

**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 June 17, 2025**

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

1. 9-11 Gingerbread Hill  
Andrew and Dana Bull  
**This is a Public Hearing for:**
  - Alterations and Additions to Existing House

MARBLEHEAD  
OLD & HISTORIC DISTRICT COMMISSION  
**APPROVED**  
DATE: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

**Issues discussed include:**

**Applicant's Presentation**

- Architect Jeff Tucker read a statement regarding the design process
- Applicant noted several revisions to the plans based on comments at the prior meeting
- Applicant has removed a proposed third dormer. Casement windows have been changed to awning windows. Door changed to remove full glass door. Rear playroom was offset from building. Chimney was moved to the interior of the building. Third window was removed from right addition section.
- Applicant noted that blasting would not be part of the project.
- Motion to close this portion of the public hearing. Seconded. Approved (5-0)

**Public Comment**

- Susan Wynan – 12 Gingerbread Hill – In support of the project
- Sheila Duncan – 37 Gingerbread Hill – In support of the project
- Karen Lemmond – 26 Gingerbread Hill – In support of the project
- Ed Birtwell – 15 Gingerbread Hill – Opposed to project. Concerned with building close to existing cottage
- Claude Lancomb – 5 Gingerbread Hill – Concerned with size of house
- Elka Backman – 3 Gingerbread Hill – In support of the project
- Kate Birtwell – 15 Gingerbread Hill – Concerned with setting precedent
- Judy Anderson – 31 Orne Street – Encouraged green space around existing cottage.
- Bette Hunt – 38 Orne – Opposed to the project
- Douglas Pfeiffer – 12 Gingerbread Hill – In support of the project
- Brett Collins – 17 Gingerbread Hill – Concern with water run off and any blasting
- Motion to close this portion of the public hearing. Seconded. Approved (5-0)

**Deliberation**

- OHDC asked about the chimney. Applicant noted that is a load bearing chimney.
- OHDC noted that AC condensers should be concealed along with any HVAC venting.
- Applicant clarified that the foundation would be brick veneer
- OHDC noted that the original house is evident and in character
- OHDC noted that the setting is unique in that the existing structure is small and the proposed home takes away from the setting.
- OHDC noted that this will help preserve the existing cottage structure
- OHDC noted that a condition of the approval included the relocation of the house

**It was moved, seconded, and voted (4-1) to Grant a Certificate of Appropriateness for all work as proposed with the following amendments:** 1. Existing house to be preserved and moved to new location. 2. Landscape / hardscape to be approved in future hearing. 3. Milestone check-ins to include foundation formwork, framing, exterior finishes including windows and doors, and final inspection prior to C of O. 4. Applicant to provide mock-up of foundation veneer. 5. Subject to Commissions usual Terms and Conditions.

2. 96 Front Street  
Melissa Durkee

**This is a new application for:**

- Gutters

**Issues discussed include:**

- Replace wood gutters in like kind at rear, front and north side.

**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. 34R Mugford Street  
Kristin Bumiller

**This is a new application for:**

- Fence

**Issues discussed include:**

- Install a capped picket fence 4 feet tall
- Fence is located inside property line

**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. 22 Stacey Street  
Chris Leblac

**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to replace a total of nineteen (19) windows with new simulated divided lite wood windows.
- Repair siding in like kind
- Replace asphalt driveway with concrete pavers.
- OHDC noted that elevation drawings are required, drawn to scale, so describe the scope of the work. OHDC
- OHDC noted that concrete pavers are not appropriate.

**It was moved, seconded, and voted (5-0) to continue the hearing to 7/1/25**

5. 24 Lee Street Apt C5  
Howland Jones

**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to replace existing casement windows in like kind
- Applicant provided additional documentation confirming that the proposed windows match the existing window dimensions

**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.**

6. 8 Tucker Street  
Taryn Flowers

**This is a new application for:**

- Condenser Unit

**Issues discussed include:**

- Applicant proposes to install a 4'-0" tall fence and gate at right side of house.
- Fence to be wood, 1 x 4 with capped posts

**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. 50 Beacon Street

Mike and Kathleen Lane

**This is a new application for:**

- Existing Porch Enclosure, New Covered Porch Entry, Window, Siding, Gutters, Roof

**Issues discussed include:**

- Applicant presented updated renderings, elevations and plans.
- Applicant set the dormers in from the gable ends of the roof
- OHDC noted that the front porch roof should be inset from the main house gutter line
- OHDC noted that gutter and downspout details should be included in the final set
- OHDC noted that additional options for the rear porch should be explored.

**It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a Public Hearing for July 15, 2025**

8. 45 Norman Street

Ramsay Hoguet

**This is a follow up discussion for:**

- Foundation veneer for garage, front and sides of house, doors and sidelights, garage door

**Issues discussed include:**

- Applicant noted that the stone veneer would be similar to the stone at 10 Orne Street. Sizes would range from 4" high to 16" high
- Front elevation would have approx. 10" of exposed foundation.
- Applicant proposes a cap stone at the top of the veneer
- OHDC noted that lead coated copper would be a preferred material for the cap which would also act as flashing.
- OHDC noted that the window wells shown on the recent plans were not shown on the original approved plans. Applicant will provide a comparison of the current plans to the original approved plans.
- Applicant noted that the garage stone veneer base will be 12" high. Stone base at right side of front elevation will be set approximately 4" below the porch deck with approximately 10-12" exposed.

**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. The stone veneer is approved pending a site mock-up. 2. Approve a lead coated copper flashing cap on the stone foundation veneer. 3. Garage stone veneer to be 12” high as measured from the bottom of the garage door.

Other matters:

None

The following roofs were administratively approved:

24 Merritt Street – James Leaf – Roof Administratively Approved on 6/5/25

It was moved, seconded, and voted (5-0) to approve the minutes of June 3, 2025

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

**End of Minutes**