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**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

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4 BOARD OR COMMISSION: City of Beverly Historic Districts Commission
5 DATE: May 27, 2026
6 LOCATION: Conference Room "A," City Hall, 191 Cabot Street
7 MEMBERS PRESENT: Chair William Finch; Vice Chair Suzanne LaMont; Wendy
8 Pearl; John Leahy; Christian Heath
9 MEMBERS ABSENT: Emily Hutchings
10 OTHERS PRESENT: Shawn Mahoney, Jeff Dauzat, William Mauro
11 STAFF PRESENT: Director of Planning & Development Darlene Wynne
12 RECORDER: Kristan Patenaude

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14 **Call to Order**

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16 Chair Finch called the meeting to order at 7:10 p.m.

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18 **1. Discussion: DD-26-3 / DEMO 26-6 – 38 Paine Ave – Determination of Applicability**
19 **of Demolition Delay Ordinance (not a public hearing) – Charles Seelig Jr. c/o**
20 **William Mauro**

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22 Finch explained that the Commission should discuss if it would find the structure significant and
23 subject to review in a public hearing. It is just over 50 years old and styled as a modern building
24 typical of deck houses from that period.

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26 Leahy stated that this is an odd location for the design and it does not fit the neighborhood. He
27 stated that he knows of at least three of this type of house around.

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29 Pearl stated that the neighborhood is very eclectic and the story behind the lot/house is very
30 interesting. There may have been another house on the property which would have been
31 considered historic, but the lot was acquired for privacy. This is part of a timeline. The structure
32 looks almost as it does in the old photos and seems almost entirely intact. She does not believe
33 this type of architecture is often seen. She would like to hear about the value of this type of
34 architecture.

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36 Finch stated that two houses nearby also went through Demolition Delay and were preserved.

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38 LaMont stated that she would like to know more through a hearing. Leahy stated that he would
39 like to hear from abutters regarding their interest in preserving the structure.

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41 William Mauro, Saltsman Brenzel Architects, said that while there was initial uncertainty, recent
42 conversations regarding the property have been around new construction design and not
43 preserving the structure at all.

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45 There was agreement to move this forward to public hearing.

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2. Continued Discussion: Suggested updated to Chapter 168 Historic Buildings and Districts, including the City's Demolition Delay procedures – review the proposed items that could be considered for changes in the Rules of Procedure

The Commission discussed the Rules of Procedure document. The working group proposed amending Beverly's procedures to be more similar to Brookline's procedures. Finch explained that the Rules of Procedure contain governing information and guidelines for the Commission in its operation. The Demolition Delay ordinance contains the procedures for Commission to follow.

LaMont stated that the Rules of Procedure were broadly revised at the April 29, 2026 meeting, though this is a work in progress.

There was discussion regarding seeking clarity around the enforcement language within the Rules of Procedure.

LaMont stated that she would not yet endorse this document. Finch stated that he does not believe buildings have been lost through the current process, which seems to be what the working group is implying.

The proposed revisions include installing a sign at the property prior to demolition. LaMont stated that she does not have any issue with this personally but does not believe it will pass legal review.

Pearl stated that she counts 15 items that are suggested to update Beverly's or use Brookline's instead. The bona fide real estate sale and fees are items that she believes will get hung up.

There was discussion regarding charging application fees, but that the Commission would not handle the administration of fees.

Pearl suggested creating an ordinance review subcommittee, consisting of members of the volunteer group and a few committee members. The subcommittee would take this information to the next step, such as further investigations and preparing a redline version. Pearl and Leahy volunteered as committee members. The Committee asked Director Wynne to see if Hutchings would participate in the subcommittee.

3. Discussion: Select date(s) to feature the Powder House during Essex National Heritage Area's Trails & Sails Event

LaMont stated that she and Hutchings discussed opening the Powder House during the Trails & Sails Event September 12-27. She and Hutchings will plan to man a table during the event for a couple of days, September 17th 4pm-7pm and 26th from 10am-1pm. Historic Beverly has agreed to host Prospect Hill walking tours during the same days chosen for the Powder House being open.

4. Project/Committee updates, if any:

a. Update on Historic Resource Survey Project: Cabot-Rantoul residential neighborhood from Suzie LaMont, designated representative

LaMont stated that the first 50 drafts of these are complete and being worked through.

b. Update from Community Preservation Committee representative Wendy Pearl

Pearl stated that she is now the Chair of the CPC. She noted that the Girdler House was awarded CPA funding to purchase a generator and install it. In getting ready to hook it up, National Grid stated that this will require a booster at another approximately \$100,000. The CPC is struggling with this item as it is a very marginal historic preservation project to begin, and this will more than double the costs. The Girdler House could potentially apply for Out of Cycle funds. They are also trying to determine if they can reduce the capacity of the unit to match the supply. She noted that the Mayor has asked that some CPA funding be set aside for various City projects. Each category has some reserves within it. The reserves cannot be given all to a preservation project.

c. Update from Design Review Board representative Emily Hutchings

No update at this time.

5. New business, other business, or topics for future meeting agendas, if any

Wynne stated that from August onward, meetings are planned to be moved to the Library, starting at 6:30pm, due to the proposed temporary relocation of City Hall.

6. Approval of Minutes, as available

a. February 25, 2026

LaMont: Motion to approve the meeting minutes of February 25, 2026, as amended. Leahy seconds. Motion carries (5-0).

b. March 12, 2026

LaMont: Motion to approve the meeting minutes of March 12, 2026, as amended. Leahy seconds. Motion carries (5-0).

c. April 29, 2026

LaMont: Motion to table discussion of the meeting minutes of April 29, 2026. Leahy seconds. Motion carries (5-0).

7. Adjourn

LaMont: Motion to adjourn. Leahy seconds. Motion carries (5-0).

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140 Meeting adjourns at 9:10 p.m.