



TOWN OF HINGHAM
Historic Districts Commission
210 Central Street ~ Hingham, Massachusetts 02043

APPLICATION for CERTIFICATE

Instructions: Please print. Complete the applicable information including a description of the proposed project and exhibits submitted. Use additional sheets as necessary. The signature of the property owner is required for all projects.

Check type of Certificate for which application is submitted:

☐ **CERTIFICATE OF APPROPRIATENESS**

Note: Please see "Application Requirements for a Certificate of Appropriateness" for guidance in preparing a complete submission.

☐ **CERTIFICATE OF NON-APPLICABILITY** for the following reason(s):

- ☐ Not visible from any public street, way, place, or body of water
- ☐ Maintenance, repair or replacement using same design, materials, colors
- ☐ Proposed work, design, materials and colors according to approved guidelines
- ☐ No architectural features involved
- ☐ Reconstruction similar to original following fire or other disaster
- ☐ Other

Note: Please see "Application Requirements for a Certificate of Non-Applicability" for filing instructions.

☐ **CERTIFICATE OF HARDSHIP** - financial or otherwise as described herein and not a substantial derogation from intent and purposes of law.

LOCATION of work: _____

Historic District: _____

OWNER: _____

Telephone: _____

Address: _____

Email: _____

ARCHITECT or DESIGNER: _____

Telephone: _____ Email: _____

Address: _____

MA Registration No: _____

ENGINEER: _____

Telephone: _____ Email: _____

Address: _____

MA Registration No: _____

CONTRACTOR: _____

Telephone: _____ Email: _____

Address: _____

MA Registration No: _____

DESCRIPTION of proposed work: _____

EXISTING Sq. Ft.:

TOTAL ADDITIONAL Sq Ft. (if applicable):

Keith Gibson

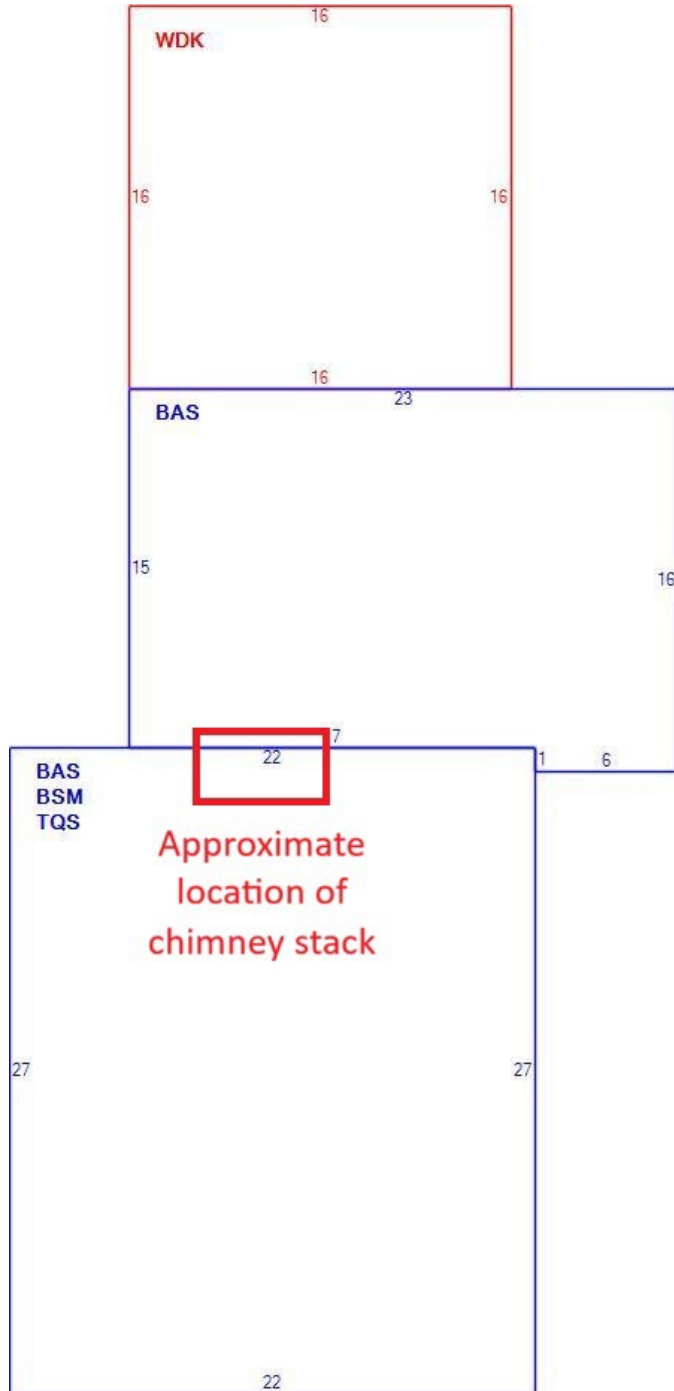
Signature of Owner (Inspection of the premises is hereby authorized)

Date

Supporting materials

Sketch

Sketch of approximate location:



Base sketch taken from Hingham GIS property card on Aug. 26, 2026.

Exterior photos

Street view from the north:



Photo taken by home owner, Aug 23, 2026.

Street view from the south:



Photo taken by home owner, Aug 23, 2026.

From the sidewalk, north:



Photo taken by home owner, Aug 23, 2026.

From the sidewalk, south:



Photo taken by home owner, Aug 23, 2026.

Rear view, from the north:



Photo taken by home owner, Aug 26, 2026.

Rear view, zoomed:



Photo taken by home owner, Aug 26, 2026.

Interior photos

Attic, from the street side:



Photo taken by home owner, Aug 26, 2026.

Attic, rear:



Photo taken by home owner, Aug 26, 2026.

Attic, closeup of roofline (note the light penetration):



Photo taken by home owner, Aug 26, 2026.

Direct evidence of chimney not visible on second floor, but the following picture is in line with the chimney between the attic and the first floor.

Second floor, mold and spongy plaster:



Photo taken by home owner, Aug 22, 2026.

First floor, living room (arrows to hearthstone):



Photo from real estate listing, pulled from Redfin Aug 26, 2026.

First floor, dining room (arrows to rear corner of walled in chimney):



Photo from real estate listing, pulled from Redfin Aug 26, 2026.

First floor, office (other rear corner of fireplace location):



Photo taken by home owner, Aug 26, 2026.

Root cellar, capped appliance exhaust vents (wide view):



Photo taken by home owner, Aug 26, 2026.

Root cellar, capped appliance exhaust vents (close view):



Photo taken by home owner, Aug 26, 2026.

Guidelines for work

False chimney

Chimneys often require repair and can be hazardous if overlooked. Repairs may be undertaken subject to the guideline on brickwork above. Proposals to alter, remove or replace a chimney will be reviewed in light of the guidelines for architectural elements as well as for brickwork. Key considerations include height, material, form and location. Existing chimney caps shall remain or be replaced in kind. **False chimneys will not be approved.**

Screenshot taken from <https://www.hingham-ma.gov/DocumentCenter/View/1857/Guidelines-for-work-in-Historic-Districts-PDF> on Aug. 26, 2026.

I could not find a formal definition of “false chimney,” the closest formal definition I could find comes from <https://www.tbscladdingsolutions.com/glossary/false-chimney/>:

*“A false chimney is a **non-functional, decorative feature** built into the exterior of a building, designed to replicate the appearance of a traditional chimney. Unlike a real chimney, which serves a practical purpose for venting smoke, a false chimney is purely aesthetic and **does not contain a flue or serve any functional role.**”*

Emphasis added.

Given that the chimney at 18 West St serves none of the functions that a chimney is typically used for, as evidenced by the interior photos submitted above, I ask that the chimney be considered a “false chimney.”

Roofing

Roofing may be repaired or replaced using matching materials. New material should be consistent in color and style with the period of a building. If asphalt shingles are used, black, gray or weathered dark wood tone is recommended. White and light colors are not appropriate for buildings of the 19th century and earlier. Red cedar is recommended for wood roof shingles. White cedar is impractical as it has a very short life span. Whatever material is used, distinctive patterns must be retained or reproduced to the extent possible. Flashing must be copper, lead or lead-coated copper. Changes to slate, tin, or copper must be reviewed by the HDC.

Screenshot source same as above.

The associated quote explicitly calls out matching the existing roofing material:

Section 4 – Roof Waterproofing & Shingles

- * Remove existing flashing and roofing materials immediately surrounding the former chimney.
- * Install new ice and water shield over the repaired roof area.
- * Properly integrate the new waterproofing membrane into the existing roofing system to prevent water penetration.
- * Install new roofing shingles, matching the existing roof as closely as reasonably available.
- * New shingles will be properly tied/weaved into the existing roof to provide a watertight and professional finish.
- * Seal and waterproof the entire repaired area as required.

PROFESSIONAL OPINION REGARDING CHIMNEY REMOVAL

DATE	August 27, 2026	CLIENT	Jackie Gibson
SITE	18 West Street, Hingham, MA	AUTHOR	Jonathan O'Driscoll, Owner

To Whom It May Concern:

At the request of the property owner, King's Masonry & Construction has considered the condition and continued presence of the existing masonry chimney at the above-referenced property. Based upon our professional masonry experience and assessment of the chimney's reported and observed condition, it is our professional opinion that the chimney is unsafe, no longer serves a functional purpose, and should be removed in its entirety.

Professional Findings

- The chimney is no longer in use and provides no necessary service to the residence.
- Its condition presents a potential safety hazard due to the risk of continued deterioration, loose masonry, and instability.
- The exposed chimney and its roof penetration create a vulnerable point where rain, snow, and moisture may enter the building, potentially causing damage to roof framing, attic materials, ceilings, insulation, and interior finishes.
- Leaving an unused, deteriorated chimney in place may allow the condition to worsen and may increase the extent and cost of future repairs.

Recommended Corrective Action

We recommend controlled dismantling and complete removal of the chimney, beginning at the rooftop and continuing downward through the roof structure, attic, and all affected levels of the house to the lowest termination point. Removal should be performed carefully in manageable sections, with appropriate protection and temporary support provided wherever required.

Upon removal, all resulting openings should be properly framed and closed. The roof opening should be reconstructed with suitable structural framing and roof decking, followed by underlayment, flashing, and roofing materials matched as closely as reasonably possible to the existing roof. Openings through ceilings, floors, and walls should also be safely framed and closed as applicable. All demolition debris should be removed from the property, and the work should comply with applicable permit and building-code requirements.

PROFESSIONAL OPINION: Complete removal of this unused chimney and proper closure of the roof and interior openings is the safest and most appropriate long-term corrective action. Prompt removal will eliminate the present masonry hazard and the continuing pathway for water intrusion associated with the deteriorated chimney and roof penetration.

This opinion is provided in good faith based on our professional experience in masonry and chimney construction. Concealed conditions may become apparent during demolition and should be addressed as necessary. This letter is not intended to replace a structural engineer's evaluation where one is required by the permitting authority or where structural conditions outside the masonry scope are discovered.

Respectfully submitted,

Jonathan O'Driscoll

Owner
King's Masonry & Construction
(857) 249-5127 | kingsmasonryma@gmail.com

Estimate



Kings masonry and construction, 99 Derby St Suite 200 Hingham MA
02043, Hingham MA, United States

FOR
Jackie Gibson
18 west st in Hingham MA
United States

Estimate No.: **413**
Issue date: **08/08/2026**
Valid until **22/08/2026**

Estimate No. 413	Issue date 08/08/2026	Valid until 22/08/2026	Total due (USD) \$7,500.00
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Description	Quantity	Unit price (\$)	Discount %	Amount (\$)
Chimney	1	7,500.00	0.00	7,500.00
ESTIMATE – COMPLETE CHIMNEY DEMOLITION & STRUCTURAL REPAIRS				

Section 1 – Complete Chimney Demolition

- * Prepare and protect all necessary work areas throughout the property prior to beginning demolition.
- * Carefully dismantle and remove the existing masonry chimney from the top of the chimney all the way down through the roof, attic, upper and lower floors, and to the bottom/base of the chimney.
- * Chimney will be dismantled in controlled sections to safely remove the brick, block, flue liners, mortar, and associated masonry materials.
- * All demolition debris will be safely removed from the property and disposed of appropriately.

Section 2 – Floor & Structural Framing Repairs

- * As the chimney is removed through each level of the house, inspect the surrounding floor joists, ceiling joists, rafters, and framing.
- * Frame and close all openings left behind from the chimney removal.
- * Install new dimensional lumber, joists, blocking, headers, and structural framing as required to properly support the surrounding structure.
- * New framing will be securely tied into the existing structure to ensure all affected areas are left safe, stable, and structurally sound.
- * Install new subflooring/plywood where required to close former chimney openings through floor areas.

Section 3 – Attic & Roof Framing

- * Completely remove the chimney penetration through the attic and roof.
- * Install new roof rafters, headers, blocking, and/or structural lumber as required to properly frame the former chimney opening.

Description	Quantity	Unit price (\$)	Discount %	Amount (\$)
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* All roof framing will be properly secured into the existing roof structure.

Section 4 – Roof Waterproofing & Shingles

- * Remove existing flashing and roofing materials immediately surrounding the former chimney.
- * Install new ice and water shield over the repaired roof area.
- * Properly integrate the new waterproofing membrane into the existing roofing system to prevent water penetration.
- * Install new roofing shingles, matching the existing roof as closely as reasonably available.
- * New shingles will be properly tied/weaved into the existing roof to provide a watertight and professional finish.
- * Seal and waterproof the entire repaired area as required.

Section 5 – Closing Interior Openings

- * Frame and secure all openings created by removal of the chimney through the different levels of the property.
- * Install appropriate plywood/subfloor materials where required at floor openings.
- * Ensure there are no unsafe or unsupported openings remaining after demolition.
- * Structural openings will be properly framed and prepared for subsequent interior finish work where applicable.

Section 6 – Cleanup & Disposal

- * Remove all demolished chimney brick, mortar, flue liners, flashing, roofing materials, wood, and other construction debris generated by our work.
- * Clean all affected work areas upon completion.
- * Perform a final inspection of the areas affected by the chimney removal.

Final Condition

Upon completion, the entire chimney will be removed from the property from top to bottom, including all sections passing through the roof and interior of the house.

All openings created by the removal will be properly framed and secured. The roof will be structurally repaired, sheathed, waterproofed with ice and water shield, and finished with new shingles.

The completed work will leave the affected portions of the building structurally sound, safe, secure, and weather-tight.

Important Note

This estimate covers complete chimney demolition and the structural closing/patching of openings created by the chimney removal. Unless specifically included, finished interior work such as drywall, plaster, painting, flooring, trim, or other cosmetic finishes is not included.

Total (USD):				\$7,500.00
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