

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, John Kelley-Member, Cheryl Boots-Member

Minutes for March 7, 2018

Present constituting a quorum: Charles Hibbard, Gary Amberik, Sally Sands, John Kelley, Cheryl Boots

**MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION**

APPROVED

1. 9 Gingerbread Hill

Robert Hosman

This is a Public Hearing for:

- Roof and additions

DATE: 3/20/18
SIGNED: [Signature]

Issues discussed include:

- Major changes include the front elevation and left side elevation

Public Comment

Charlie Morrow – 28 Beacon Street – Feels that the mass is out of proportion

Ed & Cate Birtwell – 15 Gingerbread Hill – Submitted summary of comments. Some inconsistencies in the drawing dimensions and elevations. Concerned with areas of fill and elevation of house. Concerned with drainage issues.

Cate Birtwell – 28 Beacon Street – Noted that the right elevation

Elke Backman – 3 Gingerbread Hill – Submitted memo summarizing comments. Does have concerns with proposed design. Object to retaining wall facing property

Claude Lancome – 5 Gingerbread Hill – Concerned with size of house on the narrow lot.

Opposed to current design

Dave Barry – 21 Gingerbread – Feels that the proposed home is too large for lot and hill

Dory Loudon – 11 Gingerbread Hill – Concerned with visibility

Robert Hosman – 9 Gingerbread – (Current Owner) In support of proposed work

Megan Sweeney – 23 Beacon Street – Opposed to project

Brett Collins – 17 Gingerbread Hill – Opposed to project

James Dincecco – 32 Beacon Street – Opposed to project

- Applicant noted that the GSF area is around 3,800 sf
- Commission noted that the house is elevated high on the property
- Ribbon windows on water side of house are not appropriate to the District

It was moved, seconded, and voted (5-0) to continue the hearing until March 20, 2018.

2. 16 Gingerbread Hill

Vanessa Moody

This is a Public Hearing for:

- Replace entryway, additions

Issues discussed include:

- Applicant proposes to remove existing wood landing and steps and construct an 8'-6" x 12'-0" addition with landing and steps

Public Comment

- Charlie Morrow – 28 Beacon Street – In Support
- Cate Birtwell – 28 Beacon Street - In Support
- Dory Loudon – 11 Gingerbread Hill - In support

- Commission noted that the light fixture seemed too modern
- Commission had concerns with the appearance of the stone veneer. Applicant agreed to provide a mock-up

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. Subject to 3'0" x 3'-0" mock-up. Withdraw light fixture selection. Applicant to resubmit

3. 27 Pleasant Street

Nelson and Elizabeth Russell

This is a Public Hearing for:

- New garage, pergola, patio

Issues discussed include:

- Exhibit A – Revised drawing A-1a dated 3/7/18
- Applicant has lowered the eaves line over the garage doors, revised doors to 2 over 2 with 6 pane windows at rear of garage

Public Comment - No one in attendance for or against the proposed work

- Commission noted that the reduced size of dormers makes the garage feel less residential
- Commission members objected to the overall size of the structure in comparison to the existing house.
- Commission noted that it would be helpful

It was moved, seconded, and voted (5-0) to continue the hearing to 3/20/18.

4. 42 Lee Street

54 Lee, LLC

This is a Public Hearing for:

- Demolition of existing shed, proposed addition, replace siding, windows, chimney

Issues discussed include:

- Applicant noted that they have had several informal neighborhood meetings in an attempt to address concerns
- Applicant is not ready to present a revised design, but presented a proposed landscape design.
- Applicant proposes to extend area of granite cobbles at the existing parking area and add a bluestone patio at the base of the existing stair
- Applicant would also like to add a strip of granite cobbles along Gregory Street

Public Comment

- Robert Zarelli – 28 Lee Street – Support of landscape improvements only.
- Mary Bows – 5 Gregory – Would like to understand the house improvements prior to commenting on landscaping
- Steve Reagan – 40 Lee Street – Concerned about water issues.
- Ray Coderre – 46 Lee Street – Concerned about expanding parking at front of house. A legal space is 9 x 20
- Ashley Jordan – 1 Gregory – Appreciate a comprehensive plan and better notice of scheduling

- The OHDC noted that storm water management is a building code requirement
- OHDC noted that the applicant seems to be trying to improve the Gregory Street façade. The commissions purview is the historic appropriateness of the structure.

It was moved, seconded, and voted (5-0) to continue the hearing until 4/3/18.

5. 30 Elm Street

Bob Cellucci

This is a new application for:

- Stairs

Issues discussed include:

- Remove and replace existing front entry stairs
- All materials to be painted wood, and all details to match existing

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: Applicant to verify that stairs do not extend onto town property.

**6. 11 Glover Square
James & K. Flynn**

This is a new application for:

- Siding/Roof

Issues discussed include:

- Applicant requested that the hearing be postponed until 3/20/18

**7. 1 Front Street
Boston Yacht Club**

This is a new application for:

- Windows

Issues discussed include:

- Applicant proposes to replace 39 additional double-hung windows on the front (north) side of the main building. Nine (9) windows were replaced in November of 2017 in accordance with the 4/26/2017 COA. All of the additional windows will match the windows will match the ones replaced in November including:
 - Same size as existing windows being replaced
 - New construction Marvin dual pane windows
 - Simulated divided lites with dark spacers
 - Aluminum clad / white
 - 5/8" mullions
 - Composite wood trim

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: Approval subject to review of proposed applied frosted film.

**8. 20 High Street
Richard Marshall**

This is a new application for:

- Windows

Issues discussed include:

- Applicant proposes to replace five windows – two first floor front and three second floor front (two front and one side). Windows will be Brosco single pane true divided lite wood 6 over 6 windows with storms
- Applicant proposes to add a new window at first floor. Window to be same width as windows above. All trim to match existing adjacent windows
- Applicant proposes to replace shingles at 3rd floor dormers

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.

It was moved, seconded, and voted (5-0) to approve the Meeting Minutes of February 20, 2018.

End of Minutes