

# TOWN OF HINGHAM

## Historic Districts Commission



### MEETING MINUTES

**DATE:** April 14, 2022

**PLACE:** Remote Meeting via Zoom

**MEMBERS PRESENT REMOTELY:** Daniel Clark, Tracy Shriver, Carol Pyles

**ALTERNATE MEMBERS PRESENT:** Mary Anne Donaldson

**ALSO PRESENT:** Andrea Young, Administrator; Dale Michaud, Meeting Host

**MEMBERS ABSENT:** Justin Aborn and Catherine Daley

Chair Shriver opened the meeting at 6:50 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 that she recused herself from voting on that matter. Chair Shriver stated that Commissioner Pyles was an abutter too and recused herself from voting on 721 Main Street, Commissioner Donaldson to vote on that matter. Chair Shriver stated the voting Commission members for all other matters on the Agenda would be Commissioners Pyles, Clark and Shriver.

Chair Shriver stated the first hearing was a continued matter.

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

**For the applicants:** Liz Antonik

Ms. Antonik presented updated plans and outlined changes to the proposed garage including: the ridge height had been lowered; windows removed on the east elevation and replaced with barn doors; dormer

removed from south facing elevation; and window sizes were reduced on the left side of south facing elevation.

There was discussion regarding placement of the proposed structure on the property, septic as-built plan and the slab foundation.

Commissioner Clark thanked Ms. Antonik for the changes to the plan to address Commission comments and stated the outstanding issues are the structure's placement and rhythm of the structures in the neighborhood.

Gary Tondorf-Dick, abutter at 1029 Main Street, presented materials and discussed the proposed structure's scale and proximity to Main Street, potential to shorten the structure and remove a door. He also referred to the as-built septic plan, which has not yet been shown to the Commission.

Mary Anne Donaldson, abutter, discussed the siting of barns and garages in the district, making the point that the building in question was too close to the street.

Chair Shriver recapped discussions and stated the application would be continued to May 19, with the assumption that the Board of Health receives the as-built plan in advance of May 19 and provides a copy to the Commission.

There was discussion regarding the Building Department's regulation that a maximum of three garage doors are allowable on a property and the availability of the historic districts guidelines on the Town's website.

Chair Shriver stated the matter would be continued to May 19, 2022.

**Hearing continued from March 24, 2022: 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, Matt Godfrey and Kristen Godfrey

Ms. Weston recapped the site visit that had taken place since the previous meeting and presented plans.

There was discussion regarding the grade of the new addition and diminishing the appearance of the new covered porch.

**MOTION:** Commissioner Clark moved to issue a Certificate of Appropriateness for 111 Leavitt Street, located in the Lincoln Local Historic District, Phase II, to demolish an existing two-story rear addition and a portion of the rear roof for a two new two-story additions to the rear, per the plans dated February 28, 2022 excluding the side mudroom entrance on the gable end of the cape. The application includes relocating the garage within the parcel, materials to include single pane true divided lite windows on the front elevation and wood simulated divided lite windows on the additions, trim details and materials to match existing and exterior color to be approved at a later date.

**SECOND:** Commissioner Pyles

**IN FAVOR:** Commissioners Pyles, Clark and Shriver

**OPPOSED:** None

**Hearing continued from March 24, 2022: Thea Ruggiano, 18 West Street, located in the Lincoln Local Historic District**

**For the applicant:** Not present

Administrator Young stated she was expecting materials from Ms. Ruggiano's permit coordinator but did not receive them prior to this hearing. She also stated that the Commission could not discuss the application without the owner or a representative being present. The Commission would have to vote to deny the application without prejudice, meaning that the applicant is able to submit a new application for the same project.

**MOTION:** Commissioner Clark moved to deny without prejudice the application for a Certificate of Appropriateness for 18 West Street, located in the Lincoln Local Historic District to replace existing wood windows with vinyl replacement windows.

**SECOND:** Commissioner Pyles

**IN FAVOR:** Commissioners Clark, Pyles, Shriver

**OPPOSED:** None

**Hearing: Stephen Hines and Deborah Cammer Hines, 721 Main Street, located in the Glad Tidings Local Historic District,** for modifications to locations and types of existing windows, addition of 1 window and 1 door, and a small addition to the rear of the house.

**For the applicants:** Jeffrey Tocchio, Esq., Susan Hoadley, Architect

Commissioner Pyles, a direct abutter, recused herself from the hearing.

Attorney Tocchio gave an overview of the project.

Ms. Hoadley presented plans, photographs, elevations and timelines.

There was discussion regarding the windows to be replaced and moved, the door, railings, porch, materials and a rising standing seam roof.

Chair Shriver asked for abutter comments.

Ms. Carol Pyles, direct abutter, expressed support for the plan.

**MOTION:** Commissioner Clark moved to issue a Certificate of Appropriateness for 721 Main Street located in the Glad Tidings Historic District, per plans dated February 28, 2022, which includes: removing triple window on south elevation and replacing with single Marvin Ultimate window; replacing a wood window on north elevation with a door; installing new stairs and railings on north elevation; removing three windows and replacing with two aligned windows; and including an addition on rear west elevation. A cut sheet for new roof will be submitted to Administrator Young.

**SECOND:** Commissioner Donaldson

**IN FAVOR:** Commissioners Donaldson, Clark, Shriver

**OPPOSED:** None

**Hearing: Michael and Susan Putziger, 15 West Street, located in the Lincoln Local Historic District,** to replace all existing windows with Anderson 400 Series windows.

**For the applicant:** Michael and Susan Putziger

Chair Shriver stated that the Commission made a site visit to the premises.

Mr. Putziger described the scope of the project and windows to be replaced and those to be removed.

There was discussion regarding retaining or restoring front windows and replacing others, what portions of the home remains original, and that additional research would be required prior to the May 19, 2022 meeting.

**MOTION:** Commissioner Clark moved to issue a Certificate of Appropriateness for 15 West Street located in the Lincoln Local Historic District, to replace all windows with Anderson 400 Series windows, excluding the six windows on the front elevation. The existing front windows are wood and will have to be restored rather than replaced.

**SECOND:** Commissioner Pyles

**IN FAVOR:** Commissioners Clark, Pyles, Shriver

**OPPOSED:** None

**Hearing: James and Bernadette Ippolito, 323 North Street, located in the Lincoln Local Historic District,** for approval of a cedar fence (already installed).

**For the applicant:** James Ippolito

Mr. Ippolito discussed the 42” cedar fence with two gates that had been installed in the front yard and presented application materials.

Chair Shriver asked if there were Commissioner comments.

**MOTION:** Commissioner Clark moved to issue a Certificate of Appropriateness for 323 North Street, located in the Lincoln Local Historic District, for a previously installed fence with cedar posts to be a white stain finish.

**SECOND:** Commissioner Pyles

**IN FAVOR:** Commissioners Clark, Pyles, Shriver

**OPPOSED:** None

**Hearing: Continued from March 24, 2022: 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:** Joe and Maggie Keohan, applicants and Chris D’Orsay, Architect

The applicants discussed their meeting with the Board of Health, and stated that there would be changes to the interior plan. Mr. Keohan stated there had been a reduction in footprint and movement of the barn, but changes were reflected in the staking viewed at the site visit.

Bev Vernon, abutter at 31 School Street, stated she was in support of the plans.

Mr. D’Orsay shared revised plans, elevations and materials and described the reduced footprint of garage.

There was discussion regarding using the same windows for entire project, gutters and window specifications.

**MOTION:** Commissioner Clark moved to issue a Certificate of Appropriateness for 35 School Street, located in the Hingham Centre Local Historic District, for two additions, one to the east elevation and one to the rear south elevation, and construction of a new two-story barn per the plans dated April 13, 2022, materials to include asphalt shingle roof, white cedar shingles and clapboard siding to match existing, simulated divided wood windows either Norwood or Marvin, aluminum gutters that replicate existing wood gutter profile, hardscape elements to include cedar painted fence and bluestone terrace.

**SECOND:** Commissioner Pyles

**IN FAVOR:** Commissioners Clark, Pyles, Shriver

**OPPOSED:** None

Chair Shriver asked for a motion to adjourn the meeting.

**MOVED:** Commissioner Pyles moved to adjourn the meeting at 9:30pm.

**SECOND:** Commissioner Clark

**IN FAVOR:** Commissioners Pyles, Clark, 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

Garage Plans, revised through April 1, 2022

111 Leavitt Street:

Application

Plans and Exhibits

18 West Street:

Application

Window Specifications

721 Main Street:  
*Application and Exhibits, dated March 23, 2022*

15 West Street:  
*Application*  
*Existing Conditions*  
*Proposed Window Replacement Specifications*

323 North Street:  
*Application and Exhibits*

35 School Street:  
*Application*  
*Plans and Exhibits*