted (4-0) to continue the hearing until 8/15/17.

Other Items:

It was moved, seconded and voted (4-0) to approve the Meeting Minutes for June 27th, 2017

End of Minutes