

APPROVED

DATE: 8/20/13

SIGNED: Charles D. Hibbard

Old and Historic Marblehead Districts Commission

**Abbot Hall - 188 Washington Street
Marblehead, Massachusetts 01945
(781) 631-0000**

Charles Hibbard-Chairman, Sally Sands-Member, Thomas Saltsman-Member, Anthony Sasso-Member, Liz Mitchell-Member, Julia Glass-Alternate Member, Gary Amberik-Alternate Member.

August 6th, 2013

Present constituting a quorum: Ms. Sands, Mr. Hibbard, Mr. Saltsman, Mr. Amberik.

1. 3 Gingerbread Hill

John Backman

This is a Public Hearing for:

Demolition of 1925 Construction of new single family residence to follow foot-print of existing on N, E, & S sides. Expansion towards West.

Issues discussed include:

- Owner commissioned a structural assessment by a professional engineer.
- Original design has been modified to address previous OHDC comments.
- Roof ridge height decreased.
- Number and size of windows has been reduced.
- An estimate of required structural repairs would exceed the assessed value of the house.
- Owner has done a substantial amount of research on the history and condition of the existing house.
- Owner has provided multiple views and renderings of the proposed house in context with existing structures.
- House is of minimal historic significance.
- House is not very close to a public way, so view of house is limited and distant.
- House is at edge of the District and not surrounded by well preserved historic homes.

Fred Erik-15 Beacon St.

- With the exception of Black Joe's Tavern, the neighborhood is a 'hodge podge' of styles.
- House is obscured from the street
- Feels that house fits with the neighborhood.

Robert Hausmen-9 Gingerbread Hill

- Contractors have made changes to nearly all properties in this area.
- Welcome change to this part of Gingerbread Hill.

Richard Farrell-50 Beacon St.

- In support of project.

It was moved, seconded, and voted (3-1) to grant a Certificate of Appropriateness with amendments/restrictions for: Demolition of existing house only-proposed new design to be reviewed at a later date.

2. 13 Waldron St.

Paul Quigley (Represented by Derek Bloom)

This is an application hearing for: Construct one zoning-compliant parking space (exceeding 9' x 20') of pea stone, one bluestone path, relocate fence line-New fence to match existing.

Issues discussed include:

- Pushing fence back is appropriate.
- Large area of pea stone is not appropriate

It was moved, seconded, and voted (4-0) that estates are materially affected and to call a Public Hearing.

3. 14 Orne St.

Thomas Lemons

This is an application hearing for: Restore foundation per report by Structures North Consulting Engineers involving:

1. Repair 2 cracked areas in East foundation adjacent to side walk.
2. Repair loose stones on North foundation at Northeast corner.

It was moved, seconded, and voted (4-0) that no estates are materially affected and to grant a Certificate of Appropriateness for work as proposed but with restrictions: Brick shall be water struck to match existing.

4. 3 Beacon St.

Ralph Anderson

This is an application hearing for: Replace two sections of rubber roof, one with rubber to match existing, and one with shingles to match other existing buildings. **It was moved, seconded, and voted (4-0) that no estates are materially affected and to grant a Certificate of Appropriateness for:** All work as proposed.

5. 218 Washington St.

Ramona Olson

This is an application hearing for: Roof repair and/or replacement.

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

6. 1 Bradford St.

Maureen Murphy

This is an application hearing for:

1. Replace bow window with bay window, same size.
2. Replace casement windows, 2nd floor.

Issues discussed include: Application amended to only include work on front of

house which is not visible from public view.

It was moved, seconded, and voted (4-0) that the proposed work is not under the purview of the OHDC.

7. 21 Beacon St.

Emily Spell & Michael Lauf

This is an application hearing for:

Replace two windows on back side of house. Existing windows are 7 ½' x 4'. Proposed windows are 6' x 4' vinyl clad and low E glass due to Eastern exposure and proximity to water. Same shape being used. Picture window flanked by double hung on either side.

It was moved, seconded, and voted (3-1) that no estates are materially affected and to grant a Certificate of Appropriateness for all work as proposed.

8. 9 Tucker St.

Ronald Cooper

This is an application hearing for:

Replace wooden gutters on front and side of house.

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

9. 20 Franklin St.

Krista Finigan

This is an application hearing for:

Replace existing roof with a new asphalt shingle roof.

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

10. 121 Washington St.

Hugh Greville (Represented by Walter Jacob)

This is an application hearing for:

Partial demolition of a 1967 addition and exterior renovation as shown on the attached drawings. Replacement and repair of some exterior materials as shown in drawings. Reconfiguration of some windows as shown. Chimney caps as shown and as necessary for chimney repair. Rebuild retaining wall.

Issues discussed include:

Provide specifications for exterior light fixtures.

It was moved, seconded and voted (4-0) that estates are materially affected and to call a Public Hearing.