

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
June 7, 2016, 7:30 p.m.
Donaldson Room, Town Offices

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

Alternate: Judith Lawler, HDC/LHC

(Members unavailable: Doug Adams, HDC/LHC; Andy Ory, HDC/LHC; Lynn DeLisi, HDC; and Frank Clark, Alternate, HDC/LHC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETING: Tuesday, July 5, 2016 at 7:30 p.m. in the Donaldson Room

The meeting was called to order at 7:30 p.m. Lucretia Giese made a motion to approve the minutes from the May 10, 2016 meeting as written. The motion was seconded by Christopher Boit. The HDC/LHC vote to approve was unanimous.

Historic District Commission:

Certificates of Appropriateness:

58 Codman Road – Fan Watkinson, Chair of Agricultural Committee at Codman Community Farm, and David Alperovitz, CCF member, came before the members to request approval to extend a 6’ high cedar fence that exists along a part of the entry driveway of the Farm to the stonewall property boundary of Codman Road in order to keep the farmer’s three-year old daughter from running into the driveway and to provide additional privacy for the yard. They have already received approval from the Planning Board. The members felt that a 6’ high fence extended to the stonewall would cut off the view of cars coming out of the driveway and view of the Farm from Codman Road, and recommended that the extension be lowered to a 4’ high fence. This change would allow for better visibility and would better match the height of the stonewall. Christopher Boit made a motion to approve the issuance of a Certificate of Appropriateness for a 4’ high extension of the cedar fence to the stonewall property boundary. The motion was seconded by Richard Rundell. The HDC vote was unanimous.

53 Bedford Road – Seth Rosen, owner, and John Boggia, contractor, came before the members for a continuation of the May 10, 2016 meeting to request approval to enclose an existing small side porch in order to convert it to a mudroom. The house is a 1926 Dutch colonial on the corner of Hilliard and Bedford Roads. At the May 10 meeting, the members requested that Mr. Rosen come back with another design for the porch, including the design and materials of the walls, roof, and railings. After reviewing the revised plan and renderings of the proposed mudroom, the members found that the new design was a great improvement over the original design and made the entry now look like a porch covering the front entry to the house. There will be no window on the side of the addition facing away from Bedford Road because that space will be used as storage area. Mr. Rosen said the mudroom is so small that there is only room for one window and one door. The details all face the Bedford Road side. Christopher Boit asked that all lighting face downwards to minimize light pollution. Mr. Rosen said any lighting would cast directly onto the walkway. Lucretia Giese made a motion to approve the issuance of a Certificate of Appropriateness for the construction of the mudroom addition and porch in place of the existing side porch, with a small double French door added above on the second floor, as shown on plans and renderings dated June 6, 2016, and presented to the Commission on June 7, 2016; consideration of downward facing lighting was also requested. The motion was seconded Richard Rundell. The HDC vote was unanimous except for Christopher Boit who recused himself as a direct abutter.

Certificates of Non-Applicability:

16 Bedford Road – The First Parish Church requested replacement of the existing roof on the Parsonage carport. Richard Rundell made a motion to approve the issuance of a Certificate of Non-Applicability to replace the existing roof with like materials. The motion was seconded by Christopher Boit. The HDC Vote to approve was unanimous.

48 Bedford Road – Robert Hopkins came before the members to request approval to repair or replace an existing white picket fence along part of the driveway and a shorter part along the front of the house with an identical white wood fence.

Lucretia Giese made a motion to approve the issuance of a Certificate of Non-Applicability for the fence replacement with like materials. The motion was seconded by Richard Rundell. The HDC vote was unanimous.

7 Lincoln Road – Thomas Darling requested approval to restore 120 linear feet of existing fieldstone wall to its original dry-stacked character, add 80 linear feet of dry-stacked fieldstone wall to match the existing wall, and remove the out-of-era stone pillars and replace them with reclaimed-granite pillars. Richard Rundell made a motion to approve the issuance of a Certificate of Non-Applicability for the repairs to the fieldstone wall as described in the proposal from Messina & Associates as submitted to the Commission and reviewed at the June 7, 2016 meeting. The motion was seconded by Christopher Boit. The HDC vote was unanimous.

Informal Discussion:

2 Sandy Pond Road – Andrew Glass said that Dan Walsh, Building Commissioner, had sent a letter in April 2016 to request the owners, the Moynihans, to make immediate repairs and secure the barn structure; this has not been done. There are concerns that if the structure fails, it could fall onto Sandy Pond Road. Doug Adams has taken photographs and measurements to document the barn. The members would like to see some of the materials salvaged and the weathervane saved. The Town can hire a company to secure the building and put a lien on the property for the cost. Mr. Boit showed pictures of a barn in bad condition that was saved and said the barn on 2 Sandy Pond Road had a hole in the roof when the Moynihans bought it in 2012-2013. The barn was insured for \$61,000 but the Moynihans' insurance company cannot find that information. In the case of an unsafe structure, the Town can appoint a Board of Survey to review its condition and make a determination to have a contractor stabilize the structure or recommend demolition, which would need approval by the HDC. Mr. Walsh has sent another letter to the owners requesting a response within 5 days concerning the owners' plans to stabilize the barn. Mrs. Giese will call Dan Walsh to make sure that the HDC is kept in the loop regarding this situation.

28 Lexington Road – The members discussed the condition of the dwelling at 28 Lexington Road. The PRA states that the owners must maintain an insurance policy on the house, but, because the older part of the house is not heated, the owners have expressed that they have been unable to find a company that will insure it. One heating system has failed, and one insurance company requested a unified heating system as a prerequisite to insuring the building. The owners may be able to find an insurer which would issue a policy without the owners repairing the broken system. The LHC has a meeting with the family on July 3, 2016, at 11:00 a.m. It was suggested that the family contact the Ogden Codman Trust to see if the Trust would provide some financial assistance. The house is in need of much attention. Mrs. Giese will discuss the Flint Homestead with Jennifer Burney, the Director of Planning.

Demolition Delay Bylaw – The members discussed having a special meeting to review the entire process for the Demolition Delay Bylaw and to receive input from Jennifer Burney.

At 8:35 p.m., Richard Rundell 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