

Town of Hingham
Historic Districts Commission
210 Central Street ~ Hingham, Massachusetts

Historic Districts Commission
Minutes of Meeting
Thursday February 7, 2019
Hingham Town Hall
6:30 PM

Members Present: **Chairman Hans von der Luft**, **Commissioners Michael Collard, Virginia Tay**, Benjamin Burnham, Justin Aborn
Members Absent: Commissioners **Veronica Madden**, Tomas Kindler

Note: Bold type indicates voting members.

Commissioner von der Luft called the meeting to order at 6:30 p. m. and asked if any members had a conflict with any of the applications on the agenda. Hearing none, he appointed Commissioners Aborn and Burnham to act as voting members for tonight's hearings.

223 North Street Realty Trust, 223 North Street, located in the Lincoln Local Historic District, seeking a Certificate of Appropriateness for modifications to the rear of the house, including addition of a shed dormer. The house was built in 1743. Present to discuss the project were Architect Roger Hoit and homeowner Marion Bressel. This was the first hearing for this project. The owner would like to restore the house and presented the commission with architectural drawings done by Mr. Hoit. The front of the house will remain the same. The Commission was also given photos of existing conditions and a computer generated picture of the view from the west traveling toward the Downtown in which the new construction is slightly visible. Commissioner von der Luft stated that the rear of the home can be seen from Thaxter Street. Commissioner Burnham noted that the proposal shows an upstairs window being moved over and no longer aligning with the first floor window below it. He proposes moving the first floor window as well, to keep symmetry on the outside. Commissioner Collard agreed about moving the window so they are aligned, recommended that Mr. Hoit study other possibilities for the shed dormer. Commissioner Tay asked questions about the exterior materials, and stated that she feels the shed dormer does not go along with the simplistic style of the home. The Commission asked for the applicant to return with some changes

based on their comments regarding window symmetry and the shed dormer, and planned a site visit for the property on Saturday, March 2, 2019 at 9:00 A.M.

Matthew and Kayce Sherry, 608 Main Street, located in the Tower Wilder Local Historic District are seeking a Certificate of Appropriateness to remove a French door and reconfigure window locations on the north side of an existing rear addition. The house was built in 1820. Homeowner Matt Sherry was present. He stated that he recently purchased the home. He proposes to remove the existing French door, closing out that space, and reconfigure several of the current windows in that area of the home. He submitted photos of existing conditions and proposed elevation drawings, as well as window cut sheets. Commissioner Collard asked for clarification on which windows are being replaced and if some are being relocated. Mr. Sherry stated that he wants to replace a small window with a larger window that will be consistent with the others. He also wants to replace some of the windows on the first floor and move them over to make the outside more balanced and provide room for shutters. Commissioner Collard and Chairman von der Luft suggested reusing the windows and moving them over to the desired location and only replacing the small window with a new one. Mr. Sherry agreed with the idea of reusing the windows.

Decision

Motion: Commissioner Burnham made a motion to grant a Certificate of Appropriateness for 608 Main Street based on plans A1 p. 3 for removal of French doors located immediately behind the original volume; reusing original windows and moving them on first floor as indicated on plan; replacing the four-light window on the first floor with a double hung six-over-six wood, true divided light window as shown on plans to match the other first floor windows.

Second: Commissioner Aborn

In Favor: All

Opposed: None

Kristin Dziergowski, 650 Main Street, located in the Tower-Wilder Extension Historic District is seeking a Certificate of Appropriateness to demolish an existing one-story garage to make way for new construction of a two story, single bay, two car tandem garage with a second floor rear deck. The house was built in 1833. The designer, Paulette O'Connell was present with the applicant, Kristin Dziergowski. The applicant mentioned that they are meeting with the Zoning Board of Appeals the following week to discuss the issue of proximity of the proposed new garage to the lot line and that they would have to meet with the Board of Health as well. She stated that the challenges are the location of the septic system and septic tank, and the lot line on the north side. The Commission questioned the appropriateness of the cupola on the garage and collectively agreed that the design of the garage needs to be simplified, to minimize the competition between the house and the garage. The Commission also offered suggestions such as a

more traditional window choice on the dormer of the garage, and giving consideration to turning the gable end to the street to minimize the mass. They also suggested simplifying the design of the garage doors. Commissioner Collard stated that a site visit would be helpful to look at the grade of the lot. Chairman von der Luft stated that he is concerned about the proximity to the property line on the north side. A site visit was scheduled for Saturday, March 2, 2019 at 9:30 A.M.

Informal Discussion

361 Main Street – Homeowner Wendy Kirk was present to discuss the proposed removal of additions to the original home on the south side and rear, and construction of a new two-story addition to the rear; demolition of an existing garage and construction of a new two-car garage; and construction of a one-story addition linking the new garage to the new two-story addition. The house was built in 1833. Mrs. Kirk brought sketches showing the current footprint of the home with additions that have been added over time. She proposes removing the additions and building new additions onto the original home, as well as building a new garage. She stated that they want to move the driveway to the other side of the home, as it is a dangerous exit onto Main Street in its current location. She stated she would be interested in adding a new accessory dwelling for family members, possibly behind the new garage. The Commission gave feedback and mentioned examples of other homes of similar size. They suggested that when she returns for a formal hearing, to bring drawings that show options, and sketches of the elevations. The Commission also suggested considering a detached garage and having the accessory dwelling in a different location, perhaps as one of the additions to the home. Commissioner Burnham and Commissioner Collard both suggested that since the property is large, they may have other options of designing the additions and then having a detached garage. The Commission recommended that Mrs. Kirk speak with the Building and Zoning Departments regarding the by-laws regulating accessory dwellings. Chairman von der Luft offered that the Commission could provide her with examples of recent projects to help with ideas. Mrs. Kirk stated that she plans to work with the architect to come up with some plans and will return at a later date.

Review/Approve Meeting Minutes:

The Commission reviewed and approved the minutes of the meetings from November 15, 2018, December 13, 2018, and January 10, 2019 as written.

The next meeting will be on March 14, 2019.

As there was no other business, Chairman von der Luft adjourned the meeting at 8:45P.M.

Respectfully submitted,
Sherry Robertson,
Administrative Assistant