

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 January 17, 2023

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 Hearings

1. 19 Goodwin's Court
Eric Walker

This is a public hearing for:

- New balcony and create open area space to previously enclosed area

Applicant Presentation

- Applicant proposes to construct a new side balcony off of the kitchen and open up lower enclosed area using arched openings.

Motion to close this portion of the public hearing. Motion Seconded. Approved (5-0)

Public Comment

Michael Berman – 17 Goodwin's Court – Concerned with location and size of additional deck and use of area below first floor bump out facing water.

Motion to close this portion of the public hearing. Motion Seconded. Approved (5-0)

- OHDC questioned the material of the lowest level railings. OHDC noted that a thin wrought iron railing would be less noticeable and differentiate the lowest level from the two main levels of the house
- OHDC noted that applicant should submit an updated set of plans with materials called out.

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION
APPROVED
DATE: 1/23
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: 1. Upper decks and balconies to be wood. 2. Lower level arch opening railings to be wrought iron. 3. Existing juliet balcony to remain wrought iron. 4. Pier stone to match existing seawall stone.

Regular Hearings

2. 65 Washington Street
Sarah Glassman

This is a response to activity notice for:

- Gutters

Issues discussed include:

- Applicant removed wood gutters and replaced them with aluminum gutters without prior approval of the OHDC.
- OHDC noted that based on the age of the house and the historic nature of the property, gutters should be wood. OHDC noted that fiberglass would also be acceptable.

It was moved, seconded, and voted (5-0) to issue an Order of Remediation to remove the aluminum gutters and replace with wood or fiberglass gutters to match the original wood gutters within 6 months of the date of this hearing.

3. 18 Middle Street
99 Lake Elizabeth LLC

This is a new application for:

- Windows

Issues discussed include:

- Applicant noted that the existing windows were all previously replaced and are not original
- Exhibit A – Letter from Applicant
- Exhibit B – Letter from Walter Jacob Architects comparing and contrasting historic windows from replacement windows
- Applicant presented a mock-up of a proposed wood replacement window.

It was moved, seconded, and voted (5-0) to continue the hearing to 2/7/23.

4. 8 Elm Street
George Moussalem

This is a new application for:

- Windows

Issues discussed include:

- Applicant proposes to replace existing windows with new wood, full frame simulated divided light windows with 5/8" muntins and dark spacer bars.
- OHCD noted concern with removing and replacing the existing exterior trim which is in good condition.
- Applicant agreed to window sash replacement only.
- OHDC noted that the windows at front facing Elm Street and stack of windows at the front left and front right side to remain original.

It was moved, seconded, and voted (5-0) that estates are not materially affected and to grant (4-1) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. All replacement sashes to be same dimension as existing sashes. 2. Only sashes to be replaced. 3. New window sashes to be wood, simulated divided light, with 5/8" muntins and dark gray spacer bars. 4. Windows at front facing Elm Street and stack of windows at the front left and front right side to remain original.

5. 9 Bradford Court

Mary Zenda

This is a new application for:

- Window

Issues discussed include:

- Replacement of one (1) window with a Fibrex Renewal by Andersen gliding window.
- House was constructed in 1966 and has limited visibility

It was moved, seconded, and voted (5-0) that estates are not materially affected and to grant (5-0) a Certificate of Appropriateness for all work as proposed.

6. 28 Bassett Street

Jessica Lee

This is a response to activity notice for:

- Various

Issues discussed include:

- Applicant has repaired existing stone walls and constructed new stone walls along the property line that runs along Nicholson Street.
- Applicant has also made extensive landscaping improvements in the rear yard
- Applicant
- OHDC noted that it is the responsibility of the homeowner to document what is existing and what was added.

- Applicant to provide a site plan of the property prior to all improvements, along with a proposed site plan with accompanying photographs to document the work.
- Applicant to provide a plot plan showing existing property lines

It was moved, seconded, and voted (5-0) to continue the activity notice discussion to 2/21/23.

7. 66 Pleasant Street
Center Corp.

This is a new application for:

- Renovation and relocation of structure

Issues discussed include:

- Applicant proposes to relocate and renovate existing 'Bank' building per drawings submitted.
- Applicant proposes to relocate the structure closer to the street and relocate the main entrance to the original location at the right side of the house.
- Applicant to restore the Palladian window at the third floor.
- OHDC asked for additional details for the proposed new entry and window above.
- Parcel to be subdivided.

It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a public hearing for 3/21/23.

Other Matters

Regarding 2 Hooper Street (Marblehead), it was moved, seconded, and voted (5-0) to issue an Order of Remediation to remove the new door at rear of property facing Hanover Court, restore the foundation wall to the condition that existed prior to its modification, reinstall the window that was removed with the original window or, if that window no longer exists, with an historically appropriate, all wood, 2 over 2, single pane, true-divided, double hung window. The stairway may remain as upon discussion by the Commission it appears to be historically appropriate replacement of what was previously there.

Regarding 40 Front Street (40-42 Front Street LLC) it was moved, seconded and voted (5-0) to issue an Order of Remediation to within 45 days Install a wood fence to conceal the AC condenser. Fence to be 1x4, capped vertical wood boards spaced ¾" - 1" apart, with 5"x5" capped posts and any hardware will be simple black metal hardware. The fence is to be of a height sufficient to obscure the condenser and any related mechanical or electrical equipment from view from the public way.

It was moved, seconded, and voted (5-0) to approve the meeting minutes of January 3, 2023.

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

End of Minutes