

APPROVED

Old and Historic Marblehead Districts Commission

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

DATE:

2/5/19

SIGNED:

Charles D. Hibbard

Charles Hibbard-Chairman, Gary Amberik-Secretary, Sally Sands-Member,
John Kelley-Member, Cheryl Boots-Member, Robert Bragdon - Alternate

Minutes for January 15, 2019

Present constituting a quorum: Charles Hibbard, Gary Amberik, John Kelley

1. 3A and 3B Wadden Court
Deborah Martin Kao/Abutters
This is a continued application for:

- Paving, sidewalk, cobblestones

Issues discussed include:

- Applicant proposes to replace Wadden Court, Repave 3 A&B Wadden Court driveway, Repave 14 Orne Street, Repave sidewalk in front of 14 Orne Street, and Install granite cobblestones in various locations to edge or define boundaries.
- OHDC noted that the proposed sidewalk replacement in front of 14 Orne appears to be on Town property. OHDC cannot approve work on Town property, so they should coordinate directly with the Highway Department
- OHDC will issue separate COAs for 14 Orne and 10 Orne.

It was moved, seconded, and voted (3-0) that no estates are materially affected and to Grant (3-0) a Certificate of Appropriateness for all work as proposed.

2. 22 B Lee Street
Patrice and Tom Hicks
This is a new application for:

- Windows

Issues discussed include:

- Applicant proposes to remove and replace three windows on the front exterior (right side) (1) lower level, (1) middle level, and (1) second story. Applicant also proposes to remove and replace (1) window on the rear side of the house (picture window flanked by two double hung windows)
- New windows to be wood Marvin Ultimate Double Hung windows. New windows to be simulated divided light with dark spacer bars and 7/8" mullions, putty profile.

- All new trim, sills, etc. to be wood
- Exhibit A – Marvin Window Specifications

It was moved, seconded, and voted (3-0) that no estates are materially affected and to Grant (3-0) a Certificate of Appropriateness for all work as proposed.

3. 42 Washington Street
Katherine Walters

This is a continued application for:

- Condenser unit (continued from 1/2/19)

Issues discussed include:

- Applicant proposes to conceal all AC piping so that it is not visible on the side of the house
- AC condenser will be set back from the street and screened by a wood fence in the same style of the existing gate.
- Piping and wiring from house to condenser will be buried underground

It was moved, seconded, and voted (3-0) that no estates are materially affected and to Grant (3-0) a Certificate of Appropriateness for all work as proposed with the following amendments: Condenser shall be screened with a wood fence to match existing fence. Air conditioning lines shall be buried along the side of the house, and piping above the sill shall be concealed at the interior of the house.

4. 4 Selman Street
David and Barbara Keith

This is a new application for:

- Entryway posts and railing

Issues discussed include:

- Applicant proposes to add posts and handrails at entry steps
- All new material to be wood

It was moved, seconded, and voted (3-0) that no estates are materially affected and to Grant (3-0) a Certificate of Appropriateness for all work as proposed.

Other Matters:

118 Front Street:

Applicant's representative for 118 Front Street appeared to provide additional documentation regarding the demolition and construction of a new single-family dwelling at 118 Front Street.

Exhibit A – Letter from Paul M. Lynch RE: Paul and Kyle Donovan, 118 Front Street

Exhibit B – Revised Elevation Drawings

Exhibit C – Copy of Completed Demolition Sign Off Sheet

Site Visit #1 – Document Existing Conditions

Site Visit #2 – Conclusion of Demolition to review foundation requirements

Site Visit #3 – Completion of Foundation Work

Site Visit #4 – Completion of Framing

Site Visit #5 – Prior to Interior Finish

Site Visit #6 – Conclusion of Work

It was moved, seconded and voted (3-0) to accept the letter of financial commitment and ability to complete construction, and to accept amended and updated drawings to allow demolition and construction of the new residence at 118 Front Street.

It was moved, seconded, and voted (3-0) to approve the meeting minutes of January 2, 2018.

End of Minutes