

Apprd. 5/19/22

**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 May 4, 2022**

NOTE: DUE TO CURRENT COVID-19 RESTRICTIONS, MEETING WAS HELD VIA VIDEO CONFERENCE.

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

**Review of Violations**

The OHDC reviewed the current list of violations and updated the status of several existing properties.

**Regular Hearings**

1. 22 Mechanic Street  
Elizabeth T. Ayer  
**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant did not appear as scheduled.

**It was moved, seconded, and voted (5-0) to continue the hearing to 5/18/22.**

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

2. 15 Waldron Court  
Karen Robinson  
**This is a new application for:**

- Replace gutters, rake board, fascia

**Issues discussed include:**

- Replace two sections of damaged wood gutters along with the associated fascia and rake boards.
- Applicant proposes to replace the gutters with new fiberglass gutters and replace the fascia with Lifespan wood.
- No change to the downspouts. House will be painted afterwards.

**Vote on Estates:**

|                 |                         |
|-----------------|-------------------------|
| Charles Hibbard | Not Materially Affected |
| Gary Amberik    | Not Materially Affected |
| Bob Bragdon     | Not Materially Affected |
| Duncan Facey    | Not Materially Affected |
| Mariana Vaida   | Not Materially Affected |

**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**

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

3. 22 Waldron Court  
Beth Brown

**This is a new application for:**

- Replace gutters, rake board, fascia

**Issues discussed include:**

- Replace all wood gutters along with the associated fascia and rake boards.
- Applicant proposes to replace the gutters with new fiberglass gutters and replace the fascia with Lifespan wood.
- No change to the downspouts.
- OHDC noted that the miter joint detail where the gutter ties into the front gable rake trim shall be maintained.

**Vote on Estates:**

|                 |                         |
|-----------------|-------------------------|
| Charles Hibbard | Not Materially Affected |
| Gary Amberik    | Not Materially Affected |
| Bob Bragdon     | Not Materially Affected |

|               |                         |
|---------------|-------------------------|
| Duncan Facey  | Not Materially Affected |
| Mariana Vaida | Not Materially Affected |

**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. The miter joint detail where the gutter ties into the front gable rake trim shall be maintained.

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

4. 12 Gingerbread Hill

Susan Moynihan

**This is a new application for:**

- Repair five basement windows and window wells

**Issues discussed include:**

- Replace / repair five (5) basement windows.
- Two have window wells which will be replaced.
- Some windows will be visible from the street. Neither window well is visible from the street.
- Window is a vinyl sliding window. Existing windows are metal.
- House was constructed in 1950.

**Vote on Estates:**

|                 |                         |
|-----------------|-------------------------|
| Charles Hibbard | Not Materially Affected |
| Gary Amberik    | Not Materially Affected |
| Bob Bragdon     | Not Materially Affected |
| Duncan Facey    | Not Materially Affected |
| Mariana Vaida   | Not Materially Affected |

**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.**

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

5. 175 Washington Street  
Eli Mavros

**This is a new application for:**

- Restore porch, repair gutters, roof, repoint stonework, new gate

**Issues discussed include:**

- Restore porch in like kind. Repair water damage, reinforce structure, repair decking and railings as needed for safety.
- Upgrade electrical panel from 100A to 200A
- Repair gutters. Replace damaged gutters with in like kind wood gutters.
- Install gate at back yard
- Replace roof with new roof in like kind
- Repair rot around windows and install flashing on sills of several windows. Existing windows to remain
- Repoint stonework on foundation and retaining walls.
- OHDC noted that fiberglass gutters would be acceptable in lieu of wood if desired.
- Any new downspouts should be round corrugated metal.
- Applicant noted that the gate may work better at the base of the stone stairs at the Maverick Street side of the property. OHDC noted that a wrought iron or simple wood gate would be appropriate.

**Vote on Estates:**

|                 |                         |
|-----------------|-------------------------|
| Charles Hibbard | Not Materially Affected |
| Gary Amberik    | Not Materially Affected |
| Bob Bragdon     | Not Materially Affected |
| Duncan Facey    | Not Materially Affected |
| Mariana Vaida   | Not Materially Affected |

**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. Gutters to be either wood or fiberglass. 2. All new material to be wood. 3. New downspouts to be round corrugated. 4. New gate at base of stairs to be wrought iron or simple wood vertical board fence.

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

6. 80 Washington Street

Philip Coughlan

**This is a new application for:**

- Windows

**Issues discussed include:**

- Replace three round top windows that face Washington Street
- Windows to be replicated by Architectural Windows from Connecticut
- Replacement to be an exact replica of the existing windows
- Windows will be wood (mahogany).

**Vote on Estates:**

|                 |                         |
|-----------------|-------------------------|
| Charles Hibbard | Not Materially Affected |
| Gary Amberik    | Not Materially Affected |
| Bob Bragdon     | Not Materially Affected |
| Duncan Facey    | Not Materially Affected |
| Mariana Vaida   | Not Materially Affected |

**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**

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

7. 96 Washington Street

Jack Davidson

**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to expose previously covered windows along the left side of the building.
- New windows and doors at the back of the building are not visible from the public way.
- Windows at side to be wood, simulated divided light fixed sash windows with dark spacer bars.

**Vote on Estates:**

|                 |                         |
|-----------------|-------------------------|
| Charles Hibbard | Not Materially Affected |
| Gary Amberik    | Not Materially Affected |
| Bob Bragdon     | Not Materially Affected |

|               |                         |
|---------------|-------------------------|
| Duncan Facey  | Not Materially Affected |
| Mariana Vaida | Not Materially Affected |

**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. New window to be wood, simulated divided light with dark spacer bars 2. Transom above front door to be restored.

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

8. 8 Hooper Street  
Mimi Knittle

**This is a new application for:**

- Clapboards, shingles, repoint/re-parge masonry foundations, stairway repair, basement windows, window casings and sills

**Issues discussed include:**

- Repair / replace clapboards at north and south facades of front section as needed
- Re-point / re-parge masonry foundations
- Replace all clapboards at the east façade of the rear addition to match existing spacing to weather
- Replace existing shingles on the north façade at the rear addition with clapboards at 4" to weather
- Restore the existing windows at the east façade facing the garden
- Repair the exit stairway at the south façade 1<sup>st</sup> floor. Install new cedar balusters 1 1/2" square at 5" o.c. Replace existing treads and risers in like kind
- Replace existing basement window sash with new wood, single glazed true divided light sash to fit masonry opening.
- Replace rotted window casings and sills as necessary in like kind
- All work in accordance with the drawings submitted with the application dated 3/1/22 and 5/4/22 (stair railing).

**Vote on Estates:**

|                 |                         |
|-----------------|-------------------------|
| Charles Hibbard | Not Materially Affected |
| Gary Amberik    | Not Materially Affected |
| Bob Bragdon     | Not Materially Affected |
| Duncan Facey    | Not Materially Affected |
| Mariana Vaida   | Not Materially Affected |

**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.**

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

**9. 49 Pleasant Street**

Tom Groom

**This is a new application for:**

- Windows on new construction, second floor deck, chimneys widened

**Issues discussed include:**

- The owner is proposing additional windows to an existing application for new construction.
- The Owner is proposing to use Jeldwen custom wood windows with 5/8" muntins, putty profile, 2" historic sills, half screen, and bronze spacer bars.
- The applicant noted that the building inspector is requiring simulated divided light windows due to the fact that the house is new construction.
- Per OHDC request and chimneys were widened. The material will be waterstruck red clay thin brick.
- The owner is proposing the addition of a second floor deck. The deck will not be visible from the public way in the back. There is slight visibility from Pleasant Street.

**Vote on Estates:**

|                 |                         |
|-----------------|-------------------------|
| Charles Hibbard | Not Materially Affected |
| Gary Amberik    | Not Materially Affected |
| Bob Bragdon     | Not Materially Affected |
| Duncan Facey    | Not Materially Affected |
| Mariana Vaida   | Not Materially Affected |

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (4-1) a Certificate of Appropriateness for all work as proposed**

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | No  |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

10. 137 Washington Street

Maura K. Phelan

**This is a new application for:**

- Wood casement repairs

**Issues discussed include:**

- Applicant proposes to repair and paint the wood casement on the front façade of the building.

**Vote on Estates:**

|                 |                         |
|-----------------|-------------------------|
| Charles Hibbard | Not Materially Affected |
| Gary Amberik    | Not Materially Affected |
| Bob Bragdon     | Not Materially Affected |
| Duncan Facey    | Not Materially Affected |
| Mariana Vaida   | Not Materially Affected |

**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**

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Bob Bragdon     | Yes |
| Duncan Facey    | Yes |
| Mariana Vaida   | Yes |

11. 20 Mechanic Street/Elbridge Gerry School

Charing Cross/Pitman & Wardley Assoc.

**This is a new application for:**

- Brickwork

**Issues discussed include:**

- Applicant presented photos and information on the proposed brick repointing
- OHDC noted that the new mortar is not a good match to the existing mortar.
- Applicant agreed to perform another mock-up to try and provide a better match. Applicant will notify the commission when the new mock-up is ready.

**Other Matters**

Regarding 21 Mugford Street, the OHDC noted that the building inspector toured the property to assess the condition of the property. The building commissioner noted some issues including



settlement, insect damage and other signs of disrepair. The Chair will contact the building commissioner to discuss next steps, including the need to hold a public hearing to discuss the property.

It was moved, seconded, and voted (5-0) to approve the meeting minutes of April 19, 2022.

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Gary Amberik    | Yes |
| Duncan Facey    | Yes |
| Robert Bragdon  | Yes |
| Mariana Vaida   | Yes |

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

**Roll Call Vote:**

|                 |     |
|-----------------|-----|
| Charles Hibbard | Yes |
| Mariana Vaida   | Yes |
| Robert Bragdon  | Yes |
| Gary Amberik    | Yes |
| Duncan Facey    | Yes |

**End of Minutes**