

APPROVED

DATE: 6/6/23

SIGNED: Charles Hibbard

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, Robert Bragdon-Member,
 Paul Pruett-Member, Mariana Vaida-Member, Michael Fuenfer-Alternate, Duncan Facey-Alternate

Minutes for May 16, 2023

Present constituting a quorum: Charles Hibbard, Gary Amberik, Bob Bragdon, Mariana Vaida, Duncan Facey

Regular Hearings

1. 123 Front Street
 Christine Holbrook
This is a new Application for:

- Install Security Cameras

Issues discussed include:

- Install four (4) ring security cameras at the corners of the house
- Applicant will replace existing lights with units that contain security lights and cameras
- Applicant will add a doorbell camera at the right side of the front door

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

2. 1 Stacey Street
 M/R Rockett Management LLC
This is a new Application for:

- Renovations and Construct Garage

Issues discussed include:

- The project includes renovations and an addition to the second level of an existing commercial garage.
- New exterior siding to be wood clapboards & vertical wood board siding
- New roof at addition to be architectural asphalt shingles and EPDM
- New insulated wood windows with 5/8" simulated divided lights and dark spacer bars
- New painted wood or fiberglass gutters with painted galvanized or copper downspouts
- All exterior trim to be painted wood, typical
- Applicant included precedent image of historic gas station on Atlantic Avenue

- Lower level windows at existing garage may be aluminum
- Program will include a bathroom and kitchenette
- OHDC noted that the 2 story addition appears to overwhelm the original garage structure. Commission asked for some additional material to show the overall context
- OHDC questioned the frieze over the two garage doors along Stacey Street
- OHDC noted that the addition should be less residential looking

It was moved, seconded, and voted (5-0) to continue the hearing to 6/6/23

3. 20 Pearl Street
Gayle and Moses Grader
This is a new Application for:

- Window

Issues discussed include:

- Replace existing 2 over 2 with new Brosco wood, single pane, true divided light double hung in 6 over 6 configuration. Only sashes will be replaced.
- Add new wood simulated divided light window at rear of the house. Window is not visible from the public way

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following clarification: 1. Rear window is not visible from the public way

4. 49 Elm Street
Robert Paquette
This is a new Application for:

- Repair / Replace Deck

Issues discussed include:

- Replace / repair rotted sections of deck in like kind.
- Dimensions are approximately 4' x 10'
- Applicant proposes to use composite wood decking.
- OHDC noted that the deck is set back from the street and has limited visibility. OHDC noted that either wood or composite decking would be acceptable.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Decking to be either wood or composite. All other material to be wood.

5. 23 Harris Street

Janet Winocour

This is a new Application for:

- HVAC Unit

Issues discussed include:

- Install an AC condenser at rear of property, which is not visible from the public way
- Applicant noted that the contractor proposed to install refrigerant lines (line sets) exposed on the outside of the house
- OHDC noted that the refrigerant line sets cannot be visible from Pleasant Street or Harris Street

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Condensers shall not be visible from the public way – screened with a fence or landscaping. 2. Any refrigerant line sets cannot be visible from Pleasant Street or Harris Street (any public way).

6. 14 Harris Street
Lisa Anne Fowler

This is a new Application for:

- Fence and Gate

Issues discussed include:

- Replace existing 42” tall fence with new taller picket style fence 60” high along side bordering the cemetery
- Replace front fence along Harris Street and two gates with new 48” high fence. Fence posts to be capped.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Fence on cemetery side to be 5’-0”. 2. Add fence at Harris Court side at 48” tall. 3. Hardware to remain the same. 4. All fence posts to be capped

7. 8 Lee Street
Andrew Maercklein

This is a new Application for:

- Masonry Steps, Walkway, Patio Area

Issues discussed include:

- Refinish front stairs from sidewalk. Level rubble stairs and add bluestone treads

- Replace front concrete walkway with new waterstruck brick with granite border and two bluestone steps. Width of new walkway to be 38-42” wide.
- Extend new waterstruck brick walkway and create a patio beside the house. Construct a brick grill table against wall to enclose a grill with a bluestone cap
- Repair and rebuild crumbled stone wall using existing stones. Wall would be 47” high and will have a mortared stone top.
- OHDC requested a plan showing the extents of the proposed patio. OHDC noted that work can proceed on the new wall.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to continue the hearing to 6/6/23.

8. 9 Fort Beach Way
Patricia Schwarz

This is a new Application for:

- Replace Deck

Issues discussed include:

- Demo existing deck at side entry.
- Build new deck at side entry in same footprint
- Decking can be composite due to limited distant visibility.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

9. 15 Washington Street
Lindsay Smith

This is a new Application for:

- Replace Window and Install New Window

Issues discussed include:

- Replace existing wood 6 over 6 double hung with new simulated divided light windows and add a new window 39” away from the existing window.
- OHDC noted that simulated divided light windows would not be appropriate due to the proximity to the public way.
- OHDC noted that the replacement window and new window should be wood, true divided light 6 over 6, full frame replacement with 5/8” muntins.
- Casing and sills to match existing adjacent windows

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Replacement window and new window should be wood, true divided light 6

over 6, full frame replacement with 5/8" muntins. 2. Casing and sills to match existing adjacent windows

Other Matters

Regarding 45 Beacon, based on testimony from the applicant's representative, the proposed pool replacement will not be visible from the public way. No other accessories or structures shall be visible above the surrounding stone wall.

The following roofs were administratively approved by the Building Department:

19 Circle Street – Approved on 5/4/23

2 Harding Street – Approved 5/8/23

It was moved, seconded, and voted (5-0) to approve the minutes for April 18, 2023 and May 9, 2023

It was moved, seconded, and voted (5-0) to adjourn.

End of Minutes