

Town of Hingham  
**Historic Districts Commission**  
210 Central Street ~ Hingham Massachusetts 02043-2759

Historic Districts Commission  
Minutes of Meeting  
Thursday June 9, 2016  
Hingham Town Hall  
6:30 P.M.

Members Present – **Chairman Hans von der Luft, Lois Levine, Mike Collard, Virginia Tay, Denis King**, Chuck Clutz, Marty Saunders, John D'Angelo, Ben Burnham  
Member(s) Absent - Tomas Kindler  
**Note:** Bold print indicates voting members.

Chairman Hans von der Luft called the meeting to order at 6:30 P.M.

**40 North Street**

A representative from Archer Signs presented the application to install 8 gooseneck light fixtures, 4 on the North Street side of the building and 4 on the Station Street side of the building. The fixtures will illuminate the William Raveis sign on each facade. Commissioner Clutz asked for clarification on the placement of the lights on the North Street side with respect to the window casings and shutters. The representative explained that although not shown accurately on the photo mock-up submitted, there is adequate room to place the fixtures correctly. Commissioner Clutz then stated that the LED bulbs proposed have a maximum color temperature of 3,000 Kelvins and should not emit a bluish light. The light should be softer, as is given off by an incandescent bulb. Commissioner Tay commented that the style of the fixtures is not historically compatible with the style of the building; however, gooseneck lamps have been installed elsewhere in the district.

**Decision**

Commissioner Levine made a motion to issue a Certificate of Appropriateness to 40 North Street to install 8 gooseneck lamps as shown on photographs of the North and Station Street sides of the building and the specifications submitted with the application. The color temperature of the lamps may not exceed 3,000 Kelvins, whether LED or incandescent. Light emitted must have a soft, yellowish glow rather than white/blue.

Second: Commissioner Collard

In Favor: All

Opposed: None

**262 South Street**

Mary Ann and Jeffrey Born appeared with Designer Herb Kuendig to discuss plans that were revised based on the Commission's comments at the May meeting. Chairman von der Luft commented that after visiting the site, the proposed new construction will be very visible due to the steep grade of the property. Kuendig stated that the grade will be stepped up using stone walls. Commissioner Collard commented that the faux chimneys had been removed with the exception of the center chimney structure. He clarified

that the chimney will be covered with stucco. Commissioner Collard stated that he would like to see additional details of the first floor window head; he also requested that a window schedule be submitted. Commissioner Clutz spoke first about the width of the columns on the front entrance and commented that the proportions were not correct. He asked Mr. Kuendig to change the width of the columns from 8 inches to 11 inches. Commissioner Clutz asked for a detailed view of the cornice and how it wraps around the corner. He recommended consulting the book "Get Your House Right", pages 144, 148, 155 and 205. Commissioner Levine discussed research she had done in preparation for the hearing. She referenced an article about "sense of place", which talked about fitting new construction into an old neighborhood. She said that the design of the new house will fit in with the surrounding houses. Commissioner D'Angelo reiterated Commissioner Clutz's point about the importance of proportion, especially when the house is viewed from a distance, and focusing on the architectural details. He said that the size and scale of the house fits in with the neighborhood. Commissioner D'Angelo then recommended using copper on the ridge instead of the proposed cedar. He explained that the copper ridge will protect the red cedar shingles and will weather with the roof. Details were also requested for: the stone veneer on the greenhouse and the dentil molding. The Commission determined that the hearing be continued to allow Mr. Kuendig to provide the detail drawings. A certificate for the foundations will issue.

#### **Decision**

Commissioner Collard moved to grant a Certificate of Appropriateness to 262 South Street Lot 2 to construct a foundation only for the house and barn. The applicant will submit additional details as discussed.

Second: Commissioner Tay

In Favor: All                      Opposed: None

#### **52 Cottage Street**

Landscape Architect Sean Papich and Owner Elena Olin discussed the proposal to install a swimming pool with terrace and surrounding fencing and to construct a one-story pool house with a walk out lower level to the rear and downhill of the house. Mr. Papich gave detailed description of the hardscape elements proposed for the project. Commission members focused primarily on the height and details of the pool house. The proposed building is 28-30 ft. from the ground to the ridge, which may offer an imposing view from the rear of the property, Bank Avenue. Commissioner Clutz commented on the shutters and asked if they are decorative or functional. Because the designer was not able to attend the meeting, that question and several others could not be answered. Commissioner Clutz asked that the shutters on the sides of the first floor of the pool house be removed because they were too narrow to accommodate the ganged windows. The height of the foundation and how much would be showing was also a concern. Commission members requested story poles to show the ridge height of the pool house. A site visit will be scheduled. The hearing was continued to July 14, 2016.

Chairman von der Luft adjourned the meeting at 8:40 P.M.

The next meeting is on July 14, 2016.

Respectfully submitted,  
Andrea Young  
Administrator