

TOWN OF HINGHAM

Historic Districts Commission



MEETING MINUTES

DATE: February 17, 2022

PLACE: Remote Meeting via Zoom

MEMBERS PRESENT REMOTELY: Daniel Clark, Justin Aborn, Tracy Shriver, Carol Pyles, Catherine Daley

ALTERNATE MEMBERS PRESENT: Mary Anne Donaldson

ALSO PRESENT: Andrea Young, Administrator; Tracy Altrich, Administrative Assistant

MEMBERS ABSENT: None

Chair Shriver opened the meeting at 6:35 p.m. and stated the following:

“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 20 of the Acts of 2021 temporarily amending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.”

Chair Shriver gave an overview of the Agenda and asked the Commissioners if they had any conflicts of interest with the matters on the Agenda. There were none.

Commissioner Daley stated she had watched the video of the meeting she had missed.

Chair Shriver stated the voting Commission members for all matters on the Agenda would be Commissioners Pyles, Daley, Clark, Aborn and Shriver.

Hearing (continued from January 20, 2022): Brian and Rebecca Voelkel, 4 High Street, located in the Tower-Wilder Local Historic District, to replace vinyl windows with wood windows, renovate enclosed front porch, construct rear addition, demolish existing garage and build new two story garage.

For the applicants: Ms. Alissa Jones, Designer and Mr. Brian and Ms. Rebecca Voelkel, applicants

Ms. Jones stated there had been a site visit, she presented plans and stated approval for the garage would not be sought as part of the current application.

There was discussion regarding retaining certain older windows including a stained glass window, placement of windows in new design and removing a narrow window in the proposed pantry area.

MOTION: Commissioner Clark moved to issue a Certificate of Appropriateness for the property located at 4 High Street located in the Tower-Wilder Local Historic District for plans dated December 21, 2021, for work that includes: renovation of enclosed front porch and construction of a rear addition; materials to match existing; replacement of existing windows excluding the stained glass window on the east elevation and the lattice window on the west elevation; and excluding all garage work.

SECOND: Commissioner Pyles

IN FAVOR: Commissioners Aborn, Pyles, Daley, Clark, Shriver

OPPOSED: None

Hearing: Gail Nathanson, 269 Main Street, located in the Pear Tree Hill Local Historic District, to replace specific existing windows.

For the applicant: Mr. Peter Bickford, Contractor, Gail Nathanson, applicant

Ms. Nathanson gave an overview of the project, history of the property and her wish to maintain the historic character of the house. She provided background on her situation and stated she desired to remain in her home as she aged. She explained that she was recently widowed and that she is unable to cope with putting on and removing storm windows and said that the house gets cold in winter. She believes that her circumstances qualify as a hardship.

Mr. Bickford discussed the poor condition and draftiness of windows, past repairs, and concerns with different repair techniques.

Discussion included the original windows versus those that have been replaced, Marvin true versus simulated divided light models, the view of windows from Garrison Road and restoring certain windows and replacing others.

Chair Shriver asked for abutter comments. There were none.

MOTION: Commissioner Clark moved to issue a Certificate of Hardship for the property located at 269 Main Street located in the Pear Tree Hill Local Historic District for the replacement of existing windows with wood Marvin ADL or SDL windows, excluding the six windows on the Main Street elevation and the two fixed windows on the gable ends of the attic/third floor space, which are to be restored.

SECOND: Commissioner Daley

IN FAVOR: Commissioners Aborn, Pyles, Daley, Clark, Shriver

OPPOSED: None

Hearing: John and Alyson Hussey, 149 Leavitt Street, located in the Hingham Centre Local Historic District, to construct 2 additions to the original building – family room/master suite, and mudroom/garage.

For the applicants: Mr. Jim Wolffer, Shoreline Builders, Mr. Steven Baczek, Architect and Mr. John and Ms. Alyson Hussey, applicant

Mr. Hussey gave background on the home and gave an overview of the proposed project.

Mr. Baczek stated there had been a site visit, he presented plans and stated two additions were proposed, one off the rear of the home with a garage and mudroom addition and the other a family room/master bedroom addition off the right side of the house. Mr. Baczek discussed the proposed asphalt roof, Marvin wood simulated divided light windows, custom wood garage doors, siding and trim, site plan, floor plans, chimney, wrap around porch, existing structure, proposed removal and new construction portion of the house.

There was discussion regarding proposed windows, views from the street, rooflines, garage, square footage being added through the renovation, porch columns, removal and replacement of a portion of the structure, sample project from another town, siding, view from public way, reduction of ridgeline and need for revised plans.

MOTION: Commissioner Clark moved to issue a Certificate of Appropriateness for the property located at 149 Leavitt Street located in the Hingham Centre Local Historic District to construct an addition to the original 1870's structure to include a family room and master suite, mudroom and garage addition per the plans dated January 20, 2022 with the following revisions: eave on the addition is to match the existing building; columns on addition will be enlarged from approximately 4 to 7 inches in diameter; the ridge in center is to be lowered; and the steeper pitch roof return should run into existing roof. Siding used on the additions is to be a different material than what is on the original structure. For example, cedar shakes would be appropriate for both the family room addition and garage addition to differentiate the new from the existing. Revisions are to be submitted to the Administrator for Commission approval.

SECOND: Commissioner Pyles

IN FAVOR: Commissioners Pyles, Daley, Aborn, Clark, Shriver

OPPOSED: None

Hearing: Paul J. Antonik, 1035 Main Street, located in the Liberty Plain Local Historic District, to construct a detached garage

Chair Shriver stated the matter had been continued from January 20, 2022.

For the applicants: Mr. Paul and Ms. Liz Antonik, applicants

Mr. Antonik gave background on the property and provided an overview of the revised materials since the last meeting. Mr. Antonik presented the updated site plan indicating the new proposed location of the garage.

Chair Shriver asked for abutter comments.

Mr. Tondorf-Dick, 1029 Main Street, presented materials including historical plans and photos, and made suggestions for alternative siting of the garage.

Ms. Tondorf-Dick, 1029 Main Street, stated she agreed with Mr. Tondorf-Dick's comments.

Ms. Mary Anne Donaldson, 1030 Main Street, provided her concerns with proposed placement of the proposed garage. She suggested the garage be moved back or back and over to rear of the lot and Ms. Diane DiNapoli, 16 Gardner Street, stated she liked the idea of the garage moving back toward the side and not toward the middle of the property.

The current proposal for siting the garage was discussed in light of several issues: the location of the septic system and leaching field, Mr. Tondorf-Dick's presentation of views from the street, driveway placement at nearby houses and the appropriateness of the proposal placing the garage so close to the street, and the potential of future additions to the house. Commission members agreed that a site visit to view story poles, and stakes outlining the perimeter of the proposed garage would aid the Commission in understanding the proposed building in the context of the site. Verification from the Board of Health regarding whether the leaching field could be driven over will impact the Commission's decision.

Mr. Antonik stated he was agreeable to a site visit and that he would stake out the garage and leach pit.

Ms. Young stated the application would be continued to next month and a site visit would be scheduled.

Hearing: Jennifer Suisman, 17 West Street, located in the Lincoln Local Historic District, for an addition to the rear of the existing house and a dormer to the front.

For the applicants: Mr. Alan Kearney, Architect, Mr. Jack and Ms. Jennifer Suisman

Mr. Kearney described the project and discussed plans and additional square footage.

There was discussion regarding the front and West Street elevations, the asymmetry of dormers, plans for a mudroom entry, basement access door, clarification of hatches on plan, the fireplace bump out, and the single dormer proposed on the driveway side of the house. It was determined that a site visit be needed.

Chair Shriver stated that in preparation for the site visit, applicant provides a front elevation showing the dormer, the differentiation of the existing structure on second floor and verification of entry

Chair Shriver stated the Commission would discuss meeting minutes of January 20, 2022.

Commissioner Aborn stated there was a missing item on the list of meeting materials for 3 Blaisdell Road in the minutes, and that there was another set of undated plans. Miss Tracy stated that she would add the missing documents.

MOTION: Commissioner Aborn moved to approve the minutes of January 20, 2022 with the aforementioned correction.

SECOND: Commissioner Pyles

IN FAVOR: Commissioners Clark, Pyles, Daley, Aborn, Shriver

OPPOSED: None

MOTION: Commissioner Aborn moved to note the passing of Monique Lehner on January 4, 2022 in the minutes of the meeting.

SECOND: Commissioner Daley

IN FAVOR: Commissioners Clark, Pyles, Daley, Aborn, Shriver

OPPOSED: None

MOVED: Commissioner Aborn moved to adjourn the meeting at 9:18 p.m.

SECOND: Commissioner Pyles

IN FAVOR: Commissioners Clark, Pyles, Daley, Aborn, Shriver

OPPOSED: None

Respectfully Submitted,

Tracy L. Altrich
Community Planning Admin

Meeting Materials:

4 High Street:

4 High Street - Application
4 High Street - Proposed Plans

269 Main Street:

269 Main Street - Application
269 Main Street - Photos
269 Main Street - Specification Sheet

149 Leavitt Street:

149 Leavitt Street - Application
149 Leavitt Street - Project Description
149 Leavitt Street - Photos
149 Leavitt Street - Plans

1035 Main Street:

1035 Main Street - Application
1035 Main Street - Garage Materials List
1035 Main Street - Window Units Publication
1035 Main Street - Site Plan
1035 Main Street - Roof Plans

17 West Street:

17 West Street - Application
17 West Street - Lincoln Local Historic District Phase II Plan, dated July 14, 1988
17 West Street - Plan of Land
17 West Street - Plan Set
17 West Street - Photos
17 West Street - Specification Sheet