

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 October 4, 2022

Present constituting a quorum: Gary Amberik, Bob Bragdon, Michael Fuenfer, Mariana Vaida, Paul Pruett

Review of Violations

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

Public Hearings

1. 45 Pleasant Street
Tanis Yanetti

This is a Public Hearing for:

- Carriage house/garage, condenser, fence

Issues discussed include:

Applicant's Presentation

- Applicant proposes the construction of a one-story, two door garage
- Relocate existing HVAC condensers to left side of house concealed by a fence.
- Based on previous comments, the applicant has decreased the slope of grade from front to rear of garage, revised the main and overhead doors of the garage, the water table, window casings, gutters, fascia and soffit will match the existing dwelling.
- Exhibit B – Photo of existing property

Public Comment

- Maryann Criswell – 40 Pleasant Street – Concerned about the historic nature of the garage doors. Concerned about the amount of asphalt.
- John Nash – 44 Pleasant Street – Concerned about the amount of asphalt
- Exhibit A – Plans signed by 42 Pleasant Street Mary Milner

Discussion

- OHDC discussed the driveway material and there was support to replace the current asphalt with waterstruck brick pavers.

MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION
APPROVED
DATE: 10/18/22
SIGNED: [Signature]

- OHDC noted concern that the fence would not conceal the HVAC condensers. Applicant agreed to provide a mock-up to confirm the height.

It was moved, seconded, and voted (4-1) to Grant a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Driveway to be waterstruck brick. 2. Applicant to mock up fence to confirm height conceals the condensers.

Regular Hearings

2. 36 Pleasant Street
Laura Spadafino and Marie Kelly
This is a new application for:

- Windows

Issues discussed include:

- Applicant proposes to replace twelve (12) windows
- Applicant proposes to use a vinyl clad insert window
- OHDC noted that due to the age of the house and the proximity to the street, simulated divided light vinyl clad windows would not be appropriate

It was moved, seconded, and voted (5-0) to continue the hearing to November 1, 2022

3. 9 Nicholson Hill
Kathy Michaels
This is a new application for:

- Stone wall

Issues discussed include:

- Reconstruct existing stone retaining wall at rear property line facing Bassett Street
- Install new cedar fence with cedar posts to match existing fence.
- Mason will hand-demolish the existing wall and rebuild with existing stone and use mortar to match adjacent wall

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. Applicant to notify OHDC when work begins to confirm wall construction matches the existing adjacent wall.

4. 2 Gashouse Lane
Gayle Dublin
This is a new application for:

- Windows

Issues discussed include:

- Replace windows at lower level front and east side with Anderson windows.
- Proposed windows to match previously approved windows at upper level

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.

5. 59 Elm Street
McKie Campbell

This is a new application for:

- Gutter, windows, condenser

Issues discussed include:

- Add gutter to front entrance
- Replace three front windows with new Brosco single pane true divided light wood windows
- Install two condensers at the right side of the house concealed by a fence
- Replace front doors with new wood doors to match existing.

It was moved, seconded, and voted (4-0) 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. Gutter at front overhang to be copper half round with small round downspout.
2. Install bead board at underside of front overhang

6. 24 Summer Street
Jennifer Kelly

This is a new application for:

- Siding

Issues discussed include:

- Replace siding at rear of building to replace current siding.
- The rear of the property has a limited distant view from Washington Street

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.

7. 13 Tucker Street
Melanie Andrews

This is a new application for:

- Windows

Issues discussed include:

- Replace two windows in kith due to rotting. Windows are located at the back of the house.
- Windows have a distant limited view from Washington Street.

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.

8. 19 Goodwin's Court
Eric Walker

This is a new application for:

- Condensers

Issues discussed include:

- Install two condenser units at the left side of the house.
- Units will be obscured with plantings

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. 32 Mugford Street
Derek Gibson

This is a new application for:

- Foundation work

Issues discussed include:

- Rebuild front brick foundation above grade in like kind
- Applicant will reuse the existing brick

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.

10. 1 Stacey Street
Robert Alpert

- Options for barn/garage conversion

Issues discussed include:

- Applicant is proposing to demolish the former Bartlett's Garage building and construct a new garage and office
- OHDC noted that the proposed building should be sensitive to the history of the site and the rest of the neighborhood.
- Applicant does not currently own the property, and will return as the project advances

Other Matters

Regarding 2 Hooper Street, the owner has not responded to multiple activity notices. It was moved, seconded and voted (5-0) to refer the matter to the Building Commissioner and Town Counsel.

It was moved, seconded, and voted (5-0) to approve the meeting minutes of September 20, 2022.

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

End of Minutes