

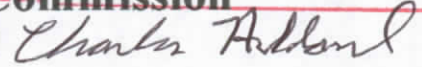
APPROVED

DATE: 5/16/23

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 April 18, 2023

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

Regular Hearings

1. 45 Norman Street
Ramsey and Lisa Hoguet
This is a new Application for:

- Demolition of home and garage. Replace with a new 2-story structure

Issues discussed include:

- Continued from 3/21/23
- Applicant presented revised plans, elevations and renderings of the proposed renovation and addition.
- OHDC noted that the proposed replacement structure should relate to the existing structure. Applicant noted that the overall 5 window rhythm, and the scale has been reduced. The existing foundation along the front and right side are being preserved.
- OHDC asked if the house could be extended to the rear of the property. Applicant noted that it encroaches and the neighboring property views.
- OHDC noted that it is important that some elements of the existing home are still recognizable and identifiable. OHDC does not support total demolition of structures in the district.
- Applicant noted that at the initial hearing, the commission did not find any elements of the existing house that were worth preserving. OHDC noted that the original comments were also that the scale of the replacement structure is too large in relation to the existing property, and the Commission did not support the project as proposed.

It was moved, seconded, and voted (5-0) to continue the hearing to May 16th, 2023.

2. 42 Elm Street
Paul Pruett
This is a new Application for:

- Roof and Door Replacement

Issues discussed include:

- Paul Pruett recused
- Replace left side door in like kind with new wood 9 light, 2 panel door
- Install new roof on side and back to match previously approved roof replacement.

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.

3. 10 Waldron Street
Matthew and Maeve MaGuire
This is a new Application for:

- Windows

Issues discussed include:

- Replace existing windows in front of the house. Existing windows are Andersen
- Replace existing yard side window with like kind. Sizes to vary
- Replace patio door at left side yard
- Existing windows are casement. New windows to be double hung, 2 over 1 configuration
- Exhibit A – Window Cut Sheets

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. Spacer bars to be dark. 2. Screens to be half screens

4. 15 Glover Square
Fred and Elise Brink
This is a new Application for:

- Door Replacement

Issues discussed include:

- Replace existing wood door, frame, and screen door in like kind. Intent is to match the existing door and frame exactly.
- Existing hardware to be salvaged and reused
- Exhibit A – Photo of existing door

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.

5. 6 Doak's Lane
Lauren Adriano
This is a new Application for:

- HVAC Unit

Issues discussed include:

- Applicant proposes to install two condensers at the back left side of the house.
- Condensers have a distant limited view from Elm Street

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. 231 Washington Street
Dwell October LLC
This is a new Application for:

- Fence and Lights

Issues discussed include:

- Add a fence at the edge of the upper rear patio. Proposed fence to be a wood plank stockade fence with capped posts.
- Applicant proposes a new gooseneck light fixture over the front door. Shade diameter to be approximately 12".
- Exhibit A – Updated Fence Style Image
- Exhibit B – Plot Plan with Fence Extents

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.

7. 9 Selman Street
Fred Callori
This is a new Application for:

- New Front Entrance, Side Entrance, Patio, Lighting, Roof, Basement Windows

Issues discussed include:

- The project includes new front entrance door with wood surround, new side entrance door, new bluestone patio with granite steps and wood handrail, exterior lighting, new wood shake roof, new granite front steps, and new basement windows.
- The project also includes resetting existing brick walkway and driveway with 'City Hall' brick pavers.
- All new doors and windows to be wood.
- New basement windows to be single pane true divided light wood units.

- All new exterior trim to be painted wood.
- OHDC objected to the deck with a stone base and bluestone surface. Applicant agreed to *use* ~~look at using~~ wood materials and setting the deck back from the corner of the house
- OHDC noted that they do not have purview over work in the public way, ~~namely the~~ *which applies to* proposed granite front steps.

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. Stairs are not ~~subject to OHDC approval~~ *at* 2. Proposed side deck to remain with new 1x4 vertical board skirting, wood decking, and wood railing and steps. 3. Deck to be set back a minimum of 12" from the front façade.

Other Matters

Regarding 27 Orne Street, it was moved, seconded and voted (5-0) to lift the violation status on the property.

It was moved, seconded, and voted (5-0) to approve the minutes of March 21, 2023 and April 4, 2023

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

End of Minutes