

APPROVED

DATE: 5/16/23

SIGNED:

Old and Historic Marblehead Districts Commission

c/o Engineering Dept., 7 Widger Road
Marblehead, Massachusetts 01945
(781) 631-1529

Charles Hibbard

Charles Hibbard-Chairman, Gary Amberik-Secretary, Robert Bragdon-Member,
Paul Pruett-Member, Mariana Vaida-Member, Michael Fuenfer-Alternate, Duncan Facey-Alternate

Minutes for May 9, 2023

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

Public Hearings

1. 10-12 Summer Street
Marblehead Real Estate
This is a Public Hearing for:

- Renovations

Issues discussed include:

- An existing deck was removed and construction of a replacement deck began without OHDC approval.
- Applicant previously proposed to rebuild the deck and stairs as previously existed. The updated application includes a new wood deck across the rear of the building.
- OHDC noted that the fence along the back of the parking spaces should be different from the deck railings. Applicant agreed to install a wood or wrought iron fence at these two locations.
- Doors on the rear elevation and front elevation to have a new 18" deep covered roof supported by brackets
- Gutters should be wood or fiberglass with round metal downspouts.
- New mechanical systems will be installed under rear deck

Public Comment – None

It was moved, seconded, and voted (5-0) to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Replacement gutters to be wood or fiberglass with round metal downspouts. 2. Fence at end of driveway to be wood or wrought iron.

Regular Hearings

2. 129 Front Street
Joan W. Hathaway

This is a new Application for:

- Railing repair

Issues discussed include:

- Replace the iron railing outside the side door on the basement level.
- Railing is in the alley between 129 and 127 Front Street, surrounding the cement staircase.
- All new iron work will match the existing rail except for a smaller gap between the vertical rails to meet code.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

3. 55 Gingerbread Hill
Michelle Fontaine

This is a new Application for:

- Additions and modifications – front porch, fence addition to garage, siding, roof, landscaping, and stone wall repairs

Issues discussed include:

- Continued from April 4, 2023
- Applicant returned to present details of front porch roof construction
- Exhibit A – Updated plans dated 5/5/23
- Applicant also made minor changes to the landscape plan to change the driveways to crushed stone with granite cobble borders
- OHDC questioned the width of the existing parking area, and the proposed width. Applicant noted that the proposed area was approximately 4' wider than the existing driveway area including the walkway.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Existing driveway dimensions to be verified by Applicant, and new driveway to be a maximum of 4'-0" wider with the addition of a new walkway.

4. 11 Harris Street
Scott and Dawn Schnell

This is a new Application for:

- Light pole and condenser

Issues discussed include:

- Install a light pole at the front corner of the driveway as illustrated. Light pole is an antique from the 1800's
- Install a new AC condenser at right side of the house. Condenser will be screened by a wood fence to match the adjacent wood fence.
- AC line sets to be located on the rear of the house, not visible from any public way
- Replace existing 6'-0" tall solid board cedar fence at left side towards the rear of the property with 4'-0" wood picket fence to match portion of new fence at left side of house closest to Harris Street.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Applicant to confirm proposed fence is on Applicant's property line. 2. New AC line sets to be located on rear elevation and painted to match surface. 3. AC Condenser to be fully concealed by new wood fence.

5. 10 Orne Street
Adam and Judith Sogoloff
This is a new Application for:

- Exhaust vent, windows

Issues discussed include:

- Applicant proposes a new exhaust hood on the right side elevation at the second floor level.
- OHDC requested details of the proposed exhaust vent for evaluation
- Applicant proposes to change previously approved windows from 6 over 1 muntin pattern to 6 over 6 muntin pattern.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments 1. Subject to submission of cut sheet of kitchen exhaust hood exterior vent.

6. 225 Washington Street
Julie DiVirgilio
This is a new Application for:

- Deck replacement and light pole

Issues discussed include:

- Applicant proposes to remove existing wood decks with larger wood decks.
- New decking and stair treads to be composite with painted wood trim, railings, balusters, and stringers.
- Exterior low voltage lighting will be low-profile and concealed as much as possible
- Decks have limited visibility from Nicholson Street

It was moved, seconded, and voted (5-0) that estates are not materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

7. 45 Beacon Street
Jon and Jennie Putnam

This is a new Application for:

- Demolition of existing garage, construction of new garage

Issues discussed include:

- Continued from April 4, 2023
- Application was moved to a public hearing on April 4, 2023.

It was moved, seconded, and voted (5-0) to continue the hearing to June 6th, 2023 as a Public Hearing.

8. 45 Norman Street
Ramsay and Lisa Hoguet

This is a new Application for:

- Addition

Issues discussed include:

- Continued from April 18, 2023
- Request to continue to June 6, 2023.

It was moved, seconded, and voted (5-0) to reschedule the hearing to June 6th, 2023

Other Matters

The following roofs were administratively approved by the Building Department:

49 Elm Street – Robert Paquette–Roof administratively approved by Building Department on 4-27-23

12 Goodwin’s Court – Christine Buckley–Roof administratively approved by Building Dept. on 5-3-23

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

End of Minutes