

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

Historic Districts Commission  
Minutes of Meeting  
Thursday April 28, 2016  
Hingham Town Hall  
6:30 P.M.

Members Present – **Chairman Hans von der Luft, Lois Levine, Mike Collard, Virginia Tay, Denis King**, Ben Burnham, Chuck Clutz, Marty Saunders, John D’Angelo  
Member(s) Absent - Tomas Kindler  
**Note:** Bold print indicates voting members.

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

**223 North Street**

Contractor Ben Wilcox appeared before the Commission for approval to construct a 1.5 story 2-car detached garage to the rear of the house at 223 North Street. The garage is a simple design with storage on top. The new building will be wood, unheated, and have single pane true - divided light windows.

**Decision**

Commissioner Collard moved to grant a Certificate of Appropriateness to 223 North Street to build a two car garage according to plans dated 3/23/16. All materials are indicated on the plan with the exception of the side door; the door will be wood. Gutters (1/2 round) are optional.

Second: Commissioner Levine

In Favor: All                      Opposed: None

**378 Main Street - Hingham Congregational Church**

Architect Gene Raymond presented plans for an addition to the rear of the church, exterior changes to the sides, and a ramp in front of the church. The addition will be used to house an elevator, and in combination with the ramp will make all areas of the building handicap accessible. Commission members expressed favorable comments during discussion of the project. Landscape Architect Sean Papich discussed the landscape/hardscape/play area plan for the north side of the building. There was some discussion about the degree of visibility of the side yard, primarily because it is lower than street level. Abutter Peter Coletti, 17 Pond Street, voiced concerns about increased use of the north side of the building. Members of the church building committee responded to Mr. Coletti’s concerns, explaining that most of the activity in

the side yard will take place on Sunday morning, during Vacation Bible School week in the summer, and special events. Commissioner Collard and others thanked Mr. Raymond for submitting clear, detailed plans.

**Decision**

Commissioner Collard moved to grant a Certificate of Appropriateness to 378 Main Street for modifications to the property as shown in plans dated 3/24/16. Addition to the existing house according to plans dated 3/25/2016 and labeled S1, E1, E2, A1, A2, A3, A4. Outside lighting fixtures are to be determined and will be submitted to the Commission office for approval. The color of the new construction will match that of the existing house. The driveway will be altered as shown on the site plan.

Second: Commissioner Burnham

In Favor: All                      Opposed: None

**366 Main Street - Parsonage, Congregational Church**

Architect Gene Raymond discussed plans for an addition to the Parsonage. The addition will be made accessible because it is used by the public. Chairman von der Luft expressed concern that the addition was as large or larger than the existing building, and noted that the square footage of the structure will nearly double. Commissioner Collard and Commissioner Clutz agreed that the addition did not appear subordinate to the main structure. Commissioners D'Angelo and Clutz requested that Mr. Raymond construct a model of the Parsonage and proposed addition. The hearing was continued to May 19, 2016.

**147 Main Street**

Architect Bonnie Hobbs discussed the proposal to construct additions and renovations to the existing residence and barn. Proposed additions include constructing a pantry, and a mudroom entrance on the north (driveway) side of the house. A dormer is to be added to the rear of the barn. Commission members said that the proposed were modest and had no objections to the additions as drawn. Commissioner Saunders noted that the garden to the side of the house may have been designed by Olmstead. She urged Mr. and Mrs. Cronin, owners, to research the garden before making substantial changes.

**Decision**

Commissioner Levine made a motion to issue a Certificate of Appropriateness to 147 Main Street to construct additions on the north side of the house and a dormer on the barn in accordance with plans dated April 28, 2016; pages S1 and B4. The gravel driveway will be paved. The applicant is to submit driveway specifications to the Historic Districts Commission Office.

Second: Commissioner Collard

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

**18 Ship Street - Informal Discussion**

Architect Bonnie Hobbs, representing clients Barbara and Todd Emmel, presented a site plan showing possible changes to the property. Mr. and Mrs. Emmel plan to create a new lot on a section of their property where the barn is located. A possible project may include building a house on the new lot and connecting it to the barn, and building an attached garage on the right side of the existing house. The owners stated that the trees on the lots are a priority, and they are committed to saving them. Commission members agreed that maintaining the existing trees is important to both properties. In general, the Commission supported the potential changes, with the exception of attaching the garage and barn to their

respective houses. The Commission discourages the practice ; and determines in many cases that attaching an accessory building to a residence is not historically appropriate.

### **262 Main Street**

Builder Jim Wolfer and Architect Steven Baczek presented Options A-J showing various dormer and roof details and locations for two faux windows on the left facade of the proposed second floor rear addition. After discussion, the Commission selected Option J. The design for this option shows the addition with a dormer roof, a 26" x 40" cased frame with operable wood shutters on the second floor and a cased frame with no shutters on the first floor. The Chairman thanked Mr. Wolfer and Mr. Baczek for working with the Commission to find a solution to a difficult design challenge.

#### **Decision**

Commissioner Collard made a motion to issue a Certificate of Appropriateness to 262 Main Street to construct a second floor addition to an existing one story addition at the rear of the house according to original plans dated 2/16/2016 and final revisions to the left facade dated April 14, 2016, labeled Option J.

Second: Commissioner Tay

In Favor: All                      Opposed: None

### **24 Pleasant Street**

Commissioner Burnham recused himself from the hearing. Commissioner Saunders was asked to vote in place of Commissioner King, who was not present at all hearings on this application. Marc and Kelly Bucklen presented revised plans for Phase 2 of their construction project. The proposal for Phase 2 is to construct a new 2-story, 2-car garage . Chairman von der Luft thanked the owners for erecting the story poles requested at the last meeting. Two Commission members expressed concern about the mass of the proposed building. Commissioner Levine said that the building will overpower the house next door; Commissioner D'Angelo recommended that the mass be reduced by removing the front dormer. After further discussion of design elements and details, Commissioner Collard recommended approving a foundation permit for the garage so that the project could move forward. A revised plan showing the following changes may be approved at the next meeting: drop the ridgeline of the dormers; remove the ornamental brackets and other Craftsman style details; make all the gable end details consistent; show the location of lighting fixtures; submit vendor specifications for garage doors.

#### **Decision**

Commissioner Collard made a motion to issue a Certificate of Appropriateness to 24 Pleasant Street to construct the 24 ft. x 24 ft. foundation for the 2-car garage proposed in Phase 2 plans dated 4/14/2016. The applicant will return to the next meeting with the following revisions to the Phase 2 plans: drop the ridgeline of the dormers; remove the ornamental brackets and other Craftsman style details; make all the gable end details consistent; show the location of lighting fixtures, which will match the fixtures on the front of the house; submit vendor specifications for garage doors.

Second: Commissioner von der Luft

In Favor: Commissioners von der Luft, Tay, Collard and Saunders

Opposed: Commissioner Levine

#### **49 Pleasant Street**

Commissioner Clutz was to vote on this application in place of Commissioner King, who was not present at all hearings pertaining to this application. Designer Monica MacKenzie reviewed the revisions to plans to construct an attached garage. Ms. McKenzie reviewed changes that had been made over the last few months to the proposed garage addition; revisions for tonight's meeting were: placing the proposed building as far to the rear of the lot as possible; reducing the size of the shed dormer; reducing the height of the garage; and recessing an entry door in the connector to minimize that portion of the addition. Chairman von der Luft said that the Commission appreciated the applicants' willingness to make changes.

#### **Decision**

Commissioner Tay made a motion to issue a Certificate of Appropriateness to 49 Pleasant Street to construct a 2-story garage addition according to plans dated 4/28/2016, pages A1 - A8. Lighting fixtures will be two sconces, one on each side of the garage, as shown in the vendor sheet attached to the application. Garage doors will be as shown on the vendor sheet, also attached to the application.

Second: Commissioner Clutz

In Favor: Commissioners von der Luft, Tay, Collard and Clutz

Opposed: Commissioner Levine

Chairman von der Luft adjourned the meeting at 10:45 P.M.

The next meeting is on May 19, 2016.

Respectfully submitted,  
Andrea Young  
Administrator