

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 January 3, 2023

Present constituting a quorum: Charles Hibbard, Gary Amberik, Bob Bragdon, Mariana Vaida, Duncan Facey

Review of Violations

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

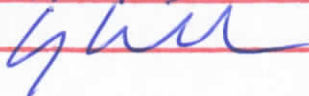
MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION

Regular Hearings

APPROVED

1. 16 Gingerbread Hill
Vanessa Moody

This is a response to activity notice for:

DATE: 1/17/23
SIGNED: 

- Condenser

Issues discussed include:

- Response to activity notice
- Applicant installed AC line sets and a condenser along Gingerbread Hill road.
- The line sets extend up to the third floor level.
- Applicant to review options to conceal the line sets inside the exterior wall

It was moved, seconded, and voted (5-0) to continue the activity hearing notice to February 7, 2023

2. 8 Elm Street
Greg Moussalem

This is a new application for:

- Windows

Issues discussed include:

- Continued from 12-6-22
- Replacement of existing windows with new inserts of exactly the same dimensions.
- Proposed windows are Marvin vinyl clad simulated divided light windows
- OHDC noted that clad windows are not historically appropriate.
- OHDC noted that windows close to the public way should be repaired or replaced with full frame true divided light wood windows.
- OHDC requested additional product literature for the proposed windows. If insert windows are going to be requested, a dimensioned comparison drawing of the original window and the proposed window comparing the difference in daylight openings.

It was moved, seconded, and voted (5-0) to continue the hearing to 1/17/23.

3. 9 Mechanic Street

Peter and Nicki Fleming

This is a new application for:

- Modifications to rear bumpout, windows, roof, various repairs

Issues discussed include:

- This project includes modifications to the rear bump out, new windows, new roof, and miscellaneous repair work. All windows to be painted wood. All gutters to be wood or fiberglass. All fascias and rakes to be painted wood.
- Rear bump out footprint to remain, but roof to be raised approximately 12"
- Exhibit A – Photos of rear of house from adjacent streets
- Applicant proposes to remove the rear CMU chimney
- Applicant proposes to replace two south facing windows at the left side of the house with new wood simulated divided light windows.
- OHDC noted that the existing casement windows at the left side of the house are not historically appropriate. Applicant agreed to replace the casement windows with a double hung window with historic proportions.

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. Window replacement limited to two windows at south elevation, left and right side 'ell' addition, west elevation patio doors, rear addition window, and replacement casement windows.

4. 28 Pleasant Street

Helen Kaulbach and Donald Klegkamp

This is a new application for:

- Repave driveway

Issues discussed include:

- Replace asphalt driveway 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.

5. 1 Harris Street

Keith Ranta

This is a new application for:

- Doors, condenser, windows

Issues discussed include:

- Replace front door with wood door. Trim to remain the same.
- Replace rear door off kitchen with wood door. Trim to remain the same.
- Add additional HVAC condenser next to existing condenser.
- Applicant proposes to screen the condensers with plantings on all sides

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. Glass spacer bars to be dark colored. 2. Front door lower panels to be horizontal to match existing door.

6. 1 Harris Street

Keith Ranta

This is a new application for:

- Windows

Issues discussed include:

- Replace four windows on first floor of house. One window on front of house facing Elm Street, two windows on side facing Harris Street, one window above kitchen sink facing rear yard.
- Replacement windows to be Jeld Wen wood single pane true divided light windows. All casing to match, including historic sill.
- Storm windows to be re-installed

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. Replacement windows to be Jeld Wen wood single pane true divided light windows. All casing to match, including historic sill.

7. 14 Beacon Street

Tia and Mark Gonzales

This is a new application for:

- Entry way and Door

Issues discussed include:

- Construct new entry landing, stairway, add door and windows at rear ell north side
- Remove existing bay window at the south side and replace with a new custom box bay
- Infill the existing covered porch at the rear south/wet façade and add upper windows
- Remove south side door and window and replace with new windows.
- Remove sliding door and revise windows at the west façade and add a new skylight.
- OHDC noted that the existing HVAC condenser should be placed under the proposed porch addition.
- New door to be wood, Simpson door
- New windows to be Pella Architect series simulated divided light wood windows with dark grey spacer bars.

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. Move AC condenser. 2. Porch at north side, remove right hand small window and extend porch to meet the face of the existing house. 3. At south side, simplify box bay construction.

8. 69 Pleasant Street

Joseph Wykes

This is a new application for:

- Gas fireplace chimney

Issues discussed include:

- Applicant installed a gas fireplace vent termination at the top of the false chimney.
- Applicant agreed to paint the vent and chimney cap black.
- The proposed rear screen is not visible from the public way and therefore not in the purview of the OHDC.

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. Fireplace vent and chimney cap to be painted matte black. 2. Rear privacy screen is not visible from the public way and not in the purview of the OHDC.

Other Matters

The following roof replacements were approved administratively by the Building Department:

1. 103 Elm Street

It was moved, seconded, and voted (5-0) to approve the meeting minutes of December 20, 2022.

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

End of Minutes