

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 21, 2023

Present constituting a quorum: Charles Hibbard, Bob Bragdon, Duncan Facey

Regular Hearings

1. 34 Front Street
Sally Thompson

This is a continuation of a hearing in Response to Activity Notice for:

- Condenser lines visible from the public way

Issues discussed include:

- Continued from November 15, 2022
- Briggs Reader appeared for the owner and presented a plan to enclose the line sets in a copper downspout to match the existing downspout material
- At the Commission's request he will explore moving the line sets to the inside the wall with chasing or placing in front corner on street within a copper downspout

It was moved, seconded, and voted (3-0) to continue the hearing to 3/21/23.

2. 195 Washington Street Michael Irving
Michael Irving – Anna Irving appeared
This is a new application for:

- Enclose area and window

Issues discussed include:

- Owner was issued a Stop Work Order for performing renovations without a COA
- Work is visible from Pleasant Street after trees were cleared in the back of the property
- Commission explained that the issuance of a building permit does not alleviate the owner from the need to gain approval from other commissions and regulatory bodies. This building permit was issued without a COA.
- Commission asked, and the owner agreed, to continue the hearing to allow the owner to assemble complete plans and materials for what was approved, what was there before, and what has since been built so that the Commission can make a proper evaluation of the

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION

APPROVED

DATE: 3/7/23

SIGNED: 

work that has been completed and what remains to be completed for historical appropriateness.

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

3. 9 Merritt Street
P.A. Regnault

This is a new application for:

- Windows

Issues discussed include:

- Continued from February 7, 2023
- Owner is seeking to add two windows on the lower floor adjacent to the street, window orientation and pane count will match existing adjacent windows
- Both windows will be Brosco or equivalent, single pane, true-divided, all wood.
- Stone around the new windows to match foundation
- Any bricks that need to be added will be water struck

It was moved, seconded, and voted (3-0) that estates are not materially affected and to grant (3-0) a Certificate of Appropriateness for all work as proposed.

4. 5 Nicholson Street
Nann Weissenberger

This is a new application for:

- Patio Door

Issues discussed include:

- Owners agent from Anderson Windows appeared
- It is partially visible from Nicholson Hill but obscured and at such a distance that it was not deemed significant, although it remains visible and therefor under the Commission's purview
- Owner is replacing with same door, with grills, that is currently there

It was moved, seconded, and voted (3-0) that estates are not materially affected and to grant (3-0) a Certificate of Appropriateness for all work as proposed.

5. 129 Front Street
Joan Hathaway

This is a new application for:

- Chimney Rebuild

Issues discussed include:

- Alden Hathaway appeared for the owner, his mother
- Limited visibility for a small service chimney
- Commission provided the following options:
 - rebuild as is with corbelling
 - add 4 piers and a bluestone cap, as an option

It was moved, seconded, and voted (3-0) that estates are not materially affected and to grant (3-0) a Certificate of Appropriateness for all work as proposed.

6. 1 Gregory Street
Ashley McMahon

This is a new application for:

- Front Steps and Railing

Issues discussed include:

- Owner appeared with a request to rebuild front steps as is with existing materials – any replaced bricks should be water struck
- Commission inquired as to whether steps are wholly on private property and the owner affirmed that they are wholly on private property
- Owner will replace ornate iron railing with plain iron railing as is at 29 Lee St., same height

It was moved, seconded, and voted (3-0) that estates are not materially affected and to grant (3-0) a Certificate of Appropriateness for all work as proposed.

7. 17 Franklin Street
Ann Stanley

This is a new application for:

- Windows and Siding

Issues discussed include:

- Owner appeared accompanied by her contractor Jack Picariello
- It was determined that the rear of building is not visible from the public way and is therefore not under the Commission's purview. That said, the owner plans to install Green Mountain all wood SDLs and the owner recognizes that will allow for the but SDLs will allow the elimination of storm windows and the Commission voiced its appreciation to see those eliminated
- Side – owner has spoke with the Window Woman who has restored those windows in the past and indicated that they are beyond repair.

- Owner will replace these side windows with single pane true divided all wood windows (cut sheets for Green Mountain windows were presented) matching in size and configuration

It was moved, seconded, and voted (3-0) that estates are not materially affected and to grant (3-0) a Certificate of Appropriateness for all work as proposed.

8. 2 Hooper Street
Marblehead Real Estate

This is a Response to an Order of Remediation for:

- Window / Door Changes

Issues discussed include:

- Applicant requested a continuance to March 21, 2023

It was moved, seconded, and voted (3-0) to continue the hearing to March 21, 2023.

9. 28 Bassett
Jessica Lee

This is a new application for:

- Various Exterior Items

Issues discussed include:

- Applicant requested a continuance to March 21, 2023

It was moved, seconded, and voted (3-0) to continue the hearing to March 21, 2023

Other Matters

Conversation with Mark Adams and Kurt James regarding OHDC changes to make Marblehead net zero.

Commission voted 3-0 to issue an Order of Remediation for 16 South Street ...

MOTION TO ISSUE THE FOLLOWING ORDER OF REMEDIATION

Pursuant to a determination by the Old and Historic Marblehead Districts Commission dated January 2, 2019, as affirmed by a vote of the Marblehead Select Board on April 24, 2019, and the decision of the Massachusetts Superior Court (1977CV00689) dated 12/1/2021, this ORDER OF REMEDIATION requires that you permanently remove the

mechanical condenser located on the southwest side of your property at 16 South Street, as well as all associated equipment that is visible from the public way to include, electrical lines, condensate lines, plumbing and mechanical equipment and the pad upon which the condenser is placed. The removal of the condenser and associated equipment must be completed within 90 days of the date of this notice.

Upon completion of this remediation work you are to notify the Marblehead Building Commissioner to verify that this remediation has been appropriately completed. Failure to adhere to the terms of this ORDER OF REMEDIATION may result in daily fines and further legal action. For additional information please contact the Town Engineering Department at (781) 631-1529.

Commission discussed the adoption of a Window Survey process for use by homeowners seeking to replace their windows. Discussion focused on re-drafting the survey that was presented to make it clearer and easier for a homeowner. A re-draft will be presented within 30 days.

The following roofs were administratively approved by the Building Department:
22 Merritt Street

It was moved, seconded, and voted (3-0) to adjourn.

End of Minutes