

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

Historic Districts Commission
Minutes of Meeting
Thursday April 11, 2019
Hingham Town Hall
6:30 PM

Present: Chairman Hans von der Luft, Commissioners Virginia Tay, Veronica Madden, Benjamin Burnham, Justin Aborn, Tomas Kindler, Historical Administrator Andrea Young, and Administrative Assistant Sherry Robertson.

Absent: Commissioner Michael Collard

Chairman von der Luft asked if any members of the Commission had any conflicts with any of the items on the agenda. Hearing none, he began the meeting by declaring voting members for each item.

John and Deborah Lashar, 38 Middle Street, located in the Hingham Centre Local Historic District, to demolish existing garage and construct new garage; to demolish an existing porch and construct a new porch; to relocate an existing chimney. This hearing was continued from the meeting of March 14, 2019. The Commission noted that a recent site visit was helpful to get a sense of the project. Present for the applicant were Aaron Polhemus and Steven Goshen from Polhemus, Savery, Dasilva Architects/Builders. Mr. Polhemus reiterated the points of the project and discussed changes that were made to the plans based on comments from the last meeting. The changes to the garage plans included the increase of the roof pitch so that it mirrors the pitch of the main house, lowering of the roof soffits, reducing the width of the dormers by one foot, increasing the size of the gable end windows, and widening the garage doors. Commissioner Aborn stated that he feels the comments from the last meeting have been successfully addressed. Commissioner Tay stated that while she appreciates the efforts to revise the design, she cannot support the dormers on the garage. Mr. Polhemus reviewed photos of neighboring properties and explained the need for the dormers to make the second floor of the garage a usable space. Commissioner Kindler asked Mr. Polhemus to clarify how the dormers have changed on the plan. Commissioner Madden stated that the site visit was helpful to appreciate the constraints of the site such as the location of the septic system and the lot lines. Chairman von der Luft read aloud an email from Commissioner Collard who was unable to attend but wanted his statement of support for the project read for the record. Chairman von der Luft stated that he would prefer a

design that is more classic, but understands the constraints of the lot are challenging and having the dormers creates needed space. As the Commission reviewed criteria for approving new construction, Commissioners von der Luft and Tay noted for the record that they do not support the roof forms as architecturally compatible. Commissioner Burnham asked Mr. Polhemus to describe the updates to the proposed window plan. Commissioner Tay objected to the dormers as being consistent with adjacent historic buildings.

Motion: Commissioner Burnham made a motion to grant a Certificate of Appropriateness to 38 Middle Street based on plans presented with revisions of April 4, 2019 on sheets A-4.01 and A-5.0; windows to be Marvin Ultimate, wood, simulated divided light; siding to be wood shingle; garage door to be new, wood clad; Certificate of Appropriateness includes demolition of 1997 garage and foundation and construction of new garage; demolition of existing porch and rear chimney, to build new porch with new chimney as indicated on plans; colors to match existing home; changes to rear are not visible from the public way; all trim detail is to be wood; historically appropriate brick to be used for new chimney to match the original chimney that remains on the house; covered cedar faux balustrade on covered porch.

Second: Commissioner Madden

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

Opposed: Commissioner Tay

Town of Hingham and Bathing Beach Trustees, Hingham Inner Harbor, located in the Lincoln Local Historic District, to install three historical signs consistent with NPS traditional style for interpretive signs. Present on behalf of the Trustees of the Bathing Beach and the Harbor Development Committee was resident William Reardon. Mr. Reardon described the project, noting that it is a combination of both committees working together. The proposal at this time is to install three historical signs that give the reader information about the harbor and its unique history. He noted the many people who have worked on this project and that the hope is to have about 10-15 signs in the end. He indicated on a plan of the harbor, where the first three signs would be located, and discussed the submitted image of the likeness of the signs. The Commission discussed the material and colors of the proposed signs. The Commission expressed support for this initiative.

Motion: Commissioner Aborn made a motion to grant a Certificate of Appropriateness for the Trustees of the Bathing Beach to install 3 signs as indicated in drawings and packet entitled “Hingham Harborwalk Signage.”

Second: Commissioner Burnham

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

Opposed: None

Michael and Margit Foley, 191 North Street, located in the Lincoln Local Historic District, to demolish selected portions of the existing house, and to replace with a new side porch, windows and doors, and to construct two dormers on an existing addition. Present to discuss the project were the applicants, along with Architect Michael Rocino from EMBR. Mr. Rocino presented the Commission with a packet showing a preferred scheme, as well as an alternate

scheme. He noted that the house is very long and in this proposal they hope to rectify some of the proportions. He stated that he used a drone to help scope out the site and to determine what can be seen from the public way. Mr. Rocino states that the applicant's desire is to remove the sliders and bay window that are not in keeping with the style of the home. They would like to create a covered side porch with a new side entry. He stated the goal would be to use windows that are two-over two, which they believe were the original style of the home. Chairman von der Luft noted the challenges of the site and thanked Mr. Rocino for his thoroughness and for presenting options. Commissioner Burnham also thanked them for the tremendous amount of detail, and asked about the details of the existing windows, and about when the home was built. Andrea Young read from the Form B and noted that the house was built in 1874. Commissioner Tay stated that the proposal is very appealing and improves the form of the house, and that she likes the shed dormer. She also stated that she feels the columns are a bit thick and suggests considering making a change to narrow them. Mr. Rocino stated that it would be possible to revise the drawings with changes to the columns. Commissioner Aborn agrees that the preferred scheme is the one that looks the best and that the design improves the existing conditions. Commissioner Kindler stated that he feels the design is well balanced and likes the idea of the shed dormer and the two-over-two windows. Commissioner Madden agreed with the other Commissioners and stated that the design was beautifully done, and strongly endorses this proposal. Chairman von der Luft asked about the two-over-two windows and suggested looking more closely at what is there to see if restoration of any original materials is possible. Commissioner Burnham stated that he would like to have more information about the existing conditions of the windows to determine what is left of the original materials. Chairman von der Luft suggested that Commissioner Burnham schedule a time with the homeowner to view the windows.

Motion: Commissioner Burnham made a motion to grant a Certificate of Appropriateness for 191 North Street based on plans dated April 4, 2019; packet submitted with pages G-001-G-004; A101-A109; A201-206; A301-303; A401; A501-502; A601-602; Preferred Scheme of southwest elevation shown on page A101; all trim is to be wood; siding to match existing color and material; future discussion on columns at the new side entry and the windows on the main part of the house; windows on addition to be wood, simulated divided light;

Second: Commissioner Aborn

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

Opposed: None

Joy Clark, 23 School Street, located in the Hingham Centre Local Historic District, to restore side entry, remove 2 windows and replace with 1 window and 1 door, add porch to side entry. Present with Mr. and Mrs. Clark was Peter Sabean of Sabean Design LLC. The applicant is looking to add a side entry where there are two windows. They stated that this came about as a result of interior remodeling and the location of the proposed new entryway is likely a former side entry location. Commissioner Burnham asked about the existing column and if there are

plans to cap it. He questioned whether it was actually a supporting column and encouraged finding out if that is the case. The Clarks stated that the intention is to use a new wood door of fir and all wood Marvin windows. They intend to add skirting around the base of the porch and would like to be able to use PVC since it will be in contact with the ground and plan to use mahogany for the decking of the porch.

Motion: Commissioner Kindler made a motion to grant a Certificate of Appropriateness for 23 School Street for the construction of a side porch on the left side of the home with the replacement of existing windows with a new Marvin window and a new wood door; skirting of the porch to be PVC slats; changes to the supporting column to be submitted later to Administrator, Andrea Young.

Second: Commissioner Madden

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

Opposed: None

Spiros and Athena Giannaros, 392 Main Street, located in the Hingham Centre Local Historic District, to construct a stone wall along the front of the side yard. Mr. Giannaros was present to discuss the project and submitted a landscape plan prepared by Sean Papich. The proposal includes adding a stone wall, as well as a farmer's gate. Mr. Giannaros stated that they plan to add some trees, likely evergreens, but haven't quite finalized that part of the plan. Commissioner Kindler asked questions about the fieldstone cap on the pillar as well as the height of the pillar and gate. Commissioner von der Luft stated that the columns at the front of the driveway need to match and have symmetry. Commissioner Tay also asked about the height of the wall and the pillars. Mr. Giannaros stated that the intention is to have the pillar be higher than the wall, but will be sure to have the pillars match. He stated that the piers to the farmer's gate will be antique granite. The proposal also includes a cobblestone area under the farmer's gate.

Motion: Commissioner Madden made a motion to grant a Certificate of Appropriateness to 392 Main Street for the construction of a stone wall along the front perimeter to be 12-18" from the sidewalk and up to 36" in height, of native fieldstone as depicted in application packet; addition of granite or fieldstone post to match existing, or change existing so both match; creation of wooden farmer's gate with 4' granite posts and cobblestone skirt up to 12' in width.

Second: Commissioner Kindler

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

Opposed: None

Keely Hagan and Lou Lieto, 166 North Street, located in the Lincoln Local Historic District, to install a 6 ft. high fence to enclose a pool. The applicant Lou Lieto was present and submitted photos of the proposed fencing. Commissioner Kindler asked questions to clarify where the fence was visible from a public way. Mr. Lieto explained that the fence would be a wood, white picket fence in the places where it could be seen. Commissioner von der Luft noted that while the property abuts the train tracks, the train is underground at this point.

Motion: Commissioner Aborn made a motion to grant a Certificate of Appropriateness for 166 North Street to replace a 4 foot white wood picket fence with a 6 foot white wood picket fence in the same style referencing plan L-1 and application submitted; owner has discretion to install privacy fence that is not visible from the public way, as indicated on page 1 of application packet.

Second: Commissioner Madden

In Favor: Commissioner von der Luft, Madden, Tay, Aborn, and Kindler.

Opposed: None

Kevin Flaherty, 272 North Street, located in the Lincoln Local Historic District, for hardscape additions. The applicants, Kevin and Marie Flaherty were present. The applicants submitted material from Frank Corrado Masonry picturing pavers they would like to use in the front of the home to replace a crushed stone driveway. The pavers are designed to look like antique brick but are made of a permeable material. The applicants also explained the proposed changes to the driveway which includes a retaining wall, fence, and light post. Commissioners von der Luft and Tay questioned if the Commission has approved tri-color bricks in the past, and expressed concern that these would not be real bricks. Commissioner Kindler suggested using cobblestones or large pieces of granite. Administrator Andrea Young asked if they would bring a sample next time. Commissioner Tay stated that she has reservations regarding the lattice work topper on the fence. The Commission mentioned alternate ideas for the fence. The Flahertys showed pictures of the home indicating where the fence will go. The Commission agreed that a site visit would be helpful and asked the applicants to label the locations of the proposed fence and brick proposal prior to the visit. The Commission also asked that the applicant come up with options besides the proposed brick to discuss next time. It was agreed to schedule a site visit before the next hearing, and then continue the discussion on May 16, 2019.

Eleia and Jeff Haywood, 171 Main Street, located in the Pear Tree Hill Local Historic District, to construct a two-story addition and for modifications to the exterior. The applicants Eleia and Jeff Haywood were present along with architect, John Tiryaki. Mr. Tiryaki explained that the plan of the proposed addition was designed in a way to preserve the unique architectural features of this home. He stated the original part of the home was built in 1909 and an addition was put on in 1991. Commissioner Burnham noted that this house is well concealed by surrounding trees. Commissioner von der Luft stated that he thinks the design makes sense so that it doesn't disrupt the prominent façade. Commissioner Tay asked questions regarding the changes to the portico. Mr. Tiryaki explained the changes in the interior in the front foyer drove the changes to the entryway. Commissioners Burnham and Kindler made suggestions regarding the side of the proposed garage so that from where it may be visible, it would resemble the side of a home, rather than a garage. The Commission agreed that a site visit would be helpful and suggested that a site pole be placed for the visit to get a sense of what part of the proposed garage would be visible from Main Street. The Commission agreed to continue the hearing to the next meeting on May 16, 2019.

The Commission reviewed the minutes from the last hearing held on March 14, 2019. Commissioner Madden made some editing suggestions. The Commission approved the minutes, with the changes as discussed.

Commissioner Burnham brought a sample of Boral trim, which he explained is a material made from fly ash in the coal burning process. Some applicants have requested using it for trim work and it has been approved for several projects. The Commission compared the texture and weight compared to a wood sample, as Commissioner Burnham discussed his experience with the product.

As there was no other business, the meeting was adjourned at 10:00 PM.

The next meeting will be held on May 16, 2019.

Respectfully Submitted,

Sherry Robertson, Administrative Assistant