

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

Historic Districts Commission
Minutes of Meeting
Thursday March 14, 2019
Hingham Town Hall
6:30 PM

Present: **Chairman Hans von der Luft, Commissioners Michael Collard, Virginia Tay, Veronica Madden**, Benjamin Burnham, Justin Aborn, Tomas Kindler, Historical Administrator Andrea Young, and Administrative Assistant Sherry Robertson.

Note: Voting members are in bold.

Commission Chairman 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. Commissioner Kindler stated that he did not receive an abutters' notice and feels he can remain objective, but wanted to note that 38 Middle Street is in his neighborhood. Chairman von der Luft appointed Commissioners to act as voting members for each of the hearings for this meeting.

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, continued from February 7, 2019. A site visit was held on March 9, 2019. Present at tonight's meeting were Architect Roger Hoit and Homeowner Marion Bressel. Mr. Hoit explained the changes made to the plans since the previous hearing. Changes were made based on the Commission's suggestions regarding moving a first floor window to align with the second floor window that is being moved. The gable end of the proposed dormer has been moved closer to the west side elevation. Roger Hoit explained that the desire remains to have shingles on the rear of the home. Commissioner Collard stated that the changes are an improvement and asked about the types of windows being proposed. Mr. Hoit stated that they would like to use the Marvin Integrity Series for nine windows. Commissioner Burnham noted that the Integrity windows have a wrap to weatherproof them and that the Marvin Ultimate series which is all wood is preferable. The Commission discussed approving the Marvin Ultimate windows now to move forward, and may consider the Marvin Integrity after viewing a sample. As the

Commission reviewed the criteria for a Certificate of Appropriateness, Commissioner Tay stated that she still feels that the dormer is not compatible with the original design of the home.

Decision

Motion: Commissioner Collard made a motion to grant a Certificate of Appropriateness for 223 North Street for modifications to the existing home based on revised drawings dated February 26, 2019; the shutters are to be new wood shutters with appropriate shutter hardware; relocation of windows on the right elevation is approved as indicated; modifications to rear existing porch are also approved; rear addition to be cedar shingles; windows on rear are to be wood true divided light with storm windows; in new addition windows will be Marvin Ultimate simulated divided light. The commission may consider Marvin Integrity after being shown a sample; the roof will be asphalt shingles; exterior trim to be wood.

Second: Commissioner Burnham

In Favor: Commissioners von der Luft, Collard, Madden, and Burnham

Opposed: Commissioner Tay

650 Main Street, located in the Tower-Wilder Extension Historic District, Kristin Dziergowski seeking Certificate of Appropriateness to demolish 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, continued from February 7, 2019. A site visit was held on March 9, 2019. Present on behalf of the applicant was the project designer, Paulette O'Connell. Ms. O'Connell presented the changes that were made to the plans since the last meeting. The design of the garage was simplified, removing the previously proposed cupola and simplifying the garage doors to match the door on the existing home. Commissioner Collard stated that he appreciates the simplification but feels the garage could use more work on the side elevation. Ms. O'Connell stated that changes were made with an effort to keep enough headroom for the second floor of the garage and suggested some ways she may be able to create differentiation without losing that space. Commissioner Madden stated that she also appreciates the changes that were made. Commissioner Kindler agreed with Commissioner Collard that one side of the garage roof is very flat and it may help to add some differentiation. The applicant proposes using Marvin Ultrex windows. Commissioner Burnham also agrees that more differentiation is needed and stated he would like to see an example of the proposed window type. Commissioner von der Luft noted that the south and rear elevations aren't visible from the public way, and that before the next meeting it may be helpful to ride by to check on the visibility of the north side of the house. Ms. O'Connell agreed to submit new drawings and return for the next meeting on April 11, 2019.

6 Station Street, located in the Lincoln Local Historic District, Matt Falconeiri

seeking a Certificate of Appropriateness for exterior details on new construction and landscape/hardscape plan. Present to discuss the project were Matt Falconeiri, Architect Vcevy Strekalovsky, and Landscape Architect Sean Papich. Sean Papich explained the preliminary landscape plan. He discussed the wall that is on the side of the property (the rear of the Settles Glass building) explaining that the wall will be broken up during demolition, but that the concrete will be replaced with more formal masonry. Mr. Papich described the proposed dumpster enclosure, which consists of a stone wall that is 2 feet high and a cedar shiplap fence that is four feet high on top of the wall. He described the trees and shrubbery proposed at the site and described the area where the mechanicals for the building will be located. Commissioner Madden asked if the grassy area on the side of the building would be a public seating area. Sean Papich stated that while there had been some preliminary discussion with the Town as it being a possible location for a Benjamin Lincoln statue, nothing of that nature was finalized, and so it is not part of these plans. Commissioner von der Luft asked about the retaining wall as seen from within the parking area of the site. Sean Papich and Matt Falconeiri stated it would be stone and that the curb would be granite. Vcevy Strekalovsky distributed drawings showing modifications to elevations and window patterns noting the changes in the window placement on the North Street side, as well as consolidating ventilation within a brick chimney on the roof. Mr. Strekalovsky indicated the locations of light fixtures on the plans. The Commission asked questions about the types of windows in the commercial space and the proposed awnings. Matt Falconeiri expressed the desire to use Boral for some of the trim detail, as was approved for the Lincoln Building. Commissioners Aborn and Kindler both stated they feel the proposal is appropriate. Commissioner Collard asked for specifications regarding the chimney. Mr. Strekalovsky stated that it would be at the most about 3.5 to 4 feet above the roofline.

Decision

Motion: Commissioner Burnham made a motion to grant a Certificate of Appropriateness to 6 Station Street based on the drawings submitted that are dated March 7, 2019 and revised March 14, 2019; windows in the residential area are to be Marvin Ultimate all wood simulated divided light; commercial window units will be custom made, all windows will have historic sills made of cedar, casing in Boral; Boral is to be used for corner boards, soffits, rakes, fascia, water table; cladding to be red cedar clapboard; roof shingles to be architectural shingles in charcoal or similar color; gutters to be fiberglass with wood profile round downspouts to match trim color, which will be a cream color from the historic palette; siding will be clapboard with paint color to be Historic Morning Dew; awnings will be canvas with color to be determined; lighting as designed and submitted; hardscaping as submitted in preliminary landscape plan by Sean Papich with the exception of changing the concrete curbing to be granite; railing style on top of retaining wall on the east elevation is to be determined; dumpster

enclosure as drawn, dated March 6, 2019; landscaping as drawings submitted by Sean Papich dated January 23, 2019; chimney is to be approximately 3.5 feet in height and covered with red brick veneer; approval is based based on elevation and window plans A301, A302, A602 by Strekalovsky Architecture dated March 7, 2019.

Second: Commissioners Collard and Madden

In Favor: Commissioners von der Luft, Tay, Collard, Madden, and Burnham.

Opposed: none

167 Main Street, located in the Pear Tree Hill Local Historic District, Benjamin and Tamala Levin seeking a Certificate of Appropriateness to install a six foot high fence with two gates to enclose a pool. The applicant, Benjamin Levin was present and had submitted photos of the proposed style of fencing. The fence would be a six-foot aluminum with matching gates, painted black. When painted black he stated it looks like iron fencing. A neighbor was present and asked if the mechanical equipment for the pool would be screened. Mr. Levin explained that they intend to cover the mechanicals with plantings.

Decision

Motion: Commissioner Kindler made a motion to grant a Certificate of Appropriateness for 167 Main Street for the installation of aluminum fencing, painted black, matching photos submitted (without the circle detail shown in pictures at the mid-rail).

Second: Commissioner Madden

In Favor: Commissioners von der Luft, Tay, Collard, Madden, and Kindler

Opposed: none

38 Middle Street, located in the Hingham Centre Local Historic District, John and Deborah Lashar seeking a Certificate of Appropriateness to demolish existing garage and construct a new garage; to demolish an existing porch and construct a new porch; to relocate an existing chimney. The home was built in 1914. This was the first hearing for this project. Representing the applicant, Aaron Polhemus and Steven Goshen from Polhemus Savery DaSilva Architects/Builders and gave a presentation of the plans to raze and relocate the garage. The existing garage is a small one car, one story garage. The new proposed garage will be a one car garage that will be two stories. Mr. Polhemus discussed the plans to remove an existing chimney that was not original to the home and is part of the existing porch that the applicant proposes to demolish. The desire is to

build a new chimney with the new porch with historically appropriate details. Commissioner Tay stated that she feels the dormers on the proposed garage are too dominant. Mr. Polhemus discussed reason for having the dormers is to have enough headroom, and noted the challenge size of the garage. He stated the effort is to not make the garage so much higher that it becomes too dominant. The Commission discussed ideas to make changes to the dormers and suggestions to change the height of the garage to make it more proportionate. Commissioner Burnham asked for them to come back with alternate proposals for the windows, other than the Anderson windows that were submitted. The Commission agreed that a site visit would be helpful and planned to schedule a visit before the next meeting. The Commission agreed to continue the hearing to the next meeting on April 11, 2019.

85 Main Street, First Baptist Church, located in the Pear Tree Hill Local Historic District seeking a Certificate of Appropriateness to replace 8 windows on the north and west sides of the church. Architect Al Kearney presented the proposal. The Commission had a site visit at the property on March 9, 2019. Mr. Kearney stated that the desire is to replace the windows and therefore no longer have the storm windows. The Commission expressed that the windows needed some work, but seemed to be in good shape. The applicant explained that the reason for the proposal is for insulation purposes. The Commission discussed options with storm windows that would be appropriate, and encouraged restoration.

Decision

Motion: Commissioner Madden made a motion to **deny** the application to replace the eight windows.

Second: Commissioner Aborn

In Favor: Commissioners von der Luft, Tay, Collard, Madden, and Aborn voted in favor of the motion to deny the application.

Opposed: none

Administrator Andrea Young discussed upcoming events with the Commission such as the Historic Preservation Award Ceremony on April 7, 2019 and the Battle of Grape Island Day Celebration to be held on May 19, 2019.

Review/Approve Meeting Minutes:

The Commission reviewed and approved the minutes of the meetings from February 7, 2019 as written.

The next meeting will be on April 11, 2019.

As there was no other business, Chairman von der Luft adjourned the meeting at 9:10 P.M.

Respectfully submitted,
Sherry Robertson,
Administrative Assistant