

**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, Sally Sands-Member,  
John Kelley-Member, Cheryl Boots-Member, Robert Bragdon - Alternate

**Minutes for September 17, 2019**

Present constituting a quorum: Charles Hibbard, Gary Amberik, John Kelly, Cheryl Boots, Bob Bragdon

1. 4 Story Terrace  
Mona Doss Spencer  
**This is a continued application for:**

- Windows

**Issues discussed include:**

- Continued from 8/20/19
- Applicant proposes to replace 19 windows (almost 40 years old) with double pane vinyl replacement windows. Windows to be double hung one over one
- Applicant noted that the historic district boundary only touches the edge of the property, and the house was constructed in 1981

**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.**

2. 118 Front Street  
Kyle and Paul Donovan  
**This is a new application for:**

- Exterior lighting, vents, railings

**Issues discussed include:**

- Applicant proposes to install exterior lighting in back walk way, and would like approval of exterior light fixtures, approve driveway material and front step railings
- Applicant provided cut sheets on all proposed fixtures.
- Applicant proposes to install a wood railing at both sides of the front stair. OHDC requested additional drawings & details of the proposed railing, but took no exception in concept.

**MARBLEHEAD**  
**OLD & HISTORIC DISTRICT COMMISSION**  
**APPROVED**  
**DATE:** 10/1/19  
**SIGNED:** [Signature]

**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:** Applicant withdraws request to change driveway material and to add railings. Light fixtures are approved as submitted.

**3. 6 Mechanic Square**

John Nicolas

**This is a new application for:**

- Roof

**Issues discussed include:**

- Applicant proposes to replace roof shingles with architectural grade shingles and replace flat roof with rubber

**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. 28 Lee Street**

Robert Zarelli

**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to replace one existing 8 over 1 window with one single picture window.
- Window is on rear of house and has very limited distant view from the harbor

**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.**

**5. 28 Mugford Street**

Unitarian Church

**This is a new application for:**

- Railing

**Issues discussed include:**

- Applicant proposes to install two new metal railings on the sides of the set of stairs between the UUCM property and the Town property next to the Harris Street cemetery

**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. 18 State Street**  
William Haskell

**This is a new application for:**

- Cornerboards and siding

**Issues discussed include:**

- Applicant proposes to remove and replace corner boards and siding on front, left and right side as needed. Applicant proposes to use red cedar siding with pvc (composite) corners.

**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. 116 Front Street**  
William Stevenson

**This is a new application for:**

- Roof

**Issues discussed include:**

- Applicant proposes to replace roof shingles with architectural grade shingles

**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.**

- 8. 8 Waldron Street**  
Dorothea Macrina

**This is a new application for:**

- Roof and gutter

**Issues discussed include:**

- Applicant proposes to replace leaking roof, repair rot with new roof apron to match, replace existing aluminum gutter at rear of house, replace rotted siding with same cedar siding, and repair other rotten wood

**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. 78 Front Street  
Andrea Robbins  
**This is a new application for:**

- Condenser

**Issues discussed include:**

- Applicant proposes to install HVAC exterior compressor under existing window facing driveway.
- All conduits / pipework / lines to be run inside building not shown on outside of building
- Unit to be covered by 4' white picket fence
- OHDC requested that the applicant have the condominium association provide letter of agreement from condominium association that the condenser and fence are owned by the same entity and fence will not be removed while condenser is in place.

**It was moved, seconded, and voted (5-0) to continue the hearing to 10/1/19**

10. 16 Washington Square  
Kenneth Bures  
**This is a new application for:**

- Gutter

**Issues discussed include:**

- Applicant proposes to replace rotten wooden gutter and fascia board on left side of garage. Also replace vertical corner board if necessary. Downspout will also be replaced.
- Gutter to be either wood or fiberglass. Side cornerboard and fascia can be either wood or composite

**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.**

11. 17 Orne Street  
Tony Rosenfeld  
**This is a new application for:**

- Cobble wall

**Issues discussed include:**

- Applicant proposes to remove rotted railroad tie and replace with 16" high x 50' long granite wall in the same footprint. Materials to be used are granite and cobble stone.
- OHDC noted that work cannot be approved on public land. Applicant confirmed that all work is on private land

- OHDC noted that the style of the wall (random ashlar / cut stone) is not a style typically seen in the district. Applicant noted that the property across the street from the house has a granite wall with cut stone blocks

**It was moved, seconded, and voted (5-0) to continue the hearing until 10/1/19**

**12. 31 Franklin Street**

Debra Lynch

**This is a new application for:**

- Garage door

**Issues discussed include:**

- Applicant proposes to replace existing garage door with wood door with one row of lights.
- Exhibit A – Photo of proposed door
- No hardware to be installed on door

**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.**

**13. 2 Dock Ledge**

Brian Fin

**This is a new application for:**

- Condenser replacement

**Issues discussed include:**

- Applicant proposes to replace existing air conditioning condenser with new air conditioning unit, and install wood fence in front of condenser to screen the unit
- Location of proposed condenser screening is set far back from a public way and has a distant limited view from Front Street
- Exhibit A – Photos of area and sample of fence
- Exhibit B – Letters of support from abutters

**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:** Wood screen to be spaced vertical board with spaces not to exceed 1” and height to be 6” above top of unit

**Other Matters:**

It was moved, seconded, and voted (5-0) to approve the meeting minutes of September 3, 2019.

**End of Minutes**