

APPROVED

DATE: 8-16-16

**Old and Historic Marblehead Districts Commission**

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

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

**Minutes for August 2, 2016**

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

**1. 118 Front Street****Patricia Lausier****This is a Public Hearing for:**

- Siding, remove shed, convert to single family, garage addition, dormers, remove outbuildings

**Issues discussed include:**

- Vinyl siding, house in disrepair. Currently a multi-family. Original house cir. 1725.
- Proposal is to convert the house to a single family with a separate apartment over the garage
- Applicant proposes a garage addition. Garage is designed to be similar to outbuildings typical to the area
- Applicant proposes three dormers at the front elevation. Commission stated that rectangular dormer is not historically appropriate.
- Applicant proposes to remove some additional outbuildings
- Exhibit A- revised drawing set dated 8/2/2016
- Exhibit B- photo along circle street
- Bruce Kosakowski, 24 Circle Street, would like the plans rejected on their merit
- William Stevenson, 116 Front Street, asked for clarification on modifications to the stone wall.
- Ken Glass, 33 Circle Street, believes the house was a single family and does not feel the garage is appropriate
- Ed Morris, 125 Front Street, had a question on the existing roof height, garage dimensions and offset. It was noted that the garage is 28'-0" x 24'-0" and offset from the right rear corner by 9'-0". The height of the garage is 24'-0".
- Cynthia Kosakowski, 24 Circle Street, concerned with proximity to their home; the size of proposed garage additions; and parking access and vehicle circulation
- Peter Dewolf, Meritt Street, concerned with size of proposed garage and appreciates upgrades to the existing house
- Susan Andressano, 114 Front Street, concerned with added garage
- Commission did not feel that dormers were appropriate at the front elevation

- The height of the garage appears too tall and out of proportion with the house and setting
- The original house was set back from the property lines
- OHDC requested an updated application that outlines all proposed changes

**It was moved, seconded, and voted (5-0) to continue the proceedings until 9/6/2016**

## **2. 5 Glover Square**

**Joan Hollister**

**This is a continued application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to replace ten (10) existing casement style windows with single glazed true divided light wood windows in like kind

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for all work as proposed with amendments for reason noted:** 1. Application to include only windows visible from a public way; 2. Sizes to remain the same as existing; 3. New windows to be single glazed true divided light wood windows.

## **3. 137 R Front Street**

**Dr. Barbara Moore**

**This is a new application for:**

- Siding

**Issues discussed include:**

- Applicant proposes to replace clapboard siding with red cedar clapboards with 1 ½" exposure

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for all work as proposed.**

## **4. 62 Washington Street**

**Louise Rothery**

**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to replace several windows with aluminum clad replacement windows
- The commission stated that aluminum clad windows are not historically appropriate. All wood construction is appropriate.
- The commission stated that dual-pane (SDL) is not appropriate for this house due to the very close proximity to the street

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to continue the proceedings until 8/16/2016 (Vote 5-0).**

**5. 1 Fountain Inn Lane**

**David Fanning**

**This is a new application for:**

- Extension of COA #332

**Issues discussed include:**

- Applicant requested a 12-month extension of COA #332

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for all work as proposed.**

**6. 28 Franklin Street**

**Sally Sands**

**This is a new application for:**

- fence

**Issues discussed include:**

- Applicant proposes to replace a 5'-0" section of fence and a 6'-0' gate in like kind
- Fence to have cap rail and no space between boards

**It was moved, seconded, and voted (4-0: Hibbard, Mitchell, Sasso and Amberik) that no estates are materially affected and to grant (Vote 4-0: Hibbard, Mitchell, Sasso and Amberik) a Certificate of Appropriateness for all work as proposed.**

**7. 40 Lee Street**

**Steven Reagan**

**This is a continued application for:**

- Siding

**Issues discussed include:**

- Applicant proposes to remove existing natural cedar shake siding and install new cedar shake shingles in like kind

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for all work as proposed.**

**8. 11 High Street**

**Marta Bach**

**This is a new application for:**

- Gutters

**Issues discussed include:**

- Applicant proposes to replace an existing aluminum gutter with a new copper gutter
- Applicant did not include photos of existing condition
- Applicant agreed to return with additional photos and continue hearing to allow the OHDC to view the property

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to continue the proceedings until 09/06/2016 (Vote 3-0).**

**9. 7 South Street**

**Christine D'Anjou**

**This is a new application for:**

- Roof, fence, door, storm windows

**Issues discussed include:**

- Applicant proposes to replace roof with architectural asphalt roof shingles
- Applicant proposes to replace existing fence and add section of fence along driveway
- Applicant proposes to replace the existing screen door and all missing storm windows

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for all work as proposed.**

**10. 146-156 Washington Street**

**Bluefish Holdings**

**This is a new application for:**

- Fence, flashing, trim, windows

**Issues discussed include:**

- Applicant proposes to install new cedar stockade fence on retaining wall at rear of property
- Applicant proposes to repair front overhang with new copper flashing
- Applicant proposes to repair rotted wood trim in like kind
- Applicant proposes to replace existing wood windows in like kind

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for all work as proposed.**

**Other Minutes:**

1. 2 Gregory Street appeared before the Commission to discuss the recent OHDC approval at 30 Lee Street. The Commission approved the proposal to raise existing 20" high railings to 36" high railings. The commission agreed to contact the applicant to discuss the removal of an existing railing and expansion of the balcony which were not mentioned during the hearing. The commission referred 2 Gregor St. to the Building Dept. regarding their concern with the use of an adjacent flat roof as a roof deck.