



MANCHESTER-BY-THE-SEA

HISTORIC DISTRICT COMMISSION

Town Hall, 10 Central Street

Manchester-by-the-Sea, Massachusetts 01944-1399

MINUTES

MANCHESTER-BY-THE-SEA

HISTORIC DISTRICT COMMISSION

Meeting October 24, 2019

Members Present: Chairman John Round, Tracy Gothie, Donald Halgren, Richard Smith, Joseph Sabella, Rosemary Costello, and Robert Coppola.

Members Not Present: All the members were present.

Mr. Round called the Historic District Commission ("HDC") to Order at 7:01 p.m. Mr. Round then introduced the Board members to those in attendance. It is noted that this meeting is being digitally recorded by Ms. Ardolino, the HDC clerk, and the typed minutes represent the permanent record of the Board. The format of the hearing was explained to those in attendance by the Chairman.

NEW APPLICATION

Mr. Round introduced the application of **Jason & Abigail Levendusky**, for a Certificate of Appropriateness from the Historic District Commission, or other such relief as may be necessary, to replace the windows in the second floor apartment above the detached garage with Anderson 400 Series prefinished sandstone exteriors with white hardware and screens, at **39 Central Street Rear**, Assessor's Map No. 53, Lot No. 5, in District G, filed with the Town Clerk on October 16, 2019.

Ms. Levendusky explained that the proposed project involves fixing up the garage/cottage that is located at the rear of the driveway, so that her mother, who will be a family employee, can move into it. The existing windows of the garage are non-operable, so we would like to replace these windows with the Anderson 400 Series windows, which will also provide better insulation and comfort than the existing windows. The largest/main window has three separate window units (center window 12 panes/12 panes ("12/12"), and the two side windows will be 6/6 and will match the windows in our house better. The Anderson 400 Series is the same series the HDC approved for our mudroom (closed in the porch in the rear of our house). Even though the garage/cottage is set very far back, we are trying to maintain the historic look. The two (2) windows on the first floor are located on the Morse Court side of the garage. We have obtained a Building Permit to perform the interior renovations.

Ms. Costello stated that they are replacing like-with-like. Mr. Round and Mr. Smith asked the window over the garage door, which is visible from Central Street, and Ms. Levendusky replied that that window will be 6/6 and will not have a storm window. Mr. Smith asked if the center window on the gable is currently 12/12, and Ms. Levendusky replied yes, and that it will be replaced with a 12/12. Mr. Smith explained that it is a big window, visible from Central Street, and it would not look good if it had to match its flanking windows. Ms. Levendusky added that there is a photo of the mudroom windows, located in the rear of the house (renovated porch), and all the replacement windows in the garage/cottage will be exactly the same, 6/6, except for the large middle gable window, which will be 12/12. Mr. Round stated that the windows will have a sandstone finish, matching the windows in house. The side window is not visible from the street and therefore not an issue for the HDC.

Mr. Round asked if there will be any further renovations made to the garage/cottage, and Ms. Levendusky replied no.

There were no further questions or comments from the HDC members, and there was no one present from the public to comment on this application.

Mr. Smith made a motion to waive the public hearing on the application of **Jason & Abigail Levendusky**, for a Certificate of Appropriateness from the Historic District Commission, or other such relief as may be necessary, to replace the windows in the second floor apartment above the detached garage with Anderson 400 Series prefinished sandstone exteriors with white hardware and screens, at **39 Central Street Rear**, Assessor's Map No. 53, Lot No. 5, in District G, filed with the Town Clerk on October 16, 2019.

Ms. Gothie seconded the motion. Vote: Mr. Round, Ms. Gothie, Mr. Halgren, Mr. Smith, Mr. Sabella, Ms. Costello, and Mr. Coppola voted unanimously in favor of waiving the public hearing on this application.

Ms. Costello made a motion to approve the application of **Jason & Abigail Levendusky**, for a Certificate of Appropriateness from the Historic District Commission, or other such relief as may be necessary, to replace the windows in the second floor apartment above the detached garage with Anderson 400 Series prefinished sandstone exteriors with white hardware and screens, at **39 Central Street Rear**, Assessor's Map No. 53, Lot No. 5, in District G, filed with the Town Clerk on October 16, 2019.

Ms. Gothie seconded the motion. Vote: Mr. Round, Ms. Gothie, Mr. Halgren, Mr. Smith, Mr. Sabella, Ms. Costello, and Mr. Coppola voted unanimously in favor of approving this application.

Documents Produced: Letter to Adlumia Gannett c/o Levendusky from Ebersole Construction LLC outlining the specifications and cost quotes of the window replacement project, dated October 16, 2019 (3 pages). Detailed specifications and cost quotes, with a drawn plan of the exterior view (6 pages). Color photographs of the rear cottage (3 pages). (6 pages). All documents 8.5" x 11" in size.

ADMINISTRATIVE MATTERS

September 26, 2019 HDC Minutes: The HDC members had reviewed the September 26, 2019 Minutes, and there were no suggested edits or changes.

Ms. Gothie made a motion to approve the September 26, 2019 HDC minutes as written. Ms. Costello seconded the motion. Vote: Mr. Round, Ms. Gothie, Mr. Halgren, Mr. Smith, Mr. Sabella, Ms. Costello, and Mr. Coppola voted unanimously in favor of approving these Minutes.

Adjournment: Mr. Smith made a motion to adjourn the meeting, and Mr. Halgren seconded the motion. Vote: Mr. Round, Ms. Gothie, Mr. Halgren, Mr. Smith, Mr. Sabella, Ms. Costello, and Mr. Coppola voted unanimously in favor of adjourning the meeting. The meeting was adjourned at 7:14 p.m.

Respectfully submitted,
Adele Ardolino, Clerk
Historic District Commission
Manchester-by-the-Sea, MA