

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

Historic Districts Commission  
Minutes of Meeting  
Thursday May 16, 2019  
Hingham Town Hall  
6:30 PM

Present: Commissioner **Hans von der Luft, Michael Collard, Virginia Tay, Veronica Madden**, Benjamin Burnham, Justin Aborn, Tomas Kindler.  
Also present: Andrea Young, Administrator and Sherry Robertson, Administrative Assistant

Members Absent: none

**Note: Bold type indicates voting members.**

Commissioner von der Luft called the meeting to order at 6:30 p. m. and assigned a fifth voting member to each of the applications. He then asked if any members had a conflict with any of the applications on the agenda. Hearing none, the meeting commenced with the first application.

**Continued from 4/18/19: Kevin Flaherty, 272 North Street, located in the Lincoln Local Historic District**, for hardscape additions. This is a continuation of the discussion from the previous meeting and a site visit was held since that time. The Flahertys were present to discuss changes they made to their proposal which include now planning to use brick instead of the originally proposed pavers. They plan to have the bricks laid in a herringbone pattern. The proposed fence will remain as on the original plans, a shiplap cedar fence with an open lattice top. Mr. Flaherty stated that their goal is to keep the fence as simple as possible, and the lattice is needed for sight lines when pulling out of the property onto North Street.

**Motion:** Commissioner Kindler made a motion to grant a Certificate of Appropriateness for 272 North Street based on the application dated March 25, 2019 with a cedar fence of four feet in height with a two foot lattice area on top according to drawings made by Walpole fence on March 7, 2019 and specifications dated March 1, 2019; driveway is to be red brick in a herringbone pattern.

**Second:** Commissioner Madden

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

**Opposed:** None

**Continued from 4/18/19: 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. Present with the applicants was architect John Tiryaki. Commissioner von der Luft stated that the site visit was helpful. He asked if they had studied whether the addition could be built off the rear of the home. John Tiryaki said that the applicants wish to keep the backyard, as well as a backyard shed, and that there would be potential setback issues if they built off the back. He explained that due to the topography of the lot, a detached garage would not be practical. Commissioner von der Luft noted that since a neighbor has removed some trees, the home is now more visible from Main Street. Commissioner Madden asked for clarification of the age of the home. John Tiryaki stated that the home was built in 1901 with an addition that was put on in 1991. Commissioner Burnham stated that he likes the simplicity of the proposed shed dormer, but that the Nantucket style brings the design elements together. Commissioner Collard asked about the specifications regarding the existing square footage. Mr. Tiryaki stated the existing home is about 3,000 square feet and the proposed addition would be about 2,000 finished square feet, which doesn't include the inside of the proposed garage which would be 25' by 25'. Commissioner Kindler stated that he prefers the Nantucket style dormer, and that normally he would be hesitant to approve an addition of this size, but because of the distance the house is set back from Main Street, he would support it. Commissioner Aborn stated he feels it is appropriate to the streetscape and Commissioner Madden stated that she feels the Nantucket dormer brings cohesion with the homes in the area. Commissioner von der Luft stated that he doesn't think most of the addition will be visible from the street. Commissioner Tay stated that she would likely be opposed to an addition of this size if it could be seen, but agreed that she doesn't think most of the addition will be visible. The Commission reviewed the criteria required for approval.

**Motion:** Commissioner Collard made a motion to grant a Certificate of Appropriateness for 171 Main Street for the addition and alterations to existing home based on original drawings by John Tiryaki dated March 21, 2019 and revised drawings dated May 5, 2019; all materials and trim to match existing structure; dormers to be Nantucket style; stucco siding to match existing; wood trim to match existing; asphalt roof shingles to match existing roof; wood shutters to match existing; windows and doors to be wood per window schedule provided on drawing A 0.3.

**Second:** Commissioner Madden

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

**Opposed:** None

**Continued from 4/18/19: 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. Margit Foley was present to discuss the changes made to the windows and columns, requested by the Commission at the previous meeting. Commissioner Burnham reviewed his findings upon his inspection of the windows and casings at the home. Commissioner Aborn asked about the changes to the columns. Mrs. Foley presented the commission with updated images of both ten inch and eight inch columns. Commissioner Aborn stated that he feels the more slender column is preferable. Commissioner Tay stated that the more delicate column is in

keeping with the house. Commissioner Burnham stated that he also thinks the eight inch column would be better. A Certificate of Appropriateness was issued for the project at the previous meeting, contingent upon changes to the columns and identification of appropriate windows.

**Motion:** Commissioner Aborn made a motion to make an amendment to the previously granted Certificate of Appropriateness for 191 North Street to replace windows with simulated divided light all wood, two-over-two format and to approve the proposed modification of design of eight inch all wood columns as shown on drawing submitted page A-101 dated April 24, 2019.

**Second:** Commissioner von der Luft

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

**Opposed:** None

**119 South Street (Informal Discussion: Amy Mattos),** to replace existing materials with composite materials. Mrs. Mattos was present to discuss the proposal. She explained that they have removed the siding, which was asbestos shingle, and wish to use a product called Hardieplank for the siding. She brought samples for the Commission to view and explained that Hardieplank is a cement product that comes pre-painted. She explained that her husband is no longer able to maintain the painting of the exterior if they were to use a wooden clapboard or shingle. She also stated that the estimates she has received to use cedar clapboard is not affordable. The Commission discussed ideas to cut costs, such as different types of clapboards and determined the best way to begin would be to have a site visit prior to the next meeting at which they will have a formal hearing on the project.

**William Doyle, 570 Main Street, located in the Tower-Wilder Local Historic District,** to demolish an existing side porch and replace with new porch. The applicant was present along with designer, Monica MacKenzie. Ms. MacKenzie presented the Commission with photos showing the area of the proposed porch. She explained that during most of the year the area is screened with foliage. She stated that the pitch of the roof on the new porch will be the same as the old one and that the goal is to have a stone foundation like the one that currently exists. Commissioner Collard suggested thinking about re-using the stone that is there. Commissioner Burnham asked about the existing foundation, wondering if it is stable to use to build upon. Commissioner Aborn asked for clarification regarding which steps are being replaced and what the materials will be. Ms. MacKenzie explained that the steps will be granite like the ones that are there now. Commissioner von der Luft asked about the stairs and the railings. Ms. MacKenzie stated that the railings will match existing. Commissioner Burnham advised that composite slats around the base of the porch would be appropriate where it is in contact with the ground.

**Motion:** Commissioner Collard made a motion to grant a Certificate of Appropriateness to 570 Main Street for the removal of the existing 3 ft. by 3 ft. entryway on the side of the house and

replace it with a new 8 ft. by 5 ft. entryway based on the drawings submitted dated April 9, 2019; the rear wall of the addition is to remain in the same location; any new handrails are to be wood to match existing; foundation of addition structure will be piers screened by vertical board slats; slats around base of porch may be composite; roof to be cedar shingle to match existing; windows to be all wood true divided lights, window trim details to match existing; new door to be all wood.

**Second:** Commissioner Aborn

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

**Opposed:** None

**Glenn Bennett, 44 Pleasant Street, located in the Hingham Centre Local Historic District,** to install a 5 ft. walkway on the side of the garage.

Mr. Bennett was present to discuss the proposal. He would like to add a five foot wide brick walkway on the side of the garage, which will be the same as the existing walkway on the other side of the house. The new walkway will connect to a new patio. Commissioner Tay asked for clarification about the fence. Mr. Bennett stated that the fence is in the rear and won't be seen, but it will be the same as the existing fence that is visible.

**Motion:** Commissioner Burnham made a motion to grant a Certificate of Appropriateness to 44 Pleasant Street to add a walkway on the left side of the garage to the rear of the garage; red bricks to match existing in the same pattern; rear fence to be wood, four feet in height; new rear patio within the fenced area to be bluestone pavers.

**Second:** Commissioner Madden

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

**Opposed:** None

**Matthew and Kayce Sherry, 608 Main Street, located in the Tower-Wilder Local Historic District,** for modifications to previously approved plan. Mrs. Sherry was present to discuss the reasons for the proposal. She explained that the prior approval of using the existing windows will no longer work with the interior design of the project. She stated that they would like to add two wood, simulated divided light windows that would be slightly smaller in height than the original windows to accommodate the interior changes in the kitchen.

**Motion:** Commissioner Madden made a motion to amend the previously granted Certificate of Appropriateness and grant a new Certificate of Appropriateness for 608 Main Street for the alteration of the February 2019 approval on the left elevation of the home to install double hung windows that are three inches shorter than the ones previously approved; windows are to be all wood, simulated divided light

**Second:** Commissioner Burnham

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

**Opposed:** None

**105 North Street-JMGH Hingham, LLC; 11 Bank Avenue, 103-105 North Street, located in the Lincoln Local Historic District,** to demolish existing garage with apartment above.

Chairman von der Luft read the Administrator's notes regarding the applicant's request to demolish the garage that currently has one apartment above. He then read aloud comments from Fire Lieutenant DiNapoli regarding the turning room needed for fire apparatus. John Cavanaro, Engineer reviewed the revisions to the project. He explained that circulation and parking issues within the site necessitated the revisions with the need to remove the existing garage. He stated that the garage also interferes with the planned improvements to the sewer system. Applicant John Barry spoke about the initial desire to keep the garage, but noted that at the Planning Board hearing, fire and traffic consultants had voiced concerns about circulation within the site. Commissioner Burnham asked about the Form B for the garage. Andrea Young stated that the Form B said the garage was built in 1927, and that it has no documented historical significance. The Commission discussed criteria that determines if a property is historically significant. Commissioner von der Luft asked that if given time, the structure could be taken away or dismantled. Andrea Young stated that there may be people who may be interested in preserving things such as the windows, a farmer's sink, or hardware. Mr. Barry acknowledged there would be time to allow interested parties to examine the building. Mr. Barry stated that he would advertise the availability of the entire building and/or architectural elements and would delay the demolition six months.

**Motion:** Commissioner Madden made a motion to approve the demolition of the garage known as 99 North Street according to the application of Mr. Barry, no earlier than six months from now; during the next six months the applicant shall advertise the availability of the structure and its contents, or for someone to move the structure; advertising will be at the cost of the applicant; acquisition of the building will be at the cost of those participating in acquiring the building or its contents.

**Second:** Commissioner Burnham

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

**Opposed:** None

Review/Approve Meeting Minutes:

The Commission reviewed and approved the minutes of April 11, 2019.

The next meeting will be on June 13, 2019

As there was no other business, Chairman von der Luft adjourned the meeting at

Respectfully submitted,  
Sherry Robertson,  
Administrative Assistant