

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

Historic Districts Commission
Minutes of Meeting
Thursday March 12, 2020
Hingham Town Hall
6:30 PM

Present: Commissioners **Michael Collard, Hans von der Luft, and Alternate Members Ben Burnham, Justin Aborn, Tomas Kindler, and Robert Edson**

Also present: Historical Administrator Andrea Young and Administrative Assistant Sherry Robertson.

Members Absent: Carol Pyles, Catherine Daley

6:30 PM: Commissioner Collard called the meeting to order, and recognized the unexpected passing of Commission Chairman, Virginia Tay. Virginia Tay's sister Maryann spoke thanking the Commission for recognizing Virginia's service to the Town of Hingham, noting how much she enjoyed being a part of the Commission.

255 Main Street located in the Pear Tree Hill Local Historic District; This was continued from the meeting of 2/13/2020. Mr. and Mrs. Kirk, the applicants were not present but were represented by builder Jake Morgan and designer Heidi Condon. Ms. Condon distributed plans to the Commission showing recent changes she made since the Commission held a site visit. She reviewed all proposed changes to the windows and noted that the changes include the removal of the proposed skylights as well as the chimney and stone fireplace inside. Ms. Condon stated that the applicant is looking for approval of the demolition on the first story addition of the barn that is on dirt and the builder says it undermines the foundation. Commissioner Collard asked about materials. Ms. Condon stated they have changed to clear cedar shingle in an effort to simplify. She brought wood samples for decking and would like to use SDL windows. Commissioner Burnham asked about the new door on A2-1 and clarified the type of decking materials proposed. The Commission made suggestions regarding the trim and door, as well as the windows to bring more symmetry to the design. Commissioner Collard also asked for demolition plans. Ms. Condon agreed that they could come back with the demolition plan, more details, and up to date left elevation changes. The hearing was continued to April 16, 2020.

Motion: Commissioner von der Luft made a motion to remove the small addition to the right of the barn and noted previous approval to remove the rear addition of the barn; the applicant is to return to the next meeting with reconfiguration of the left side as discussed; trim details; and demolition plans.

Second: Commissioner Burnham

In Favor: Commissioners Collard, von der Luft, Burnham, Kindler, and Aborn

Opposed: none

38 North Street, located in the Lincoln Local Historic District; continued from 2/13/20, to enclose an existing porch. The applicant, Bill Benoit was present with Architect, Al Kearney. Mr. Kearney distributed new plans to the Commission. The Commission asked Mr. Kearney to identify proposed materials and the location of the mechanicals along the property. Mr. Kearney explained that the exterior would be all wood trim and shingles, and that windows would be simulated divided light wood windows. Builder Ben Wilcox who was in the audience noted that the property was originally a one story structure. Al Kearney also stated that the paint color will match the rest of the building.

Motion: Commissioner Burnham made a motion to grant a Certificate of Appropriateness to 38 North Street to enclose the existing rear porch based on drawings dated 3/12/2020; windows to be all wood simulated divided light; trim to be wood; siding to be wood; accommodations to be made for Douglas mini-split side wall mounted unit; exterior colors to match existing.

Second: Commissioner Aborn

In Favor: Commissioners Collard, von der Luft, Burnham, Kindler, and Aborn

Opposed: none

8 Pond Street, located in the Hingham Centre Local Historic District, Robert and Dorothy Stuart, to demolish two existing additions and a sunroom all located to the rear of the house. A site visit was held prior to this hearing. Robert Stuart talked about the many improvements they made to the home over the years. He was present with the prospective buyer, Bridget Minikus, who wants to take down the two existing additions, put on a new addition. She stated that she hopes to get a sense of the Commission's thoughts about the proposed addition. Commissioner Collard explained that the Commission can look at the demolition request at this hearing, but any discussion of a future addition would be an informal discussion. Builder Ben Wilcox gave his opinion that a dormer had been added to the rear portion of the roof of the main house and that the floor has been replaced over time. The Commission offered thoughts on the possible future addition, explaining the importance of being able to tell the original home versus the addition. The Commission discussed conditions for approving the demolition. A new application will be required to consider a new addition.

Motion: Commissioner von der Luft made a motion to grant a Certificate of Appropriateness to 8 Pond Street for the demolition of the existing rear additions and sunroom, conditioned on plans being approved for a new addition.

Second: Commissioner Burnham

In Favor: Commissioners Collard, von der Luft, Burnham, Kindler, and Aborn

Opposed: none

6 Station Street, located in the Lincoln Local Historic District, 6 Station Street, LLC, for modifications to previously approved plan. Architect Vcevy Strekalovsky was present to talk about the proposed changes. He explained that the condos have sold and one of the future owners would like to make changes to the windows. He described the changes on the south elevation, the Station Street side.

Motion: Commissioner Burnham made a motion to Grant a Certificate of Appropriateness to 6 Station Street for the proposed changes to the previously approved plan based on drawings submitted dated February 19, 2020, page A302 with photo attached, changing south elevation from previously approved to the revision.

Second: Commissioner Kindler

In Favor: Commissioners Collard, von der Luft, Burnham, Kindler, and Aborn

Opposed: none

67-71 North Street, located in the Lincoln Local Historic District, to replace remaining windows not replaced during 2018 addition/renovation project. The house was built in 1753 and is currently used as a three-family house. The applicant, Patrick Brady was present along with his contractor. They explained that the windows would be Marvin, all wood, true divided light windows. Mr. Brady stated that the window trim would be appropriate for the house. The Commission discussed the condition of the windows and Commissioner Burnham stated that they were in very poor condition. The Commission made suggestions regarding the windows, suggesting that six-over-six may be more appropriate. The Commission also asked Historic Administrator Andrea Young to see if she could find any old photos of the house. The applicant agreed to return to the next meeting. The hearing was continued to April 16, 2020.

The Commission reviewed the meeting minutes from 2/13/2020 and approved the minutes with edits.

Follow-up discussion – Pledge of Allegiance: The Commission agreed to discuss this item further at a later time.

The next meeting will be held on April 16, 2020

As there was no other business, the meeting was adjourned at 8:38 PM.

Respectfully submitted,

Sherry Robertson
Administrative Assistant