

Town of Hingham  
Historic Districts Commission  
210 Central Street ~ Hingham Massachusetts 02043-2759

Historic Districts Commission  
Minutes of Meeting  
February 11, 2016  
Hingham Town Hall  
6:30 P.M.

Members Present - **Chairman Hans von der Luft, Lois Levine, Mike Collard** , Virginia Tay, **Denis King** , Chuck Clutz, Marty Saunders, Ben Burnham, John D'Angelo  
Members Absent - Tomas Kindler

**Note:** Bold print indicates voting members.

Chairman Hans von der Luft called the meeting to order at 6:30 P.M.

**22 Lincoln Street**

Property Owner Meg Lind appeared before the commission to discuss her application to install a fence on the north property line, reconfigure the driveway, and create two parking spaces. Mrs. Lind explained that she will be opening a bed and breakfast in her home. The fence is a requirement imposed by the ZBA to maintain both the Lind's and the neighbor's privacy. The fence will conceal the two parking spaces required by the Planning Board. In addition, Mrs. Lind wants to reinstall the semi-circular drive in front of her house, which was removed as part of a project to alter her garage. That project was approved by the Commission several years ago. With respect to this application, the proposed fence will be cedar and will begin at the sidewalk. The fence will swoop up gradually from a height of 42 inches to six feet. Mrs. Lind said that she had discussed the fence with her neighbors, Mr. and Mrs. Ruggiero and together they worked out a way to combine the Ruggiero's fence and the Lind's new fence. Commissioner Tay commented that the style of fence required for the project was not appropriate for a Greek Revival house, and suggested a green fence instead. Mrs. Lind explained that she cannot plant evergreens along the driveway because the width of the plants would make the driveway too narrow. Mrs. Lind went on to discuss resurrecting the circular drive in front of the house. She will pave it with asphalt or with brick.

**Decision**

Commissioner Levine made a motion to issue a Certificate of Appropriateness to 22 Lincoln Street to install a fence as shown in the submission on the north side of the lot. The fence will be 42 inches high at the street and gradually incline to a height of 6 feet at the rear of the property. The fence will be integrated with the abutting fence and will be painted the same color. Approval is also granted to reconfigure the driveway, construct 2 parking spaces to the

rear of the house using crushed stone and 4 granite posts and install two lanterns on the garage, all in accordance with the application and attached plan.

Second: Commissioner Collard

**Vote:** In Favor - All                      Opposed - None

### **712 Main Street**

Sarah and John Carolan, appeared before the Commission to construct a one-story addition to the north side of the house, and to replace two existing second floor windows on the north facade with two, new, differently-sized windows. The addition will not be visible from the public way because it is located behind a portion of the house. The window size must be changed to accommodate the new addition. One of the second floor windows is partially visible from Main Street; the other window is not visible.

#### **Decision**

Commissioner Collard made a motion to issue a Certificate of Appropriateness to 712 Main Street based on documents submitted, dated 1-15-2016 for an addition as shown; and installation of a Marvin wood simulated divided light window, with the understanding that only a portion of the window will be visible from the public way.

Second: Commissioner King

**Vote:** In Favor - All                      Opposed - None

### **28 Fearing Road**

Designer Monica MacKenzie presented plans to enclose an existing screened porch on the front of the house, and convert to an interior room to extend the living space. Ms. MacKenzie explained that only the porch will be rebuilt. The slate roof will remain intact. The new windows will match the existing windows and will be wood true-divided-lights. Commissioner Burnham asked how the foundation will be treated. Ms. MacKenzie said that the porch will be placed on footings. Commissioner Saunders said that the porch was very common for that style of house in the 1860's, and to change the proportions, especially changing the windows will make it look like an appendage. It will lose its charm. Commissioner Clutz agreed, saying that the proposal will give the house a false sense of history. Commissioner D'Angelo said that the windows should reflect the existing panels on the porch. Ms. Mackenzie's concern was that the windows might be too low, which would affect the owner's privacy. Commissioner D'Angelo suggested using wood panels below the windows. The hearing was continued to March 10, 2016.

### **93 Main Street**

Architect Alan Kearney presented plans to expand a one-story portion of the house, remove four windows on the existing house and construct a mudroom for the side entrance. The windows and the door that will be removed from the house in order to construct the addition will be reused on the addition. In response to a question from Mr. Clutz regarding the trim details, Mr. Kearney said that the trim on the main portion of the house is quite substantial and he plans to recreate the trim on the addition in the appropriate proportions. An existing fence will be removed to accommodate the addition. An existing stone wall will remain.

#### **Decision**

Commissioner Tay moved to grant a Certificate of Appropriateness to 93 Main Street based on plans dated 1-20-2016 and perspective sketches to renovate the side entrance to the rear of the house. Four windows will be removed from the existing house, which will be reused in the addition. A door on the existing house will be reused in the addition.

Second: Commissioner von der Luft

In Favor: All                      Opposed: None

## **24 Pleasant Street**

Property owners Marc and Kelly Bucklen to remove and reconstruct the rear portion of their house, which is Phase 1 of a two phase plan. Phase 2 includes constructing a new two-story, two-car garage and repurposing an existing garage. An existing shed at the rear of the property will be demolished. Mr. Bucklen explained that the design of the project is based on their wish to turn the two-family home into a single family home. They plan to eliminate a three season room, resize an existing garage for use as an office. The driveway to that garage will be eliminated. The driveway on the opposite side of the house will be lengthened to reach the proposed new garage. Comments from the commission regarding Phase I generally met with approval. Commission members stated that Phase I was appropriate for the mass and scale of the existing house. The Commission expressed concern about Phase II, i.e., that it is too large and pulls the eye away from the main house. The two-story connector adds to the massing. The Commission asked Mr. Bucklen to consider using two smaller dormers in place of one large dormer on the front of the garage. Commissioner Clutz remarked that the cross gable is confusing. The Commission recommended separating the garage from the house, or reducing the size of the connector; and working with the designer to make the garage more vertical in appearance. The hearing was continued to March 10, 2016

Chairman von der Luft adjourned the meeting at 9:45 P.M.

The next meeting is on March 10, 2016.

Respectfully submitted,  
Andrea Young  
Administrator