



## **Hingham Historical Commission**

**Town Hall, 210 Central Street, Hingham, Massachusetts 02043**

October 6, 2009

TO: Mark Grylls, Acting Building Commissioner; Tammy and Adam Devine

RE: 45 Garrison Road – Issuance of Demolition Permit on Conditions

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An application to demolish the dwelling and garage at 45 Garrison Road was filed by the Devines, as owners thereof, on June 10, 2009. Thereafter, members of the Hingham Historical Commission toured the premises on June 13, 2009.

At a public hearing on June 22, 2009, by majority vote of 4-1, pursuant to the Demolition Delay Bylaw, the Commission declared the premises historically and/or architecturally significant.

At a public hearing on August 4, 2009, by majority vote of 4-1, pursuant to the Demolition Delay Bylaw, the Commission determined that the premises should be “preferably preserved” and not demolished, based on evidence then in the record and after reviewing plans for a replacement structure.

The Commission did encourage the applicants to submit revised plans which, if deemed more in keeping with the style of the existing premises, and supported by the certificate of a qualified builder or engineer stating that in his opinion restoration or renovation of the existing premises was impractical and/or infeasible, might lead to modification of our initial vote to impose a six-month ban on demolition.

The applicant submitted additional material on or about August 13, 2009, which each member of the Commission had the opportunity to review. Thereafter, at a

public meeting on September 14, 2009, by a majority vote of 4-2, the Historical Commission modified its August 4, 2009 order to grant demolition of the dwelling house and garage at the premises based on: (1) representations in the August 13, 2009, letter of Jon Palmerstrom of Palmerstrom Construction; (2) representations in the August 13, 2009, of Sally Weston, Architect; receipt of the requested black and white archival photographs of the existing house; and (3) redesign of the replacement structure in accordance with suggestions made by Commissioner Noel Ripley with which a majority of the Commission concurred.

THEREFORE, it is ordered that our previous ruling imposing a delay on demolition is hereby withdrawn. The Acting Building Commissioner is hereby advised that the application for demolition of the dwelling and garage on the premises may be GRANTED, subject to the following conditions:

1. The replacement structures must reflect the design changes approved by the Commission, which changes will be explained to the Acting Building Commissioner by the Historical Commission's Administrator;
2. The replacement dwelling and garage will have stucco exterior, with details and materials generally matching the existing dwelling and garage.



Alexander Macmillan, Chairman  
HINGHAM HISTORICAL COMMISSION



## **Hingham Historical Commission**

**Town Hall, 210 Central Street, Hingham, Massachusetts 02043**

November 17, 2009

TO: Mark Grylls, Acting Building Commissioner; Tammy and Adam Devine

RE: 45 Garrison Road – Issuance of Demolition Permit on Conditions

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An application to demolish the dwelling and garage at 45 Garrison Road was filed by the Devines, as owners thereof, on June 10, 2009. Thereafter, members of the Hingham Historical Commission toured the premises on June 13, 2009.

At a public hearing on June 22, 2009, by majority vote of 4-1, pursuant to the Demolition Delay Bylaw, the Commission declared the premises historically and/or architecturally significant.

At a public hearing on August 4, 2009, by majority vote of 4-1, pursuant to the Demolition Delay Bylaw, the Commission determined that the premises should be “preferably preserved” and not demolished, based on evidence then in the record and after reviewing plans for a replacement structure.

The Commission did encourage the applicants to submit revised plans which, if deemed more in keeping with the style of the existing premises, and supported by the certificate of a qualified builder or engineer stating that in his opinion restoration or renovation of the existing premises was impractical and/or infeasible, might lead to modification of our initial vote to impose a six-month ban on demolition.

The applicant submitted additional material on or about August 13, 2009, which each member of the Commission had the opportunity to review. Thereafter, at a

public meeting on September 14, 2009, by a majority vote of 4-2, the Historical Commission modified its August 4, 2009 order to grant demolition of the dwelling house and garage at the premises based on: (1) representations in the August 13, 2009, letter of Jon Palmerstrom of Palmerstrom Construction; (2) representations in the August 13, 2009, of Sally Weston, Designer; receipt of the requested black and white archival photographs of the existing house; and (3) redesign of the replacement structure in accordance with suggestions made by Commissioner Noel Ripley with which a majority of the Commission concurred. The following conditions were imposed in a report to the Acting Building Commissioner on October 6, 2009:

1. The replacement structures must reflect the design changes approved by the Commission, which changes were to be explained to the Acting Building Commissioner by the Historical Commission's Administrator;
2. The replacement dwelling and garage was have stucco exterior, with details and materials generally matching the existing dwelling and garage.
3. The westerly wing of the dwelling was to be preserved and incorporated into the replacement structure.

Thereafter, partial demolition of the house having been completed, the applicants' builder and designer concluded that it would be virtually impossible to retain the westerly wing, due to peculiarities of the stucco construction and the absence of a conventional frame to which new construction might be attached. A report by a registered structural engineer was submitted in support of this contention. Several members of the Commission were able to preliminarily inspect the site, and a hearing was duly held on November 16, 2009, at which the matter was considered. Numerous photographs were submitted in order to demonstrate the problem.

By a vote of 5-0, with two members abstaining, the Commission then voted to recommend to the Acting Building Commissioner that the balance of the structure be demolished, as long as other conditions attached to the October 6, 2009 recommendation are adhered to, and that new plans be submitted to him showing the revised replacement structure.



Alexander Macmillan, Chairman  
HINGHAM HISTORICAL COMMISSION