

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

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

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

(Members unavailable: Doug Adams, HDC/LHC; Andy Ory, HDC/LHC; Rick Rundell, HDC; Lynn DeLisi, HDC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETINGS: Tuesday, April 3, 2018, at 7:30 p.m. in the Donaldson Room

Historic District Commission:

Certificate of Appropriateness:

58 Codman Road – David Alperovitz, President of the Board of Directors for Codman Community Farm, came before the Historic District Commission (HDC) for two Certificates of Appropriateness: (1) installation of 2 solar panels on the low roof of Barn D for a hot water system for the Farm's egg washing production; and (2) installation of 2 or 3 solar panels on the roof of the farmhouse on Codman Road for its hot water system. Both solar panel systems will be flush-mounted. Jonathan Soo of 72 Codman Road, the primary abutter to Codman Community Farm, considered the project important to keep the farm viable and to preserve the environment. Andrew Glass stated that the HDC welcomes proposals for the use of alternative energy systems in the Historic District. Mr. Glass noted that he believed this project was unobtrusive. Lucretia Giese made a motion to approve the issuance of a Certificate of Appropriateness for the installation of 2 solar panels on the low roof of Barn D. Christopher Boit seconded the motion. The HDC vote to approve was unanimous. Christopher Boit made a motion to approve the issuance of a Certificate of Appropriateness for the installation of 2 or 3 solar panels on the roof of the farm house. Judith Lawler seconded the motion. The HDC vote to approve was unanimous.

Lincoln Historical Commission:

Demolition Requests:

135 Weston Road – Mark White, landscape architect, and Rachel Drew, owner, came before the Commission to review changes made to the plan approved on August 9, 2016, reflecting the conditions to which the applicants agreed to secure the Commission's waiver of the remainder of the 12-month demolition delay. Mrs. Drew indicated that she would like to (1) reduce the footprint of the proposed screen porch located on the footprint of the existing house to preserve more of the landscaping, and (2) move the screened porch closer to the new house to make the porch more readily accessible. The Commission members reviewed the proposed modifications to the August 9, 2016 plan. Andrew Glass made a motion that the LHC allow the requested demolition according to the modifications discussed at March 6, 2018 meeting and as reflected on the plans bearing the same date presented at the meeting. Christopher Boit seconded the motion. The LHC vote to approve was unanimous.

1 Mary's Way – John Pugh of CIVICO and Pam Brown, Attorney for CIVICO, came before the LHC to continue discussion of CIVICO's request to demolish the Harris house at 1 Mary's Way. The Harris house consists of the original 1873 core and multiple additions. There are several accessory structures, including the farm stand, located on the property. At its January 16, 2018 meeting, the LHC determined

that the original 1873 house was historically, architecturally, and culturally significant. At its February 6, 2018 meeting, the LHC asked CIVICO to consider relocating and repurposing the 1873 house.

On March 6, 2018, CIVICO committed to spending \$100,000 on the relocation and refurbishing of the 1873 house. Mr. Pugh presented plans for relocating the 1873 house to a position between the two proposed Oriole Landing residential buildings. CIVICO would replace the exterior cladding and roof shingles of the 1873 house to match those on the adjacent proposed buildings and would align the first-floor cornice line of the proposed buildings with the first-floor cornice of the 1873 house. In its proposed new location, the 1873 house would become a central feature of the grounds and would face a courtyard of gardens beds and walkways. The interior partitions, ceilings, and stair of the 1873 house would be removed, creating a single interior space. The house would not be heated and would be used as a three-season informal community gathering space. CIVICO would attach the original farm stand sign for Oriole Farm to the exterior of the house and would exhibit historical photographs and information about the history of the house and farm inside the house. Andrew Glass stated the landscape plan was very helpful and that the proposed courtyard enhanced the entire project. Lucretia Giese requested that CIVICO relocate the original farm stand, if structurally sound, on the property. Pam Brown noted that the Planning Board had requested the LHC's opinion on the relocation of the 1873 house and landscaping concept as shown on the plans that CIVICO proposed showing at Town Meeting on March 24, 2018.

Christopher Boit made a motion that (1) the 1873 Dexter C. Harris House is historically, culturally, and architecturally significant and preferably preserved, (2) the additions to the house are historically, culturally, and architecturally significant but not preferably preserved, (3) CIVICO be allowed to move the 1873 house to the location shown on the March 6, 2018 plan, preserving all the exterior features of the house with the exception of possible replacement of the exterior cladding and roof shingles on the house with the same type as those on the adjacent proposed buildings and shown on the elevation renderings presented at the hearing, and (4) remove the additions to the 1873 house. As conditions to relocating the 1873 house and removing the additions to the house, CIVICO must (1) align the first-floor cornices of the adjacent proposed buildings with the cornice of the relocated 1873 house, and (2) provide full interior and exterior photographic documentation of the 1873 house with its additions, floor plans for the 1873 house with its additions, and a site plan reflecting the original location of the 1873 house with its additions on the property. Lucretia Giese seconded the motion. The LHC vote to approve was 4 with one abstention.

Lucretia Giese made a motion that (1) the original farm stand is historically, culturally, and architecturally significant and preferably preserved, and (2) if structurally sound, must be incorporated into the plan for the Oriole Landing development at a location to be determined in further consultation with the Commission. As a condition to relocating the farm stand, CIVICO must provide full exterior and interior photographic documentation of it and a site plan reflecting its original location on the property. Should the farm stand not prove to be sound, CIVICO must return for a further hearing on the matter. Christopher Boit seconded the motion. The LHC vote to approve was unanimous.

Andrew Glass made a motion that the remaining ancillary structures located on the property are historically, culturally, and architecturally significant but are not preferably preserved. As a condition to demolishing those structures, CIVICO must provide full exterior and interior photographic documentation of them and a site plan reflecting their location on the property. Christopher Boit seconded the motion. The LHC vote to approve was unanimous.

The Commission members requested viewing the inside of the 1873 house with its additions. Mr. Pugh offered to arrange a visit at a mutually-convenient time.

Other Business:

Minutes: Christopher Boit made a motion to approve the February 6, 2018 meeting minutes as amended. Andrew Glass seconded the motion. The HDC/LHC vote to approve was unanimous.

At 8:40 p.m., Andrew Glass made a motion to adjourn the meeting. Christopher Boit seconded the motion. The HDC/LHC vote to adjourn was unanimous.

Submitted by Elaine Carroll