

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
January 5, 2016
Donaldson Room, Town Offices

Board Members: Lucretia Giese, LHC Chair, HDC/LHC; Andrew Glass, HDC Chair, HDC/LHC; Andy Ory, HDC/LHC; Doug Adams, HDC/LHC; Christopher Boit, HDC/LHC; and Lynn DeLisi, HDC

Alternates: Judith Lawler, HDC/LHC; and Frank Clark, HDC/LHC

(Member unavailable: Richard Rundell, HDC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETING: Tuesday, February 2, 2016 at 7:30 p.m. in the 2nd Floor Conference Room

The meeting was called to order at 7:30 p.m. Lucretia Giese made a motion to approve the minutes from the December 1, 2015 meeting as written. The motion was seconded by Doug Adams. The HDC/LHC vote to approve was unanimous.

Lincoln Historical Commission:

Demolition Reviews:

15 Stonehedge Road – Seth and Lynne Miller, prospective buyers, came before the Commission for a demolition plan review of the house and garage at 15 Stonehedge Road, which the Commission had determined were historically and architecturally significant at its November 10, 2015 meeting. Ryan Rhodes, the Miller's architect who is located in Seattle, Washington, appeared by phone and explained that the Millers would maintain the existing gravel drive and that they proposed siting the replacement house approximately on the footprint on the existing house, which is located on a level area. The intent is to minimize grading and the removal of existing trees. The Millers would demolish the existing detached garage and would incorporate a three-car garage into the proposed replacement house. Large glazed surfaces are intended to create an outside/inside relationship.

Doug Adams considered the structure very massive with the sizable garage the first element visible and suggested that the Millers consider altering the design so that the garage was located on the west side of the proposed replacement house. Because the renderings of the proposed replacement house reflect a much more level site than actually exists, Judith Lawler inquired whether there was any way Mr. Rhodes could visit the site, but the Millers indicated that a site visit by him was unlikely. The Commission suggested that the Millers take detailed pictures of the site and neighboring properties and provide those to Mr. Rhodes to give him a better understanding of the existing site conditions, the relationship of the existing house and garage to neighboring houses, and the qualities of the houses and landscape of the Stonehedge neighborhood. In particular, the Commission noted that the existing house and garage were carefully sited to avoid intrusion on neighboring houses and to take maximum advantage of the unobstructed views of the site toward the stream and wooded slope to the west and north, and that such blending into the site and careful orientation toward neighboring houses were important features of the houses of the Stonehedge neighborhood. The renderings of the proposed project reflect the removal of screening features of the existing site, including the mature trees and other plantings, which would expose the proposed replacement house to neighboring houses. The proposed replacement house also lacks the clear structural bays, strong eaves and overhangs, and two-part roof structure of the existing house, which serve to break up the massing of the existing house and to ground and nestle it into the site, and all of which are significant features of the houses of the Stonehedge neighborhood.

Because the Demolition Delay By-Law encourages preservation of significant buildings, the Commission visited the site with contractor David Ponte to assess the condition of the existing house and the cost of renovation. Mr. Ponte's found that the existing house was sound and estimated renovation costs ranging from \$120K to \$450K. The Millers had previously stated that the cost of the proposed replacement house was approximately \$800K. The Millers stated that they are not interested in renovating the existing house. Andy Ory suggested that the neighborhood consider establishing a Neighborhood Conservation District, which enables the home owners to set parameters for changes within the neighborhood. Jennifer Glass, 11 Stonehedge Road, stated that while she appreciated the Millers' presentation, including that it reflected a design of a modernist aesthetic and of a relatively modest scale, she agreed with the Commission's concerns regarding the massing of the proposed replacement house, its relationship to the site and neighboring houses, and how it fits into the landscape. Mrs. Glass noted that the siting, orientation, and integration into the landscape of the existing house and garage were important aspects of the Commission's determination that they were historically and

architecturally significant and that questions remained about whether the new design reflected these concepts such that it could be considered preferable to the existing house. She also inquired about whether the Commission needed to determine that the existing house was preferably preserved before engaging in further dialog regarding the design of the proposed replacement house. Christopher Boit suggested trying to preserve or reuse interior or exterior portions of the existing house wherever possible. Dana Robbat, 151 Old Concord Road, stressed the importance of 15 Stonehedge as part of an intact neighborhood of Deck houses, which were designed as moderately-priced houses and nonetheless had significant design beauty. Mrs. Miller said they would need guidance about modifications the Commission might want. Mrs. Giese stated for the record that she would prefer to have the house preserved for reasons stated in the LHC's November 10 determination. Andy Ory made a motion that the house is preferably preserved and cannot be demolished under the By-Law, and no modifications to the proposed structure would be considered until the architect has had a more detailed view of the site, neighboring houses, and the Stonehedge neighborhood. The motion was seconded by Doug Adams. The motion passed 6-0. As an abutter, Andrew Glass recused himself from the vote.

12 Silver Hill Road – Tefle LaFleche and Julieta Cordeiro of LDa Architecture, and applicants Clifford and Carey Cort, came before the Commission for a demolition plan review of buildings determined to be historically and architecturally significant at the December 1, 2015 meeting. Mr. LaFleche showed the members a revised plan of the proposed house. Although the existing buildings are non-conforming, by changing the setback of the proposed replacement house, the Corts would not need Zoning Board of Appeal approval. The proposed replacement house will consist of three separate parts joined together to keep the house low. The house will consist of a garage, main house, and master suite with one front entrance to the house and second story over the main house consisting of two bedrooms and a bathroom. All major portions of the house will face the meadow side. The proposed house will be 2,761 sq. ft. as dictated by the Conservation Restriction. There will be some windows of moderate size facing Silver Hill Road, but the meadow side will have more substantial glazing to take advantage of the meadow view. The proposed replacement house is nestled into the property as shown on an exterior perspective. Doug Adams referred to the plan as a cohesive family of fractured form, which merits rapid advancement. Andrew Glass made a motion that although the existing structures are historically and architecturally significant, they are not preferably preserved conditioned on the proposed replacement being constructed according to the plans dated January 5, 2016, as presented at the hearing. The motion was seconded by Doug Adams. LHC vote to approve was unanimous.

Other Business:

61 Bedford Road – Christopher Boit said that, although the 1998 Preservation Restriction Agreement on 61 Bedford Road requires visits twice a year, the house's former owner Paul Marsh never hosted annual visits. Lucretia Giese said the Commission is charged with enforcing the PRA according to its terms. Mr. Boit also said he has been doing quite a bit of work around the land to restore the colonial vistas. In the process, he uncovered an old well on the property which was basically open and could be a hazard. He has talked with Buzz Constable about the proper way to secure it. Mr. Boit was told that he could secure it as long as he was aware of the Conservation Restriction on the front part of Mr. Boit's property. The Conservation Commission has told Mr. Boit that he should have talked to the Commission first about removing trees and invasive plants on parts of the property because there are wetlands on the property. Mr. Boit will need to go before the Conservation Commission for a public hearing on January 13 on this matter.

Old Documents – Mrs. Giese reported that the Town Clerk had shown her a piece of needlework dated 1826 by Lincoln resident Sophie Adams, which a descendent had recently given to the Town. Jack Maclean had been helpful in researching the "Family Register" depicted. In gratitude, the Town Clerk and Mrs. Giese thought the Town should appoint Mr. MacLean Town Historian in acknowledgement of his expertise and knowledge of town history. It would be an honorific position only. Mrs. Giese will contact the Selectmen about this matter as the decision must come from them.

DeCordova Museum – Mrs. Giese said the Selectmen decided not to put forward the request by deCordova Sculpture Park and Museum for CPA funds to repair two slate roof turrets of the original building. Although Julian deCordova had originally given the property to the Town, the Town subsequently turned the property over to a private entity. The Selectmen felt that deCordova should maintain its structures. Frank Clark thought that the Selectmen's decision was correct on the basis of information submitted.

At 9:55 p.m., Lucretia Giese made a motion to adjourn. The motion was seconded by Doug Adams. The HDC/LHC vote to approve was unanimous.

Submitted by Elaine Carroll