

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

Historic Districts Commission
Minutes of Meeting
March 10, 2016
Hingham Town Hall
6:30 P.M.

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

Note: Bold print indicates voting members.

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

28 Fearing Road

Designer Monica MacKenzie presented revised plans to enclose an existing screened porch on the front of the house, and convert to an interior room to extend the living space. Because the porch was a typical architectural element in the 1860's for the style of the house, Ms. MacKenzie was asked to change the proposed windows to maintain the openings for the screens. Ms. MacKenzie provided a new rendering showing tall, narrow windows and wood panels below. Commissioner Collard stated that Ms. MacKenzie was on the right track; however, the commission needed the dimensions for the windows and the panels. The hearing was continued to April 14, 2016.

24 Pleasant Street

Commissioner Burnham recused himself from the hearing. Commissioner Kindler was appointed to vote in place of Commissioner King. Mr. and Mrs. Bucklen, the owners of the property, presented revised drawings for Phase II of their overall plans to make changes to the existing house and garage, and to construct a new garage. Chairman von der Luft began discussion by saying that he thought the Phase I plans were appropriate, but that he could not support the plans for Phase II. He reiterated his opinion that a detached garage was more appropriate for the property and for the streetscape. Commissioner Tay and others made similar remarks. The commission agreed to approve Phase I on the condition that Mr. Bucklen submits plans showing all Phase I dimensions. The hearing will be continued for the Phase II plans, which must show the ridge height and other dimensions for the garage and connector.

Decision

Commissioner Collard made a motion to issue a Certificate of Appropriateness to 24 Pleasant Street for Phase I only, based on drawings dated March 6, 2016. Approval is conditioned upon receipt of measured drawings for Phase I.

Second: Commissioner Levine

Vote: In Favor - All Opposed - None

753 Main Street

Owner Sarah Littlefield requested approval to install a "Dutch door" to replace the current front door. The door will be custom constructed to look like the existing door, including two lights at the top. The new door will allow Ms. Littlefield to obtain more light in the front part of the house. Although a "Dutch door" is not common in New England, there are examples of the same type of door on Nantucket. Ms. Littlefield submitted a photograph of the Nantucket door. Commissioner Burnham was appointed to vote in place of Commissioner King.

Decision

Commissioner Tay moved to grant a Certificate of Appropriateness to 753 Main Street to replace an existing wood door with a wood "Dutch door" as shown in the picture submitted. The door will have 2 lights at the top.

Second: Commissioner Levine

In Favor: All Opposed: None

987 Main Street

Architect Jonathan Aprea presented plans for an addition to the small cape at 987 Main Street, and a new garage in the rear. Commission members commented that the current plans were vastly more appropriate than plans presented in 2015 for the same property. The detached garage, the reduced mass of the addition and the subservience of the addition to the historic cape were favorably received. Mr. Aprea was asked to eliminate one of three dormers on the north side of the addition, and to simplify the garage doors by removing the lights across the top. The hearing was continued to April 14, 2016.

179 Main Street

Attorney Jeffrey Toccio, representing homeowners Mr. and Mrs. Weymouth, reviewed landscape, hardscape, and lighting plans for the entrance to the driveway on Main Street. Mr. and Mrs. Weymouth explained the project to their neighbors; abutters Sarah Dewey and Reinhold Hesse sent a letter to the commission endorsing the project. Commissioner Burnham thanked the applicants for engaging their neighbors. Commission members commented that the proposed stone wall was appropriate for the location. Commissioner Tay stated that the plans were respectful and dramatic. The landscape designer said that there was a change in the number of flowering shrubs; she plans to remove three. Commissioner Burnham was appointed to vote in place of Commissioner King.

Decision

Commissioner Levine made a motion to issue a Certificate of Appropriateness to 179 Main for a landscape/hardscape plan dated February 2, 2016. Three rhododendrons will be removed from the plan submitted. Lighting will consist of one LCD unit installed flush with the ground. Light will illuminate the house number only and will be a soft white light. Specifications for the lighting are to be submitted to the commission office.

Second: Commissioner Tay

In Favor: All Opposed: None

149 South Street

Owner Jack Hobbs presented a landscape/hardscape proposal for the front of his house on South Street. The plan shows a 4 ft. high wood fence and plantings in front of, and behind the fence. Plantings include trees, shrubs and low perennials. Commissioner Kindler was asked to vote in place of Commissioner King.

Decision

Commissioner Kindler made a motion to issue a Certificate of Appropriateness to 149 South Street for a landscape/hardscape plan submitted with the application. The fence will be wood, 4 ft. high and be left to weather. The fence will be as shown on the vendor sheets submitted.

Second: Commissioner Levine

In Favor: All Opposed: None

378 Main Street

John Fanton, a member of the board of the Congregational Church, discussed the need to replace the wooden ribs on the steeple, which were falling off due to rot. He requested approval to use a synthetic material instead of wood for the new ribs, to ensure their longevity.

Commission members commented that work on the steeple is costly and requires special equipment. Due to the unique location of the project and the height of the steeple, the commission allowed the use of composite material. Pictures of existing conditions also showed that the band molding at the top of the steeple may have to be replaced. The same material would be allowed. Commissioner Burnham was appointed to vote in place of Commissioner King.

Decision

Commissioner Burnham made a motion to issue a Certificate of Appropriateness to the Congregational Church, 378 Main Street, to replace the existing wood ribbing with ribbing made from a composite material. The band molding may also be replaced using composite material

Second: Commissioner von der Luft

In Favor: All Opposed: None

262 Main Street

Contractor Jim Wolfer, representing owners Bill and Stephanie Kennedy, appeared before the commission for approval to construct a second floor addition over an existing first floor addition at the rear of the house. Chairman von der Luft commented that the plans submitted were clear, making it easy to tell proposed from existing. The drawings of the south elevation met with approval; the north elevation presented unique challenges with respect to the roofline and locations of proposed windows. Commissioner members asked Mr. Wolfer to consider other solutions for that elevation. The hearing was continued until April 14, 2016.

Chairman von der Luft adjourned the meeting at 9:37 P.M.

The next meeting is on April 14, 2016.

Respectfully submitted,
Andrea Young
Administrator