

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
Tuesday, July 17, 2018
Donaldson Room, Town Offices

Board Members: Lucretia Giese, LHC Chair, HDC/LHC; Andrew Glass, HDC Chair, HDC/LHC, Christopher Boit, HDC/LHC; Doug Adams, HDC/LHC; Lynn DeLisi, HDC
Alternate: Judith Lawler, HDC/LHC; Frank Clark, HDC/LHC
(Members unavailable: Richard Rundell, HDC; Andy Ory, HDC/LHC)
Others Present: Elaine Carroll, Adm. Assistant

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

Historic District Commission:

Certificate of Appropriateness:

3 Bedford Road – Daniela Caride, President of the Friends of the Lincoln Library, came before the Historic District Commission (HDC) to seek a Certificate of Appropriateness for the installation of a stone bench on the bluestone terrace at the Trapelo Road side of the Library. The bench is to honor Amy Gavalis and Jane Flanders, two children’s librarians with a combined 60-plus years of service. Ashfield Stone of Shelburne Falls, Massachusetts, will construct the 5-foot long bench of Massachusetts schist. It will bear the inscription: “Amy Gavalis Jane Flanders / Children’s Librarians / ‘Let the Wild Rumpus Start’/ M. Sendak.” The Library Trustees approved the project. The Library has planned an October 2018 party in honor of the librarians and hopes to have the bench in place by then. After the HDC reviewed photographs of a similar bench and a sample of the stone, Lynn DeLisi made a motion to approve the issuance of a Certificate of Appropriateness for the stone bench as described at the meeting and shown in the photographs. Christopher Boit seconded the motion. The HDC vote to approve was unanimous.

Certificates of Non-Applicability:

6 Canaan Drive – Owner R. L. Smith came before the Historic District Commission (HDC) for a Certificate of Non-Applicability to replace the decking and railing on the deck attached to the back of the house, fencing around the pool, and the rubber roof beneath the decking. Because the quality of red cedar, the original material, today is poor, Mr. Smith has chosen mahogany as a more durable replacement with like appearance. The design will bring the screening on the fencing closer to the ground to meet current code. Christopher Boit made a motion to approve a Certificate of Non-Applicability to replace decking, railing, fencing, and roofing with like materials and similar design as discussed at the meeting. Judith Lawler seconded the motion. The HDC vote to approve was unanimous.

20 Stonehedge Road – Owner William Barclay came before the Historic District Commission (HDC) for a Certificate of Non-Applicability to strip and re-roof his house. Frank Clark made a motion to approve a Certificate of Non-Applicability to strip and re-roof the house with architectural, 30-year lifetime shingles of similar appearance to those currently on the house. Doug Adams seconded the motion. The HDC vote to approve was unanimous.

Lincoln Historical Commission:

Demolition Plan Review:

241 Old Concord Road – Owner Joanne Wise and her architect Ben Nickerson came before the Lincoln Historical Commission (LHC) for a demolition plan review to demolish the existing house and detached studio. Lucretia Giese announced that she, as the daughter of Henry B. Hoover, architect of the house, would recuse herself from the vote. At its June 5, 2018 meeting, the LHC determined the house and studio each were historically, architecturally and culturally significant. Mr. Nickerson submitted plans to the LHC which follow the existing footprint of the house and studio, with the addition on the house of a partial second floor and of a glass walkway between the house and studio. Commission members inquired about whether the connection between the buildings would trigger a setback requirement review.

Both Lucretia Giese and Andrew Glass stated they very much appreciated (1) the respect given to the house's existing footprint and the Modern nature of design, and (2) the glazing of the corridor between house and studio, a device Hoover himself used, as well as the proposed reuse in that corridor of the stair railing from the existing house, which resembles Hoover's work on the Blue Steps railing at the Naumkeag Estate in the Berkshires. Mr. Glass suggested the applicants might further consider the design of the fenestration at the end of living room to take advantage of the views afforded by the site as Hoover had done in the existing house.

The LHC received three letters in support of the project from abutters.

Regarding the side setback of the studio, Mr. Nickerson indicated that because the studio is on a concrete block foundation, it would likely be possible to modify its footprint. Doug Adams made a motion, as amended by Mr. Glass, that (1) both the house and studio are preferably preserved, (2) while the plans presented at the meeting were strong, the applicant should return with a proposal that considers the suggestions made by LHC members, and (3) the applicant should investigate and provide a report to the LHC regarding the potential side setback issue. Christopher Boit seconded the motion. The LHC vote was 5 – 0, with Mrs. Giese recusing herself from the vote.

124 Bedford Road – Owner Patricia Stuart came before the members to ask for an emergency demolition request under Section 4 of the Demolition Delay By-Law. In March of this year during a bad storm, a tree fell on the roof and back of the garage. A contractor has been hired to tear down the garage, which he said could not be repaired, and to rebuild it in kind. The members reviewed pictures of the damaged garage. The LHC will ask the Building Inspector to convene a group to inspect the damaged garage to determine whether it qualifies for emergency demolition. Per the By-Law, the group would consist of a member of the LHC, the Building Inspector, a member of the Board of Health, and the Fire Chief or their designees. If the emergency demolition is not granted, the LHC will place Ms. Stuart's application on the August 7 meeting.

Other Business:

Modern Houses in HD: Mr. Glass said the Attorney General had approved the By-Law amendments from the March 2018 Town Meeting adding Modern houses to the existing Historic District and creating a new Brown's Wood Historic District. The next step will be to discuss the establishment of the Brown's Wood Historic District Committee, which the Board of Selectmen will appoint.

PAL Meeting – Virginia Adams of Public Archaeology Laboratory would like to come to the August 7 meeting to present information about Massport's Hanscom Field 2017 ESPR.

Flint Homestead – Tom Flint and the Flint family would like to discuss various ideas they are proposing for the use of the Flint Homestead with the LHC. The meeting will likely occur in early September.

Historic District House Plaques – Lucretia Giese reported on a Historic Plaque Workshop she attended in Providence, Rhode Island. She suggested that the LHC, HDC, the Lincoln Historical Society, and Friends of Modern Architecture might want to coordinate on an initiative, following discussion and the working out of procedures.

61 Bedford Road – Christopher Boit informed the members that the painting of the outside of 61 Bedford Road is finished and the clapboards have been replaced and sealed. The windows will be painted with the storms put back on instead of replacing them at this time.

School Building Concerns – Doug Adams, LHC’s representative to the SBC, raised four issues discussed at a recent SBC meeting: (1) energy EUI and the existing building scale, fabric, and envelope; (2) LEED designation and commissioning; (3) the challenge of roof vs. ground condensing units; and (4) the use of heat pumps vs. some form of heat coil for extreme weather. Mr. Adams indicated that he would provide a draft letter to the LHC members for their review and then send it to Chris Fasciano, SBC chair. Mr. Adams indicated that he believes it is important to raise these issues with the SBC while the building is in the design phase.

Minutes: Lucretia Giese made a motion to approve the June 5, 2018 meeting minutes as amended. Christopher Boit seconded the motion. The HDC/LHC vote to approve was unanimous.

At 9:25 p.m., Andrew Glass made a motion to adjourn the meeting. Judith Lawler seconded the motion. The HDC/LHC vote to adjourn was unanimous.

Submitted by Elaine Carroll