

APPROVED

DATE: 12/17/24

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 December 3, 2024

Present constituting a quorum: Charles Hibbard, Gary Amberik, Paul Pruett, Duncan Facey,
Michael Fuenfer

1. 5 Harding Lane

John and Ann Shin

This is a Public Hearing for:

- Home renovations to include a two-story addition at the rear of the structure, chimney rebuild, front porch steps and dormer

Issues discussed include:

Applicant's Presentation

- Applicant provided updated drawings dated 12/2/24
- Applicant proposes a two-story addition at the rear of the home
- Existing windows at first floor will remain where possible. New windows will match existing mullion pattern (2 over 2)
- Motion to close this portion of the Public Hearing. Motion Seconded. Approved 5-0

Public Comment

- Henry Skinner – 9 Harding Lane – In support of proposed work
- Motion to close this portion of the Public Hearing. Motion Seconded. Approved 5-0

Deliberation

- OHDC asked for clarification around the second floor ganged windows. Applicant noted that the siding below would be shiplap and the trim would be flush with the rest of the house.
- Applicant noted that the proposed new windows would be simulated divided light wood windows by Marvin or equal. Existing single pane wood windows close to the street will remain.

- OHDC challenged the three windows at the northeast corner of the second floor. Applicant noted that the windows could move away from the corner approximately 12” and add shingles to the corner.
- Applicant clarified that the chimney cap will be black, and the chimney flashing will be lead coated copper. Gutters to be either wood or fiberglass. Downspouts to be painted metal.
- Exhibit A – Additional photos
- Applicant noted that the rear patio is not visible from the public way

It was moved, seconded, and voted to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Second floor windows to be adjusted and moved 12” from the northeast corner and siding to be shingles. 2. Move first floor diamond window as marked on plan. 3. New windows to be wood simulated divided light windows with dark spacer bars and half screens.

2. 35 Washington Street
Old North Church

This is a new application for:

- Replace Door

Issues discussed include:

- Replace the existing parish hall exterior doors with new wood doors in like kind with modifications to make the doors handicapped accessible
- Door height will be reduced from 9’-4” to 7’-0” and panel above door will be increased from 1’-8” to 4’-0”.
- Door operator bollard will be stainless steel

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.

3. 8 Washington Square
Craig Todaro

This is a new application for:

- Replace Door

Issues discussed include:

- Replace side door with new wood door to match existing

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.

4. 39 Orne Street
Andrea Robbins
This is a new application for:

- Window and Siding

Issues discussed include:

- Remove garage trim and clapboards that are damaged and replace with new wood clapboards and trim
- Repair holes in cinder block wall, replace two windows at the Gas House Beach side with new single pane true-divided light windows, and repair small section of roof between dormer and side of house

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 gutter, if required, shall be wood or fiberglass

5. 12 Goodwin's Court
Christing Buckley
This is a new application for:

- Replace 10 Windows

Issues discussed include:

- Install ten (10) replacement windows in existing openings
- New windows to be Harvey Majesty windows with wood interior, clad exterior, and simulated divided light 6 over 6
- From previous hearing, OHDC noted that due to the proximity and visibility from the street, clad windows would not be appropriate
- From previous hearing, OHDC requested additional details and dimensions of the existing windows and the proposed size of the replacement window.
- Applicant noted that the proposed windows are inserts.
- At previous hearing, OHDC requested dimensions comparing the existing window sizes to the proposed replacement window sizes. Acceptable replacement window types would be full frame replacement, insert, or sash replacement only.
- OHDC noted that a composite window would be appropriate due to the direct ocean front exposure

It was moved, seconded, and voted (5-0) to continue the hearing to January 7, 2025

6. 75 Pleasant Street

Brian O'Connor

This is a new application for:

- Replace 5 Windows

Issues discussed include:

- Applicant proposes to replace five (5) second floor windows facing Pleasant Street.
- Existing windows appear to be original
- Applicant provided a window survey of the existing windows.
- OHDC noted that any replacement windows should be single pane true-divided light for consistency, but restoration should be considered first.

It was moved, seconded, and voted (5-0) to continue the hearing until January 21, 2024

7. 43 Norman Street

Robert Doyle

This is a new application for:

- Replace Windows

Issues discussed include:

- Applicant requested to continue the hearing to December 17, 2024

It was moved, seconded, and voted (5-0) to continue the hearing to December 17, 2024

8. 57 Orne Street

Erin Largay

This is a new application for:

- Fence

Issues discussed include:

- Construct a new 60" high wood picket fence with square posts and one gate along the southwest property line
- Fence to replace an existing 42" high fence

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. 10 Fort Beach Lane

10 Fort Beach Lane LLC

This is a new application for:

- Siding, Walkway, Roof, and Shed

Issues discussed include:

- Applicant proposes to pave the existing gravel walkways in brick installed over stone dust with swept joints.
- Provide granite curbing and steps to mitigate the slope between the entry and the street.
- Replace the existing shed with a new shed of the same dimensions, style, and materials through it would be constructed over a concrete slab rather than the rotting piers
- OHDC noted that the large brick parking area directly in front of the house along the street is not appropriate. Applicant agreed to remove the driveway from the application
- OHDC noted that any shed less than 50 sf and less than 8 feet in height is not under the purview of the Commission.

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. Brick parking area is withdrawn from the application. 2. Replacement of shed is withdrawn from the application.

10. 24 Pearl Street

Erin Kelly

This is a new application for:

- Skylight

Issues discussed include:

- Add skylight in roof at front of house
- Location is not visible from the public way due to the configuration of the roof

It was moved, seconded, and voted (5-0) that the proposed work is not visible from the public way and therefore not under the purview of the OHDC.

Other matters:

The following roofs were administratively approved:

62 Pleasant Street – Roof approved by Building Department – 11/18/24

79 Washington Street – Roof approved by Building Department – 11/18/24

It was moved, seconded, and voted (5-0) to approve the minutes of November 19, 2024.

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

End of Minutes