

**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 17, 2022**

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.

**Public Hearing**

1. 5 Harris Street  
Mark and Deborah Collison  
**This is a Public Hearing for:**

- Addition, porch replacement, windows, shingles, roof

**Applicant Presentation:**

- Craig Bosworth, architect, representing the Applicant
- Applicant proposes a new addition 4'-0" x 18'-7" long along the right side of the house.
- The addition is visible from Elm Street from a distance of approximately 125 feet, and from Harris Street from approximately 50'
- Applicant also proposes to remove the existing cedar shingles and replace with new cedar shingles
- Applicant also proposes to replace the existing asphalt shingles with new architectural asphalt shingles.
- Applicant proposes to replace soffit and fascia boards with new wood material, and to replace the porch and deck trim, posts, railing, and balustrade with wood material in like kind. New decking to be composite material
- Exhibit A – Letter signed by abutters noting that they have reviewed the proposed modifications and have no objection to the proposed work.
- All details at the existing wood deck will be replicated out of new wood material
- New window to be a wood, simulated divided light with 5/8" muntins

MARBLEHEAD  
OLD & HISTORIC DISTRICT COMMISSION

**APPROVED**

DATE: 6/7/22  
SIGNED: Charles Hibbard

### **Public Participation**

- No one present in support or opposition to the proposed work.
- OHDC asked about the existing chimney. Applicant noted that there were no changes to the chimney
- OHDC asked for clarification on the new addition foundation. Applicant noted that a thin brick veneer would be applied to the new concrete foundation wall.

**It was moved, seconded, and voted (5-0) to Grant a Certificate of Appropriateness for all work as proposed with the following amendments:** 1. Foundation to be clad with thin brick veneer to match the existing brick foundation wall.

### **Regular Hearings**

2. 19 Goodwin's Court  
Eric Walker  
**This is a new application for:**

- Windows stucco repairs

#### **Issues discussed include:**

- Continued from 5/4/22
- OHDC noted that there are several different window styles proposed throughout the house.
- OHDC noted that the addition of multiple new decks is not historically appropriate.
- At the front elevation, OHDC approved the proposed window changes.
- At the left elevation, OHDC noted that the proposed new windows on the original portion of the house have vertically-oriented muntins. Applicant requested to use double hung windows with muntins.
- At the rear/ocean side elevation, all previously approved windows will remain.
- At the second floor deck, applicant will maintain the majority of the solid parapet and increase the middle railing opening by approximately 4'-0"

**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. Left side windows at first floor to be double hung with muntins. Left side second floor bay windows to have muntins 2. Doors at ground floor to have vertical panes. 3. At second floor rear deck, parapet to remain with center railing opening increased to approximately 12'-0". Side deck returns to have small center railing opening proportional to the front opening.

3. 10 Fort Beach Street  
Emily Spell  
**This is a new application for:**

- Siding and window trim

**Issues discussed include:**

- Replace siding with same cedar shingles
- Replace window trim with composite
- No changes to existing windows, doors or deck

**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. Shingles to be primed cedar shingles due to availability.

4. 45 Pleasant Street  
Tanis Yanetti

**This is a new application for:**

- Hip roof addition, granite step; 3-car garage/carriage house

**Issues discussed include:**

- Applicant proposes to add shutters to the front elevation. Shutters to be wood, historically proportioned with accurate hardware.
- Applicant proposes to add a roof to the left side porch. Roof to have a flat ceiling.
- Proposed granite step to be reclaimed granite with rough hewn finish.
- Applicant proposes a 28' x 42' three car carriage house garage. (Phase 2)
- OHDC noted that the size and scale of the garage is too large.
- OHDC noted that the eyebrow window is not appropriate
- OHDC noted some support for a more appropriately sized
- Applicant withdrew garage scope from 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. Work limited to the Phase 1 scope of work limited to the shutters, porch and granite step.

5. 57 Elm Street  
Jason Byors

**This is a new application for:**

Windows (5)

**Issues discussed include:**

- Replace five (5) windows on the second floor – three (3) on the Elm Street elevation and two (2) on the left (west) side of the house.
- New windows to be Brosco single glazed wood dinwos approximately 31 x 56.

**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. 17 Darling Street  
Thomas Smith

**This is a new application for:**

- Fence, granite step, exterior front door, cobblestone walkway

**Issues discussed include:**

- Applicant proposes the following scope of work:
  1. New fence with gate approx. 4' tall
  2. New granite front step approx. 2' x 6'
  3. New exterior front glass storm door
  4. Cobblestone walkway from front step to edge of sidewalk
  5. Cobblestone border around grass area
  6. Cobblestone walkway from sidewalk to gate approx. 5' square.

**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. Stone step to be rough faced.**

7. 2 Mason Street  
Chris Coughlan

**This is a new application for:**

- Roof, skylight, vents

**Issues discussed include:**

- Applicant requested to postpone the hearing to June 7<sup>th</sup>.

**It was moved, seconded, and voted (5-0) to continue the hearing to June 7, 2022**

8. 20 Stacey Street  
Virginia and Lawrence Field

**This is a new application for:**

- Deck, shed, windows, entryway, siding

**Issues discussed include:**

- Replace clapboards at existing rear ell with new cedar clapboards to match
- Provide cedar clapboards at new addition to match existing spacing to weather

- Replace existing wood deck at main/side entry door surround with new wood pilasters and entablature
- Construct a new addition in accordance with the drawings dated 4/28/22
- Provide a new wood deck and stairway at the rear exit from the addition
- Replace existing attached shed at northeast side of house with enlarged shed
- Install new simulated divided lite windows and doors at the rear areas of the house
- OHDC noted that applicant should

**It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a public hearing for June 22, 2022**

9. 19 Franklin Street - U1  
Nicholas Pilla

**This is a new application for:**

- Windows

**Issues discussed include:**

- Replace two bathroom windows and one bedroom window on the right side first floor
- Proposed windows are simulated divided lite wood windows with silver spacer bars between the panes of glass
- OHDC noted that the windows are very close to the street and should be wood, true divided lite

**It was moved, seconded, and voted (5-0) to continue the hearing to June 7, 2022**

10. 22 Pearl Street  
Joan Casademonte

**This is a new application for:**

- Gutters and roof

**Issues discussed include:**

- Applicant proposes to replace the existing wood gutters with either aluminum or fiberglass.
- OHDC noted that aluminum is not historically appropriate.
- OHDC noted that the gutters on the addition at the rear of the house can be aluminum due to the distant and limited visibility.
- Applicant proposes to replace the existing asphalt shingle roof with new architectural asphalt shingles.

**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.**

11. 42 Washington Street

Katherine Walters

**This is a new application for:**

- Window

**Issues discussed include:**

- Replace windows in garden room due to age and water damage.
- Windows to be replaced in like kind, wood, single pane

**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.**

12. 47 Washington Street

Dylan Kwait

**This is a new application for:**

- Shed

**Issues discussed include:**

- Applicant proposes an 8' x 12' shed approximately 13'-6" tall in the rear yard of the property.
- Shed has simple Georgian details with a gambrel roof.
- Applicant spoke with the neighbor at 45 Washington Street and did not have any objections. Applicant has also met with the building inspector and has obtained all necessary permissions

**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.**

13. 24 Lee Street

Phil DiDomenico

**This is a new application for:**

- Siding

**Issues discussed include:**

- Applicant requested that the board reconsider the siding at the street-facing elevation of Building C. Applicant would like to use Hardie Plank in lieu of wood clapboards.
- OHDC noted that due to the distance from the street, and the updated modern style of the building, Hardie Plank cementitious siding ~~would be appropriate.~~ *could be approved.*
- The Marblehead Fire Chief also recommended using cementitious siding

**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**

It was moved, seconded, and voted (5-0) to approve the meeting minutes of May 4, 2022.

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

**End of Minutes**