

**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 October 18, 2022**

Present constituting a quorum: Gary Amberik, Bob Bragdon, Michael Fuenfer, Mariana Vaida,  
Paul Pruett

**Review of Violations**

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

**Regular Hearings**

1. 34 Front Street  
Sally Thompson  
**This is a new application for:**

- Condenser line sets

**Issues discussed include:**

- Continued from September 7, 2022
- Applicant requested the hearing to be rescheduled to a later date

2. 10 Mariner's Lane  
Mason Daring  
**This is a new application for:**

- Condenser line sets

**Issues discussed include:**

- Continued from September 7, 2022
- Applicant reviewed options with their HVAC contractor
- Unit cannot be relocated due to proximity to furnace vents
- Applicant agreed to lower the line sets at the right side of the rear elevation (facing Crocker Park)
- Applicant to further investigate lowering the line sets the left side of the rear elevation.

MARBLEHEAD  
OLD & HISTORIC DISTRICT COMMISSION

**APPROVED**

DATE: 11/1/22  
SIGNED: [Signature]

- Applicant to also investigate running the line sets through the garage
- Applicant to paint the entire enclosure to match the house
- At the front of the house, applicant to also investigate removing the line sets that go around the window

**It was moved, seconded, and voted (5-0) to continue the hearing to December 6, 2022**

3. 13 Harris Street  
Rita March

**This is a new application for:**

- Parking

**Issues discussed include:**

- Applicant requested to reschedule to 11/15/22

4. 30 Gingerbread Hill  
Craig Campbell

**This is a new application for:**

- Gutters

**Issues discussed include:**

- Removal of existing copper gutters and downspouts and replace in like kind with new copper gutters and downspouts
- Repair or replace fascia board as required if discovered during removal of gutters.
- Fascia board to be wood (Lifespan)

**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.**

5. 1 Dock Ledge  
Linda Crane Wallace

**This is a new application for:**

- Windows

**Issues discussed include:**

- Replace 17 wood Marvin double pane windows with new Marvin double pane windows in existing openings.
- New windows are the same as previously approved in June of 2022
- House was constructed in 1986

**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. 12 Waldron Court  
Gail Visentin

**This is a new application for:**

- Replace walkway, add driveway

**Issues discussed include:**

- Applicant proposes to add a 10' wide by 19' long driveway in cobblestones at right side of house
- Applicant proposes to replace existing asphalt driveway with cobblestones or waterstruck brick
- Replace existing 9' wide asphalt driveway with cobblestones
- OHDC noted that a new area of paving is not historically appropriate
- Applicant noted that two strips of pavers would also work. This would preserve the grass area

**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. Driveway and walkway replacement to be either waterstruck brick or cobblestone. 2. Proposed additional parking area at right side to be limited to two strips of either brick or cobblestone in area labeled as 'Option 1' in the application.**

7. 43 Gingerbread Hill  
Judith S. Howe

**This is a new application for:**

Windows

**Issues discussed include:**

- Remove and replace six (6) existing Andersen windows with new Anderson windows in same size and configuration
- House was constructed in 1980 and house has limited visibility from the public way

**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. 4 Story Terrace  
Mona Doss

**This is a new application for:**

- Siding

**Issues discussed include:**

- Current exterior is white cedar shingles.
- Applicant proposes to replace shingles in like kind with same exposure
- Applicant will replace rotten wood, if discovered, in like kind

**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.**

9. 18 Middle Street  
99 Lake Elizabeth LLC

**This is a new application for:**

- Windows

**Issues discussed include:**

- All existing windows to be demolished and replaced
- Applicant proposes 5/8" simulated divided light with black spacer bars
- Replace existing roof shingles to be replaced with architectural asphalt roof shingles
- OHDC noted that the original windows should be surveyed to determine if they can be restored.
- OHDC noted that any replacement windows should be wood, single pane, true divided light windows
- Exhibit A – Drawing dated 10/18/22

**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. NO WINDOW REPLACEMENT WORK IS APPROVED. 2. Approved scope of work is limited to roof, skylight and gutter replacement. 3. Roofing to be architectural asphalt shingles. 4. Gutters to be wood. 5. Downspouts to be round copper. 6. Scuttles to be Velux or similar with applied muntins to match existing scuttles.

10. 18 Washington Square  
Richard Dunn

**This is a new application for:**

- Remove garage door and replace with clapboard, new window, driveway site work

**Issues discussed include:**

- Remove a garage door and replace with clapboards at the north elevation.
- Add a window at the west elevation (26" x 38") and complete minor sitework at the driveway
- Request was previous submitted and approve by OHDC in 10/1/2013

**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. Applicant to return for approval on garage door once selected.**

**Other Matters**

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

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

**End of Minutes**