

Hamilton Historic District Commission / Historical Commission
Teleconference

January 10, 2023

HHDC Members Present: Chair Scott Clements, Liz Wheaton, Olivia Hyde,
Kristen Weiss joined at 7:06 pm

HHDC Coordinator: Laurie Wilson

Others in Attendance: Garrett Moynihan of Howell Custom Building Group
Patricia Sherman, Architect
Galey Kagan (#588)
Craig Bosworth of Bosworth Architect
Douglas Kiernan (#540)

**This meeting was teleconferenced via Zoom with all of the participants remaining at home.*

Call to Order

Hamilton Historic District Commission [HHDC] Chair Scott Clements called the HHDC meeting to order at 6:40 p.m. – there was a quorum present.

Continuation of Certificate of Appropriateness for 588 Bay Road

Since the December meeting, Mr. Moynihan staked out the proposed new structure. Commissioners visited the site on their own to see where the new structure would sit, and to view the site lines and the visibility of the pool from Bay Road.

Comments

- Concern expressed that heading north on Bay Road looking up the driveway, the pool will be very obvious. The building isn't acting as a screen from that point.
- Concern expressed that the north side of the pool will be visible from the park which is a public way, this wasn't discussed at the prior meeting. Need to see where the shed is located and if it obscures the pool from that side.
- The shed was moved to the property. It will hold pool equipment, it is 8 feet high at its peak, it will have plumbing, electric and an insulated slab foundation. It is 8' x 12', it won't completely obscure the pool.
- Request to see more fence options
- Reminder that landscaping only should not be used for screening
- Boulder water feature – 2 feet tall, won't be visible at that height
- Commission requested to see some 3D perspectives
- Reminder about what the guidelines say about pools in the Historic District, reread this section – "Permanent recreational equipment, such as pools . . . should not be located on front yards and should be located in a manner that limits visibility from a public way"
- Grading of the yard, not discussed last time. The pool is going to be higher, will pick up the slope on the building, the structure will be used as the retaining wall. Request to see this on the elevations next meeting.

Next meeting in two weeks – January 24th

Other Business

Certificate of Appropriateness for 540 Bay Road

- Addition is primarily on the rear side of the existing garage, see list attached

Comments

- Asking to reconfigure the back part of the L. First floor is part of the late 19th century structure but not the second floor. Should preserve the arch over the door, it's probably original. OK to change the garage doors.
- Can see the north side elevation from Bay Road, is visible from a public way, will see all the new addition
- Likes the move of the bulkhead so it's not visible from the driveway. Likes the improvement of the porch.
- Contemporary design with glass doors in the back of the north elevation is fine, because it's new.
- Per the guidelines, when extending a building we recommend against extending the historic roof. Instead add a different roof at a different level so it's clear what was there originally and what was added later.
- In the rear elevation, this is an improvement as to what was there.

Next Meetings – Tuesday January 24, 2023, and a Public Hearing on Tuesday January 31, 2023

Other Business

Stop sign at Allsopp property driveway behind Town Hall – safety issue

HHDC suggests a black galvanized post with a finial on top, parking lot sized sign as its private property

Vote on Letter to the Select Board requesting By Law change

Ms. Hyde made a motion to approve the letter as written. Ms. Weiss seconded the motion. A roll call vote was taken with “aye” votes from Mr. Clements, Ms. Hyde and Ms. Weiss. Ms. Wheaton abstained as she hadn't reviewed it. Motion passes (3-0-1). Mr. Clements will sign the letter and Ms. Wilson will send it to the Select Board.

Approval of Meeting Minutes of June 23, 2022

Mr. Clements made a motion to approve the minutes of June 23, 2022. Ms. Hyde seconded the motion. A roll call vote was taken with “aye” votes from Mr. Clements, Ms. Wheaton, and Ms. Hyde. Ms. Weiss abstained as she wasn't at the meeting. Motion passes (3-0-1).

Approval of Meeting Minutes of October 25, 2022

Mr. Clements made a motion to approve the minutes of October 25, 2022. Ms. Weiss seconded the motion. A roll call vote was taken with “aye” votes from Mr. Clements, Ms. Wheaton, Ms. Hyde, and Ms. Weiss (4-0) unanimous among those present.

Approval of Meeting Minutes of November 1, 2022

Mr. Clements made a motion to approve the minutes of November 1, 2022. Ms. Weiss seconded the motion. A roll call vote was taken with “aye” votes from Mr. Clements, Ms. Wheaton, and Ms. Weiss. Ms. Hyde abstained as she wasn't at the meeting. Motion passes (3-0-1).

Adjourn

Ms. Weiss made a motion to adjourn. Mr. Clements seconded the motion. A roll call vote was taken with “aye” votes from Ms. Wheaton, Ms. Weiss, Ms. Hyde and Mr. Clements (4-0) unanimous among those present. The Commission adjourned at 8:35 pm.

Prepared by:

Laurie Wilson
Laurie Wilson, Coordinator

1/20/23
Date

Respectfully submitted as approved at *1/24/23* by *LW*



II. Project Summary

Howell Custom Building Group hereby submits the following information regarding the proposal of David and Gatey Kagan, the owners of 588 Bay Rd, to demolish an existing Carriage House on their property and construct a new Accessory Building and Pool.

The Property has a total lot area of 1.2+/- acres and is improved by a 2 1/2 story single family home with a footprint of approximately 2,750 square feet, an attached three-car Garage, and a detached Carriage House. The carriage house is a two-story building with a footprint of approximately 750 square feet (22' x 34'). It was built in 1971 and is comprised of a two-car garage, two bedrooms, a full kitchen, an independent septic system, and separately metered electric, water, and gas.

The Kagans are proposing to renovate the Property by demolishing the Carriage House and building a new Accessory Building and an inground pool. As part of the renovations, the Kagans intend on adding new landscaping, hardscaping, and fencing. The new structure will be built to emulate a Barn in overall look, siting, massing, and material selections. The new structure will be used as an office and pool house. Per the feedback of the commission, we have placed the Accessory Building in front of the pool to shield it from view.

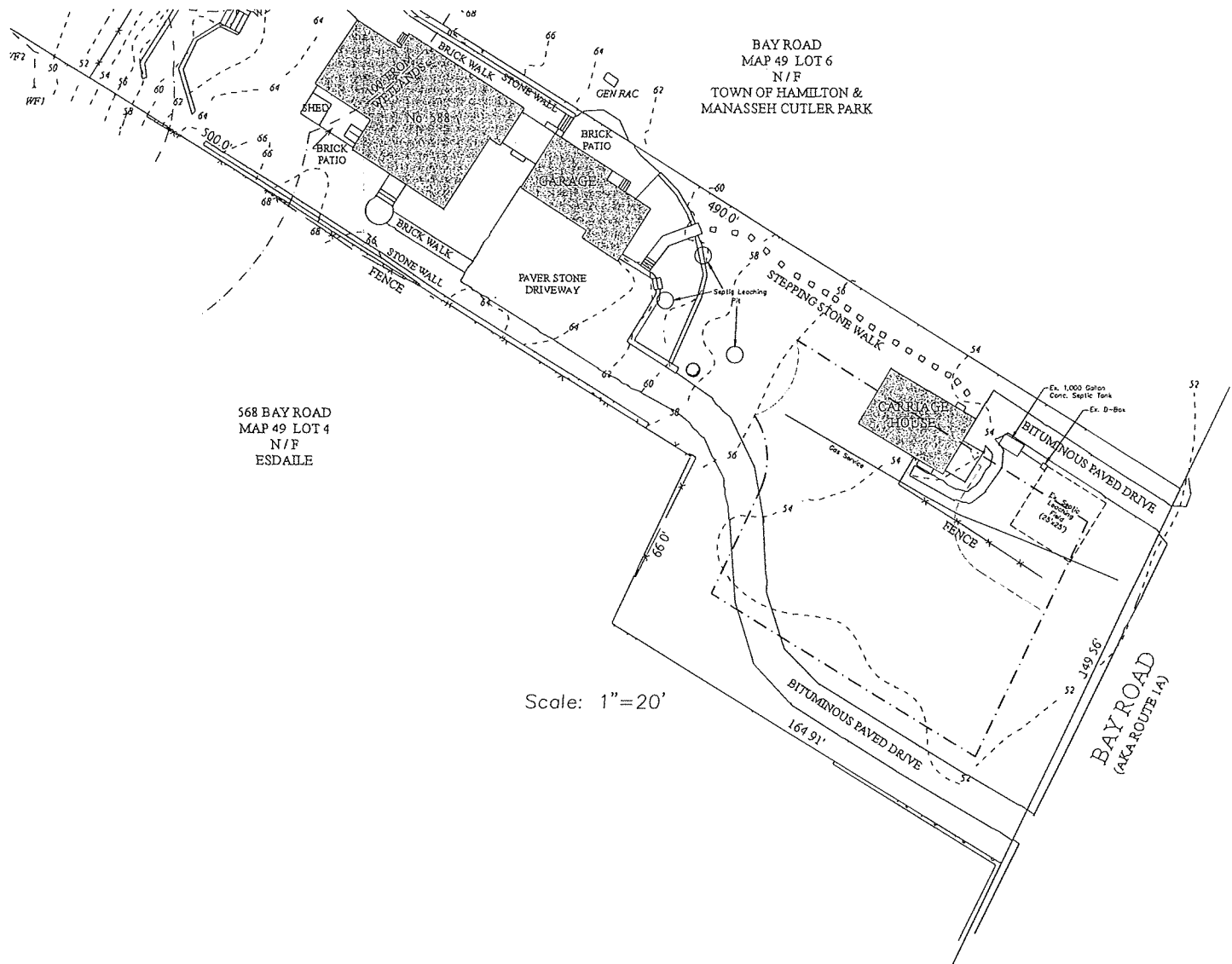
III. Scope of Work

- Demolish existing Carriage House
 - o Built in 1971
 - o 750 SF (22' x 34')
- Construct new Accessory Building
 - o 900 SF (25' x 36')
 - o 4 rooms
 - o 1 ½ bathrooms
 - o Finished basement
- Construct new in-ground pool
 - o Gunite
 - o Rectangular
 - o 20' x 40'
- Install new hardscaping and landscaping
 - o Bluestone patio
 - Thermal
 - Random set stone pattern
 - o Gardens and plantings
 - o Cedar picket fence

BAY ROAD
MAP 49 LOT 6
N/F
TOWN OF HAMILTON &
MANASSEH CUTLER PARK

568 BAY ROAD
MAP 49 LOT 4
N/F
ESDALE

Scale: 1"=20'



Kagan Residence LP 2

588 Bay rd
South Hamilton

client:			
scale:	1" = 8'	date:	11/29/2022
drawn by:	Joseph Kluffs	checked by:	Greg Cole
		revision:	2
		drawing #:	11186

APPROXIMATE PROPERTY LINE

POCKET FENCE NOT INSTALLED AT 5' TALL

LANDSCAPE AREA TO BE BASED ON SITE CONDITIONS

8' PROPERTY LINE OFFSET

THERMAL BLUESTONE STEPPERS

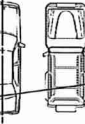
APPROXIMATE PROPERTY LINE

POCKET FENCE INSTALLED AT POOL CODE

12' 4"

8' ARBORVITAE
8' BLUE POINT JUNIPER

20' 4"



EXISTING ASPHALT DRIVEWAY TO BE EXPANDED

22'

50'

33'-3/4"

MIDDLE OF ROAD FRONT SETBACK

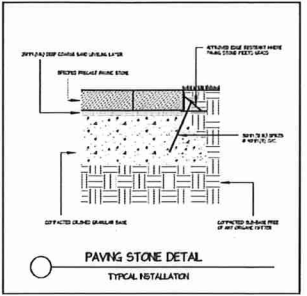
BAY RD

APPROXIMATE PROPERTY LINE

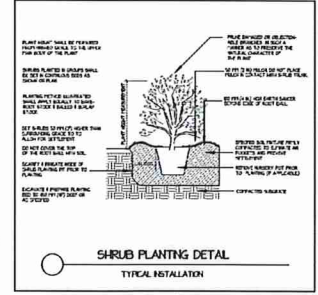
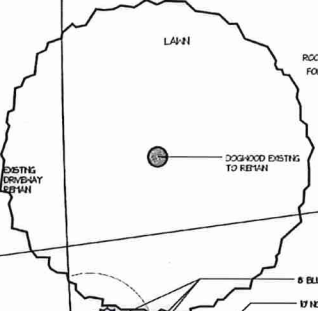
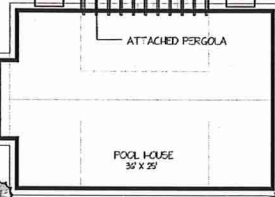
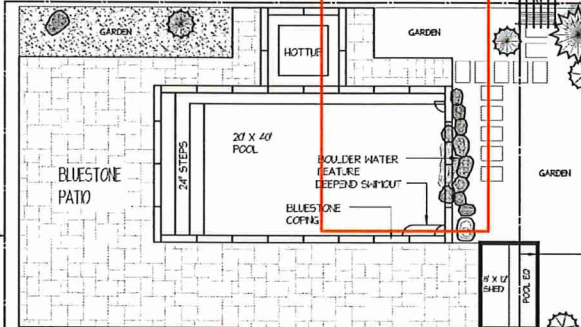
EXISTING CURB CUT TO BE 14" AS IS

MIDDLE OF THE ROAD

EXISTING 6' FRET HEDGE TO REMAIN



CEDAR PICKET INSTALLED AT POOL CODE HEIGHT





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Town of Hamilton
Historic District Commission
577 Bay Road, Hamilton, MA 01982

Town Clerk's Stamp

APPLICATION FOR CERTIFICATE

of Appropriateness, Non-Applicability, or Hardship (check one)

Date Submitted: 1-9-2023 Project Address: 540 BAY ROAD
Name: DOUG KIERNAN & VERONICA CURRAN
Telephone: 617-797-6053 (VERONICA) Email: NICACURRAN@GMAIL.COM

Project Information

Type of structure(s) affected (check all that apply):

- House Garage Non-Residential Building
 Shed Sign Other: _____

When was the structure(s) built: 1850

When was the structure(s) last modified: 2019

Type of proposed work (check all that apply):

- Addition Alteration Demolition New Construction
 Repair Replacement Other: _____

Describe the scope of work:

SEE ATTACHED

If known, briefly describe the historical significance of the structure(s):

ALLEN W. DODGE LIVED HERE. HE WAS A PASTOR, A LAWYER, TREASURER OF ESSEX COUNTY AND SERVED FOR YEARS IN BOTH THE HOUSE & STATE SENATE.

The Commission may request the following documents:

- Proposed building elevation plans Building product/material information
 Photographs of existing façade and site context Assessor's map or site plan
 Structural assessment (for demolition only) Locus plan of the site within the District



Town of Hamilton
Historic District Commission
577 Bay Road, Hamilton, MA 01982

Town Clerk's Stamp

FOR COMMISSION USE ONLY:

Certificate of Appropriateness

Approval

Disapproval for these reasons:

Certificate of Non-Applicability for these reasons:

Not visible from a public street, way, place or body of water

Maintenance, repair or replacement using the same design and materials

Temporary structure or sign, or a permanent sign of not more than one square foot in area

Terrace, walk, driveway, wall, fence or landscaping

Storm doors and windows, screens, window air conditioners, lighting fixtures or antennae

Change in the color of paint or the color of materials used on roofs

Certificate of Hardship for these reasons:

Signature of Historic District Commission Chair

Date



BOSWORTH
ARCHITECT L.L.C.

January 9, 2023

Town of Hamilton
Historic District Commission
577 Bay Road
Hamilton, MA 01982

RE: Application for Certificate of Appropriateness – 540 Bay Road

Dear Board,

This attached proposal is to provide additions to the current homeowners. The addition is primarily on the rear side of the existing garage and will provide an extra bay for a car to park (tandem), bonus room and access out to a new patio area.

The second floor will have additions to provide for a new staircase, better circulation, dedicated laundry room and a new master bedroom suite with views toward the rear natural setting.

Specifically related to the proposed changes visible to a Public Way will be the following.

1. We would like to replace the garage doors with new wood doors similar in character. The trim will be adjusted from arched head casing to a rectilinear head casing and a proposed shed roof to unite the garage doors to the entry door. This proposed roof form will have brackets to support it with asphalt roof shingles to match the existing house.
2. The roof between the garage gable and the adjacent house would be removed and rebuilt with a taller plate height on the street side to properly give the second-floor window a head casing independent of the frieze board. This proposed vertical extension of the exterior wall would be 1'-0". All trim, brackets, and frieze board will be replicated if not re-moved and replaced.
3. The existing covered porch has an enclosure of single plywood and glass panels. We would replace the existing porch storm panels with a half wall and new windows with transoms above. There will be a new entry door to the porch also of wood and a glass panel. The half wall will be detailed with painted recessed panels on the exterior.
4. The existing bulkhead is in the driveway area, and visible from the street, and quite honestly in an awkward location. We suggest removing the bulkhead from this location and creating a new bulkhead location on the right-side elevation which will be much more concealed from view by plantings and existing stone wall.

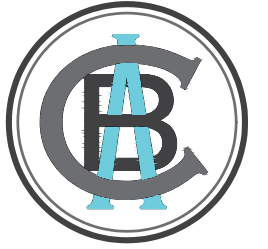
Very Truly Yours,

Craig Bosworth Architect

KIERNAN RESIDENCE

540 BAY ROAD

HAMILTON, MA 01982



PREPARED BY:

BOSWORTH ARCHITECT L.L.C.

78 FRONT STREET

MARBLEHEAD, MA. 01945

LIST OF DRAWINGS

ARCHITECTURAL

C COVER SHEET

- A1 PART EXISTING FIRST FLOOR PLAN
- A2 PART PROPOSED FIRST FLOOR PLAN
- A3 PART EXISTING SECOND FLOOR PLAN
- A4 PART PROPOSED SECOND FLOOR PLAN
- A5 EXISTING & PROPOSED FRONT EXTERIOR ELEVATIONS
- A6 EXISTING & PROPOSED LEFT SIDE EXTERIOR ELEVATIONS
- A7 EXISTING & PROPOSED REAR EXTERIOR ELEVATIONS
- A8 EXISTING & PROPOSED RIGHT SIDE EXTERIOR ELEVATIONS

PH EXISTING CONDITION PHOTOGRAPHS
PH EXISTING CONDITION PHOTOGRAPHS

FILING FOR:

HISTORIC DISTRICT COMMISSION

DATE: JANUARY 4, 2023

C



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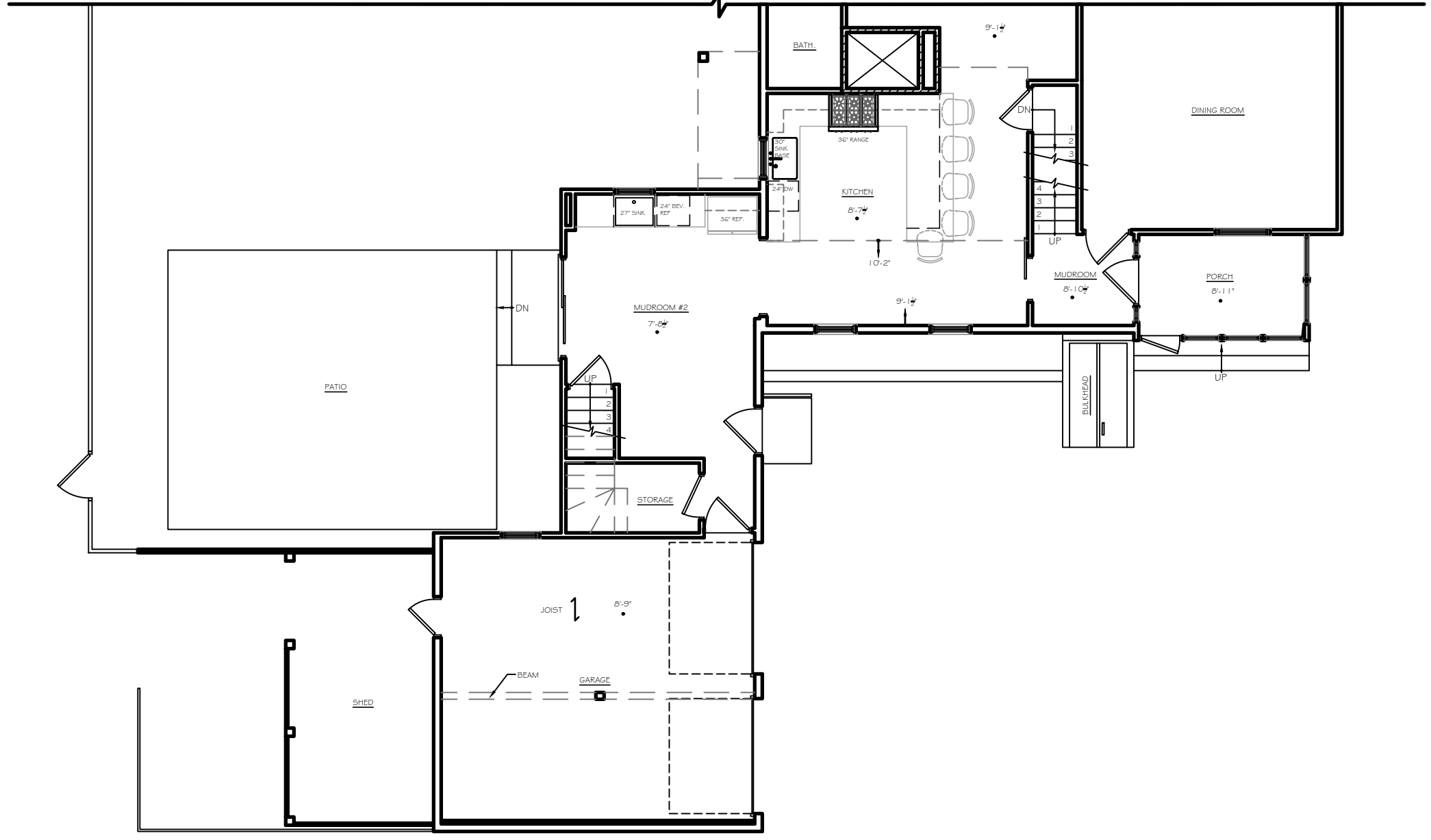
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 78 FRONT STREET
 MARBLEHEAD, MA 01945
 PHONE: 781-631-1982 EMAIL: CRAIG@BOSWORTHARCHITECT.COM

KIERNAN RESIDENCE
 540 BAY ROAD
 HAMILTON, MA 01982

Drawn by:	Checked by:
Rev:	Rev:
Date:	Date:

PART EXISTING FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"
 Date: JANUARY 4, 2023

A1



BAY ROAD

1 PART EXISTING FIRST FLOOR PLAN



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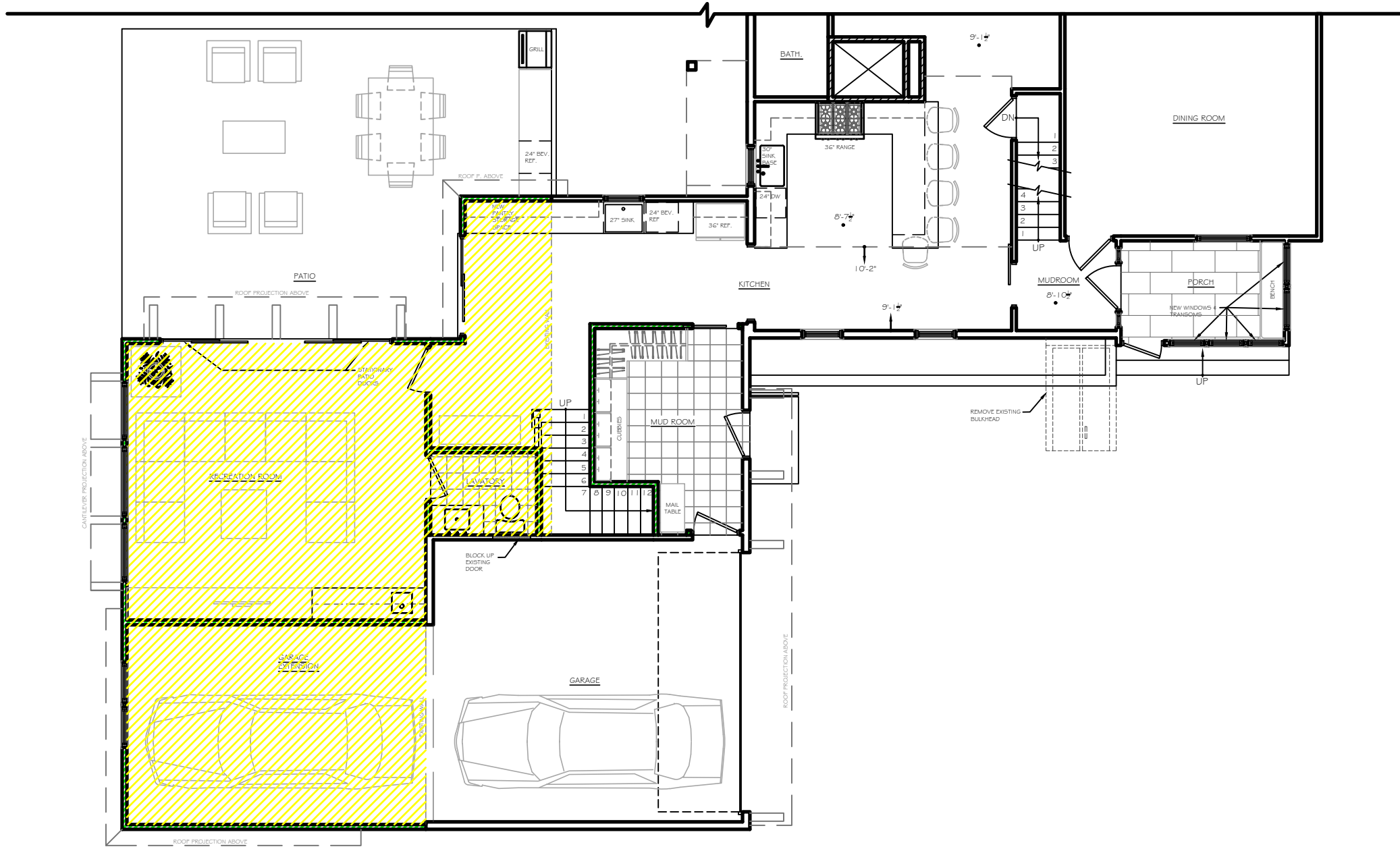
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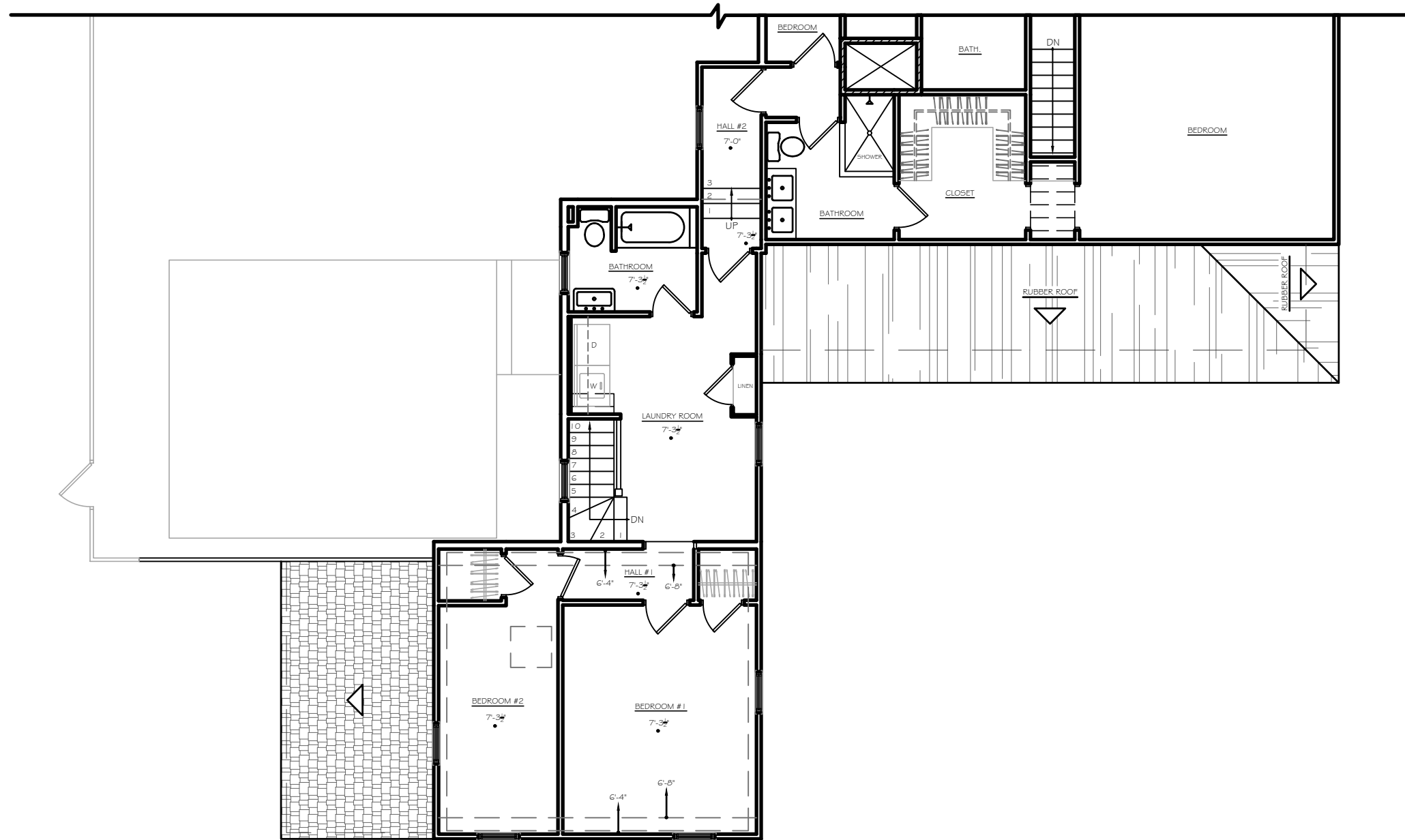
PART PROPOSED FIRST FLOOR PLAN
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A2



BAY ROAD

1 PART PROPOSED FIRST FLOOR PLAN



1 PART EXISTING SECOND FLOOR PLAN



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PART EXISTING SECOND FLOOR PLAN

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A3



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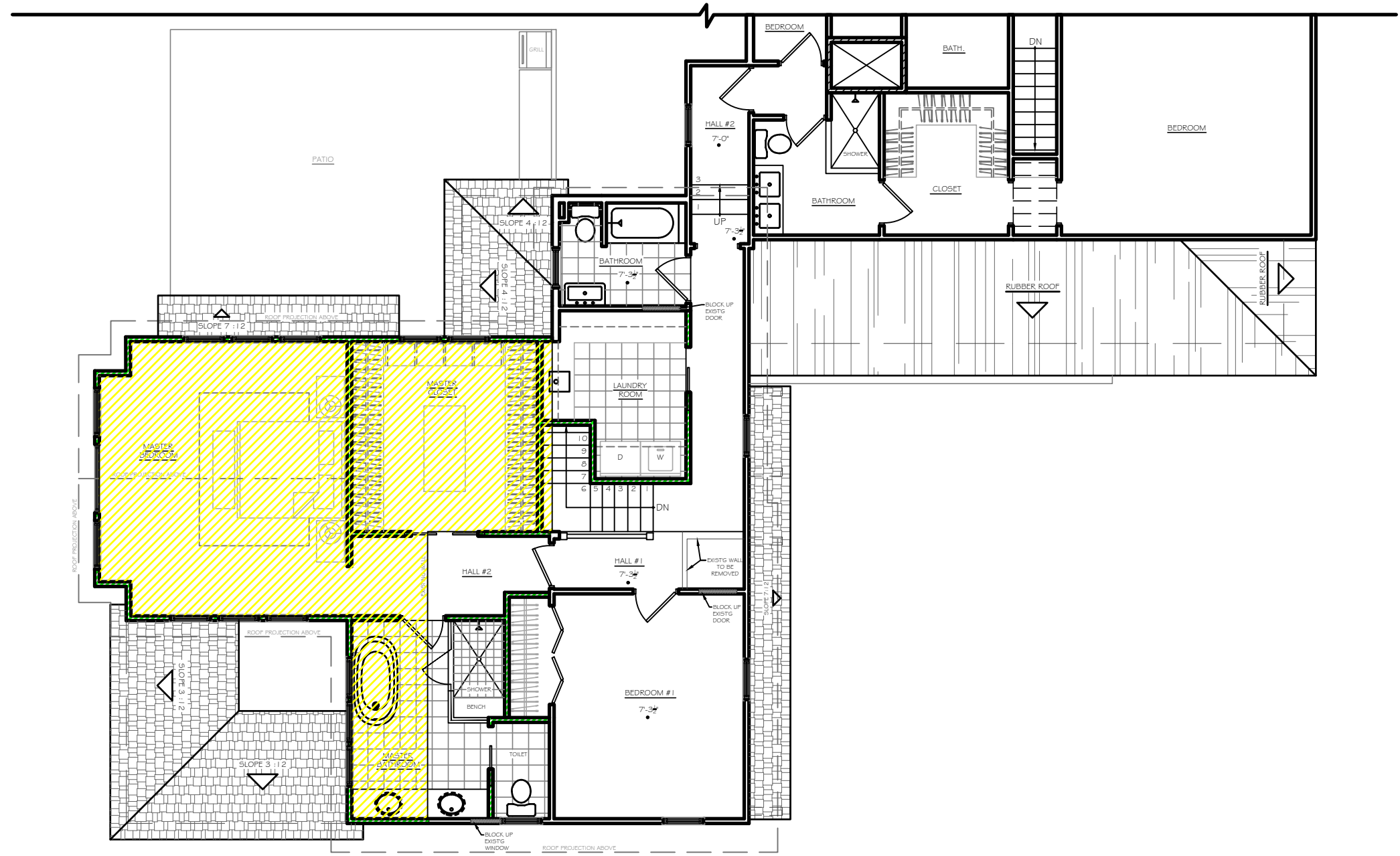
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PART PROPOSED SECOND FLOOR PLAN
 Scale: 1/8" = 1'-0"
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A4



1 PART PROPOSED SECOND FLOOR PLAN



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EXISTING & PROPOSED FRONT ELEVATIONS

Scale: 1/8" = 1'-0"
 Date: JANUARY 4, 2023

A5



1 EXISTING FRONT ELEVATION



2 PROPOSED FRONT ELEVATION



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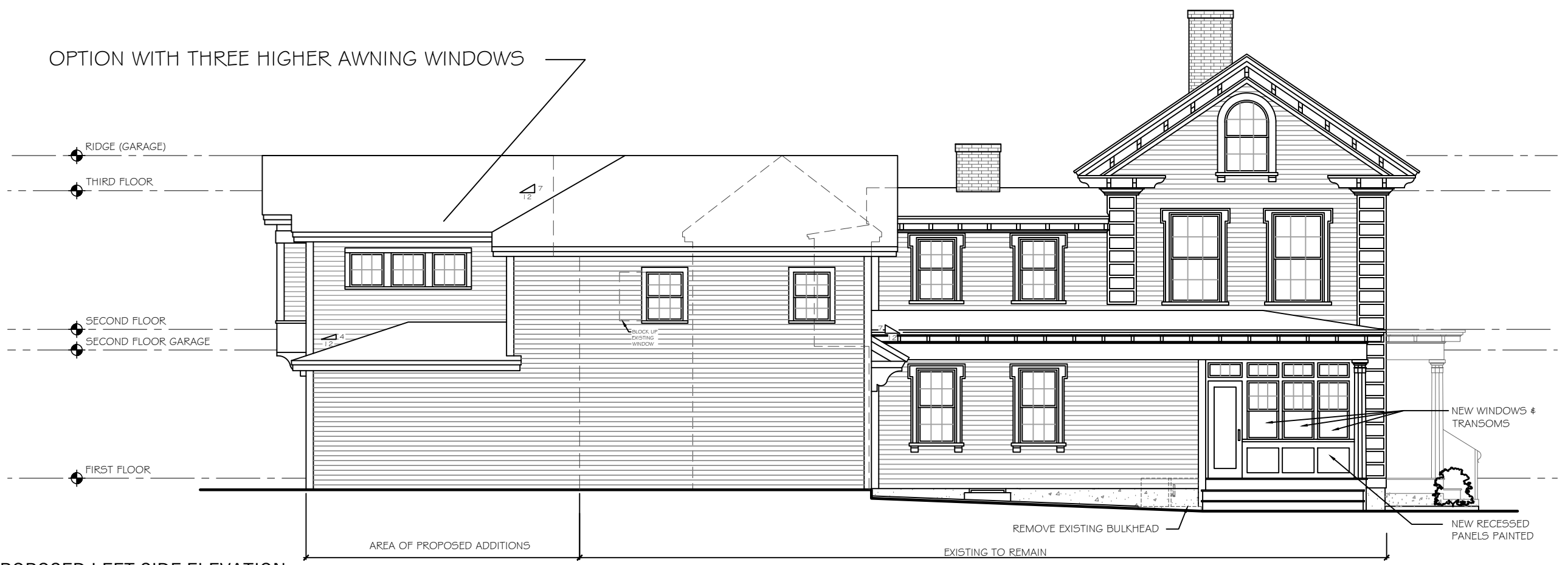
EXISTING & PROPOSED LEFT SIDE ELEVATIONS

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A6



1 EXISTING LEFT SIDE ELEVATION



2 PROPOSED LEFT SIDE ELEVATION



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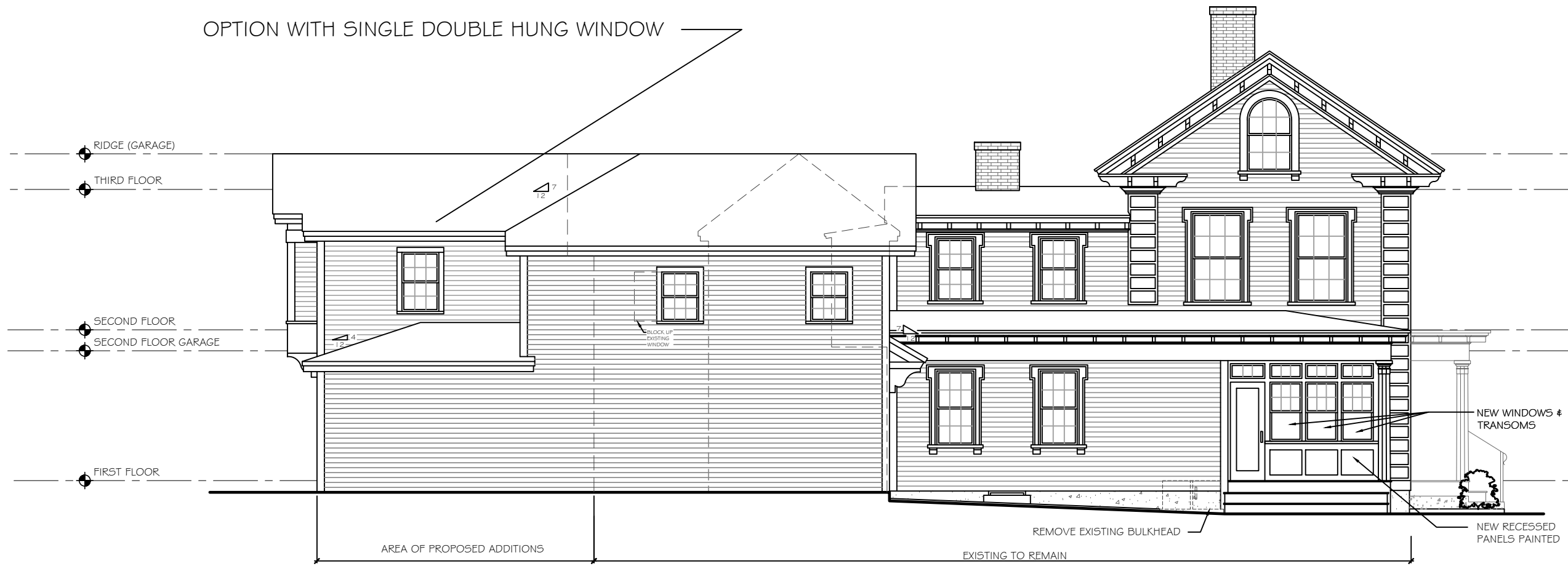
EXISTING & PROPOSED LEFT SIDE ELEVATIONS
 Scale: 1/8" = 1'-0"
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A6



1 EXISTING LEFT SIDE ELEVATION

OPTION WITH SINGLE DOUBLE HUNG WINDOW



2 PROPOSED LEFT SIDE ELEVATION



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EXISTING & PROPOSED LEFT SIDE ELEVATIONS

Scale: 1/8" = 1'-0"
 Date: JANUARY 4, 2023

A7



1 **EXISTING REAR ELEVATION**



2 **PROPOSED REAR ELEVATION**



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EXISTING & PROPOSED RIGHT SIDE ELEVATIONS

Scale: 1/8" = 1'-0"
 Date: JANUARY 4, 2023

A8



1 EXISTING RIGHT SIDE ELEVATION



2 PROPOSED RIGHT SIDE ELEVATION



1 FRONT ELEVATION STREET VIEW



2 FRONT ELEVATION @ GARAGE DOORS



3 PORCH & BULKHEAD



4 AREA OF PORCH TO BE RECLAIMED



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Drawn by:	Checked by:
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Date:	Date:

EXISTING CONDITION PHOTOGRAPHS

Scale: NTS
Date: JANUARY 4, 2023

PH



5 AREA OF PROPOSED BULKHEAD



6 REAR ELEVATION OF GARAGE - AREA OF PROPOSED ADDITIONS
NOT VISIBLE FROM A PUBLIC WAY



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Date: JANUARY 4, 2023

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HAMILTON HISTORIC DISTRICT COMMISSION



MEMORANDUM

To: Town of Hamilton Selectboard
Shawn M. Farrell, Chair

RE: Hamilton Historic District Commission (HHDC) Request for Amendment to the Town Bylaws to Provide Jurisdiction Over External Architectural Features Within the Historic District.

Date: 6 December, 2022

Dear Shawn,

I am writing on behalf of the HHDC to request the Selectboard consider amending the Town Bylaws Chapter XXXI-3 to give the HHDC authority over external architectural features in the District (as set out in items one through seven of the Massachusetts General Laws Chapter 40C, Section 8a) within the boundaries of the Historic District. Currently these items are excluded from the oversight of the HHDC by the Bylaws.

The HHDC requests this amendment for the following reasons:

1. Some of the above currently exempted items (walls, fences, historic markers) are of historic and/or visual importance to the District. The removal or alteration of such features could be detrimental to the character of the District. Providing the HHDC with review authority for these will assure protection of these items.
2. Other town historic district commissions within the Commonwealth have review authority for these items.
3. HHDC review of these items will remove areas of vagueness for residents of the Historic District and help provide greater clarity during the review process for new construction or renovation work done within the Historic District.
4. Since new construction of items within these categories will have either a permanent or long-lasting visual impact on the Historic District the HHDC believes that oversight of these will provide a greater level of protection to the Town residents for preserving the character of the area as required by the Town Bylaws.
5. The proposed amended wording for XXXI-3 would be as follows: "The authority of the Commission shall extend to the review of any of the categories of buildings, structures, or external architectural features in the Historic

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District as set out in items one through seven of Section 8a of Chapter 40C, as amended.”

The HHDC respectfully asks that the request to make the above amendment to the Town Bylaws be added to the next Annual Town Meeting agenda for submission to the town residents for a vote.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Clements".

Scott R. Clements
Chairman, Hamilton Historic District Commission