

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 20, 2022

Present constituting a quorum: Charles Hibbard, Gary Amberik, Bob Bragdon, Mariana Vaida, Duncan Facey

Review of Violations

The OHDC reviewed the current list of violations and updated the status of several existing properties.

Public Hearing

1. 10 Orne Street
Janet Bogoloff

This is a Public Hearing for:

- Addition

Issues discussed include:

- Construct an addition and porch at rear of the house.
- House is visible from Orne Street
- Exhibit A – Signed letter of support from abutters
- Exhibit B – Window casing detail

Motion to close this portion of the hearing. Motion seconded. Approved 5-0

Public Comment

- Susan Schneider – 8 Orne Street – No objection to the proposed porch addition

Motion to close this portion of the hearing. Motion seconded. Approved 5-0

OHDC Comment

- OHDC did not have further comment on the proposed design.

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION

APPROVED

DATE: 12/20/22
SIGNED: [Signature]

It was moved, seconded, and voted (5-0) to grant a Certificate of Appropriateness for all work as proposed.

Regular Hearings

2. 2 Gingerbread Hill
Vincent Manzi

This is a response to an activity notice for:

- Condenser

Issues discussed include:

- Response to activity notice
- Property has a condenser visible from the public way. Condenser was installed approximately 25 years ago.
- Applicant agreed to install a new fence to screen the unit
- Fence to be a wood fence with 1x4 capped pickets and capped posts to match the adjacent existing fence

It was moved, seconded, and voted (5-0) to issue an order of remediation to install a wood fence with 1x4 capped pickets and capped posts to match the adjacent existing fence.

3. 5 Fort Beach Way
James Viperman

This is a new application for:

- Replace deck at rear of building

Issues discussed include:

- Replace existing deck structure at rear deck and install new composite wood decking and composite railing system.
- House was constructed in 1966
- Applicant provided photos of proposed railing system, proposed decking material, and photos of adjacent decks

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. 27 Washington Street
Baron Kavoc

This is a new application for:

- Replace gutters and fascia

Issues discussed include:

- Continued from November 15, 2022
- Repair of fascia boards and replacement of gutters with new fiberglass gutters
- Repair rotten trim around windows
- Applicant proposes to use composite material for the fascia board
- House was constructed in 1966

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.

5. 157 Washington Street
Marblehead Museum

This is a new application for:

- Remove chimney, second floor windows

Issues discussed include:

- Request to remove the chimney at the rear of the building
- Follow up on COA OHDC0001477 for added window information.
- New windows to be Green Mountain.
- The four (4) windows at the left side and two (2) windows at the front elevation, second level, to be wood, single pane, true-divided light windows. Windows to be 6 over 6 configuration.
- The two (2) windows at the right side and one (1) window at the rear elevation to be wood, simulated divided light windows with dark spacer bars. Windows to be 8 over 8 configuration.
- Exhibit A – Photo from Washington Street

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, specifically, window replacement at second floor and chimney removal.

6. 28 Franklin Street
Larry Sands

This is a new application for:

- Remove front steps, create path, install new step, reinstall existing railings

Issues discussed include:

- Demolish two steps at harborside door frame. Exiting stairs are flagstone and mortar.
- New stair to be solid granite, 55" in width, 14" deep and 8" high
- Remove concrete path and replace with waterstruck brick with granite cobble edging

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. 137 Front Street

John Burrington

This is a new application for:

- Windows

Issues discussed include:

- Replace a pair of double hung windows facing the driveway on the first floor
- New windows to be Andersen 400 series casement windows
- Windows would have 12 lites to simulate the double hung windows
- OHDC noted that the proposed casement window is not historically appropriate.
- House was constructed in 1871

It was moved, seconded, and voted (5-0) that no estates are materially affected and to DENY (5-0) a Certificate of Appropriateness for all work as proposed.

8. 19 Goodwin's Court

Eric Walker

This is a new application for:

- Construct balcony and open up a previously enclosed area

Issues discussed include:

- Construct new side balcony off of the kitchen and open up lower enclosed area using arched openings
- Arched openings are intended to be similar to the arch over the front door and side window.
- OHDC noted that the large arched opening did not appear appropriate and would like to see equal, smaller openings.
- OHDC noted that the column supporting the new balcony should be clad with stone to match the seawall, and the underside of the balcony should be stucco
- Applicant agreed to return with updated drawings incorporating all comments

It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a hearing for January 17, 2023.

9. 54 Orne Street

Matthew Taylor

This is a response to activity notice for:

- Condenser

Issues discussed include:

- Response to activity notice
- Applicant agreed to relocate the condenser and line sets to the rear of the property

It was moved, seconded, and voted (5-0) to issue an order of remediation to relocate the condenser unit and line sets to the rear of the property so that it is not visible from the public way.

10. 7 Nicholson Street

Mark Anderson

This is a new application for:

- Remove and replace fence and two gates

Issues discussed include:

- Remove existing 5' semi-private stockade fence and replace with new wood fence in same location.
- Fence along the rear of the property will be a solid board fence, 5' tall, capped with a scalloped top.
- The left and right side will be semi-private, spaced board fence, 5' tall with a scalloped top.

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. 126 Front Street

Tim Swigor

This is a new application for:

- Driveway

Issues discussed include:

- Applicant proposes to replace existing gravel/dirt driveway with granite cobblestones approximately 14'-6" wide measured at the street apron.
- Install a 4" wide scupper along the left side of the sloping driveway and stone wall
- Right side of driveway to have flush granite edge or border.
- Refer to annotated plan dated 12/20/22

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

It was moved, seconded, and voted (5-0) to approve the meeting minutes of December 6, 2022.

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

End of Minutes