

APPROVED

DATE: 10/3/23
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 September 19, 2023

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

1. 34 Front Street
Sally Thompson
This is a Response to Activity Notice for:

- Condenser and line sets

Issues discussed include:

- Continued from 8/8/23
- OHDC previously requested that the applicant review options for relocating the line sets with their contractor
- Applicant requested to keep the line set in the current location due to the expense of relocating the line sets.
- OHDC noted that if the applicant had followed the approved process, the commission would not have approved the work.
- OHDC noted that we are not treating this any differently than any other property in the district. Applicant noted that they have seen other examples of exposed line sets in the district. OHDC noted that the examples are in violation and are being pursued for correction.
- OHDC noted that the line sets could be relocated to the rear of the house

It was moved, seconded, and voted (5-0) to issue an Order of Remediation to relocate the line sets from the left side of the house to the rear of the property, with all work to be completed within 6 months of the date of this hearing.

2. 7 Fort Sewall Lane
Lindy Crawford
This is a new application for:

- Windows

Issues discussed include:

- Replace six (6) windows with same style and size. Windows to be Andersen A-Series windows in six over one configuration.
- Replacement sills should be historic sills to match existing. Casing to match existing.
- Muntins to be 5/8" wide with dark spacer bars

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.

3. 17 Franklin Street
Ann Franklin

This is a Response to Activity Notice for:

- Soft scape to pea stone landscape

Issues discussed include:

- Applicant removed soil along the right side of the house to perform sill and siding repairs and infilled the area with stone in lieu of replacing with soil

It was moved, seconded, and voted (5-0) to take no further action and to remove the Activity Notice on the property.

4. 32 Mugford Street
Derek Gibson

This is a new application for:

- Gable vents

Issues discussed include:

- Applicant proposes to add small gable (attic) vents at the left and right side of 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 with the following amendments: 1. Gable vents to be wood and sized 15" wide x 20" tall

5. 13 Beacon Street
Virginia Williams

This is a new application for:

- Replace driveway timber wall with stone wall

Issues discussed include:

- Applicant proposes to replace the timber wall with a stone wall
- Wall will only reach the height of the driveway surface
- OHDC noted that the stone wall should match other historic rubble walls in the district, can be mortared or dry stacked, uncapped, and the color should be blue/grey as opposed to brown.

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. The stone wall should match other historic rubble walls in the district, can be mortared or dry stacked, uncapped, and the color should be blue/grey as opposed to brown.

6. 24 Watson Street
Caroline Broderick

This is a Response to Activity Notice for:

- Condensers

Issues discussed include:

- Applicant installed a condenser and line sets along the right side of the house visible from the public way.
- Applicant agreed to move the condenser behind the existing fence towards the rear yard.
- Applicant agreed to relocate the line set towards the rear of the house and run the line sets vertically.

It was moved, seconded, and voted (4-1) to issue an Order of Remediation to relocate the AC condenser to be behind the existing fence where it is not visible from the public way, and to remove and reinstall the line sets to the rear of the right side as much as possible but no further than 12" from the back corner. Line set to run vertical with no horizontal or angled runs. Cover to be painted to match the house color. Applicant to complete the work within 6 months of the date of the hearing.

7. 45 Beacon Street
Jon and Jennie Putnam

This is a new application for:

- Windows

Issues discussed include:

- Applicant requested a minor amendment

It was moved, seconded, and voted (5-0) to approve the proposed amendment to the previous COA to replace the approved 6 over 6 double hung window with a 6 lite awning window per updated drawings.

8. 124 Front Street

David Mannix

This is a new application for:

- Garden shed

Issues discussed include:

- Construct a 6' x 10' garden shed at the rear of the property.
- Front and rear will be clapboard siding. Side elevations to be cedar shingles.

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.

9. 31 Elm Street

Chase and Kristen Bibby

This is a new application for:

- Fence and driveway

Issues discussed include:

- Continued from 9/5/23
- Applicant proposes to remove an existing raised portion of the driveway and replace it with softscape
- New driveway to be brick pavers with a brick border. Brick to be waterstruck.
- Grade to match existing

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. Dimensions to be as noted on submitted plans noted as Exhibit A. 2. Brick to be waterstruck brick.

10. 22B Lee Street

Patrice Hicks

This is a Response to Activity Notice for:

- Deck replacement

Issues discussed include:

- Response to activity notice - request to continue to 10/17/23

It was moved, seconded, and voted (5-0) to continue the hearing to 10/17/23

**11. 4 Wadden Court
James Dolan**

- Conversation with the Board re: renovations

Issues discussed include:

- Continued from 9/5/23
- Owner presented an updated 3D massing plan for feedback
- OHDC noted expanding the footprint would be appropriate, but the applicant should strive to preserve the character and proportions of the existing house.
- OHDC noted that the door and window casing dimensions, window layouts, siding materials and roof overhangs should be included in the new designs.
- OHDC requested that the applicant return with additional elevation drawings

Other matters:

Regarding 28 Elm Street, the owner installed an electric vehicle charger on the front façade without prior OHDC approval. OHDC requested that the owner look at options for relocating the charging station. Applicant will return at a future hearing.

The following roofs were administratively approved:

1. 101 Front Street – Roof – Administratively approved by Building Dept. 9/01/23
2. 2 State Street – Roof – Administratively approved by Building Dept. 9/11/23

It was moved, seconded, and voted (5-0) to approve the meeting minutes of September 5, 2023

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

End of Minutes