

APPROVED

DATE: 12/6/22

SIGNED

*Charles Hibbard*

**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 November 15, 2022**

Present constituting a quorum: Charles Hibbard, Gary Amberik, Bob Bragdon, 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. 13 Harris Street  
Rita March

**This is a new application for:**

- Parking and Driveway

**Issues discussed include:** *Applicant demolished an existing stone wall without a COA.*

- Applicant proposes to create one off-street parking pad in front of 13 Harris Street.
- The area is approximately 6' x 25'
- The area would be red brick in a running bond pattern trimmed with a cobblestone border to match the existing walkways at the left and the right side of the property
- OHDC noted that the purview of the commission is the demolition of the stone wall and softscape area and the proposed paving
- OHDC is concerned with the loss of the landscaping buffer.
- OHDC referenced the guidelines for 'New and Modified Parking'
- Applicant understood that landscaping was not under the purview of the OHDC. OHDC noted that walls are under the purview of the OHDC.
- OHDC noted that the stone wall should be restored in a height similar to the existing wall.

**It was moved, seconded, and voted (5-0) to issue an Order of Remediation to replace the stone wall approximately 9" to 12" high, along the existing property line along Harris Street.**

2. 33 Lee Street  
Lawrence Schall and Betty Lonergan  
**This is a new application for:**

- Dormer and windows

**Issues discussed include:**

- Continued from 9-07-22
- Applicant proposes to install a new dormer section between two existing smaller dormers. New section to be set back from face of existing dormers
- Install new casement windows to match existing.
- Trim and roof to match existing
- Exhibit A - Letter of support signed by multiple abutters.

**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 windows to be wood, simulated divided light with 5/8" muntins and dark spacer bars to match existing windows.

3. 34 Front Street  
Sally Thomson  
**This is a new application for:**

- Condenser line sets

**Issues discussed include:**

- Continued from 09-07-22
- Applicant requested to reschedule

**It was moved, seconded, and voted (5-0) to continue the hearing to January 17<sup>th</sup>, 2023**

4. 7 Mechanic Court  
Francis and Patricia Roberts  
**This is a new application for:**

- Library Box

**Issues discussed include:**

- Applicant would like to place a 'Little Free Library' in the planting area along Mechanic Court. The enclosure will be mounted on a wood pole

**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. 28 Lee Street  
Robert Zarelli

**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant would like to replace two double hung windows with casement windows
- Windows are at the rear of the house and have a very distant view from the harbor

**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. 4 Wadden Court  
Jim Dolson

- Discussion with Board re: addition

**Issues discussed include:**

- Applicant did not appear as scheduled. No action taken.

7. 39 Pleasant Street  
Alfred Wilson

**This is a new application for:**

- Driveway

**Issues discussed include:**

- Applicant proposes to replace the asphalt driveway with gravel
- Applicant proposes to expand the red brick walkway at the left side of the parking area
- Applicant proposes to remove the existing iron fence along the right side of the parking area.
- OHDC noted concern with the potential of increasing the number of parking spaces in front of these houses. OHDC would prefer to see an area of landscaping between this parking area and the abutting parking area

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

8. 27 Washington Street  
Baron Kavoc

**This is a new application for:**

- Fascia, gutters, trim

**Issues discussed include:**

- Applicant did not appear as scheduled

**It was moved, seconded, and voted (5-0) to reschedule the hearing to an alternate date.**

9. 137 Front Street  
John Burrington

**This is a new application for:**

- Deck repairs

**Issues discussed include:**

- Applicant proposes to replace an existing wood roof deck railing with a new Intex Hampton style PVC railing
- Deck has limited and distant visibility from Front Street and the harbor
- OHDC was concerned with the appearance of the material and the construction of the railing

**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 with the following amendments:** 1. Approval is contingent upon review of a sample of the material

10. 231 Washington Street  
Dwell October LLC

**This is a new application for:**

- Renovations

**Issues discussed include:**

- Continued from 11-1-22 - evidence taken
- Applicant proposes to repair the existing overhang and replace the existing T1-11 siding with clapboards.
- At the right side of the house, remove lower courses of clapboards to repair rot and install a skirt board and replace clapboards on top of the skirt board.
- Applicant proposes to replace the front windows with new single pane, true divided light wood windows
- Exhibit A – Photos of proposed work
- Exhibit B – Window cut sheet

**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. Windows to be Brosco single pane true divided light wood windows. 2. Gutters to be replaced in like kind with new round corrugated metal downspouts. 3. New skirt board to be wood.

11. 10 Orne Street  
Bogoloff Residence  
**This is a new application for:**

- Addition

**Issues discussed include:**

- Continued from 11-1-22 - evidence taken
- Exhibit A – Revised drawings dated 11/15/22
- Applicant presented revised plans and elevations addressing previous comments from the OHDC.
- Revised plans and elevations were generally well received.

**It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a public hearing for December 20, 2022.**

12. Gerry School  
Pitman Wardley

- Applicant's representative appeared to discuss ongoing progress at the Gerry School.
- Applicant's representative presented replacement slate for the main roof and dormer walls.
- Applicant proposed to substitute architectural asphalt shingles for slate shingles at the dormers *only. roofs Check walls to remain slate.*
- It was moved, seconded, and voted (5-0) to accept the proposed substitution

13. 18 Middle Street  
99 Lake Elizabeth LLC  
**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to replace all windows, perform minor modifications to the door and window layout, replace the fence at South Street, and install a new fence to screen the HVAC equipment.
- Applicant proposes to replace all windows with wood simulated divided light wood windows.
- OHDC requested some additional information and a sample of the proposed window.

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

**Other Matters**

The following roofs were administratively approved:

- 12 State Street

Regarding 18 Washington Street, the applicant returned to present a garage door for approval. OHDC noted that the proposed door should have windows with a vertical orientation. Applicant will return with an alternate selection.

It was moved, seconded, and voted (5-0) to approve the meeting minutes of October 18, 2022.

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

**End of Minutes**