

**Old and Historic Marblehead Districts Commission**  
c/o Engineering Dept., 7 Widger Road  
Marblehead, Massachusetts 01945  
(781) 631-1529

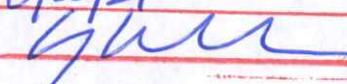
Charles Hibbard-Chairman, Gary Amberik-Secretary, Robert Bragdon-Member,  
Paul Pruett-Member, Mariana Vaida-Member, Michael Fuenfer-Alternate, Duncan Facey-Alternate

**Minutes for August 6, 2024**

Present constituting a quorum: Gary Amberik, Bob Bragdon, Duncan Facey, Paul Pruett, ~~Duncan Facey~~ **MICHAEL FUENFER**

**MARBLEHEAD**  
**OLD & HISTORIC DISTRICT COMMISSION**

1. 26 Gingerbread Hill  
Robert Lemmond  
**This is a new application for:**

**APPROVED**  
**DATE:** 8/20/24  
**SIGNED:** 

- Front Door

**Issues discussed include:**

- Applicant requested to continue to September 17, 2024

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

2. 22 Lee Street  
Susan Barnard  
**This is a new application for:**

- Deck Replacement

**Issues discussed include:**

- Strip and remove decking and handrails on roof deck.
- Install new composite decking on new platform, same size as existing
- Install new posts, handrails and balusters in a U-shape to meet Code
- New handrail posts will be wrapped with composite trim with decorative caps. Handrails and balusters will be Intex Hampton composite rails, white in color.
- Install new full view fiberglass door, same size and style as existing door.
- Install new white composite casing around new door
- Subject to OHDC Standard Terms and Conditions of Approval

**It was moved, seconded, and voted (4-1) 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. Applicant to submit cut sheet of proposed door.

3. 28 South Street  
Taner Gokce

**This is a new application for:**

- Renovation

**Issues discussed include:**

- House was built in 1960s
- Remove existing second floor deck and construct a second floor addition.
- Remove existing chimney
- All siding, trim, gutters, etc. to match existing
- Replace existing simulated divided light windows with new Marvin Ultimate wood windows in same size and configuration
- Subject to OHDC Standard Terms and Conditions of Approval

**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:**

4. 31 Lee Street  
Daniel Rosen

**This is a new application for:**

- Heat Pump

**Issues discussed include:**

- Install a new heat pump system. Condenser and line sets are located behind the rear corner of the house and not visible from the public way.

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

5. 7 South Street  
Christine D'anjon

**This is a new application for:**

- Gutters and Downspouts

**Issues discussed include:**

- Install a half round copper gutter at rear of house facing South Street.
- New downspouts to be round copper.
- Install up to three downspouts for main gutter, and one downspout for small roof gutter.
- Subject to OHDC Standard Terms and Conditions of Approval

**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. Install up to three round copper downspouts for main gutter, and one downspout for small roof gutter. 2. Gutter to be C-shaped copper

6. 14 Nicholson Hill

Janet Merrill

**This is a new application for:**

- Siding

**Issues discussed include:**

- Strip existing siding on the backside of the house. Remove gutter and fascia. Install new red cedar wood siding and fascia
- Reinstall existing aluminum gutter
- Subject to OHDC Standard Terms and Conditions of Approval

**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.**

7. 17 Beacon Street

Richard Lane

**This is a new application for:**

- Stairs & Railings

**Issues discussed include:**

- Repair stairs and landing and railings and banister with the use of Trex
- Landing is 8' x 8' at the widest point. Stair is 36" wide
- OHDC noted that the railing should be wood. OHDC noted that the stair treads and risers can be composite due to flooding concerns.
- Area is subject to severe flooding
- Subject to OHDC Standard Terms and Conditions of Approval

**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. Stair treads to be composite with composite risers. Decking to be composite. Railing posts and balusters to be wood.

8. 83 Washington Street  
Anna Vellat

**This is a new application for:**

- EV Charging Station, Roof and Chimney Cap

**Issues discussed include:**

- Install EV charging station at back of existing parking area.
- Add brick pavers at right side of driveway. Brick to match existing walkway at left side of driveway.
- Extend the fence in front of the unit's entrance. Gate to match existing fence. Hardware to be simple black hardware
- Replace existing roof with new asphalt shingles and install new chimney cap to match existing adjacent chimney cap
- Subject to OHDC Standard Terms and Conditions of Approval

**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:**

9. 8 Washington Street  
Craig Todaro

**This is a new application for:**

- Garage Door and Gutters

**Issues discussed include:**

- Replace vinyl garage door with a new wood garage door
- Replace aluminum gutters on garage with wood gutters. Downspouts to be round metal to match existing house.
- Subject to OHDC Standard Terms and Conditions of Approval

**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:**

10. 123 Front Street  
Christine Holbrook

**This is a new application for:**

- Replace Deck

**Issues discussed include:**

- Remove existing decking and replace with TimberTech composite decking
- Deck has direct ocean front exposure. House was constructed in 1969.
- Remove existing wood handrails and install new Intex Hampton railing system
- Subject to OHDC Standard Terms and Conditions of Approval

**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:**

Other matters:

It was moved, seconded and voted (5-0) to request that the Building Commissioner review the condition of 4 Wadden court and report back to the OHDC.

The following roofs were administratively approved:

**None**

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

**End of Minutes**