



TOWN OF HINGHAM
Historic Districts Commission
210 Central Street ~ Hingham, Massachusetts 02043

APPLICATION for CERTIFICATE

Instructions: Please print. Complete the applicable information including a description of the proposed project and exhibits submitted. Use additional sheets as necessary. The signature of the property owner is required for all projects.

Check type of Certificate for which application is submitted:

CERTIFICATE OF APPROPRIATENESS

Note: Please see "Application Requirements for a Certificate of Appropriateness" for guidance in preparing a complete submission.

CERTIFICATE OF NON-APPLICABILITY for the following reason(s):

- Not visible from any public street, way, place, or body of water
- Maintenance, repair or replacement using same design, materials, colors
- Proposed work, design, materials and colors according to approved guidelines
- No architectural features involved
- Reconstruction similar to original following fire or other disaster
- Other

Note: Please see "Application Requirements for a Certificate of Non-Applicability" for filing instructions.

CERTIFICATE OF HARDSHIP - financial or otherwise as described herein and not a substantial derogation from intent and purposes of law.

LOCATION of work: 709 MAIN STREET

Historic District: GLAD TIDINGS HISTORIC DISTRICT

OWNER: MICHAEL AHERN

Telephone: 617-590-4535

Address: 190 WILLARD STREET

Email: maherngc@aherncm.com

ARCHITECT or DESIGNER: JCBT ARCHITECTS

Telephone: 617-404-8182 Email: admin@jcbtarchitect.com

Address: _____

MA Registration No: 51071

ENGINEER: _____

Telephone: _____ Email: _____

Address: _____

MA Registration No: _____

CONTRACTOR: MICHAEL AHERN

Telephone: 617-590-4535 Email: maherngc@aherncm.com

Address: 190 WILLARD STREET, QUINCY, MA 02169

MA Registration No: CS: 0587454

DESCRIPTION of proposed work:

EXISTING Sq. Ft.: 5161 HABITABLE SQUARE FEET

TOTAL ADDITIONAL Sq Ft. (if applicable): 3799 ADDITIONAL HABITABLE SQUARE FEET

Signature of Owner (Inspection of the premises is hereby authorized)

Date

Michael Ahern

08/22/2025

Application Checklist Certificate of Appropriateness

Meeting Date: 09/18/2025

Application Due Date: 08/25/2025

1. ADDITIONS AND NEW CONSTRUCTION

- Site Plan**
 - existing and proposed construction
 - graphic scale
 - north arrow

- Architectural Drawings**
 - floor plans of all floors affected by proposed work
 - demolition plan (if applicable) clearly indicating areas or elements proposed for demolition
 - roof plan including pitches and penetrations
 - detailed elevations
 - key, large scale architectural details (if requested by the Commission)
 - perspective drawings (although not required, may be helpful to show context)
 - all drawings clearly dimensioned
 - all drawing pages are numbered and dated
 - graphic scales
 - window schedule

- Existing and Proposed Construction** are clearly differentiated on all drawings and elevations

- Vendor Brochures** **WE SUPPLIED MOCK UP SAMPLES
THIS IS CUSTOM SO THERE IS NO BROCHURE**
 - windows
 - doors
 - lighting
 - other

- Photographs**
 - front
 - rear
 - side (left)
 - side (right)
 - labels (subject and date) provided on all photos

- Sample Materials** **WE SUPPLIED MOCKUPS**
 - list of materials submitted

- Electronic Submission in pdf format**
 - application
 - site plan
 - architectural drawings
 - elevations
 - pdf sent to historic@hingham-ma.gov

2. HARDSCAPE

X **Site Plan**

 X existing and proposed conditions

 X graphic scale

X **Drawings**

 X graphic scales

 X **Specifications** (product cut sheets and materials descriptions)

X **Photographs**

 X existing conditions

 X relationship of project site to existing buildings.

 X labels provided on all photos

 X **Vendor Brochures**

3. DEMOLITION OR REMOVAL OF EXISTING HISTORIC FABRIC

Buildings or Portions of Buildings

X **Photographs of Existing Conditions**

 X front

 X rear

 X side (left)

 X side (right)

 X work site and its context shown

 X labels (subject and date) provided on all photos

X **Architectural Drawings**

 X demolition plans clearly indicating areas/elements proposed for demolition

Report (if required)

 structural engineer

 other

**APPROVAL REQUIRED BEFORE WE CAN GET TO
CONSTRUCTION DOCUMENTS**

Historic Fabric

X **Photographs**

 X architectural element(s) shown in the context of the entire building

 X close-up photos showing existing conditions.

 X labels provided on all photos

4. BUSINESS SIGNS **NOTE: Wood is the only material approved for signs in historic districts**

Sketch of Proposed Sign

 sketch includes sign dimensions, all design elements, and colors