

APPROVED

DATE: 3/21/23

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 March 7, 2023

Present constituting a quorum: Charles Hibbard, Gary Amberik, Bob Bragdon, Duncan Facey, Michael Fuenfer

Regular Hearings

1. 16 Gingerbread Hill
Vanessa Moody

This is a Response to Activity Notice for:

- Condenser

Issues discussed include:

- Continued from 2/7/23
- OHCD agreed to allow the Owner to enclose the line sets with a wood enclosure.

It was moved, seconded, and voted (5-0) to issue an Order of Remediation to enclose the line sets in wood and paint the enclosure to match the house color.

2. 6 Doaks Lane
Lauren Andriano

This is a new application for:

- Front door, lights, transom

Issues discussed include:

- Replace front door, side lights, and transoms on our home.
- Current door and side lights will be in like kind.
- Eliminate existing transom and replace with molding and trim. All trim to be wood.
- New door to be wood
- OHDC noted that the new door should be wood with 5/8" muntins with simulated divided light glazing.

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: Muntins to be 5/8" wide. All new trim to be wood. Simple hardware.

3. 40-42 Front Street
Bob MacNiel

Issues discussed include:

- An order of remediation has been issued. Applicant did not appear as scheduled. Order of Remediation remains in effect.

4. 49 Pleasant Street
Tom Groom

This is a new application for:

- Fence

Issues discussed include:

- Original application included a painted cedar fence in front of the residence
- Original application shows the fence on either side of the residence at the sidewalk, returning toward the residence
- The reason for the fence was for safety due to a substantial grade change between the public sidewalk, the front yard, and the lower side yard.
- After clearing the lot and installing the new foundation, the applicant was able to grade the site to avoid the steep drop between the front yard and the side yard, eliminating the fence returns to the structure.
- The applicant proposes to extend the fence in front of the house, creating a continuous streetscape.
- OHDC noted that the exposed concrete retaining walls should be clad with fieldstone per the original application and original COA

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: Retaining walls flanking main entrance shall be clad in field stone on all sides.

5. 4 High Street
Bob Bragdon

This is a new application for:

- Gutters, soffits, porch railing

Issues discussed include:

- Bob Bragdon recused

- Replace gutters as necessary with wood or fiberglass
- Any rotten soffit or fascia will be replaced in like kind
- Install round corrugated downspouts in same location
- Rebuild porch rail using existing balusters in like kind

It was moved, seconded, and voted (4-0) that estates are not materially affected and to grant (4-0) a Certificate of Appropriateness for all work as proposed.

6. 195 Washington Street
Michael and Anna Irving
This is a new application for:

- Windows

Issues discussed include:

- Continued from 2/7/23
- Applicant constructed a rear addition without OHDC approval. Building permit was issued by the Town of Marblehead
- Applicant is seeking approval for all work completed to date, plus new second floor windows.
- New second floor windows to be restored windows from original second floor rear of house
- OHDC noted that the rear of the property is visible from Pleasant Street.
- Exhibit A – Floor plans
- Exhibit B – Proposed Finished Rear Elevation

It was moved, seconded, and voted (4-1) that estates are not materially affected and to grant (4-1) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Scope of work includes first floor rear addition, addition and dormer on second floor, and two dormers at rear roof. 2. New ganged windows at second floor rear right side.

7. 195 Washington Street
Michael and Anna Irving
This is a new application for:

- Condensers

Issues discussed include:

- Install two 36,000 BTU Fujitsu multizone ductless heat pump condensers.
- Unit will be located at rear yard, left side.
- OHCD noted that the units need to be screened. Applicant agreed to install a fence panel perpendicular to the existing fence to screen the units from Pleasant Street
- All refrigerant lines (line sets) to be concealed

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. Condenser to not be taller than 6'-0". 2. Applicant agreed to install a fence panel perpendicular to the existing fence to screen the units from Pleasant Street. 3. All line sets to be concealed.

8. 10 High Street
Elizabeth Burns

This is a new application for:

- Window

Issues discussed include:

- Remodel existing common bathroom and replace existing wood 6 over 2 double hung window with new 6 over 6 all wood simulated divided light tempered window sashes with vinyl tracks.

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. New window sashes to be wood with 5/8" muntins and dark spacer bars.

9. 2 Hooper Street
Pat laussier

This is a Response to Activity Notice for:

- Door

Issues discussed include:

- Owner removed existing window at rear of building and installed a wood door.
- New door matches adjacent existing door
- Exhibit A – Letter from Marblehead Real Estate LLC
- Applicant's representative appeared to describe the work completed.

It was moved, seconded, and voted (4-1) to rescind the Order of Remediation.

Other Matters

Regarding 109 Elm Street, an Order of Remediation was issued for fence replacement. Regarding 27 Orne Street, applicant has not completed remedial work as required. OHCD has sent a follow up letter.

It was moved, seconded, and voted (3-0) to approve the minutes of February 7, 2023

It was moved, seconded, and voted (4-0) to approve the minutes of February 21, 2023

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

End of Minutes