

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
Tuesday, February 6, 2018
Donaldson Room, Town Offices

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

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

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

Others Present: Elaine Carroll, Adm. Assistant

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

Historic District Commission:

Certificate of Appropriateness:

8 Trapelo Road – Kyle Hadley of SolarFlair Energy, Inc. and Diana Smith, owner, came before the members for a Certificate of Appropriateness for the installation of solar panels on the south-facing roof of the house. As requested at the January 16 meeting, Mr. Hadley brought a report comparing an installation on the roof of the house with an installation on the roof of the barn. Mr. Hadley said an installation on the roof of the barn would (1) result in 15% to 20% less energy generated because there would be 5 fewer panels, and (2) require a trench from the barn to the house at an additional cost of \$4,500. Andrew Glass noted that the Historic District By-law asks the Historic District Commission to give consideration to alternative energy devices within the District because of their long-term benefit to the environment. At the same time, the Historic District Commission is charged with protecting the historic structures of the Town. John Snell of the Town's Green Energy Committee said it was charged with promoting alternative sources of energy for the public health, safety and welfare of the Town. Mr. Glass said the present request was the first to involve an installation of solar panels particularly visible from a public way and thus the need to explore alternative locations with the applicant. Christopher Boit asked the Commission to be aware of setting a precedent for other houses in the Historic District. Doug Adams commented on certain architectural features of the house and barn, which he felt would make panels on the house less noticeable. Mr. Glass noted one point to keep in mind is that the installation would not effect a permanent alteration to the house. Judith Lawler drew an analogy to air conditioning units, which, though unattractive, do not change the structure of a building. It was also noted that future technology could offer other, less noticeable solutions. Mrs. Smith expressed her preference for panels on the south side of the house facing Trapelo Road for efficiency reasons, noting that the recent removal of an additional hemlock near the house would provide additional sunlight.

The entire Commission agreed that the By-law's support of solar energy must be taken seriously. After taking into consideration the two proposed locations for the solar panel system, and taking into account the capacity of the system based on each location, Doug Adams made a motion to approve the issuance of a Certificate of Appropriateness for the installation of 18 solar panels on the roof of the house on the grounds that (1) the steepness of the roof, and the depth of the frieze board, soffit, and gutter, would mitigate the visibility of the installation from the road, and (2) the installation on the house would provide for a system with greater capacity. Andrew Glass added an amendment that the HDC encourages the applicant to take advantage of new technology when it is available. Christopher Boit seconded the motion as amended. The HDC vote was approved by 6-1.

Certificate of Non-Applicability:

17 Old Lexington Road – Contractor Tim Laferriere, representing the owner Jonathan Donaldson, came before the Commission to request a Certificate of Non-Applicability to change the location of the dryer vent and plumbing vent pipes, and stove vent, on or near the exterior walls of the mudroom and to replace the exterior siding from the removal of the old dryer vent with like materials. Mr. Glass noted that the request appeared to constitute ordinary maintenance. Lynn DeLisi made a motion to approve the issuance of a Certificate of Non-Applicability to make the changes according to the discussion at the meeting and as shown on a plan and photographs. Doug Adams seconded the motion. The HDC vote was unanimous.

Lincoln Historical Commission:

Demolition Requests:

1 Mary's Way – John Pugh of CIVICO came before the Commission for a continuation of the January 16 hearing on CIVICO's request to demolish the 1873 historic house with multiple additions and several accessory structures on the property. Pam Gallup, Housing Consultant, reported that the Housing Coalition and CIVICO are co-sponsoring a warrant article at Town Meeting for CIVICO to develop a 60-unit mixed-use rental complex, 2½ stories in height, containing 15 units of affordable housing. All 60 units would count toward the Town's subsidized housing inventory for meeting its Chapter 40B obligations. Mr. Pugh showed the Commission representations of the proposed facility and described CIVICO plans for the historic house: Option 1 – renovation of the house in its current location, bringing it up to code for sale or rental as a single-family residence; Option 2 – placement adjacent to the community garden for use as an unheated garden house and for various activities such as yoga, crafts, and community events. With respect to Option 1, CIVICO and Town Counsel are investigating whether a zoning change is necessary to sell the property and keep the house in its present location. In Option 2, the interior would be gutted so that it would have one large room. It would be brought up to ADA standards but would not have bathroom facilities. Mr. Boit asked if the house could be used as a rental office or moved to a location between the two apartment buildings. Mr. Pugh responded that it was a matter of whether such a use was feasible given that the cost of such a renovation may approach \$400,000. Mr. Adams suggested incorporating the house into the planned community center or moving it to the courtyard proximate to the community center. For historical reasons, Mrs. Giese stated a preference for keeping the house at its present location and repurposing it, while realizing its marginal location between Rt. 2 and the 60-unit complex. No Commission members favored use of the house as a garden shed positioned at the back of the property. To continue the dialogue, the LHC asked CIVICO to come back in March with a proposal that responded to the feedback from the LHC.

Other Business:

Minutes: Lucretia Giese made a motion to approve the Jan. 9, 2018 meeting minutes as written. Frank Clark seconded the motion. The HDC/LHC vote to approve was unanimous. Lucretia Giese made a motion to approve the Jan. 16, 2018 meeting minutes as written. Andrew Glass seconded the motion. The HDC/LHC vote to approve was unanimous.

DeCordova Museum: Mrs. Giese reminded the LHC of the deCordova Museum's request for CPA funds to restore elements of the Museum's historic main building and the LHC's unanimous support of that request. The LHC considered restoration of the Museum building to have public benefit to the Town as the building is owned by the Town and is historically, architecturally, and culturally significant. Mr. Glass noted that the Town has approved the use of CPA funds for preservation of other Town-owned buildings even though used by non-profit organizations. The LHC reiterated its support for allocating the requested CPA funds for these reasons. The matter is to be discussed at the Selectmen's meeting on March 19. All LHC members were invited to attend.

At 10:10 p.m., Lucretia Giese made a motion to adjourn the meeting. Judith Lawler seconded the motion. The HDC/LHC vote to adjourn was unanimous.

Submitted by Elaine Carroll