

**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 February 4, 2025**

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

MARBLEHEAD  
OLD & HISTORIC DISTRICT COMMISSION

1. 30 Waldron Street  
Sunil Dhaliwal  
**This is a Public Hearing for:**

**APPROVED**

DATE: 2/18/25

SIGNED: [Signature]

- Renovations and restorations that include front porch enclosure, corner turret, multiple fenestration and material changes, window replacement and siding, replace roof, gutters and railings.

**Issues discussed include:**

**Applicant's Presentation**

- Goal for the project is to return continuity and architectural cohesion.
- Changes from previous presentation include a new proposed window (Marvin Ultimate), and a revised front door configuration.
- Motion to close this portion of the public hearing. Seconded and approved (5-0)

**Public Comment**

- Brian Laskowski – 26 Waldron Street
- Concerned about changes to footprint or view corridors. Applicant noted that the view corridor would not be obstructed
- Motion to close this portion of the public hearing. Seconded and approved (5-0)

**Deliberation**

- OHDC asked about exposed mechanical equipment. Applicant noted that the goal would be to conceal any vents and screen all mechanical units
- OHDC clarified that the windows are all wood, 2 over 2 configuration, with dark spacer bars and half screens

**It was moved, seconded, and voted to Grant (5-0) a Certificate of Appropriateness for all work as proposed with the following amendments:** 1. Agreement to be prepared and recorded at the Registry of Deeds committing to not install storm windows. 2. Applicant to return with information on screening mechanical equipment.

2. 9 Mariner's Lane

Melissa Lam

**This is a new application for:**

- Windows and Doors

**Issues discussed include:**

- The applicant requested a reissuance of COA's dated 11/7/23 and 7/2/24 (COA numbers 1707 and 1846).
- Work has not begun, and no changes have been made to the scope of work

**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. 31 Orne Street

Thomas Allen

**This is a new application for:**

- Fence

**Issues discussed include:**

- Remove and replace existing wood fence in like kind, in same height, configuration and design.

**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.**

4. 25 Lee Street

David and Cheryl Patten

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

- Condenser

**Issues discussed include:**

- Applicant proposes to construct a 47" high wood fence on two sides, centered on the stone wall below the unit. Fence to be 1 x 4 vertical board spaced 1/2".
- Applicant commits to complete the work within 120 days

**It was moved, seconded, and voted (5-0) to issue an Order of Remediation to construct the fence as described above within 120 days.**

5. 18 Stacey Street  
Nancy Reardon  
**This is a Response to Activity Notice for:**

- Landscaping

**Issues discussed include:**

- Applicant understood that the violations include the missing gate, the pea stone ground covering, the grading of the parking area, and the retaining wall
- Applicant stated that they did not understand that the gate was required to be installed. Applicant also stated that the pea stone was relocated from the rear yard and meant to be temporary. The applicant also stated that they requested a copy of the guidelines that were in effect at the time the application was submitted to understand if grading was allowed.
- OHDC noted that the guidelines are only intended to provide guidance and is not the law.

**It was moved, seconded, and voted (5-0) to continue the hearing to 3/4/25.**

6. 9 Watson Street  
Barbara Eagen Wright  
**This is a new application for:**

- Repair Wall

**Issues discussed include:**

- Applicant repaired a stone wall behind the house
- Wall is not visible from the public way

**It was moved, seconded, and voted (5-0) that the work is not visible from the public way and no COA is required.**

7. 12 Gregory Street  
James Maloney  
**This is a new application for:**

- Windows

**Issues discussed include:**

- Replacement of windows and French doors on the water side of the property.
- New windows to be wood, simulated divided light Marvin Ultimate windows with dark spacer bars.
- Proposed windows have a clad exterior due to direct waterfront exposure

**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. 55 Lee Street

Neil Silva

**This is a new application for:**

- Roof and Deck & Windows

**Issues discussed include:**

- Applicant proposes to replace an existing rubber roof membrane.
- Applicant proposes to expand an existing roof deck approximately 3'-9".
- Applicant proposes to replace four (4) existing vinyl windows with new double hung windows with dark spacer bars

**It was moved, seconded, and voted (4-1) that no estates are materially affected and to Grant (4-1) a Certificate of Appropriateness for all work as proposed with the following amendments:** 1. Deck skirt to be painted dark. 2. All deck material to be wood. 3. Window spacer bar to be dark in color

9. 20 Mechanic Street

Charing Cross

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

- EV Chargers and Fence

**Issues discussed include:**

- Original proposed fence was 42" tall. Installed fence is 6'-0" tall in a similar style.
- Applicant installed an EV charger with exposed conduit from the second floor unit. Applicant will look at a way to hide the wiring inside the building.
- Windows are acceptable as installed with full screens.
- Applicant will return with proposed light fixture package

**It was moved, seconded, and voted (5-0) to continue the hearing to 3/4/25.**

10. 24 Lee Street  
Terra Samuels

**This is a new application for:**

- Windows

**Issues discussed include:**

- Replace windows, exterior doors, and awnings over doors.
- These will be like for like replacements, same color, styles, sized and window brand (Andersen)
- Existing windows have failed light units, rusted hardware, and failed frames
- Building is modern, constructed in 1960.

**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.**

Other matters:

Abutter to 31 Orne Street appeared to request additional information on the proposed replacement fence. OHDC noted that a survey would be the only way to determine property lines.

Regarding 111 Elm Street, applicant submitted a proposed chimney cap. 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.

The following roofs were administratively approved:

None

It was moved, seconded, and voted (5-0) to approve the minutes of January 21, 2025

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

**End of Minutes**