

APPROVED

DATE: 11/15/22

SIGNED: *Charles Hibbard***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 November 1, 2022

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

Review of Violations

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

Regular Hearings

1. 16 Washington Square
 Laurie Flowers

This is a new application for:

- Condensers

Issues discussed include:

- Gary Amberik recused
- The electric service code pushed the condensers further from the original location. The boiler exhaust required additional shifting of the condensers.
- The location at the time was obstructed by mature forsythia that has since been removed
- Applicant proposes to install a wood fence to obscure the units. Fence to be 42" tall, vertical board fence, 1 x 4, spaced 1" with a small cap
- Electrical service boxes will be painted to match the house

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. 14 Beacon Street
 Tia Gonzales

This is a new application for:

- Condensers

Issues discussed include:

- The previous owner installed exposed AC condensate lines on the left and right sides of the house.
- Applicant agreed to conceal the lines within the exterior wall so that they will not be visible from the public way
- Applicant installed a fence to enclose the AC condensers. Existing fence did not receive prior OHDC approval, and had horizontal boards
- Applicant agreed to replace the horizontal board fence with a wood vertical board fence with 1x4, not to exceed 42" in height.

It was moved, seconded, and voted (5-0) that no estates are materially affected and to issue an Order of Remediation with the following conditions: 1. Condensate lines (all locations) shall be relocated inside the structure and daylight outlets just above the foundation. 2. A/C condenser screen shall be 1x3 or 1x4 vertical wood board fence with 3/4" or 1" spaces, capped panels, not to exceed 42" in height. 3. Remediation work shall be completed within 1 year, no later than November 1, 2023

3. 231 Washington Street
Dwell October LLC

This is a new application for:

- Siding

Issues discussed include:

- Scope of work includes:
- Replace second floor windows. First floor windows to remain
- Replace roof with new architectural asphalt shingles
- Repair / replace rotted fascia soffits and gutters to be replaced
- Any siding that has rotted will be replaced.
- Existing T1-11 plywood siding at front lower level to be replaced with cedar clapboards
- Remove clapboards along lower section of side steps and add a water table
- HVAC condensers will be located in an alcove at the rear of the house which is not visible from the public way.
- Applicant proposes to remove the overhang from the front façade
- Replace the exterior sconce
- OHDC noted that the proposed windows are not historically appropriate.
- OHDC noted that the windows should be wood, single pane true divided light windows and should be full-frame replacement.

It was moved, seconded, and voted (5-0) to continue the hearing to 11/15/22

4. 36 Pleasant Street
Laura Spadafino and Marie Kelly

This is a new application for:

- Windows

Issues discussed include:

- Applicant requested to reschedule to December 12, 2022

5. 33 Lee Street
Lawrence Schall and Betty Londergan

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 November 15, 2022.

6. 12 Washington Square
Tonya Walker
This is a new application for:

- Condensers

Issues discussed include:

- Applicant proposes to install two AC condensers on the roof of the left side addition.
- OHCD was concerned with any visibility from the public way
- Applicant offered to construct a fence to conceal the condensers

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 with the following amendments: 1. AC condensers shall be screened with a wood vertical board fence with 1 x 4 capped pickets. Height to be as tall as condensers plus 2".

7. 101 Front Street
Amy P. Rossi
This is a new application for:

- Condensers

Issues discussed include:

- Applicant proposes to install exposed AC line sets at the left side of the house.

- OHDC noted that the exposed line sets are not historically appropriate
- Applicant agreed to withdraw the request to install the line sets at the left side as shown in photo 3, 4 & 5 in the application.

It was moved, seconded, and voted (5-0) that the revised scope is not visible from the public way and not under the purview of the Old & Historic District Commission.

8. 31 Elm Street
Chase Bibby

- Windows and Trim Discussion

It was moved, seconded, and voted (5-0) to amend the COA as follows: 1. Window casings on new addition to be flat 5/4" wood with no moulding or banding. 2. Windows to be Andersen 400 series SDL with 5/8" muntins and dark spacer bars (due to distance from the public way)

9. 10 Orne Street
Bogoloff Residence

This is a new application for:

- Addition

Issues discussed include:

- Applicant proposes an addition to the rear of the house. Addition will project 4'-0" from the rear of the property.
- Remove a deck and construct a screened-in porch at the rear of the house next to the proposed addition.
- OHDC noted that the proposed hip roof does not match the character of the house
- OHDC noted that the proposed porch windows are not appropriate
- OHDC noted that the addition should relate more to the existing house style.
- Existing historic photos of the house were shared with the applicant as precedent

It was moved, seconded, and voted (5-0) to continue the hearing to 11/15/22

10. 14 Tucker Street
Joshua Heller

This is a new application for:

- Shed

Issues discussed include:

- Applicant proposes to repair existing shed facing Tucker Street.
- Structure appears to be an original '10 x 10' structure

- Applicant proposes to replace all exterior trim and siding in like kind
- OHDC noted that the proposed simulated divided light replacement windows would not be historically appropriate. Replacement windows should be true divided light wood windows.
- Applicant noted that the existing door will remain
- OHDC stressed preservation of as much of the structure as possible in lieu of wholesale replacement

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 with the following amendments: 1. Windows to be wood true divided light to match existing.

Other Matters

The following applications for roofs were administratively approved by the Building Department:

93 Pond Street – Catherine Rodovsky
1 Mechanic Street – Elizabeth Cunier

Regarding 181 Washington Street, it was noted that the existing fence that was removed for restoration and replacement had not yet been reinstalled. The architect for the project noted that there have been delays with the contractor in completing the work, but confirmed that the work will be completed as soon as possible.

Regarding the Gerry School project, OHDC members have stopped by the project to review the brick repointing and restoration. It was moved, seconded and voted (5-0) to approve the brick mock-up.

It was moved, seconded, and voted (5-0) to approve the meeting minutes of October 4, 2022.

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

End of Minutes