

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 April 2, 2024

Present constituting a quorum: Charles Hibbard, Gary Amberik, Bob Bragdon, Paul Pruett,
Mariana Vaida

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION

APPROVED

1. 99 Elm Street
Bianca and Matthew Olson
This is a Public Hearing for:

DATE: 4/16/24
SIGNED: [Signature]

- Construction of a two-story addition at the rear of an existing structure

Issues discussed include:

Applicant Presentation

- Applicant proposes to add a second story to existing rear portion of house
- Existing windows are a mix of original and newer vinyl windows
- Work includes small one-story bump out at left side of house with a flat seam metal roof
- Siding to be wood clapboards

It was moved, seconded, and voted (5-0) to close this portion of the public hearing.

Public Comment

- No one in attendance in support of opposition of the proposed work.

It was moved, seconded, and voted (5-0) to close this portion of the public hearing.

Deliberation

- OHDC noted that the rear elevation should have a more uniform gable end.

It was moved, seconded, and voted (5-0) to Grant a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Modify rear gable end façade as noted.

2. 45 Beacon Street

Jon and Jennie Putnam

This is a new application for:

- Construct Balcony on Auxiliary Building

Issues discussed include:

- The application requests approval to construct a balcony on a previously approved two-story auxiliary building, currently under construction, which replaced a single-story garage.
- Balcony was shown on original application, but not approved by the OHDC.
- Applicant feels that because neither the main house nor the new building are related to neighboring historic structures.
- Applicant noted that the requested balcony is consistent with well-known design elements of the Gilded Age period and with historical purpose of such structures such as a mixed-use working building and caretaker's quarters.
- OHDC noted that during the previous public hearing, OHDC objected to the balcony.
- OHDC previously noted that the structure should look more like an accessory structure than a guest house.
- Applicant felt that the hoist arm was requested by the OHDC. OHDC noted that it was presented to the board and approved as designed.
- OHDC noted that that the applicant can return with a revised design for OHDC review and approval.
- OHDC did not object to the proposed wood screen to conceal the AC condenser

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. Added condenser screen on porch is approved as presented. 2. Request for cantilevered balcony is not approved.

3. 18 Orne Street

LAH Trust/Laurie Hawkes TTE

This is a new application for:

- Repair/replace portions of front entryway, repair box window will, repair/replace fascia and trim on garage.

Issues discussed include:

- Repair and/or replace portions of the front entryway to include the posts, railings and balusters. The steps and risers to remain as is.
- OHDC noted that the proposed railing is not historically appropriate. OHDC suggested a more historic profile. Applicant can raise height of railing to meet Code.

- Repair or replace the lower portion, namely the window sill of the box window on west side of the house. The frames and windows to remain as is.
- At the garage, repair and/or replace fascia and trim on the rear and part of the west side of the garage. Replace a 6-inch strip of rubber rolled roofing at the rear of the garage that has lifted up from the remainder of the rubber roof. Only wood will be used.

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 the following amendments: 1. Front railing to be a beveled top railing. 2. Railing height can be raised to meet Code. 3. Posts to be capped. 4. Ballusters to be square

4. 12 Gingerbread Hill
Susan Moynihan

This is a new application for:

- Wall restoration and landscaping

Issues discussed include:

- Applicant requested to reschedule

It was moved, seconded, and voted (5-0) to continue the hearing to 4/16/24

5. 26 Gingerbread Hill
Robert Lemmond

This is a new application for:

- Replace cedar shingle roof

Issues discussed include:

- Replace cedar shingle roof with new asphalt shingle roof
- Metal valleys to remain

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.

6. 72 Front Street
Front Street Wharf Condo Association
This is a new application for:

- Replace 8 picture windows

Issues discussed include:

- Replace eight (8) picture windows facing Front Street with new Pella windows of the same size and construction.
- Replacement will be phased starting with the two windows at the second floor, left side
- Current windows were approved by the OHDC approximately 25 years ago
- New windows to be wood

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.

7. 32 Pleasant Street

Tom Saltsman

This is a new application for:

- Replace clapboards on front façade, replace siding on rear addition

Issues discussed include:

- Replace clapboards on front façade
- Replace 1x8 siding ant rear addition
- Cornerboards and watertable replacement as required
- All material to be wood

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.

8. 147 Front Street

Marblehead Harbor Trustee/Mark Driscoll

This is a new application for:

- Replace window and siding

Issues discussed include:

- Replace one window and 350 SF of siding that was damaged by a recent storm
- Existing siding is 1x6 v-groove cedar siding on the 1st and 2nd floors on the left side and cedar shingle siding on the 3rd & 4th floors.
- Applicant would like to extend the v-groove cedar up an additional 8 feet.
- New window to be single picture window approximately 68" wide by 44" tall

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.

Other matters:

The commission discussed next steps with 111 Elm Street and 16 State Street which may include additional notifications and action by the building department.

The following roofs were administratively approved:

None

It was moved, seconded, and voted (4-0) to approve the meeting minutes of March 19, 2024

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

End of Minutes