

**Lincoln Historical Commission**  
**Historic District Commission**  
**Meeting Minutes**  
**Tuesday, April 3, 2018**  
**Donaldson Room, Town Offices**

**Board Members:** Lucretia Giese, LHC Chair, HDC/LHC; Andrew Glass, HDC Chair, HDC/LHC; Christopher Boit, HDC/LHC; Andy Ory, HDC/LHC; Doug Adams, HDC/LHC; Richard Rundell, HDC

**Alternate:** Judith Lawler, HDC/LHC

(Members unavailable: Lynn DeLisi, HDC; Frank Clark, Alternate, HDC/LHC)

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

**NEXT ANTICIPATED MEETINGS:** Tuesday, May 1, 2018, at 7:30 p.m. in the Donaldson Room

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**Historic District Commission:**

Certificates of Non-Applicability:

16 Trapelo Road – Peter Braun came before the Historic District Commission (HDC) for a Certificate of Non-Applicability for the proposed replacement of roof shingles on both the house and barn. Mr. Braun said the house shingles date from 30 years ago when an addition was made; the house was constructed in 1893 as the Second Congregational Parsonage. Mr. Braun indicated that he would be using Landmark Architectural shingles on the house and barn. Christopher Boit made a motion to approve the issuance of a Certificate of Non-Applicability for replacement of shingles on the house and barn with Landmark Architectural shingles. Lucretia Giese seconded the motion. The HDC vote to approve was unanimous.

61 Bedford Road – Christopher Boit came before the HDC for a Certificate of Non-Applicability for proposed repairs to the Wheeler house with like materials. Mr. Boit indicated that he needs to replace selective clapboards and trim in various locations on the house. Mr. Boit also indicated that he needs to replace the shutters. He plans to use painted wood (cedar) shutters fabricated by Beach River Mill guaranteed for 25 years, but may use painted Azek in areas with a moisture problem. He will use the same contractor as he has for other projects. The house will be painted to match the existing white with green trim. The PRA on the Wheeler House does not specify a particular color but does mandate that the color choice must be consistent with Colonial colors. The HDC commended Mr. Boit for the excellent care he has continued to give his property. Doug Adams made a motion to approve the issuance of a Certificate of Non-Applicability for the repairs as described in the application and discussed at the HDC meeting. Lucretia Giese seconded the motion. The HDC vote was 6-0 to approve, with Christopher Boit abstaining.

Mr. Boit added that he is considering adding a tar and chip driveway, which is historically accurate. The driveway is shared with his neighbor, who owns most of it. The LHC members will review the PRA to confirm that nothing in the PRA would prevent this modification.

**Lincoln Historical Commission:**

12-Month Delay Extension:

12 Woodcock Lane – Hytho Pantazelos and Maryanne, her daughter, came before the Lincoln Historical Commission (LHC) to ask for an extension of the 12-month delay on the house at 12 Woodcock Lane which expires on May 10, 2018. The LHC originally invoked the delay at its May 10, 2016 hearing, at which time it determined the house to be preferably preserved. Mrs. Pantazelos indicated that because her husband had recently passed away, she does not yet have plans for the proposed replacement. She requested a one-year extension for time to decide whether to sell the property or to return to the LHC with

plans for a proposed replacement. Andrew Glass made a motion to approve the issuance of a one-year extension from May 10, 2018, to May 10, 2019. Christopher Boit seconded the motion. The LHC vote to approve the extension was unanimous.

**Town Meeting Update:**

Andrew Glass reported that the Town Meeting warrant articles to add 17 Modern houses to the Historic District, and to create a Brown's Wood Historic District with 11 houses, passed unanimously. The Attorney General is reviewing the by-law change, and once it has approved the change, the HDC will record a new map and list of properties in the two historic districts with the Middlesex Registry of Deeds. The Board of Selectmen will then appoint a commission for the Brown's Wood Historic District, with representatives from the district. The Board will also likely ask current members of the HDC to join the new Brown's Wood commission. The new Brown's Wood Historic District by-law contains a set of guidelines governing the houses in that district.

Lucretia Giese reported that the Town approved Community Preservation Act funds in the amount of \$100,000 for the placement of two Conservation Easements on the properties at 241-247 Old Concord Road with a possible trail easement and a Historic Preservation Easement. The status of these easements is uncertain at this time.

The Town also approved a zoning by-law change permitting the construction of a 60-unit apartment complex known as Oriole Landing at 1 Mary's Way. The LHC was successful in having the Historic House and Farm Stand on the property preserved through their relocation on the site.

**Other Business:**

Minutes: Doug Adams made a motion to approve the March 6, 2018 meeting minutes as written. Andy Ory seconded the motion. The HDC/LHC vote to approve was unanimous.

Community Preservation Committee: Mrs. Giese announced that her term on the Community Preservation Committee (CPC) has expired and asked if another Commission member would be interested in taking her place. The members said they would be glad to have her continue in her role on the CPC.

At 8:25 p.m., Lucretia Giese made a motion to adjourn the meeting. Christopher Boit seconded the motion. The HDC/LHC vote to adjourn was unanimous.

*Submitted by Elaine Carroll*