

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
Tuesday, May 1, 2018
Donaldson Room, Town Offices

Board Members: Lucretia Giese, LHC Chair, HDC/LHC; Christopher Boit, HDC/LHC; Doug Adams, HDC/LHC

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

(Members unavailable: Andrew Glass, HDC Chair, HDC/LHC; Richard Rundell, HDC; Andy Ory, HDC/LHC; Lynn DeLisi, Alternate HDC/LHC;

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETINGS: Tuesday, June 5, 2018 at 7:30 p.m. in the Donaldson Room

Historic District Commission:

Certificates of Appropriateness:

11 Trapelo Road – Giles Browne and Lorraine Fiore came before the Historic District Commission (HDC) for a Certificate of Appropriateness to construct a stone wall on either side of their driveway entrance. The new L-shaped walls will resemble the existing stonewall near the house. One end will incorporate a stone given to them by Warren Flint, Sr., selected by the Brownes from an old school foundation in the Lincoln Center Chapin field. They would eventually like to have the house number etched into the stone. Christopher Boit made a motion to approve the issuance of a Certificate of Appropriateness for the construction of an 18” high stone wall on either side of the driveway entrance extending 12’6” along Trapelo Road and 4’5” along either side of the driveway itself. These walls are to match the existing stone walls as discussed in the HDC meeting and shown on a plan dated March 6, 2018. Frank Clark seconded the motion. The HDC vote to approve was unanimous.

38 Codman Road – Ben Haavik of Historic New England (HNE) came before the Historic District Commission (HDC) for a Certificate of Appropriateness for repairs and certain accessibility and site improvements. These include various repairs to the main house including repainting, septic system replacement, accessibility improvements, and as well as improvements to the carriage house parking area. Mr. Haavik said HNE has been working on the septic system for seven years. The existing system behind the carriage barn has failed and needs to be pumped constantly. Because of wet land restrictions, a new septic system can only be located in the house terrace area. The Board of Health and Conservation Commission will review the septic plans. Also, HNE proposes that accessibility to the parking area for the Carriage House be improved by widening its access off the driveway. Accessibility improvements for The Grange involve minor grading of the parking area and installation of new wood ramps and steps up to the house; railing designs are under consideration. Mr. Haavik reported that all house doorways are to ADA code. Low voltage solar-powered lights on every third tree and lighting three feet high along the driveway are matters to be addressed at some future date.

The project at this time will consist of minor repairs to the house as well as painting on all elevations except the south. This work will include the roof balustrade, window sash, shutters, downspouts and the flat seam metal roofs on the south, east and west elevations. Wood will be used for the sills, depending on the location, and preservative on boards close to the ground. HNE is experimenting with a field bond, which is a primer designed to shorten preparation time. Because of numerous existing paint layers and field bond’s adherence to old paint, HNE would not use field bond on detailed portions of the house. The second part of this project will be a new septic system installed at the existing house terrace area. Upon the system’s completion, the terraces will be restored.

Christopher Boit made a motion to approve the issuance of a Certificate of Appropriateness for: 1) complete itemized repairs to and painting of the Grange House using like materials; 2) replacement of the existing septic system in front of the Grange House with a new system followed by restoration of the terraces above after installation has been completed; 3) addition of ADA parking access and landscape improvements at the Carriage Barn. All work will be that discussed and shown on plans presented at the HDC meeting. Frank Clark seconded the motion. The HDC vote to approve was unanimous. Additional work on lighting and an accessibility ramp will be presented at a later date.

Lincoln Historical Commission:

Demolition Request:

225 Sandy Pond Road – Jonathan Prange, owner and Edwin DeMaio, architect, came before the Lincoln Historical Commission (LHC) to request the demolition of more than 25% of the roof structure by demolishing the attached garage, screened porch and exterior deck. Mr. DeMaio itemized the repairs to the main house as replacement of some windows and siding with like materials and re-shingling. The existing one-story, two-car garage and screened porch would be replaced by two-story additions substantially on the same footprint. At the back of the house, an exterior deck in poor condition and not to code would be replaced by a screened porch. Lucretia Giese made a motion that the garage, screened porch and exterior deck are not historically or architecturally significant and therefore can be demolished. Christopher Boit seconded the motion. The LHC vote to approve was unanimous.

Other Business:

Minutes: Lucretia Giese made a motion to approve the April 3, 2018 meeting minutes as written. Doug Adams seconded the motion. The HDC/LHC vote to approve was unanimous.

At 9:00 p.m., Doug Adams made a motion to adjourn the meeting. Frank Clark seconded the motion. The HDC/LHC vote to adjourn was unanimous.

Submitted by Elaine Carroll