

**Lincoln Historical Commission**  
**Historic District Commission**  
**Meeting Minutes**  
**Tuesday, August 7, 2018**  
**Donaldson Room, 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, September 4, 2018, at 7:30 p.m. in the Donaldson Room**

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**Lincoln Historical Commission:**

Demolition Requests:

124 Bedford Road – Patricia Stuart, owner, had come before the Lincoln Historical Commission (LHC) on July 17, 2018, to ask for an emergency demolition under Section 4 of the Demolition Delay By-Law. The garage attached to the house had been damaged by a fallen tree in March of 2018. The Building Inspector was not able to assemble representatives from appropriate boards for a site visit to consider the emergency demolition request before the August 7 meeting. Thus, the LHC considered the demolition request as an ordinary request under Section 3 of the Demolition Delay By-Law. The LHC reviewed reports from the Building Inspector and from Pyramid Engineering describing the extensive damage to the garage. Valarie Carpenter of 128 Bedford Road, an abutter, inquired about whether more than the attached garage would be demolished and whether additions were planned. The answer was no to both questions.

Christopher Boit made a motion that the attached garage is not historically or architecturally significant and can be demolished. Judith Lawler seconded the motion. The LHC vote to demolish was unanimous. Andrew Glass amended the motion to say that the permission to demolish is conditioned on the applicant replacing the garage in kind. Lucretia Giese seconded the amendment to the original motion. The LHC voted to approve the amendment unanimously.

233 Concord Road – James Dwyer and Andrew Zucker, applicants, and Marshall McLean, architect, came before the Lincoln Historical Commission (LHC) to request the demolition of the existing medical facility at 233 Concord Road in order to build a single family house. The house as proposed would be located south of the existing building with much of the existing parking area and one curb cut eliminated. The facility designed by Acorn/Deck in 1967, had operated under a special permit from the Zoning Board of Appeals as a business in a residential zone. The permit expired with the closing of the facility on April 2, 2018. The applicants said the building had not been well maintained for some time.

Lucretia Giese mentioned the important role the Acorn/Deck firm had played in the history of Modernism in Lincoln. The building's low profile, low-pitched roof, modest massing, integration with the landscape through siting, and extensive glazing are all characteristics of Acorn/Deck designs.

Gail Alden of 240 Concord Road said she did not like the existing building and would like to see a single-family house instead. Michael and Joyce Ditoro of 4 Winchelsea Lane inquired as to the possible uses of the building and the size of the proposed dwelling. The applicants replied that the existing building is 3,921 sq. ft. and the proposed building would be 4,200 sq. ft.

Andrew Glass explained the Demolition Delay By-Law two-step 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 existing building is not deemed preferably preserved, a demolition permit can issue. If the existing building is deemed 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 outcome.

Because the LHC is charged under the By-law to carefully consider the built environment of the Town, Mr. Glass made a motion that the existing structure is historically, culturally, and architecturally significant as an example of 1967 Acorn/Deck architectural design and as a doctor's office with associations for many townspeople. Lucretia Giese seconded the motion. The LHC vote to deny demolition was unanimous. The applicants were encouraged to return to the LHC at the second hearing—for review of the proposed replacement in comparison with the existing building—with more detailed plans, photographs of the interior and clearer photographs of the exterior of the building, zoning decisions, and a site plan denoting where the proposed building would be located on the property.

### **Discussions:**

Hanscom Update – Virginia Adams, Senior Architectural Historian of Public Archaeology Laboratory (PAL), introduced herself as associated with Harris Miller Miller & Hanson, Inc. (HMMH) engaged by Massport to prepare the Hanscom 2017 Environmental Status and Planning Report (ESPR). PAL is responsible for identifying historic and archaeological resources within a defined study area at Hanscom Field and for updating the information that was used in 2012 ESPR documents. Ms. Adams said she is visiting the historical commissions in each town—i.e., Bedford, Concord, Lexington, and Lincoln—bordering Hanscom to gather information. Starting in 1990, the Department of Environmental Protection has reported every 5 years on land use and noise and traffic conditions at Hanscom to assess the possible impact on nearby historic and archeological resources. The National Register of Historic Properties located in the portion of the Hanscom study area in Lincoln consist of the Lincoln Center Historic District, Minute Man National Park, Daniel Brooks House, Henry Higginson House, Hoar Tavern, and the Walden Pond area. Ms. Adams inquired about possible additions. Andrew Glass responded that certain Modern houses recently added to the Lincoln Historic District may be within the Hanscom study area and if so, should be noted in the 2017 ESPR, including 5 Partridge Lane, 51 Page Road, and 154 Trapelo Road.

Ms. Adams also informed the LHC that Massport has instituted a “Fly Friendly” program, which specifies flight patterns at Hanscom. Planes currently in use are generally smaller and quieter, a trend that should continue or increase as such in the future. Ms. Adams said the FAA considers 65 decibels a significant noise level, but Lincoln is not within that noise contour. None of the 4 traffic study areas in Lincoln designated for study qualifies as a traffic problem.

School Building Discussion – Chris Fasciano, Kim Bodnar, and Tim Christenfeld of the School Building Committee (SBC), and Ed Lang, the Green Energy Commission liaison to the SBC, came before the LHC to discuss the intersection of the design process and sustainability issues pertaining to the school building project. Mr. Glass said that as it had discussed with the SBC last fall, the LHC is aiming to provide historical context by focusing on the overarching design principles that Lawrence B. Anderson and Henry Hoover (the architects, respectively, of the Smith and Brooks wings of the School) were trying to achieve with their designs. Mr. Glass noted that (1) the design process is an iterative process; it is important to ask tough questions and also to allow time for the conversation unfold, and (2) the project is a multi-variable problem involving a process of compromise, listening, and understanding.

The LHC discussed specific questions that certain members raised after the July 11 SBC meeting. Mr. Christenfeld and Mr. Lang reviewed the importance of providing for a continually-insulated wall to reducing energy usage. Mr. Lang underscored the importance of the Commissioning Agent to ensuring the project meets the energy-efficiency goals, reviewed placement of solar panels, and reviewed the use

of heat pumps and backup power for emergency use. The SBC and LHC members discussed the tension between the HVAC elements and the visual impact of the building. The LHC members commented that they found the SBC design team's July 25 presentation on the classroom wings very encouraging, and also appreciated the creativity being applied to the center section of the building, noting while there was still work to do, it is moving in a positive direction.

The LHC thanked the SBC members for their on-going work on the school building project and for taking the time to have an on-going dialogue with the LHC and other Town boards. Mr. Glass said he would report on the discussion at the August 8 SBC meeting.

**Other Business:**

Flint Homestead – Tom Flint and the Flint family would like to discuss various ideas they are proposing for use of the Flint Homestead with the LHC. The first or second week in September was suggested with the September 15 a possibility for the meeting.

Minutes – Lucretia Giese made a motion to approve the July 17, 2018 meeting minutes as amended. Andrew Glass seconded the motion. The HDC/LHC vote to approve was unanimous.

At 9:35 p.m., Christopher Boit made a motion to adjourn the meeting. Judith Lawler seconded the motion. The HDC/LHC vote to adjourn was unanimous.

*Submitted by Elaine Carroll*