

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
Tuesday, June 5, 2018
Planning Office, Town Offices

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

Alternate: Judith Lawler, HDC/LHC

(Members unavailable: Richard Rundell, HDC; Andy Ory, HDC/LHC; Doug Adams, HDC/LHC; Lynn Delisi, HDC; Frank Clark, Alternate, HDC/LHC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETINGS: Tuesday, July 17, 2018, at 7:30 p.m. in the Donaldson Room

Historic District Commission:

Certificates of Non-Applicability:

58 Codman Road – David Alperovitz, President of the Board of Directors for Codman Community Farm, came before the Historic District Commission (HDC) for a Certificate of Non-Applicability for the installation of a new window and the replacement of an existing window in Barn D. The new windows will match the existing windows the HDC had previously approved. The barn, originally used to house animals, is now storage space. Codman Community Farm would like to convert Barn D into seasonal office space and storage. Christopher Boit made a motion to approve the issuance of a Certificate of Non-Applicability for the new windows with like material as discussed in the meeting and shown on a plan by architect David O’Neil. Lucretia Giese seconded the motion. The HDC vote to approve was unanimous.

Lincoln Historical Commission:

Demolition Request:

241 Old Concord Road – Joanne Wise came before the Lincoln Historical Commission (LHC) to request demolition of both the house and studio located at 241 Old Concord Road. Mrs. Wise explained that her family has lived in Lincoln for 25 years and that she and her husband wish to downsize at 241 Old Concord Road. The house at 241 Old Concord Road is one of three designed by Lincoln architect Henry B. Hoover on Old Concord Road between 1950 and 1951. The house is well-sited and modest in size. The house is located in a neighborhood of Modern houses originally conceived of by Lincoln architect John Quincy Adams on his family’s estate. Mrs. Wise indicated that they would like to work within the existing footprint of the house (possibly with a partial second story), recreate the expansive windows in the living room, and create an energy efficient building; they would also like to rebuild the studio and connect it to the house by a covered walkway. Andrew Glass suggested that the Wises might want to visit a Hoover-designed house in Weston, Massachusetts, which has a glazed corridor connecting two sections of the house.

Mrs. Wise indicated that the house was structurally unsound and uninhabitable, and mentioned that large trees have fallen on part of the house. In addition, she said there is pervasive mold, and that the house would need to be completely rebuilt in order to bring it up to code and made energy efficient.

The house has been inventoried by Friends of Modern Architecture (FoMA) and listed with the Massachusetts Historical Commission. Mrs. Wise has engaged architect Ben Nickerson. Mr. Glass indicated that the living room fenestration and the constrained entry opening up to the living room and view beyond were important features of the house and suggested that a new design could consider those

types of features. Mr. Glass and Mrs. Giese noted that the interior stair railing resembled the railing of the 1930s Blue Stairs at the Naumkeag estate in the Berkshires, the design for which Hoover was involved while working with noted landscape architect Fletcher Steele. Mr. Glass and Mrs. Giese asked Mrs. Wise to consider retaining the railing in the new house or donating the railing to Historic New England.

Mrs. Giese explained the Demolition Delay By-Law procedure. The LHC first determines whether a building is historically, culturally, or architecturally significant to the Town. If so determined, the applicants then return with a plan of the proposed dwelling and its location and photographs documenting the interior and exterior of the existing building. Second, if on the basis of the proposed replacement, the building is determined to be preferably preserved, a 12-month delay is put in place. At that point, the LHC and the owners begin a dialogue aimed at achieving a mutually-satisfactory decision. Christopher Boit made a motion that the house is historically, culturally, and architecturally significant, based on the fact that the house was built in 1951 by Henry Hoover, the first Modern architect in Lincoln, and based on the house's location in the Old Concord Road neighborhood of Modern houses as conceived by Modern architect Quincy Adams. Judith Lawler seconded the motion. The LHC vote on the motion was 3 – 0 in favor, with Lucretia Giese, Hoover's daughter, recusing herself from the vote.

The studio building at 241 Old Concord Road was constructed in 2001 according to the Assessor's card and not designed by Henry Hoover. Christopher Boit made a motion that the studio building is culturally important to the main house because of the siting of the two structures on the lot. Judith Lawler seconded the motion. The LHC vote on the motion was 3 – 0 in favor, with Lucretia Giese again recusing herself from the vote.

Other Business:

Modern Houses in HD: Mr. Glass said the Attorney General's approval of the addition of Modern houses in the Historic District will likely not occur before July.

2 Sandy Pond Road: The members inquired about the timeline for the owners of 2 Sandy Pond Road to come before the HDC for renovations to the barn, which has been stabilized but not repaired. Elaine will check on the status and notify the members.

91 Weston Road: Mrs. Giese inquired about the status of the demolition and reconstruction of 91 Weston Road, which was renewed for a second time in January, 2017. Elaine will check on this matter as well.

Minutes: Andrew Glass made a motion to approve the May 1, 2018 meeting minutes as written. Judith Lawler seconded the motion. The HDC/LHC vote to approve was unanimous.

At 8:20 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