

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
February 2, 2016
Donaldson Room, Town Offices

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

Alternate: Judith Lawler, HDC/LHC

(Members unavailable: Andy Ory, HDC/LHC; Lynn DeLisi, HDC; Richard Rundell, HDC; Frank Clark, Alternate, HDC/LHC)

Others Present: Jennifer Burney, Director of Planning and Land Use; and Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETING: Tuesday, March 8, 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 January 5, 2016 meeting as written. The motion was seconded by Judith Lawler. The HDC/LHC vote to approve was unanimous.

Lincoln Historical Commission:

Demolition Review:

15 Stonehedge Road – Seth and Lynne Miller, prospective buyers and applicants, came before the Commission for a further discussion of the proposed dwelling. At the January 5, 2016 meeting, the buildings at 15 Stonehedge Road were deemed to be preferably preserved, and on January 21, 2016, the 12-month demolition delay was put into effect. Before proceeding, Lucretia Giese explained the intent of the By-Law and its approval by the Town. Mrs. Giese also defined the process ahead, including further discussion between the Commission and the applicants in an effort to preserve, rehabilitate, or restore the building as much as possible, as this is the responsibility of the Commission as voted by the Town. In this case, the decision involves both the house and its relationship to a historically-constructed neighborhood. One of the suggestions made was to move the garage to the side of the house or angle the house in order to make the garage not as visible from the street. The Millers said such a change would render entry from the garage less convenient, involving more steps and also increasing the area of paving for the driveway. The Millers agreed to try to reuse interior wood of the existing house wherever possible, but said there is nothing else in the house they want to save including the living room fireplace which is cracked and may not be able to be reused. They will have their builder come out to see if anything can be reused.

The members felt that overhangs or eyebrows would be a way to break down the scale of the house and give some protection to the garage and also along the other side of the house with all the windows. Mrs. Giese said the houses in the Stonehedge neighborhood were low with a sympathetic relationship to the landscape and to each other. Mrs. Miller said they were not interested in building another Deck house. Mr. Boit thought the master bedroom should have more sun, but Mrs. Miller said she needs to wear a mask to block out the light from the clock. Mrs. Giese repeated that the situation was difficult for both for the applicant and the owners but said she considered the central entry staircase of the house is very important and would like to preserve this exceptional feature. Mr. Adams suggested shifting the entry wall to create a floating staircase that reused existing stairway treads. Mrs. Miller was in favor of this general idea.

The members would like to have the Millers consider the impact of disruption of the site due to demolition and construction, and to plot on an accurate topographical map exactly how the proposed house would affect the site. Also to submit drawings showing eyebrow on the front of the house and some rotation of the house, as well as a photograph of the site showing trees flagged that may need to be removed for the new septic system. Mrs. Lawler suggested rotating the garage and keeping it one story with a deck off the master bedroom. Mrs. Giese said better integration of the house into the landscape could soften problems of demolition. Mr. Glass advised the Millers that the clearer their architect makes a presentation the easier it makes the Commission's job to assess the proposal. Mrs. Giese reemphasized that the charge of the Commission is preservation, that the charge is serious, and that it should be addressed as discussions proceed.

After the hearing, the members welcomed Jennifer Burney, the new Director of Planning and Land Use, and asked her to join them at the table.

Preservation Restriction Agreement:

61 Bedford Road – Mr. Boit came before the LHC to discuss changes to the first floor guest bathroom. The scope of work includes new ceramic floor tiles, ceramic tile in the shower, bath/shower plumbing, new shower fan, new pedestal sink, bead board wainscoting to replace wall tile, shower ventilation, drain ventilation, and electrical work. There will be no change to the bathroom size, wall, door, or windows, and the tub and toilet will be reused. Doug Adams made a motion to approve under the Preservation Restriction Agreement the sympathetic alteration of the first floor guest bathroom. The motion was seconded by Lucretia Giese. The LHC vote to approve was 4-0. Mr. Boit recused himself from the vote.

Historic District Commission:

Certificate of Non-Applicability:

61 Bedford Road – Mr. Boit came before the HDC to request a Certificate of Non-Applicability to replace a window in the first floor guest bedroom. He said the existing window is falling apart, and when the wind blows through the window, it causes the kitchen door to shut. The existing window is single paned and does have storm windows, but he does not know where they are. This window faces toward the old road on the “ell” side of the property. He would like to replace the existing 9x9-light side windows with 6x9-light side windows and a 5x6-light fixed center window, which he feels will better match the other windows of the house. The window will be flat flush mounted with wood sash inside and outside with true divided light. Andrew Glass made a motion to approve the issuance of a Certificate of Non-Applicability for the replacement of existing window. The motion was seconded by Doug Adams. The HDC vote to approve was 4-0. Mr. Boit recused himself from the vote.

Other Business:

2 Sandy Pond Road – The members discussed the condition of the barn roof at 2 Sandy Pond Road. Mr. Boit explained that as it is a post and beam barn, the shell has to be kept intact in order to protect the interior of the barn. At the request of the HDC, the Building Inspector sent a letter to the owners requesting that the barn roof repairs be addressed.

Interior Documentation of Houses – Mr. Boit asked if there were a way that the HDC could document the interior and exterior of houses in the Historic District before changes may be made. Mrs. Giese said the HDC has no jurisdiction over the interior of the houses but felt that it might be possible to apply for CPA funds for interior documentation. The outside of the HDC houses are documented in the inventory reports sent to MHC.

Neighborhood Conservation District Bylaw – The members discussed whether the Stonehedge neighborhood would be interested in establishing a Neighborhood Conservation District. Mr. Glass said the restrictions could be minimal and are determined by the neighborhood under the By-Law. Involving all the residents takes work. The guidelines developed in the process can be changed over time. The Neighborhood District Commission is made up of members from the HDC and residents and is self-governing. Mr. Glass said he would like to talk with Ms. Burney about this further.

28 Lexington Road – The members voiced concern about the condition of the Flint Homestead and have noted that there are repairs that need to be done. Mrs. Giese said the glass that had been broken by vandals on the front door has been replaced but that part of the overhang is deteriorating and that the sills under the front door are gone, potentially allowing for damage. She had advised Margaret Flint about making repairs. Although the Town of Weston has been able to use CPA funds for repairs to its historic buildings, the Lincoln Selectmen have expressed that they are not in favor of using CPA funds for privately-owned buildings. Jack MacLean, who is living at the property, has almost finished his inventory of historic items in the house. It was suggested that the LHC might ask the Codman Trust for funds, though it was observed that these would have to be matched. Historic New England works on only properties under their control, of which there are now 100 in number. It was suggested that the members draft a document to show the Town how important these structures are.

Mrs. Giese has given Jack MacLean’s name to the Selectmen asking that he be appointed as the Town Historian.

At 10:00 p.m., Lucretia Giese made a motion to adjourn. The motion was seconded by Judith Lawler. The HDC/LHC vote to approve was unanimous.

Submitted by Elaine Carroll