



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: 44 North St

OWNER: CUATRO CUATRO LLC

Address: 41 Jarvis Ave, Hingham, MA, 02043

ARCHITECT or DESIGNER: EMBR Architects

Address: 37 Derby St, Hingham, MA 02043

ENGINEER: Morse Engineering

Address: 10 New Driftway, Scituate, MA 02066

CONTRACTOR: Roberts Design & Construction

Address: 6 Howe St, Hingham, MA 02043

Historic District: Lincoln Historical District

Telephone: 949-903-0553

Email: jeffreygreenman@gmail.com

Telephone: 781-556-5282 Email: mrocino@embrarch.com

MA Registration No: 953938

Telephone: 781-545-0895 Email: gmorse@morsecoinc.com

MA Registration No: 47105

Telephone: 781-316-5610 Email: robertsdesignconstruction@gmail.com

MA Registration No: _____

DESCRIPTION of proposed work:

EXISTING Sq. Ft.: 924.713

TOTAL ADDITIONAL Sq Ft. (if applicable): 2,080.626

Jeff Greenman

07/30/26

Signature of Owner (Inspection of the premises is hereby authorized)

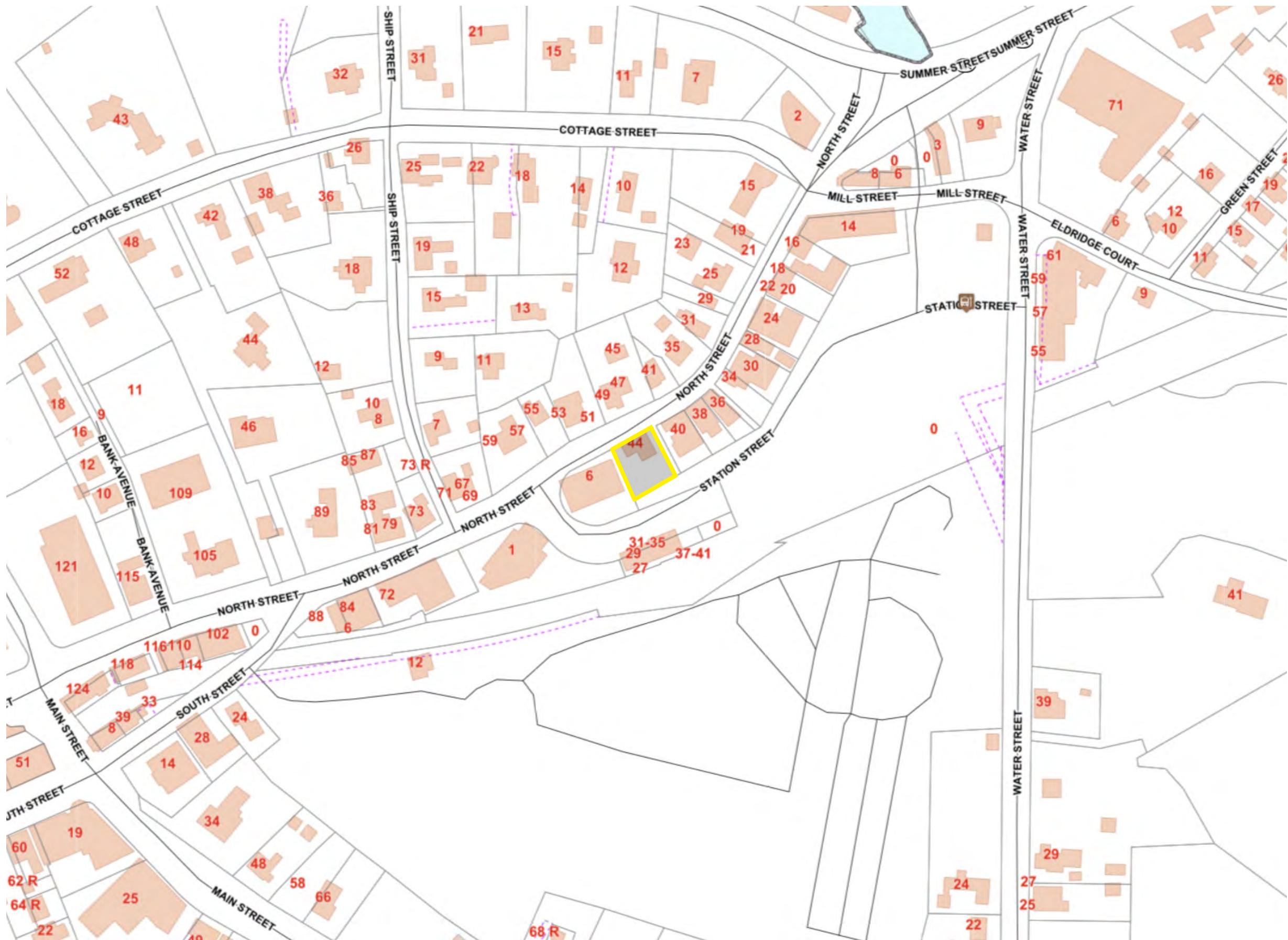
Date





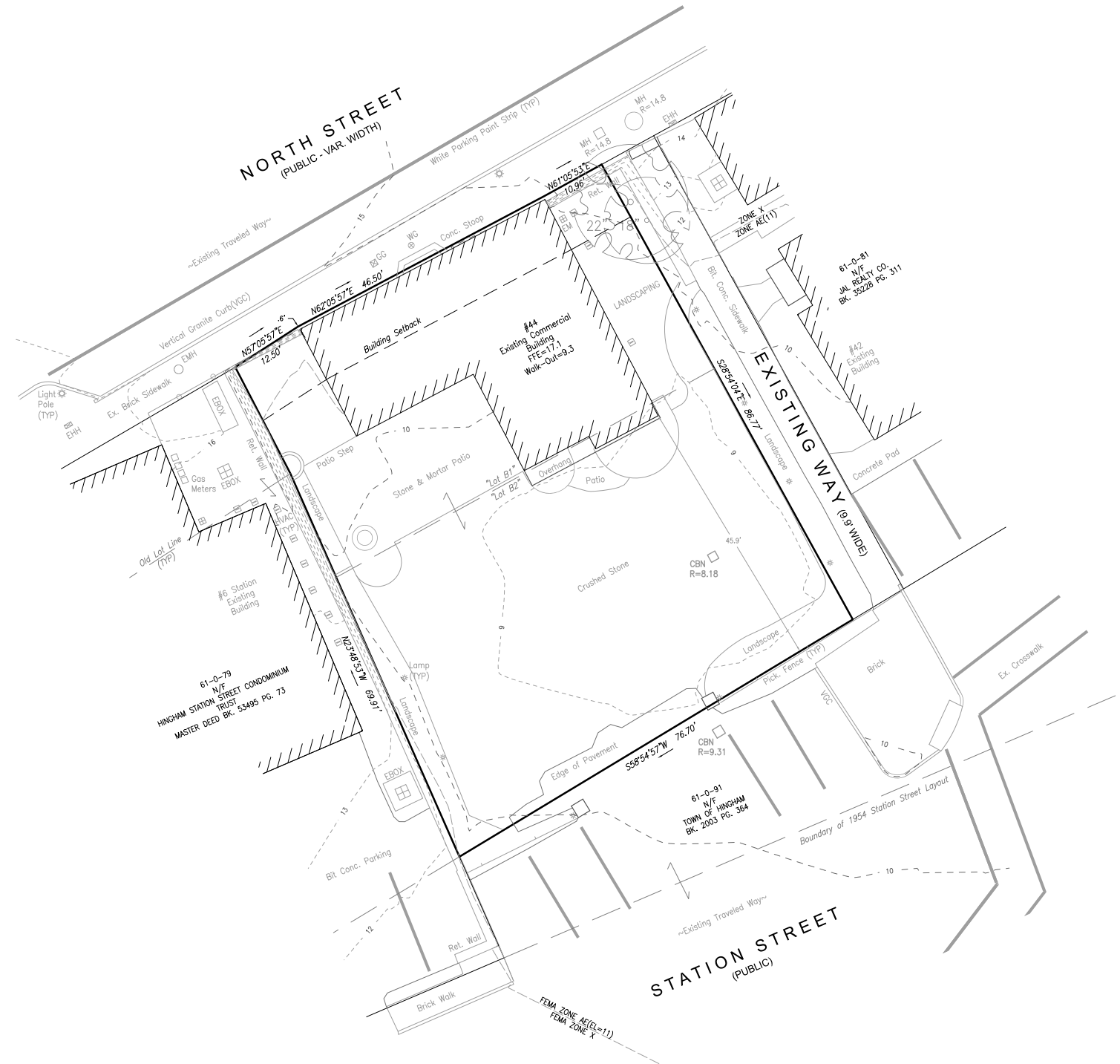
44 NORTH ST, HINGHAM, MA
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SITE LOCATION



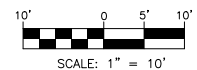
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LOCUST MAP

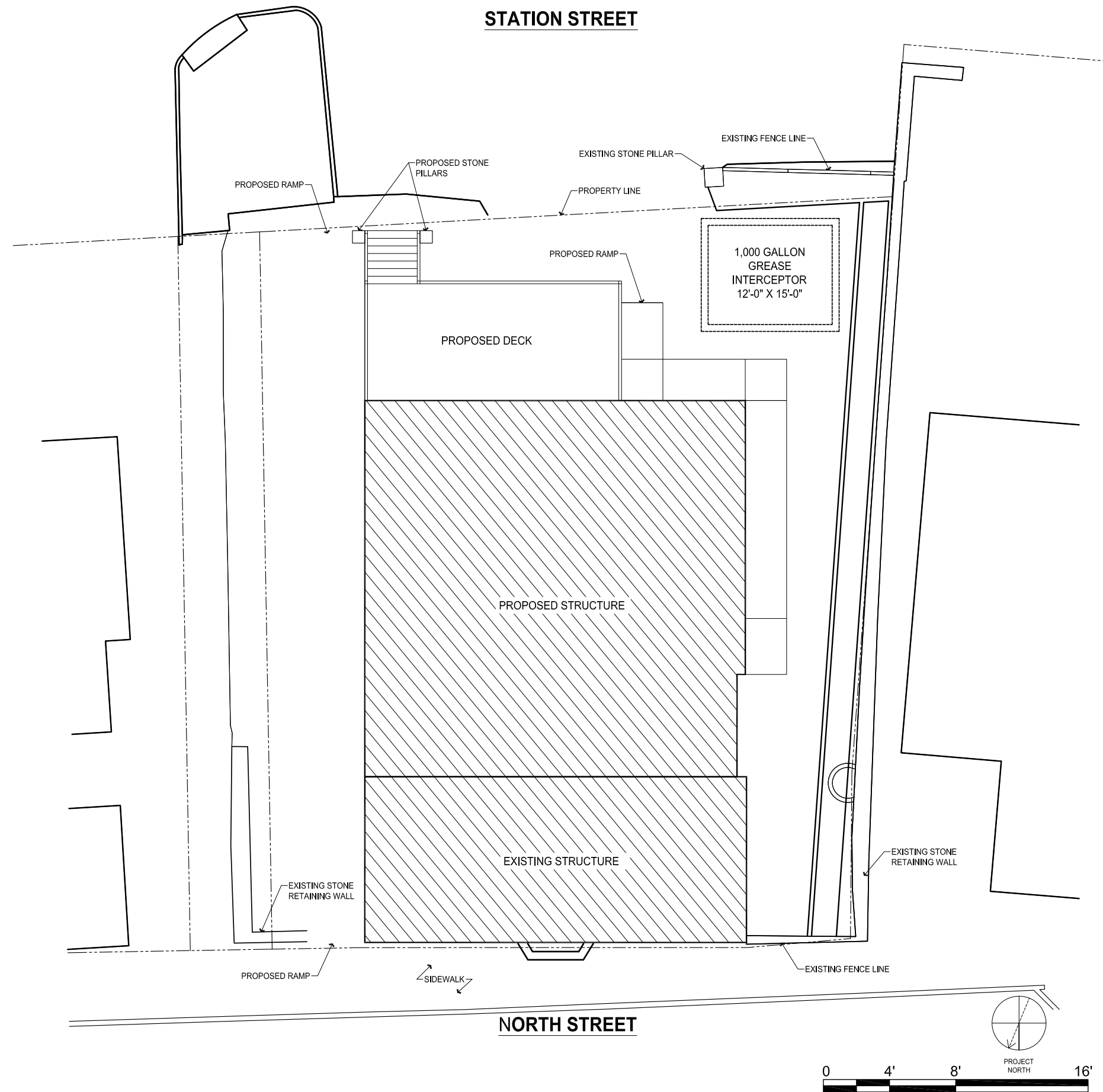


<u>CRITERIA</u>	<u>REQUIRED</u>	<u>EXISTING</u>
MIN. LOT AREA:	—	6,441 S.F.
FRONTAGE	20'	69.96'
FRONT YARD SETBACK	10'	0.6'
SIDE YARD SETBACK (L)	—	12.7'
SIDE YARD SETBACK (R)	—	11.1'
REAR YARD SETBACK	—	45.9'

1. DEED REFERENCE: PLYMOUTH COUNTY REGISTRY OF DEEDS: BK 45954 PG 292
2. PLAN REFERENCES: PLAN BK 7 PG 422
PLAN BK 59 PG 737
3. RECORD OWNER(S): 44 NORTH STREET, LLC
4. LOCUS IS LOCATED IN FEMA FLOOD ZONE X & ZONE AE(EL 11) AS SHOWN ON F.I.R.M. MAP
25023A DATED 08/01/04 DATED JULY 3, 2004
5. THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE ACCORD POND WATERSHED AND HINGHAM
AQUIFER PROTECTION DISTRICT.
7. ELEVATIONS SHOWN ARE BASED ON NAVD83.
8. THE CONTRACTOR SHALL NOTIFY DIGSAFE PRIOR TO ANY EXCAVATION AT THE SUBJECT
PROPERTY. IT IS SPECIFICALLY CAUTIONED THAT THE SUBSURFACE UTILITIES SHOWN ARE
APPROXIMATE ONLY AND HAVE BEEN COMPILED FROM AVAILABLE RECORDS AND OBSERVABLE
SITE FEATURES. UTILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT AT THIS LOCATION.

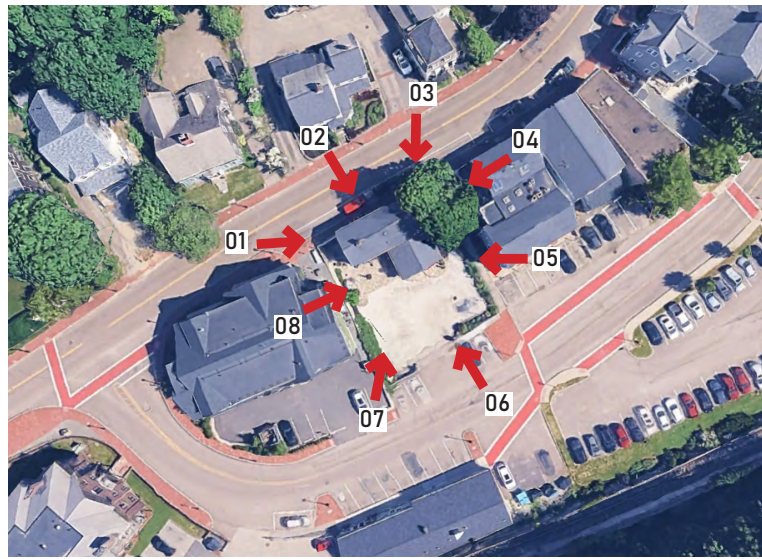


DRAFT ONLY; NOT FOR CONSTRUCTION; PRELIMINARY ONLY	PREPARED BY: 
	PROJECT: 44 NORTH STREET (ASSESSOR'S PARCEL: 61-0-80) HINGHAM, MASSACHUSETTS
APPLICANT: BRIAN ROBERTS	DATE: 11/24/25 REV:
PLAN TITLE: EXISTING CONDITIONS PLAN	SHEET: 1



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PROPOSED SITE PLAN



01



02



03



04



05



06

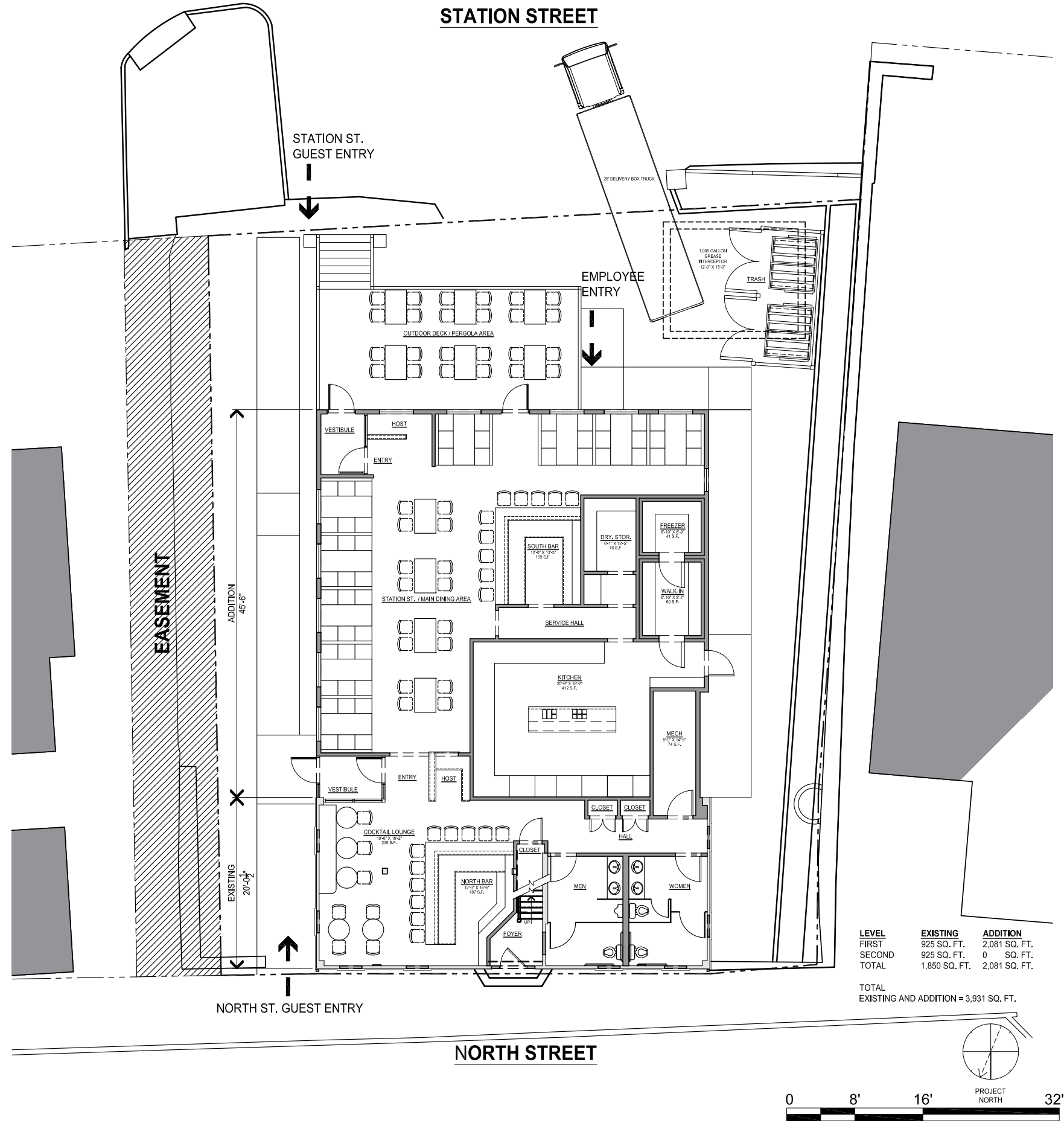


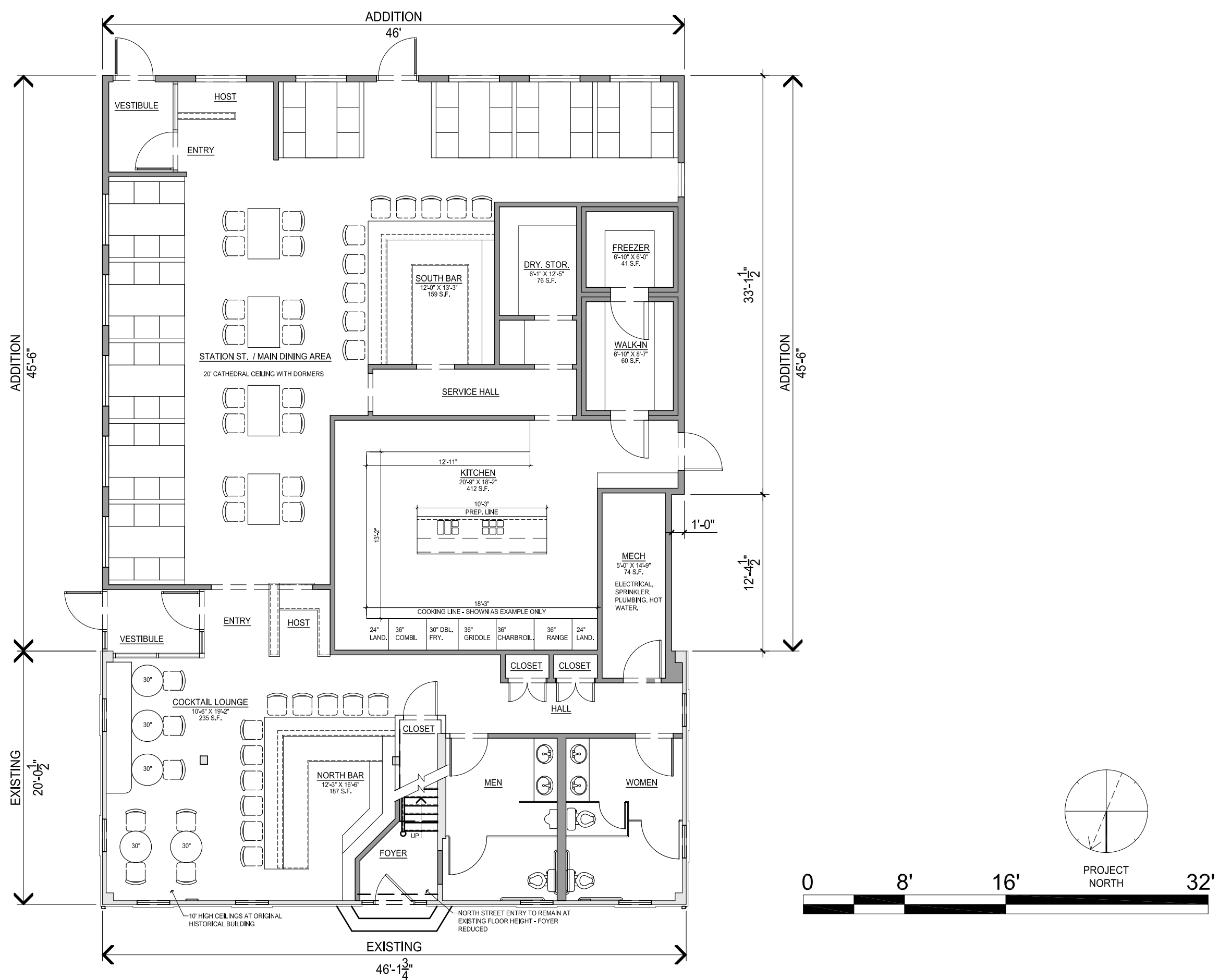
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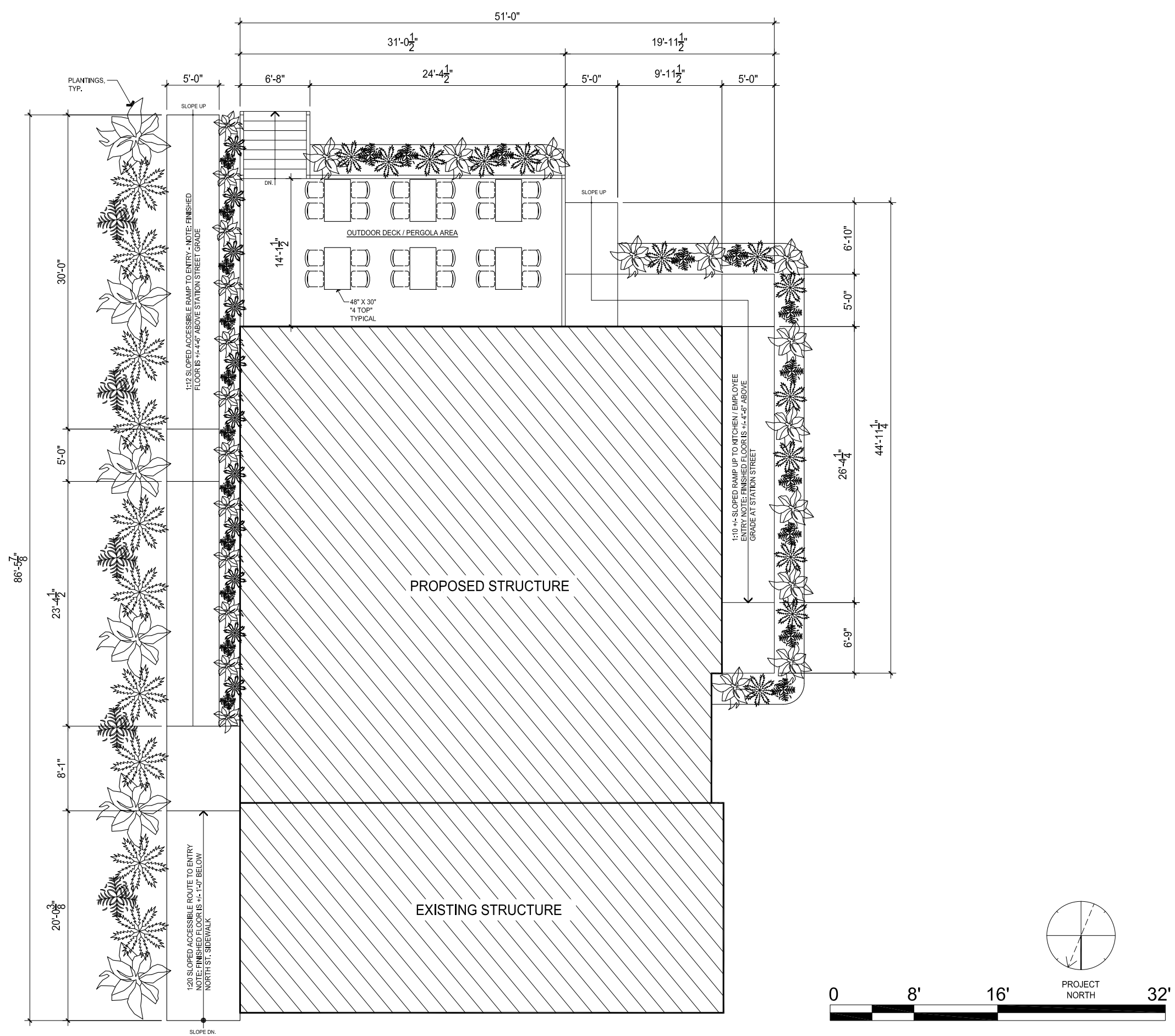


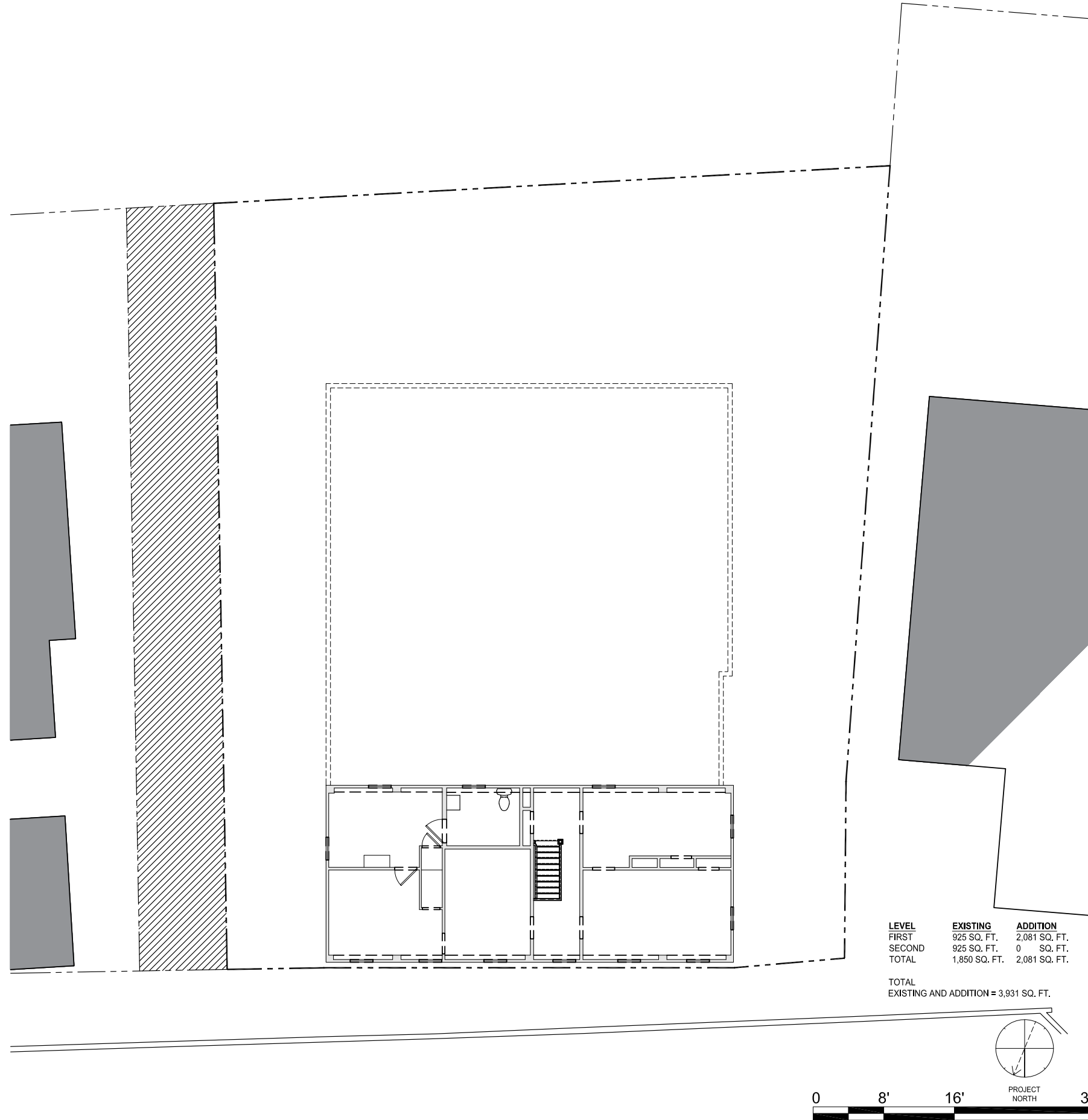
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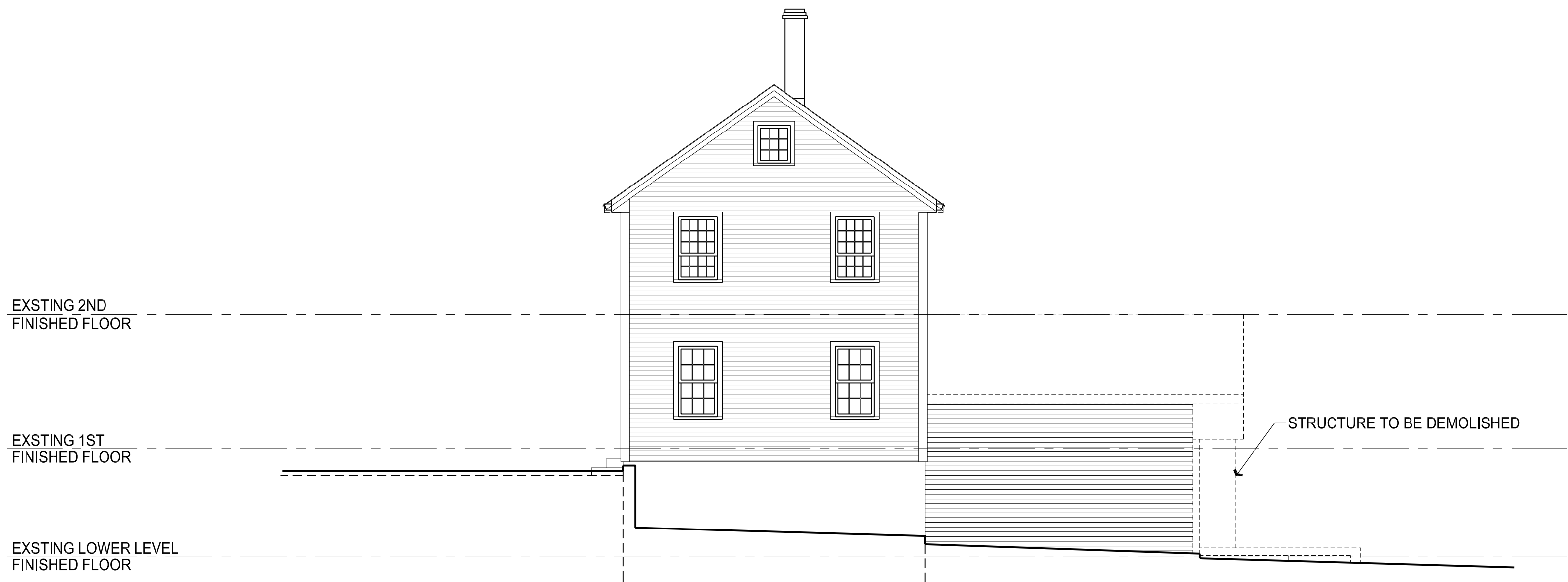


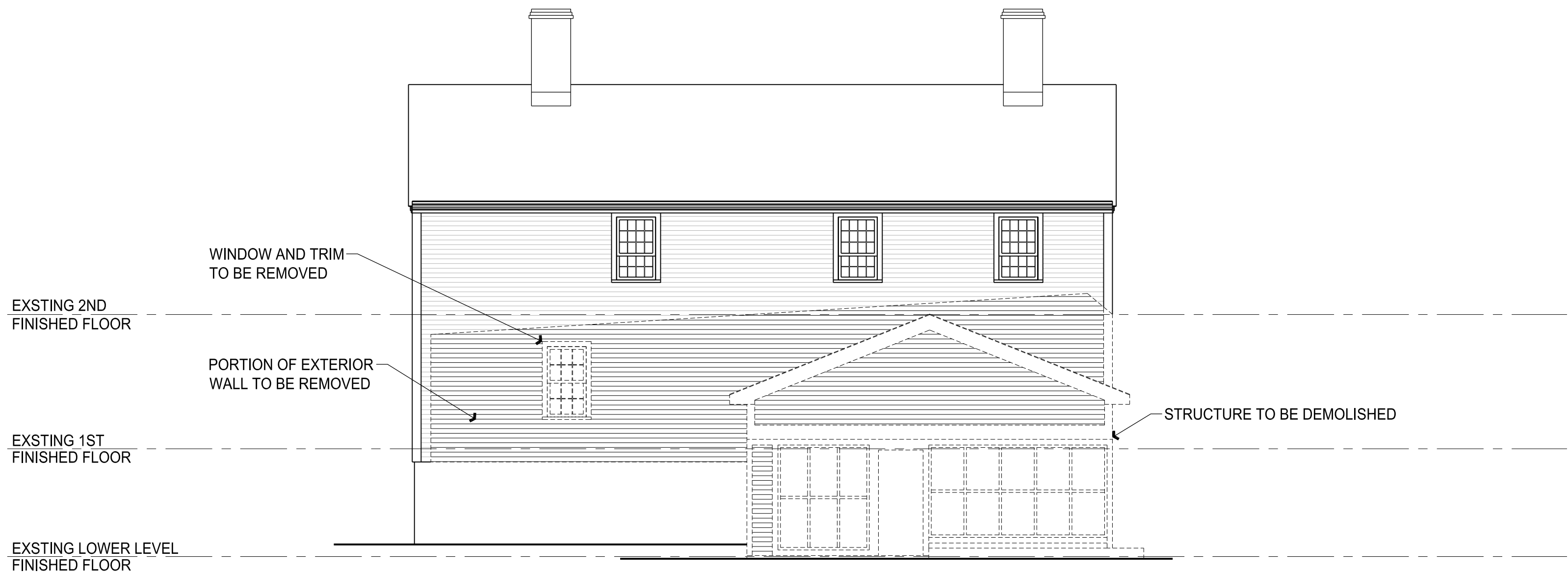


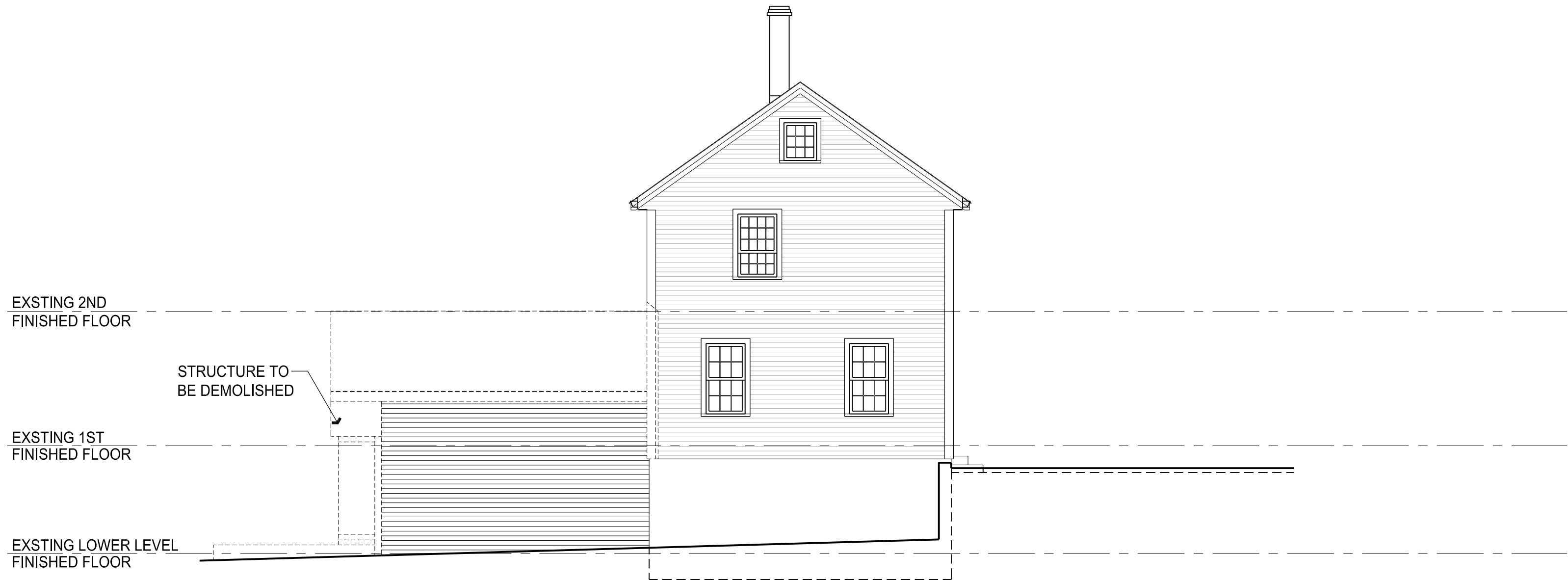




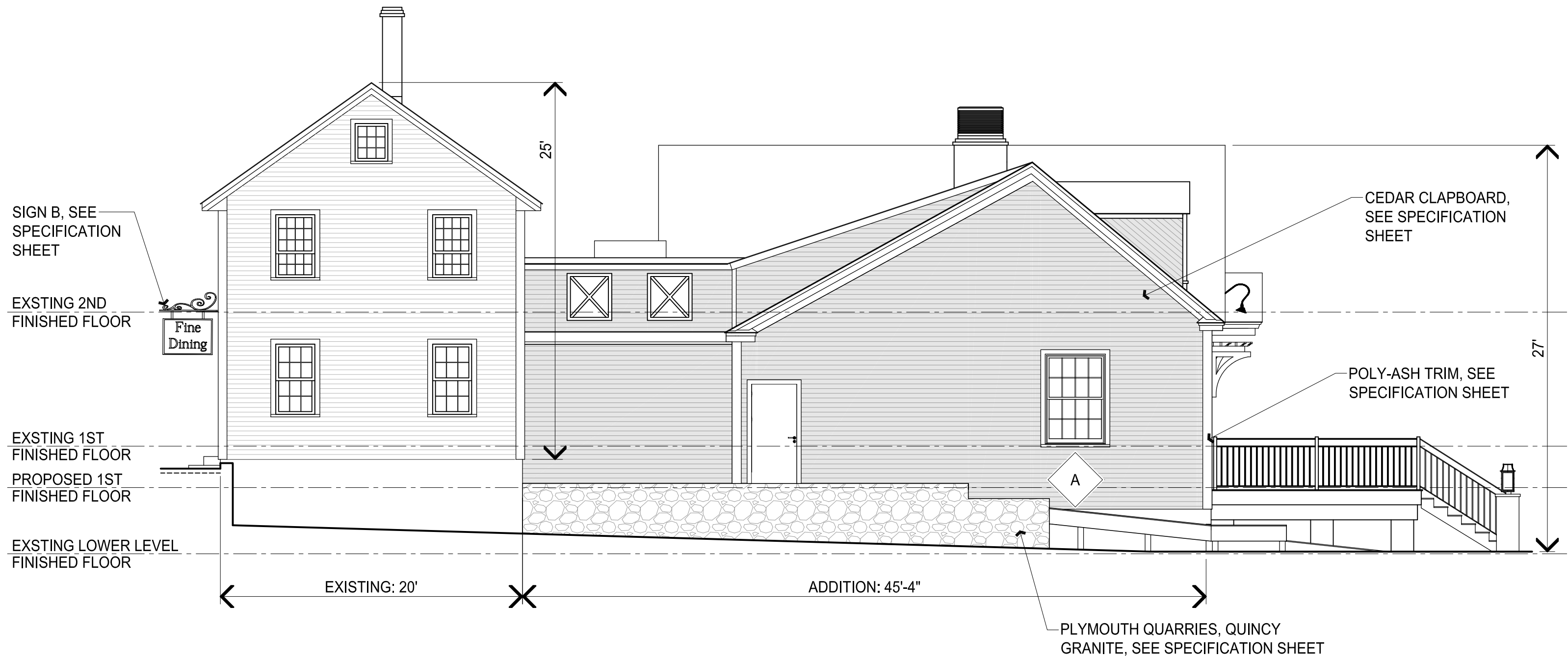


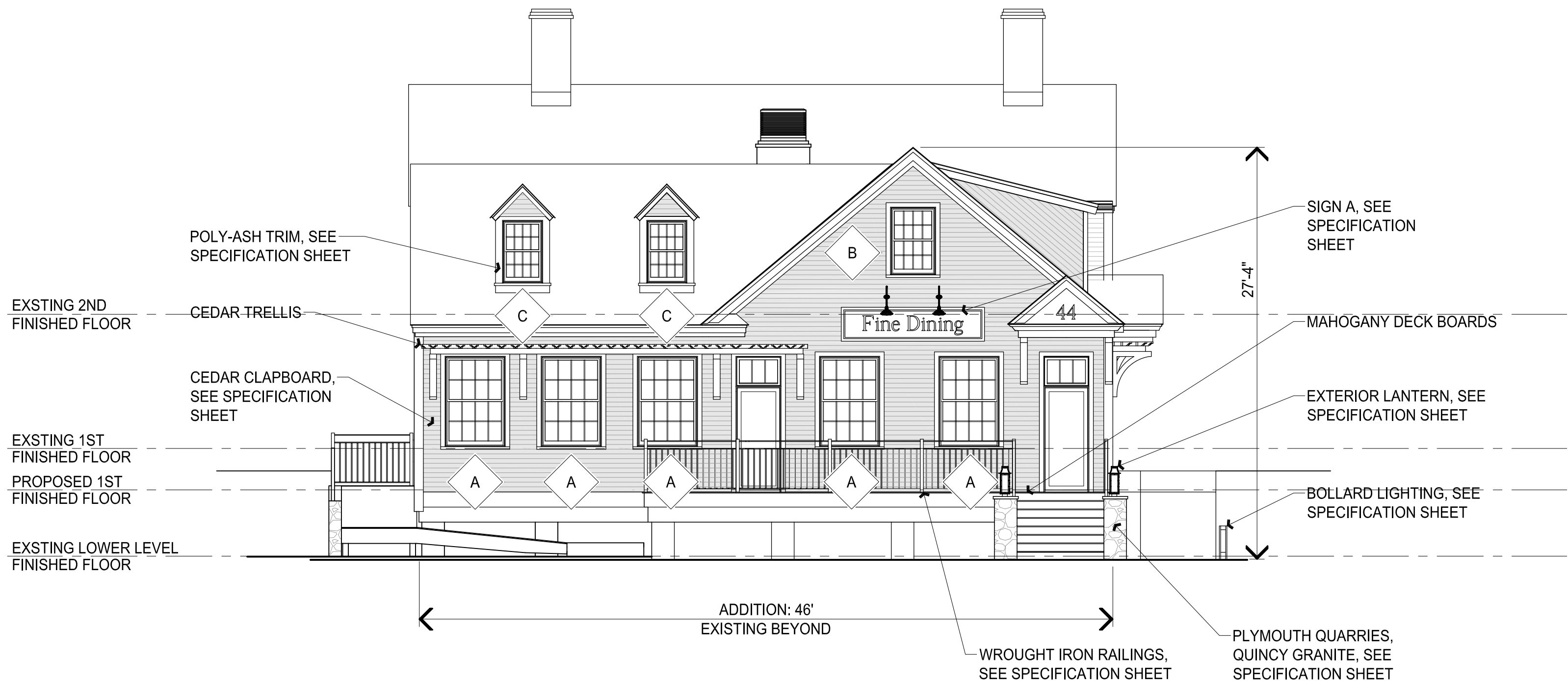


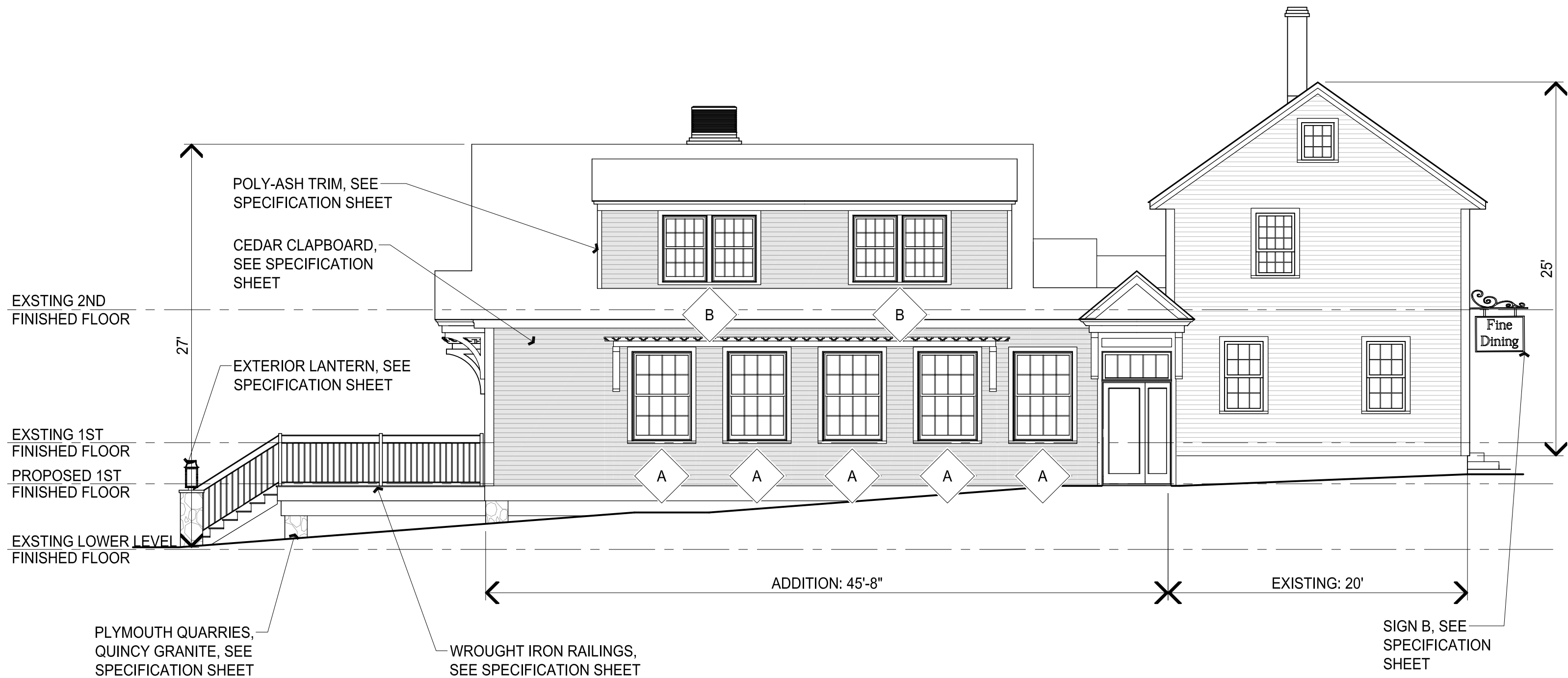








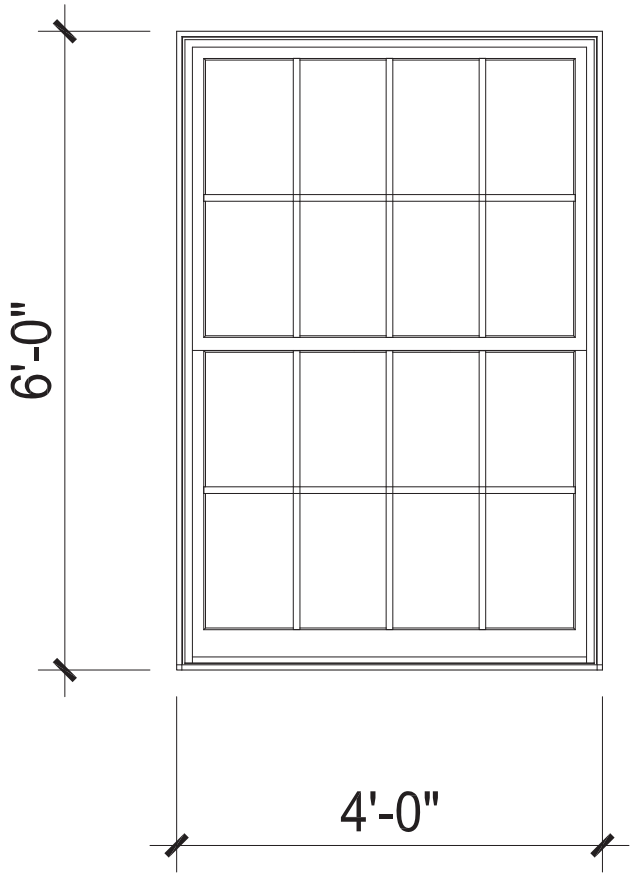




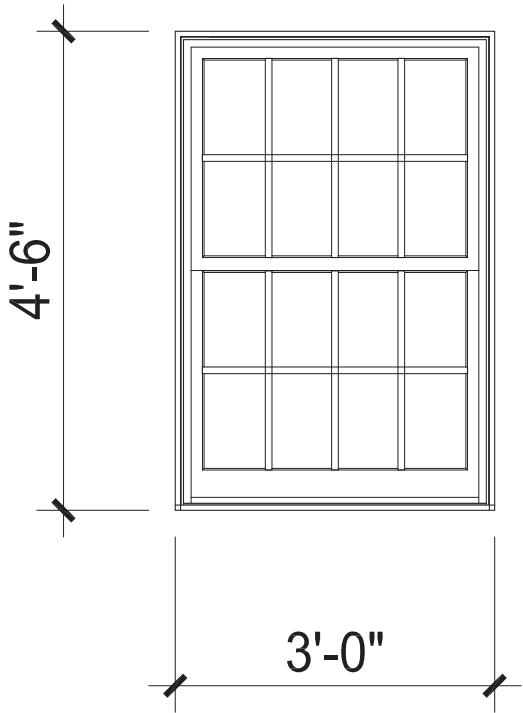
PELLA RESERVE - TRADITIONAL

WOOD DOUBLE-HUNG WINDOW

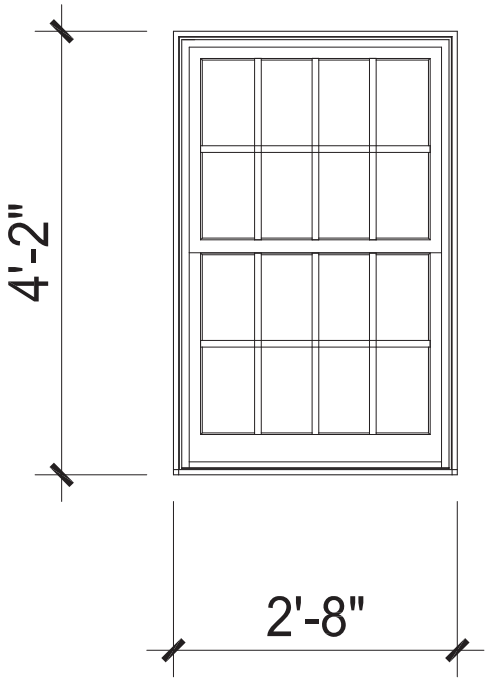
WINDOW A



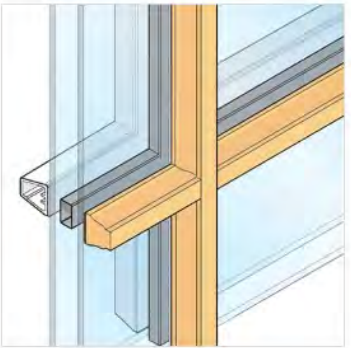
WINDOW B



WINDOW C



WINDOW GRILLE PROFILE



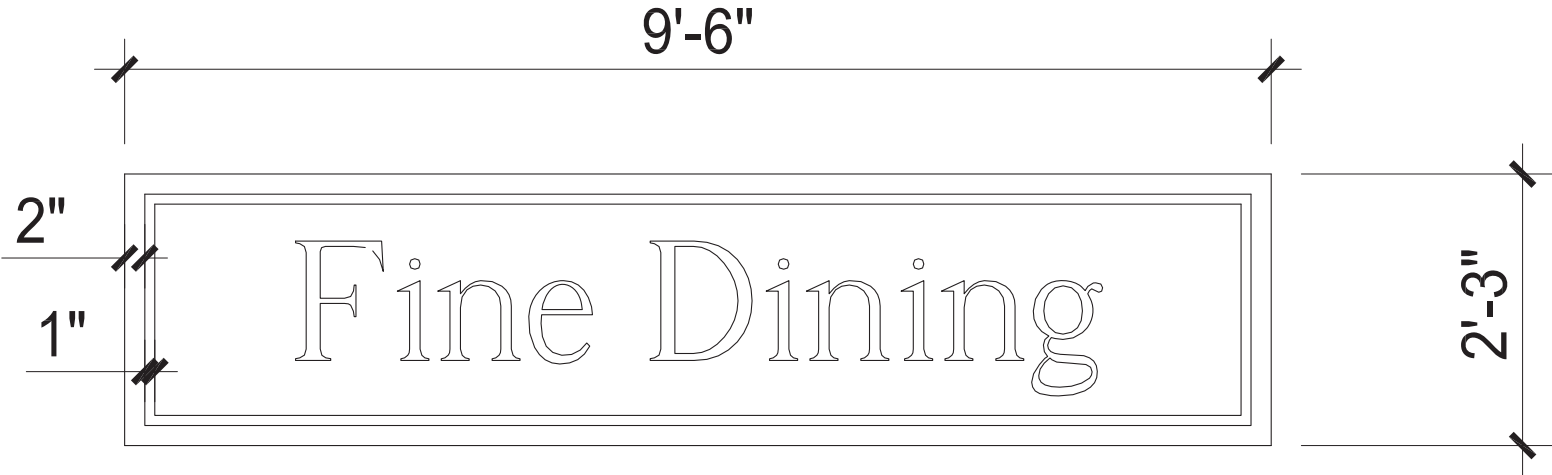
5/8" Putty Glaze Integral
Light Technology

WINDOW MATERIAL (PAINTED BLACK)

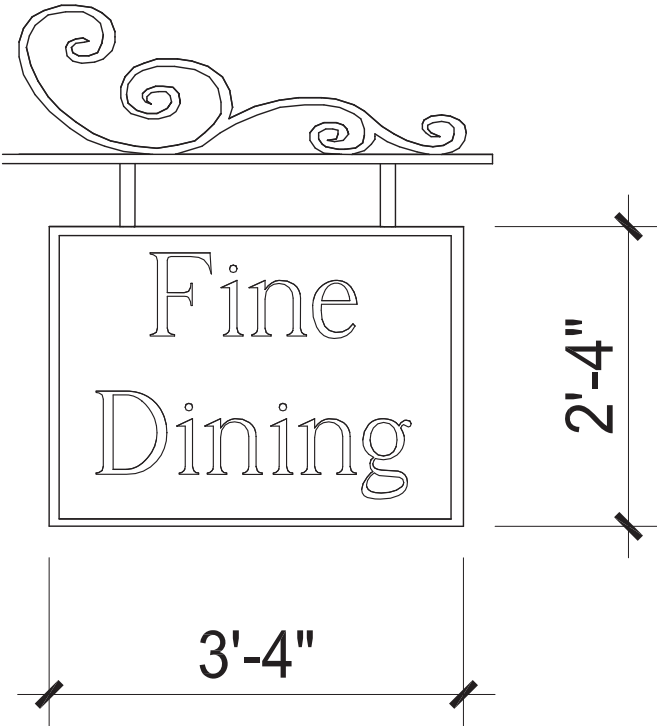


Douglas Fir

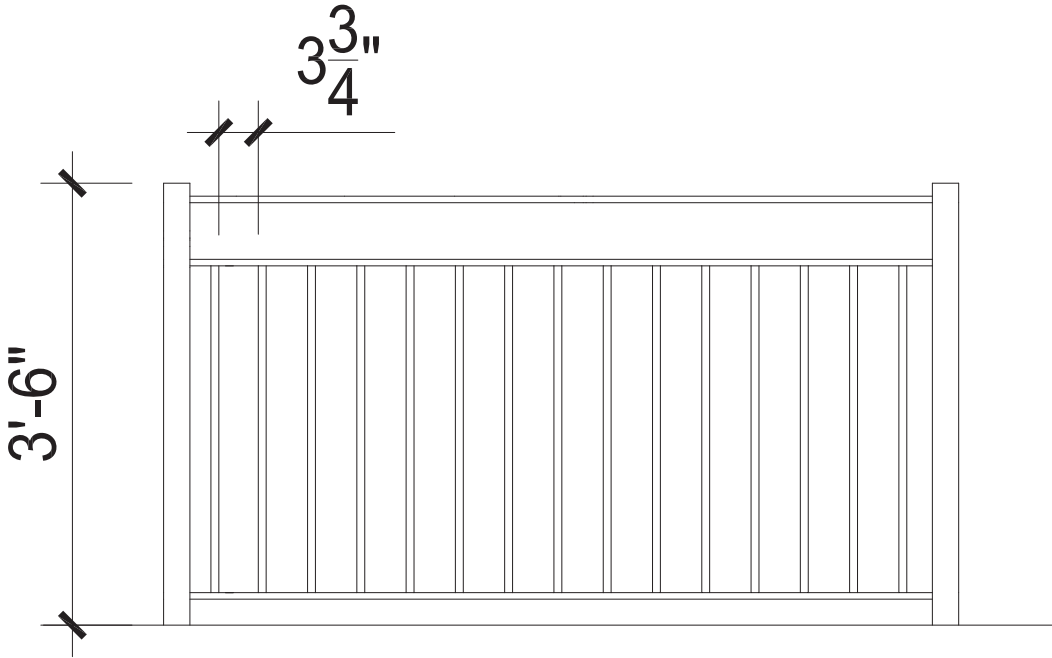
SIGN A



SIGN B



WROUGHT IRON RAILING



Gooseneck Lighting
Ferguson Home Millennium
Lighting RLM 1 Light Outdoor
Wall Sconce with 10" Wide
Angle Shade and 30"
Gooseneck Stem – Satin Black



Exterior Lantern
Cape Cod Lanterns
CCL5633 Concord Pier Mount



Bollard Lighting - Walkway
WAC Lighting
Archetype 125.5. watt Bronze Bollard
Light in 3000k Warm White LED, WAC
Landscape



Cedar Clapboard Color
Benjamin Moore - Heritage Red HC 181

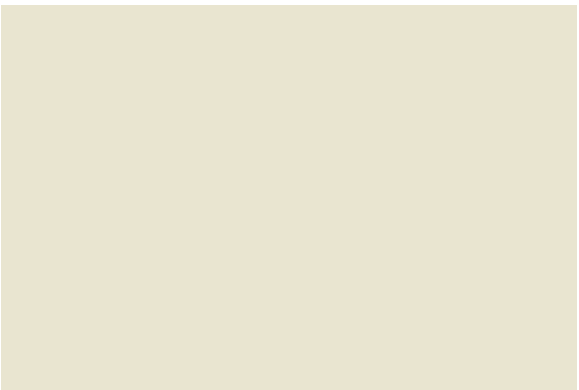


Roof Material
CertainTeed
Landmark® PRO UL 2218 Class
3 Impact Resistant - Max Def
Weathered Wood



Stone
Plymouth Quarries - Quincy Granite

Stone Cap & Treads - Solid rock
face granite



Poly-Ash Trim Color
Benjamin Moore - Monterey White
HC 27



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EXTERIOR RENDERS





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EXTERIOR RENDERS





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EXTERIOR RENDERS - VIEW FROM APARTMENTS



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