

Town of Hingham
Historic Districts Commission
210 Central Street ~ Hingham, Massachusetts

Historic Districts Commission
Minutes of Meeting
Thursday January 10, 2019
Hingham Town Hall
6:30 PM

Members Present: Commissioners Hans von der Luft, Michael Collard, Virginia Tay, Veronica Madden, Justin Aborn
Members Absent: Ben Burnham, Tomas Kindler

Commissioner von der Luft called the meeting to order at 6:30 p. m.

Continued from 12/13/18: Peter Zaccardi, 1007 Main Street located in the Liberty Plain Local Historic District, to construct a single family home. The Commission received updated plans prior to the meeting and at the meeting received information regarding proposed window types. Planning Board and Historical Society member Gary Tondorf-Dick was present as a neighbor, and asked questions about the proposed project. He asked about trees that exist on the lot and which ones would be saved. Mr. Zaccardi answered the questions indicating which trees would be saved. Mr. Tondorf-Dick also noted that in looking at the plans for the proposed home for the site, he doesn't feel that the proportions of the window sizes are historically accurate to fit in with other homes in the area. Commissioner Madden spoke of the many changes Mr. Zaccardi has made based on the Commission's recommendations to this point. Commissioner Collard also stated that this application has come a long way and that adjusting the proportion of the windows could help but would not change his support. Commissioner Tay thanked Mr. Tondorf-Dick for his comments. She stated that the house needs to fit into the streetscape.

Motion: Commissioner Collard made a motion to grant a Certificate of Appropriateness for the new residence at 1007 Main Street based on drawings dated December 30, 2018.

All exterior material are to be wood; Marvin wood simulated divided light windows; the applicant must submit corner board details, garage door details, change to 2 over 2 windows instead of 2 over 1; the roof is to be asphalt; exterior colors to coordinate later with Administrator Andrea Young.

Second: Commissioner Madden

In Favor: Commissioners von der Luft, Aborn, Collard, Madden

Opposed: Commissioner Tay

Gretchen Bates, 64 School Street, located in the Hingham Centre Local Historic District, for hardscape changes/additions to the front and side of the property. The applicant, Gretchen Bates was present and discussed that she would like to update the gravel driveway and change it to a brick driveway, and would like to change the fence to a black fence. Commissioner Tay stated that she is not supportive of changing to a black fence. Commissioner Madden stated she is comfortable with the driveway and would support the black fence. Commissioner Aborn stated that he shares Commissioner Tay's discomfort with the black fence. Chairman von der Luft stated that he feels a black fence is somewhat contemporary, but stated support for the driveway plans. He suggested that tonight they could vote only on the driveway plans and give the applicant a chance to come back with revised plans for the fence.

Motion: Commissioner Aborn made a motion to grant a Certificate of Appropriateness for 64 School Street for the proposed new brick driveway and side entry walkway based on the landscape plan dated October 23, 2018 and noted that the motion excludes the fence plans.

Second: Commissioner Madden

In Favor: Commissioners von der Luft, Madden, Tay, Collard, Aborn

11 Bank Avenue/103 and 105 North Street, located in the Lincoln Local Historic District, for a mixed use (retail and residential) development. Present were the applicant John Barry along with Architect Vcevy Strekalovsky. Mr. Strekalovsky addressed comments from the informal hearing. He stated that the grading was changed, fieldstone was made more prominent, and part of the new plan set included a landscape plan by landscape architect, Sean Papich. Chairman von der Luft opened up the hearing for public comments. Anthony Panebianco, representing the Beckers from 46 Cottage Street suggests looking at the scale, massing, and height of the proposal, and submitted a letter suggesting changes. Harry Wheeler of 18 Bank Avenue stated that he agrees with the

Beckers' representative regarding the appropriateness and is concerned with the size and scale. He expressed concern about driveway access as well as the viability of the proposed retail space. Commissioner Aborn asked if there is an alternative to the proposed location of the dumpster and Mr. Barry noted it would need to be looked at with engineer John Cavanaro and they can discuss better screening for the dumpster. Commissioner Tay stated that she would like to see a drawing of what would be seen from North Street and would like to see more effort made to make it fit into the space. Commissioner Madden noted that the site visit was helpful to get a sense of the project. The applicant John Barry stated that the parcel is zoned commercial, but he didn't feel it made sense to have a commercial building in that location. He stated that they have made efforts to keep the traffic toward North Street and after having met with neighbors, many amendments were made. Chairman von der Luft mentioned that at the first informal meeting with the Planning Board the project was approximately 35,000 square feet and now it has been reduced to approximately 15,000 square feet. He commended the applicant for listening to abutters and stated that he thinks the footprint is compatible to what is on North Street. He stated he does have questions about the parking and green space. John Barry stated that they are seeking this approval from the HDC before going forward with the Planning Board and the ZBA.

Motion: Commissioner Collard made a motion to grant a Certificate of Appropriateness to construct a three-story mixed use structure at 11 Bank Avenue based on floor plans dated November 9, 2018, site sections plans dated January 2, 2019; building elevations drawings dated January 10, 2019; building is to be sited as shown in landscape plan dated January 9, 2019 however landscape and hardscape plan is not approved at this time the applicant will submit for final review landscape plan and window and garage door and lighting cut sheets, trim details including the rake and the eave and relationship at the stone and wood trim; all exterior siding to be wood, trim wood, roof asphalt shingles, fieldstone veneer to be submitted; simulated wood 2 over 2 windows with final size cut sheets to be submitted.

Second: Commissioner Madden

In Favor: Commissioners von der Luft, Madden, Collard, Aborn

Abstained: Commissioner Tay

Opposed: none

Daniel Palmer and Julie Silva, 279 North Street, located in the Lincoln Local Historic District, for use of composite materials not authorized by the Commission, and for modifications to previously-approved plan. Chairman von der Luft read a letter that was dated November 9, 2018 sent to the applicant from the Commission referring to the use of composite materials. He mentioned that he went for a site visit to the home along with Administrator Andrea Young recently. Designer Monica McKenzie was present along with the applicant, Julie Silva. Ms. McKenzie stated that they are asking for a compromise to be allowed to keep some of the composite materials. Chairman von der

Luft stated that window casings with aluminum have not been allowed. Commissioner Tay stated that the Board is concerned with the use of materials. Administrator Andrea Young stated that she feels there was a miscommunication regarding what materials were allowed. Monica McKenzie mentioned that some of the materials were used when the homeowner was replacing what was already there with similar material. She stated that the applicant would like to use the composite windows on the back where they cannot be seen from a public way.

Motion: Commissioner Collard made a motion to amend a previously issued Certificate of Non-Applicability, to revise the letter from the Commission to the applicant dated November 9, 2018, and to modify the previously issued Certificate of Appropriateness to allow PVC to remain at window casings and associated back band at gable soffit and gutter returns and at side columns on the side porch. The gable rakes and associated crown, corner boards, front entry columns and decorative trim at the portico are to be rebuilt with wood using the correct detail. The PVC can remain at the base of the columns at the front entry and on the trim behind the gutter. For the modification to the original Certificate of Appropriateness, after review, the rear elevation of the house is not visible from the public way so the windows and trim could be clad or composite if the applicant so chooses.

Second: Commissioner Madden

In Favor: Commissioners von der Luft, Madden, Collard, Tay, and Aborn

Opposed: none

Chairman von der Luft adjourned the meeting at 9:35 P.M.

Respectfully submitted,

Sherry Robertson,
Administrative Assistant