

**Lincoln Historical Commission  
Historic District Commission  
Meeting Minutes  
Tuesday October 4, 2016, 7:30 PM  
Donaldson Room, 16 Lincoln Road**

Board Members: Lucretia Giese, LHC Chair, HDC/LHC/ Andrew Glass, HDC Chair, HDC/LHC; Christopher Boit, HDC/LHC/ Douglas Adams, HDC/LHC; Andy Ory, HDC/LHC; Richard Rundell, HDC; Lynn Delisi, HDC  
Alternate: Frank Clark, HDC/LHC and Judith Lawler, HDC//LHC

**NEXT ANTICIPATED MEETING: Tuesday, November 1, 2016**

The meeting was called to order at 7:30 PM. Lucretia Giese announced that the meeting was being recorded due to the absence of Elaine Carroll, Commission administrator. Andrew Glass made a motion to approve the minutes from the September 6, 2016 meeting. The motion was seconded by Christopher Boit. The HDC/LHC vote to approve was unanimous.

**Historic District Commission**

**Certificate of Appropriateness**

~~58 Codman Road~~: David Alperovitz, as a Trustee for Codman Community Farms, requested permission to enclose a section of Barn D in order to create a food-handling station. Mr. Alperovitz explained that one section of the barn, constructed in 1999, would be enclosed, insulated and heated, and have a walk-in cooler. Exterior changes would consist of a window inserted for light and one of the three sliding doors would be fixed. Andrew Glass inquired about the exterior cladding, requesting that it match the existing material of white clapboards. When asked about the possibility of the project being submitted to the Community Preservation Committee for CPA funds, Mr. Alperovitz said that the fact that a recent grant had not come through could delay the project. Doug Adams requested that the original configuration of the wall with the sliding doors be maintained, if possible. A motion was made and seconded to approve the project as indicated on the submitted plans of 8.11.16 with a request for an elevation showing how the renovated door wall would be maintained in keeping with the barn's original agricultural use and existing cladding. The HDC vote to approve was unanimous.

~~16 Weston Road~~: Catherine Rogers, owner, requested permission to replace the wooden gutters on the house and barn with a material other than wood. Because wood currently available is no longer considered a viable material for such purposes, a position held in general by other Historic District Commissions, the Commission proposed as alternatives Azek, a plastic material that can be handled like wood and when painted looks like wood; galvanized aluminum; or copper. A

motion was made and seconded to approve the request for replacement, with the Commission allowing the owner to decide what material to use in half-round or k profile. The HDC vote to approve was unanimous. The owner was requested to submit details on decisions made to the Building Department.

## **Lincoln Historical Commission**

### **Demolition Delay Request**

~~5 Hawk Hill:~~ Theo Kindermans, owner, returned to submit clarification photographs requested for his proposal at the September 6<sup>th</sup> meeting to demolish more than 25% of roof structure in order to add insulation. Mr. Kindermans explained that he planned to remove the roof covering materials, insulate with spray foam, and put back the roofing with similar materials. When asked about whether the profile of windows would be changed, he said no. After some discussion, Doug Adams suggested adding a secondary rake that would lessen the appearance of the roof mass and possibly allow the reuse of the original mahogany. Andrew Glass echoed the sentiment of the Commission in commending the owner in renovating his Deck House. Deck Houses, Mr. Glass continued, were an important part of the modern movement in Lincoln, providing affordable and attractive housing. The Commission then discussed the matter of replacing 25% of the roof, how that was determined, and whether this case could be considered an "as of right" application. That is, one not requiring the two-step process for demolition applicable in non-historic districts. The Commission decided that because less than 25% of roof structure was involved, the request did not fall under its jurisdiction. While Rick Rundell suggested that simplifying the request process could be an incentive for preservation, the Commission deemed it important to place on record a solution to a generic problem and therefore the return for discussion had been valuable for all involved. A motion was made and seconded to approve the request for roof replacement with the stipulation that there be an added step-out rake in order to minimize the apparent massing at roof edges. The motion was unanimously approved. Doug Adams offered to provide Mr. Kindermans with a sketch clarifying the Commission's recommended handling of the roof rake.

### **Other Business :**

Lucretia Giese discussed a recent request from Hanscom Air Force Base for construction of a high-resolution radar tower. Few particulars were provided in the request from Charles Strickland, Installation Management Flight Chief. For this reason, the Commission decided to ask more time to consider the request and submission of further details on the installation.

Christopher Boit invited Commission members to two upcoming programs sponsored by the Lincoln Historical Society: October 23<sup>rd</sup> talk by Jack MacLean on the Wheelers and their properties; and November 5<sup>th</sup> open house from 1-3 PM of the Wheeler (Boit) House at 61 Bedford Road.

Christopher Boit made a motion to adjourn the meeting at 9:45 PM. The motion was seconded, and the HDC/LHC vote to approve was unanimous.

Submitted by Lucretia Giese with edits by other members from recordings made at the meeting

---