

APPROVED

DATE: *2/20/18*

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, Sally Sands-Member, Anthony Sasso-Member,
Cheryl Boots-Member

Minutes for February 7, 2018

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

1. 9-11 Pleasant Street

Tom Dipietro

This is a new application for:

- Replace 6 windows

Issues discussed include:

- Applicant proposes to replace 6 widows on 2nd Floor
- Windows are located on the rear elevation
- Proposed windows are single pane true-divided light wood windows with jamb packs. Existing frame and sill will remain

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. 16 Gingerbread Hill (1) – Alteration

Vanessa P. Moody

This is a new application for:

- Relocate and replace windows

Issues discussed include:

- Applicant proposes to relocate two (2) double hung windows 1'-7" to the right of existing location location. New 2nd floor window to be new simulated divided lite w/ 5/8" muntins with wood exterior to match existing windows.
- New location matches distance from corner as existing window on Gingerbread Hill side

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. 16 Gingerbread Hill (2) – Construction

Vanessa P. Moody

This is a new application for:

- Landing and steps, siding, roofing, deck, windows, doors, gutters

Issues discussed include:

- Applicant proposes to remove existing landing and construct an 8'-6" x 12'-0" addition with 8'-6" x 5'-6" landing and steps
- Exterior siding to be cedar shingles with exposure to match existing
- Trim to be cedar with profiles and details to match existing including cornerboards, casing, sills, rakes, soffits, fascia & dentils
- Roofing to be architectural grade asphalt with color to match
- Decking to be mahogany
- Risers and skirting to be cedar
- Railings and posts to be 4"x4" cedar posts with post cap and base trim with cedar rail & bottom rail with 1 1/2" balusters
- Window & doors to be wood, single glazed TDL with 5/8" muntins & windows in 8/12 pattern
- Commission noted the proposed wood skirting and access doors below the new addition block the existing stone foundation. Applicant agreed to construct a stone foundation to match the existing house foundation.
- Applicant to provide information on proposed wood door
- OHDC requested that the applicant review the use of the dentil mouldings on the addition as this type of ornamentation was not always found on minor additions to houses.

It was moved, seconded, and voted (5-0) that estates ARE materially affected to schedule a Public Hearing

4. 25 Nicholson St. (1) - Alteration

Alasdair Conn

This is a new application for:

- Remove/replace chimney

Issues discussed include:

- Applicant proposes to remove existing brick chimney through roof and replace with framed box with brick veneer. Size, location and detail to match existing.
- Applicant would like to use water struck brick and mortar. Colors to match existing as closely as possible.

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: New brick veneer chimney to be constructed in new location to conceal existing stainless steel vent pipe. New chimney to use L-shaped corner brick veneer shapes.

5. 25 Nicholson St. (2) – Construction

Alasdair Conn

This is a new application for:

- Remove/replace shed/garage

Issues discussed include:

- Applicant proposes to:
 - Remove existing 12'-0" x 18'-3" shed garage
 - Construct a new 20' x 20' garage in similar location. Access from Nicholson Hill
 - Concrete foundation and slab
 - Siding to be cedar shingles 5" to the weather
 - Trim to be solid cedar 1x6 with band at windows, 5/4" x 7" frieze board with cornice and 5/4" x 1" rake trim with crown (All to match existing house)
 - Roofing to be architectural asphalt shingles
 - Doors to be wood
 - Gutters and downspouts to be painted aluminum
 - Lighting TBD
 - Landing to be granite
 - Driveway / parking area to be pea stone gravel
- Proposed doors do not appear to match the style of the house. Applicant to review and present final selection at next hearing.

It was moved, seconded, and voted (5-0) that estates ARE materially affected and to schedule a Public Hearing

6. 9 Gingerbread Hill

Michael Flaherty

This is a continued application for:

- Replace roof and substantial Addition

Issues discussed include:

- Applicant proposes to renovate and maintain the existing cottage, but raise the roof line approximately 2'-0". All windows would be replaced, and new windows will be added at the porch.
- Applicant proposes a new house set back from the street (Approx. 2,400 sf)
- House to have clapboard, cornerboards, and stone veneer foundation. A copper roof is proposed over the front entry
- End elevation appears tall and should be broken up.
- House should look like a two-story house sitting on a stone foundation
- Main elevation (left side) has disproportionately small windows, which do not match the end elevation.

- OHCD noted that the right side of the proposed house may be visible from the water. Some concern was expressed with amount of glazing on this elevation.

It was moved, seconded, and voted (5-0) that estates ARE materially affected and to schedule a public hearing.

**7. 62 Pleasant St.
The Philanthropic Building Association
This is a new application for:**

- Remove and replace 51 windows

Issues discussed include:

- Applicant proposes to replace nearly all existing windows shown on the application
- Proposed windows to be Marvin clad ultimate insert double hung windows 2 over 2 without triple track storm/screen windows.
- Note that the arch top windows will be replaced in like kind (single pane, true divided lite wood windows)

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. 1 Harris St.
Don Carter
This is a new application for:**

- Remove & replace condensing unit

Issues discussed include:

- Applicant proposes to remove old Whirlpool outdoor condensing unit (35 1/2" x 35 1/2" x 38 1/4" high) with a new smaller American Standard condensing unit (29 3/4" x 36 3/4" x 36 5/8")
- OHDC recommended that the condenser to be dark in color, or be screened with a low wood fence

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. 2 Roundy's Hill
Janis Berry
This is a new application for:**

- Widows walk and deck repairs

Issues discussed include:

- Applicant proposes to remove widows walk and stairs to the small deck. Half of the inaccessible deck will be removed
- Applicant proposes to reduce the widow walk deck by approximately 4'-0"

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.

10. 75 Elm Street

Carolán Page/Marco Zompetti

This is a new application for:

- Roof replacement

Issues discussed include:

- Applicant proposes to remove and replace existing asphalt roof with new asphalt architectural shingles
- No chimney or trim work

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.

11. 77 Elm Street

Carolán Page/Marco Zompetti

This is a new application for:

- Roof replacement

Issues discussed include:

- Applicant proposes to remove and replace existing asphalt roof with new asphalt architectural shingles
- No chimney or trim work

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.

End of Minutes