

TOWN OF HINGHAM

Historic Districts Commission



MEETING MINUTES

DATE: March 24, 2022

PLACE: Remote Meeting via Zoom

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

ALTERNATE MEMBERS PRESENT: Mary Anne Donaldson

ALSO PRESENT: Andrea Young, Administrator; Tracy Altrich, Community Planning Assistant

MEMBERS ABSENT: Justin Aborn

Chair Shriver opened the meeting at 6:30 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 stated Commissioner Donaldson was an abutter to 1035 Main Street and recused herself from voting on that matter. Chair Shriver stated the voting Commission members for all matters on the Agenda would be Commissioners Pyles, Daley, Clark, Shriver and Donaldson (except 1035 Main Street as Commissioner Donaldson recused herself).

Chair Shriver stated the first matter was continued from the February meeting.

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

For the applicants: Ms. Liz Antonik

Ms. Young stated that no new materials had been submitted since the last hearing. She thanked the applicant for erecting the story poles.

Ms. Young stated the Board of Health advised that the as-built septic plan had not been submitted as of today. The Commission needs to review the as-built in order to have the information necessary to discuss the position of the proposed garage on the lot.

Ms. Antonik stated that the septic system cannot handle the load of a driveway.

Chair Shriver asked for abutter comments.

Mr. Gary Tondorf-Dick, abutter at 1029 Main Street, stated that he, his wife Mary and Mary Anne Donaldson, abutter, had prepared materials to share with the Commission.

Chair Shriver asked if the presentation contained content related to the septic system. Mr. Tondorf-Dick stated it did not involve location of the building relative to the proposed septic plan on file with the Board of Health.

Ms. Antonik requested permission to present materials.

Ms. Antonik discussed the septic system and stated that the structure was required to be at least 10 feet from the leaching field, that 70% of the proposed structure was located behind the existing house. She referred to other properties in the district and the position of various outbuildings on those properties.

Abutter Mr. Tondorf-Dick presented materials, photographs, existing conditions and a proposal for an alternative to the proposed garage. He and Ms. Donaldson expressed concerns regarding the placement and size of the currently proposed structure.

Chair Shriver stated that although he would like more time to review the abutter materials presented, it did not appear that the alternate proposal reflected what the applicants were looking to build.

There was discussion regarding the Guidelines the Historic Districts Commission follows as they relate to this application. The front of the existing property and its position in the streetscape, the topography of the property, and concerns about the style and mass of the proposed garage relative to the house were all discussed. The Commission requested dimensions of the house and the proposed garage.

Chair Shriver stated information would be obtained from the Health Department and the hearing would be continued.

The Commission gave feedback on the design for the applicant's consideration when preparing updated plans. The hearing was continued to April 14, 2022.

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Hearing: Joe and Maggie Keohan, 35 School Street, located in the Hingham Centre Local Historic District, for additions to the side and rear of the existing house; and to construct a detached barn/garage.

For the applicant: Mr. Christopher DeOrsay, Architect; Mr. Joe Keohan and Ms, Maggie Keohan

Mr. DeOrsay presented the application materials and plans.

Ms. Susan Merrill, direct abutter, stated she was happy with the process and plans.

There was discussion regarding the size of the proposed addition to the house, the mass of the proposed garage and a demolition plan. The Administrator will schedule a site visit to see the layouts of the proposed addition and garage. Mr. DeOrsay will bring window samples to the site visit. The hearing was continued to April 14, 2022.

Hearing: Matt and Kristen Godfrey, 111 Leavitt Street, located in the Hingham Centre Local Historic District, to demolish an existing 2-story rear addition and a portion of the rear roof of the existing cape and replace with two 2-story wings with a 2-story stair connector between; and to add 2 windows to the front of the house. The proposal also includes relocating an existing garage.

For the applicants: Sally Weston, Designer; Matt Godfrey and Kristen Godfrey

Ms. Weston gave background on the project and presented plans and photos. She discussed the proposed elevations and the proposed addition to the rear. Ms. Weston mentioned the low ceiling heights in the existing house. She gave an overview of the proposed windows, the location of the mudroom, porch and roof materials, and the proposed new location for the garage.

Chair Shriver asked for abutter comments. There were none.

Chair Shriver asked Commissioners for comments.

Discussion included reducing the side entrance, the grading of the proposed new addition, and relocating the garage to improve the view of the backyard. A site visit will be scheduled. The hearing was continued until April 14, 2022.

Hearing: Jennifer Hunt, 39 Lincoln Street, located in the Lincoln Local Historic District, to remove a chimney at the rear of the house.

For the applicants: Architect Al Kearney

Mr. Kearney gave an overview of the project, which was to remove a twenty-year old chimney (not original to the house), and replace it with a window. Only the top of the chimney is visible from the public way.

MOTION: Commissioner Clark moved to issue a Certificate of Appropriateness for 39 Lincoln Street located in the Lincoln Local Historic District to remove a chimney on the rear elevation that is not original to the house. The chimney was constructed in 2002 and is to be replaced with a window to match the existing windows.

SECOND: Commissioner Pyles

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

OPPOSED: None

Hearing: Thea Ruggiano 18 West Street, located in the Lincoln Local Historic District, to install 19 replacement windows.

For the applicants: Ms. Thea Ruggiano

Ms. Ruggiano described the project. She stated the existing windows are wood, many of them original. She described the poor condition of the sash and window frames as shown in photographs submitted with the application.

There was discussion regarding the view of the house from the street and the need for a site visit. The Commission asked that sample windows be available to view on site.

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 applicant: Al Kearney, Architect; Jennifer Suisman, Owner

Mr. Kearney described the project and the outline of the addition he laid out in prepared for the site visit. He reviewed the changes he made to the plans since the last hearing. Further discussion included the location of the dormer, the proposal for the existing doors and windows and materials to be used on the addition.

MOTION: Commissioner Clark moved to issue a Certificate of Appropriateness for 17 West Street located in the Lincoln Local Historic District for an addition to the rear of the house which will include a living room and master bedroom. A dormer will be added to the front of the existing home, asphalt shingles are to match existing; siding is to be a combination of horizontal lap siding and vertical tongue and groove wood. All work will be according to plans dated February 28, 2022. A window specification sheet is to be provided to Administrator Young for review.

SECOND: Commissioner Pyles

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

OPPOSED: None

Ms. Young requested the Commission provide comments regarding the revisions she emailed for 149 Leavitt Street. There was a brief discussion regarding possible dates for site visits.

MOVED: Chair Shriver moved to adjourn the meeting at 9:19pm.

SECOND: Commissioner Daley

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

OPPOSED: None

Respectfully Submitted,

Tracy L. Altrich
Community Planning Admin

Meeting Materials:

1035 Main Street:

Application

Garage Materials List

Window Units Publication

Site Plan

Roof Plans

Site Plan Revised through January 25, 2022

35 School Street:

Application

Plans and Exhibits

111 Leavitt Street:

Application

Plans and Exhibits

39 Lincoln Street:
Application and Exhibits

18 West Street:
Application
Window Specifications

17 West Street:
Application
Lincoln Local Historic District Phase II Plan, dated July 14, 1988
Plan of Land
Plan Set
Photos
Specification Sheet
Plans dated February 28, 2022