

APPROVED

DATE: 6/27/23

Old and Historic Marblehead Districts Commission

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

SIGNED: 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 June 6, 2023

Present constituting a quorum: Charles Hibbard, Gary Amberik, Bob Bragdon, Paul Pruett,
Duncan Facey

Public Hearings

1. 45 Beacon Street
Jon and Jennie Putnam
This is a Public Hearing for:

- Demolition of existing detached garage; Construct new garage

Applicant's Presentation

- Exhibit A – Updated Plans dated 6/1/23
- Applicant proposes to demolish an existing single story two-car garage and construct a new two-story garage / carriage house with the same footprint but moved back from Beacon Street approximately 5 feet.
- Garage door has been rotated to face away from the street
- Existing garage is 15'-6" tall. Proposed structure is 21'-3" tall.
- Applicant addressed previous comments by lowering the dormers from the ridge, changed the door to the balcony, removed the picture window, updated details to be more historic, and added hardscape and softscape along Beacon Street
- Proposed structure has elements of the main house to create harmony
- Materials to be cedar shingles, wood trim, wood windows, wood or fiberglass gutters, and round copper downspouts
- Motion to close this portion of the Public Hearing. Motion seconded and approved 5-0.

Public Comment

- No one in attendance in support or opposition to the proposed work
- Motion to close this portion of the Public Hearing. Motion seconded and approved 5-0.

Deliberation

- OHDC questioned the precedent for the metal railing. Applicant noted that there is a similar existing railing on the main house, although not necessarily an original feature.
- OHDC objected to the curved railing and balcony.

- OHDC noted that the replacement structure needs to be historically appropriate. The current design appears to be more like a guest house as opposed to a garage.
- OHDC suggested that the doors facing Beacon Street could be modified to relate to a garage use.

It was moved, seconded, and voted (5-0) to continue the hearing to 6/27/23

Regular Hearings

2. 1 Stacey Street
M/R Rockett Management LLC

This is a new Application for:

- Renovations and construct garage

Issues discussed include:

- Applicant requested to reschedule the hearing to 6/27/23

It was moved, seconded, and voted (5-0) to continue the hearing to 6/27/23

3. 8 Lee Street
Andrew Maercklein

This is a new Application for:

- Masonry Steps, Walkway, Patio Area

Issues discussed include:

- Applicant returned with brick manufacturer, patio dimensions, and property line confirmation.
- Exhibit A – Brick Cut Sheet, Proposed Patio Area, and Plot Plan from Town of Marblehead
- Refer to minutes of May 16, 2023 for other work approved including: front stairs and sidewalk, walkway, brick and bluestone grill table (8 feet long), brick patio, and new stone wall.
- Proposed grill table will be located against the retaining wall and will have limited visibility from the public way.

It was moved, seconded, and voted (4-1) to Grant a Certificate of Appropriateness for all work as proposed.

4. 1 Lee Street
Jim Regis

This is a new Application for:

- Windows

Issues discussed include:

- Original COA expired. Applicant wishes to renew the COA with no modifications.

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.

5. 25 High Street
Carol Oreskovic

This is a new Application for:

- Fence

Issues discussed include:

- Replace existing fence at front and side of the property with a similar capped board fence with capped square posts
- Gate to remain in same location and will have similar simple metal hardware

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.

6. 2 Mariners Lane
Michael Bullock

This is a new Application for:

- Windows

Issues discussed include:

- Applicant did not appear as scheduled

It was moved, seconded, and voted (5-0) to deny the application on the grounds that the application is incomplete and the commission is unable to make a determination. The commission will reconsider the application upon resubmission.

7. 23 Orne Street
Carl and Kristin Horton

This is a new Application for:

- Fence and Window

Issues discussed include:

- Applicant proposes to install two short sections of fence at the left and right side of the house

- Replace window at left side elevation. OHCD noted that due to the proximity of the window to the public way, a simulated divided light window would not be appropriate.

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. New window to be wood, single pane, true divided light with historic sill and casing to match adjacent windows.

8. 18 High Street
Matt Raven
This is a new Application for:

- Cedar shingles

Issues discussed include:

- Repair and/or replace rotting cedar clapboards in like kind
- Replace rotting window sill and casing
- Existing cedar siding has scarfed joints. New cedar siding to match with scarfed joints. Lengths to match existing short lengths – approximately 3-4 feet long.

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. 1. Replace rotting window sills and casing as needed. 2. New cedar clapboards to have scarfed joints and board lengths max. 4 feet in length.

9. 45 Norman Street
Ramsay Hoguet
This is a new Application for:

- Addition

Issues discussed include:

- Applicant requested to continue to 6/27/23

It was moved, seconded, and voted (5-0) to continue the hearing to 6/27/23

Other Matters

Regarding EV charging stations, OHDC reviewed proposed language to add to the guidelines. It was moved, seconded and voted (5-0) to adopt the new language.

The following roofs were administratively approved by the Building Department:

5 Tucker Street – Approved on 5/12/23
34 Pearl Street – Approved on 5/19/23
118 Washington Street – Approved on 5/26/23
57 Lee Street – Approved on 5/31/23

It was moved, seconded, and voted (5-0) to approve the minutes for May 16, 2023

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

End of Minutes