

APPROVED

DATE: 9/7/22

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 August 16, 2022

Present constituting a quorum: Gary Amberik, Bob Bragdon, Mariana Vaida, Paul Pruett,
Duncan Facey

Review of Violations

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

Regular Hearings

1. 2 Rockaway Street
John Coelho

This is a new application for:

- Enclose Porch

Issues discussed include:

- Continued from 7/19/22
- Exhibit A – Revised drawings dated 8/16/22
- Proposed windows to match existing windows installed in 2005 when the house was constructed.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

2. 126 Front Street
Tim Swigor

This is a new application for:

- Driveway

Issues discussed include:

- Applicant requested to continue the hearing to September 7, 2022

It was moved, seconded, and voted (5-0) to continue the hearing to 9/7/22

3. 2 Gregory Street
Tammy Hammond

This is a new application for:

- Gutter Replacement

Issues discussed include:

- Replace fascia boards and rake tails for rot
- Remove and dispose of existing gutters and install 6 gutters and 3 downspouts.
- Applicant proposed aluminum gutters. OHDC noted that the existing gutters are wood and new gutters should be wood to match existing.
- OHDC noted that fiberglass gutters would also be acceptable.
- OHDC also noted that any replacement trim or fascia should be wood in like kind

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (5-0) a Certificate of Appropriateness for all work as proposed.

4. 45 Pleasant Street
Tom Groom

This is a discussion regarding:

- Garage Revisions

Issues discussed include:

- Construction of a one-story, two-door carriage house garage
- Relocate existing HVAC condensers from below the front deck to the side of the dwelling.
- Applicant will return with a formal application.

5. 31 Elm Street
Chase and Kristen Bibby

This is a new application for:

- Review ZBA Administrative Approvals

Issues discussed include:

- Applicant did not appear as scheduled

It was moved, seconded, and voted (5-0) to continue the hearing to 9/7/22

6. 20 Mechanic Street/50 Elm Street – Elbridge Gerry School
Charing Cross

This is a discussion for:

- Review Window Alternative

Issues discussed include:

- Applicant noted that originally specified and approved window manufacturer has been unresponsive. The applicant proposes to utilize a different manufacturer.
- All materials and details will match the originally specified and approved window.

It was moved, seconded, and voted (5-0) to approve the window manufacturer substitution.

7. 54 Orne Street
Matthew Taylor

This is a new application for:

- Rock Wall and Walkway

Issues discussed include:

- Applicant installed a new AC condenser and exposed refrigerant lines on the right side of the house without prior approval of the OHDC.
- Repair the stone wall using a dry joint technique to match existing wall
- Install granite topper to match existing front stairs
- Level existing patio area to repair erosion. Use existing and new bluestone as needed
- Disassemble existing shed and preserve outer walls. Rebuild shed with new structure
- Replace existing pavers on patio extension with bluestone to match patio and front steps
- Remove existing cracked poured concrete walkway and replace with bluestone
- Applicant agreed to return within 30 days to present proposed remedial action for the exposed AC condenser and refrigerant lines.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (4-1) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. The AC condenser and exposed refrigerant lines installed without prior OHDC approval are not acceptable and shall be relocated so that they are not visible from the public way. 2. All other hardscape work and shed work is approved as submitted / completed. 3. Applicant to return within 30 days to present proposed remedial action for the exposed AC condenser and refrigerant lines.

8. 1 Mechanic Street
David Ritchie

This is a new application for:

- Condensers Conversation with the Board

Issues discussed include:

- Applicant proposed to install a section of fence perpendicular to the house to obscure the AC condensers. Applicant also proposed to install tall vegetation along the left side of the AC condensers to hide the view from the street.
- Due to the elevation difference between the street and the condensers, the tall vegetation will obscure the units better than the fence.

Other Matters

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

End of Minutes