

**Lincoln Historical Commission**  
**Historic District Commission**  
**Meeting Minutes**  
**July 5, 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; Richard Rundell, HDC; Andy Ory, HDC/LHC; Douglas Adams, HDC/LHC;

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

(Member unavailable: Lynn DeLisi, HDC)

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

**NEXT ANTICIPATED MEETING: Tuesday, August 9, 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 7:30 p.m. Christopher Boit made a motion to approve the minutes from the June 7, 2016 meeting as written. The motion was seconded by Doug Adams. The HDC/LHC vote to approve was unanimous.

**Historic District Commission:**

**Solar Discussion:**

John Snell said a Solar Sub-Committee was appointed by the Selectmen to examine solar opportunities on Town-owned properties. The Sub-Committee consists of individuals from the Green Energy Committee, Conservation Commission, Board of Selectmen, and Planning Board. The structures under consideration are in or near a Historic District. The first are the barns at Codman Community Farm. A system mounted on the roofs or pole-mounted in the fields would meet the solar panel regulations for the Town. Frank Clark thought that panels visible from the street would be visually disruptive but a pole-mounted system in the fields could be appropriate if it did not interfere with the appearance of the structures. Andrew Glass said it was important for the Commission to know the exact location before deciding on the appropriateness of such a system. Mr. Snell said the Town is seeking 150 acres of solar PV and considering all open land not yet in Conservation. The Sub-Committee will be meeting with consultants this summer and want to be ready to present a report to the Special Town Meeting in November. Andy Ory wanted to know Massachusetts Historical Commission's opinion about solar panels in a Historic District. Andrew Glass suggested having a HDC member walk through the area with the Sub-Committee and the consultant. The second structure is the Public Safety Building on which the panels would only be visible from Lincoln Road. The members had no objections to that site. Mr. Snell said they would get back to the members at a future meeting.

**Certificates of Appropriateness:**

4 Bedford Road – Peter Pease, Ken Hurd, Ken Bassett, David O'Neil, and Peter Sugar came before the members to request some changes to an approved Certificate of Appropriateness for the new Stearns Room at the First Parish Church. The changes are as follows: four windows on the east façade and two windows on the west façade are to be one foot shorter than previously approved; the clapboard siding is to be vertical shiplap planking on the east façade covered by the porch; the chimney material is to be stucco rather than stone veneer; close Cape style rakes are to be extended rakes (6 ½" longer) on the north end of the main roof. David O'Neil said the vertical siding, intended to create a welcoming porch, would be the same color but different texture. The chimney would be the same light gray color as the foundation. Mr. Pease said construction is planned for August 1<sup>st</sup>, before which time a contractor would be hired and the existing Stearns Room interior cleared out. No changes are to be made to the interior of the new building. Ephraim Flint asked if extending the rakes on the west side of the building would create a problem with the property's deed restriction. It was decided that if the extension were to cause an encroachment, the rakes would not be changed. Andy Ory made a motion to approve the issuance of a Certificate of Appropriateness for the changes set forth in the meeting and shown on a plan dated June 16, 2016, with the condition that the First Parish will not change the overhang of the rakes if it intrudes into the setback specified in the deed restriction. The motion was seconded by Christopher Boit. The HDC vote to approve the changes was unanimous.

2 Sandy Pond Road – Tim Moynihan came before the members to discuss the condition of the barn at 2 Sandy Pond Road. Mr. Moynihan said he had obtained 3 quotes to demolish the structure but is now working with Tim Murphy of Colonial Barn Restoration to restore rather than demolish the structure. Mr. Murphy suggested installing a rubber membrane over

the roof to weatherize the structure, as a visually-satisfactory temporary measure. Mr. Murphy works on historic barns and is confident that he can save the barn. Mr. Moynihan will obtain a quote and both he and Mr. Murphy will meet with Building Inspector Dan Walsh to discuss ways to stabilize the barn in the meantime. Linda Hammett Ory of 15 Sandy Pond Road said she was glad that a solution was found and that the barn would not be demolished. The members agreed and asked Mr. Moynihan to come back next month to give the members an update.

### **Certificate of Non-Applicability:**

68 Conant Road – Patricia Horwitz requested permission to remove existing clapboards for a span of approximately 19 feet on the western gable end of the original house and replace them with like materials. Andrew Glass made a motion to approve the issuance of a Certificate of Non-Applicability. The motion was seconded by Andy Ory. HDC vote to approve was unanimous.

### **Lincoln Historical Commission:**

#### **Demolition Delay Requests:**

237 Old Concord Road – Robert and Elizabeth Orgel came before the members to request the demolition of the existing dwelling and detached carport at 237 Old Concord Road. Mr. Orgel said they have been residents of Lincoln for 17 years and are presently living on Giles Road. The report of the Orgels' consultant, Advantage Home Inspection, Inc., indicated serious decay and mold at 237 Old Concord Road. The Orgels have children who would be adversely affected by the condition of the current building. The existing house was designed in 1950 by architect Hugh Stubbins. The Orgels expressed that they plan to replace the house with one designed by architect Maryanne Thompson, who designed the new Visitors Center at Walden Pond. The owners intend the new house to fit into the neighborhood and with the environment. Mr. Orgel said the previous owners built an addition to the existing house themselves, that part of the existing house is without foundation, and that the interior courtyard had been made into a pool. Mrs. Orgel's parents are friends of an 86-year old architect who worked with Hugh Stubbins for many years and who may have additional information about the property.

Mrs. Giese explained the two-step process involved in the Commission's deliberations on demolition applications. If a building is determined to be historically, architecturally, or culturally significant, the applicant must return with plans for the replacement building. If the existing building is then determined to be preferably preserved, a 12-month demolition delay period starts from the date of the report to the applicant. During this period, dialogue on the proposal is encouraged between the applicants and the Commission; the Commission may waive the delay period, should an agreement be reached during the 12-month delay. Adam Sodowick of 233 Old Concord Road said the structure is unlivable and is in favor of the teardown. Wallace Boquist of 241/247 Old Concord Road sent a letter saying that he was in favor of the teardown as well. Christopher Boit made a motion that the house is historically and architecturally significant because it was designed by Hugh Stubbins and located in an historic neighborhood of modern houses. The motion was seconded by Lucretia Giese. LHC vote was unanimous. The applicants indicated they would return with a design for the proposed house. Mrs. Orgel invited the members to see the existing house and will contact the members with possible dates for an early evening site visit. Mr. Orgel said they were informed that the exterior deck is not safe to walk on and the roof is subject to collapse.

8 Pine Ridge Road – Jennifer Fretland, owner, and Nathaniel Hammatt of Latady Design came before the members to request the demolition of the attached two-car garage and an existing screen porch on the side of the house in order to replace the exterior siding. The project consists of adding an attached breezeway and new two-car garage with a master bedroom above the garage. All measurements have been done to make sure they are away from the wetlands. The shed shown on the plan is no longer there. Mr. Hammatt showed the members the design for the new addition. Lucretia Giese made a motion that the house is not historically or architecturally significant and that the attached garage and screen porch can be demolished. The motion was seconded by Andy Ory. LHC vote to approve demolition was unanimous.

### **Preliminary Discussion:**

135 Weston Road – Michael Kim, architect came in with the owners, Jonathan and Rachel Drew, to show the members the preliminary drawing for a new structure using part of the existing dwelling. Mr. Kim said the plan was site-driven, placing the proposed dwelling far back on the long lot for privacy. Mr. Kim considered the original part of the house

strong but the addition less so. He therefore is proposing that the living room and dining room of the existing house become a screen porch and the portion of the existing house that had been a garage an arbor. The owners will live in a portion of the original structure during construction of the new house. There are no plans to change the trees but to use the landscape as it has evolved over the years. Mrs. Drew said the roof of the existing house leaks, has multiple infestations, no insulation, and the windows are single glazed and not very energy efficient. It would be very expensive to repair the house; for that reason the Drews wish to build something new and more to their liking. Judith Lawler liked the idea of using the landscape instead of setting the house on the site and landscaping it later. Mrs. Giese considered the roof of the proposed main house unsympathetic to the configuration of the roof of the original house. Andrew Glass wondered if the design of the new structure could express more of the house's original design concepts, making more of a viable connection between the two buildings. Mr. Boit said the original house blends into the landscape but the addition overwhelms it. Mrs. Drew said the 2001 garage will be kept. The Commission asked the applicants to come back having considered comments made at the meeting, namely that the influence of the original house could be more strongly expressed in the new house and that the reconfigured elements of the existing house could work better with the new house.

### **Other Business:**

Air Force Cambridge Research Lab – The members reviewed a request to review a proposal for additional parking spaces for the Air Force Cambridge Research Laboratory Historic District at Hanscom AFB. After reviewing the proposal, Lucretia Giese made a motion that the addition of parking spaces will not encroach on the Historic District. The motion was seconded by Frank Clark. LHC vote to approve was unanimous. Mrs. Giese will send a letter to Scott Sheehan to inform him of the Commission's decision.

28 Lexington Road – Mrs. Giese reported briefly on the Commission's annual site visit to the Flint Homestead held July 3. In summary: the large barn roof had been replaced and interior cleared with hay installed in the loft at the left of the entry (the historic yoke and plow remain in place); the historic rooms of the Homestead were rearranged (by the Lincoln Historical Society for its tour in October 2015); broken glass panel in the front door was replaced as well as the rotten door sill and section of overhanging element; supporting deteriorated beam in the basement was reinforced by a parallel beam; chimneys were repointed; electrical wiring (through visible conduit) was installed in the newer part of the house; 8 smoke detectors were installed in the new and older part of the house in 2015-2016; Jack MacLean's furnishings were placed in several rooms in the newer wing. The matter of insurance is being resolved. Mrs. Giese said the Flints wish to display some farm equipment in the barn and on the grounds. A meeting is scheduled on July 14 at 7:30 a.m. with Jennifer Burney and Buzz Constable concerning the Homestead; all members are invited. Mrs. Giese will prepare a full report on the Commission's annual site visit of July 3 with photographs added by Jack MacLean.

At 10:20 p.m., Judith Lawler made a motion to adjourn the meeting. The motion was seconded by Doug Adams. The HDC/LHC vote to approve was unanimous.

*Submitted by Elaine Carroll*