TOWN OF HINGHAM
Historic Districts Commission
210 Central Street ~ Hingham, Massachusetts 02043

APPLICATION for CERTIFICATE

Instructions: Please print. Complete the applicable information including a description of the proposed project and exhibits submitted. Use additional sheets as necessary. The signature of the property owner is required for all projects.

Check type of Certificate for which application is submitted:

☒ **CERTIFICATE OF APPROPRIATENESS**
Note: Please see "Application Requirements for a Certificate of Appropriateness" for guidance in preparing a complete submission.

☐ **CERTIFICATE OF NON-APPLICABILITY** for the following reason(s):
☐ Not visible from any public street, way, place, or body of water
☐ Maintenance, repair or replacement using same design, materials, colors
☐ Proposed work, design, materials and colors according to approved guidelines
☐ No architectural features involved
☐ Reconstruction similar to original following fire or other disaster
☐ Other
Note: Please see "Application Requirements for a Certificate of Non-Applicability" for filing instructions.

☐ **CERTIFICATE OF HARDSHIP** - financial or otherwise as described herein and not a substantial derogation from intent and purposes of law.

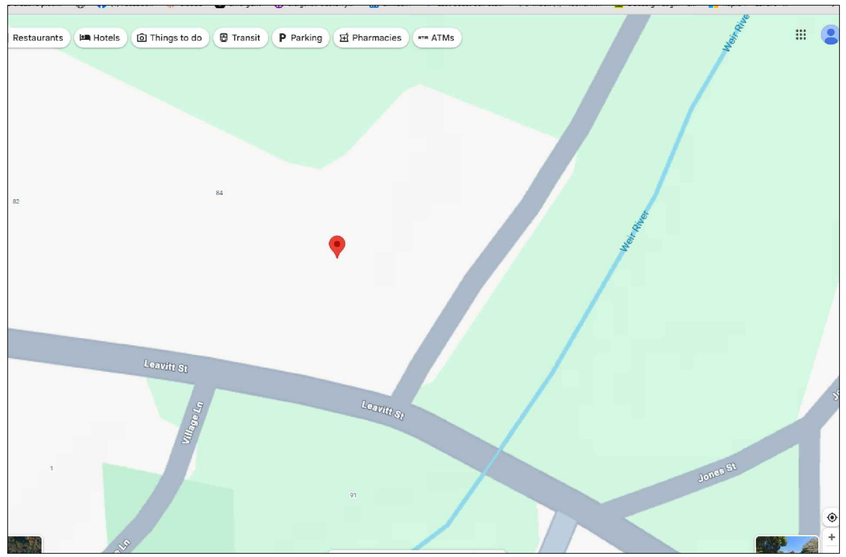
LOCATION of work: 86 Learitt — Historic District: A
OWNER: Amanda Cease — Telephone: 617 515 1947
Address: 86 Leavitt — Email: apcease@yahoo.com
ARCHITECT or DESIGNER: Kearney Pierce — Telephone: 781-718 9579 — Email: akearney@akearneyarchitects.com
Address: 222 North St. — MA Registration No:
ENGINEER: TBD — Telephone: — Email:
Address: — MA Registration No:
CONTRACTOR: Tim Macleod — Telephone: 781-424-4549 — Email: tjmacleode yahoo.com
Address: 93 Grant St. Weymouth MA 02189 — MA Registration No: CS-072582 HIC 131809

DESCRIPTION of proposed work:
Enlarge footprint of existing garage to create 3 bays, with an in-law apartment above, while keeping the character of existing garage.

EXISTING Sq. Ft.: 728
TOTAL ADDITIONAL Sq Ft. (if applicable): 352 garage 850 in-law

Signature of Owner (Inspection of the premises is hereby authorized) — Date
APCease 4/29/26

CEASE RESIDENCE
86 LEAVITT STREET
HINGHAM MA, 02043



Construction Notes - Massachusetts 10th Edition Building Code

Design Loads

The building shall conform to the Massachusetts State Building Code, 10th Edition (780 CMR based on IBC 2021/IRC 2021 with Massachusetts Amendments) and to resist the following loads:

Wind: 131 MPH
Ground Snow: 35 PSF (subject to elevation adjustments per MSBC 10th 1604.11 for sites with significant elevation differences within the municipality)

Wood Construction

Lumber Specifications: All lumber shall conform to the following specification:

1. All SAWN lumber shall be spruce-pine-fir as follows:
   - Studs and Joists: No. 1 / No. 2 or better
   - Beams and Girders: No. 1 or better

Hardware and Connections: All hangers, caps and straps shall be provided by the contractor based on the design loads shown on the design drawings. Use Simpson tie down clips at each rafter and ceiling joist in accordance with manufacturer specifications and 10th Edition requirements.

Exterior Walls: All exterior walls shall be 2 x 6s at 16" o.c. and shall be sheathed with ½" APA exterior grade Exposure 1 plywood. Nailing pattern: 6d nails at 6" at edges and 8" in the field, unless otherwise noted, with housewrap (Tyvek or equivalent) and specified siding. The wall cavity shall have batt insulation covered by ½" drywall with plaster finish. Coated plywood is an acceptable alternative. Refer to cross section for additional details.

Floor and Roof Sheathing:

- All floor sheathing shall be minimum ¾" T&G, glued and screwed to floor members
- All roof sheathing shall be minimum ⅝" APA Exposure 1 plywood with edge clips
- Coated plywood is an acceptable alternative for both applications

Pressure Treated Materials: All wood in contact with concrete shall be pressure treated in accordance with current standards.

Interior Walls: At all interior load bearing walls, and non-load bearing walls over 8' in height, provide one row of blocking at mid-height of studs.

Headers: All headers shall be minimum 3-2x8s. Submit alternate lumber arrangements to architect for approval.

Floor Joists: Place an additional floor joist under each partition wall.

Posts and Jack Studs: Refer to the roof framing and floor framing plans for location of posts and jack studs. Posts and jacks shall extend down continuously from the roof or floors to the foundation walls unless interrupted by a beam. At all jack stud and post locations provide matching block studs below the first floor sheathing down to the foundation or beam.

Engineered Lumber: Refer to structural engineer's stamped drawings and calculation sheets for all LVL and laminated post sizes, if included.

Concrete Construction

Foundation Bearing: Foundations shall bear on compacted granular fill or natural undisturbed soils having a minimum bearing capacity of 2 tons per square foot – to be verified by the contractor.

Frost Protection: All exterior foundations shall be a minimum of 4'-0" below finished grade to provide adequate frost protection to footings in accordance with Massachusetts climate requirements.

Anchor Bolts: Provide ⅝" diameter anchor bolts at 4'-0" o.c. maximum, embedded through sill into the top of the foundation wall in accordance with current code requirements.

Concrete Specifications: All structural concrete shall be normal weight, stone aggregate concrete, and shall be proportioned, mixed and placed under appropriate supervision in accordance with current standards. Concrete shall develop the following 28-day compressive strengths:

- Concrete flatwork exposed to weather: 4,000 psi
- All other concrete: 3,500 psi

Reinforcing Steel: Reinforcing bars including stirrups shall conform to ASTM A615 with 60,000 psi yield strength with minimum anchorage and splice requirements for reinforcing in accordance with ACI 318. Welded wire fabric shall conform to ASTM A185.

Slabs on Grade: Slabs on grade shall be placed in accordance with current ACI recommendations. Slabs shall be placed on graded granular material compacted to 95% of maximum dry density. Slabs shall be minimum 4" thick and reinforced with WWF 6x6-W2.9. Slabs shall be placed on minimum 6 mil polyethylene vapor barrier with minimum 6" overlap at seams. Refer to plans for additional details.

Demolition Notes:

- Contractor is responsible to obtain all necessary permits for demolition work.
- Remove all structure shown dashed.
- Debris shall be removed from the building on a daily basis.
- Coordinate openings for sub-contractors.
- Firestop all openings made during demolition in fire rated walls/floors and ceilings.
- By careful study of the contract documents and site conditions, plan a selective demolition sequence for approval by structural engineer and or city official.
- Shore and brace existing conditions as required for the removal of existing construction or installation of new work to ensure the structural integrity of the building.
- Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be continued properly.
- Structural integrity during construction – comply with ASCE 37, Section 1.3.2

General Notes:

- Contractor is responsible to follow all local, state, and applicable national codes and regulations.
- Contractor is responsible to obtain all necessary building permits and approvals for construction work and to pay all applicable fees.
- Contractor is responsible to visit the site to review all existing conditions and report any variations on the drawings to the architect for clarification.
- Contractor is required to verify all dimensions in the field and report any discrepancies to the architect for clarification. Do not scale off the drawings, use dimension notes. Notes such as "align" or "clear" take precedence over dimension notes. Do not scale when ordering materials manufactured either on or off site, such as millwork, casework, fixtures, etc. that cannot be trimmed to fit on site - measure actual conditions in field.
- Unless indicated on the drawings as Not In Contract (N.I.C.) or as existing, all items, materials and installations of same are a part of the contract defined by the construction documents. The contractor shall provide and install all accessories, components and assemblies required for the work shown.
- Contractor is responsible for performing all work in a safe and satisfactory manner.
- Contractor is responsible for the stability of the structure during demolition, erection and construction.

Engineering Notes:

- Electrical, plumbing, and hvac sub-contractors shall be responsible for the design-build of the electrical, plumbing, and heating, cooling and ventilation work required for this project and all necessary permits.

ARCHITECTURAL STAMP

PROJECT TITLE
CEASE RESIDENCE
86 LEAVITT STREET
HINGHAM MA, 02043

REV.

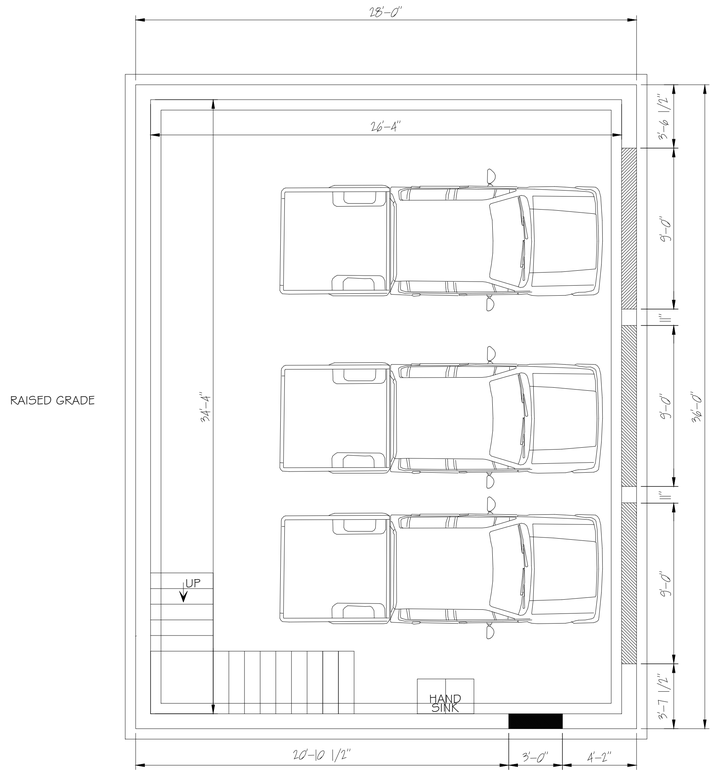
DATE
6-12-26

DRAWN BY
LFH DRAFTING

SCALE
1/4"=1'-0

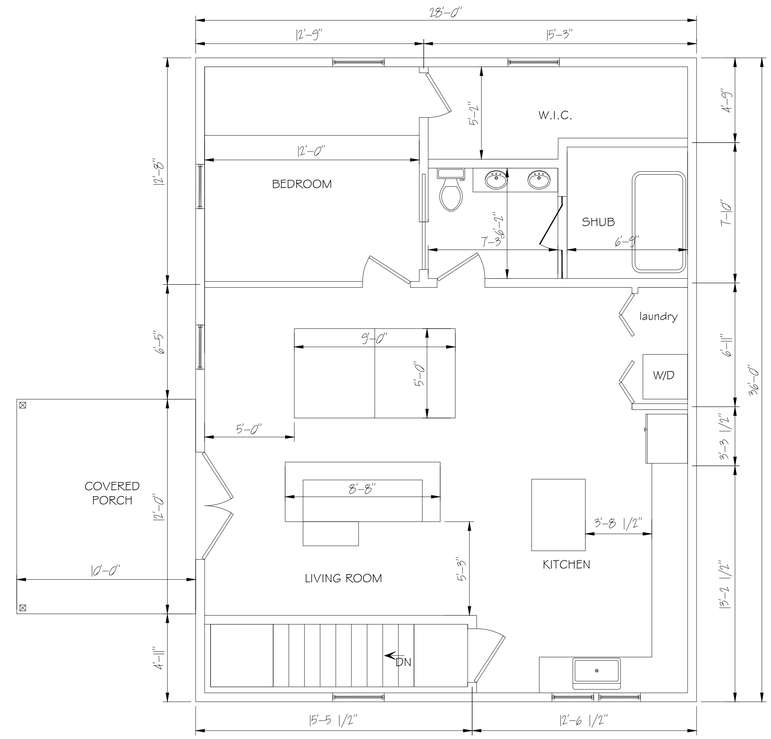
DRAWING TITLE
COVER

C



GRADE LEVEL

1/4"=1'-0"



FIRST LEVEL

1/4"=1'-0"

ARCHITECTURAL STAMP

PROJECT TITLE

CEASE RESIDENCE
86 LEAVITT STREET
HINGHAM MA, 02043

REV

DATE 6-12-26

DRAWN BY LFH DRAFTING

SCALE 1/4"=1'-0

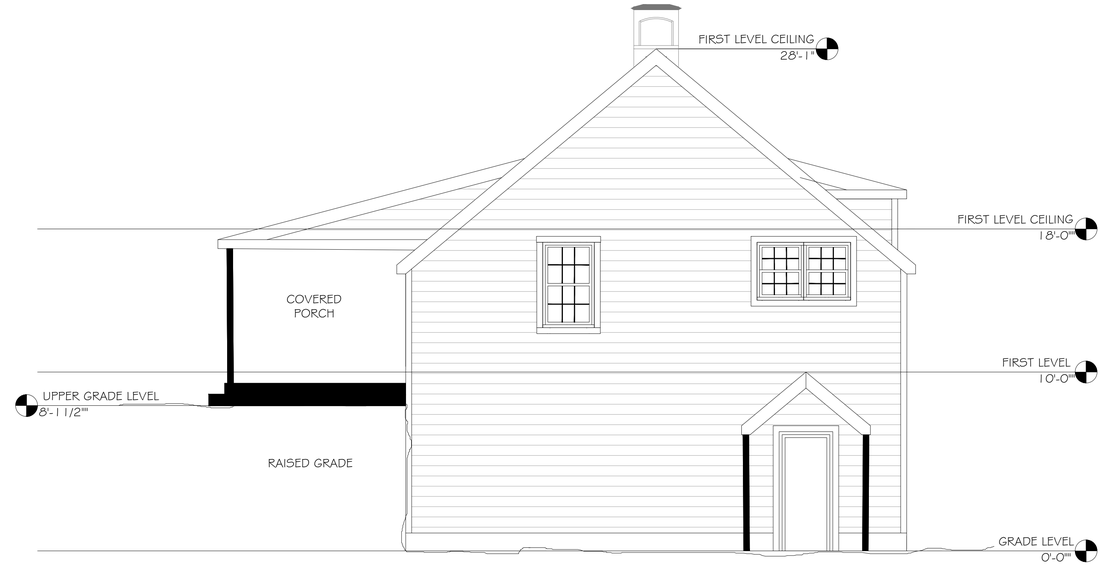
PROPOSED FLOOR PLAN

DRAWING TITLE

A1

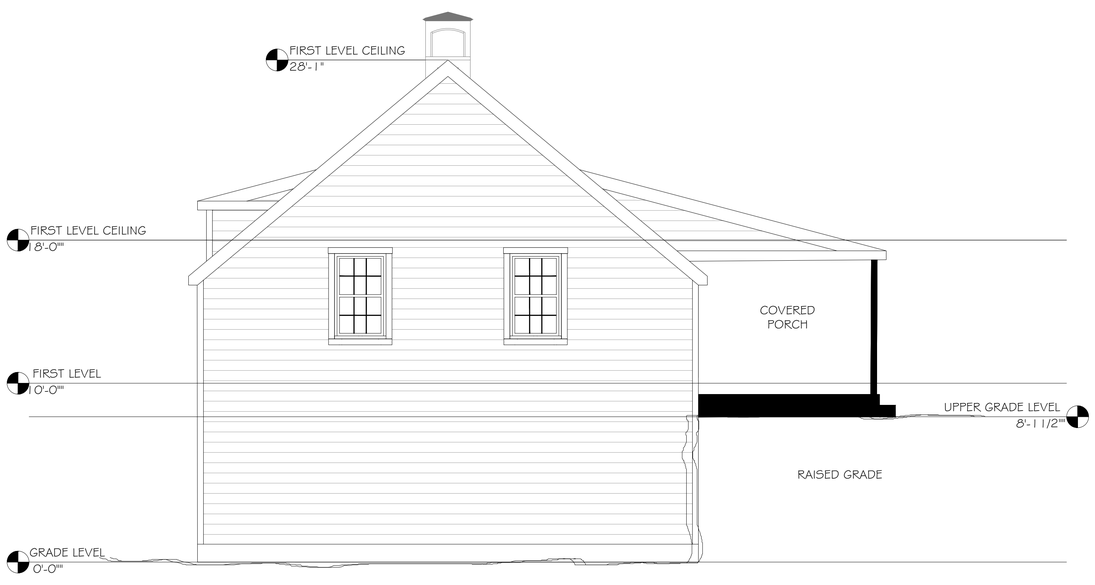
LEFT ELEVATION

1/4"=1'-0"

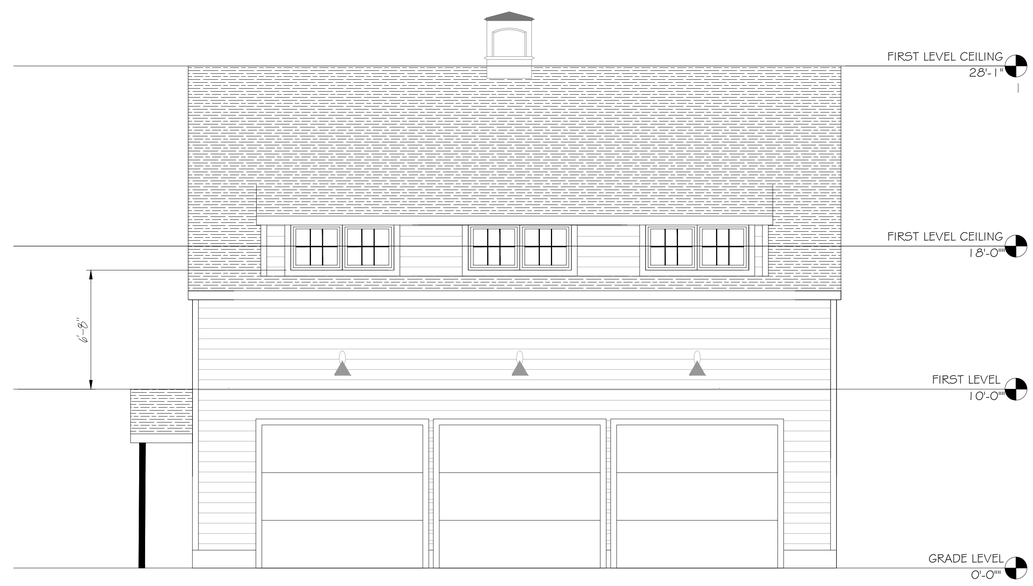


FRONT (STREET) ELEVATION

1/4"=1'-0"



REAR ELEVATION



RIGHT ELEVATION

1/4"=1'-0"

ARCHITECTURAL STAMP

PROJECT TITLE

CEASE RESIDENCE
86 LEAVITT STREET
HINGHAM MA, 02043

REV.

DATE 6-12-26

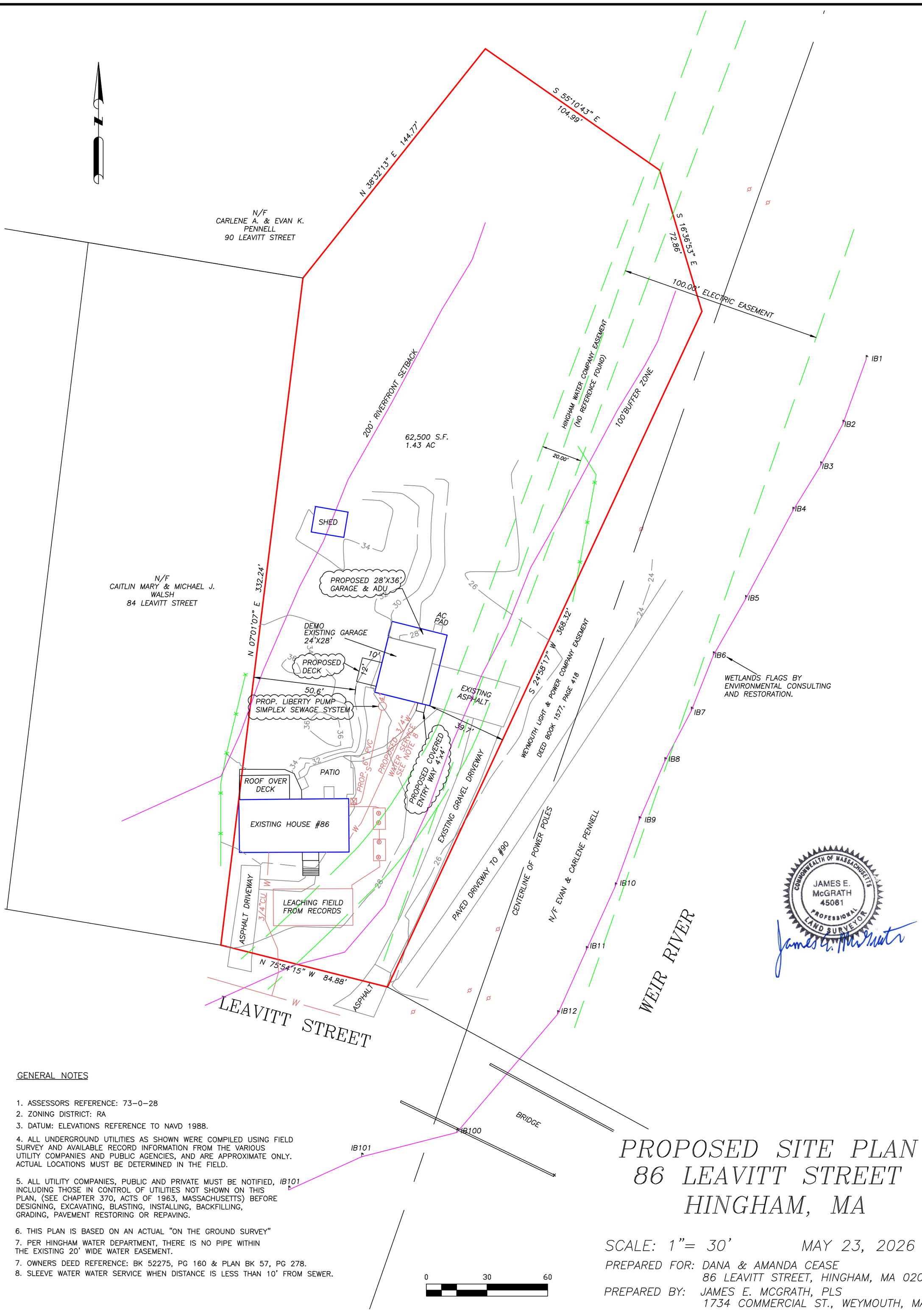
DRAWN BY LFH DRAFTING

SCALE 1/4"=1'-0

DRAWING TITLE

PROPOSED
ELEVATION PLAN

A1



GENERAL NOTES

1. ASSESSORS REFERENCE: 73–0–28
2. ZONING DISTRICT: RA
3. DATUM: ELEVATIONS REFERENCE TO NAVD 1988.
4. ALL UNDERGROUND UTILITIES AS SHOWN WERE COMPILED USING FIELD SURVEY AND AVAILABLE RECORD INFORMATION FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES, AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD.
5. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORING OR REPAVING.
6. THIS PLAN IS BASED ON AN ACTUAL "ON THE GROUND SURVEY"
7. PER HINGHAM WATER DEPARTMENT, THERE IS NO PIPE WITHIN THE EXISTING 20' WIDE WATER EASEMENT.
7. OWNERS DEED REFERENCE: BK 52275, PG 160 & PLAN BK 57, PG 278.
8. SLEEVE WATER WATER SERVICE WHEN DISTANCE IS LESS THAN 10' FROM SEWER.

PROPOSED SITE PLAN
86 LEAVITT STREET
HINGHAM, MA

SCALE: 1"= 30' MAY 23, 2026

PREPARED FOR: DANA & AMANDA CEASE
86 LEAVITT STREET, HINGHAM, MA 02043

PREPARED BY: JAMES E. MCGRATH, PLS
1734 COMMERCIAL ST., WEYMOUTH, MA 02189

Front

Left side

Back

Right side

View up to house

Roche Remodeling
17 Abington Street
Hingham, MA 02043

Windows Front of house

Invoice

Date 10/10/2014
Invoice # 0293

Bill To
Dana & Amanda Cease
86 Leavitt Street
Hingham, I

Ship To

Cease: 86 Leavitt St. Windows 2014 Historic approved – Exhibit Submitted 4/29/26

P.O. #
Terms

Ship Date 10/10/2014
Due Date 10/10/2014
Other

Item	Description	Qty	Price	Amount
Windows	Replace nine (9) street facing windows with Andersen 400 Series new construction vinyl clad true divided light double hung windows Window cost: Window #1: $580.38 x 4 = $2321.52 Window #2: $564.64 x 5 = $2823.20 SubTotal: $5144.72 Tax: $321.55 Total: $5466.27 paid 10/10 Check 1138		5,466.27	5,466.27
	Historic - must use wood trim			
Labor	Labor and non-window materials to install 9 windows. Cost per window $300 x 9 = $2700.00		2,700.00	2,700.00
	12/2 paid $1350 1/2 of labor			
Additional	Change Order #0293-01 (Interior Portion approved only) Replace interior trim on nine interior windows and doors pre change order		409.00	409.00
Additional	Replace interior trim on 4 hallway doors		200.00	200.00

Subtotal	$8,775.27
Sales Tax (0.0%)	$0.00
Total	$8,775.27
Payments/Credits	$-7,425.27
Balance Due	$1,350.00

Roche Remodeling
jt-roche@comcast.net
781-740-4000

9

paid 1/7

ECR

Environmental Consulting & Restoration, LLC

WETLAND DELINEATION MEMO

TO: Amanda Cease

FROM: Brad Holmes

DATE: May 29, 2026

RE: 86 Leavitt Street, Hingham

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at your property located at 86 Leavitt Street in Hingham (the site) on May 13, 2026. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the north of Leavitt Street. The site consists of a single-family home with an associated paved and gravel driveway, detached garage, shed, maintained lawn, forested areas, etc.

Wetland resource areas are located to the east of the site. ECR delineated the Inland Banks (IB) of the Weir River. IB flags (blue ribbons) #IB1 to #IB13 and #IB100 to #IB202 were placed along the top of the well-defined Bank of the stream in order to identify the start of the 200-foot Riverfront Area that extends onto the site. The Inland Bank was delineated in accordance with DEP's requirements for Bank (310 CMR 10.54) and Riverfront Area (310 CMR 10.58). Please note there are no vegetated wetlands located upgradient of the Weir River at this location.

As a result of ECR's wetland delineation at the site, ECR confirms the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 100-foot buffer zone to Inland Bank
- 200-foot Riverfront Area

Also, a review of the MassMapper database reveals the following:

1. The site <u>is not located</u> within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site <u>does not contain</u> mapped Certified or Potential Vernal Pools according to the MaNHESP.
3. The site <u>does not contain</u> a USGS mapped stream. However, the Weir River to the east of the site is within 200 feet of the site boundaries.
4. The site <u>does not contain</u> areas mapped as Land Subject to Flooding (FEMA flood zone).
5. The site <u>is not located</u> within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529-3792 or Brad@ecrwetlands.com with any questions or requests for additional information.

Hover Image to Zoom

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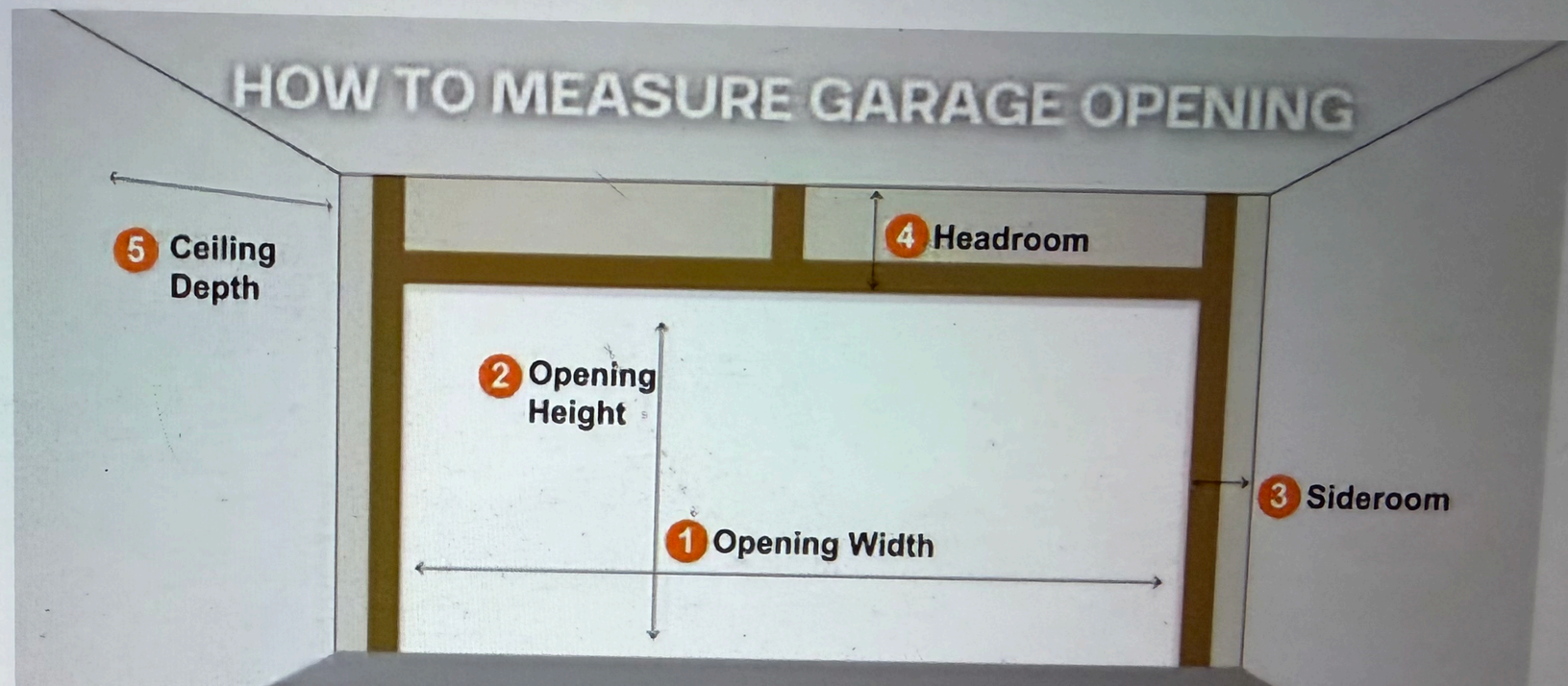

1 **OPENING WIDTH**
The distance between each side of the opening

2 **OPENING HEIGHT**
The distance between the floor and the top of the opening

3 **SIDEROOM WIDTH**
The area on either side of the garage door opening, from the opening to the corner of the wall

4 **HEADROOM HEIGHT**
The space above your garage door, from the top of the opening to where the wall meets the ceiling

5 **OPENING WIDTH**
How far back your ceiling goes, the point where your garage door meets the ceiling to the back of the garage

Hover Image to Zoom

Safari File Edit View History Bookmarks Develop Window Help

homedepot.com

(2) The Absolute Beginners Guide... | Urban iPhone Photography | Take... | garage doors - Google Shopping | Coachman Linear Design 9 ft x 7 ft... | Clopay Coachman Linear Design 9...

Dimensions

Garage Door Size	9 ft x 7 ft
Product Width (in.)	108 in

Details

Color Family	White
Door Configuration	Single Door
Features	Insulated, Interior Lock, Paintable, With Windows
Garage Door Collection	Coachman
Garage Door Color	White
Garage Door Style	Carriage House
Included	Extension Springs, Hardware, Instructions, Interior Lock
Insulation R-Value	18.4
Material	Steel
Returnable	90-Day
WindCode Rating	No WindCode Rating
Window Type	Clear Glass

Warranty / Certifications