

TOWN OF HINGHAM

Historic Districts Commission



MEETING MINUTES

DATE: March 17, 2022

PLACE: Remote Meeting via Zoom

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

ALTERNATE MEMBERS PRESENT: Mary Anne Donaldson

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

MEMBERS ABSENT: None

Chair Shriver 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.”

Chair Shriver gave an overview of the Agenda and asked the Commissioners if they had any conflicts of interest with the matters on the Agenda. There were none.

Chair Shriver stated the voting Commission members for all matters on the Agenda would be Commissioners Pyles, Daley, Clark, Aborn and Shriver.

Hearing: Peter Zaccardi, 3 Blaisdell Road, located in the Liberty Plain Historic District, to construct a new single family home.

For the applicants: Mr. and Mrs. Zaccardi

Mr. Zaccardi presented plans.

There was discussion regarding application reviews by other boards, building materials, overview of landscaping and plans that would be brought to a future meeting for approval, dormers, positioning of the proposed dwelling, view from Main Street, garage doors, roofing, building height, building mass, timing of build, interior ceiling heights, paint colors and light fixtures, windows and site visit.

MOTION: Commissioner Clark moved to issue a Certificate of Appropriateness for the property at 3 Blaisdell Road located in the Liberty Plain Historic District, to construct a new single family home in accordance with plans dated January 27, 2022 subject to approval by Administrator Young for light fixtures, cladding materials, colors, roof materials (color to be galvanized or gray), garage and main building doors; and to include the salvaging of an original hand hewn wood beam found in the original house basement to be repurposed for mantle of the new house.

SECOND: Commissioner Aborn

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

OPPOSED: None

Hearing: Margaret M. Rando 2013 Family Trust, 5 Pleasant Street, located in the Hingham Centre Local Historic District, replace existing wrap-around porch railings, balusters, and skirt boards; replace existing front and side stairs; relocate existing window.

For the applicant: Mr. George Berg, Architect

Mr. Berg shared application and materials and described the proposed project and building materials.

There was discussion regarding post replacement, railings, wraparound porch, window placement, Jalousie window replacement, location of stairwells, stairs, Form B detail, relocation of electric and gas service, retaining wall, elevations and potential fencing for future application.

MOTION: Commissioner Clark moved to issue a Certification of Appropriateness for 5 Pleasant Street located in the Hingham Centre Local Historic District, for: replacement of existing wraparound porch railing and skirt board with new materials to meet building code; matching existing layout using 6 x 6 post vertical balusters with composite material painted white; reuse or repurposing of existing granite steps; replacement of existing exterior doors with new wood doors with four glass panels; and relocation of existing window as shown on application dated February 16, 2022.

SECOND: Commissioner Pyles

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

OPPOSED: None

Hearing: JMGH Hingham LLC, 103-105 North Street, located in the Lincoln Local Historic District, to modify the locations of windows and doors on the sides and rear of the building to accommodate interior reconfiguration.

For the applicants: Mr. Michael Rocino, Architect

Mr. Rocino described the project and discussed a previous Certificate issued by the Commission for work on the same building. He stated that the applicant is applying to modify the placement of windows that were existing when the original Certificate of Appropriateness was issued. Mr. Rocino stated there will be no changes to the North Street façade. Mr. Rocino explained that the number of dwelling units would be

reduced from nine to eight, in part due to the reduction in parking spaces. In order to accommodate the reconfigured units, the location of some windows on the east and west façade will have to change. He discussed the structural issues that necessitated changes to the retaining wall. Mr. Rocino reviewed the proposed restoration of all windows on North Street façade, changes to windows on the east and west facades and the removal of two chimneys.

Chair Shriver asked Commission members for comments.

There was discussion regarding removal of the east elevation doors, the replacement of six over six windows with two over two windows, restoring versus replacing certain windows, and the rationale for the relocation of some windows.

MOTION: Commissioner Clark moved to issue a Certificate of Appropriateness for 103-105 North Street located in the Lincoln Local Historic District Phase III for window restoration and reconfiguration per the plans dated February 24, 2022. All windows (labeled 1-16) on the south (front) elevation are to be restored. Windows 17-26 on the east elevation, currently 6/6, are to be replaced with 2/2 windows. Window 26 will be moved to align with window above. Window 27 is to be removed. An existing door is to be replaced by new window 27. Window 28 is to be removed. The rear chimney is to be removed. All 6/6 windows on the west elevation will be replaced with 2/2 windows. Windows 30 and 36 will be moved to the right; window 37 will be removed. Window 32 will be moved up, new window 38 will be added. An existing wood chimney is to be removed. All new windows are to be Marvin SDL wood windows. New wood shutters will be installed where needed.

SECOND: Commissioner Pyles

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

OPPOSED: None

Hearing: Marnie and Peter Owens, 632 Main Street, located in the Tower-Wilder Local Historic District, to remove existing rear two story wing and sunroom and replace with new two story addition with covered side entrance.

For the applicants: Mr. Can Tiryaki, Tiryaki Architectural Design, Mr. Pater Owens and Ms. Marnie Owens and John D'Angelo, contractor

Mr. Tiryaki presented plans, floorplans, and elevations and described previous project approval and subsequent change of plans. Mr. Tiryaki discussed proposed windows.

There was discussion regarding the side entrance columns, trim, siding, rear fireplace and view from Crooked Meadow, four windows in rear room, demolition of one existing chimney, foundation of existing sunroom, flat versus stepped two story wall and changes to overall massing.

MOTION: Commissioner Clark moved to issue a Certificate of Appropriateness for 632 Main Street located in the Tower-Wilder Extension Historic District for a rear two story addition and one story rear addition to replace an existing two story wing per plans dated January 22, 2022 which includes Marvin Ultimate Series six over six windows, Simpson solid wood exterior door with glass lights, painted wood trim, painted cedar clapboard siding 8 x 8 square column posts, replacement of an existing chimney and group of four rear windows to be changed to two double windows.

SECOND: Commissioner Aborn

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

OPPOSED: None

Hearing: Continued from February 17, 2022, Jennifer Suisman, 17 West Street, located in the Lincoln Local Historic District, for an addition to the rear of the existing house and a dormer to the front.

For the applicants: Mr. Alan Kearney, Architect, Mr. Jack and Ms. Jennifer Suisman

No representative for the applicant was in attendance so the application was continued to the next meeting.

There was discussion regarding the Meeting Minutes of February 17, 2022.

MOTION: Commissioner Clark moved to approve the Meeting Minutes of February 17, 2022 as presented.

SECOND: Commissioner Pyles

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

OPPOSED: None

There was brief discussion regarding whether the Commission should provide prospective applicants with window choices in the future and proposing edits to the Guidelines and other topics to be discussed during a future meeting.

MOVED: Commissioner Aborn moved to adjourn the meeting at 9:00pm.

SECOND: Commissioner Pyles

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

OPPOSED: None

Respectfully Submitted,

Tracy L. Altrich
Community Planning Admin

Meeting Materials:

- 5 Pleasant Street:
- 5 Pleasant Street – Elevations
- 5 Pleasant Street – Application and Project Summary
- 5 Pleasant Street – Context Site Plan
- 5 Pleasant Street – Site Plan

3 Blaisdell Road:

3 Blaisdell Road - Application
3 Blaisdell Road - Plans dated December 9, 2021
3 Blaisdell Road - Photos dated December 9, 2021
3 Blaisdell Road - Plans dated March 25, 1974
3 Blaisdell Road - Plans revised through December 13, 2021
3 Blaisdell Road - Plans dated January 27, 2022

103-105 North Street:
103-105 North Street Plans dated February 24, 2022
103-105 North Street Application

632 Main Street:
632 Main Street Application
632 Main Street Plans and Exhibits