

Old and Historic Marblehead Districts Commission

c/o Community Development and Planning Department

Mary Alley Municipal Building, 7 Widger Road

Marblehead, Massachusetts 01945

Tel: (781) 631-1529 Fax: (781) 631-2617

STANDARD TERMS & CONDITIONS OF APPROVAL

1. ADHERENCE TO THE CONDITIONS OF APPROVAL

- a. All work must be completed as approved by the Old & Historic Marblehead Districts Commission (OHDC), as documented in the approved Application, the OHDC Hearing Minutes, and as summarized in the Certificate of Appropriateness (COA). Any discrepancies or conflicts between these documents shall be brought to the attention of OHDC prior to commencing work. Amendments to the approved work, if any, will be noted in the Application or the Hearing Minutes or both.

2. TERM OF THE CERTIFICATE OF APPROPRIATENESS

- a. Work must be started within one year of the COA issuance date. At the end of this one-year period, if the work has not been commenced and prosecuted with due diligence, the COA shall expire and be of no further effect. Before the date of expiration, however, the Applicant may file a request for an extension of time. At its discretion, the OHDC may grant, in writing, one or more extensions of the COA, for periods not to exceed 90 days each. Renewals for approved work without any changes may be administratively approved by the Building Commissioner.
- b. The work described in the approved Application, OHDC Hearing Minutes, and as summarized in the Certificate of Appropriateness must be completed within 2 years of the initial COA issue date in order to remain in compliance with these terms and conditions.

3. NO WORK MAY DIFFER FROM THE APPROVED APPLICATION

- a. Work approved by the OHDC often has several elements to it; an addition might include an external chimney, or a certain number of windows in specific locations, etc. Each of these elements contribute to the overall appropriateness of the proposal when being reviewed by the OHDC. Even minor changes, had they been added, omitted, or otherwise presented differently at the time of review by the OHDC, could have resulted in different conditions of approval. As such, all elements of the approved work, as described in the approved Application, the OHDC Hearing Minutes, and as summarized in the Certificate of Appropriateness, must be completed in order for the project to remain in compliance with these terms and conditions. Applications, Amendments, and Hearing Minutes are not exhaustive in detail and therefore convey an architectural intent about elements and details which are not noted. No elements or details of the work shall contravene the implicit architectural intent of the work approved by OHDC.

QUESTIONS? Questions about this process can be directed to the OHDC through Lisa Lyons in the Community Development and Planning Department at 781-631-1529.

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About the Marblehead Historic District

The Marblehead Historic District is a 2,300-acre historic district roughly bounded by Marblehead Harbor, Waldron Court, Essex, Elm, Pond, and Norman Streets in Marblehead, Massachusetts. Among its notable features are Fort Sewall, a coastal fortification with origins dating to 1644, and numerous National Historic Landmarks, including the General John Glover House, the Jeremiah Lee Mansion, and the Simon Bradstreet House.

The district includes 988 contributing buildings and features Georgian, Federal, Queen Anne, and other styles of architecture. The area was added to the National Register of Historic Places in 1984.

It includes some buildings from the 1600s and about 200 houses in total that were built before the American Revolution – the largest collection of pre-revolution buildings surviving in the US.

The National Register nomination notes that "the extraordinarily well-preserved historic character of the Marblehead Historic District can be attributed to a number of factors: a deep sense of history and pride in the community; hilly terrain and historical building patterns which discourage a major thoroughfare; vigilant fire protection; and increasing preservation awareness and efforts."

Most of the district was protected by creation of two local historic districts in 1968 by the town of Marblehead under the Massachusetts General Court Historic District Act, the Gingerbread Hill and the Old Town historic districts. These districts are administered by the Old and Historic Marblehead Districts Commission, which governs on proposed changes to within-district structures.