

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
April 12, 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, May 10, 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 March 8, 2016 meeting as written. The motion was seconded by Frank Clark. The HDC/LHC vote to approve was unanimous.

Historic District Commission:

Certificate of Appropriateness and Non-Applicability:

28 Lincoln Road – Elisabeth Herbert, new owner, came before the members to request approval for repairs to the house at 28 Lincoln Road. Mrs. Herbert plans to repair and remove moss on the slate roof at the front of the house and garage, replace the asphalt shingles on the screen porch and back of the house, and repair siding followed by painting where necessary. The windows will be restored by a company called Old House Works. At this time, Mrs. Herbert does not feel that storm windows will be needed. She would also like to take down the existing shutters on the first floor with a diamond shape, and replace them with ones she feels are the original shutters which match the other shutters on the house and which are presently stored in the basement. She would like to remove the gutters and downspouts, which she has been told are too small for the size of the house. Mrs. Herbert brought in an example of a rain handler, which she heard about on the WGBH program “This Old House,” which she proposed using instead of gutters. The rain handlers attach to the fascia boards and are relatively invisible from the street. If they do not work out, she would return to the HDC for the installation of aluminum gutters. The members expressed concern about pooling next to the foundation. Mrs. Herbert said she would make any necessary adjustments to make sure that water drains away from the foundation. Buck Creel of 32 Lincoln Road said he was in favor of this project and asked whether she needed to come back to the HDC if storms were needed. Andrew Glass said Mrs. Herbert would need to show the Commission a sample of the storm window. She will also need to come back with documentation when she plans to repair the screen porch. Mr. Glass made a motion to approve the issuance of a Certificate of Appropriateness for (1) the replacement of the gutters and downspouts with the rain handler system, and (2) the window restoration, each as discussed and presented at the meeting. The motion was seconded by Doug Adams. HDC vote to approve was unanimous. Mr. Glass made a motion to approve the issuance of a Certificate of Non-Applicability for the repairs to the slate roof on the front of the house and garage, replacement of the asphalt shingles on the back of the house and screen porch, and repairs to the house siding. The motion was seconded by Christopher Boit. HDC vote to approve was unanimous. No repairs to the screen porch were approved at this time.

Lincoln Historical Commission:

Demolition Request and Plan Reviews:

12 Woodcock Lane – Hytho and Peter Pantazelos came before the members to request the demolition of more than 25% of the roof structure of 12 Woodcock Lane and an existing greenhouse. Mrs. Pantazelos said they have lived in the house for a long time, and that it had been altered a great deal over the years. The house has only 25% of the roof and 14% of the walls of the original Constantin Pertzoff construction. The owners considered the roof unable to withstand current snow loads and said it was sagging. Some doors do not close properly. The Pantazeloses would like to undertake certain renovations to accommodate the way in which they currently use the house, including a handicap ramp, handicap accessibility to the bathroom, and a single-level house. Andrew Glass indicated that the Commission is sympathetic with the need to renovate the house and is pleased that the house is not being torn down. He considers the building architecturally significant because it was originally designed by Pertzoff, an important Lincoln architect, and because it is in an area of houses designed by Pertzoff. The members reviewed two initial proposals, one of which with a less-sloped roof seemed more in keeping with Pertzoff’s original design. Rainer Frost at 14 Woodcock Lane said the Pantazeloses

had been good stewards of this house for 45 years, raising their family there, and felt their changes would be appropriate. Lucretia Giese made a motion that the building is historically and architecturally significant because of its position in a neighborhood of homes designed by Constantin Pertzoff and the fact that it is an original Pertzoff house and included on the Friends of Modern Architecture Inventory of Modern Houses in Lincoln. The motion was seconded by Andrew Glass. The LHC vote to deem the building historically and architecturally significant was unanimous. The LHC therefore requires a demolition plan review showing a more detailed plan of the proposed alterations to the building.

80 Tower Road – Tom Bucknall, representing the buyers of 80 Tower Road, came before the members for a demolition plan review with new plans for the proposed dwelling. Mr. Bucknall said the existing house is very small. The proposed house needed to fit between the 50-foot setback from the street and 50 feet away from the wetland buffer zone. Doug Adams considered the proposed dwelling to be very modest and quite attractive with greater massing at the rear of the house not visible from the street. The site plan presented indicates use of one existing curb cut and abandoning the second curb cut. Andrew Glass made a motion that although the house is historically and architecturally significant, it is not preferably preserved based on replacement with the proposed house as shown on plans dated March 15, 2016, and presented at the meeting. The motion was seconded by Frank Clark. The LHC vote to approve was unanimous.

135 Weston Road – Jonathan and Rachel Drew, owners, and their architect Michael Kim, came before the members for a demolition plan review. Lucretia Giese said the members would like to visit the house in order to view its condition before coming to a decision. The existing house was designed by architect Frances Quarton, who also worked with Constantin Pertzoff. The members viewed plans for the proposed dwelling which differed considerably from the existing house. The applicants conferred privately with their architect. After conferring, Mr. Kim said the submitted design had been presented as a starting point, and that the applicants would like to have the house deemed preferably preserved and will work with the LHC in the coming months to come up with revised plans possibly using parts of the existing house including the stone fireplace/chimney. A tentative date of April 16, 2016, was set for the site visit. Mrs. Giese made a motion that the house and garage are preferably preserved based on their historical and architectural significance, including that the house is 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 Harvard's Graduate School of Design (1944) and included on the Friends of Modern Architecture Inventory of Modern Houses in Lincoln. The buildings are, therefore, placed under a 12-month demolition delay according to the Town Bylaw. The motion was seconded by Doug Adams. The LHC vote that the buildings were "preferably preserved" was unanimous.

15 Stonehedge – Seth and Lynne Miller came before the members with revised plans for the proposed dwelling. Lucretia Giese said that the Millers appeared to have tried to address comments from previous meetings, but also noted that the proposal still would disrupt the fabric of an intact Deck House neighborhood. The Millers' plan showed the garage door openings moved to the west façade and away from the south façade of the house, the amount of fenestration diminished on the front elevation, the house moved back toward the knoll and rotated to make an easier entry into the garage. Mr. Boit considered the house not as imposingly boxy. Mr. Glass noted that in the new design, the roof slopes away from the front, and the house opens to the rear of the property as other houses in the neighborhood do, and felt that this may serve as helpful guidance for other possible replacements of houses in the neighborhood. There were some further suggestions made including a possible one-foot break between the house and the garage to create a shadow line. The members also viewed a plan showing the location of the new septic system with the trees flagged that are to be removed. Because the Commission agenda indicated that there was no vote expected at this meeting, the Commission indicated that they would review any additional revisions to the proposal at the May 10, 2016 meeting with a decision expected at that time.

Other Business:

2 Sandy Pond Road – As of this meeting, Dan Walsh had not heard back from the Moynihans regarding a site visit to view the condition of the barn at 2 Sandy Pond Road. It was suggested that a stronger letter be sent if Mr. Walsh does not hear from them.

28 Lexington Road – The members reviewed a report on the condition of the Flint Homestead at 28 Lexington Road. Lucretia Giese was told that Margaret Flint found two radiators suitable to replace the old ones. The Commission was able to recommend a plumber for this task. A site visit has been tentatively set up for July 3. The Commission recognized the need to stop further deterioration may be a financial burden for the owners. Before asking for funds from the Codman Trust, the Commission needs a final report from Jack MacLean on the inventory of historical material in the principle rooms of the Flint Homestead, funded by the Trust.

At 9:45 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