



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: 662 Main Street Hingham MA

OWNER: Mr. & Mrs. Ellis

Address: 662 Main Street Hingham MA

ARCHITECT or DESIGNER: Aprea Design, Inc.

Address: 5 Ringbolt Road, Hingham MA

ENGINEER: n/a

Address: n/a

CONTRACTOR: n/a

Address: n/a

Historic District: Tower Wilder Extension LHD

Telephone: _____

Email: ellis.kevin@gmail.com

Telephone: 617-347-6481

Email: apreadesign@yahoo

MA Registration No: 50276

Telephone: n/a

Email: _____

MA Registration No: n/a

Telephone: n/a

Email: _____

MA Registration No: n/a

DESCRIPTION of proposed work:

Add single story 3'x14' +/- addition into north facing side yard, rework deck and windows off rear and partial left side of house not seen from a public way.

EXISTING Sq. Ft.: 3,637+/- s.f.

TOTAL ADDITIONAL Sq Ft. (if applicable): 42 s.f.

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

8/17/2026

Date



Residential Design
5 Ringbolt Road
Hingham, MA

781 - 875 - 3292
apreadesign@yahoo.com

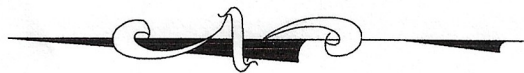
ELLIS RESIDENCE

662 Main Street
Hingham, MA

HDC - PRESENTATION SET

DATE: Revised - 9/2/26

- 1 - Proposed Site Plan
- A-1 Proposed First Floor Plan
- A-2 Proposed Basement Floor Plan
- A-3 - Proposed North Exterior Elevation
- A-4 - Proposed East Exterior Elevation
- A-5 - Proposed South Exterior Elevation
- E-1 Existing First Floor Plan
- E-2 Existing Basement Floor Plan
- E-3 - Existing North Exterior Elevation
- E-4 - Existing East Exterior Elevation
- E-5 - Existing South Exterior Elevation
- Marvin Window Cutsheet
- Photo Exhibit -1
- Photo Exhibit -2

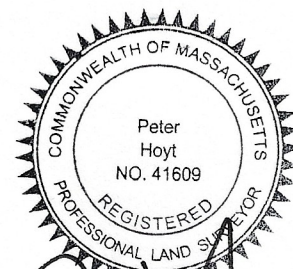
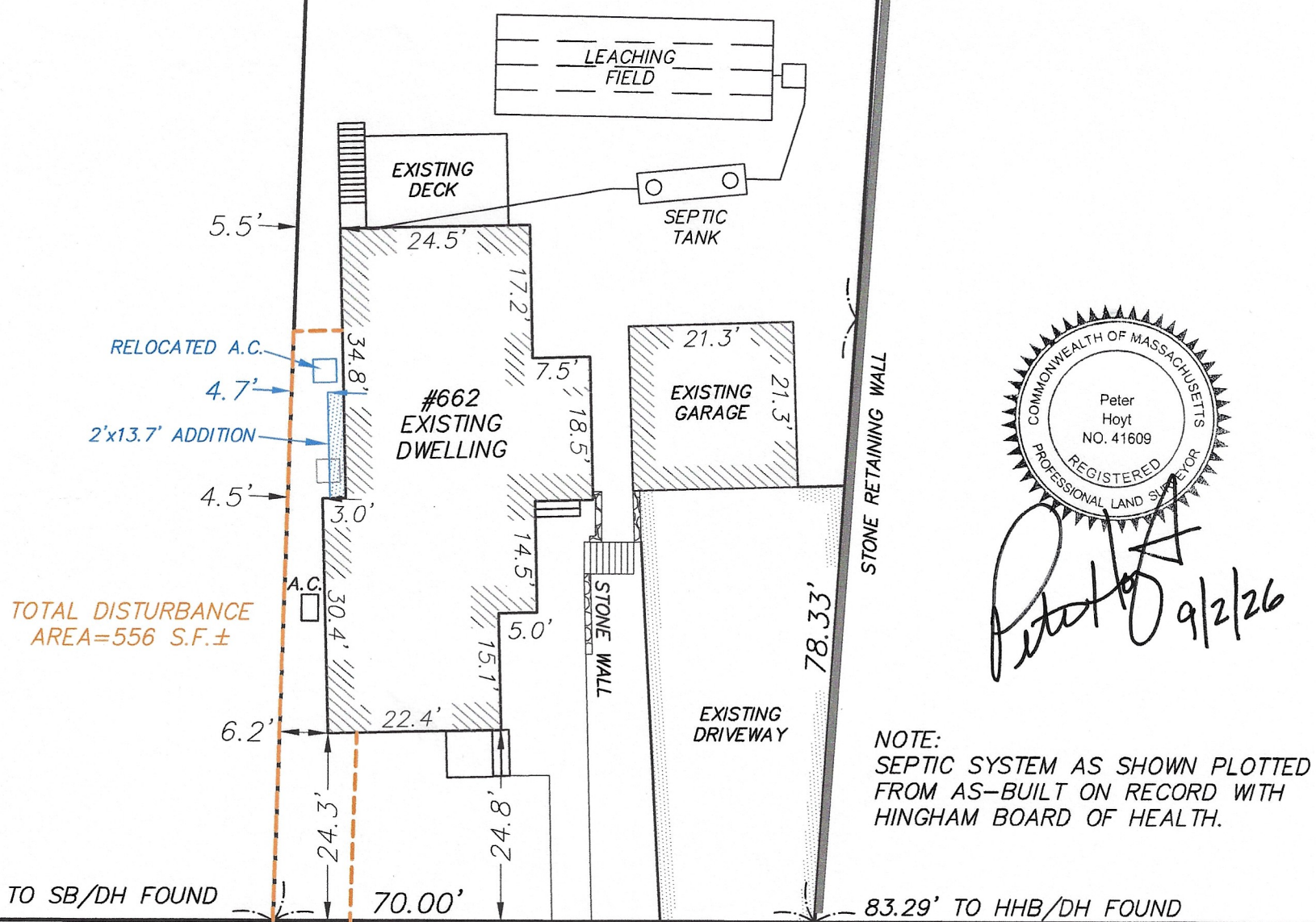


N/F
MARGARET & BRIAN STACK
ASSESSORS MAP 127 LOT 23
DEED BOOK 53954 PAGE 218

N/F
TIMOTHY & CECILIA WALKER
ASSESSORS MAP 127 LOT 11
DEED BOOK 33192 PAGE 46

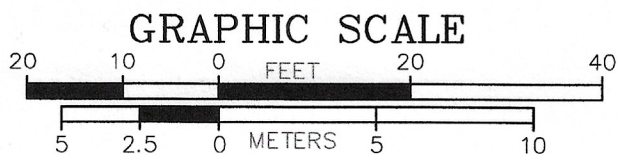
N/F
KEVIN & SARAH ELLIS
ASSESSORS MAP 127 LOT 12
DEED BOOK 52297 PAGE 223
LOT AREA=21,498 S.F.

N/F
WALDER CHARITABLE &
EDUCATIONAL FUND
ASSESSORS MAP 127 LOT 113
DEED BOOK 1678 PAGE 397



Peter Hoyt
09/2/26

MAIN STREET



DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENCE C	
SECTION VII, TABLE II	REQUIRED
AREA	40,000 S.F.
FRONTAGE	150 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

Sheet Title

PROPOSED ADDITION

Project Name

662 MAIN STREET,
HINGHAM, MA.

Prepared for

KEVIN & SARAH ELLIS

HOYT LAND SURVEYING, INC.

1287 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02189
TEL:781-682-9192

Scale

1"=20'

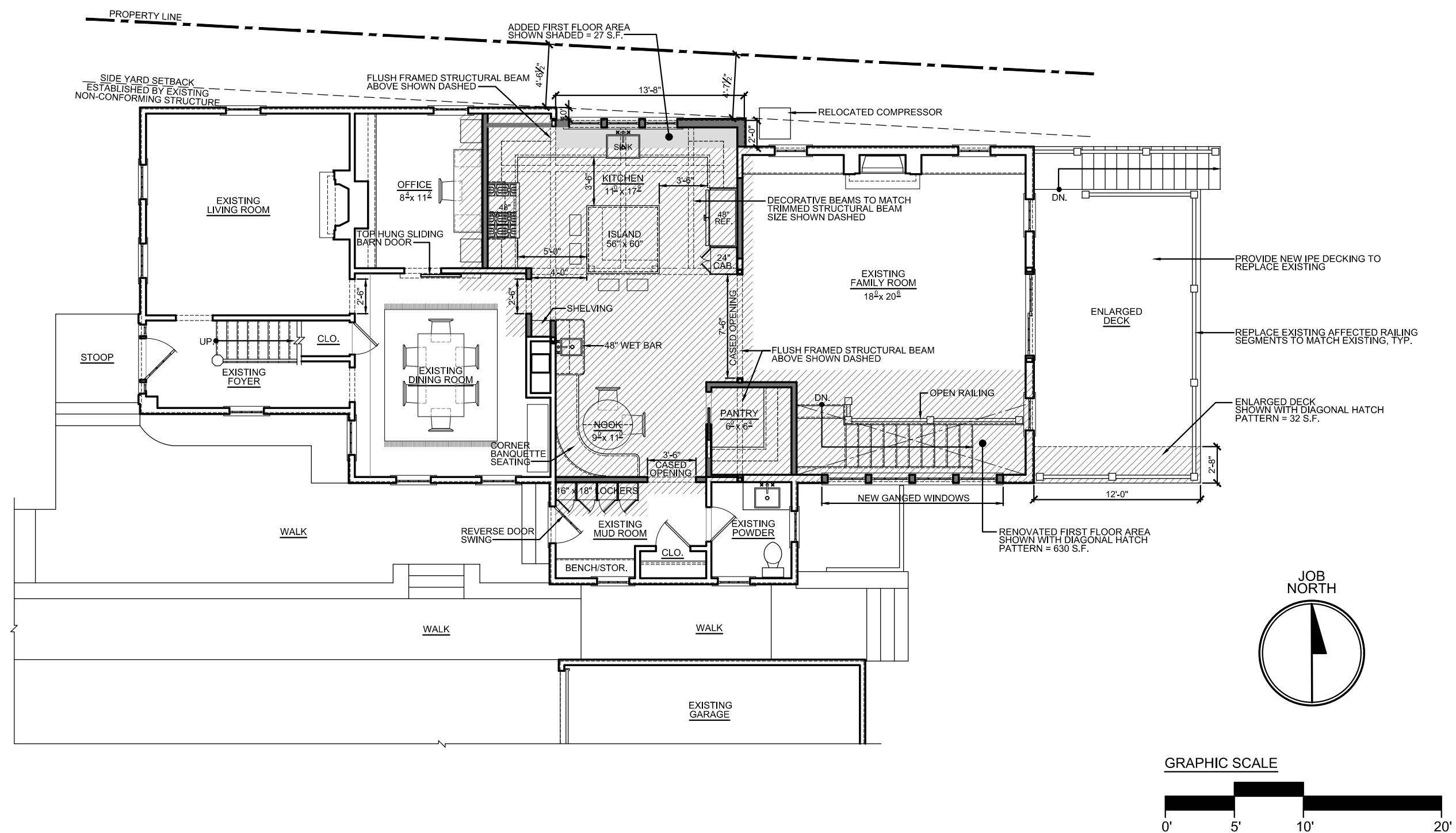
Date

09/02/2026

File No.

Fig. No.

1

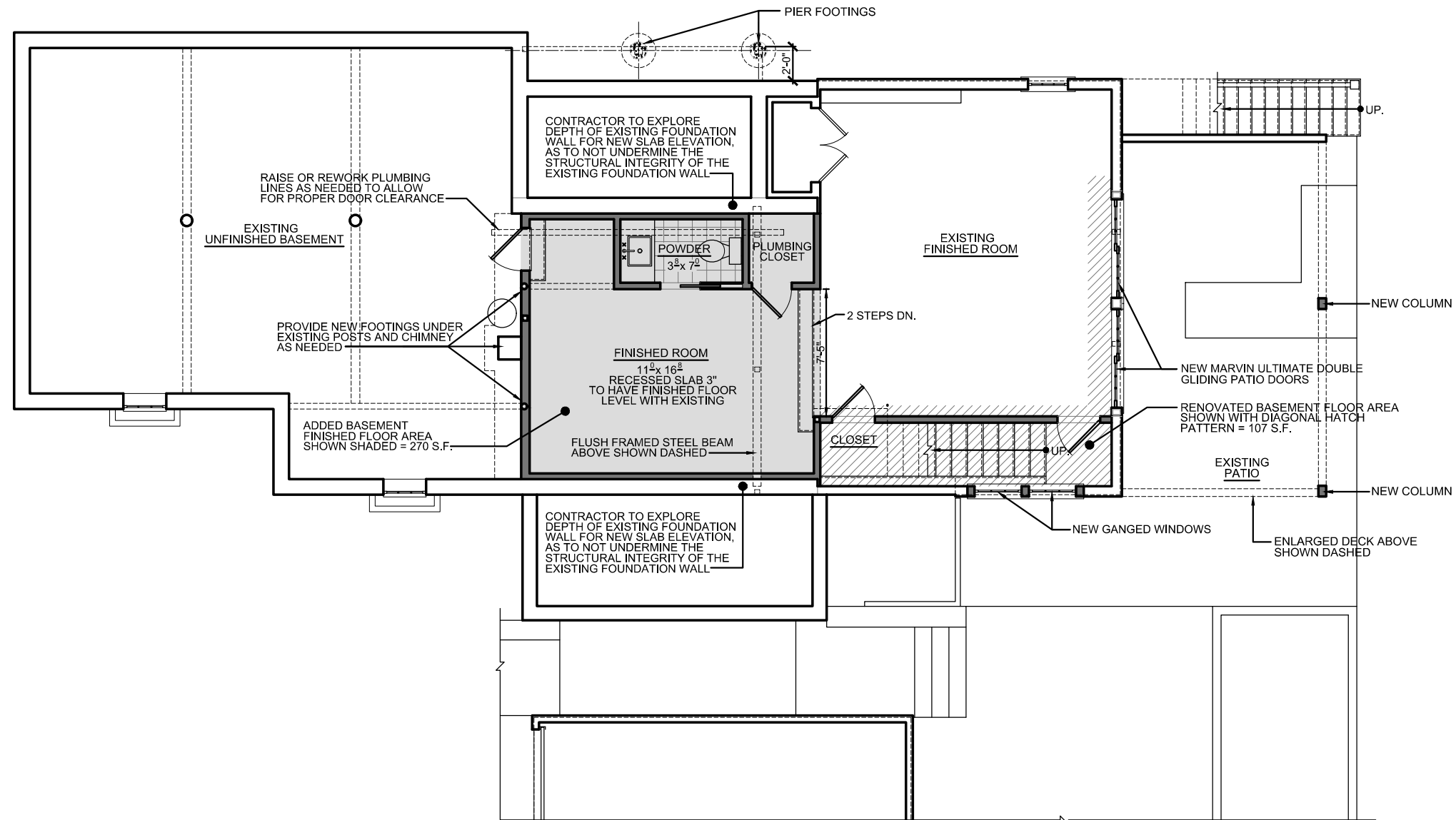


A-1 - Proposed First Floor Plan

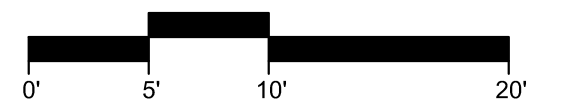
SCALE: 1/8" = 1'-0"

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Hingham, MA
DATE: Revised - 9/2/26

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GRAPHIC SCALE



A-2 - Proposed Basement Floor Plan

SCALE: 1/8" = 1'-0"

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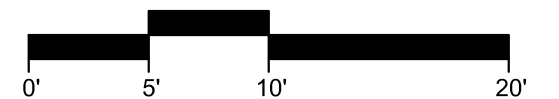
REPLACE EXISTING AFFECTED
RAILING SEGMENTS TO MATCH
EXISTING, AND PROVIDE NEW
IPE DECKING

ENLARGED DECK: TOTAL
AREA INCREASE = 32 S.F.

PROPOSED KITCHEN WINDOWS TO
MATCH EXISTING: MARVIN WOOD
ULTIMATE DOUBLE HUNG WINDOWS TYP

PROPOSED KITCHEN EXTENSION: ALL
TRIM, SIDING AND ROOFING TO MATCH
EXISTING, TYPE AND STYLE

GRAPHIC SCALE



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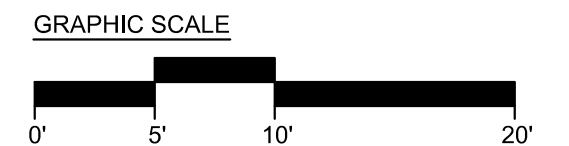
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A-3 - Proposed North Exterior Elevation

SCALE: 1/8" = 1'-0"

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A-4 - Proposed East Exterior Elevation

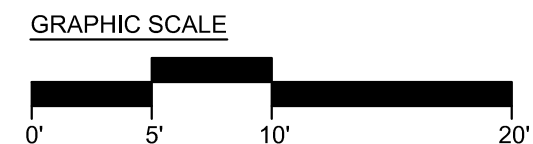
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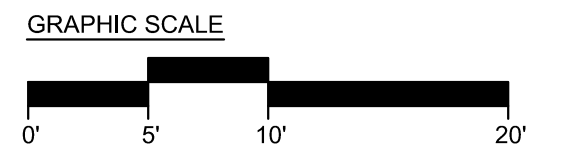
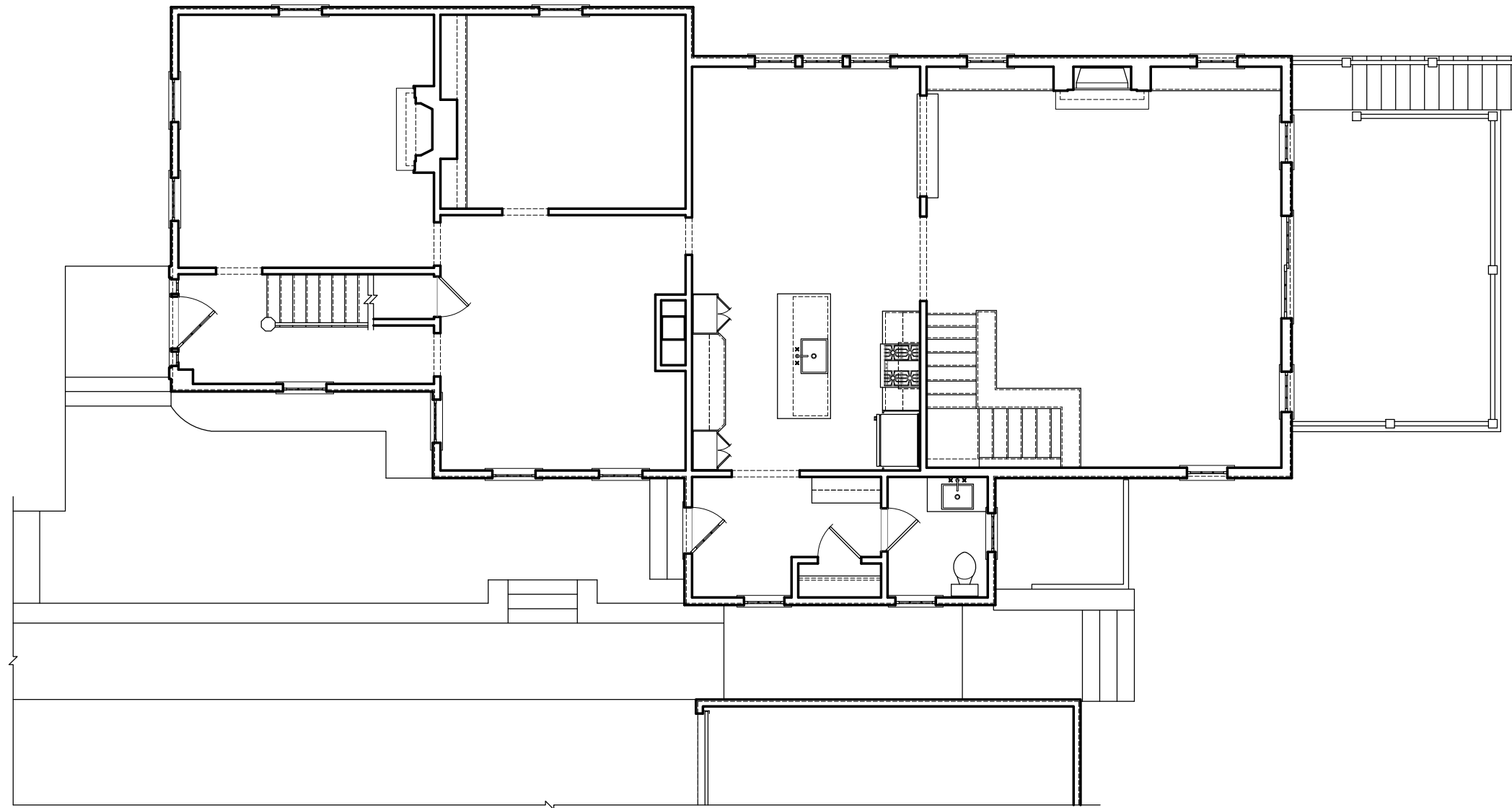
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A-5 - Proposed South Exterior Elevation

SCALE: 1/8" = 1'-0"

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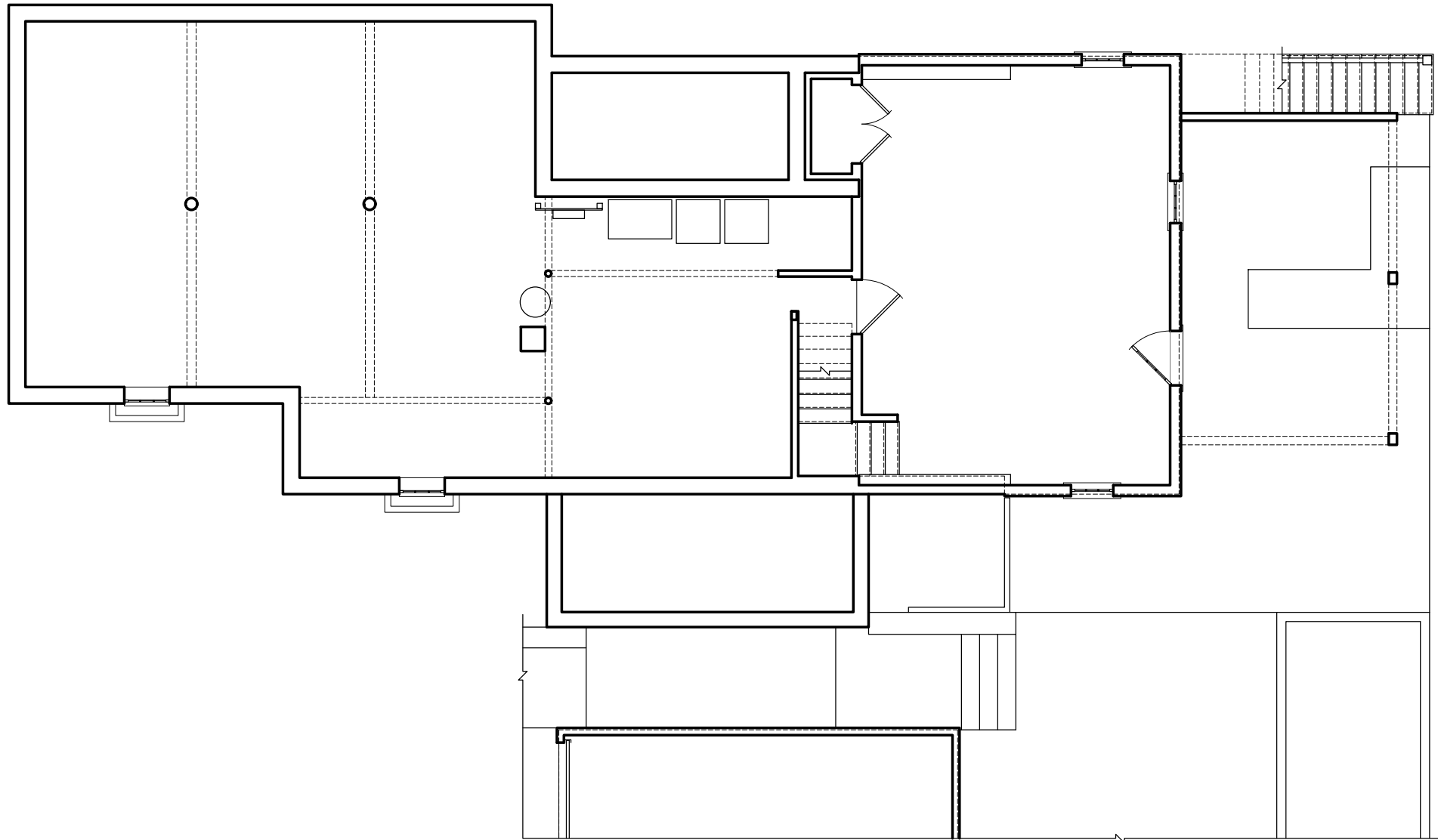
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E-1 - Existing First Floor Plan

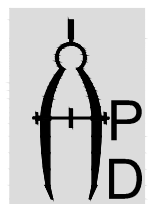
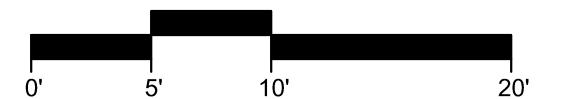
SCALE: 1/8" = 1'-0"

Ellis Residence
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DATE: 8/19/26



GRAPHIC SCALE



APREA
DESIGN Inc.

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E-2 - Existing Basement Floor Plan

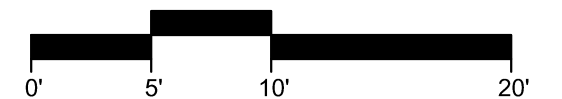
SCALE: 1/8" = 1'-0"

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E-3 - Existing North Exterior Elevation

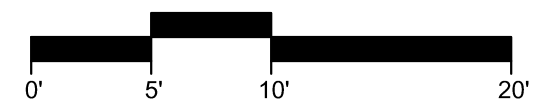
SCALE: 1/8" = 1'-0"

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GRAPHIC SCALE



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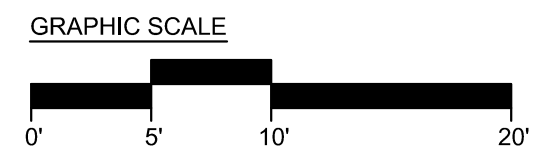
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E-4 - Existing East Exterior Elevation

SCALE: 1/8" = 1'-0"

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E-5 - Existing South Exterior Elevation

SCALE: 1/8" = 1'-0"

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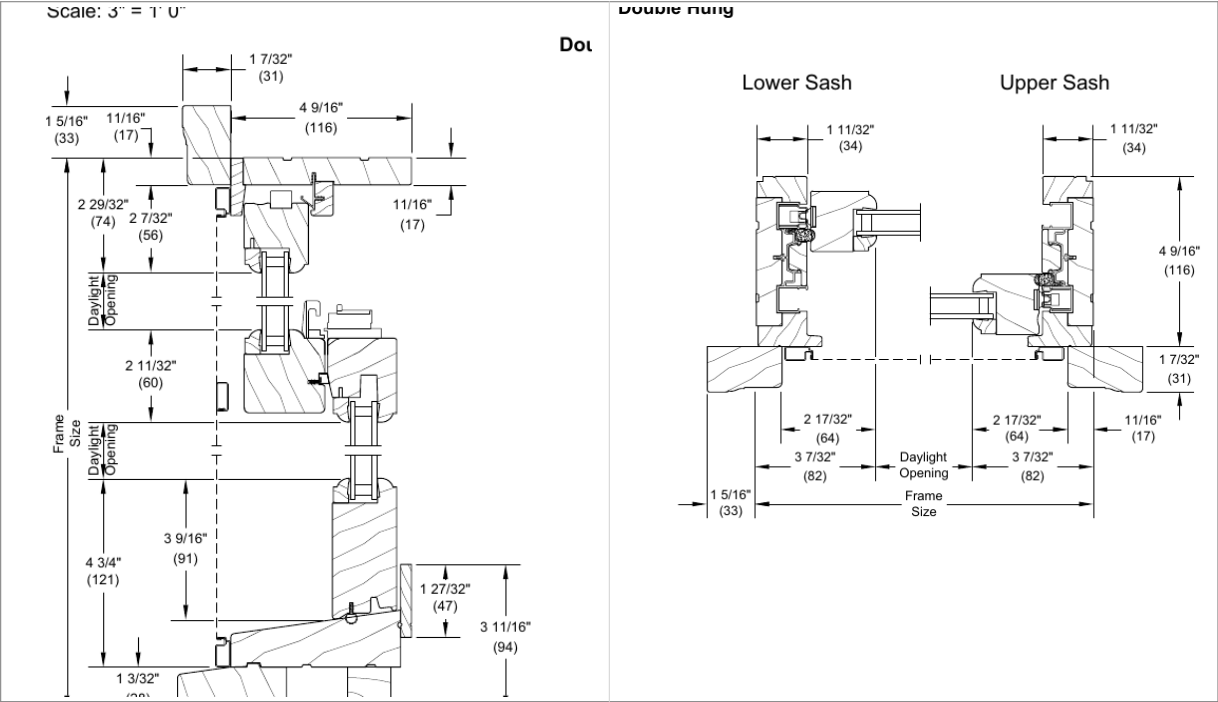
DATE: 8/19/26

MARVIN ULTIMATE WOOD DOUBLE HUNG

Historic Board Product Cut Sheet | All-Wood Double-Hung Window | Construction + 5/8 in. Muntin Detail

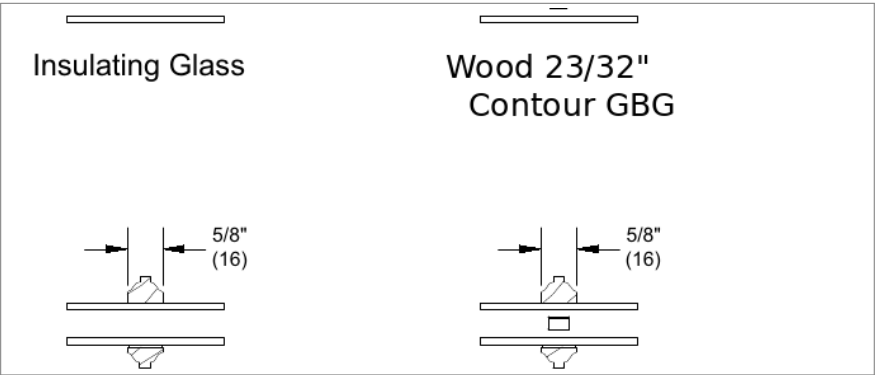
Manufacturer Window Section Details

Marvin Ultimate Wood Double Hung operating sections; dimensions are manufacturer's published dimensions.



5/8 in. Simulated Divided Lite (SDL) Muntin Detail

Marvin publishes 5/8 in. (16 mm) SDL profiles for this window, including standard SDL, SDL with spacer, Putty SDL, and Putty SDL with spacer. The Putty SDL provides a traditional putty-glazed appearance.



Proposed: 5/8 in. SDL muntins; spacer bars may be specified between insulating-glass panes for a stronger divided-light appearance.

Product Identification

Series: Marvin Ultimate
Product: Ultimate Wood Double Hung
Operation: Two operable sash
Exterior / Interior: Wood
Historic use: Historic replication/restoration.

Published Construction

Frame: 11/16 in. nominal frame thickness; 4 9/16 in. frame base; 8-degree sill/subsill bevel.

Sash: Operating sash nominal 1 5/8 in. thick; traditional wood rail-and-stile construction.

Glazing: Silicone-glazed insulating glass; standard Low E2 IG with argon or air; dual-pane IG nominally 11/16 in.

Weatherstrip: Continuous leaf at head, dual bulb at check rail, and bottom-rail weatherstripping.

Wood: Pine, Vertical Grain Douglas Fir, Mahogany, plus custom species.

Muntins: 5/8 in. (16 mm) SDL, 5/8 in. Putty SDL, and spacer-bar configurations are published options.

Historic-Board Notes

Coordinate lite pattern, casing, sill, glazing profile, hardware, and wood finish with the existing historic windows. The 5/8 in. SDL shown at left provides the narrow muntin proportion appropriate for traditional divided-light sash.

Source: Marvin, *Ultimate Wood Double Hung Collection - Architectural Detail Manual*, UWDH COLL-5, Standard Insulating Glass Divided Lite Options; and Marvin technical documentation. Project-specific Marvin shop drawings govern.



PHOTO EXHIBIT 1 - EXISTING NORTH ELEVATION



PHOTO EXHIBIT 2 - EXISTING SOUTH ELEVATION