

**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 February 7, 2023**

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

**Review of Violations**

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

MARBLEHEAD  
OLD & HISTORIC DISTRICT COMMISSION

**Regular Hearings**

**APPROVED**

1. 16 Gingerbread Hill  
Vanessa Moody

DATE: 3/7/23

SIGNED: [Signature]

**This is a Response to Activity Notice for:**

- Condenser Lines

**Issues discussed include:**

- Continued from January 3, 2023
- Owner reviewed options for concealing the exposed line sets.
- Applicant will review options to integrate the line sets with the downspout and enclose both in a shallow wood box the same width as the corner board.
- Applicant agreed to review options with their contractor and return at a future hearing.

**It was moved, seconded, and voted (5-0) to continue the hearing to 3/7/23**

2. 18 Middle Street  
99 Lake Elizabeth LLC

**This is a new application for:**

- Windows

**Issues discussed include:**

- Continued from January 3, 2023
- Exhibit A – Revised drawings dated 2/7/23

- Exhibit B – Letter from WA Jacobs Architect
- Applicant proposes to reset existing cobblestones at front entry walk and repair stone wall along Middle Street.
- Applicant proposes to replace and install new light fixtures
- Applicant proposes to remove existing windows and install new wood simulated divided light windows with 5/8" muntins with dark grey spacer bars, 1 1/4" meet rail, 2 1/2" bottom rail and 1/2" stops, wood jamb liners, 1/2" thick glass, historic painted wood sills and half screens.
- Applicant agrees to commit to not installing storm windows forever
- Window trim to be replaced with 4 1/2" x 5/4" flat stock painted wood trim.
- Applicant to replace wood front door and sidelights with three glass panes and wood panels. Remaining front entry trim to be repaired or replaced in like kind in same dimensions and proportions.
- Replace rear wood door with new 6 panel wood door
- Install wood walkway over rear bulkhead door
- Repair existing shed as necessary with wood material

**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 OTHER THAN WINDOW REPLACEMENT WORK as proposed.**

**Second motion to approve the replacement of all windows with SDLs that meet the following specifications and conditions:**

1. SDLs shall be all wood, full frame with period-appropriate muntins (0.56"-1.06" was appropriate for a 1750's home, owner mentioned 5/8"), with historically appropriate thick stool, and dark, non-reflective spacer bars between panes.
2. Owner or their agent must submit final manufacturer cut sheets to be reviewed and approved by the Commission for appropriateness which can be done administratively. An example of historically appropriate windows would be Green Mountain Milestone.
3. Owner or their agent must agree to and file with the Southern Essex County Registry of Deeds, the following *Statement of Conditions* upon which this Commission's approval is contingent. Filing must be approved by the Chair of the Old and Historic District Commission in advance of filing and will include the full determination and the COA.

#### Statement of Conditions

In view of the foregoing determination, the Commission approves the proposal subject to the following conditions, which were, as noted above, agreed upon by the applicant, and therefore, the Commission's decision to grant a Certificate of Appropriateness is expressly subject to, and contingent upon, the Applicants agreement to strictly adhere to each of these conditions:

1. The applicant shall record this decision with the Southern Essex County Registry of Deeds (or Land Court if registered land) and a copy of this decision stamped with the recording information (Book/Page or Land Court document number) shall be submitted to the Commission and to the Marblehead Building Commissioner.
2. Proof of recording shall be provided to the Commission and the Marblehead Building Commissioner before any work commences.

3. Any proposed material changes shall require an amendment of this decision, this approval having been based on a review of the proposed use and design as presented to the Commission in the above referenced materials. Any modifications to the property not identified and described in this decision shall be subject to the same submittal, review, and hearing procedures as was the original filing.
4. A duly authorized agent of the Town/Commission shall have the right to enter upon the property, upon reasonable notice, to ensure continued compliance with the terms and conditions of this decision.
5. As proposed and agreed upon by the Applicant, no external storm windows or full window screens shall be installed over any external windows on this property.

A copy hereof shall be sent via mail to the applicant.

**Motion seconded. Approved (3-2).**

3. 24 Lee Street  
24 Lee Street Condo Trust  
**This is a new application for:**

- Alteration to previous OHDC approval

**Issues discussed include:**

- Applicant proposes to replace egress stair with balcony extension and remove approved 'bridge' component from upper level deck to egress stair
- Previous approval called for a new egress stair to replace an existing egress stair on the south side of Building D. We request to replace that with an extension of the existing balcony system as indicated on the enclosed drawings.
- The previous approval called for the construction of the bridge connecting an upper level roof deck to an exterior egress stair. We are proposing to remove that from the project.

**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.**

4. 9 Merritt Street  
P.A. Regnault  
**This is a new application for:**

- Windows

**Issues discussed include:**

- Applicant did not appear as scheduled

**It was moved, seconded, and voted (5-0) to continue the hearing to 2/21/23**

5. 16 Goodwin's Court  
Lisa and John Desforges

**This is a new application for:**

- Windows, skylights, chimney repair, discussion

**Issues discussed include:**

- Applicant proposes to replace existing asphalt shingles with new asphalt shingles
- Remove and replace four (4) skylights in like kind
- Remove and replace chimney crown and cap with bluestone
- Replace front aluminum gutter in like kind and replace rear wood gutter with aluminum.

**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. Gutters to be either wood, fiberglass or aluminum. 2. Chimney cap to be bluestone.

6. 24 High Street  
Michael K. Caselli

**This is a new application for:**

- Replace storage doors/access doors

**Issues discussed include:**

- Replace access doors to storage area under deck
- New door to be painted wood
- Hardware to be black finish strap hinges and twisted ring latch

**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. 6 Doak's Lane  
Lauren Andriano

**This is a new application for:**

- Replace 24 windows

**Issues discussed include:**

- We propose to replace 24 windows on the first and second floors of the home
- Applicant proposes to us Andersen A series
- OHDC noted that the windows at the front elevation should be wood in lieu of clad windows. Simulated divided light windows would be acceptable due to the age of the house (1986)

**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. Windows at front elevation should be wood in lieu of vinyl clad windows.

8. 6 Doak's Lane  
Lauren Andriano

**This is a new application for:**

- Replace kitchen windows

**Issues discussed include:**

- Replace left side first floor rear windows with two shorter windows.
- New windows to be Andersen A Series 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.**

9. 6 Doak's Lane  
Lauren Andriano

**This is a new application for:**

- Replace French doors with windows

**Issues discussed include:**

- Replace left side first floor rear pair of French doors with a pair of ganged windows.
- New windows to be Andersen A Series 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.**

10. 21 Washington Street  
George Malcolmson

**This is a new application for:**

- Remove front porch, addition, replace siding, window, new roof, rebuild retaining wall

**Issues discussed include:**

- Applicant proposes to remove existing porch and construct a new addition in the same footprint.
- Replace siding, windows, roofing and miscellaneous trim.
- Rebuild the street retaining wall with new openings for new garage and basement door
- Remove a portion of the retaining wall to create a new parking area
- OHDC noted concern with removing so much of the existing stone retaining wall

- Applicant noted that the proposed garage door would be simple panel doors

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

11. 39 Pleasant Street

Alf Wilson

**This is a new application for:**

- Driveway alterations

**Issues discussed include:**

- Applicant did not complete driveway and walkway work per approved COA.
- Applicant noted that the proposed elevated walkway created unforeseen grading issues
- Maryann Criswell – 40 Pleasant Street – Noted that the granite walkway was preferred over an all brick driveway but noted concern with the workmanship along the end of the driveway where it meets the existing asphalt sidewalk.
- OHDC noted that in the future, any changes to an approved COA must be approved prior to beginning work.

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

12. 15 Front Street

Felicia Carr

**This is a new application for:**

- Various replacements including doors, windows, skylight, chimney flues, siding

**Issues discussed include:**

- Replace all windows along front and right side elevations, existing sizes and locations, with new wood true-divided light windows with 5/8" muntins.
- Replace all windows at rear elevation with new wood true-divided light windows with 5/8" muntins.
- Replace (2) windows at third floor rear elevation with taller double hung style casement windows.
- Replace two (2) windows at first floor rear elevation with one (1) double casement. Applicant noted that this window is not visible from the public way
- Replace (1) door at right side elevation with double 12 light / 1 panel doors. OHDC noted that the existing single door should remain. Proposed 12 light door style would be appropriate
- Replace (1) 15 light door at rear elevation with solid 4 panel door
- Replace existing shutters with new wood shutters with operable pintle hinge and shutter dogs

- Replace rotten wood siding and trim in like kind
- Replace (1) skylight with new skylight
- Replace (2) metal fireplace flues with (1) painted stucco chimney housing (2) gas fireplace flues
- OHDC noted that simulated divided light windows could be considered for certain elevations with limited or oblique views.

**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. All windows to be wood single pane, true divided light windows except Type B, C & F at rear of property. 2. Shutters to be louvered with correct orientation. 3. Right side door to be single door, 12 pane with wood panel.

13. 2 Hooper Street

Marblehead Real Estate

**This is a Response to Activity Notice for:**

- Window removal and replacement with door

**Issues discussed include:**

- Applicant did not appear as scheduled

**It was moved, seconded, and voted (5-0) to continue the hearing to 2/21/23**

### **Other Matters**

Regarding 11 Mugford Street, it was moved, seconded and voted (5-0) to issue an order of remediation as follows: Within 45 days of the date of this Order, the AC condenser on the northwest side of the house, which is visible from the public way and which was installed without a Certificate of Appropriateness, shall either be moved to a location where it is not visible from a public way, or shall be screened by a wood fence. Said fence to be 1"x 4", capped vertical wood boards spaced 3/4" to 1" apart, with 5"x 5" capped posts. Any visible hardware shall 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 17, 2023.

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

**End of Minutes**