

33 Gardner Street
SPR
Morse Eng/ Kimberly Donlan

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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

OWNER: Amanda Cease

Address: 86 Learitt

ARCHITECT or DESIGNER: Kearney Pierce

Address: 222 North St.

ENGINEER: TBD

Address: _____

CONTRACTOR: Tim Macleod

Address: 93 Grant St. Weymouth MA
02189

Historic District: A

Telephone: 617 515 1947

Email: apcease@yahoo.com

Telephone: 781-718 9579 Email: akearney@

MA Registration No: akearneyarchitects.com

Telephone: _____ Email: _____

MA Registration No: _____

Telephone: 781-424-4549 Email: tjmacleode

MA Registration No: CS-072582 yahoo.com
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.

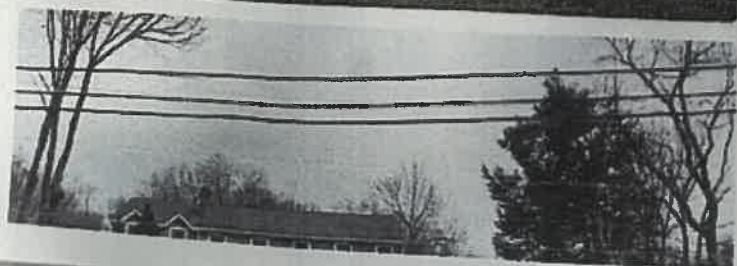
EXISTING Sq. Ft.: 728

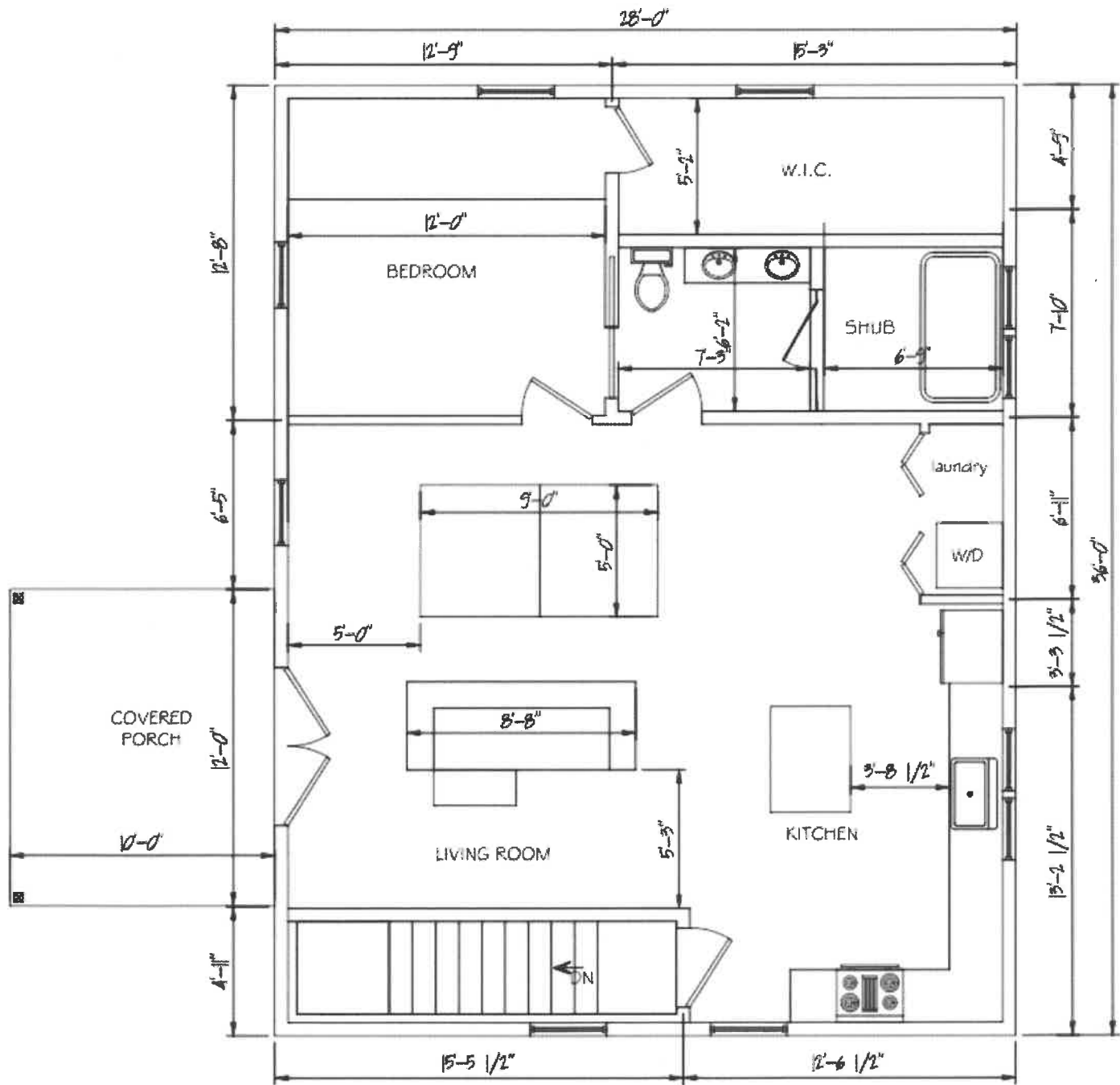
TOTAL ADDITIONAL Sq Ft. (if applicable): 352 garage 850 in-law

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

Date

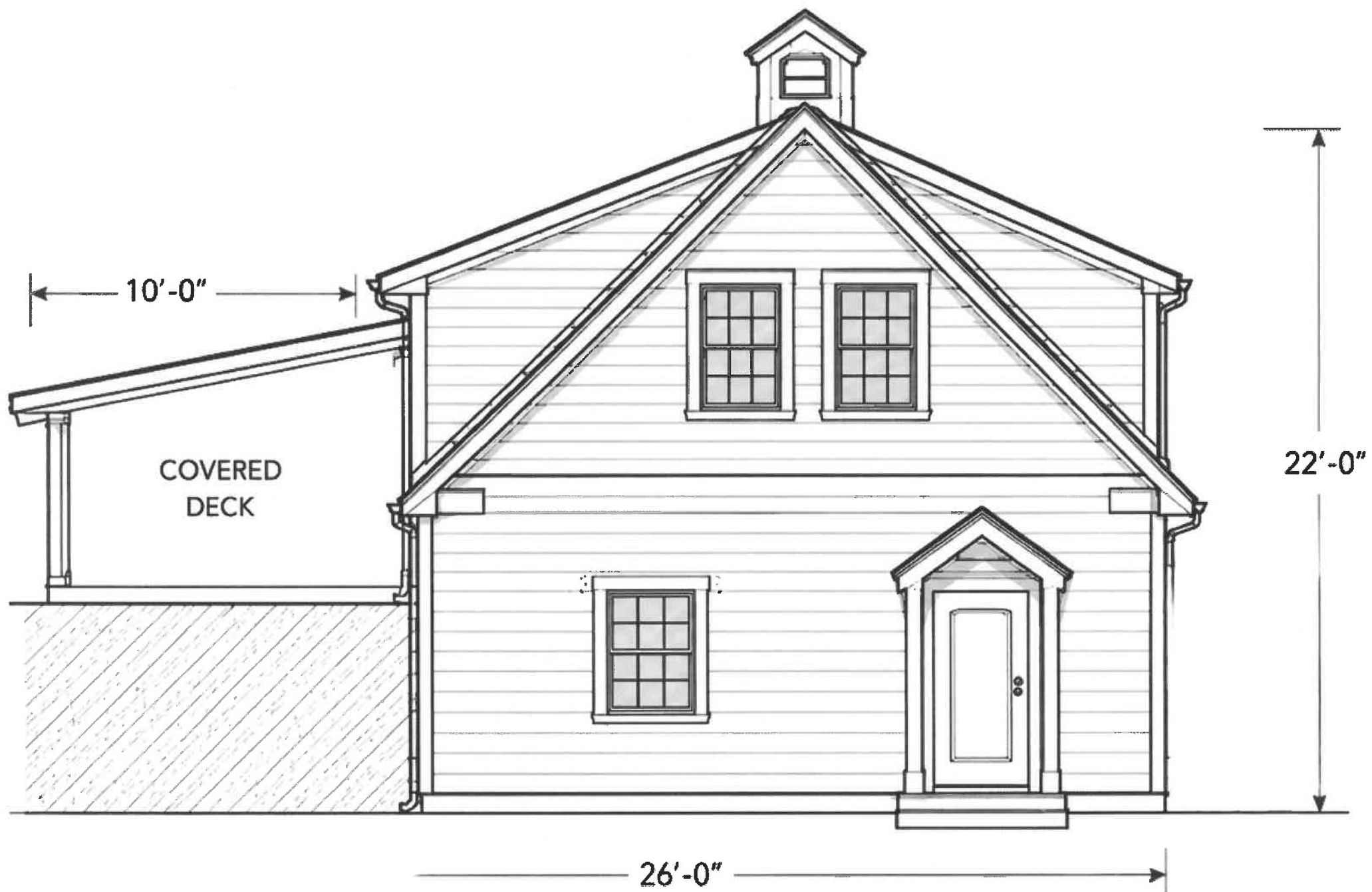
APCease 4/29/26



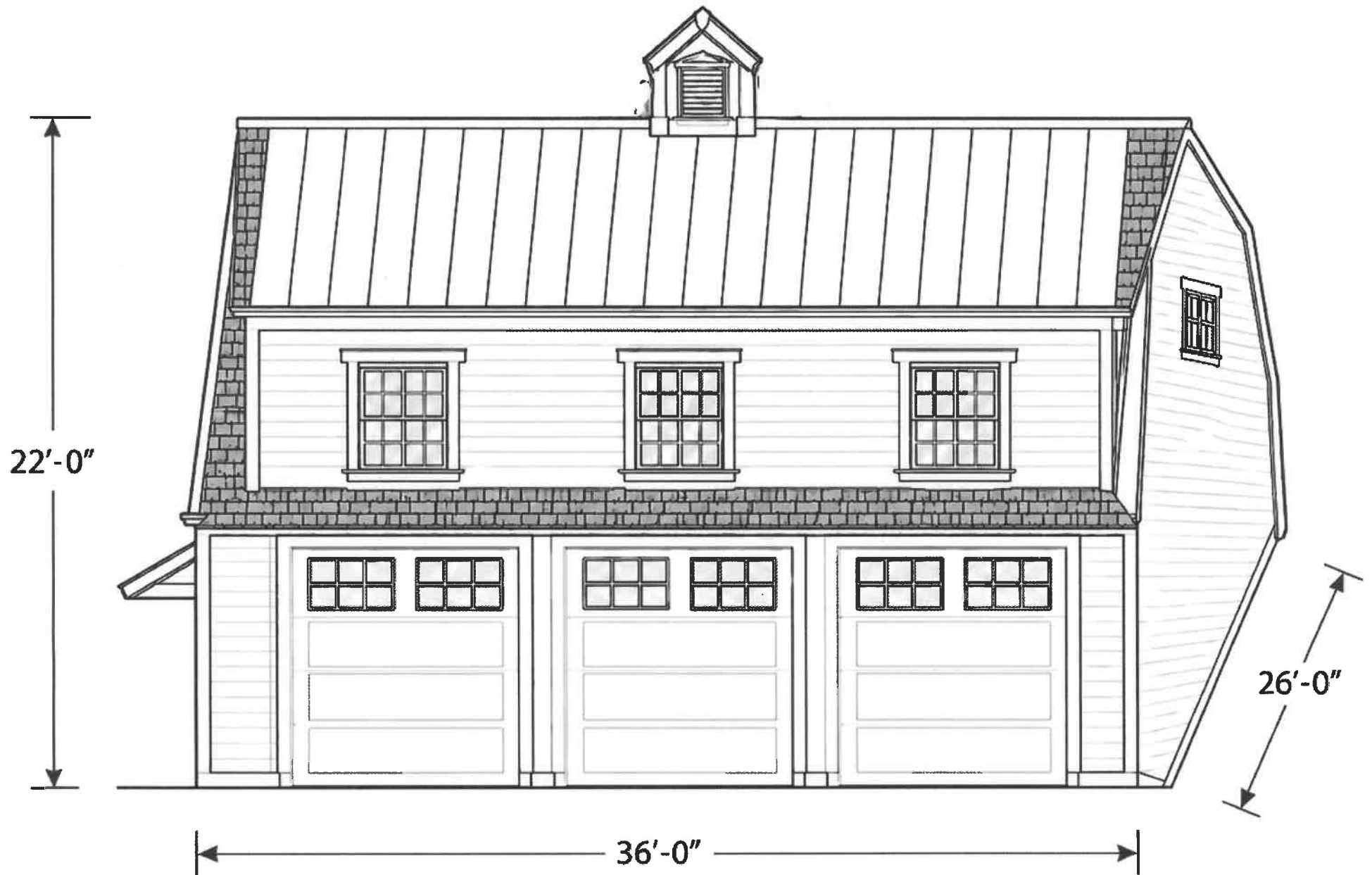


FIRST LEVEL

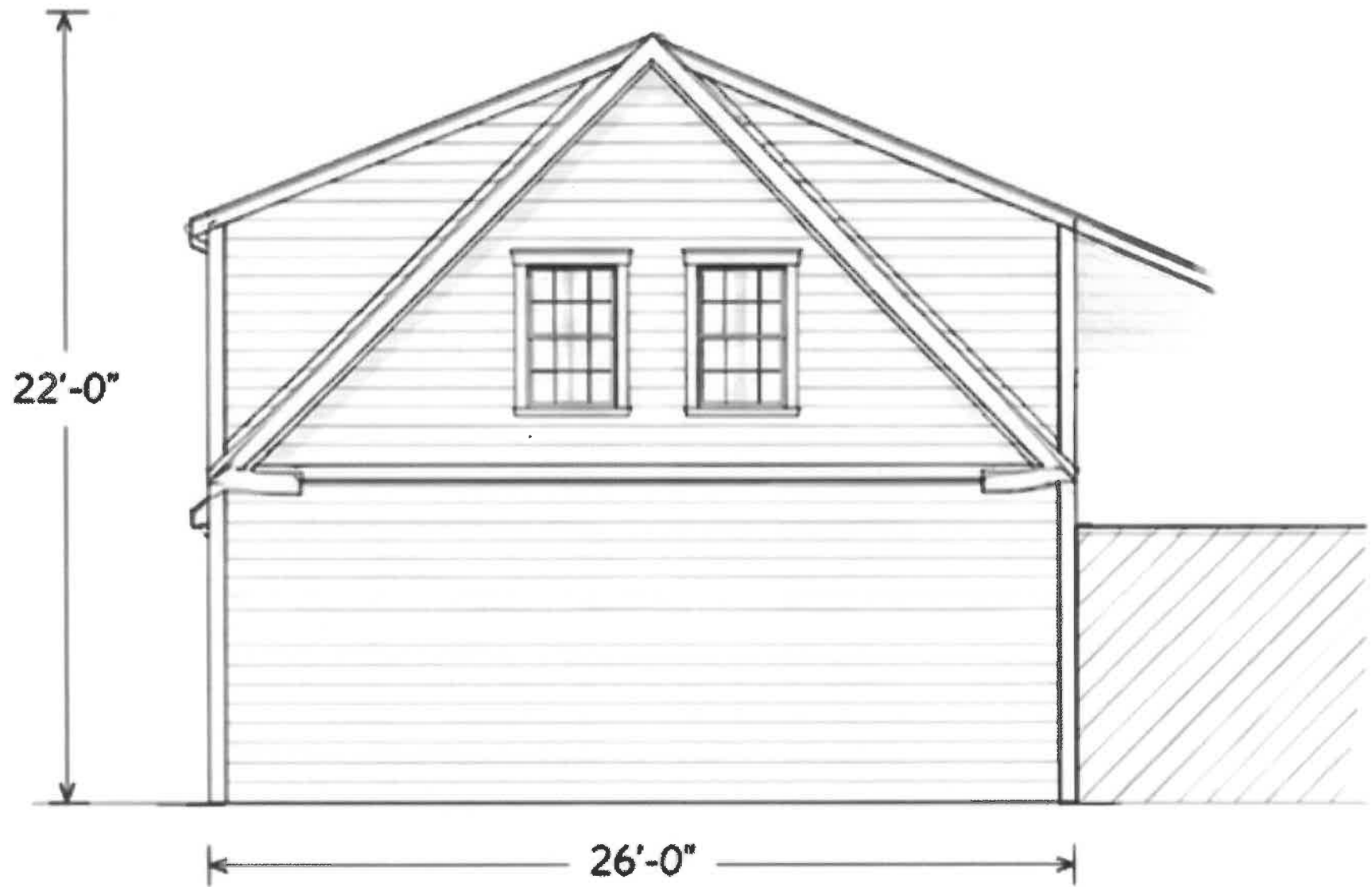
1/4"=1'-0"



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



Hover Image to Zoom

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



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		5,466.27	5,466.27
	Window cost: Window #1: $\$580.38 \times 4 = \2321.52 Window #2: $\$564.64 \times 5 = \2823.20			
	SubTotal: \$5144.72			
	Tax: \$321.55			
	Total: \$5466.27 ← paid 10/10			
	check 1188			
Labor	Labor and non-window materials to install 9 windows.		2,700.00	2,700.00
	Cost per window $\$300 \times 9 = \2700.00			
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 11/11

Historic must use wood trim

12/2 paid \$1350 1/2 of labor

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 is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain mapped Certified or Potential Vernal Pools according to the MaNHESP.
3. The site does not contain 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 does not contain areas mapped as Land Subject to Flooding (FEMA flood zone).
5. The site is not located 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.



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