

APPROVED

DATE: 7/21/15

SIGNED: Charles H. Hibbard

Old and Historic Marblehead Districts Commission

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

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

Minutes for June 2, 2015

Present constituting a quorum: Sands, Hibbard, Sasso, Mitchell, Glass, Amberik

GENERAL DISCUSSION ITEM – GUTTERS:

The Commission discussed new and replacement rain gutters.

It was acknowledged that many houses originally did not have gutters or gutters were added at some later, but not contemporary, date. In such cases, it can be difficult to judge what type of gutter is most historically appropriate. Historically, the Commission has sought to preserve existing wood gutters or replace only with wood. Copper, another historic material, has been approved for gutters in some cases, but usually only if there are no existing wood gutters or gutters integrated into other architecture elements. Many old houses have non-historic aluminum gutters, of which a good number were never approved by the Commission. Citing these complex factors, the Commission recognizes a need to more clearly define criteria by which to evaluate each gutter application in a fair and uniform manner, and in doing so, maintain historic appropriateness.

The Commission discussed the characteristics of gutters and their relevant contribution to historic appropriateness. When replacing gutters, the provenance of the existing gutters should be examined for historical appropriateness. Houses with a discernable and cohesive architectural style should have a single style of gutter appropriate to that architecture.

The Commission agreed that houses with all wood gutters, or a majority thereof, are considered important to maintain in like kind. Similarly, wood gutters that are integrated into other architectural elements (ex. gable rakes or roof eaves) are deemed a high priority to maintain in like kind.

Houses built before 1960 which pre-date the invention of aluminum gutters would either have no gutters or wood gutters. Many houses built before that date have had all their wood gutters replaced with aluminum. Historically in such instances, the Commission has approved replacement in like kind of these aluminum gutters because restoring the original wood gutters was viewed as excessively financially burdensome.

1. 133 Front Street

133 Front Street Realty Trust

This is a Continued Public Hearing for:

New three car garage/addition/driveway changes

Issues discussed include:

- The overall height of the proposed garage has been reduced from 22'2" to 18'0"
- No one in attendance for or opposed to the proposed work
- Proposed new driveway to be a combination of brick with exposed aggregate concrete
- Proposed gutters to be wood
- Proposed garage windows to be single pane true divided light wood windows
- Exhibit A – revised plans dated 5/7/2015

It was moved, seconded, and voted (3-2) to grant a Certificate of Appropriateness for work as proposed with amendments: Driveway field surface to be exposed aggregate concrete with brick apron at curb cut, garage entrance, and walkways.

2. 24 Lee Street, Unit 5C

Martha Wheeler

This is an application for:

Window Replacement/Railing Replacement/Remove Door

Issues discussed include:

- Applicant proposes to replace one existing window in like kind, remove and infill existing kitchen door, and replace existing porch railing with stainless steel posts and cables.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for: All work as proposed.

3. 11 Mechanic Court

Maria & Daniel O'Brien

This is an application for:

Roof and gutter replacement and related work

Issues discussed include:

- Applicant proposes to replace existing asphalt roof with new asphalt shingles
- Applicant proposes to replace existing wood gutter with new wood gutter

It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for: All work as proposed.

4. 1 Selman Street

Brian Howey

This is an application for:

Shingles/Windows

Issues discussed include:

- Applicant proposes to re-shingle left side of house with new wood shingles, 5” to weather
- Applicant proposes to replace up to five windows with wood single pane true divided light windows

It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for: All work as proposed.

5. 10 Mechanic Square

Holly Chin

This is a continued application for:

Fence/Gate/Driveway

Issues discussed include:

- Applicant did not appear at meeting
- Applicant submitted letter to Town Selectmen stating financial hardship as reason for not submitting required property survey
- OHDC does not believe applicant has made any good faith efforts to comply with bylaw requirements or resolve her violation

It was moved, seconded, and voted (5-0) the proposed application cannot be heard by the commission for reasons noted: Applicant did not include a current property survey as requested. The violation should be referred to town counsel for further action.

6. 12 Lee Street

James Noyes

This is an application for:

Replace one window/add one window

Issues discussed include:

- Applicant proposes to replace one existing window at second floor with a smaller single sash 6 pane true divided light wood window
- Applicant proposes to add a new 8 over 12 double hung true divided light wood window at first floor

It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for: All work as proposed.

7. 12 Front Street

44 Smith Street LLC

This is an application for:

Roof Replacement/Incidental repairs related to painting of house and shed

Issues discussed include:

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

It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for: All work as proposed.

8. 8 Stacey Street

First Church of Christ

This is an application for:

Door Replacement/Copper Gutter/Fence changes

Issues discussed include:

- Applicant proposes to replace fence along property line. Existing stockade fence is rotted and falling down. New fence to match existing
- Applicant proposes to replace existing wood front door with new wood door
- Applicant proposes to replace additional single door with wood door
- Three remaining existing wood doors are not visible from a public way and not in our purview
- Applicant proposes to install new K-style copper gutter with round copper downspouts. Gutter to be painted to match soffit if available

It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for: All work as proposed with amendments: Door #1 and Door #5 to be wood. Door 2, 3, & 4 not in OHDC purview. Removal of existing wood picket fence along 13 Franklin Street is approved. Replacement and relocation of other existing stockade fences is approved.

9. 11 Nicholson Street

George Depew

This is an application for:

Windows/Siding/Door

Issues discussed include:

- Applicant proposes to relocate existing window at left side of house 32" closer to Nicholson Street
- Applicant proposes to replace existing Vinyl insulated glass replacement windows with new wood 6 over 6 true divided light windows
- Exhibit A – Door Cut Sheet
- Applicant proposes to replace existing wood shingles with new wood shingles
- Applicant proposes to replace the existing steel front door with a new wood 6 panel with insulated glass lights

It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for: All work as proposed.

10. 18 Watson Street

Mark Russo

This is an application for:

Replace front stairs

Issues discussed include:

- Applicant proposes to remove existing concrete and masonry stairs and replace with wood stairs and railings
- Applicant proposes to use composite treads due to limited visibility from a public way
- OHDC to visit property to review proposed work

It was moved, seconded, and voted (5-0) that no estates are materially affected and (Vote 5-0) to continue the proceedings until 6/9/2015.

11. 134 Washington Street, Unit 4

134 Washington Street Holdings LLC

This is an application for:

Replace two windows

Issues discussed include:

- Applicant proposes to replace two existing windows at rear of house in like kind

It was moved, seconded, and voted (5-0) that no estates are materially affected and to grant (Vote 5-0) a Certificate of Appropriateness for: All work as proposed.

12. 50 Norman Street

Claudia Macomber

This is an application for:

Addition where porch currently exists

Issues discussed include:

- Applicant proposes a small addition at the front of the house
- OHDC noted that the proposed roof of the addition does not appear to be accurately represented in the drawings
- OHDC will visit the property to review the existing conditions

It was moved, seconded, and voted (5-0) that no estates are materially affected and (Vote 5-0) to continue the proceedings until 7/7/2015.

13. 26 Waldron Street

Bryan Laskowski & Sarah Golombek

This is an application for:

Addition where porch and deck currently exists

Issues discussed include:

- Applicant proposes to remove the existing porch and second floor roof deck and replace with a new smaller porch and addition
- Applicant to provide additional dimensions for new proposed parking area

It was moved, seconded, and voted (5-0) that estates may be materially affected and to schedule a Public Hearing.

NOTE: MINUTES OF JUNE 2, 2015 APPROVED JUNE 9, 2015 ARE AMENDED TO INCLUDE GENERAL DISCUSSION ITEM