

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 January 16, 2024

Present constituting a quorum: Charles Hibbard, Gary Amberik, Paul Pruett, Mariana Vaida,
Michael Fuenfer

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION

APPROVED

DATE: 2/6/24

SIGNED: 

1. 5 Gingerbread Hill
Claude and Marcella Lancome
This is a new application for:

- Chimney Repair

Issues discussed include:

- Repair chimney including removal of chimney to top of shoulder. Original bricks will be cleaned and reused.
- Chimney to be restored to original height, mortar to match.
- Top concrete crown finish to match original
- Install new lead flashing at roof

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.

2. 6 Mechanic Square
Dan Nicolas
This is a new application for:

- Stone Wall

Issues discussed include:

- Remove stones and shrubs from hill
- Rebuild the retaining wall shown on the photos
- Rebuild the brick stairs that lead to the house
- Turn what is left of the yard into crushed stone that is outlined with cobblestones
- OHDC requested a more detailed landscaping plan showing the layout of the area

- OHDC was not supportive of turning the entire area along the street to hardscape parking. OHDC suggested modifying the plan to retain some of the lawn and some softscape planting area along the right side.
- OHDC noted that applicant should be mindful of the property line and limit work

It was moved, seconded, and voted (5-0) to continue the hearing to 2/6/24.

3. 195 Washington Street
Matt McCarthy

This is a Response to Activity Notice for:

- Roof, Fence, Brick Walkway, Shutters, Chimney

Issues discussed include:

- Exhibit A – Shutter Hardware Information
- Exhibit B – SK1 & SK2 Dated 1/8/24
- Chimney removal was previously denied. Applicant proposes to rebuild the chimneys with thin brick veneer and a mortar cap
- Applicant proposes to install wood shutters at the front elevation. Shutters to be sized appropriately for the window opening.
- Applicant to repair and replace siding and trim in like kind
- Brick walkway and driveway work is removed from the application

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. Brick walkway and driveway work is removed from the application.

4. 102 Elm Street
Nicole Eiker

This is a Response to Activity Notice for:

- Condenser Line Sets

Issues discussed include:

- Applicant installed a new condenser along the left side of the house without prior OHDC approval.
- Applicant proposed to build a wood fence enclosure to conceal the condenser and line sets. Fence to be approximately 5'-0" off the side of the house (approximately 2x the width of the condenser) and stop just short of the basement window.
- Applicant also noted that additional plantings would be installed in the area

It was moved, seconded, and voted (5-0) to issue an Order of Remediation to install a fence along the left side of the house. Fence to match the existing height and style of the existing fence. Dimension of the fence off of the side of the house to be approximately 2x the width of the condenser. Fence to extend to the basement window to conceal the line sets.

Other matters:

Regarding 4 Wadden Court, owner James Dolan and Attorney Paul Lynch discussed proposed renovations to an existing home. Issues discussed include:

OHDC noted that during previous discussion, the OHDC noted that the façade facing Orne Street and the public way is the most important to be maintained.

Applicant did not feel that the OHDC had purview over size.

OHDC noted that the specific square footage hasn't previously been discussed, but that the scale and proportions have always been important.

OHDC noted that recent previous discussions never included a formal application.

OHDC noted that we attempt to react to the designs presented at each discussion. OHDC noted that there is support for dormers.

OHDC noted that there is also support to maintain some portion of the existing building.

OHDC noted that it has consistently stated that it is important to maintain the character of the existing dwelling.

Applicant noted that the house was constructed in 1920. OHDC noted that the style resembles Arts and Crafts with a hip roof, exposed rafter tails, and low roof line.

OHDC was opposed to complete demolition.

Applicant will schedule a follow-up with the OHDC.

The following roofs were administratively approved:

5 Washington Street – Ryan Ross – Roof – Approved by Building Department

It was moved, seconded, and voted (5-0) to approve the meeting minutes of December 19, 2023

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

End of Minutes