

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
Tuesday, January 16, 2018
2nd Floor Conference Room, Town Offices

Board Members: Lucretia Giese, LHC Chair, HDC/LHC; Andrew Glass, HDC Chair, HDC/LHC; Doug Adams, HDC/LHC; Lynn DeLisi, HDC (arrived after SLPIC meeting)

Alternates: Frank Clark, HDC/LHC; Judith Lawler, HDC/LHC

(Members unavailable: Christopher Boit, HDC/LHC; Andy Ory, HDC/LHC; Rick Rundell, HDC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETINGS: Tuesday, February 6, 2018, at 7:30 p.m. in the 2nd Floor Conference Room

Historic District Commission:

Certificate of Appropriateness:

8 Trapelo Road – Jeffrey Constantine of SolarFlair Energy, Inc. came before the Historic District Commission (HDC) for a Certificate of Appropriateness for installation of solar panels on the south-facing roof of 8 Trapelo Road. Mr. Constantine provided the Commission with a photograph superimposing the appearance of the proposed solar panels on the roof. Because the sharply pitched roofed house is highly visible from Trapelo Road and at the center of the Lincoln Center Historic District, Commission members asked if solar panels could be installed on the garage roof instead. The garage is less visible from Trapelo Road. At present there is only one house in the Historic District with solar panels on the roof, but the house is at an angle to the road and not very visible from it. Mr. Constantine stated that the house roof was the only option because its larger surface area provided a shorter break-even time for the homeowner. Doug Adams queried whether the house roof's strong soffit and gutters would make the panels appear less intrusive than in the photograph. Frank Clark said that although he was not categorically against installation of solar panels in the Historic District, he was not pleased with what had been presented. Andrew Glass suggested that a comparative presentation would be helpful for the HDC in coming to a decision. After more discussion, the Commission requested that Mr. Constantine return with a plan showing solar panels on the garage roof and to provide a comparative presentation between the house-roof and garage-roof systems. Mr. Constantine agreed to provide a full design for the garage roof as well as the requested comparison and agreed on behalf of the applicant to continue the hearing to a later date. Tom Walker of 12 Trapelo Road encouraged the Commission to approve the project, noting his belief in the need to promote alternative energy methods even in the Historic District. Sue Klem of 158 Trapelo Road, a member of the Clean Energy Committee, said that she has solar panels on her house and garage, which she noted are not in the Historic District, and agreed that climate change was a very serious issue. Mrs. Klem noted that she believes solar panels have a positive effect on home values. Diana Chirita of 5 Oak Meadow Road asked whether solar roof shingles would be a better option. Mr. Constantine said that he did not believe they were because they have yet to become a proven method and are very expensive. Mr. Adams made a motion to continue the hearing with the applicant's consent to a later date to allow for the exploration of the garage roof as the site for the solar panels and for the preparation of the requested comparison. Frank Clark seconded the motion. The HDC vote to approve continuation was unanimous.

Lincoln Historical Commission:

Demolition Requests:

14 Old Cambridge Turnpike – Steve Nohrden, owner, came before the HDC to request the demolition of a detached garage on the property. Mr. Nohrden said that he had come before the LHC two years ago to

remove more than 25% of the roof structure of the house to add a second floor. He now wanted to demolish the garage, which is dilapidated, and to build a new one to match the style of the house, now a two-story shingle-style dwelling. He said that he had the support of the abutters for the project. He would use the second floor of the garage as an office and the first floor for his car, recreation, and storage space. There will be a bathroom but no kitchen in the proposed garage. Judith Lawler made a motion that the detached garage is not historically or architecturally significant and can be demolished. Doug Adams seconded the motion. The LHC vote to approve was unanimous.

1 Mary's Way – John Pugh and David Oliveri of Civico came before the Commission to request the demolition of the house at 1 Mary's Way as well as the demolition of several accessory buildings on the property. Civico wishes to build a 60-unit mixed-use residential rental complex. Civico is proposing two 2½-story buildings containing 15 units of affordable housing. Mr. Pugh showed the Commission slides of the proposed facility and presented a plan of the new facility superimposed over the existing buildings. The siting of the proposed buildings would not interfere with the siting of the original 1873 house. Mr. Pugh said that Civico would offer the 1873 house for sale for \$1 if someone wanted to remove it from the property. Andrew Glass made a brief presentation regarding the existing buildings. He noted that the 1873 house was constructed in the Second-Empire style and is only one of three such houses in Lincoln. The buildings served as farm for a family that later moved to the Dakotas and for a family that moved to Lincoln from the Azores. The buildings are on the Massachusetts Historical Commission inventory. The 1873 house is in good condition and has well-preserved original exterior detailing. Commission members remarked that while they are very supportive of finding affordable housing solutions, the Commission is charged with protecting the historical, cultural, and architectural character of the Town. Mr. Pugh said that Civico had renovated historic structures in Sherborn but that such renovations are costly. Amjad Shaikh of 7 Mary's Way stated that he would prefer to see individual houses on the site and considered the proposal another inconvenience for the neighborhood after the construction of the Commons and the relocation of Route 2. David Segal of 11 Mary's Way felt that the trees to be taken down for construction would make the existing tree-shaped cell tower on the property objectionable. Andrew Glass made a motion that the 1873 part of the house is historically, culturally, and architecturally significant. Doug Adams seconded the motion. The LHC vote to deny demolition was unanimous. The Commission explained that the next step in the process was for Civico to return at a subsequent hearing to present in sufficient detail the proposal for removing the historic 1873 house so that the Commission could vote as to whether the house was preferably preserved in comparison. The Commission encouraged Civico to consider possible ways to save the historic 1873 house. Civico agreed to do so and agreed to continue the hearing on the application for the demolition of the accessory buildings to a later date. Andrew Glass made a motion to continue the hearing to determine whether the accessory buildings are historically and architecturally significant once Civico provides additional information. Lucretia Giese seconded the motion. The LHC vote was unanimous.

At 9:15 p.m., Judith Lawler made a motion to adjourn the meeting. Frank Clark seconded the motion. The HDC/LHC vote to adjourn was unanimous.

Submitted by Elaine Carroll

Approved: 2/6/18

