

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

Historic Districts Commission
Minutes of Meeting
Thursday July 16, 2020
6:30 PM

Remote meeting via Zoom:

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

Dial-in number: 929-205-6099

Meeting ID: 896 1934 5493

Commission Members Present Remotely: Michael Collard, Hans von der Luft, Catherine Daley, Carol Pyles (arrived at 6:45), 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.

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.

53 School Street, located in the Hingham Centre Local Historic District:

Commissioner Aborn was appointed the fifth voting member for this hearing.

Michael Bickford was present representing the applicant and explained that the desire is to replace two windows on the left rear side of the house. Commissioner Burnham stated that he went to look at the windows, and that there are two-over-two windows in an addition that is on the left side toward the back, and thinks they are probably late 1800s, and do not match any of the other windows in the house. Mr. Bickford stated that the applicant has said that these windows do not open, which is why they would like to replace them. Commissioner Collard noted that the Commission generally asks that the homeowners replace true divided light

windows with new true divided light windows. Mr. Bickford stated that he could discuss that with the homeowner.

Motion: Commissioner Burnham made a motion to grant a Certificate of Appropriateness for 53 School Street, to replace two windows that are currently two-over-two windows located on the left side toward the back on an addition in the kitchen as indicated in the drawings submitted by the applicant; windows to be all wood, single-pane true divided light with historic sills.

Second: Commissioner Aborn

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

Opposed: none

67-71 North Street located in the Lincoln Local Historic District

Patrick Brady explained the modifications proposed to the existing building, and explained the recent plan changes that had been submitted. He noted changes that were made based on the Commission's previous suggestions, including roof line changes and views from the street. The Commission thanked the applicant for the revisions and commented on the windows and the proposed barn door. Mr. Brady described the barn door and its specifications. Commissioner von der Luft stated that the connector in the rear does not appear to be correct. Commissioner Daley drew a sketch with a suggestion for the roofline at the rear of the house and shared it on screen. Mr. Brady stated that he would like to preserve the original roof line of the house that was built in 1753, and although he likes the drawing by Commissioner Daley, he would prefer to stick with the plans submitted. Gabe Lortie, the contractor on the project joined the meeting and agreed that other suggestions for the roofline would not be cost effective and Mr. Brady would really like to get this project moving forward to improve the property and get a tenant in there. Commissioner Aborn stated that he feels the design as proposed is reasonable. Patrick Brady shared his screen showing a 3D model, as the Commission requested, showing the roofline. Mr. Brady suggested small changes in response to the Commission's concerns regarding the roofline, stating they could amend the plans.

Motion: Commissioner Burnham made a motion to grant a Certificate of Appropriateness for 67-71 North Street based on plans submitted June 27, 2020, for an addition from the left rear of the building which includes a two window option on the rear detailed on A2, and the roof as shown on A, replacing the gambrel style roof with a sharper pitch with no break; trim and windows to be wood; siding to be wood shingle, existing color palette; barn doors to be hinged to match the other doors; updated drawings to be submitted for the record showing roofline changes as discussed.

Second: Commissioner Daley

In Favor: Commissioners Daley, Pyles, Burnham, Collard

Opposed: Commissioner von der Luft

8 Pond Street, located in the Hingham Centre Local Historic District: Barn

Commissioner Daley recused herself from this hearing. Commissioner Aborn was appointed to vote in her stead.

The Commission thanked the applicant Bridgette Minicus for hosting a site visit.

Chris DeOrsay, the architect, shared his screen to go through the changes to the plans since the last hearing. Mr. DeOrsay showed the changes to the footprint of the proposed garage as well as a 3D drawing showing the location of the proposed barn. He stated that the story poles erected

for the site visit showed the revised location of the barn, showed that the width of the barn has been reduced resulting in a shorter knee-wall, and showed that the barn is now a little further from the side property line. Commissioner Aborn stated the site visit was very helpful to see that the proposal would fit in at the site. Commissioner Pyles agreed that the story poles were helpful, but voiced concerns about fitting two cars into the garage area, and asked if lighting had been submitted. Commissioner Burnham asked about the style of the dormer, hoping to see if a shed dormer may work. Chris DeOrsay stated the A frame dormer works better for them. Commissioner Burnham said that the drawings may not necessarily show the view from the public way, given the angle of the view. Commissioner von der Luft voiced concern that the barn is too large for the site. Commissioner Edson also expressed concern about the size of the barn. Commissioner Collard stated that having been to the site, a barn seems appropriate, but agrees with the other commission members regarding the style of dormer on the side. Commissioner Shriver stated that having been to the site, the changes that were made help ease his previous concerns.

Motion: Commissioner Aborn made a motion for the new barn at 8 Pond Street with first floor garage and finished second floor based on drawings of July 8, 2020, with a provision to replace the current A frame dormer with a companion shed to dormer with a simpler single shed dormer; exterior light fixtures to be submitted; windows to be the windows shown on site, as approved; revised dormer drawings to be submitted for the record.

Second: Commissioner Burnham

In Favor: Commissioners Pyles, Burnham, Aborn, and Collard

Opposed: Commissioner von der Luft

8 Pond Street, located in the Hingham Centre Local Historic District: windows

Commissioner Collard noted it was helpful at the site visit to view the proposed window types. Chris DeOrsay stated that local general contractor Ben Wilcox has been assisting with their window plan. Mr. Wilcox has restored many historic homes. Mr. DeOrsay described the windows they would like to use. Commissioner Burnham how many of the windows already in the home are simulated divided lights. He said he thought there were six that are simulated divided light. Chris DeOrsay stated that Ben Wilcox had said that the window frames are likely from the Victorian era. Commissioner Burnham clarified that the proposal includes the 9 windows in the original volume, plus the gable ends. Andrea Young stated that Ben Wilcox had clarified that all of these windows had been replaced at some point, and were not original. Tomas Kindler stated that normally he would not be in favor of using the simulated divided light, but would be in favor of this application, based on what was presented at the site visit. Commissioner von der Luft stated that the Commission normally steers an applicant toward restoration first, and that when replacement is warranted, the commission normally would prefer true divided light, and stated he is concerned about setting a precedent. Chris DeOrsay stated that the proposed windows are solid mahogany and the goal is to create the look of older windows by their design and position, explaining that the sash will be set forward of the plane of the house. Commissioner Burnham expressed concern based on how the light will reflect in a simulated divided light as opposed to true divided light on the front of the house. Commissioner Collard stated that the consensus seems to be that replacing simulated divided light with the same is fine, and but they would want to have true divided light on the front. Chris DeOrsay said they would like to treat all 13 windows the same. The Commission discussed the windows that they viewed at the site visit and expressed concern that replacing the existing windows true

divided light windows with simulated divided light windows may set a precedent. The applicant team agreed it would be best to come up with new ideas and the Commission agreed to continue the hearing at the next meeting.

93 Main Street, located in the Pear Tree Hill Local Historic District:

Commissioner Kindler was appointed as the fifth voting member for this hearing.

The applicants, Jennifer and Tom Hunt were present remotely, along with Landscape Architect Sean Papich, who was present at the last hearing on this project. The Commission thanked the applicants for allowing them to visit the site. Sean Papich reviewed the plans, and asked the Commission members for questions and comments based on the site visit. Commissioner Collard asked how big the proposed evergreens on the Elm Street may grow and asked if any other types of trees have been considered that would still give desired privacy. Commissioner Burnham asked for clarification regarding the age of the fence and Andrea Young stated that photographic evidence shows the fence to be only about fifty years old. Commissioner Burnham stated that removing the fence in the front would improve the view corridor, as would removing the fence on the Elm Street side. Commissioner Aborn stated that he grew up near this home and does not recall the fencing in the front along the stone wall and his recollection of the Elm street fence is that it was one that had been in disrepair; so the fence there now is not likely to be very old. Commissioner Daley stated she had no concerns with the removal of either fence. Commissioner Collard agreed that removing the fences allows for a better view of the home.

Motion: Commissioner Kindler made a motion for a Certificate of Appropriateness for 93 Main Street based on drawings dated June 25, 2020, showing the removal of the front fence on Main Street, the removal of the small picket fence on Main Street and the fence along Elm Street.

Second: Commissioner von der Luft

In Favor: Commissioners von der Luft, Daley, Pyles, Kindler, and Collard

Opposed: none

17 Middle Street, located in the Hingham Centre Local Historic District

Commissioner Shriver was appointed as the fifth voting member for this hearing.

Architect Can Tiryaki, was present remotely to review the revision of the plans since the last hearing, which include the construction of a one-story addition on the south side of the house. He shared his screen to explain the changes to the setbacks which created a visual separation between the main house and the addition. The Commission agreed that the home has been through a lot of changes over the years, and these plans are an improvement.

Motion: Commissioner Collard made a motion to grant a Certificate of Appropriateness to 17 Middle Street for an addition to the side of the house, to be 23 feet x 19 feet based on plans dated June 22, 2020; siding to be cedar clapboard to match existing; asphalt roof to match existing; all exterior trim to be wood to match existing; and new windows to be all wood Marvin Ultimate simulated divided light windows; lighting fixtures to be submitted at a later date to Andrea Young.

Second: Commissioner von der Luft

In Favor: Commissioners von der Luft, Daley; Pyles; Shriver; Collard

Opposed: none

37 Fearing Road, located in the Lincoln Local Historic District

Brad Pierce from Pierce Home Design was present remotely and shared his screen to explain the plans to demolish a portion of the existing house, and construct a new 13 x 18 foot addition including a porch, side entry and connection to the garage.

Commissioner Shriver thanked the applicant for the thorough application. He stated that he had concerns regarding the massing, and made suggestions to break up the volume. Commissioner Collard also voiced concerns regarding massing and suggested a site visit would be helpful. The Commission members made suggestions to balance the connection to the garage and agreed a site visit would be helpful prior to the next meeting.

105 North Street, located in the Lincoln Local Historic District

The architect for the project, Michael Roche, was present remotely and discussed the proposed repairs, and noted that for some of the repairs he is requesting permission to use alternative materials, such as Boral. The owner also wishes to replace the existing windows. Commissioner von der Luft stated that it would be important to look at the windows and see what can be done with restoration. He also stated that while Boral has been allowed in certain locations, he is concerned with allowing the replacement of cedar clapboard with Hardie board, a composite material. The Commission agreed to have a site visit prior to the next hearing.

The Commission voted to approve the minutes from May 14, 2020 and June 11, 2020 with minor edits.

As there was no other business, the meeting was adjourned at 10:15 PM.
Respectfully Submitted,

Sherry Robertson, Administrative Assistant