



**OLD AND HISTORIC MARBLEHEAD
DISTRICTS COMMISSION**
c/o Engineering Department, Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945
781-631-1529

MARBLEHEAD MA
NOV 12 2023

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date of Application: 11-4-20 **Hearing Date: (office Use)** _____

In accordance with the Old and Historic Marblehead Districts Acts (MA Acts of 1965, Ch. 101) and Chapters 110 & 233 of the By-Laws of The Town of Marblehead, application is hereby made for a Certificate of Appropriateness for:

alteration ☒ construction ☒ demolition ☒ restoration ☒ roof _____
sign _____ other appurtenance _____

pertaining to a property in the: Old Town District ☒ Gingerbread Hill District _____

Address of Property: 45 Pleasant Street **Map #** 134 **Lot #** 65

Year building erected 1800 **Architect:** Unknown

1. On the following page(s), please describe the work proposed. Please refer to the OHDC Application Guidelines and, if applicable, New and Modified Parking Application Guidelines.

2. This application must be submitted for review and signature, by appointment, to the Marblehead Building Department (MBD) for verification of applicable codes and bylaws. Contact the Building Department for an appointment at 781-631-2220. The Building Department signature does not constitute approval of the work by the Building Department or the OHDC.

3. Following the Building Department review and signature, submit 6 copies of the completed application to the Engineering Department by 12:00 PM the Thursday* before the next scheduled OHDC meeting. *Subject to change

Owner Information:

Signature _____

Name (printed) Tom Groom **Email** tgroome@groomeco.com

Address: 96 Swampscott Rd. Salem, MA 01970

Phone Numbers: Home _____ **Work** 781-581-3572 **Mobile** 617-212-8510

Applicant or Representative Information: (if different from owner)

Signature Brigitte Fortin **Phone** 617-838-8682

Name (printed) Brigitte Fortin **Email** bfortin425@msn.com

Address: 32 Church Street, Salem, MA 01970

Proposed Scope of Work: Please describe ALL portions of the proposed work and include (as applicable) photographs, sketches or drawings with dimensions – existing and proposed. Amendments may be made to the application during the hearing at the discretion of the Commission. Please refer to the Old and Historic Districts (OHDC) Guidelines, and as applicable, parking submission requirements.

45 Pleasant is an existing single-family home built around 1800 for Mrs. Gray, turned into the Nichols funeral home and later into a 3 family.

The owner proposed to renovate it as a single-family home. Most of the work consists of repair in kind, including reglazing and repainting the original wood, true divided single pane, double hung windows, repairing and painting the existing wood clapboard and trim, and repairing and repainting the existing front doors. The exterior onion light fixtures will be restored or replace to match existing

The front (south) elevation of the main house will not change, keeping the existing streetscape as is on Pleasant street. The left side addition façade will be brought back closer to its original layout based on a photograph. The double doors on the left side addition will be replaced by a single door w/ sidelight centered on the portico. The existing single glazed double hung windows will be installed in new openings. The enclosed porch on the right side will be restored to an open porch by removing the early 1900s window kit. A 6' section toward the back will be enclosed to enlarge the proposed mudroom. The existing door assembly will be installed in the new wall.

On the right side (east elevation), the owner proposed to create a level 2 car pea stone parking area for 2 cars. To minimize the impact of the parked cars, the driveway will go down 1'-6" and pitch toward the rear yard. 3 existing basement windows will be blocked due to the new grade. A new short (less than 30") concrete wall veneered with natural thin stone will hold the grades in place on part of the right side and rear of the driveway. The remaining 20' of frontage on the right will be landscape and the existing slope will be maintain leaving a visual corridor toward the rear of the property.

On the left side (west elevation), the windows will be modified as described above in the section closer to the street. Some of the newer windows (Anderson and large picture window) will be replaced by new wood clad, double pane simulated divided light casement or double hung windows to match existing. (see west elevation). The underside of the front section will be getting a new foundation and the basement wall will be clad with clapboard to match existing instead of lattice work to allow for insulation.

The owner proposes a few alterations to the rear elevation (North). This elevation is facing a residential neighborhood and will not be directly visible from a public way. The second and third floor will remain the same. The first-floor windows will be replaced by wood, double pane simulated divided light double hung (Pella Architect or equal) slightly shorter but keeping the same width and rhythm as the original windows. One of the windows will become a single French door to access a proposed deck at the first-floor level. The deck will be built in cedar and hardwood decking (1pc or equal). The basement windows will not be changed but the grades will be raised slightly to reduce the distance between the living space on the first floor and the yard.

The owner proposed to reduce the length of the later addition at the rear of the building. This section is structurally unsound and lacking proper foundation. The owner proposed to reinforced the foundation and keep enough of the structure so the visible section of the west elevation from Pleasant street will not change.

(attach additional page(s) if necessary)

For official use only


Marblehead Building Department Signature

11/12/20
Date

Additional Hearings Required:

Conservation Commission	Yes <u> </u>	No <u>✓</u>
Zoning Board	Yes <u>✓</u>	No <u> </u>
Planning Board	Yes <u>✓</u>	No <u> </u>

Is a Building Permit Required for the work proposed? Yes ✓ No

45 - 49 PLEASANT STREET LLC.
SINGLE FAMILY RENOVATION

45-49 PLEASANT STREET
MARBLEHEAD, MA. 01945

HISTORIC COMMISSION
ISSUED NOVEMBER 9, 2020



PITMAN & WARDLEY
ASSOCIATES LLC
ARCHITECTURE & DESIGN
33 CHURCH STREET
SALISBURY, MASSACHUSETTS 01970
978-744-8982

BF DESIGN
BRIGITTE FORTIN, AIA
ARCHITECT
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PROJECT OWNER
45-49 PLEASANT STREET LLC
45-49 PLEASANT STREET
MARBLEHEAD, MA 01945

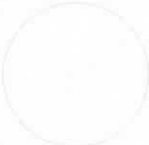
PROJECT NAME

PLEASANT STREET
SINGLE FAMILY RENOVATION

45-49 PLEASANT STREET
MARBLEHEAD, MA. 01945

KEY PLAN

SUBMISSION	DATE
CHDC	11/09/2020
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COVER PAGE	



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SHEET NUMBER

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SINGLE FAMILY RENOVATION

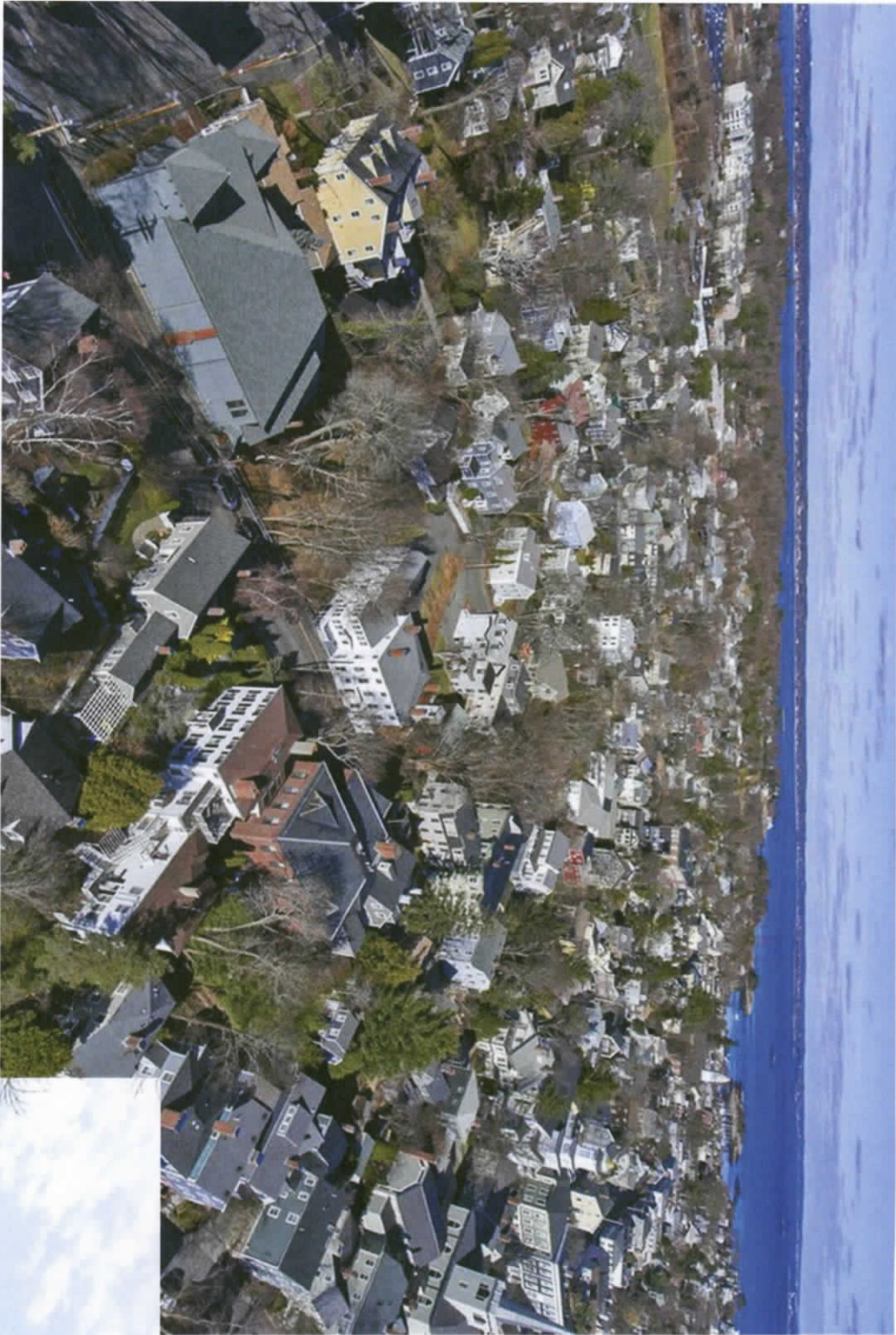
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PLEASANT STREET
SINGLE FAMILY RENOVATION

45-49 PLEASANT STREET
MARBLEHEAD, MA. 01945

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PLEASANT STREET
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45-49 PLEASANT STREET
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SCHEMATIC SITE / LANDSCAPE PLAN	

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XX XX	MM/DD/YYYY

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L1.1

ARCHITECTURAL
All drawings and written material appearing
herein constitute original unpublished work,
and may not be distributed, used or disclosed
without the written consent of Flinway &
Wandler / Associates, LLC.



PLEASANT STREET
SINGLE FAMILY RENOVATION

45-49 PLEASANT STREET
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KEY PLAN

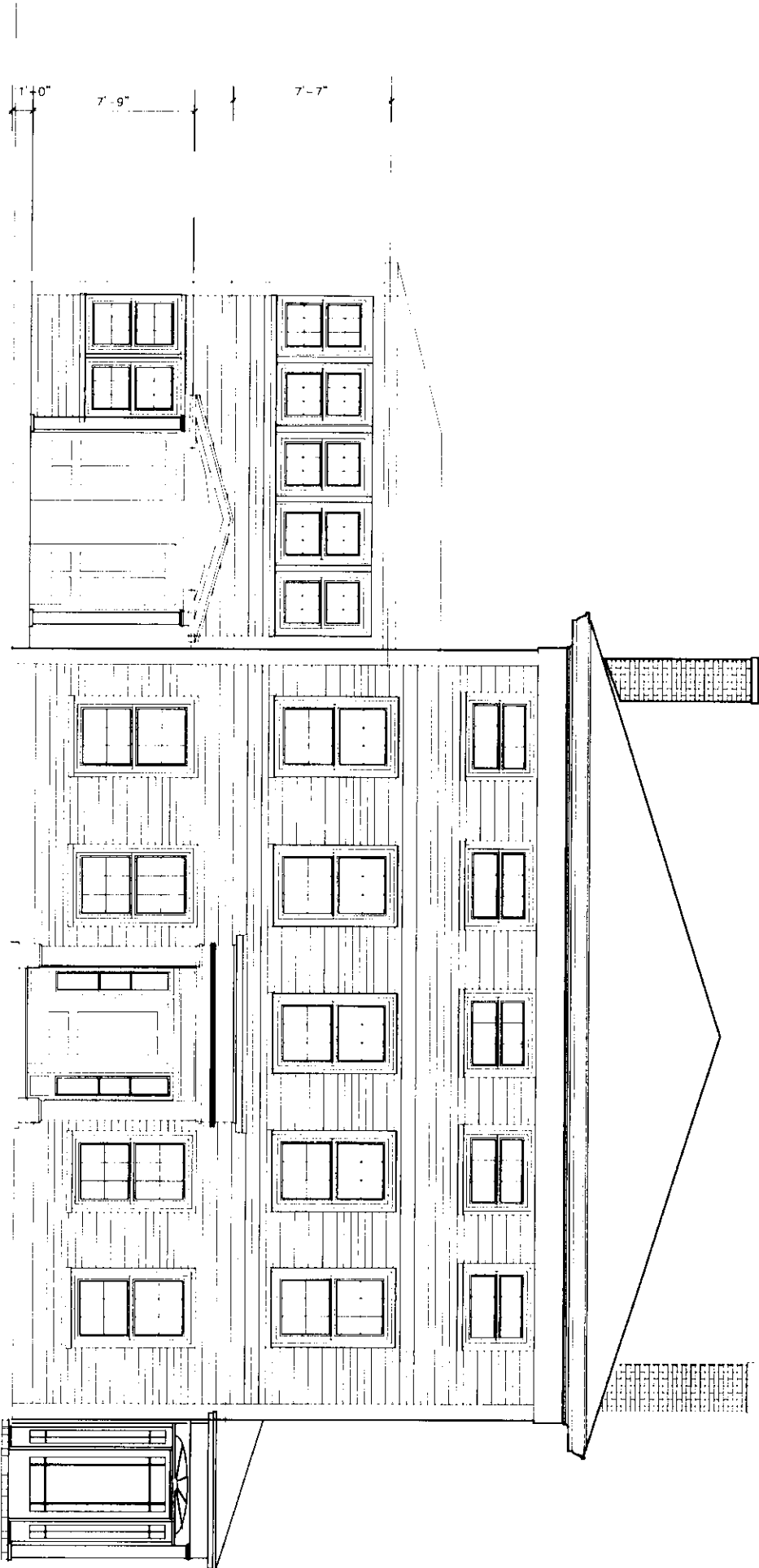
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EXISTING FRONT ELEVATION	

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EX2.1

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EXISTING FRONT ELEVATION (SOUTH)

1/8" = 1'-0"

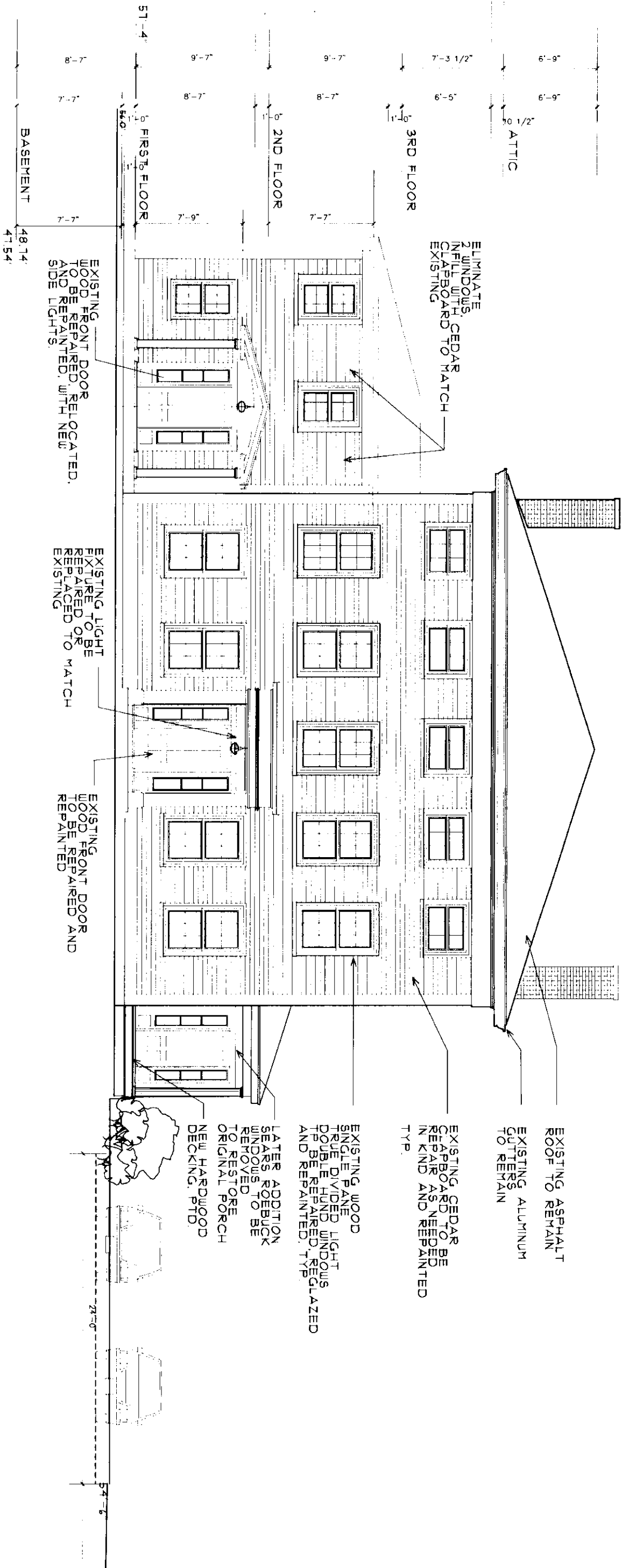
ATTIC	10 1/2"	6'-9"	6'-9"
3RD FLOOR	1'-0"	6'-5"	7'-3 1/2"
2ND FLOOR	1'-0"	8'-7"	9'-7"
FIRST FLOOR	1'-0"	8'-7"	9'-7"
BASEMENT	7'-7"	8'-7"	
			57'-4"
			48.74'
			47.54'

PLEASANT STREET
SINGLE FAMILY RENOVATION

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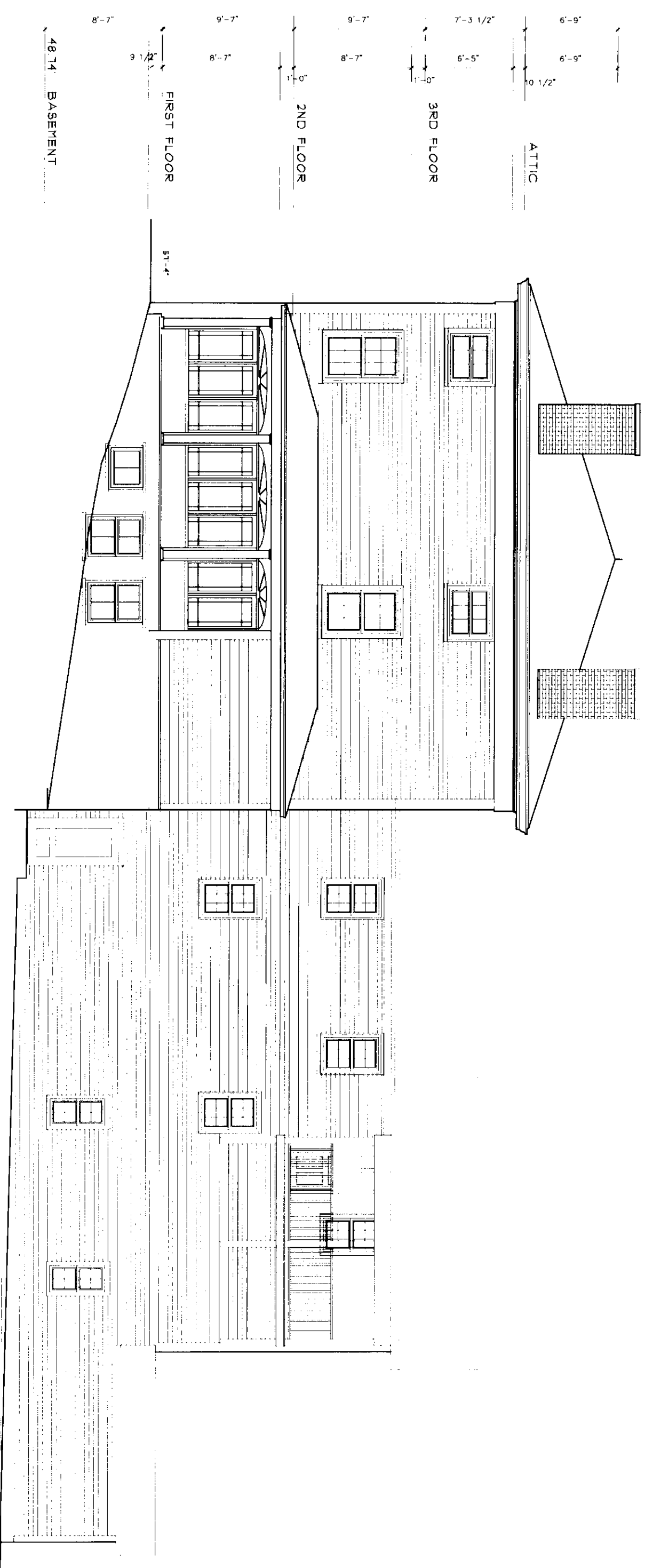
SUBMISSION	DATE
OHDC	11/09/2020
DRAWING TITLE	PROPOSED FRONT ELEVATION

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PROPOSED FRONT ELEVATION (SOUTH)

1/8" = 1'-0"



EXISTING RIGHT SIDE ELEVATION (EAST)

1/8" = 1'-0"

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SUBMISSION DATE
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EXISTING RIGHT ELEVATION

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EX2.2
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PLEASANT STREET SINGLE FAMILY RENOVATION

**45-49 PLEASANT STREET
MARBLEHEAD, MA. 01945**

KEY PLAN

PROPOSED RIGHT

PROPOSED RIGHT

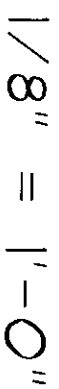
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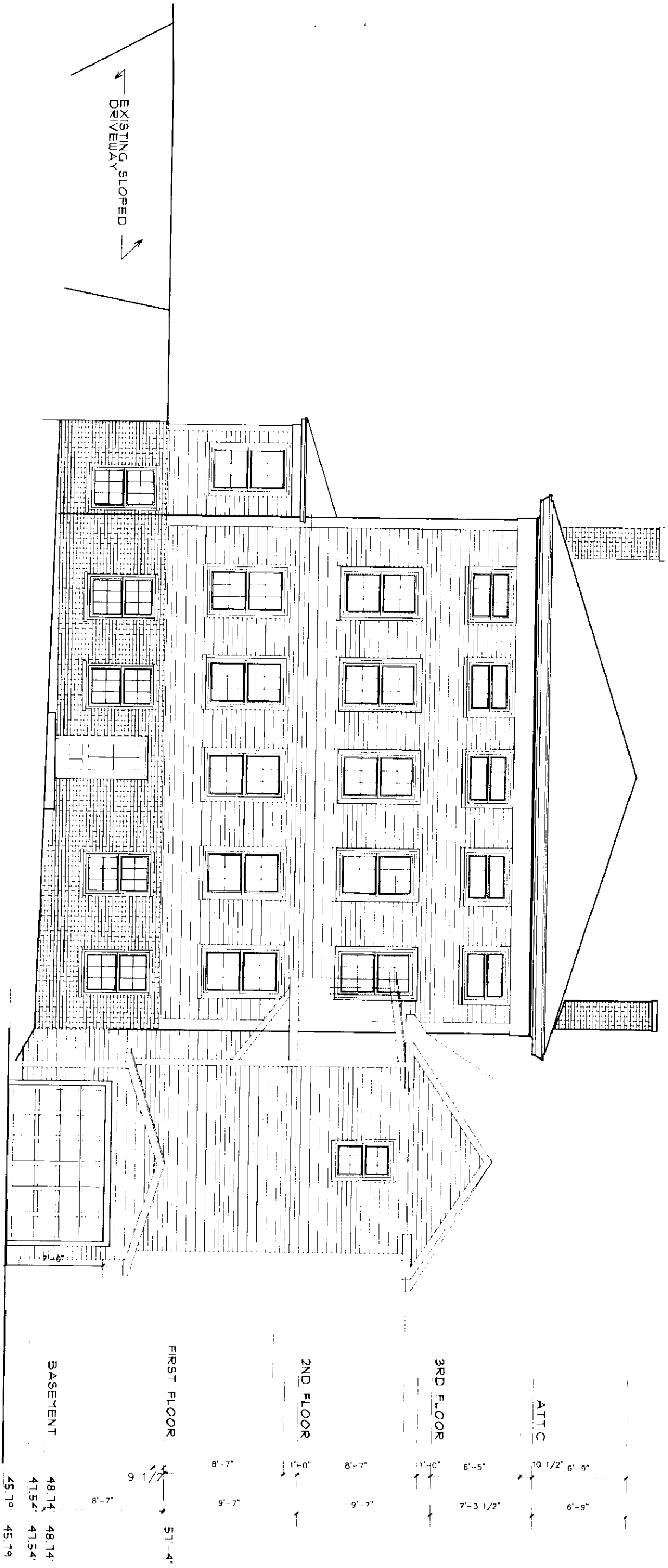
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EXISTING REAR ELEVATION

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EX2.3
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EXISTING REAR ELEVATION (NORTH)

1/8" = 1'-0"

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PLEASANT STREET SINGLE FAMILY RENOVATION

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MARBLEHEAD, MA. 01945**

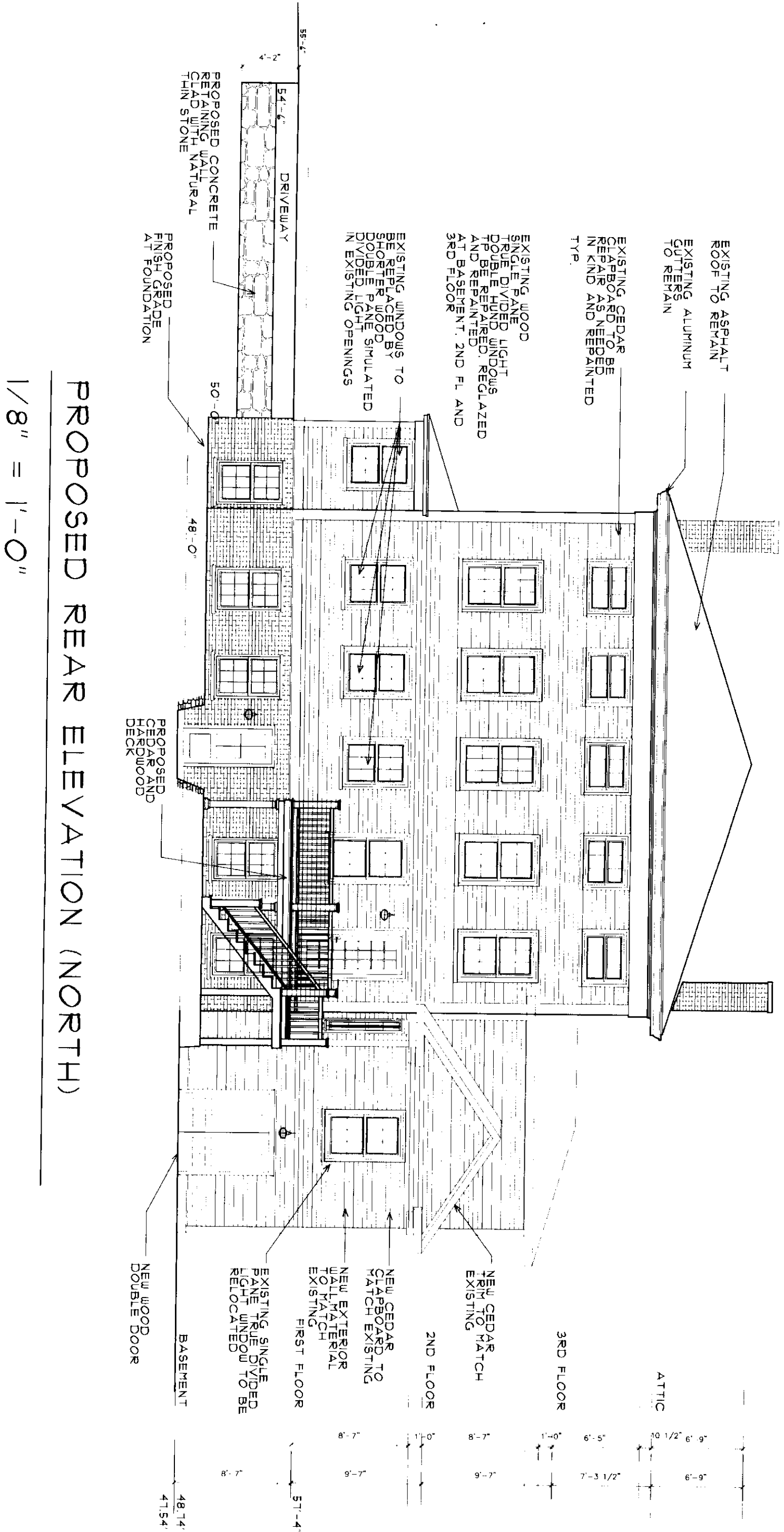
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PROPOSED REAR ELEVATION	

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PROPOSED REAR ELEVATION (NORTH)

$$1/8'' = 1'-0''$$

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MARBLEHEAD, MA. 01945

KEY PLAN

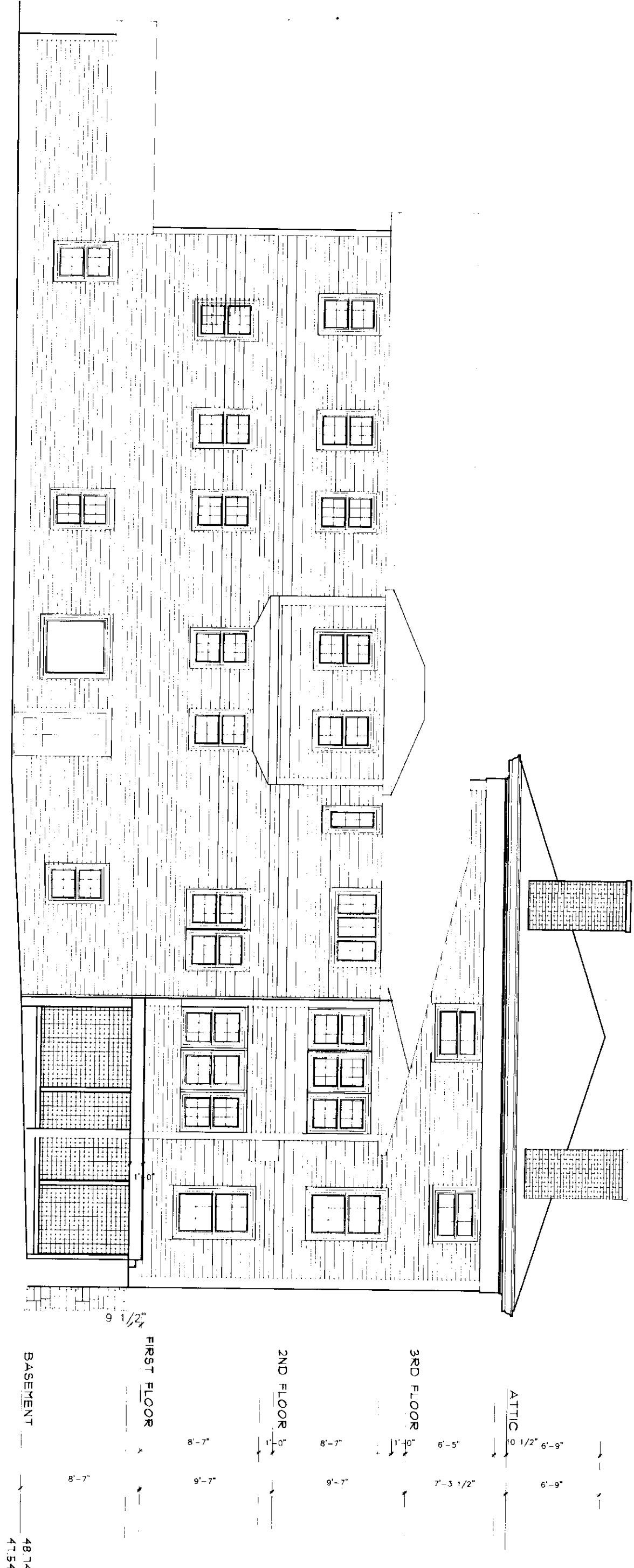
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EXISTING LEFT ELEVATION

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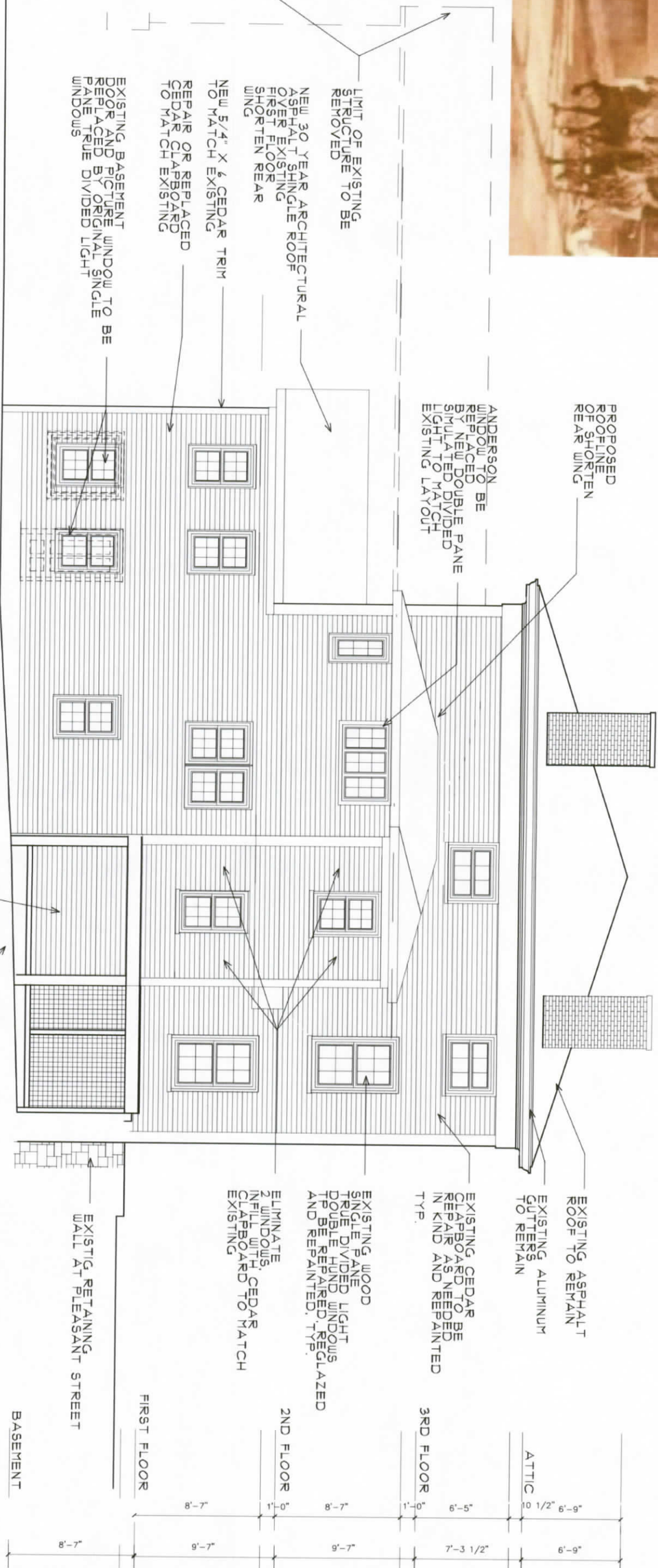
EX2.4

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EXISTING LEFT SIDE ELEVATION (WEST)

1/8" = 1'-0"



PROPOSED LEFT SIDE ELEVATION (WEST)

1/8" = 1'-0"

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PROJECT NAME

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KEY PLAN

SUBMISSION DATE
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DRAWING TITLE
PROPOSED LEFT ELEVATION

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A2.4

ARCHITECTURAL

NEW LAWN
EXISTING SECTION OF BUILDING TO BE REMOVED

REPLACE EXISTING DOOR AND PICTURE WINDOW WITH EXISTING SINGLE PANE TRUE DIVIDED LIGHT WINDOWS

NEW DOUBLE DOOR IN NEW OPENING

MECHANICAL ROOM

EXISTING DOOR TO BE ELIMINATED

F.G. 44.85

F.G. 48'-6"

7'-3 7/8"

F.G. 50'-0"
(EXIST. 47'-0")

NEW LAWN

F.G. 50'-0"
(EXIST. 48'-0")

12'-6"

7'-0"

7'-5"

TRESHOLD 48.74

28'-0"

30'-0"

NEW FOOTINGS AS REQUIRED BELOW EXIST WALLS

EXISTING COLUMNS ON SHALLOW FOOTINGS

LIMIT OF EXISTING FOUNDATION WALLS

OPEN AREA BELOW DECK

16'-3 3/8"

37'-2 5/8"

6'-9 1/2"

PROPOSED LOWER LEVEL
1/8" = 1'-0"

GENERAL NOTES:
1. SALVAGE ALL TRIM, DOORS, BASEBOARDS, ETC. TO BE REUSED.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE OWNER/ARCHITECT OF ANY DISCREPANCY STARTING THE WORK.
SEE SPECIFICATIONS AND SCHEDULES FOR SCOPE OF WORK. DEAC

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PROPOSED LOWER LEVEL PLAN

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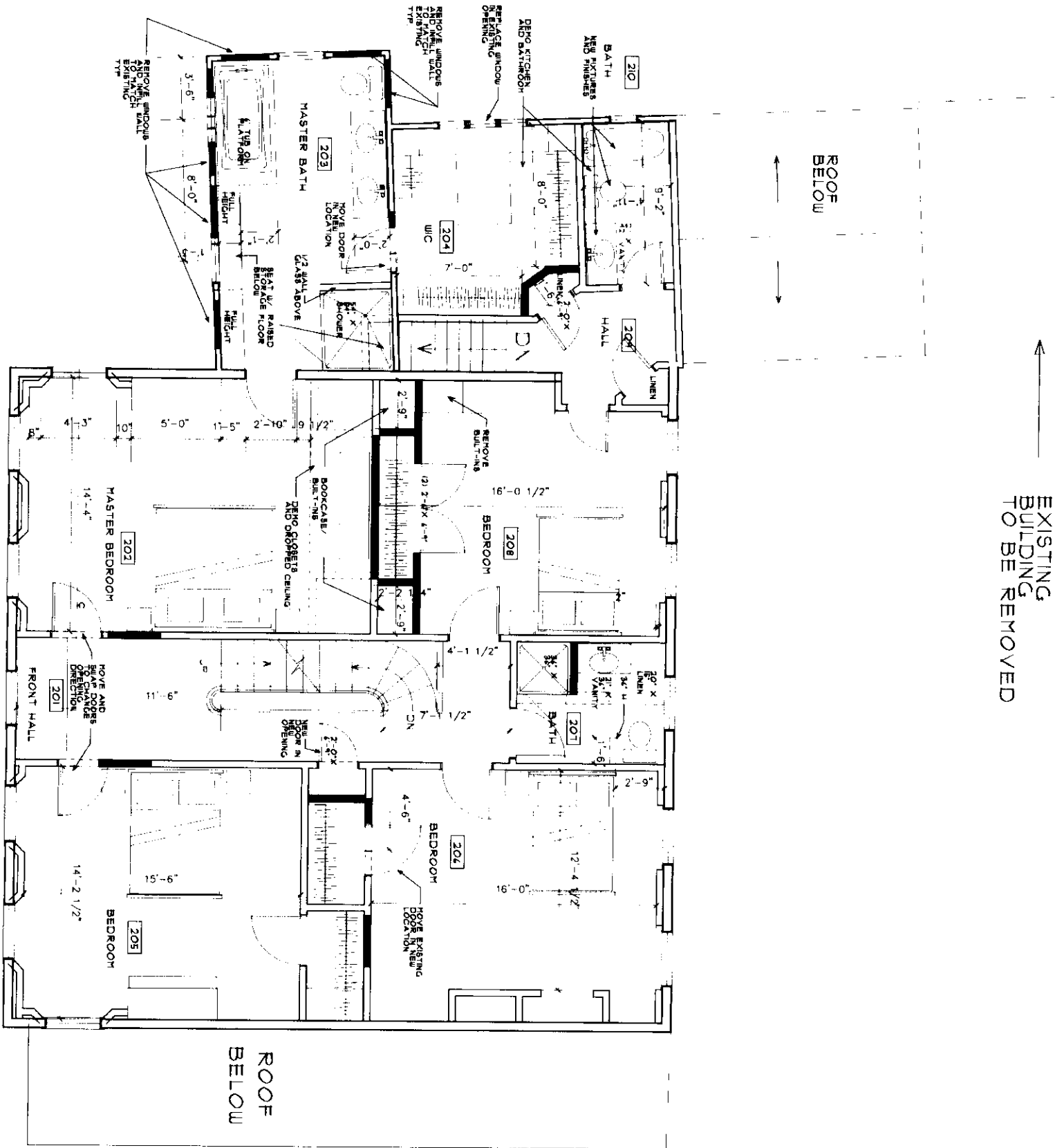
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SINGLE FAMILY RENOVATION

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KEY PLAN

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EXISTING
BUILDING
TO BE REMOVED

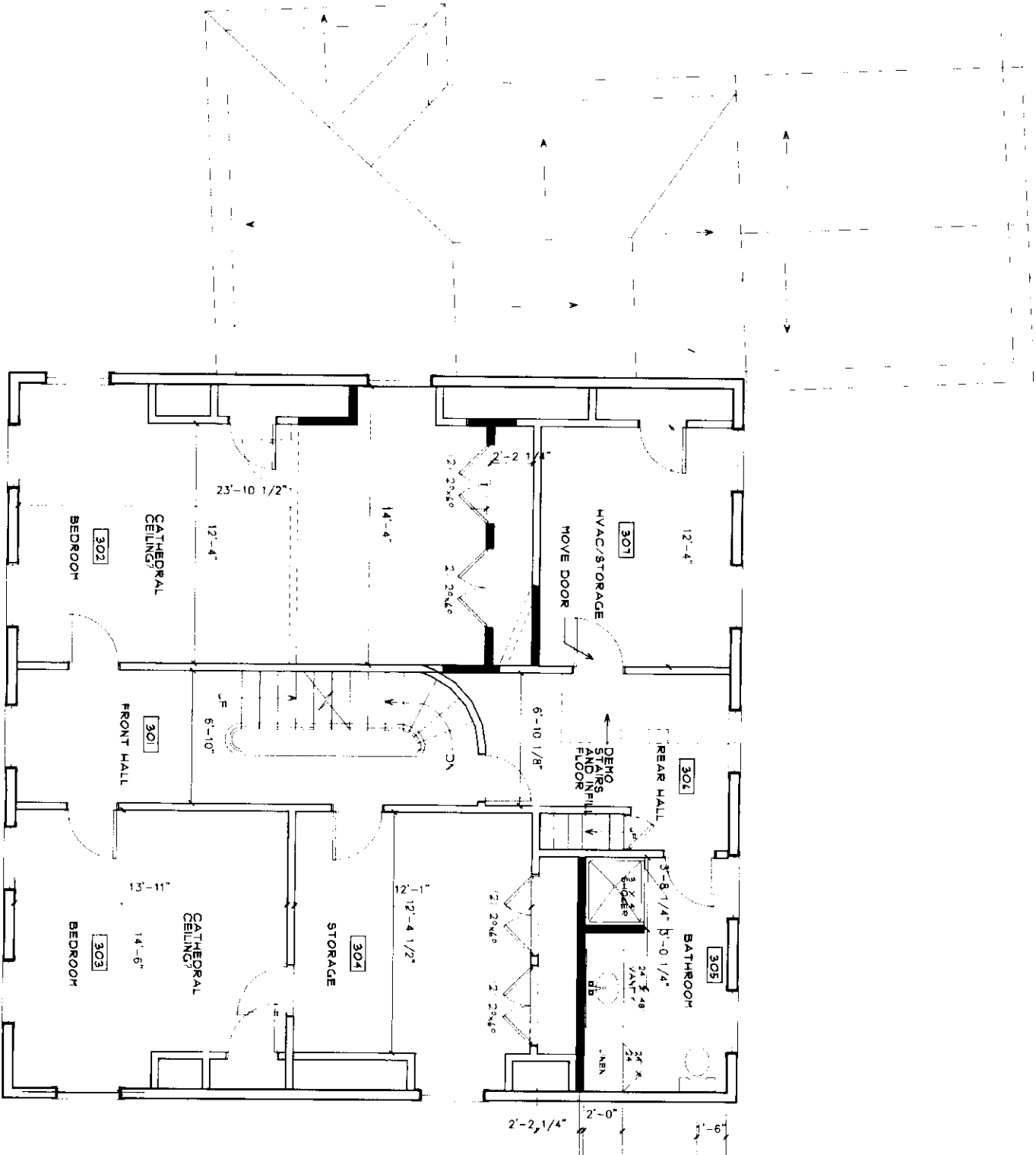
ROOF
BELOW

ROOF
BELOW

PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"

PLEASANT STREET
SINGLE FAMILY RENOVATION

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PROPOSED 3RD FLOOR PLAN
1/8" = 1'-0"