

TOWN OF HINGHAM

Historic Districts Commission



MEETING MINUTES

DATE: April 16, 2026

PLACE: Remote Meeting via Zoom

MEMBERS PRESENT: Chair, Daniel Clark, Justin Aborn, Joshua Blevins

ALTERNATE MEMBERS PRESENT: none

ALSO PRESENT: Heidi Gaul, Historic Preservation Administrator

MEMBERS ABSENT: Steven Sadler, Carol Pyles, Catherine Daley, Eric Smoczynski, Mary Anne Donaldson

Call to Order: Chair Dan Clark called the meeting to order at 7:02 PM. He stated the following:

This meeting is being held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws 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.

REVIEWS AND HEARINGS

Chair Dan Clark announced that the voting members for the full agenda would be Commissioners Aborn, Blevins, and himself. He also asked if there were any conflicts for the members. There were none.

1. Keith Orlanderra and Caitlin Slodden 76 Lincoln Street, (continued from March 19, 2026)

Application for a Certificate of Appropriateness to create a two-story addition to the left side of the home, to create a 2-story addition to the right side of the home to include an attached garage and to relocate the driveway at 76 Lincoln Street located in the Lincoln Historic District Extension (Phase III)

Chair Clark summarized the feedback given to the applicant and architect. The feedback focused on suggested revisions to reduce the addition's height and scale, including adjustments to ridge lines and roof proportions. Additional recommendations included simplifying and modifying dormers, particularly above the garage—exploring alternative materials or siding treatments to better distinguish the original structure from the addition, and refining roof connections to reduce complexity and dormer density.

Mr. Dan Quaile shared his screen and described some of the changes based on the feedback. Revisions to the proposed addition focused on updates to massing, rooflines, and materials in response to the prior feedback. Key changes included repurposing existing diamond-pane windows, simplifying the connector between the house and garage to a gable roof (lowered approximately 10 inches), and replacing a

previously proposed gambrel dormer with a shed dormer. Adjustments were also made to the gambrel roof proportions to achieve appropriate interior head height.

He also introduced material changes to better distinguish the original structure from the additions, including the use of white cedar shingles on the new wings, contrasting with the existing red cedar clapboards on the main house. He also introduced stone veneer at the foundation, intended to complement existing retaining walls. He proposed a Boston City Hall-style paver for the new front walkway.

Commissioners Aborn and Blevins expressed support and noted that the changes were responsive and effectively reduced the visual impact of the addition, particularly through material differentiation and simplification of the connector.

Members agreed that confirmation of the proposed stone veneer could be approved working with Administrator Gaul. Chair Clark also advised that final color selections could also be reviewed administratively. Administrator Gaul noted the applicant may need to consult with the Planning Department regarding driveway relocation.

MOTION by Commissioner Blevins to issue a Certificate of Appropriateness for the project at 76 Lincoln Street, including two-story addition and an attached garage with driveway relocation conditioned upon adherence to submitted plans dated February 26, March 24, and April 11, 2026, with final approval of colors and stone veneer to be reviewed administratively.

SECOND by Commissioner Aborn

ROLL CALL VOTE:

Aborn – Aye
Blevins – Aye
Clark – Aye

2. Michael and Jennifer Columbus, 27 School Street

Application for a Certificate of Appropriateness to add two dormers to the detached barn, to replace the hayloft door with a window and to add a side door on the barn in conjunction with an interior remodeling project at 27 School Street in the Hingham Center Historic District (Phase II)

Mr. Can Tiryaki, of Teriyaki Architectural Design, presented the proposal for renovations to a detached early 20th-century barn at 27 School Street. The homeowner, Mr. Mike Columbus, was also in attendance.

The barn, located approximately 130 feet from the street, is currently an unfinished one-and-a-half-story structure with limited visibility from the public way. The proposal seeks to convert the second floor into a functional office space, which requires reconfiguring the interior, including relocating the staircase and adding a new side entrance door. Exterior changes would include the addition of two shed dormers to improve headroom and usability of the upper level. The dormers would be set in from the roof edge to reduce their visibility. A key component of the proposal was the replacement of the existing hayloft door on the front façade with a picture window of similar dimensions, though raised to accommodate interior use. The design maintained existing materials, including wood trim and asphalt shingles, and proposed to replicate original architectural details such as the rafter tails in a scaled-down form on the dormers.

Commissioner Aborn raised concerns that the proposed changes seemed more modern and not historic, particularly the replacement and repositioning of the hayloft door with a window. Commissioner Blevins agreed. Mr. Tiryaki commented that the window seemed consistent with other properties in the neighborhood. Commission members suggested retaining or referencing the original door to better reflect the building's historic function.

Chair Clark shared his screen to show photos of the area and addressed the building's nonconforming side setback and explained how Zoning constraints could influence the design. Members acknowledged that similar conversions in the area have resulted in barns that read more as accessory dwellings or office spaces and that the proposed changes would have limited visual impact due to the structure's setback from the street.

Mr. Marc Melikian, an abutter at 23 School Street, expressed support for the project and indicated no concerns. There was no further discussion.

MOTION by Commissioner Aborn to issue a Certificate of Appropriateness for the project at 27 School Street in the Hingham Center Historic District (Phase II), including the addition of dormers, replacement of the hayloft door with a window, and installation of the side door, with the condition that the work be completed in accordance with the plans dated March 19, 2025, and revised plans received April 15, 2025.

SECOND by Commissioner Blevins

ROLL CALL VOTE:

Aborn – Aye
Blevins – Aye
Clark – Aye

3. Des and Caroline Gallacher, 50 Pleasant Street

Application for a Certificate of Appropriateness to replace the existing fence at 50 Pleasant Street in the Hingham Center Historic District (Phase I)

Mr. Des Gallacher proposed replacing a deteriorated fence with a new design matching a neighbor's fence in the rear, including 6-foot fencing at the sides and rear and a lower fence at the front, which would be moved closer to the street to expand backyard space.

Chair Clark and Commissioners Aborn and Blevins expressed concern about the height and solid appearance of the proposed fence along street-facing areas. They recommended a lower, more open, picket-style design and Commissioner Blevins noted that matching the neighbor's fence should not drive the design in visible locations.

After more discussion, it was determined that replacing a portion of the existing fence in-kind could be approved as maintenance under a Certificate of Non-Applicability, while any changes to the front would require further review. The application was withdrawn without prejudice for the applicants to revise and return.

4. Des and Caroline Gallacher, 50 Pleasant Street

Application for a Certificate of Appropriateness to add a three-season room to the rear of the home and to install a bluestone patio with a fire pit at 50 Pleasant Street in the Hingham Center Historic District (Phase I)

Mr. Jonathan Aprea, the architect for the project, described the application proposing the addition of a three-season room at the rear of the house, along with a bluestone patio and fire pit. He described the three-season room as approximately 13 by 30.5 feet, located behind the garage within the existing “knuckle” of the house. The design included a hip roof, masonry fireplace and chimney, and removable storm/screen panel doors, with limited operable sections. The structure would be set back slightly on the garage side to accommodate chimney clearance requirements while maintaining interior functional space.

Mr. Aprea noted that the addition would be oriented to minimize its visual impact and that portions of it will be screened by fencing. Visibility from the street, particularly Middle Street, would be limited.

Commission members briefly discussed the property’s history, confirming the house was rebuilt approximately 20 years ago. No objections were raised. The Chair and members agreed that the proposed addition is modest in scale, appropriately sited, and compatible with the existing structure, appearing as though it could have been part of the original design.

MOTION by Commissioner Aborn to issue a Certificate of Appropriateness for the addition of a three-season room to the rear of the home, along with the installation of a bluestone patio and fire pit at 50 Pleasant Street, within the Hingham Center Historic District (Phase 1). The approval is conditioned on the work being completed in a manner consistent with the plans dated March 13, 2026.

SECOND by Commissioner Blevins

ROLL CALL VOTE:

Aborn – Aye
Blevins – Aye
Clark – Aye

5. Jed and Catherine Gilfoy, 234 South Street

Application for a Certificate of Appropriateness to install an asphalt driveway and a bluestone walkway at 234 South Street in the Lincoln Historic District Extension (Phase II)

The Gilfoys presented a proposal seeking approval for installation of an asphalt driveway with a cobblestone apron and reconstruction of a front brick walkway with bluestone pavers.

Administrator Gaul suggested that the cobblestone apron be located several feet back from the road to avoid potential disturbance from future municipal work.

There were no concerns about the proposed driveway and apron, but Commissioner Blevins expressed reservations about the use of bluestone for the front walkway, noting it was not historically appropriate for the 18th-century house. After some discussion. The Gilfoys agreed to revise the plan to retain a brick walkway, potentially using reclaimed or similar “City Hall” style pavers.

MOTION by Commissioner Aborn to issue a Certificate of Appropriateness to replace the existing brick walkway with a new brick walkway at the front of the house at 234 South Street, within the Lincoln Historic

District Phase 2. The motion also includes installation of a stone apron at the end of the existing driveway. The certificate is conditioned upon the work being completed in a manner consistent with the plans and material specifications received on March 27, 2026.

ROLL CALL VOTE:

Aborn – Aye
Blevins – Aye
Clark – Aye

6. Kevin and Heather Gill, 39 Middle Street

Application for a Certificate of Appropriateness to add a rear screen porch and dormer with no visibility to the public way, construct a previously-removed enclosed garage breezeway connection to main house, made modifications to the garage, install a bay window on the front of the house and to make landscape and hardscape improvements, including installing a previously-existing circular drive in front of the house at 39 Middle Street in the Hingham Center Historic District (Phase I)

Mr. Sean Papich, Landscape Architect, Mr. John Day and Ms. Audrey Oberst of Blue Hour Design, were in attendance to represent the homeowners. Mr. Day presented first to describe the project. He explained that the house, originally built in 1926, has undergone numerous additions and alterations over the years, resulting in a complex structure with multiple iterations, including past expansions to the main house, garage, and rear yard features.

The proposal sought to unify and improve functionality while remaining sensitive to the home's historic character. Key elements include reconstructing a garage-to-house connector in a simplified breezeway form, adding a small yard-facing bay for storage and family use, introducing a front-facing bay window to break up the massing and bring light into upper-level spaces, and constructing a rear screen porch with a fireplace. Interior renovations are also planned but will not significantly impact the exterior appearance.

Materials and architectural details are designed to match or complement the existing house, including clapboard siding, divided-light wood windows, copper roofing elements, and restored or replicated trim. The majority of visible changes from the public way would be limited, with most new work located at the rear or minimally visible areas of the property.

Commissioner Aborn raised concerns about the visibility of the proposed chimney and garage connector from the public way based on the photos and online imagery. He suggested a site visit to better assess potential streetscape impacts, particularly given the connector's prominence. Mr. Papich responded that visibility from the street is minimal to none because of the distance from the road, which is approximately 160 feet. He added that there is also existing fencing, vegetation, and oblique sightlines. Members discussed the site visit request and while not opposed, after further discussion they all felt the proposal was sufficiently clear from the materials presented. Commissioner Aborn indicated he was comfortable deferring to others, and consensus formed that a site visit was not necessary.

Mr. Papich then went on to present landscape and hardscape design elements. Commissioners commented positively on the connector, noting that its low profile and material treatment appeared intentionally designed to minimize visual impact and avoid adding to the building's long, continuous massing. The proposed window specifications, including painted mahogany divided-light windows, were reviewed and deemed appropriate.

Part of the proposal was to reintroduce a historic loop driveway. Members felt that the design aligned with the home's architectural period and would improve site functionality. While there was some discussion about paving materials, the Commission generally supported asphalt as the primary surface, provided it is complemented by cobblestone or stone accents to reinforce the historic character. Additional elements, including bluestone walkways, expanded planting, and a new fence design with a picket-style top, were considered appropriate and consistent with the property's context.

Overall, the Commission found the proposal to be thoughtful and historically sensitive, with members expressing support for both the architectural and landscape approaches. There were no further comments.

MOTION by Commissioner Blevins to issue a Certificate of Appropriateness to reconstruct a previously removed enclosed walkway connecting the garage to the main house, make modifications to the garage, install a bay window on the front façade, and complete associated landscape and hardscape improvements, including the installation of a previously existing circular driveway. The certificate is conditioned upon the work being completed in a manner consistent with the plans and material specifications dated March 26, 2026.

ROLL CALL VOTE:

Aborn – Aye
Blevins – Aye
Clark – Aye

7. James and Bernadette Ippolito, 323 North Street

Application for a Certificate of Appropriateness to replace fourteen windows at 323 North Street in the Lincoln Historic District Extension (Phase II)

Mr. James Ippolito presented his application to replace 14 windows at 323 North Street. The applicant explained that the existing windows, installed in the mid-1990s, are deteriorating, with issues including rotting sills, failed caulking, loose storm panes, and noticeable air leakage and noise infiltration. The proposed replacement windows would match the existing 2-over-2 wood design with simulated divided lights, maintaining the historic appearance while improving energy efficiency.

Chair Clark commented that the windows did not look original to the house. Mr. Ippolito confirmed that he replaced them once already in 1997. Commissioner Blevins commented that this places this request in a different context than typical window applications. Overall, it was agreed that maintaining the existing style was the key consideration. Members expressed no objections to the proposal, and it was clarified that any necessary sill replacement in wood would not require additional approval.

MOTION by Commissioner Aborn to issue a Certificate of Appropriateness for the window replacement, with the condition that the work be completed in accordance with the revised plans and material specifications dated April 15, 2026.

SECOND by Commissioner Blevins

ROLL CALL VOTE:

Aborn – Aye
Blevins – Aye
Clark – Aye

OTHER BUSINESS

Administrator Gaul reported on Administrative items:

Certificates of Non-Applicability

- 687 Main Street: repairs to two fire escapes not visible from the street
- 20 West Street: new roof
- 97 Levitt Street: strip and reside with in-kind replacement

Demolition Delay

- 45 Irving Street: partial demolition approved to accommodate an addition and an additional garage bay

Hingham 250 Update

- The Rev250 Task force continues active planning and has launched a website (“Hingham 250”)
- Major upcoming event: annual Battle of Grape Island on May 17 with anticipated strong turnout
- Ongoing coordination with local groups and efforts to promote events through available channels

Approval of Minutes

Chair Clark proposed postponing approval of the minutes until the next meeting as there were only two members present

ADJOURN

MOTION TO ADJOURN by Commissioner Aborn

SECOND by Commissioner Blevins

ROLL CALL VOTE:

Blevins - Aye

Aborn – Aye

Clark - Aye

Meeting adjourned at 9:45 PM

Respectfully submitted by Robin Gorfine, Recording Clerk