

APPROVED

DATE: 12/21/21

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 7, 2021**

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

1. 6 Lee Street  
 Caroline and Tom O'Riordan  
**This is a new application for:**

- Gutters, downspout

**Issues discussed include:**

- Charles Hibbard absent. Duncan Facey voting member
- Continued from 11-16-21
- Applicant requests to continue to 1-4-22

**It was moved, seconded, and voted (5-0) to continue the hearing to 1/4/22.**

2. 18 Waldron Court  
 Howard Durk  
**This is a new application for:**

- Condenser and lines

**Issues discussed include:**

- Charles Hibbard absent. Duncan Facey voting member
- Applicant proposes to install exposed refrigerant lines and a condenser at the rear of the property.
- OHDC noted that the rear of the house is 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.**

3. 16 High Street  
 Jeff and Annie Rockwell

**This is a new application for:**

- Modifications

**Issues discussed include:**

- Charles Hibbard absent. Duncan Facey voting member
- The applicant requests the approval of a modified design of previously approved proposal:
- Removal of the existing side entry
- The substitution of a wood shingle glazed double hung 6 over 6 window
- The addition of a roofed porch. The roof form proposed is a shed roof as opposed to the previously approved gable form
- The deck has been redrawn to be 2'-0" less in width and extended to be co-planer with the house south façade
- The entry vestibule has been eliminated

**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. 25 Harris Street  
Sarah Bates

**This is a new application for:**

- Windows and chimney repair

**Issues discussed include:**

- Replace 18 existing windows with Marvin Ultimate windows
- Request to add one new window has been removed
- Install bathroom vent at left side of house
- Install kitchen vent with maximum size of 10" x 10" at left side of the house
- Applicant requested OHDC to reconsider decision to keep chimney. OHDC noted that the chimney is a historic feature that should be preserved.
- OHDC noted that the windows that face Harris Street should remain single pane true divided light wood windows based on the proximity to the public way.

**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 four (4) windows on front elevation facing Harris Street (2 on 1<sup>st</sup> Floor and 2 on 2<sup>nd</sup> Floor) shall be repaired or restored or replaced with new windows that are all wood, no cladding, single pane, true divided light 6 over 6 with 5/8" muntins, full frame replacements in same sizes and locations as existing. 2. All other windows approved as Marvin Ultimate simulated divided light wood windows, full frame replacement, in same sizes and locations as existing. 3. Proposed additional window is withdrawn. 4. Existing chimney to be restored.

5. 123-125 Elm Street

Jeanine Whelan

**This is a new application for:**

- Carpentry work, siding

**Issues discussed include:**

- Repair gutters, soffits, window trim boards, and rotten window sills on all sides of the house per quote included in application.

**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. 36 Pleasant Street

Laura Spadafino and Marie Kelly

**This is a new application for:**

- Roof

**Issues discussed include:**

- Application was administratively approved by Building Department on 11-29-21

**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. 18 Washington Street

Aileen Furbridy

**This is a new application for:**

- Roof

**Issues discussed include:**

- Application was administratively approved by Building Department on 11-29-21

**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.**

Other matters:

Regarding 50 Elm Street – Gerry School. The OHDC acknowledges the receipt of the O&HDC Review Items from Bill Luster & Pitman and Wardley Architects dated November 9, 2021. It was moved, seconded and voted (5-0) that the material presented is in general conformance with the original Certificate of Appropriateness.

It was moved, seconded, and voted (5-0) to approve the meeting minutes of November 16, 2021.

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

**End of Minutes**