

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 September 3, 2019

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

1. 11 Gregory Street
Jaime and Colleen Figueroa
This is a new hearing for:

- Condenser review

Issues discussed include:

- Applicant has two condensers visible from Gregory Street.
- Applicant noted that condensers are 15 years old and were previously screened by landscaping which was damaged and/or removed.
- Applicant agrees to install evergreen plantings in front of condensers to screen the units. no later than December 1st, 2019.
- OHDC thanked the Applicant for cooperation to resolve the issue.

It was moved, seconded, and voted (5-0) that new evergreen plantings to screen the condensers will resolve the issue.

2. 34 Orne Street
Orne Street LLC
This is a new hearing for:

- Condenser review

Issues discussed include:

- Applicant has a condenser visible from Orne Street.
- Applicant has a hedge that screens the condenser 8-9 months out of the year until it loses leaves.
- Applicant proposes to install a removable wood screen to hide the condenser when the hedge does not. Screen will match the existing wood fence at rear of property and be allowed to weather.

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION
APPROVED
DATE: 9/17/19
SIGNED: [Signature]

It was moved, seconded, and voted (5-0) that a removable wood screen can be installed to screen the unit.

3. 40 Lee Street
Steven Reagan

This is a new application for:

- Driveway wall and masonry

Issues discussed include:

- Applicant proposes to remove and replace existing red brick driveway with new red brick similar to existing materials. New driveway will have a granite cobble border at street and along the left side of the driveway.
- Applicant proposes to replace existing wood fence with new wood vertical board flat top fence approximately 4'-0" high. Applicant would also like to add a fence section approximately 6ft. long across the back to screen trash barrels.
- Applicant proposes to remove existing granite slab wall along street side façade and rebuild with field stone in similar length, height and depth. New wall to match existing wall at 50 Lee street.
- Applicant proposes to reset front door stoop using existing granite
- Applicant proposes to add granite pavers on either side of stoop to support planters.
- Applicant proposes to reset existing granite stanchions (bollards) to be square, straight and level.
- OHDC asked if there was a way to minimize the expanse of brick at the driveway. Applicant agrees to add a granite block border between the parking area and the patio area.
- OHDC suggested Applicant review and confirm property lines with neighbors and with the Town

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.

4. 16 Washington Square
Ken Bures

This is a new application for:

- Gutter and fascia on garage

Issues discussed include:

- Applicant did not appear as scheduled and hearing was postponed to the next regularly scheduled OHDC meeting.

5. 48 High Street
Steve Limon

This is a new application for:

- Windows

Issues discussed include:

- Applicant proposes to replace 7 double hung windows and 1 French style door.

It was moved, seconded, and voted (5-0) that work is not visible from a public way and not in the purview of the OHDC.

6. 7 State Street
Karen Ricciardelli-Jerome

This is a new application for:

- Roof

Issues discussed include:

- Applicant proposes to replace rubber roof and 1-piece aluminum gutter in like kind.
- Damage from recent storm.

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. 66 Washington Street
Olde Town Properties

This is a new application for:

- Front door

Issues discussed include:

- The applicant proposes to replace the existing street entry door with a new wood door of similar size and detail. New door to have 6 glass lights over 4 wood panels to match an adjacent existing wood door.

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. 33 Waldron Street
William and Paige Rochford

This is a new application for:

- Cobblestone landscape border

Issues discussed include:

- Applicant replaced an existing stone boulder border along street edge with new granite cobblestone border without permits or approvals.
- Marblehead DPW objected to cobble curb as possibly on Town property and creating a potential for snow plow damage. DPW proposed a 'Cape Cod berm' replacement.
- The Board of Selectmen approved the Applicant's request to keep the cobble curb on Town property pending certain conditions including receipt of a Certificate of Appropriateness from the OHDC.
- ODCH recommended Applicant survey the property line to determine what, if any, part of the cobble border is on Town property.
- Citing the Act exempting Town Property from OHDC regulation, OHDC declined to issue a COA, but will send letter to Selectmen stating that granite cobbles are appropriate in the District and preferable to an asphalt berm.

It was moved, seconded, and voted (4-1) that the proposed work is on Town property and therefore not under the purview of the OHDC.

9. 23 Rockaway Street
William Cammett

This is a new application for:

- Roof

Issues discussed include:

- Applicant proposes to replace existing asphalt roof shingles. Applicant will renew flashing around chimney as well.

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. 2 Rockaway Street
Joe Coelho

This is a new application for:

- Gutters, windows, siding

Issues discussed include:

- House constructed in 2005.
- Applicant proposes to repair or replace rake board, gutters, windows, trim, bead board under upper deck, and cedar siding around windows
- Proposed windows to be Anderson, composite material, simulated divided light, 6 over 1 windows with dark spacer bars and 5/8" or 3/4" muntins.

- Window trim to be cedar. Rake board trim to be composite due to distance from street.
- Gutters to be fiberglass.

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. 13 Summer Street
St. Michael's Church**

This is a continued application for:

- Solar Panels

Issues discussed include:

- Gary Amberik recused.
- Robert Bragdon will vote.
- Applicant has reviewed support and opposition feedback from OHDC and has decided to pursue the project further.

It was moved, seconded, and voted (5-0) that estates are materially affected and a public hearing will be scheduled for October 1st, 2019.

**12. 37-39 Pleasant Street
Alfred Wilson**

This is a new application for:

- Windows

Issues discussed include:

- Applicant proposes to replace all existing windows on 37 and 39 Pleasant Street. Existing windows are wood, single-glazed, double-hung, 12 over 12.
- House was constructed in 1970.
- Windows are proposed to be inserts in lieu of full frame replacements.

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. Windows at front elevation shall be all wood Marvin SDLS windows. All others shall be composite Paradigm SDLS windows. 2. All replacement windows shall be double-hung, 12 over 12, 5/8" muntins with putty or ogee profile, and dark spacer bars.

Other Matters:

It was moved, seconded, and voted (5-0) to approve the meeting minutes of August 20, 2019.

End of Minutes