

**Lincoln Historical Commission**  
**Historic District Commission**  
**Brown's Wood Historic District Commission**  
**Meeting Minutes**  
**Tuesday, February 5, 2019**  
**Donaldson Room, 16 Lincoln Road**

**Board Members:** Andrew Glass, Chair, HDC/LHC/BWHDC; Doug Adams, HDC/LHC/BWHDC; Christopher Boit, HDC/LHC/BWHDC; Gary Anderson, HDC/LHC/BWHDC; Lynn Delisi, HDC/BWHDC

**Alternates:** Frank Clark, HDC/LHC/BWHDC; Judith Lawler, HDC/LHC/BWHDC; Allen Vander Meulen, HDC/LHC/BWHDC

(Members unavailable: Richard Rundell, HDC/BWHDC; Andy Ory, HDC/LHC/BWHDC)

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

**NEXT ANTICIPATED MEETINGS: Tuesday, March 5, 2019, at 7:30 p.m., Donaldson Room**

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**Lincoln Historical Commission:**

Demolition Requests:

1-8 Ballfield Road – Alex Pitkin and Peter Lukacic of Symmes, Maini & McKee Architects (SMMA), and Chris Fasciano, Chair of the School Building Committee (SBC), Kim Bodnar, Vice Chair of the SBC, and Jennifer Glass, Board of Selectmen representative to the SBC, came before the Lincoln Historical Commission (LHC) for review under the Demolition By-law. The SBC is seeking permission on behalf of the Lincoln Schools to demolish portions of the School complex in connection with the School Building Project approved by the Town at Special Town Meetings held in June and December 2018. Andrew Glass reviewed the LHC's charge at the hearing under the Demolition By-law, namely to identify portions of the School complex that the LHC considers historically or architecturally significant. Mr. Glass stated that under the By-law, the LHC must balance preservation of the Town's important historically and architectural features and the Town's commitment to providing School facilities that will allow students to thrive and learn to their maximum capacity.

As part of its ongoing collaboration with the SBC, in the fall of 2017, the LHC had articulated portions of the School complex that it considered having historical or architectural significance, namely the Smith School and the Brooks School designed by Lincoln modern architects Lawrence B. Anderson and Henry B. Hoover, respectively, and not the 1994 additions. Based on the aspects of the Smith and Brooks Schools that make them historical or architectural significant, the LHC had articulated guiding principles for the design of the School Building Project, including (1) the transparency between the interior and exterior of the buildings, (2) the attention to how daylight is modulated as it enters the building, (3) the massing strategy of using one-story volumes to surround two-story volumes, and (4) the ready expression of the structure of the building.

Mr. Pitkin then made a presentation to the LHC, including a review of the history of when the various parts of the School complex were constructed, the portions of the complex that the SBC is proposing to renovate and those the SBC is proposing to replace, and how the proposed design of the renovated and new portions of the School incorporates the guiding design principles articulated by the LHC. SMMA presented plans, elevations, sections, and interior and exterior perspective renderings of the School Building Project at the mid-point of the design development phase. Mr. Pitkin also discussed how the design team would conserve and reinstall artwork located throughout the School, would relocate the bell and butterfly weathervane within the renovated School, and would work to repurpose materials such as woodwork from the stage in the Smith Gymnasium and bricks marking donations by Town citizens to the School.

Christopher Boit made a motion that the Lawrence B. Anderson designed Smith School and the Henry B. Hoover designed Brooks School, and not the 1994 additions, are historically, architecturally and culturally significant. Douglas Adams seconded the motion. The LHC vote was approve 6-0 with Judith Lawler recusing herself on the basis that she is the daughter of Lawrence B. Anderson.

Mr. Glass invited the SBC and SMMA to return on March 5, 2019, for the demolition plan review. At that time, the LHC will determine whether the plans for replacing portions of the School complex are preferable to retaining those portions of the complex. Mr. Adams and Gary Anderson requested that the SBC and SMMA present drawings at the demolition plan review reflecting the detailing of important aspects of the exterior of the building, for example, how the design of rake boards, fascias, and soffits will accommodate the depth of insulation for the proposed new roof for the building.

9-13 Lewis Street – John Michaud, architect, and Dick Babigian, representing the applicants, came before the LHC to request the demolition of 11 Lewis Street and the partial demolition of 9 and 11A and 11B Lewis Street. Mr. Michaud stated that the applicants had obtained a building permit to replace windows and repair the roof and siding on 9 Lewis Street. When they began the work, however, the applicants discovered that more extensive repairs were necessary. The Building Inspector instructed the applicants to cease work because the proposed scope of the construction required them to come before the LHC under the Demolition By-law. As proposed, 9 Lewis Street (1) would have 3 offices on the first floor and 3 offices on the second floor, and (2) would appear residential rather than commercial. As proposed, 11B Lewis Street would have a pitched roof spanning the width of building. 11A and 11B Lewis Street would then be able to accommodate the storage of equipment now stored outside. The applicants proposed demolishing and not replacing 11 Lewis Street. Abutters Bayhas Kana of 7 Lewis Street and David Nydam of 2 Lewis Street indicated that they supported the owners' proposal.

The Commission reviewed the Massachusetts Historical Commission Form A – Area Study for Lewis Street, which includes a description of historically and architecturally significant buildings along the north side of Lewis Street (opposite 9-11 Lewis Street). Frank Clark stated that the owners' proposal will help enhance the character of Lewis Street and the important buildings across the street. Mr. Clark made a motion that the building at 11 Lewis Street is not historically or architecturally significant. Mr. Boit seconded the motion. The LHC vote in favor of the motion was unanimous. Mr. Clark made a motion that the buildings at 11A and 11B Lewis Street are not historically or architecturally significant. Mr. Boit seconded the motion. The LHC vote in favor of the motion was unanimous. Mr. Clark made a motion that building at 9 Lewis Street is not historically or architecturally significant. Mr. Boit seconded the motion. The LHC vote in favor of the motion was unanimous.

### **Historic District Commission:**

#### Certificates of Non-Applicability:

58 Codman Road – The hearing was postponed by request of the applicant.

9 Sandy Pond Road – The applicant requested a Certificate of Non-Applicability for repairs to the front entryway and replacement of storm windows according to the photographs and information presented to the Commission. Mr. Adams made a motion to approve the issuance of a Certificate of Non-Applicability for (1) repairs to the woodwork at the front entryway with like materials or Azek, (2) replacing the roofing material on the small roof over the front entryway with rolled lead or copper, and (3) replacing existing storm windows with storm windows of the same color and style as the existing. Judith Lawler seconded the motion. The HDC vote to approve was unanimous.

**Other Business:**

Oriole Landing – Allen Vander Meulen suggested that the LHC send a letter of appreciation to CIVICO for their thoughtful gesture of naming the repurposed Historic house at the Oriole Landing development after Lucretia Giese in honor of her advocacy for the House and the built environment of Lincoln. Andrew Glass stated that he would be glad to draft the letter on behalf of the LHC.

9 Baker Farm Road – Mr. Boit noted that he had visited the house at 9 Baker Farm Road and will prepare a report with his observations regarding the condition of the house.

Minutes – Mr. Adams made a motion to approve the minutes from the January 17, 2019 meeting as amended. Ms. Lawler seconded the motion. The HDC/LHC/BWHDC vote to approve was unanimous.

At 10:00 p.m., Mr. Adams made a motion to adjourn the meeting. Mr. Boit seconded the motion. The HDC/LHC/BWHDC vote to adjourn was unanimous.

*Submitted by Elaine Carroll*