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Lincoln Historical Commission
Historic District Commission
Brown's Wood Historic District Commission
Meeting Minutes
Tuesday, April 2, 2019
Donaldson Room, 16 Lincoln Road

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Board Members: Andrew Glass, Chair, HDC/LHC/BWHDC; Christopher Boit, HDC/LHC/BWHDC; Gary Anderson, HDC/LHC/BWHDC; Doug Adams, HDC/LHC/BWHDC; Andy Ory, HDC/LHC/BWHDC
Alternate: Frank Clark, HDC/LHC/BWHDC
(Members unavailable: Lynn Delisi, HDC/BWHDC; Richard Rundell, HDC/BWHDC; Allen Vander Meulen, Alternate, HDC/LHC/BWHDC; Judith Lawler, Alternate, HDC/LHC/BWHDC)
Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETINGS: Tuesday, May 14, at 7:30 p.m., 2nd Floor Conference Room

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Warrant Articles Approved at Town Meeting:

Andrew Glass announced that the Town had voted at the March 23, 2019 Town Meeting to (1) accept the addition of 8 Moccasin Hill Road and 18 Moccasin Hill Road to the Brown's Wood Historic District, and (2) approve the amendment to the Demolition Bylaw to clarify the definition of "demolition."

Historic District Commission:

Certificates of Non-Applicability:

58 Codman Road – David Alperovitz and Nancy Fleming of Codman Community Farm came before the Historic District Commission (HDC) to discuss installing a 36,000 BTU mini-split heat pump. The proposed unit would heat the kitchen and office areas known as the Milk House more efficiently and at less cost. The proposed unit would be placed behind the Milk House where an existing, non-functioning AC condenser is located. The existing AC condenser and two propane tanks would be removed. Andrew Glass said this will be treated as a Certificate of Non-Applicability because the proposed unit is replacing similar, albeit less desirable, equipment.   Doug Adams made a motion to approve the issuance of a Certificate of Non-Applicability to (1) remove the AC existing condenser and propane tanks, and (2) install a 36,000 BTU mini-split heat pump as shown in documents presented at the meeting. Christopher Boit seconded the motion. The HDC vote to approve was unanimous.

Certificate of Appropriateness:

58 Codman Road – David Alperovitz and Nancy Fleming of Codman Community Farm came before the HDC to discuss the installation of a 54 kW solar array on the roof of the main barn complex. The proposed array would consist of 180 black frame panels. The panels would be set back 4 feet from edge of the south and east roofs of the main barn complex to allow for the installation of snow-guard railings along the lower edge of those roofs. Mr. Alperovitz noted that the Farm had received two grants to assist with funding the project, and if approved, the array would be installed by June 2019. Jonathan Soo of 79 Codman Road noted that he can see the Farm from his house and enthusiastically supports the project because of the environmental benefits and the financial benefit to the Farm. Christopher Boit made a motion to approve the issuance of a Certificate of Appropriateness to install (1) a 54 kW solar array consisting of 180 black frame panels on the roof of the main barn complex to be set back 4 feet from the roof edge on the south and east roofs of the main barn complex, (2) snow-guard railings along the lower edge of those roofs, and (3) an inverter for the array in a discrete interior location of the barn, all as shown in photographs, specifications, and layouts presented at the meeting. If any extra exterior conduits are required or changes to the plans as presented are made, the Farm will need to return to the HDC for additional review. Andy Ory seconded the motion. The HDC vote to approve was unanimous.

Discussion:

2 Sandy Pond Road – Tim Moynihan, homeowner, described proposed repairs to the barn at 2 Sandy Pond Road. These include (1) replacing the existing windows with those that will have the same look and feel as the existing ones, and (2) reframing portions of the structure that have deteriorated. Mr. Moynihan noted that he believes the existing cupola, which has been removed from the barn, is too large in scale. He will consider replacing the cupola with one of smaller proportions. Mr. Moynihan noted that three-quarters of the building is intact and that the front elevation will remain the same. The HDC indicated that as part of any formal proposal, Mr. Moynihan should include specifications for the proposed replacement windows and a more complete set of drawings for the proposed repairs, including for any proposed new cupola. The HDC asked Mr. Moynihan to take photographs to document the exterior, interior, and the basement area of the barn. The HDC members noted that they were very encouraged by Mr. Moynihan's plans.

Lincoln Historical Commission:

Demolition Request:

1 Meadowbrook Road – The applicant for the demolition of a garage did not appear.

11 Woodcock Lane – Kevin and Jayne Mundt came before the Lincoln Historical Commission (LHC) to request the demolition of the existing house at 11 Woodcock Lane. The house was designed by important Lincoln Modern architect Constantin Pertzoff. Pertzoff was fundamental in developing the Woodcock Lane neighborhood with small, well-designed Modern houses on large lots to take advantage of the landscape. Pertzoff also played an important role in launching the conservation movement in Lincoln. Dana Robbat of the Friends of Modern Architecture/Lincoln (FoMA) provided a history of the Woodcock Lane neighborhood. Mr. Mundt noted that they are planning to build a house of approximately 3,000 square feet. Christopher Boit made a motion that because the house was designed by Pertzoff in a neighborhood conceived of by Pertzoff, the house is historically, architecturally, and culturally significant. Doug Adams seconded the motion. The LHC vote in favor of the motion was unanimous.

Other Business:

Minutes – Doug Adams made a motion to approve the minutes from the March 5, 2019 meeting as written. Christopher Boit seconded the motion. The HDC/LHC/BWHDC vote to approve was unanimous.

At 8:50 p.m., Andy Ory made a motion to adjourn the meeting. Doug Adams seconded the motion. The HDC/LHC/BWHDC vote to adjourn was unanimous.

Submitted by Elaine Carroll