

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
August 9, 2016, 7:30 p.m.
2nd Floor Conference Room, Town Offices

Board Members: Lucretia Giese, LHC Chair, HDC/LHC; Andrew Glass, HDC Chair, HDC/LHC; Christopher Boit, HDC/LHC; Douglas Adams, HDC/LHC

Alternate: Frank Clark, HDC/LHC

(Member unavailable: Andy Ory, HDC/LHC; Richard Rundell, HDC, Lynn DeLisi, HDC; Judith Lawler, Alternate HDC/LHC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETING: Tuesday, September 6, 2016 at 7:30 p.m. in the Donaldson Room

The meeting was called to order at 7:30 p.m. Christopher Boit made a motion to approve the minutes from the July 12, 2016 meeting as written. The motion was seconded by Andrew Glass. The HDC/LHC vote to approve was unanimous.

Historic District Commission:

Certificate of Appropriateness:

38 Lincoln Road – Jonathan Ferris, owner, and Whitney Whinnery, architect, came before the Lincoln Historic District Commission to request a Certificate of Appropriateness to demolish an existing 1971 addition on the basis that the addition is not in keeping with the historic character of the original house. The proposal is to rebuild the addition to match the original house's detailing and massing, and to connect the main house to an existing garage with a one-story glass breezeway. There would be an extension to the garage in order to make that connection. The unused attic in the garage will be converted into a playroom. The exterior of the new construction will be smooth Hardiplank siding with exposure to match existing clapboards, Azek trim with thickness and width to match existing trim, and Anderson A-Series windows with full divided lights. Any necessary residing and window replacement on the original house will match what exists. There are aluminum gutters on the existing house, and the addition will have gutters to match the existing gutters. Lucretia Giese made a motion to approve the issuance of a Certificate of Appropriateness for the project as discussed in the HDC meeting and shown on plans dated July 7, 2016. The motion was seconded by Andrew Glass. The HDC vote to approve was unanimous.

2 Sandy Pond Road – Tim Moynihan came before the LHDC members to update them on the discussion to repair the existing barn. Mr. Moynihan said that Tim Murphy of Colonial Barn Restoration has had a family emergency and has not been able to meet with him. Mr. Murphy is the only one who has come up with a solution to save the barn and would like more time before getting back to Mr. Moynihan. Mr. Moynihan knows that there is some urgency to the situation and feels that Mr. Murphy can make the necessary repairs quickly as soon as he is available. The members are very supportive of plans to save the barn and agreed to allow the delay. Mr. Moynihan will be in touch by e-mail as soon as he can contact Mr. Murphy.

Certificate of Non-Applicability:

4 Bedford Road – The First Parish Church requested permission to remove the existing asphalt shingles from the White Church sanctuary building and replace with matching shingles as shown at the HDC meeting. The existing roofing has started to leak in several areas, which is the reason for the urgency to repair the roofing. Christopher Boit made a motion to approve the issuance of a Certificate of Non-Applicability to remove and replace the existing shingles with like materials. The motion was seconded by Lucretia Giese. The HDC vote to approve was unanimous.

Lincoln Historical Commission:

Demolition Delay Requests and Plan Reviews:

15 Old Sudbury Road – Andrea Brue of ETAL Design came before the Lincoln Historical Commission to request the demolition of more than 25% of the roof structure of an existing detached carriage house. Ms. Brue said the structure had

been built in 1990. The proposed project is to remove the awkward angles on both sides of the structure, remove the roof in order to change the roof line, and attach the building to the existing house. The new owners have six grown children, one of whom is disabled. They intend to bring all the children home to help care for the disabled child. There is no garage at this time but one is planned for the future. Christopher Boit made a motion to determine that the structure to be modified is not historically or architecturally significant and therefore the roof can be demolished. The motion was seconded by Andrew Glass. The LHC vote to approve was unanimous. Doug Adams recused himself from the vote and discussion as the architect.

237 Old Concord Road – Elizabeth Orgel came before the LHC for a Demolition Plan Review of her request to demolish the existing dwelling and detached carport at 237 Old Concord Road. The members thanked Mrs. Orgel for giving them the opportunity to view the existing house. Mrs. Orgel showed the members a small model and hand-drawn sketch of the proposed house. Mrs. Orgel said they had planned on using the existing foundation but discovered that there is too much rot and therefore could not be used. The proposed house will be built on approximately the same footprint as the existing one. The proposed dwelling will have a shed roof instead of the existing butterfly roof, which needs to be shoveled off after each snow and is now in fragile condition. There will be a view of the water from the master bedroom and dining room. Mrs. Orgel said they are still waiting for a topographical plan from John Hamel. The septic passed Title 5 but the tanks are in awkward places and will be replaced. The Orgels will also need a new well since the existing one is in a poor location and will not serve a family of five. The members felt that the proposed plan was promising but that more details were needed before a decision could be made. The members requested more developed drawings for the proposed house, a topographical site plan showing existing vegetation and the orientation of the proposed house in relation to the existing house. Andrew Glass made a motion to continue the hearing to a later date when more detailed plans and a site plan have been prepared and also requested an update on where the Orgels are with respect to other boards. The motion was seconded by Lucretia Giese. LHC vote to continue hearing was unanimous.

6 Millstone Lane – Joseph and Andronica Wheelock, prospective buyers, and their architects Arch Horst and Jim McPhee came before the LHC members to request the demolition of the existing house at 6 Millstone Lane. The house is a Deck House built around 1965 with several additions; it has been used as a dentist office for many years. Mrs. Wheelock said they would like to tear down the house and rebuild on the same footprint to take advantage of the beautiful site. The inspection report provided to the LHC detailed problems with the existing house. Mrs. Wheelock said the property had been subdivided with additional buildable lots, but they plan to preserve the entire site as is. Mrs. Giese explained the two-step process involved in the Demolition Delay By-law. John Laupheimer of 2 Millstone Lane was worried about the land being split up, is happy that the land will not be subdivided, and would love to see the horses returned. He said the house is dilapidated and not the best example of a Deck House in Lincoln. Martha Johnson of 127 Tower Road wanted to know if the other lots were to be built on and was happy to hear that they would not be. The applicants will also need to go before the Conservation Commission, a process that can take place at the same time as the LHC continues its dialogue with the Wheelocks. Andrew Glass made a motion that the house is historically and architecturally significant because it is an example of a Deck House in Lincoln uniquely related to its site and visible from public trails and Twin Pond. The motion was seconded by Lucretia Giese. The LHC vote to deny demolition was unanimous. The applicants were encouraged to return for a Demolition Plan Review with a site plan showing the proposed house superimposed onto the existing house and detailed drawings and visual renderings of the proposed dwelling.

135 Weston Road – Michael Kim, architect came with the owners, Jonathan and Rachel Drew, with changes made to preliminary drawings shown at the July 12, 2016 LHC meeting. Rachel Drew said that although the previous owner had subdivided the lot but built on only half of it, she would like to respond to the site in its entirety. Mrs. Giese considered the house on the submitted drawings more sympathetic with the sun room/screen porch but wondered if the roof could be lowered in order to be more in keeping with the roof configuration of the existing Quarton house. The LHC members questioned the construction of a kitchen in the screen porch. Mrs. Drew said there would only be a refrigerator, sink, microwave, and no stove. Andrew Glass noted that when Commission members express their own opinions, those opinions should not be considered to represent those of the entire Commission, unless voted upon. Mr. Glass said although the proposed house was very different from the existing dwelling, changes appropriate to the site had been made. Mr. Adams still had problems with the garage, its relation to the main structure, and its stone façade. The Drews had indicated in a letter to the Commission that they would like a vote at this meeting but would agree to live in the house until construction of the new house was complete, and not demolish the house until after the 12-month delay. Mrs. Drew said they would continue to look for someone who would move the house or companies that would salvage parts of the existing dwelling. She would also donate all architectural renderings of the existing dwelling to the Town. Mr. Glass said the members could decide either to vote this evening or ask the applicants to come back for further discussion. Mr.

Adams expressed regret that the existing building was not better integrated with the new house, but said he supported the direction being taken and felt the Drews had hired a good architect. He also believed that further discussion by the applicants and the Commission would not result in a better outcome. At this time, Michael Kim's associate presented large drawings and front and back elevations for the proposed house. After viewing the renderings, Frank Clark said he would like to see the house preserved but believed the condition of the house was not good, and that the proposed new house may be the best obtainable, under the circumstances. Mrs. Drew said that they plan on saving the beech tree and several other trees but at least five will have to come down. The stone steps from the existing house to the lawn will remain.

In conclusion, the LHC requested the following: (1) addition of third window to the middle section of the upper story of the front elevation, of the same dimension and shape as the other two windows of that middle section, (2) retention of as much as possible of the existing landscape and terracing surrounding the original house to suggest its original existence, (3) reconsideration of the proposed garage in design and placement in relation to the proposed house, and (4) reconfiguration of the arrival court to better accommodate the garage. Andrew Glass made a motion to waive the remainder of the 12-month delay with the condition that the four suggestions mentioned are met, and the owners take photographs of the entire house and donate all renderings of the existing dwelling to the Town, as required by the Demolition Delay By-Law. The motion was seconded by Christopher Boit. The LHC vote to waive the 12-month delay was unanimous. Mrs. Giese stated for the record her regret of the loss of the existing house, an example of a mid-century modern house designed by Frances Quarton, one of the first women architects to receive a degree from Harvard University's Graduate School of Design.

Other Business:

Christopher Boit said the Lincoln Historical Society is planning an open house at his house on Sunday, November 6, and he would like members of the Commissions to provide visitors with information about the history of the house and the PRA on the house. He said that Jack MacLean would be attending and that people would be parking at Pierce Park and bussed to 61 Bedford Road. Mr. Boit will give the members more details in the future.

At 9:30 p.m., Christopher Boit 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