

TOWN OF HINGHAM
Historic Districts Commission



MEETING MINUTES

DATE: January 20, 2022

PLACE: Remote Meeting via Zoom

MEMBERS PRESENT REMOTELY: Daniel Clark, Justin Aborn, Tracy Shriver, Carol Pyles

ALTERNATE MEMBERS PRESENT: Mary Anne Donaldson

ALSO PRESENT: Andrea Young, Administrator; Tracy Altrich, Administrative Assistant

MEMBERS ABSENT: Catherine Daley

Acting Chair Pyles stated she would be acting as Chair as Chair Shriver would be late. Acting Chair Pyles opened the meeting at 6:32 p.m. and stated the following:

“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 20 of the Acts of 2021 temporarily amending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.”

Acting Chair Pyles asked if any Commissioners had a conflict with any of the matters before the Commission. Ms. Donaldson stated she was an abutter to the 1035 Main Street property and would recuse herself from voting on that matter.

Acting Chair Pyles stated that Commissioners Aborn, Donaldson and Pyles, Clark and Donaldson would be voting on the Otis Street hearing and that the voting members for all other hearings would be Commissioners Clark, Aborn, and Pyles. Commissioner Shriver would vote on matters upon arrival at the meeting.

Hearing: Town of Hingham, Otis Street - Town Pier, located in the Lincoln Local Historic District, to reconstruct 500 linear feet the existing bulkhead and construct 125 linear feet of new stone revetment.

For the applicants: Daniel Gagne, Engineer with Beals and Thomas, JR Frey, Town Engineer, Marco Boer, Chair of Harbor Development Committee and Bill Reardon, Harbor Development Committee.

Mr. Gagne gave an overview of the project and shared his screen to show plans. He discussed the site of the project and stated that through the project they would be raising the elevation of the seawall and

deconstructing and reconstructing the seawall to be four feet higher. Mr. Gagne stated that new and re-used granite block would be used to construct the seawall and the pier. The Harbormaster's shed will also be relocated and reconstructed. Mr. Gagne discussed the revetment near the boat ramp, the harbor walk, a multi-modal path, removal of parking from the wharf resulting in the loss of one parking space, one way access, accessible ramps and potential impact to Red Eye Roasters.

Mr. Reardon stated the intent was to continue the brick look from the Bathing Beach across the Selectmen's parcel for a consistent look across the harbor.

There was further discussion regarding brick, lighting, project cost, fencing, Harbormaster's shed and a vision study.

MOTION: Commissioner Aborn moved to issue a Certificate of Appropriateness (C of A) for the Town of Hingham to: reconstruct 500 linear feet of existing bulkhead; construct 125 linear feet of new stone revetment out of granite block as such revetment is described in the Request for a Certificate of Appropriateness, prepared by Beals & Thomas, dated December 27, 2021; to approve the concept of a fence with the expectation that the design details of the fence will be presented and approved by the Commission prior to installation; and to authorize the demolition of the existing Harbormaster's shed. A new shed may be constructed subsequent to filing an application for a C of A for the proposed shed with site plan and drawings.

SECOND: Commissioner Pyles

IN FAVOR: Commissioners Aborn, Clark, Donaldson, and Pyles

OPPOSED: None

Hearing: Brian and Rebecca Voelkel, 4 High Street, located in the Tower-Wilder Local Historic District, to replace vinyl windows with wood windows, renovate enclosed front porch, construct rear addition, demolish existing garage and build new 2-story garage.

For the applicants: Alyssa Jones, Designer and Mr. Brian and Ms. Rebecca Voelkel, applicants

Ms. Jones presented on behalf of the owners. She presented plans and elevations, gave background on the property and gave an overview of the project which includes a two-story addition.

There was discussion regarding windows, shingles, maintaining an existing lattice work window and a stained glass window, position of the house on the street, jurisdiction of garage review and the need to review MGL Chapter 40C.

Administrator Young asked for abutter comments. There were none.

Further discussion included replacing plastic shutters with wood shutter using proper shutter hardware; the appropriateness of a proposed dormer on the side elevation, maintaining an existing chimney, type and configuration of windows in new kitchen area, and the addition of a patio in rear. The Administrator was asked to schedule a site visit to the property. The hearing was continued to February 17, 2022.

Hearing: John and Alyson Hussey, 149 Leavitt Street, located in the Hingham Centre Local Historic District, to construct 2 additions to the original building – family room/master suite, and mudroom/garage.

For the applicants: Jim Wolffer, Shoreline Builders, Mr. John and Ms. Alyson Hussey

Mr. Hussey gave background on the home and an overview of the proposed project.

Mr. Wolffer presented plans and stated that two additions were proposed; one off the rear of the home which includes a garage and mudroom, and the other a family room/master bedroom addition off the right side of the house. He said that there will be an asphalt roof, Marvin wood windows, custom wood garage doors, wood siding and trim. Mr. Wolffer reviewed the site plan and floor plans for the new construction, and proposed demolition plans.

There was additional discussion regarding proposed windows and visibility of certain elements from the public way. The Commission requested that a site visit be scheduled. Story poles showing ridge heights and dimensions of the proposed additions should be erected, and stakes showing the proposed new footprint of the house. The hearing was continued to February 17, 2022.

Hearing: Peter Zaccardi, 3 Blaisdell Road, located in the in the Liberty Plain Local Historic District, to demolish all existing structures, and construct a new single family home.

Administrator Young stated that the applicant requested to continue the matter to the next meeting.

Hearing: Paul J. Antonik, 1035 Main Street, located in the Liberty Plain Local Historic District, to construct a detached garage

For the applicants: Mr. Paul and Ms. Liz Antonik, applicants

Mr. Antonik gave background on the property and provided an overview of the project.

Mr. Antonik shared photos and described the location of the proposed garage. He shared site plans and described proposed hardscape and structures, existing landscaping, exterior materials, elevations, interior layout, renderings and windows.

There was discussion regarding the proximity of the proposed building to the sidewalk, and how the building relates to the septic system. Commission members commented that placing the garage doors on the side of the building was appropriate.

Abutters Ms. Mary Anne Donaldson, Ms. Mary Tondorf-Dick, Ms. Diane DiNapoli, Mr. Gary Tondorf-Dick and Ms. Perrin O’Cone expressed their concerns with the mass of the building, proximity of the garage to the street and to other properties as well as its impact on the streetscape in its proposed location. A comparison of the footprint of the proposed garage with that of the house and with the original barn illustrated the mass of the proposed new building.

In response to a question regarding the possibility of placing the proposed new building behind the house, Mr. Antonik stated that plans for a future addition to the house would make that impossible. The Commission determined that the proposed building was too close to the street causing a disruption of the

streetscape. The applicant was asked to move the building further back on the property. He agreed to move it back to within 10 ft. of the septic system and to submit a revised site plan showing the new location prior to the next meeting. The hearing was continued to February 17, 2022.

Acting Chair Pyles stated the Commission needed to review the Meeting Minutes of December 9, 2021.

Acting Chair Carol Pyles suggested two edits regarding the notification of recording and Mr. Papich's title of Landscape Architect.

MOTION: Commissioner Clark moved to approve the Historic Districts Commission Meeting Minutes of December 9, 2021 as presented and amended by Commissioner Pyles.

SECOND: Commissioner Aborn

IN FAVOR: Commissioners Aborn, Shriver, Clark, and Pyles

OPPOSED: None

MOVED: Commissioner Clark moved to adjourn the meeting at 9:22 p.m.

SECOND: Commissioner Shriver

IN FAVOR: Commissioner Aborn, Shriver, Clark, and Pyles

OPPOSED: None

Respectfully Submitted,

Tracy L. Altrich
Community Planning Admin

Meeting Materials:

3 Blaisdell Road:

Application

Plans dated December 9, 2021

Photographs dated December 9, 2021

Otis Street, Town Pier

Town Pier Coastal Infrastructure Improvement Project - Application and Exhibits

4 High Street

4 High Street - Application

4 High Street - Proposed Plans

149 Leavitt Street

149 Leavitt Street - Application

149 Leavitt Street - Project Description

149 Leavitt Street - Photos

149 Leavitt Street - Plans

1035 Main Street

1035 Main Street - Application

1035 Main Street - Garage Materials List

1035 Main Street - Window Units Publication

1035 Main Street - Site Plan

1035 Main Street - Roof Plans