

APPROVED

DATE: 4/18/23

SIGNED

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 March 21, 2023

Present constituting a quorum: Charles Hibbard, Gary Amberik, Bob Bragdon, Duncan Facey, Michael Fuenfer

Public Hearings

1. 66 Pleasant Street
Center Corp

This is a Public Hearing for:

- Renovation and Relocation of Structure

Issues discussed include:

- Applicant proposes to relocate and renovate existing bank building on existing site.
- Exhibit A – Existing Photo
- Exhibit B – Landscape Plan
- Exhibit C – Memo from

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

Public Comment

David Felsenthal 3-5 Bassett – Asked about abutter notifications as they were not notified of the hearing. Also asked if there was an additional building proposed on the site. Commission clarified that this was not part of the application.

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

- OHDC asked about the new foundation. Applicant noted that it would be clad in stone.
- OHDC questioned the size and proportion of the rear third floor windows. Applicant agreed to reduce the size of the windows.
- OHDC asked about the level of renovation. Applicant noted that exterior siding, trim, etc. will remain wherever possible.
- OHDC questioned the window over the right side door. The applicant clarified that the window would be fixed.

- OHDC noted that any chimney vents or modifications to the chimney cap would need additional approval.
- Gutters to be fiberglass with round galvanized metal
- Shutters to be wood with appropriate hardware with slats facing upwards
- Applicant proposed a Pella wood window, simulated divided light.
- OHDC requested cut sheets on the proposed doors and windows
- OHDC requested an annotated landscape plan

It was moved, seconded, and voted to grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments. 1. Windows to be SDL. 2. Submit an annotated and dimensioned landscape plan. 3. Third floor rear windows to be reduced in size. 4. No chimney gas vents to be visible.

2. 21 Washington Street
George Malcolmson

This is a Public Hearing for:

- Remove existing front porch. Construct addition on same footprint and replace siding, windows, roof, and rebuild retaining wall

Issues discussed include:

- Remove existing porch and construct a new addition in same footprint; basement, first floor, second floor.
- Replace siding, window, roofing and misc. trim.
- Rebuild the street retaining wall with new openings.
- New garage entry and front door at basement level
- Existing stone wall at front is in poor condition and will be rebuilt
- New windows to be wood, simulated divided light with dark spacer bars

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

- Paul Donovan – 23 Washington – Expressed concern with ledge demolition and with the elimination of the stairs.

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

- OHCD asked how much of the existing stone retaining wall along Washington Street would be eliminated. Applicant noted there was a net reduction of 20 sf
- OHDC noted concern with SDL windows.
- OHDC expressed some concern with the proposed garage door.
- OHDC requested additional information on the proposed light fixtures

It was moved, seconded, and voted to grant (4-1) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Windows on street façade to be true divided light with the exception of the third floor window. 2. Applicant to return with light fixture selections. 3. Stone wall to be rebuilt using existing stone or new stone to match existing. 4. Cedar shingles at dormers to have woven corners.

Regular Hearings

3. 28 Bassett Street
Jessica Lee

This is a Response to Activity Notice for:

- Various hardscape improvements

Issues discussed include:

- Applicant provided a series of before and after photos of the property.
- OHDC expressed some concern with the new bamboo fence, the quality of the stone work, and the exposed concrete block along Nicholson Street.
- Applicant agreed to clad any concrete block with fieldstone to match adjacent stonework.
- OHDC requested that applicant return with new application for any proposed parking improvements at the rear of the property on Nicholson Hill
- OHDC noted that the arbor is not under the purview of the commission.

It was moved, seconded, and voted (5-0) to issue an Order of Remediation to remove the bamboo fencing, clad concrete block with fieldstone, to clean up mortar joints at repaired, and submit an application for any proposed parking improvements, all within 90 days.

4. 10-12 Summer Street
Marblehead Real Estate

This is a new application for:

- Deck Replacement, relocation of window, new door access, door roofs, chimney exhaust, extend driveway, new railing

Issues discussed include:

- An existing deck was removed and construction of a replacement deck began without OHDC approval.
- Applicant proposes to rebuild the deck and stairs as previously existed
- Remove one exterior window and relocate another window at rear elevation
- Add a new door at right and left sides with covered roofs supported by brackets
- Remove existing chimney
- Extend right side driveway and add stair cast to the rear yard.
- New fence posts to be wood with no visible metal supports

- OHDC did not support removal of the existing chimney
- OHDC did not support the combination of the added side doors with glass and adjacent windows. Applicant agreed to eliminate the window and shift the door to align with the window above.
- New driveway to be asphalt
- Right side driveway to have brick or granite edging at right side
- OHDC agreed to allow applicant to proceed with rear window work as proposed.

It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a public hearing for April 18, 2023.

5. 55 Gingerbread Hill
Michelle Fontaine

This is a new application for:

- Additions and modifications to front porch, fence addition to garage, siding, roof, landscaping, and stone wall repairs

Issues discussed include:

- Add a small covered porch with columns and pilasters with a small railing and composite floor boards and flat seam copper roof
- Install a simple wood fence around the property
- Construct a small addition off the rear of the existing detached garage.
- Add a round window at the right side upper level
- Add permeable pavers to the parking area
- Rebuild the existing stone walls
- OHDC expressed concern with barrel vault porch roof.
- OHDC expressed concern with the round window
- Applicant to provide an updated site plan with materials and dimensions.

It was moved, seconded, and voted (5-0) to continue the hearing to April 4, 2023.

6. 45 Beacon Street
Jon and Jennie Putnam

This is a new application for:

- Demolition of existing garage and construction of new garage

Issues discussed include:

- This project includes the demolition of an attached garage and construction of a new garage.
- Existing garage was most likely constructed in the 1940's
- OHDC noted that the proposed structure should match the existing house

- OHDC noted that the structure should look more like an accessory structure than a guest house.
- OHCD expressed concern with the increase in height of the garage on Doliber Cove.

It was moved, seconded, and voted (5-0) to continue the hearing to April 4, 2023.

7. 99 Front Street
Michael Laue

This is a Response to Activity Notice for:

- Condenser

Issues discussed include:

- The property owner installed a condenser at the right side of the house.
- The property owner proposes to install a 7' high fence to conceal the condenser.

It was moved, seconded, and voted (5-0) to issue an Order of Remediation to install a solid wood fence to conceal the condenser from public view within 90 days.

8. 45 Norman Street
Ramsey and Lisa Hoguet

This is a new application for:

- Partial demolition of exterior and entire roof of home and garage. Lateral additions and second story addition.

Issues discussed include:

- Demolition of portions of the exterior and the entire roof of the existing home and garage.
- Add lateral additions to all sides of the house as well as a second story addition.
- OHDC noted that the existing home was a summer cottage constructed in the 1930's, but heavily modified over the years. There was general support for a significant remodel or replacement of the existing house.
- OHDC noted that the proposed house is very large and close to the street.
- OHDC noted that some of the elements are not consistent in style.

It was moved, seconded, and voted (5-0) to continue the hearing to April 18, 2023.

Other Matters

The sponsors of a Town Warrant Article appeared to discuss possible amendments to the OHDC guidelines relating to solar panels, heat pumps, and other sustainable initiatives. It was moved, seconded, and voted (5-0) to accept the amended guidelines related to photovoltaic arrays and heat pumps.

It was moved, seconded, and voted (5-0) to approve the minutes of March 7, 2023

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

End of Minutes