

**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 January 21, 2025**

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

1. 99 Elm Street  
Bianca and Matthew Olson  
**This is a new application for:**

- Change Roof Material

**Issues discussed include:**

- Applicant requests to change previously approved flat seam copper roof to standing seam metal roof
- Applicant noted that the copper would be red copper that would age to a dark brown
- OHDC noted that the roof is only visible from the rear which is outside of the district.

**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.**

2. 75 Pleasant Street  
Brian O'Connor  
**This is a new application for:**

- Windows

**Issues discussed include:**

- Emergency installation for three (3) windows damaged from flooding from upstairs pipe.
- Proposed window is Marvin Elevate which is a composite material
- OHDC noted that the window should be of all wood construction, with historic sill, and dark spacer bars
- Exhibit A – Letter from Abutter Joe Wykes
- Exhibit B – Quote and cut sheet of proposed windows

MARBLEHEAD  
OLD & HISTORIC DISTRICT COMMISSION

**APPROVED**

DATE: 2/4/25  
SIGNED: [Signature]

**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. Window to be Marvin Ultimate or similar of all wood construction.

3. 111 Elm Stret  
Eric & Jay Dolan  
**This is a new application for:**

- Chimney Crown Repair, Chimney Cap, Paint Chimney

**Issues discussed include:**

- Applicant proposes to rebuild the top of the existing chimney, add a stainless steel chimney cap, and paint exterior of the chimney to match the existing color
- OHDC noted that the chimney cap should be painted black.
- OHDC noted that a low profile damper would also be appropriate
- To expedite, cap will be removed from the application and applicant can return once a cap is selected

**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 request for a chimney cap is removed from the application. 2. All other work approved.

4. 10 Darling Street  
Roy Brindamohr  
**This is a new application for:**

- Window

**Issues discussed include:**

- Applicant proposes to remove one (1) window along the right (front) elevation, first floor, left of entry porch

**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. 10 Darling Street  
Roy Brindamohr  
**This is a new application for:**

- Addition

**Issues discussed include:**

- Applicant proposes to construct a small addition at the rear of the property.
- Addition has limited visibility from Darling Street
- All material will match the existing house
- OHDC requested that the addition be set back from the left side of the house to break up the massing

**It was moved, seconded, and voted (5-0) that estates are materially affected and to schedule a public hearing for February 18, 2025.**

6. 34 Franklin Street  
Louise Yarmoff

**This is an amendment to the application for:**

- Discussion regarding five (5) window

**Issues discussed include:**

- OHDC reviewed the existing window installation at the left side of the house to determine if the 5 windows at the front of the house could be replaced with the same existing window
- Some members noted that due to the setback and elevation above the street, the consistency with the rest of the house, and because the house has been significantly modified over time, that wood simulated divided light windows would be acceptable in this location. Other members still felt that the windows should remain single pane true divided light windows.

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to amend the existing application (4-1) to change two (2) first floor and (3) second floor windows at the front elevation to wood simulated divided light windows to match the rest of the new windows.**

7. 6 Union Street  
Betsy Morris

**This is a new application for:**

- Replace (6) windows

**Issues discussed include:**

- Members from the OHDC visited the house to evaluate the existing windows
- OHDC noted that 4 of the six windows could be repaired
- OHDC noted that two of the six second floor windows were not repairable
- OHDC noted that doors, chimneys, and especially windows are important historic features of historic homes

- OHDC noted that based on the historic significance of this property, the well preserved condition of the house, and the proximity to the street, the windows should remain true divided lite.
- OHDC noted that sash replacement would be acceptable, as long as the dimensions matched the existing windows

**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. New sashes to be wood, single pane Green Mountain Milestone windows with historic dimensions.

8. 95 Front Street  
 Moore Front Street, LLC  
**This is a new application for:**

- Replace 68 Windows, Roof, Decking and Railings, Siding

**Issues discussed include:**

- Exhibit A – Window comparison
- Install 68 new windows with Andersen 400 series
- Install new asphalt shingles and rubber roofing
- Install new railings and decking
- Replace siding with new cedar shingles on right side wall
- OHDC noted that the proposed cable railing system is not appropriate to the style of the building.
- Proposed windows are insert type windows with full screens.
- OHDC noted that the screens should be half screens

**It was moved, seconded, and voted (5-0) that no estates are materially affected and to Grant (3-2) a Certificate of Appropriateness for all work as proposed with the following amendments:** 1. Existing gutters and / or wood fascia to be replaced in like kind. 2. Railing system to not have exposed metal bottom or fasteners.

9. 25 Lee Street  
 David and Cheryl Patten  
**This is a Response to Activity Notice for:**

- Condenser

**Issues discussed include:**

- Applicant replaced a condenser which has visibility from Lee Street.
- OHDC noted that all condensers in Marblehead need to be screened with either fencing or plantings
- Applicant agreed to return with a proposal for a wood screen.

**It was moved, seconded, and voted (5-0) to continue the hearing to February 4, 2025**

10. 9 Selman

Scott Moore

**This is a Response to Activity Notice for:**

- Driveway

**Issues discussed include:**

- Applicant constructed a brick driveway without prior OHDC approval. Brick used was not historically appropriate
- Applicant agreed to remove the current brick driveway area and install what was previously approved (width and location).

**It was moved, seconded, and voted (5-0) to issue an Order of Remediation to remove the current brick driveway and install a water struck brick walkway as originally shown and approved on drawings dated 4/18/23.**

11. 18 Stacey Street

Nancy Reardon

**This is a Response to Activity Notice for:**

- Driveway

**Issues discussed include:**

- Applicant appeared to discuss an Activity Notice for the installation of an elevated parking area and for not replacing an existing wood fence and gate.

**It was moved, seconded, and voted (5-0) to continue the hearing until February 4, 2025**

Other matters:

The following roofs were administratively approved:

147 Washington Street – Pat Lausier – Approved by Building Department on 1/9/25

It was moved, seconded, and voted (5-0) to approve the minutes of January 7, 2025

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

**End of Minutes**