

# Hingham Historic Districts Commission Submission for Certificate of Appropriateness

## THOMAS GILL HOUSE

76 Lincoln Street  
Hingham MA 02043

2/26/2026 (REV 3/3/26)



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#### ARCHITECT

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Hull MA 02045  
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#### GENERAL CONTRACTOR

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Hingham MA 02043  
781.910.8686  
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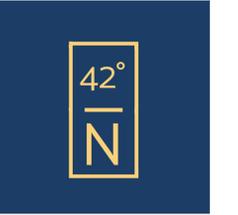

THOMAS GILL HOUSE  
 Additions and Renovations  
 76 Lincoln Street  
 Hingham MA 02043

EXISTING CONDITIONS  
 PHOTOGRAPHS

Project Number  
 2025.13  
 Drawing Scale  
 NTS  
 Drawn By  
 DRQ  
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Date Issued  
 2/26/2026

EX1



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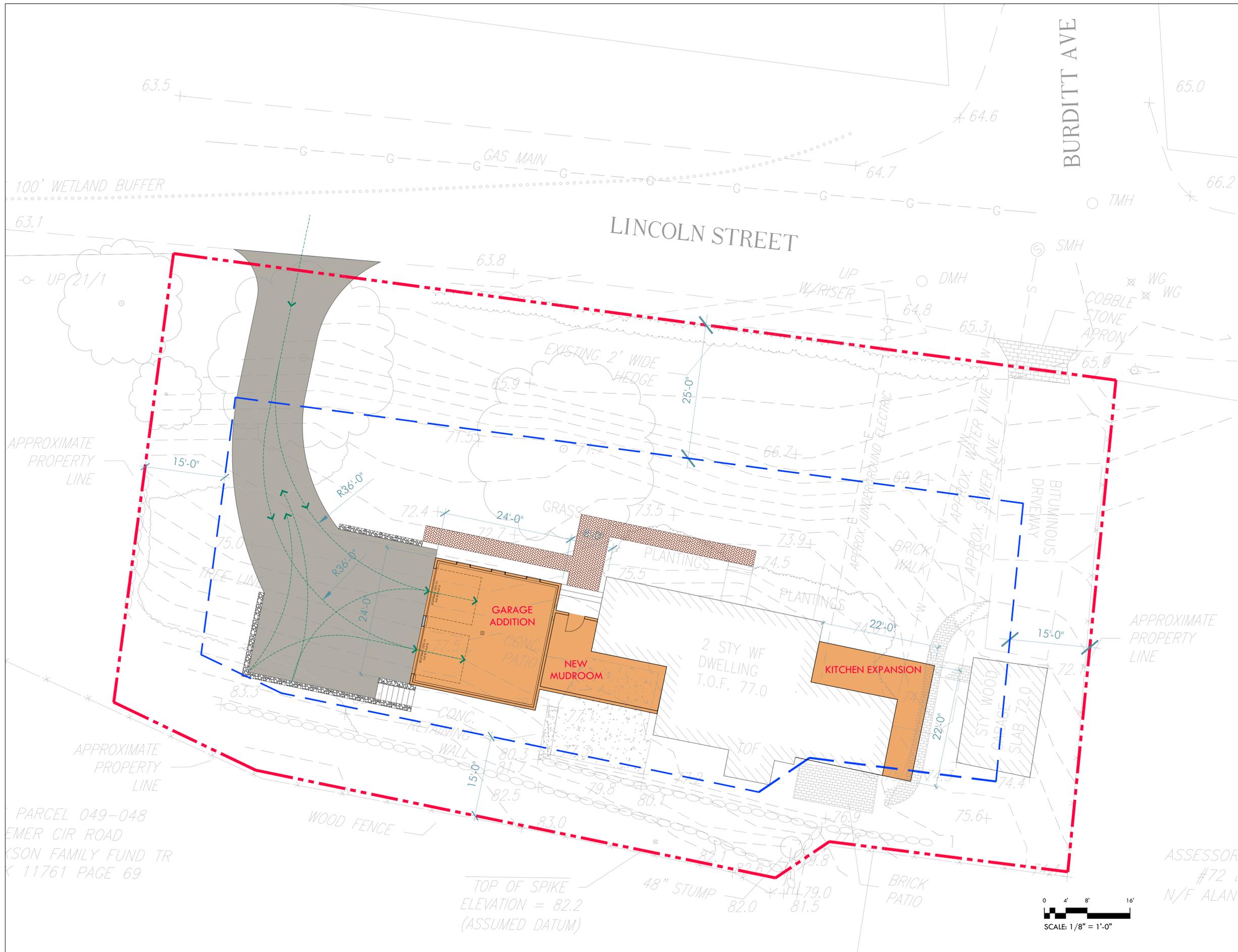
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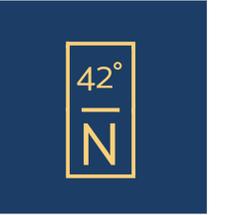


PROPOSED SITE PLAN

Project Number  
2025.13  
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1/8" = 1'-0"  
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L1





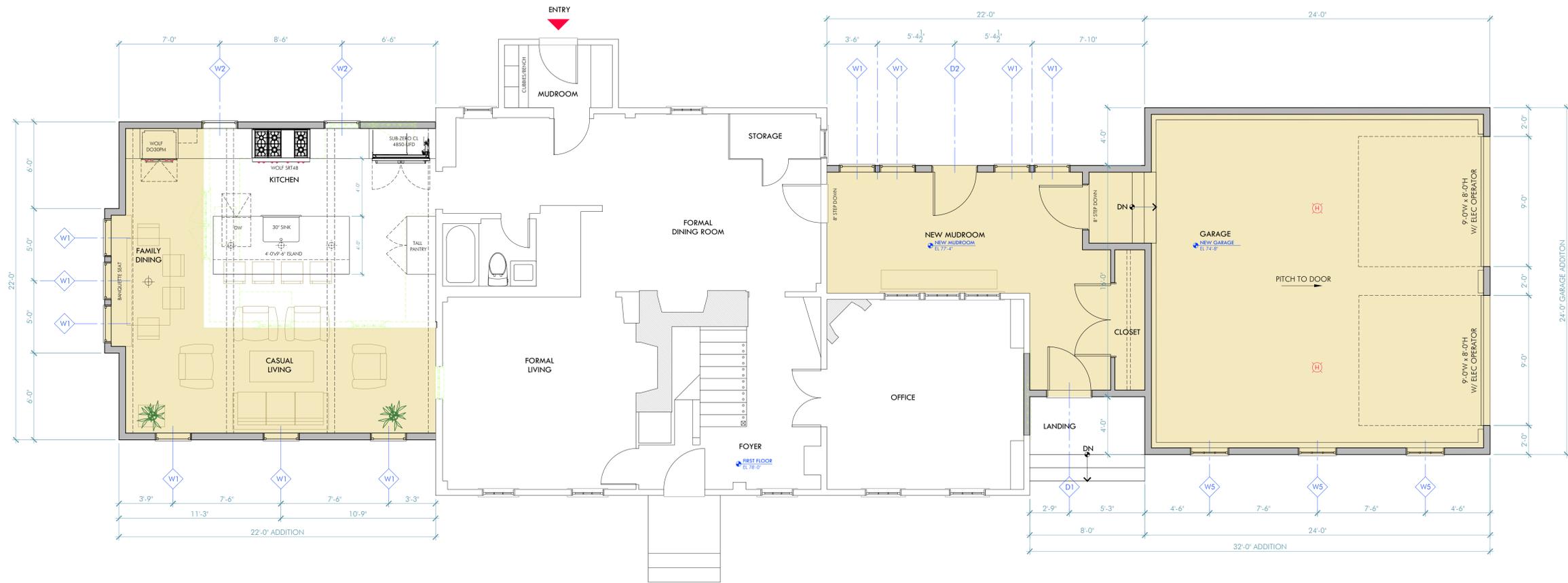
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LEGEND

NEW ADDITION

SMOKE DETECTOR LEGEND	
	EXISTING SMOKE / CARBON DETECTOR
	120V COMBINATION PHOTOELECTRIC SMOKE AND CARBON MONOXIDE DETECTOR
	120V HEAT DETECTOR

SQUARE FOOTAGE CALCULATION

FIRST FLOOR ADDITION = 1,092 SF  
 SECOND FLOOR ADDITION = 1,334 SF  
 TOTAL = 2,426 SF

FIRST FLOOR PLAN

Project Number 2025.13

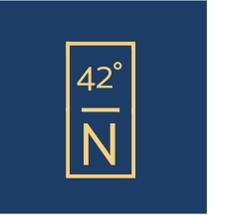
Drawing Scale 1/4"=1'-0"

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A1



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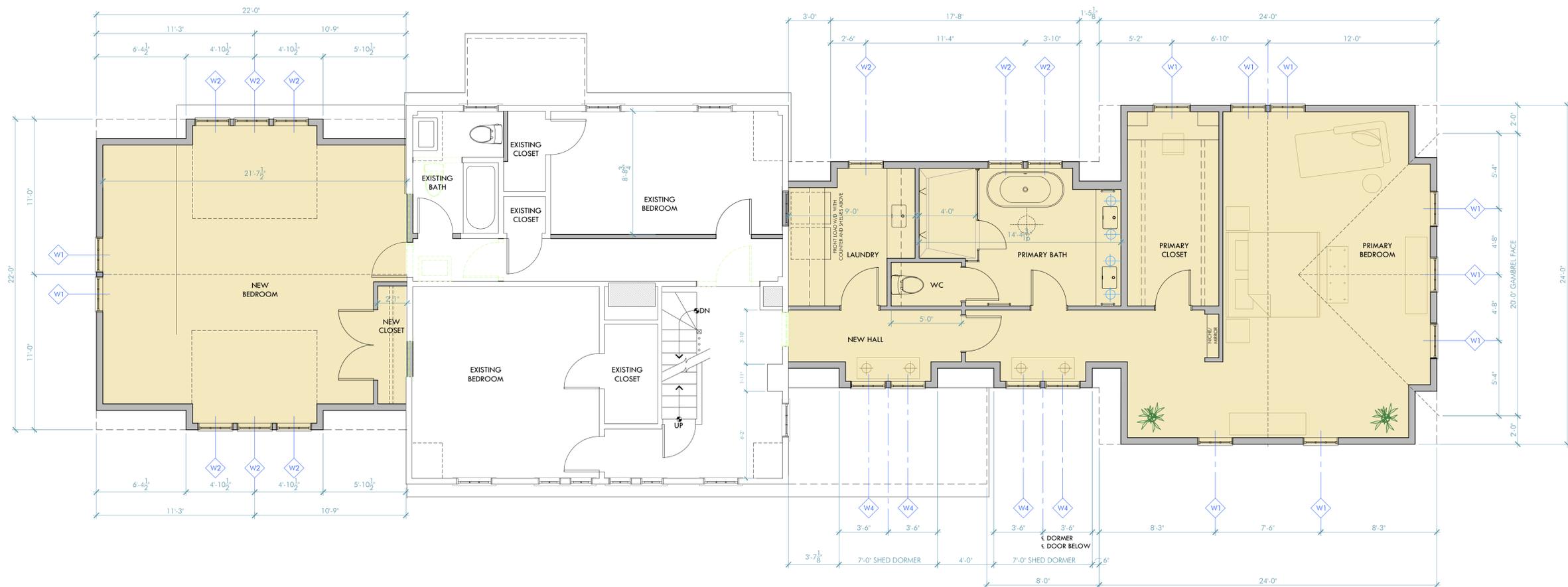
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SECOND FLOOR PLAN

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2/26/2026

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LEGEND

NEW ADDITION

SQUARE FOOTAGE CALCULATION

FIRST FLOOR ADDITION = 1,092 SF  
SECOND FLOOR ADDITION = 1,334 SF  
TOTAL = 2,426 SF

SMOKE DETECTOR LEGEND

- EXISTING SMOKE / CARBON DETECTOR
- 120V COMBINATION PHOTOELECTRIC SMOKE AND CARBON MONOXIDE DETECTOR
- 120V HEAT DETECTOR





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WINDOW REMOVAL SCHEDULE	
EX1	- NON-ORIGINAL WOOD DOUBLE HUNG, CIRCA 2000
EX2	- NON-ORIGINAL WOOD DOUBLE HUNG, CIRCA 2000
EX3	- ORIGINAL WOOD CASEMENT
EX4	- ORIGINAL WOOD CASEMENT
EX5	- ORIGINAL WOOD CASEMENT
EX6	- ORIGINAL WOOD CASEMENT
EX7	- ORIGINAL WOOD CASEMENT
EX8	- NON-ORIGINAL WOOD PICTURE WINDOW, CIRCA 2000
EX9	- ORIGINAL WOOD DOUBLE HUNG
EX10	- NON-ORIGINAL TRANSOM, CIRCA 2000
EX11	- ORIGINAL WOOD DOUBLE HUNG
EX12	- NON-ORIGINAL CASEMENT, CIRCA 2000
EX13	- ORIGINAL WOOD DOUBLE HUNG



1 EXISTING EAST ELEVATION  
A4 SCALE: 1/4"=1'-0"

ADDITION

ORIGINAL HOUSE

ADDITION



2 PROPOSED EAST ELEVATION  
A5 SCALE: 1/4"=1'-0"

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EXISTING & PROPOSED  
EXTERIOR ELEVATIONS

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EXISTING & PROPOSED  
EXTERIOR ELEVATIONS,  
WINDOW TYPES

Project Number  
2025.13

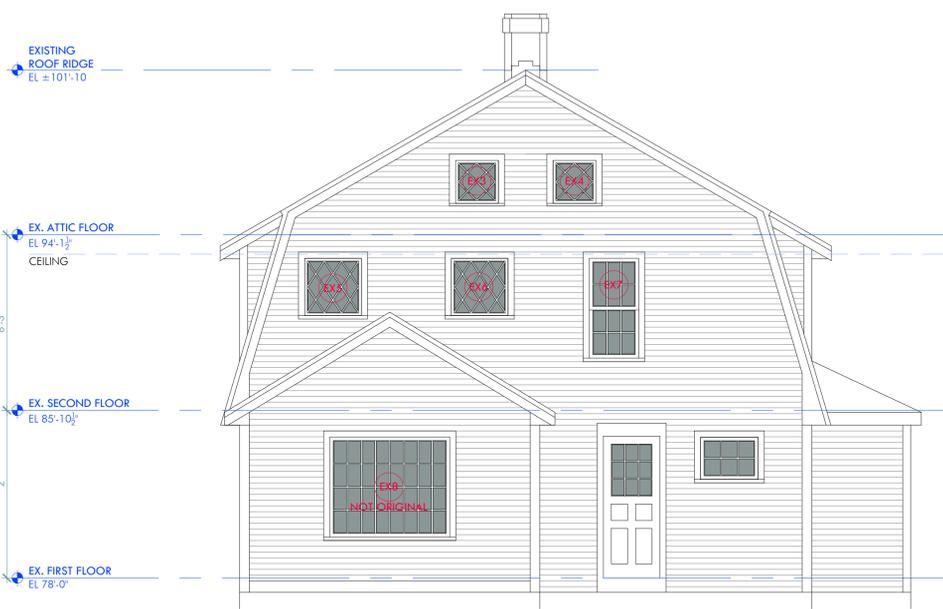
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1/4"=1'-0"

Drawn By  
DRQ

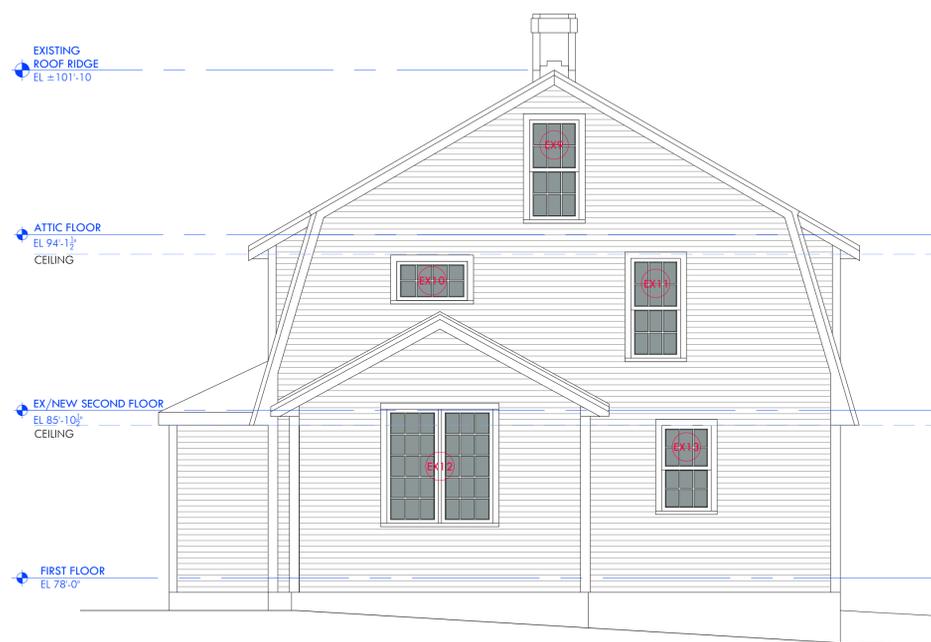
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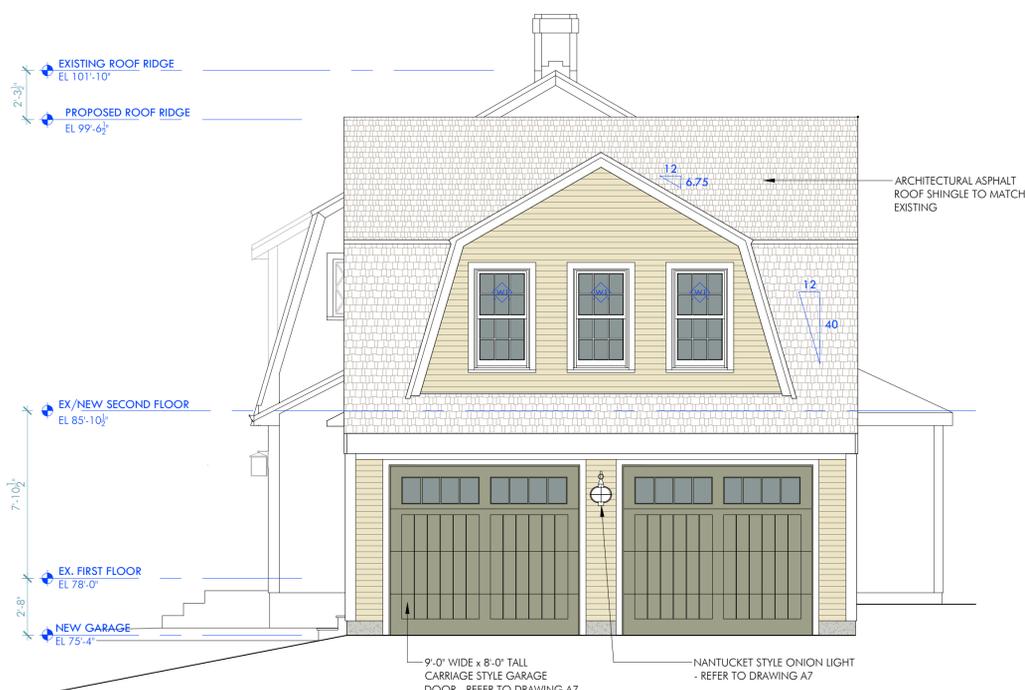
A5



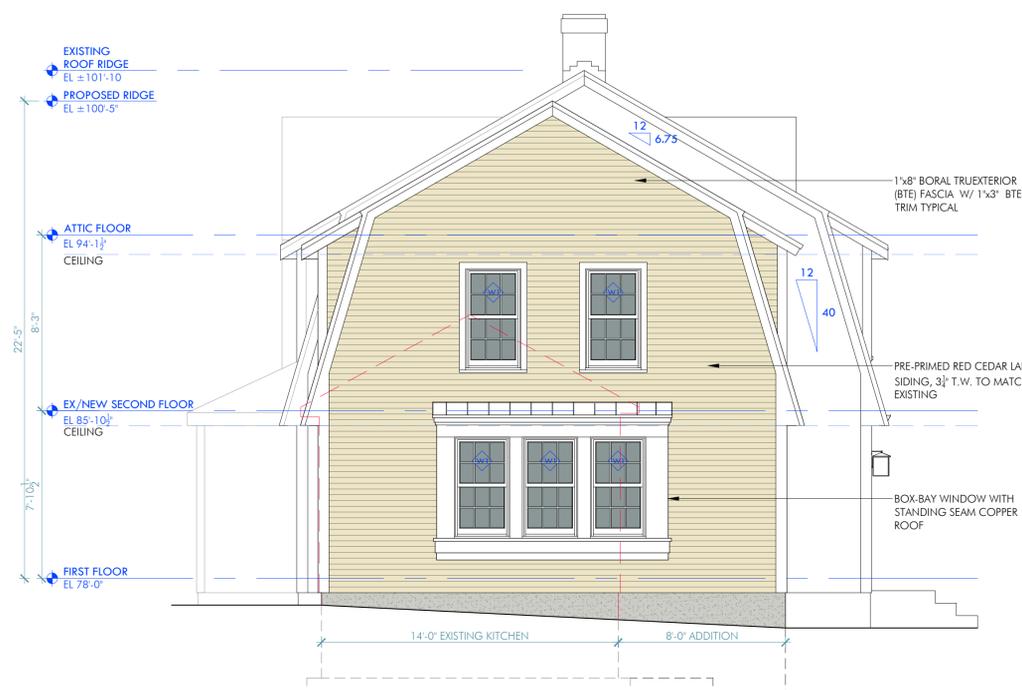
1 EXISTING NORTH ELEVATION  
A5 SCALE: 1/4"=1'-0"



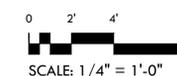
3 EXISTING SOUTH ELEVATION  
A5 SCALE: 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION  
A5 SCALE: 1/4"=1'-0"

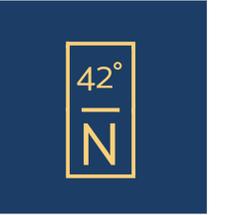


4 PROPOSED SOUTH ELEVATION  
A5 SCALE: 1/4"=1'-0"



WINDOW TYPES

- W1 MARVIN WOOD ULTIMATE DOUBLE UWHD2624 5/8" SIMULATED DIVIDED LITES, WHITE EXTERIOR 2'-7 3/8"
- W2 MARVIN WOOD ULTIMATE DOUBLE UWHD2620 5/8" SIMULATED DIVIDED LITES, WHITE EXTERIOR 2'-7 3/8"
- W3 MARVIN WOOD ULTIMATE DOUBLE UWHD2624 5/8" SIMULATED DIVIDED LITES, WHITE EXTERIOR 2'-4"
- W4 MARVIN ULTIMATE AWNING ELCA2935 5/8" SIMULATED DIVIDED LITES, WHITE EXTERIOR 2'-8"
- W5 MARVIN ULTIMATE AWNING ELCA3331 5/8" SIMULATED DIVIDED LITES, WHITE EXTERIOR 2'-8"



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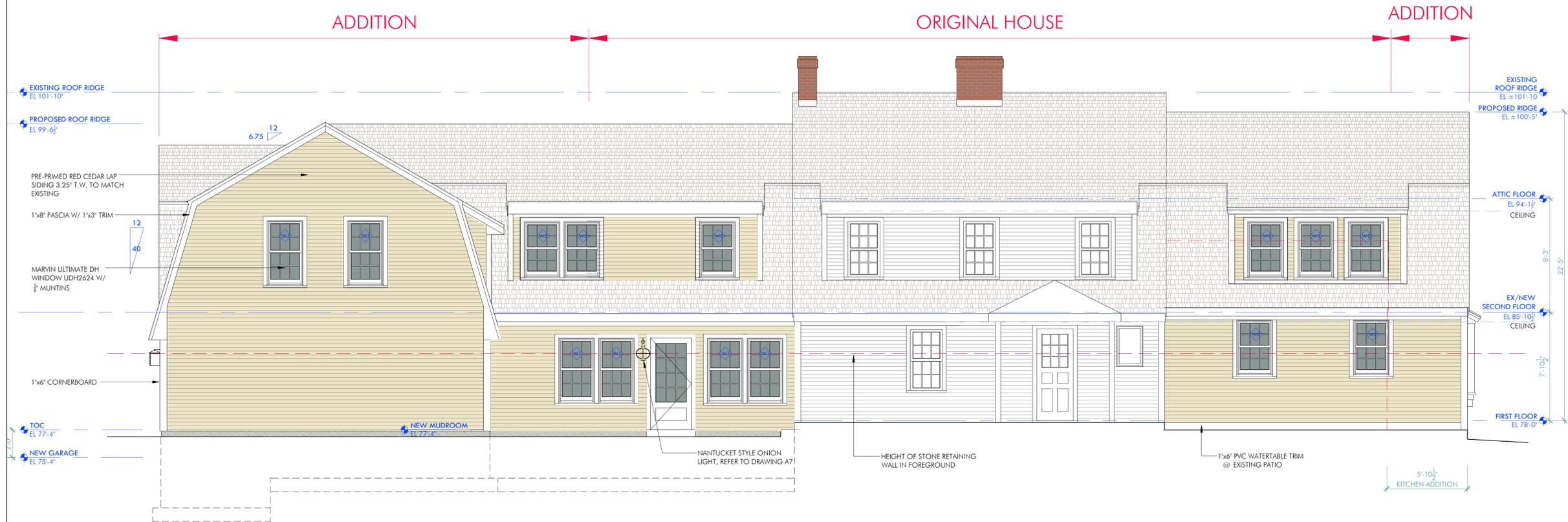
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1 EXISTING WEST ELEVATION  
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION  
SCALE: 1/4"=1'-0"

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EXISTING & PROPOSED  
EXTERIOR ELEVATIONS,

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EXTERIOR PERSPECTIVE VIEWS

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**NANTUCKET 14.25" 1-LIGHT OUTDOOR WALL LANTERN**

**1751-RT**  
Nantucket outdoor lanterns feature a simple, classic design with a unique style that complements the exterior decor of any home. The clear seeded glass emits with the hot scrolled arm and square back plate to provide a subtle look from the fixture and a warm glow from the light. The outdoor finish is treated to prevent chipping, scratching, corrosion, and discoloration. The sturdy, weather-resistant steel construction and waterproof seal protect the lantern from harsh outdoor elements to ensure the longevity of the fixture. These outdoor lanterns install easily and deliver welcoming, soft and reliable exterior lighting.  
Durable Steel construction for years of use and illumination  
Extends 3.25 inches from the wall  
Uses 1 Medium-base 100W max bulb (not included)  
Clear Seeded Glass shade for maximum outdoor illumination  
UL Listed for installation and use in wet exterior areas  
Comes with a 1 year manufacturer warranty.

**EXTERIOR WALL LANTERNS**



**RETAINING WALLS**  
New stone retaining walls to match existing walls as shown above



America's Favorite Doors®

**Your Completed Doors**

**1. Garage Door**



<b>Canyon Ridge® Carriage House 5-Layer Chevron</b>	
<b>Size</b> 9'0" x 7'0"	<b>Windcode*</b> W0
<b>Model</b> CAN211A	<b>Design</b> Can2-design11a
<b>Construction</b> 5-layer 2" Intelliflex® Insulation R-value 20.4	<b>Material</b> Mahogany With Mahogany Overlay
<b>Base Color</b> Charcoal	<b>Overlay Color</b> Charcoal
<b>Top Section</b> Rec14	<b>Glass Type</b> Double Pane Clear Glass (Insulated)
<b>Spring*</b> Coated Torsion	<b>Track Size*</b> 2" Assembled
<b>Track Type*</b> Standard	<b>Mount Type*</b> Bracket
<b>Track Radius*</b> 15	<b>Roof Pitch*</b>
<b>Lock*</b> Inside Slide Lock	<b>Lock Options*</b> No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)

**GARAGE DOORS**



**7512 THERMAL SASH**

**DOOR SPECIFICATIONS (AS SHOWN):**

**Glass:** Clear

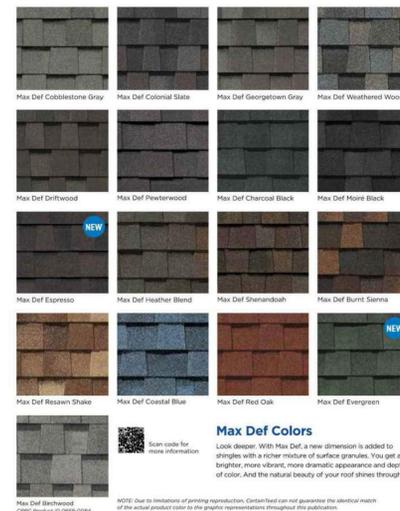
**Profile:** Ovolo Sticking

**Panel Type:** 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

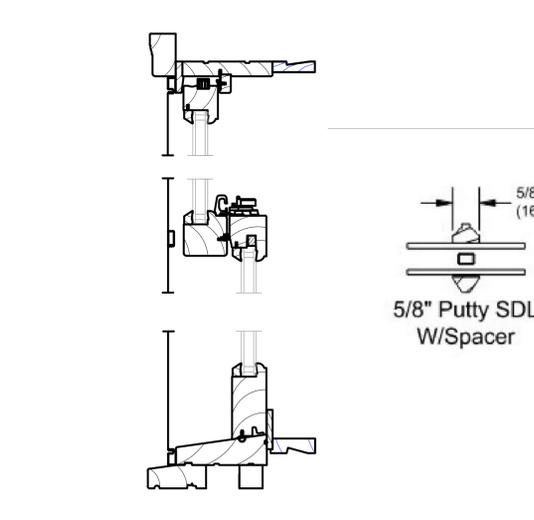
**MUDROOM DOORS**

**LANDMARK® PRO COLOR PALETTE**



**ASPHALT ROOF SHINGLES**  
Color to match existing

**MARVIN ULTIMATE WOOD DOUBLE HUNG OPERATING DOUBLE HUNG WITH PUTTY PROFILE**



**MARVIN ULTIMATE WINDOWS**  
Double Hung and Awning, Putty Profile & 5/8" SDL

**GENERAL NOTES**

1. All exterior siding shall be pre-primed red cedar clapboards at 3 1/4" to weather to match existing conditions.
2. All exterior trim shall be Boral TruExterior in the sizes as shown and painted unless otherwise noted.
3. All new gutters shall be 3"x5" nominal ogee style aluminum to match existing conditions.
4. The new stone retaining walls will be constructed in the same materials as the existing.
5. The new front walkway will be Boston City Hall brick pavers as manufactured by Stiles and Hart or similar. Rough split granite steps within the walks as needed.
6. Final landscape design and planting list to be determined.
7. The new Mudroom entry landing shall consist of a pressure treated frame with 5/4"x6" composite decking with concealed fasteners. Final color and finish to be determined.



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**PRODUCTS / SPECIFICATIONS**

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