

**Lincoln Historical Commission**  
**Historic District Commission**  
**Meeting Minutes**  
**March 8, 2016**  
**Second Floor Conference 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; and Frank Clark, HDC/LHC

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

**Others Present:** Elaine Carroll, Adm. Assistant

**NEXT ANTICIPATED MEETING: Tuesday, April 5, 2016 at 7:30 p.m. in the 2<sup>nd</sup> Floor Conference Room**

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The meeting was called to order at 7:35 p.m. Christopher Boit made a motion to approve the minutes from the February 2, 2016 meeting as written. The motion was seconded by Andrew Glass. The HDC/LHC vote to approve was unanimous.

**Lincoln Historical Commission:**

**Demolition Requests:**

135 Weston Road – Jonathan and Rachel Drew, prospective buyers, came before the Commission to request the demolition of an existing dwelling. They intend to build a new dwelling in a separate location on the lot while living in the existing house. Mrs. Drew said she has family at the adjacent Berry farm and works at that location. The seller was planning on subdividing the land; the Drews are buying the parcel to preserve the woods and natural environment. Lucretia Giese explained that the responsibility of the LHC is to protect Lincoln's historic built environment located outside of Lincoln's Historic Districts. The procedure first requires the Commission to determine whether the building at issue is historically, architecturally, or culturally significant. If it is so determined, the applicants must return with plans for the replacement. The Commission then determines whether the existing building is nevertheless "preferably preserved." At that point, a twelve-month delay ensues, affording time for discussion between the applicants and the Commission. In the case of 135 Weston Road, Mrs. Giese said it was an exceptional example of a mid-century modern house in Lincoln designed by architect Frances Quarton, one of the first women to receive a Masters in Architecture degree from the Harvard Graduate School of Design in 1944. The building is included on the Friends of Modern Architecture Inventory of Modern Houses in Lincoln. Doug Adams noted the butterfly style roof, which is not especially adaptable to this climate. The members asked for the opportunity for a site visit, including the interior of the dwelling. Mrs. Drew said they would be taking ownership on April 1 and can arrange a walk-through before they move in. Doug Adams made a motion that the building is historically and architecturally significant for the reasons stated, and the LHC requires a demolition plan review for the proposed dwelling. The motion was seconded by Christopher Boit. The LHC vote was unanimous.

80 Tower Road – Tom Bucknall, representing the buyers, came before the Commission to request the demolition of an existing dwelling and construction of a new dwelling. Mr. Bucknall said the small single family house dated back to 1884. The potential buyers of the property had looked at rehabilitating the building, but it is in poor condition and is structurally unsound. They would like to keep the circular driveway and build a Cape style house which would be sensitive to what is there now. They will need to meet certain zoning requirements and to keep the new structure out of the wetland buffer zone. They have done a site survey and percolation tests for a new septic system. The members viewed the initial proposed plans. Judith Lawler said the proposed house would not be out of keeping with what is on Tower Road. The members noted the age of the structure and the fact that the section of 80 Tower Road consists of modest cottages along an historic road. Mr. Bucknall said his architect Benjamin Nickerson is very familiar with this area having worked in Concord and Sudbury and does not see the proposed plans changing greatly. Doug Adams suggested moving the house away from the street, and Lucretia Giese recommended that there be only one curb cut because the lot is on a pronounced curve in Tower Road. Andrew Payne of 83 Tower Road said there is a safety issue on that section of Tower Road and should set the house back as much as he can. Andrew Glass made a motion that the building is historically significant as an example of a bungalow built around 1884 and located noticeably on a historic section of Tower Road of similar buildings. The motion was seconded by Lucretia Giese. The LHC vote was unanimous.

121-129 Winter Street – Permission to demolish the garage at 121 Winter Street and the dwelling at 129 Winter Street was granted on February 4, 2014, and that permission has now expired. Because of the amount of time needed to meet all board requirements in Lincoln and Waltham, CareDimensions is seeking a two-year extension of the permissions to demolish both buildings. Andrew Glass made a motion to extend the permissions to demolish because the circumstances have not changed since the original LHC decision. The motion was seconded by Christopher Boit. The LHC vote was unanimous.

**Other Business:**

28 Lexington Road – Mrs. Giese said she is trying to arrange a site visit for 28 Lexington Road. She will also look at the possibility of getting a grant from The Ogden Codman Trust for much needed maintenance of the house.

2 Sandy Pond Road – Mrs. Giese read a letter to the members to be sent to the owners of the barn at 2 Sandy Pond Road asking for a copy of the structural engineer's report and asking that the Building Inspector be permitted immediately to advise them on how best to protect the barn until the study has been completed. The members approved the content of the letter, and it will be sent out to the owners.

Hanscom Air Force Base – The members reviewed the reutilization of facilities in the Air Force Cambridge Research Laboratory (AFCLRL) in the Historic District at Hanscom Air Force Base and saw no problem with what is being planned. A letter will be sent to Scott Sheehan at Hanscom AFB, stating the above and also asking for a site visit by the LHC in the spring along with the Lexington Historical Commission.

Mrs. Giese will check on whether Jack MacLean has been approved as Town Historian and the possibility that it could be announced at Town Meeting.

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At 9:15 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*