

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, Robert Bragdon - Alternate

Minutes for August 20, 2019

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

1. 13 Summer Street
St. Michael's Church
This is a continued application for:

- Solar panels

**MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION**

APPROVED

DATE: 9/3/19
SIGNED: [Signature]

Issues discussed include:

- Gary Amberik recused
- OHDC noted that the bylaws focus on historic appropriateness, energy conservation, although important to members of the board, is not a factor in decision
- Applicant submitted rules and guidelines from various other Massachusetts historic commissions
- Applicant submitted letter summarizing various guidelines
- Applicant proposes to locate solar panels on 1965 Parish Hall, not on the main church building.
- Applicant included a letter of support from the Marblehead Lighting Department and the Sustainable Marblehead group
- Applicant presented a sample solar panel for review.
- Applicant sent a list of historic churches where solar panels have been installed, on 8/16/19
- Applicant looked at placing solar panels on the flat roof between the main church and the Parish hall. Applicant noted that the output was significantly less, and there were concerns with maintenance
- Eileen Haley Mathieu – 77 Longview Drive – Sustainable Marblehead – Read and submitted letter in support of project.
- Kurt James – 56 Norman Street – Questioned why the OHDC can't take energy conservation into account. OHDC noted that solar panels have been approved previously in the district.
- OHDC noted that Marblehead has its own statute. OHDC noted that the panels are located directly adjacent to one of the most historic buildings in the district. OHDC often considers the appropriateness of materials used in the district, and solar panels are not a historic material.

- OHCD asked what assurances can the applicant give that the installation will be historically sensitive to the district? Applicant noted that the color would blend with the roof and the panels are set back. Applicant likened the installation to storm windows, where the historic window can be read behind the storm window.
- Some members of the OHDC objected to the reflectivity of the panels. Other members of the OHCD objected to the visibility of the solar panels within the district. OHDC would like to work with applicant and others to integrate solar panels into historic buildings. OHDC requested that the applicant look at options to obscure or hide panels to the greatest extent possible
- OHDC noted that they will visit the installations presented by the applicant.
- OHDC requested additional details on how the panels would be integrated.

It was moved, seconded, and voted (4-0) to continue the hearing until 9/3/19

2. 37R Elm Street
Joe Davis

This is a continued application for:

- Garage and addition

Issues discussed include:

- Exhibit A – Revised Elevations dated 8/10/19
- Exhibit B – Specifications for Windows, Doors, Lights, Porch Materials, Roof and Siding
- Applicant noted window would be Pella architect series SDL with dark spacer bars
- Front door will be 6 panel with glass in upper two panels
- Lights to be ‘onion’ style as shown in specifications
- Exhibit C – Site Plan dated 6/6/19
- Applicant has reduced the area of asphalt and revised the fence layout
- OHDC requested that the garage door be modified to have a perimeter trim only.
- Garage will have 8” exposed concrete foundation

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: 1. Garage door to be wood or fiberglass, modified as discussed to have perimeter trim only with no vertical divider. 2. Front door to have glass in top two panels with portrait or vertical orientation 3. Front door to have one light fixture at left side of door. 4. Windows at front of house to be all wood. All other windows to be clad per specifications.

3. 4 Story Terrace
Mona Doss-Spencer

This is a new application for:

- Windows

Issues discussed include:

- Applicant proposes to replace 19 windows with double pane vinyl replacement windows.
- Proposed windows are Fusion vinyl insert. OHDC requested a sample and cut sheet of proposed window. OHDC noted that replacement windows should not significantly reduce the daylight opening.

It was moved, seconded, and voted (5-0) to continue the hearing until 9/17/19.

4. 37 Front Street

Duncan and Connie Facey

This is a new application for:

- Condenser review session

Issues discussed include:

- Applicant proposes to install a 3'-0" high wood fence to conceal AC condenser.

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.

5. 2 Rockaway Street

Joe Coelho

This is a new application for:

- Gutters, windows, siding

Issues discussed include:

- Meeting has been postponed until 8/20/19

6. 13-15 Elm Street

Lauren Goldfinger

This is a new application for:

- Roof

Issues discussed include:

- Applicant proposes to replace roof in like kind

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.

7. 2 Front Street

Ellaine and Sidney Rose

This is a new application for:

- Roof

Issues discussed include:

- Applicant proposes to remove and replace existing asphalt shingles in like kind

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 Mechanic Street

Davie Ritchie

This is a new application for:

- Fence and condenser review session

Issues discussed include:

- Applicant proposes to replace existing wood fence in like kind with same materials.

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. 23 Lee Street

Richard Moffitt

This is a new application for:

- Windows

Issues discussed include:

- Applicant presented updated information on proposed replacement window.
- Applicant presented sample of historic sill. Frame to match existing frame.

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. 1. First Floor window facing Lee Street to be removed from scope and to remain as existing (wood single pane). 2. Muntins to be 3/4".

10. 25 Mechanic Street

David Donovan

This is a new application for:

- Cobblestone driveway border

Issues discussed include:

- Applicant felt ill and asked to reschedule

11. 25 Mechanic Street

Concetta Donovan

This is a new application for:

- Driveway repair

Issues discussed include:

- Applicant felt ill and asked to reschedule

12. 108 Front Street

Jude Toner

This is a new application for:

- Skylight replacement

Issues discussed include:

- Applicant proposes to install two new skylights. Skylights appear to be original wood scuttles.

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 amendment: 1. Skylight to have two applied muntins to match existing skylight

Other Matters:

It was moved, seconded, and voted (5-0) to approve the meeting minutes of July 30, 2019.

End of Minutes