

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 7, 2022

Present constituting a quorum: Charles Hibbard, Gary Amberik, ~~Bob Bragdon~~, Mariana Vaida,
~~Paul Pruett~~, **MICHAEL FUENFER**

Review of Violations

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

Regular Hearings

1. 10 Mariner's Lane
Mason Daring
This is a new application for:

- Heat pump condenser unit

Issues discussed include:

- Install mini-split heat pump and one condenser
- Install a louvered shed installed to screen from public view
- OHDC noted that the current location of the condenser is visible from Crocker Park and the enclosure is not integrated with the house.
- Applicant agreed to confirm with the contractor that the condenser unit can be moved closer to the inside corner and screened with a solid panel enclosure that matches the clapboard exterior of the house.
- Applicant also agreed to confirm if the exposed line set to the right of the condenser can be lowered approximately 12" to be the same elevation as the line sets on the right side of the condenser.

It was moved, seconded, and voted (4-0) to continue the hearing to October 18, 2022

2. 45 Pleasant Street
Tanis Yanetti

**MARBLEHEAD
OLD & HISTORIC DISTRICT COMMISSION**
APPROVED
DATE: 10/4/22
SIGNED: hm

This is a new application for:

- Carriage house/two-car garage

Issues discussed include:

- Construct a two-car carriage house / garage.
- The materials used will be consistent with the existing structure on the property, namely clad with cedar clapboards with 4" exposure.
- The exterior design will feature a wood paneled entry door, two wood paneled overhead doors with windows, and an asphalt shingled hip roof to match the house.
- Applicant proposes to replace the asphalt driveway with a brick driveway.
- OHDC noted that the carriage house style doors are not appropriate and should be a simple wood panel or vertical board style door. Similarly the side door should be a simple wood 6-panel door.
- OHDC would like to see other options in lieu of a large area of brick pavers

It was moved, seconded, and voted (4-0) that estates are materially affected and to schedule a public hearing to October 4, 2022.

3. 31 Elm Street
Chase and Kristen Bibby

This is a new application for:

- Final plans approved by ZBA for OHDC stamp and file

Issues discussed include:

- Applicant did not appear as scheduled

It was moved, seconded, and voted (4-0) to continue the hearing to October 4, 2022

4. 33 Mechanic Street
Eugene Arnold

This is a new application for:

- Fence

Issues discussed include:

- This application is to replace a picket fence on the Mechanic Street side of the property
- The current fence was a replacement from the late 1970's and is in disrepair
- All materials will be wood and like the existing fence
- The design of the fence pickets and posts with caps will duplicate what is there now

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. Fence post anchors shall be fully concealed

5. 13 Harris Street
Rita March

This is a new application for:

- Parking space

Issues discussed include:

- Create one off-street parking pad in front of 13 Harris Street
- Area would be 6' x 25' x 12'-9" x 24'
- The driveway would be red brick in a running bond pattern trimmed with a cobblestone border.
- Both materials already exist on both walking paths as well as the apron

It was moved, seconded, and voted (4-0) to continue the hearing to October 18, 2022 with the following amendments: 1. Applicant to review and comply with all requirements related to new and modified parking.

6. 34 Front Street
Sally P. Thompson

This is a new application for:

- Exposed Refrigerant Line Set

Issues discussed include:

- Response to Activity Notice for a visible refrigerant line on the left side of the house visible from the public way
- OHDC noted that the exposed refrigerant lines are not historically appropriate and should be relocated so that they are not visible from the public way
- OHDC requested that the homeowner review options with a contractor or other expert to review options to conceal the refrigerant lines.
- Applicant agreed to return at the October 18th hearing.

It was moved, seconded, and voted (4-0) to continue the hearing to October 18, 2022.

7. 19 Goodwin's Court
Eric Walker

This is a new application for:

- Condenser units

Issues discussed include:

- Install two condenser units in the front of the house mounted on a concrete pad.
- Units will be screened by plantings
- OHDC noted that the front of the house would not be an acceptable location for an AC condenser unit
- Applicant agreed to review alternatives and return with a new application.

It was moved, seconded, and voted (4-0) that no estates are materially affected and to not issue a Certificate of Appropriateness for the work

8. 181 Washington Street
Nancy Mantilla

This is a new application for:

- HVAC condensers

Issues discussed include:

- This application is in response to an Activity Notice
- There are two existing HVAC condensers at the rear of the house.
- Applicant proposes to install a 5 foot tall fence to conceal the condenser. Fence to be cedar picket fence
- Additionally, the line sets will be painted to match the foundation wall

It was moved, seconded, and voted (4-0) that no estates are materially affected and to Grant (4-0) a Certificate of Appropriateness for all work as proposed with the following amendments: 1. Applicant to provide a mock-up of 5 foot tall fence to confirm the fence will screen the condensers.

9. 19 Circle Street
Andrew Kwait

This is a new application for:

- Fence

Issues discussed include:

- Applicant proposes to extend a section of exiting fence between 19 and 21 Circle Street.

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.

10. 126 Front Street
Tim Swigor

This is a new application for:

- Driveway

Issues discussed include:

- Continued from August 16, 2022
- Applicant is proposing to install a 20'-0" wide granite cobble driveway off Circle street.
- OHDC noted that in order to preserve the street edge, there should be separation between the right side of the driveway and the adjacent parking area

It was moved, seconded, and voted (4-0) to continue the hearing to October 4, 2022.

Other Matters

The following roofs were administratively approved by the Marblehead Building Department:

1. 16 South Street
2. 52 Orne Street

It was moved, seconded, and voted (4-0) to approve the meeting minutes of August 16, 2022.

It was moved, seconded, and voted (4-0) to adjourn.

End of Minutes