

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

Historic Districts Commission  
Minutes of Meeting  
Thursday June 18, 2020  
6:30 PM

**Remote meeting via Zoom:**

Website: <https://zoom.us/join>

Dial-in number: 929-205-6099

Meeting ID: 875 7904 4886

Commission Members Present Remotely: Michael Collard, Hans von der Luft, Catherine Daley, Carol Pyles, and Alternate Members Ben Burnham, Tomas Kindler, Justin Aborn, Tracy Shriver, and Robert Edson. Also present remotely, Historical Administrator Andrea Young and Administrative Assistant Sherry Robertson.

- 6:30 P.M.      Call to order
- 6:30 P.M.      **Robert and Bridgette Minicus, 8 Pond Street, located in the Hingham Centre Local Historic District** to construct a new barn with first floor garage and finished second floor
- 7:15 P.M.      **Robert and Bridgette Minicus, 8 Pond Street, located in the Hingham Centre Local Historic District** to replace 13 windows on existing house
- 7:30 P.M.      **Jennifer and Tom Hunt, 93 Main Street, located in the Pear Tree Hill Local Historic District;** for modifications to existing hardscape.
- 8:00 P.M.      **Michael and Rachael Condelli, 17 Middle Street, located in the Hingham Centre Local Historic District,** to construct a one-story addition on the south side of the house

Chairman Michael Collard read the following statement regarding remote meetings:

**This meeting is being held remotely as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending 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.**

### **8 Pond Street (New Barn/Garage)**

Architect Chris DeOrsay was present, as was the applicant Bridgette Minicus. Mr. DeOrsay shared his screen showing plans for a new barn with a first floor garage and storage on the second floor loft. The roof proposed has shed dormers. He stated that the primary area to be seen is the front elevation. Mr. DeOrsay used a three dimensional model to demonstrate. The Commission asked how the ridgeline of the barn compares to the house. Commissioner Edson expressed concern that the barn may overwhelm the house, and Commissioner Aborn agreed. Commissioner von der Luft asked about the existing sheds and if there was enough space between the house and the proposed barn. He suggested having a site visit with story poles set up. Commissioner Kindler stated that he walked past the home and isn't worried about the height based on what he thinks will be visible from the street. He did state that he was more concerned about the massing and that skylights are not something that the Commission normally approves. He agreed that a site visit with story poles would be helpful. Chris DeOrsay stated that the proportions were based on a 19<sup>th</sup> Century barn, not necessarily a garage. Commissioner Pyles stated that she thinks the size is more like an old barn, and would like more details on the garage door. Commissioner Collard stated that the Commission has expressed some concerns regarding the size of the barn and proximity to the house, noting a site visit with story poles will be helpful. Commissioner Shriver asked if the applicant could update the plan to show where the older shed will be located. The applicant and the Commission agreed to a site visit to be held on June 27, 2020 and to return for the July meeting.

### **8 Pond Street (Window Replacement)**

Architect Chris DeOrsay explained the condition of the existing windows, which he stated were not original, and explained the proposed replacements. Commissioner Collard stated that he met at the site with Commissioners Burnham and Shriver as well as local builder Ben Wilcox. Commissioner Burnham stated that nothing related to the sash is original, but that the frames are. He stated that he believes the six-over-six was the original style. The Commission discussed the differences between simulated divided light and true divided light windows, as well as the use of storm windows. The homeowner, Bridgette Minicus stated that she is concerned of the need for storm windows on true divided light windows, because it may be hard to open them for fresh air. The applicant agreed to have samples of the proposed windows at the site visit and to return at the July meeting.

### **93 Main Street**

Landscape Architect Sean Papich was present remotely to explain the proposal by sharing photos of the existing conditions, as well as the plans for the site. The Commission had questions in regard to the driveway, and if the small existing wall would remain. Sean Papich stated that the

small stone wall would remain as well as the piers on the sides of the entrance to the driveway. Commissioner Pyles voiced concern that the proposed landscaping might obscure the home. Historical Administrator Andrea Young stated that Commissioner Pyles is correct that although the Commission does not regularly review plantings, the Commission will not approve a landscape plan that contains plantings that block the house from view. The Commission discussed the baluster in front of the home as well as the fence along the Elm Street side, both of which the applicant would like to remove. Commissioner Kindler asked about the material being used for the proposed auto court, stating that it looks like a lot of asphalt and he wondered if a softer material could be used. The Commission asked more questions about the types of plantings being proposed, wondering if eventually the home would be obscured from the Elm Street side. The Commission agreed that more information is needed about the ages of the fences. Sean Papich stated that the homeowners would like to move in in July and get started on the work. The Commission agreed that they are comfortable with making a partial motion for work not in question and to have a site visit on June 27, 2020. The applicant will return at the next meeting.

**Motion:** Commissioner Kindler made a motion to grant a Certificate of Appropriateness to 93 Main Street for the landscape plan dated May 4, 2020 prepared by Sean Papich, that includes removing asphalt in the back to be replaced with lawn; to the left of the house installing a new fieldstone retaining wall along the south side, with a cobblestone apron to match the existing, the installation of an auto court, putting in bluestone slabs in front of the carriage house in the new lawn, and new stepping stones leading to the main house, new stone patio on the north side of the main house. Not included in the motion is the removal of the wood fence on the front of the house or the fence on the Elm Street side or any proposed evergreens.

**Second:** Commissioner Pyles

**In Favor:** Commissioners von der Luft, Pyles, Kindler, Collard

**Opposed:** Commissioner Daley

### **17 Middle Street**

The homeowner Rachel Condelli was present remotely, as well as architect Can Tiryaki. Mr. Tiryaki shared the plans on the screen, which involve the construction of a one story addition on the south side of the house. He explained that the lot is unique, as it is on a corner surrounded by three streets, Main Street, Common Street, and Middle Street. The Commission noted that the home has evolved considerably over time. Commissioner von der Luft asked about the roof line of the proposed addition in relation to the existing gable and the setback. Mr. Tiryaki stated that the setback is one foot back of the front façade. Commissioner Burnham asked Mr. Tiryaki if he had done any studies for the setup of the front façade. Commissioner Daley suggested breaking up the roofline. Commissioners Kindler and Shriver agreed with Commissioner Daley. Can Tiryaki made some quick sketches based on suggestions. Commissioner Collard stated that the revised sketches would be an improvement. The Commission agreed to continue the hearing to have the applicant return with revised drawings.

As there was no other business, the meeting was adjourned at 9:47 PM.

Respectfully Submitted,

Sherry Robertson, Administrative Assistant