



**OLD AND HISTORIC MARBLEHEAD
DISTRICTS COMMISSION**

c/o Engineering Department, Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945
781-631-1529

MAY 5, 2021 #10
009 1243

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Page 1 of 2
APR 07 2021

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date of Application: 04.07.21 Hearing Date: (office Use) _____

In accordance with the Old and Historic Marblehead Districts Acts (MA Acts of 1965, Ch. 101) and Chapters 110 & 233 of the By-Laws of The Town of Marblehead, application is hereby made for a Certificate of Appropriateness for:

alteration construction demolition restoration _____ roof
sign _____ other appurtenance _____

pertaining to a property in the: Old Town District Gingerbread Hill District _____

Address of Property: 12 Waldron Court Map # 130 Lot # 24

Year building erected 1820 Architect: Walter Jacob Architects LTD

1. On the following page(s), please describe the work proposed. Please refer to the OHDC Application Guidelines and, if applicable, New and Modified Parking Application Guidelines.

2. **This application must be submitted for review and signature, by appointment, to the Marblehead Building Department (MBD) for verification of applicable codes and bylaws.**
Contact the Building Department for an appointment at 781-631-2220. The Building Department signature does not constitute approval of the work by the Building Department or the OHDC.

3. **Following the Building Department review and signature, submit 6 copies of the completed application to the Engineering Department by 12:00 PM the Thursday* before the next scheduled OHDC meeting. *Subject to change**

Owner Information:

Signature _____
Name (printed) Gail Visentin Email gailiv1218@gmail.com

Address: 12 Waldron Court, Marblehead, MA 01945

Phone Numbers: Home _____ Work _____ Mobile 617.897.8217

Applicant or Representative Information: (if different from owner)

Signature [Signature] Phone 781.631.7440

Name (printed) Walter Jacob Architects LTD Email walter@architectwaj.com

Address: 3 Pleasant Street, Marblehead, MA 01945 ell@architectwaj.com

Proposed Scope of Work: Please describe ALL portions of the proposed work and include (as applicable) photographs, sketches or drawings with dimensions – existing and proposed. Amendments may be made to the application during the hearing at the discretion of the Commission. Please refer to the Old and Historic Districts (OHDC) Guidelines, and as applicable, parking submission requirements.

This project includes new dormers and the addition of a two story structure at the rear of the house. Windows will be painted wood to match existing house. Exterior trim will be painted wood, typical of fascia, corner, and rake boards. Roof to be architectural asphalt shingle to match existing.

(attach additional page(s) if necessary)

For official use only
Marblehead Building Department Signature

Date 4/29/21

Additional Hearings Required:

Conservation Commission	Yes	___	No	___
Zoning Board	Yes	___	No	___
Planning Board	Yes	___	No	___

Is a Building Permit Required for the work proposed? Yes No



PROJECT TEAM

CLIENT
 Gail Visentin
 12 Waldron Court
 Marblehead, MA 01945

ARCHITECT

Walter Jacob Architects LTD.
 3 Pleasant Street
 Marblehead, MA 01945
 T: 781-631-7440
 F: 781-631-7441
 E: walter@architectwaj.com

SURVEYOR

North Shore Survey
 14 Brown Street
 Salem MA, 01970
 t: 978.744.4800
 e: northshoresurvey@outlook.com

PROJECT LOCATION

12 Waldron Court
 Marblehead, MA 01945

PROJECT DESCRIPTION:

This project includes new dormers and the addition of a two story structure at the rear of the house

GENERAL NOTES:

1. Windows to be painted wood, to match existing.
2. Exterior trim to be painted wood, typical of fascia, corner, and rake boards.
3. Architectural asphalt shingle roof to match existing.

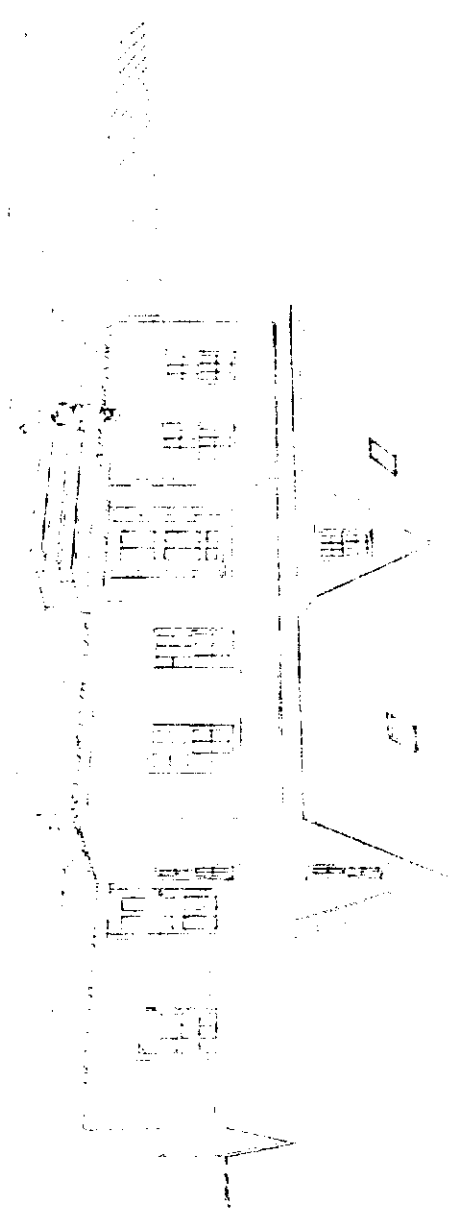
SYMBOLS

ROOM	ROOM/AREA DESIGNATION
100	ROOM/AREA DESIGNATION
X	WINDOW TAG
⊙	EXTERIOR ELEVATION REFERENCE
⊙	NORTH ARROW
⊙	DOOR AND DOOR DIMENSION (WIDTH & HEIGHT)
▭	NEW WALL
▭	EXISTING WALL TO REMAIN
- - -	WALL TO BE DEMOLISHED
1'	DIMENSION STRING

DRAWING INDEX

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P.1	Existing Conditions Photographs
L.1	Existing Site Plan
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A.1	Proposed Basement Level Plan
X.2	Existing First Level Plan
A.2	Proposed First Level Plan
X.3	Existing Second Level Plan
A.3	Proposed Second Level Plan
X.5	Existing Roof Plan
A.5	Proposed Roof Plan
X.6	Existing Elevations
A.6	Proposed Elevations
X.7	Existing Elevations
A.7	Proposed Elevations

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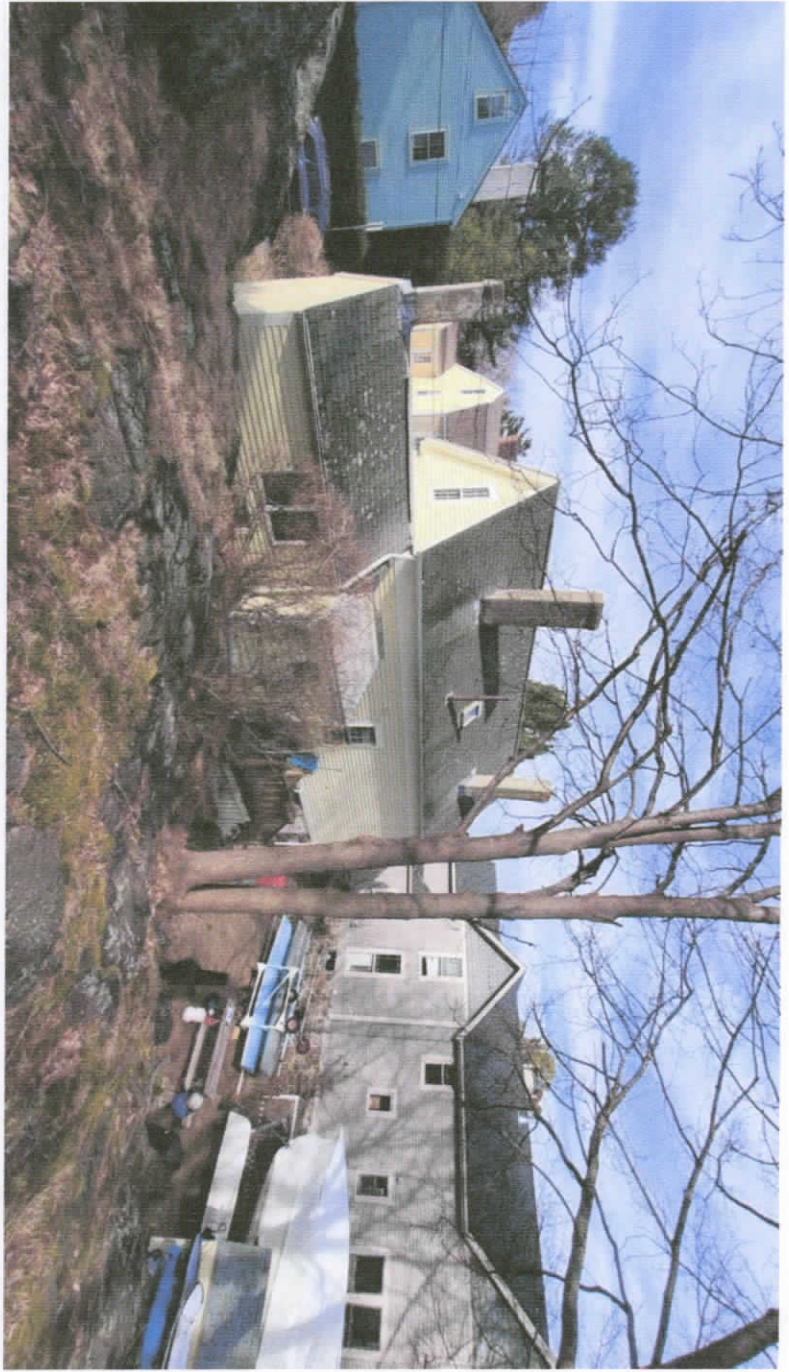
Private Residence

Walter Jacob Architects LTD
 3 Pleasant Street
 Marblehead, MA 01945
 781.631.7440

CS.1



FRONT LEFT PERSPECTIVE



REAR LEFT PERSPECTIVE



FRONT RIGHT PERSPECTIVE



REAR RIGHT PERSPECTIVE

Private Residence

Walter Jacob Architects LTD
3 Pleasant Street
Marblehead, MA 01945
781.631.7440

Walter Jacobson
3 Pleasant Street
Marblehead, MA 01945
781.631.7440

MAP 130 LOT 23
THOMAS & LOUISE
CUSHMAN

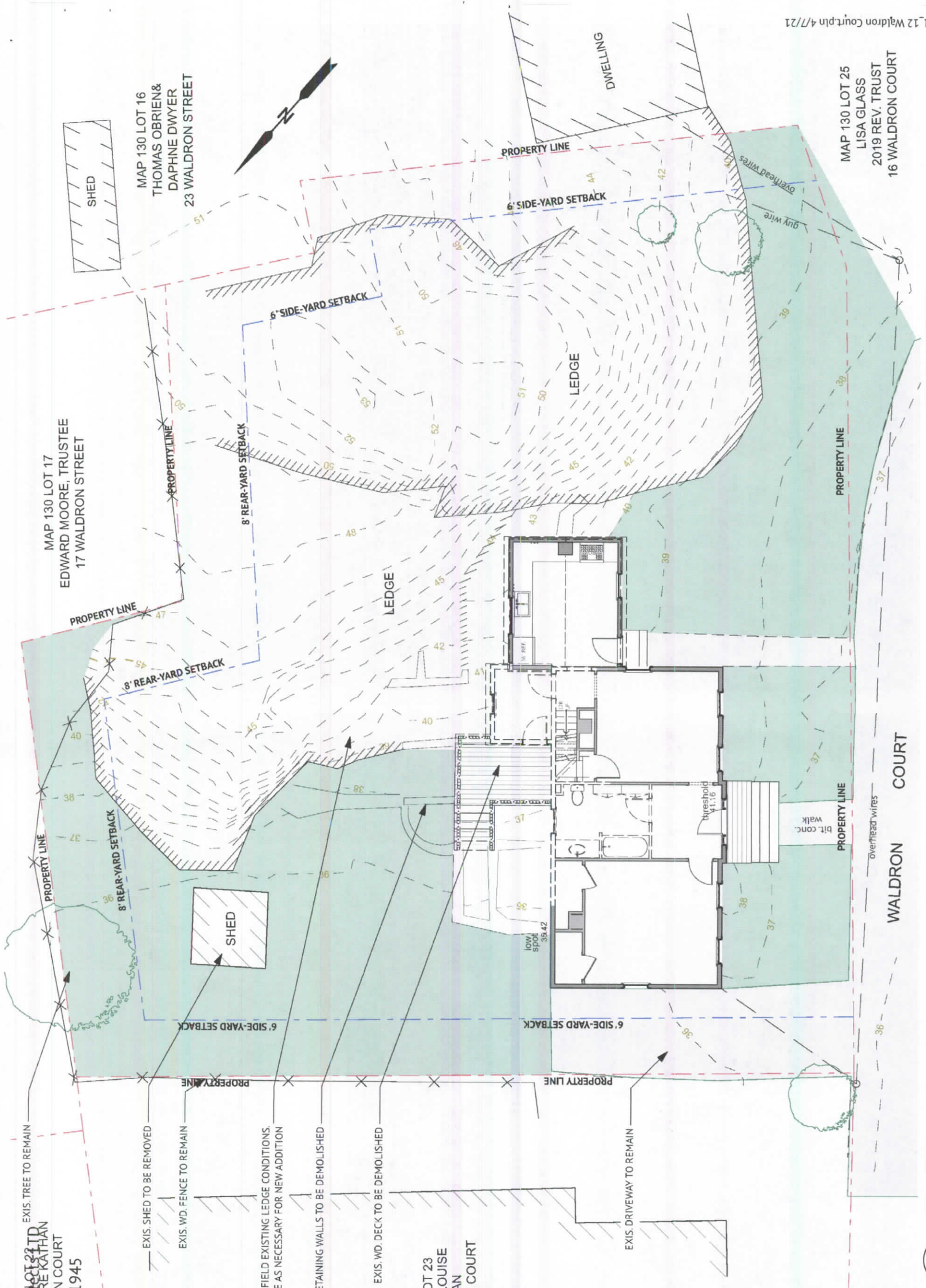
MAP 130 LOT 17
EDWARD MOORE, TRUSTEE
17 WALDRON STREET

- EXIS. TREE TO REMAIN
- EXIS. SHED TO BE REMOVED
- EXIS. WD. FENCE TO REMAIN
- VERIFY IN FIELD EXISTING LEDGE CONDITIONS.
REMOVE LEDGE AS NECESSARY FOR NEW ADDITION
- EXIS. RETAINING WALLS TO BE DEMOLISHED
- EXIS. WD. DECK TO BE DEMOLISHED
- EXIS. DRIVEWAY TO REMAIN

MAP 130 LOT 23
THOMAS & LOUISE
CUSHMAN
10 WALDRON COURT

MAP 130 LOT 16
THOMAS OBRIEN &
DAPHNE DWYER
23 WALDRON STREET

MAP 130 LOT 25
LISA GLASS
2019 REV. TRUST
16 WALDRON COURT



MAP 130 LOT 22
DAN & LENORE KATHAN
4 WALDRON COURT

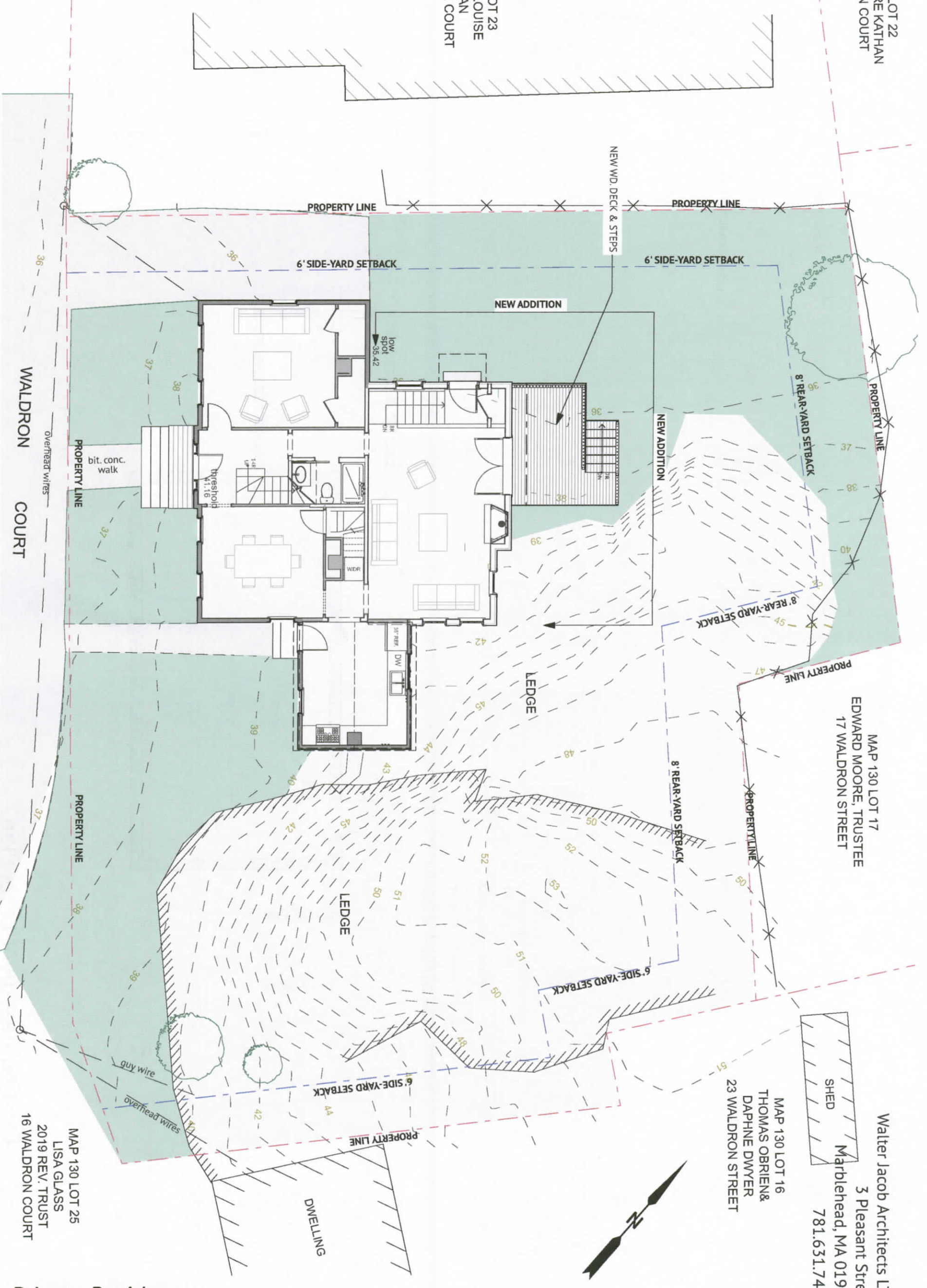
MAP 130 LOT 23
THOMAS & LOUISE
CUSHMAN
10 WALDRON COURT

MAP 130 LOT 17
EDWARD MOORE, TRUSTEE
17 WALDRON STREET

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MAP 130 LOT 16
THOMAS O'BRIEN &
DAPHNE DWYER
23 WALDRON STREET

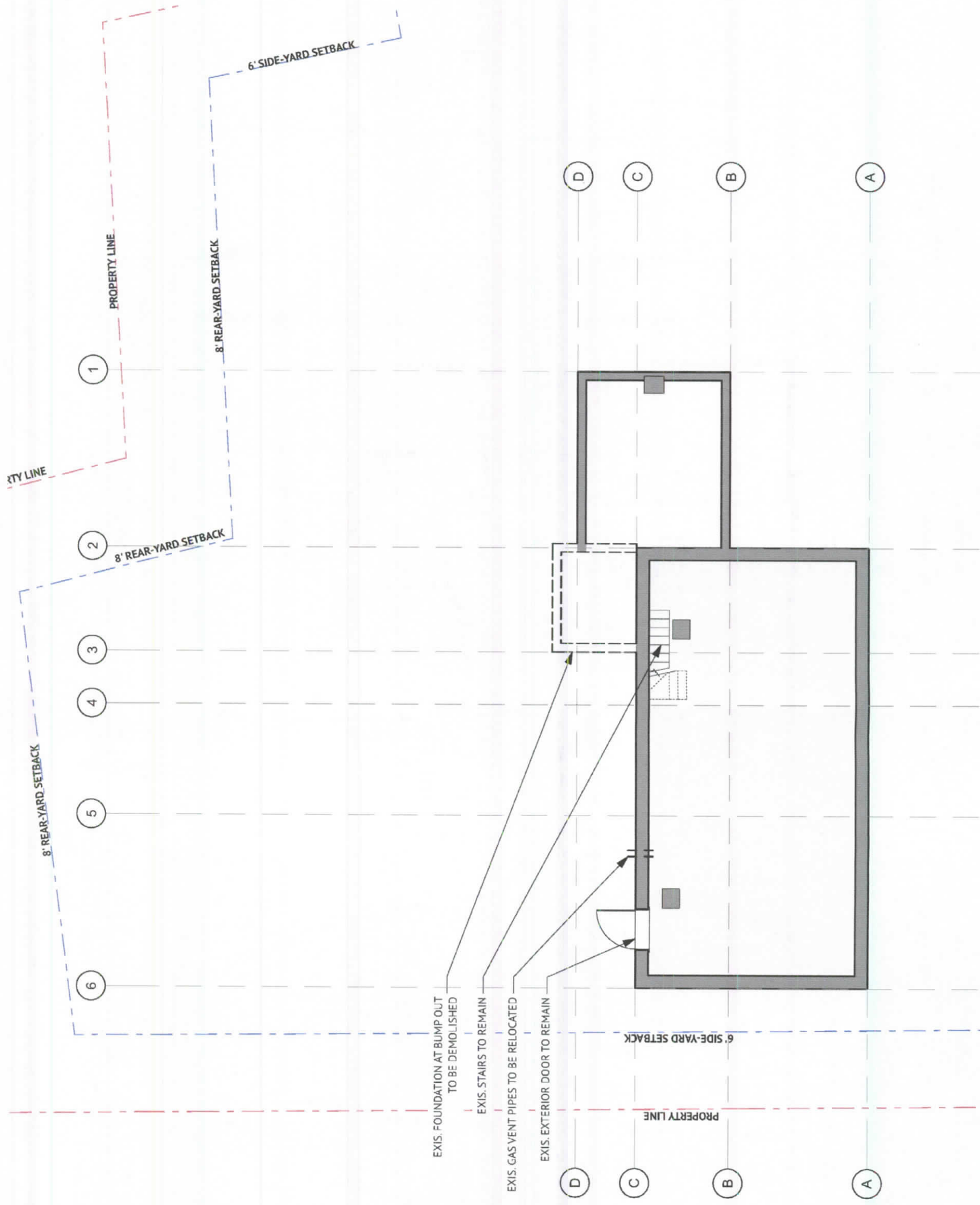
MAP 130 LOT 25
LISA GLASS
2019 REV. TRUST
16 WALDRON COURT



1 Site Plan
SCALE: 1" = 10'

Private Residence

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Proposed Site Plan



Existing Basement Level Plan

1

SCALE: 1/8" = 1'-0"

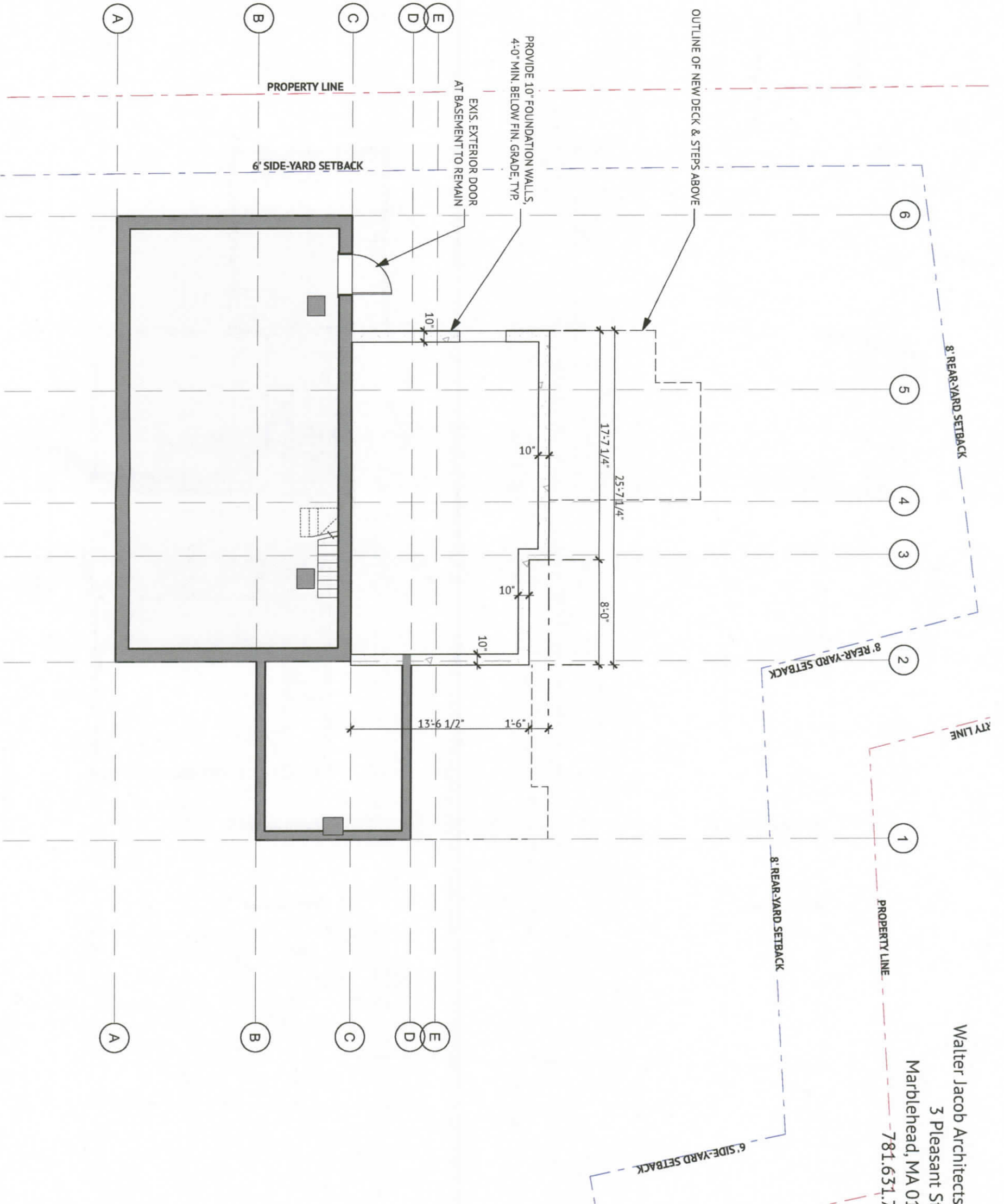
Existing Basement Level Plan

04.07.21 Marblehead Old & Historic Districts Commission

1

Proposed Basement Level Plan

SCALE: 1/8" = 1'-0"



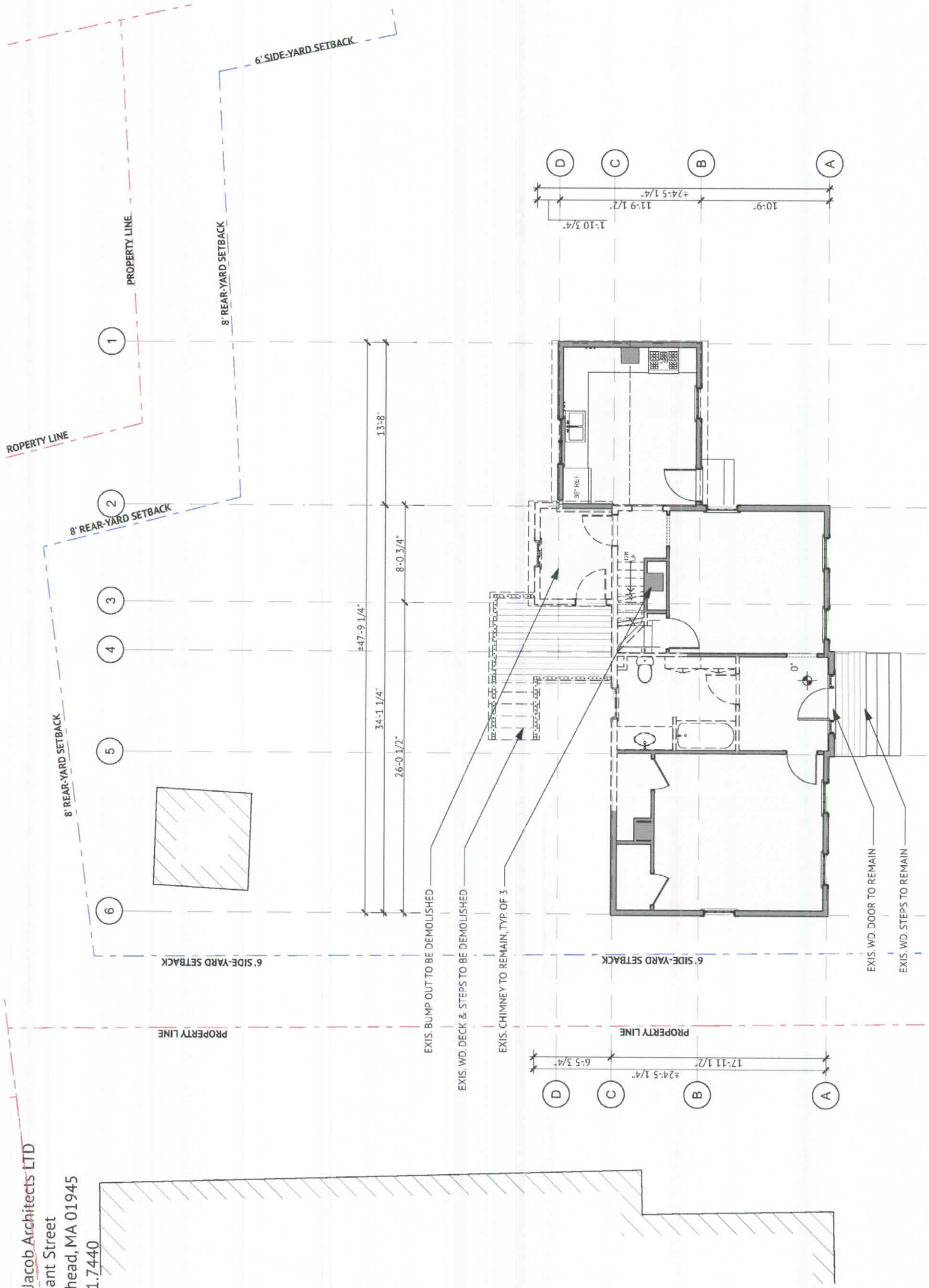
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Private Residence

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12 Waldron Court, Marblehead, MA 01945

Private Residence



Existing First Level Plan

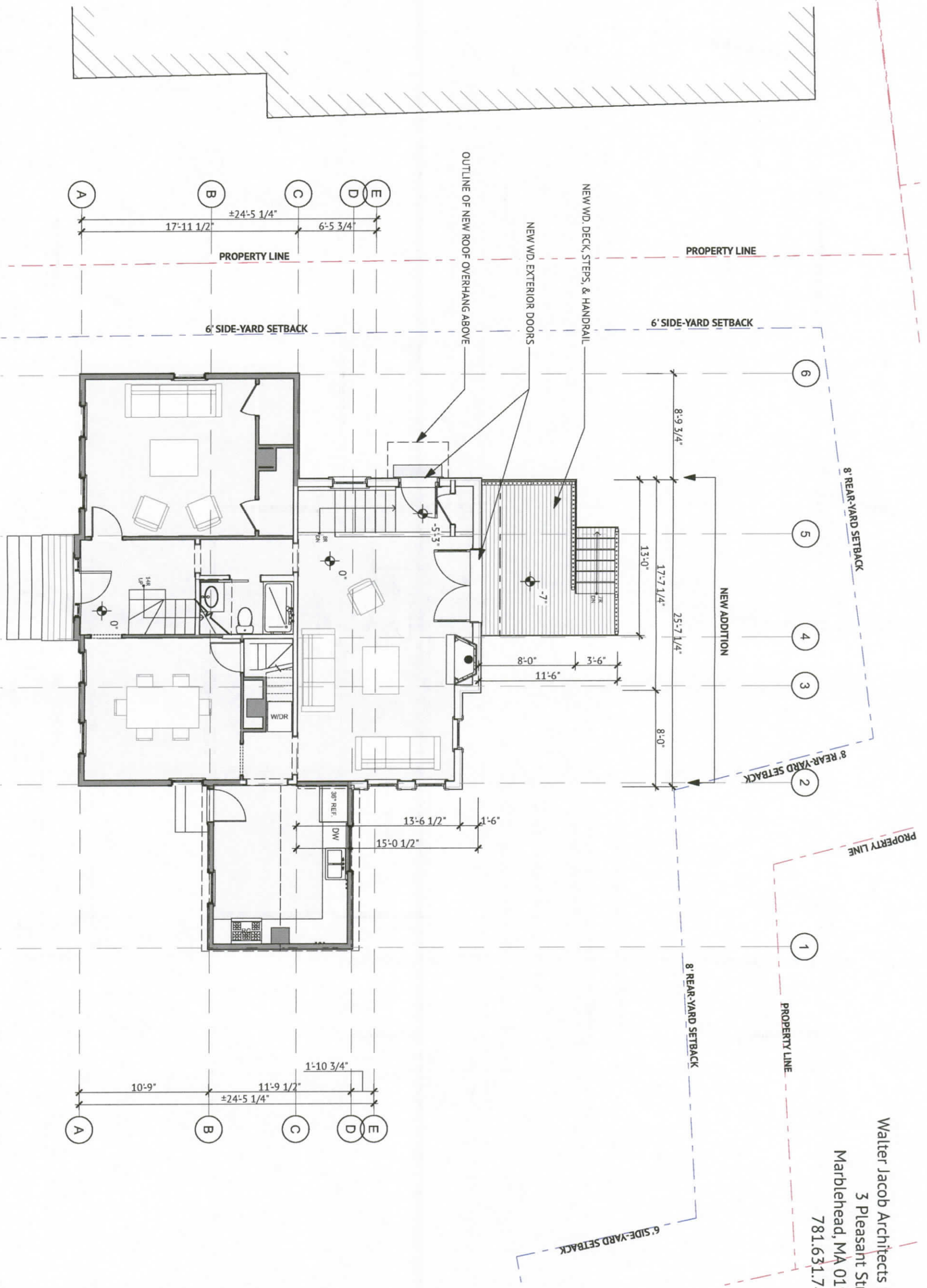
Existing First Level Plan = 1'-0"

04.07.21-Marblehead Old & Historic Districts Commission

1

Proposed First Level Plan

SCALE: 1/8" = 1'-0"

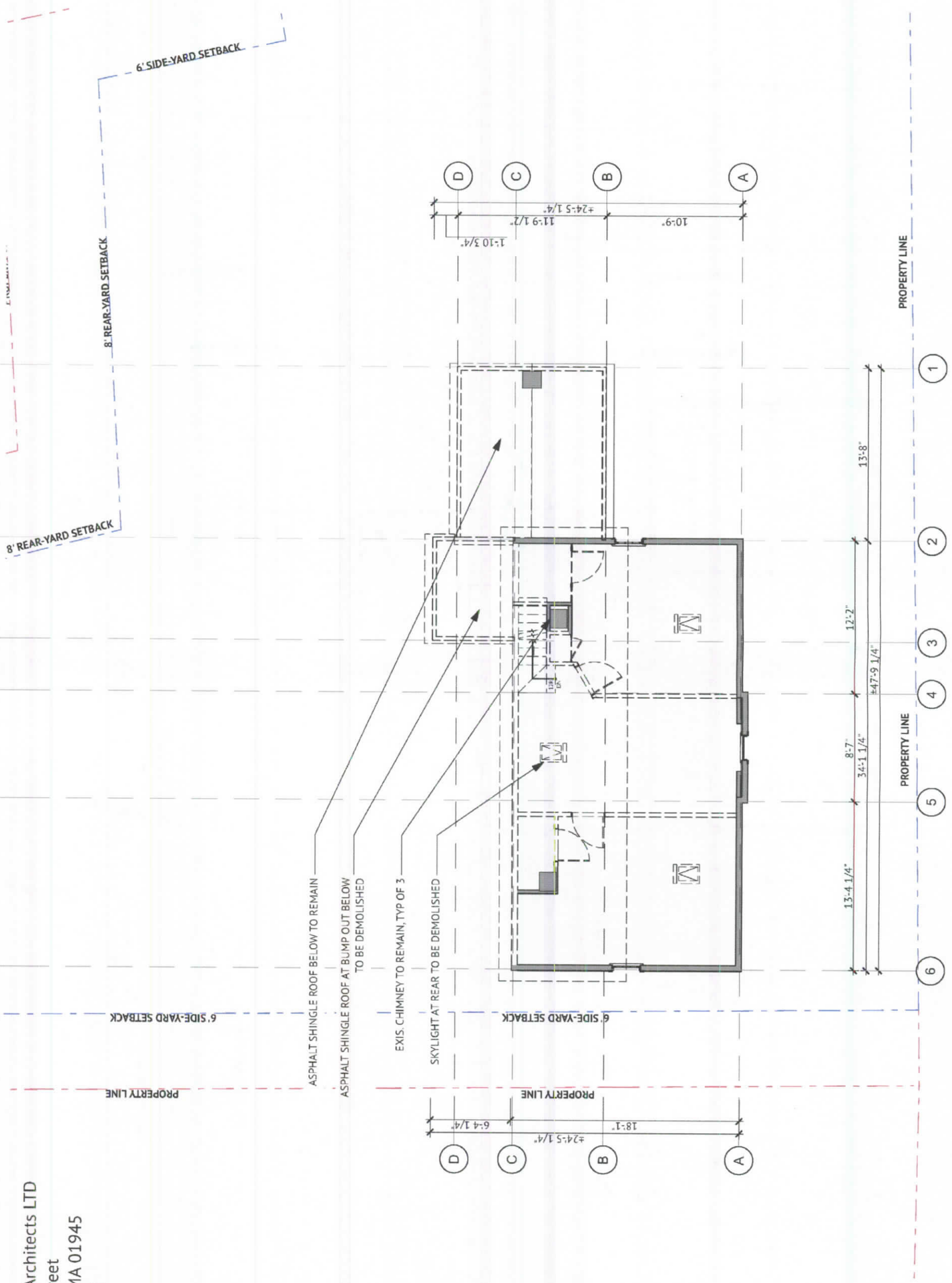


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Proposed First Level Plan

Private Residence

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Existing Second Level Plan

1 SCALE: 1/8" = 1'-0"

Existing Second-Level Plan

04.07.21 Marblehead Old & Historic Districts Commission