

**APPROVED**

DATE: 3-4-20

SIGNED: \_\_\_\_\_

**Old and Historic Marblehead Districts Commission**

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

*Charles D. Hibbard*

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

**Minutes for February 18, 2020**

Present constituting a quorum: Charles Hibbard, Gary Amberik, Sally Sands, John Kelley,  
Robert Bragdon

1. 81 Front Street  
Robert Simonelli  
**This is a new application for:**

- Block out a window and siding repair

**Issues discussed include:**

- Landing Restaurant
- Work on Front Street side only on second floor only
- Remove existing window left of loading door and shingles over with same red cedar shingles.
- Right of loading door shingle over plywood with red cedar shingles. Used to be window there that rotted and fell out.

**It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed.**

2. 118 Front Street  
Kyle and Paul Donovan  
**This is a new application for:**

- Chimney vent

**Issues discussed include:**

- Applicant is looking for an alternate option for a chimney vent. Vent currently installed is bright silver and not on approved drawings
- OHDC will visit and review alternate solutions. Applicant to confirm if vent can be painted black and lowered.

**It was moved, seconded, and voted (5-0) to continue the hearing until 3/4/20**

3. 41 Pleasant Street

Maryann Criswell

**This is a new application for:**

- Remove steps and shed, rebuild walkway & steps, replace patio

**Issues discussed include:**

- The purpose of this request is to restore, not change what presently exists at 41 Pleasant Street. All of the work is located in the front of the house
- Exhibit A – Photo of existing property
- Removal of wooden steps partially located on the property
- Removal of shed inside property line
- Removal and replacement of fence on the property line between 39 and 41 Pleasant
- Removal of broken brick steps and rotting storage shed
- Removal of rotted railroad ties. Rebuilding of retaining wall using bed of 3/4" pea gravel cement blocks and railroad ties
- Removal and replacement of fence
- Relaying of existing bricks in stone dust and a bed of gravel. The brick patio is uneven and hazardous
- Removal of existing asphalt patches and replacement using the same brick in the parking area of 41 Pleasant Street
- OHDC can only approve work located on applicant's property. Existing plot plan indicates some encroachment of elements between 41 Pleasant and 39 Pleasant
- Applicant noted that the shed belongs to 39 Pleasant Street, but is located on applicant's property
- OHDC noted that the wooden steps are not visible from a public way. Removal of broken brick steps and small rotting storage shed is not visible from public way
- Email from Alf Wilson read as part of the record
- Applicant purchased property on 12/19/19

**It was moved, seconded, and voted (5-0) that estates are materially affected, and a public hearing shall be held.**

4. 16R Franklin Street

Barbara Curtis

**This is a new application for:**

- Replace Windows

**Issues discussed include:**

- Applicant proposes to replace 13 windows with Anderson replacement windows.

- House is set back from Franklin Street and has extremely limited visibility from a public way.

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (4-1) a Certificate of Appropriateness for all work as proposed.**

5. 137 Front St  
Cheryl Saltzman  
**This is a new application for:**

- Roof

**Issues discussed include:**

- Exhibit A – Existing photos from Front Street
- Replace existing shingled roof with architectural shingles (Landmark Series Shingles – color charcoal black)

**It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed.**

6. 1 Front Street  
Boston Yacht Club  
**This is a new application for:**

- Replace fence and install curb

**Issues discussed include:**

- The new fence design and location will be very similar to current fences.
- The bottom section will be solid – 4” tongue & groove boards and 48” high
- The top will be 18 inches high with 1 ½” square balusters open at the top
- Fence to the left of the entrance will be 40 feet long, reduced from 50 feet to reveal the new Gate House
- The fence to the right of the entrance will be 34 foot 6 inches long, reduced at each end by approximately three feet from current length.
- A curb will be placed approximately 2 feet from the fence to protect the fence and plantings from cars and snowplows, and for improved appearance.
- Two light posts will be added at the Gate House, to replace 2 lights now attached to fence posts.
- Fence will be stained white
- Fence will be constructed with either white cedar or Azek. OHDC would prefer wood

**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. Material to be wood. 2. Granite curbing to be installed at each side of entrance approximately 20' in overall length

7. 11 Water Street  
Boston Yacht Club

**This is a new application for:**

- Repair replace foundation wall and deck, replace deck, deck railings, stairs

**Issues discussed include:**

- The Yardarm deck was partially repaired and replaced in 2019
- Request to repair / replace the remaining foundation wall and deck and to raise the dock ramp to deck / sea wall level
- The remaining deck area will be removed
- The remaining foundation wall will be repaired and reinforced with a new concrete wall attached to the foundation wall
- The current steps to the dock ramp will be filled with reinforced concrete bringing the sea wall to the same level as the rest of the sea wall
- The dock ramp will be attached to the top of the sea wall
- The deck will be replaced
- All deck railings will be replaced with vertical balusters and will be code compliant
- The stairs from the deck to the second floor will be repaired and made code compliant.

**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. 2 Fort Sewall Terrace  
Richard and Gabrielle Coffman

**This is a continued application for:**

- Gas Connection Pergola, fireplace

**Issues discussed include:**

- Continued from 1-20-20
- Applicant has modified the application to include removal of proposed wood pergola, addition of a 6' high section of fence, addition of a narrow 12" high berm along property line abutting neighbor, and reduction of fireplace height to 6'
- OHDC is concerned with visibility of the proposed fireplace from Front Street
- Applicant suggested to replace the last section of fence along Fort Sewell Terrace with a 6' high section, then transition along the southwest property line down to 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 with the following amendments.** 1. Remove earth berm 2. Replace section of 4' Fence with 6' fence along for Fort

Sewall Terrace 3. Install transition fence panel from 6' to 4' along southwest property line.  
Fence to be vertical board, capped post

9. 195 Washington Street  
Michael and Anna Irving  
**This is a continued application for:**

- Gas Connection

**Issues discussed include:**

- Continued from 2-4-20
- Applicant did not appear as scheduled

**It was moved, seconded, and voted (5-0) to deny the application for the following reason: 1.**  
Applicant did not appear as scheduled

**Other Matters:**

Commission member Cheryl Boots arrived at 7:45

**End of Minutes**