

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
September 6, 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; Andy Ory, HDC/LHC; Richard Rundell, HDC

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

(Member unavailable: Lynn DeLisi, HDC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETING: Tuesday, October 4, 2016 at 7:30 p.m. in the Donaldson Room

The meeting was called to order at 7:30 p.m. Andrew Glass made a motion to approve the minutes from the August 9, 2016 meeting as written. The motion was seconded by Doug Adams. The HDC/LHC vote to approve was unanimous.

Historic District Commission:

Certificate of Non-Applicability:

49 Bedford Road – The new owner, John Maclachlan requested permission to re-lead the chimney, strip and re-roof damaged valley shingles, re-shingle around the secondary chimney, and repair lifted and damaged shingles. Christopher Boit made a motion to approve the issuance of a Certificate of Non-Applicability for the chimney repair, valley repair, and repairs to the shingles with the condition that all repairs are done with like material. If the existing chimney is made from water struck brick using lime mortar, the replacement or re-pointing of the brick must be done with like materials. The motion was seconded by Lucretia Giese. The HDC vote to approve was unanimous.

2 Sandy Pond Road – Tim Moynihan notified the Commission that he has been able to get in touch with Tim Murphy who will be preparing a proposal for the repairs to the barn. He will update the Commission as soon as he receives the proposal from Mr. Murphy. Andy Ory commented that Mr. Murphy is a very capable builder, and the members were pleased that the barn would be repaired.

Lincoln Historical Commission:

Update:

135 Weston Road – Jonathan and Rachel Drew submitted plans showing the suggested changes in response to the requirements specified by the Commission at its August 9, 2016 meeting. Mrs. Drew said decorative relief between the windows in center section of the upper story is still being discussed. Mrs. Drew submitted a landscape plan to the Planning Board today showing that certain trees, the stonewall in front, and the original stairs behind the house are to remain. The Drews will add plantings in front of the garage on the front elevation to screen the garage. The cladding of the garage would be changed from stone to stucco to match the house. The entry has been reconfigured as shown on the plans presented. The height of the house will be approximately 30 feet; if the Drews decide to use the third floor as a recreation room, they will need to go back to the Planning Board for approval. On the back elevation, they wanted to take advantage of the view to the yard with a bank of windows. The porch area remains unchanged. There will be solar panels on the back of the house. Andrew Glass made a motion that the plans as presented tonight have been adjusted to take into consideration the Commission's comments and suggestions at the August 9, 2016 meeting. The motion was seconded by Andy Ory. The LHC vote was unanimous. Mrs. Giese reminded Mrs. Drew that she is to provide pictures and renderings of the existing house to the LHC and to Friends of Modern Architecture for their records. Mrs. Drew said she would be doing that and asked for a contact person at FoMA, which will be given to her.

5 Hawk Hill Road – Theo Kindermans, who has signed a purchase and sale agreement for the property, came before the members to ask if his project to raise the roof on a Deck House in order to add insulation would require a public hearing. Frank Clark said he was encouraged by the proposal to renovate and restore the Deck House rather than apply for a demolition permit. The members felt that because the roof line will have added height to it and it will involve more than

25% of the roof structure, Mr. Kindermans should return at the next meeting for a formal public hearing. Mr. Glass commented that the process is easiest if the Commission is provided with drawings clearly showing the proposed alteration. The members also said this would be a good example for the record of how a Deck House can be sensitively restored.

Demolition Process – The Commission began an on-going discussion of the state of demolitions in Town. Mrs. Giese commented that between 2006 and 2016, there were 600 demolition requests in Weston and that Lexington is trying to increase the demolition delay to 18 months. Mr. Boit said Wellesley has no demolition delay and houses are being bulldozed. The members did not believe that the Town would currently support an increase demolition delay Bylaw from 12 months to 18 months or longer. The members discussed other ways in which the Commission might address demolitions to help protect the Town’s architectural integrity beyond the demolition delay bylaw. Preservation restrictions, additional historic districts, and neighborhood conservation districts are existing options. In addition, new bylaws could be considered that might allow property owners to generate income from the property that could be used to maintain the house so that a demolition is less attractive. The members would like to have Jennifer Burney, Town Planner, to attend a future meeting to begin a dialog regarding the issue.

Other Business – Lucretia Giese commented that certain individuals in Town are interested in starting a school program to teach children about the value of Lincoln architecture. The Commission was supportive of the idea and suggested that the individuals contact the schools.

At 9:10 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