

**APPROVED**

DATE: 4/18/23

**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 April 4, 2023**

Present constituting a quorum: Charles Hibbard, Gary Amberik, Paul Pruett, Duncan Facey, Mariana Vaida

**Regular Hearings**

1. 62 Washington Street  
Louise Rothery

**This is a new Application for:**

- Siding

**Issues discussed include:**

- Applicant would like to remove and replace siding on the right side of the house.
- Siding appears to be original, with scarfed joints and a narrow (3") exposure
- OHDC noted that the original scarfed joints and exposure should be maintained
- Applicant asked if the original siding could be salvaged and repaired. OHDC noted that preservation would be preferred to complete replacement
- Corner boards can be replaced in like kind

**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 with the following amendments.** 1. Existing clapboards shall be repaired or replaced up to 20%. 2. Cornerboards shall be repaired or replaced in like kind with wood.

2. 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:**

- Continued from March 21, 2023
- Main house is located on a large property at the edge of the historic district

- Applicant will be required to go to Conservation Commission and Zoning
- Applicant proposes to demolish an existing one-story two-car garage and construction a two story carriage house.
- The footprint of the proposed carriage house is similar to the existing garage, but would be moved away from the street approximately 3 to 4 feet closer to the house.
- Garage appears to date from the 1930's or 1940's
- Roof height is increased from 14 feet to approximately 21 feet tall
- Exhibit A – Updated plans dated 4/4/23
- OHDC noted concern with the view of Doliber's Cove from Beacon Street.
- OHDC noted that the balcony with the triple glazed doors does not have historic precedent.
- OHDC questioned if the porch could be flipped to face the water.
- OHDC noted that the proposed structure should be authentic and cohesive

**It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a public hearing for 5/9/23.**

3. 55 Gingerbread Hill

Michelle Fontaine

**This is a new Application for:**

- Additions and modifications to front porch and garage

**Issues discussed include:**

- Continued from March 21, 2023
- Applicant presented a revised front porch addition
- OHDC noted concern with how the proposed porch addition meets the existing entry roof
- Applicant to consider lowering the roof to help with construction detailing
- Exhibit A – Revised drawings dated 4/3/23
- Exhibit B – Site plan X1 dated 4/3/23

**It was moved, seconded, and voted (5-0) to continue the hearing to 5/9/23**

4. 9 Mechanic

Peter and Nicki Fleming

**This is a new Application for:**

- Windows

**Issues discussed include:**

- Applicant proposes to replace seventeen (17) windows at the front elevation.
- Applicant proposes to install true divided light wood windows at the first floor and simulated divided light wood windows at the second and third floors.

- House sits directly on the street.
- OHDC noted that due to the proximity and visibility of the windows from the public way, both the first and the second floor windows should be single pane, true divided light wood windows

**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 with the following amendments:** 1. First and Second floor windows to be true divided light wood windows. 2. Third floor windows only to be simulated divided light wood windows. All windows to be by Green Mountain Windows 3. New downspouts to be 3" round copper. 4. Side entry roofs to be wood shingles.

5. 36 Mugford Street  
Lee Weiner

**This is a new Application for:**

- Remove Chimney and Replace with Shingles

**Issues discussed include:**

- Current chimney is leaking.
- Applicant requested to remove the existing chimney and patch the roof
- OHDC noted that the chimney is historically significant and needs to be maintained, as previously reviewed and discussed.

**It was moved, seconded, and voted (5-0) to deny the application.**

6. 21 Lee Street  
David T. Anderson

**This is a new Application for:**

- Replace driveway pavers with brick with granite edging at street

**Issues discussed include:**

- Remove existing man made concrete pavers from driveway, prepare the surface with an appropriate foundation of crushed stone, and install red brick pavers.
- At the end of the driveway, replace stone pavers with flush granite curbing
- OHDC noted that the proposed brick should be waterstruck

**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 with the following amendments:** 1. New brick pavers to be waterstruck clay brick. 2. Flush granite curbing along street can extend to adjacent fence. 3. Approval contingent upon submission of product information on the proposed brick.

7. 24 State Street  
Stephanie Borcom

**This is a new Application for:**

- Replace gutters, fascia, soffits

**Issues discussed include:**

- Removal of wood gutter and installation of approximately 120 linear feet of fiberglass gutter
- Replace the soffits and fascia at the left side of the house

**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.**

#### **Other Matters**

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

#### **End of Minutes**