

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
May 10, 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 Andy Ory, HDC/LHC

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

(Members unavailable: Christopher Boit, HDC/LHC; Lynn DeLisi, HDC; and Richard Rundell, HDC)

Others Present: Daniel Walsh, Building Commissioner, and Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETING: Tuesday, June 7, 2016 at 7:30 p.m. in the Donaldson Room

The meeting was called to order at 7:30 p.m. Doug Adams made a motion to approve the minutes from the April 12, 2016 meeting as written. The motion was seconded by Judith Lawler. The HDC/LHC vote to approve was unanimous.

Historic District Commission:

Certificate of Appropriateness:

53 Bedford Road – Seth Rosen came before the members of the Commission to request a Certificate of Appropriateness for the conversion of an existing small side porch into a mudroom on his 1926 Dutch colonial on the corner of Hilliard and Bedford Roads. The existing porch leads directly into the kitchen causing a cold draft every time someone opens the door in the winter. The front door is not used to enter the house. The house had major termite damage a few years ago, and the water struck brick was removed and replaced once the damage was repaired. Mr. Rosen would try to match the brick used for the addition with what is on the existing house and use a double hung window, which had been preserved. The direction of the stairs will be changed to extend away from the house to avoid snow falling from the roof. In addition, Mr. Rosen said the grade of the property makes it necessary to move the stairs in order to enter on a flat surface. Doug Adams observed that the existing porch, which is not original to the house, appears awkward when it takes on the strength of a building, and that the proposed filigree railing does not make for a very strong rail. Andrew Glass observed that to mitigate that awkwardness, the applicant could consider differentiating the addition from the house by using different building materials from the house. Judith Lawler commented that if Mr. Rosen removed the window in the half bath on the porch side of the house, he could make the mudroom bigger. The members thought the proposed rail was not historically accurate and recommended a wood railing instead. The members also suggested that Mr. Rosen look at historical examples including houses along Monument Street in Concord. Lastly, the Commission suggested that after consultation with his architect or designer, Mr. Rosen come back with another design that would take into consideration the materials of the rail, roof, and walls of the proposed enclosure, as well as a reconfiguration of the steps leading to ground level. Andrew Glass made a motion to continue the hearing until Mr. Rosen has a more appropriate design for the porch. The motion was seconded by Lucretia Giese. The HDC vote to continue the hearing was unanimous.

Informal Discussion:

2 Sandy Pond Road – Dan Walsh, Building Commissioner, came before the Commission to discuss the condition of the barn at 2 Sandy Pond Road after his site visit. Mr. Walsh said the building code gives the building inspector authority to take action on a building open to the weather. Within 24 hours of receiving notice from the building inspector, the owner needs to make known how he intends to make the structure safe and secure and protected from the elements. Because Sandy Pond Road is in the fall zone of the barn at 2 Sandy Pond Road, Dan Walsh said immediate action may be needed in order to make the structure safe or have it removed. Mr. Walsh said if the owner does not make corrections, the Town can take action to stabilize or tear it down, with reimbursement by the owner. The center portion of the barn has failed on the side away from Sandy Pond Road; a cabling system tying left and right walls is disconnected, and roof failure could push out the sides. The owner, Mr. Moynihan, said he is working with the insurance company and is hoping to hear this week from them. The insurance company and his contractor both recommended razing the barn. Mr. Moynihan said that changes were made in 1900 to the frame that led to decay because of inferior materials. When Mr. Moynihan purchased the house, there were rumors that the barn was part of the Underground Railroad. The members would like the owner to save anything that can be salvaged. The members would like documentation of the exterior and interior of the barn. Mr. Walsh said the condition inside makes it difficult to get around all parts of the interior and roof structure because of

collapsed parts of the building. Andrew Glass said historic documentation of the exterior of the barn is important so that it can be accurately replicated. Doug Adams said he would be willing to assist with the owner's permission to document the barn. At the June 7 meeting, the members will be looking for the insurance company's response, the stabilization of the building and documentation of the barn.

Lincoln Historical Commission:
Demolition Plan Reviews:

12 Woodcock Lane – Hytho and Peter Pantazelos came before the members for a demolition plan review of the proposed roof structure. They exhibited a plan showing a fairly shallow-pitched double slope roof instead of a butterfly roof. Mrs. Pantazelos said their architect felt the double slope roof would not handle snow loads; Mr. Pantazelos wants a pitched roof that would allow snow to fall off. They also feel that the present house is too big for them and would prefer to demolish the entire dwelling in order to construct a new smaller house that would be handicap accessible. Mrs. Pantazelos said they are willing to wait out the 12-month delay. The Commission will review the proposed plans for a new house when the Pantazeloses are ready to present those plans and are glad to work with the Pantazeloses to shorten the wait time if possible. In future meetings, only schematic designs would be needed for discussion. Andrew Glass made a motion that the dwelling is preferably preserved in comparison with the replacement plans presented at the LHC meeting. The motion was seconded by Lucretia Giese. The vote of preferably preserved was unanimous. The 12-month delay will start on the date of the report from the Commission.

15 Stonehedge – Seth and Lynne Miller came before the members to seek a decision based on plans presented at the last meeting. The applicants decided that no further changes would be made to the house design. Mrs. Giese said this house is under a 12-month delay. She explained that a “yes” vote today would mean the house could be demolished and a new one constructed based on what was presented at the April 12 meeting; the existing house would be gone forever. A “no” vote could mean the applicant could wait the remainder of the 12-month delay and build whatever they wanted or continue to work with the LHC during that time. Andrew Glass said the process had been useful from the Commission's point of view because a better design had resulted from that which had been originally proposed. He went on to note that the original house is an integral part of an intact historic neighborhood, and that the Commission takes its charge very seriously, going through the same decision-making process for buildings throughout Town. Lucretia Giese reminded all present that the Town has charged the Commission to uphold the Demolition Delay By-law. It recommends the preservation, rehabilitation and restoration of a building, wherever possible. William Barclay of 20 Stonehedge was concerned that the Millers' architect had never visited the site and feared that that could set a precedent for future teardowns. Mrs. Scanlon, owner of the property, said the applicants have done everything the Commission has asked of them and that many people had looked at the house with only two previous offers resulting. Neither went further because of the perceived condition of the house. Her parents had never maintained the house. She felt the house could not be preserved for that reason. Sandra Bradlee, realtor, said that during the cold spell in April all of the pipes burst and water flooded the house; the electricity was subsequently turned off. The Millers feel they have showed a devotion to moving to Lincoln and have showed good faith in the deliberations, but Mr. Miller said they are prepared to wait the 12 months and would not be returning to the Commission for further discussion. Doug Adams made a motion to approve the plans submitted at the April 12, 2016 meeting and dated March 24, 2016 and release the Millers from the 12-month delay. The motion was seconded by Frank Clark. The Vote to approve the release of the 12-month delay was approved 3-1. As an abutter, Andrew Glass recused himself from the vote, and because of missed meetings, Andy Ory could not vote.

At 10:35 p.m., Doug Adams made a motion to adjourn the meeting. The motion was seconded by Judith Lawler. The HDC/LHC vote to approve was unanimous.

Submitted by Elaine Carroll