

Lincoln Historical Commission
Historic District Commission
Brown's Wood Historic District Commission
Virtual Meeting Minutes
Tuesday, September 1, 2020

Board Members: Andrew Glass, Chair, HDC/LHC/BWHDC; Andy Ory, HDC/LHC/BWHDC; Bob Domnitz, HDC/BWHDC; Lynn Delisi, HDC/BWHDC; Gary Anderson, HDC/LHC/BWHDC; Doug Adams, HDC/LHC/BWHDC; Christopher Boit, HDC/LHC/BWHDC
Alternates: Frank Clark, HDC/LHC/BWHDC; Allen Vander Meulen, HDC/LHC/BWHDC; Judith Lawler, HDC/LHC/BWHDC

The meeting was called to order at 7:30 p.m. The next meeting will be October 6, 2020, at 7:30 p.m.

Brown's Wood Historic District Commission:

Certificates of Appropriateness:

26 Laurel Drive – Andrew Glass welcomed attendees to the meeting and outlined the general procedures that the Brown's Wood Historic District Commission (BWHDC) follows at its meetings. Mr. Glass stated that the BWHDC works toward resolution of an application during a single meeting and that from time to time, a better solution is reached through a dialog between the applicants, neighbors, and the BWHDC conducted over the course of more than one meeting. Mr. Glass then provided an overview of the standards of review set forth in the Brown's Wood Historic District (BWHD) by-law.

Mr. Glass noted that the applicants Jessica and John Jacobs had brought two projects to the BWHDC – for the conversion of a carport into an enclosed garage and for construction of a detached studio building – and asked the Jacobs to present each project in turn.

The Jacobs first presented the garage project. They noted that the house was designed by architect Walter Pierce and built in 1954. Some of the key elements of the design of the house are the windows, black steel Lally columns, exposed rafter tails, and red cedar siding. The carport currently incorporates a number of these design elements, and the Jacobs have proposed maintaining them in their proposal to expand the footprint and height of the carport in creating an enclosed garage. In particular, the proposed design would maintain the use of Lally columns, exposed rafter tails, and red cedar siding while adding windows to match the house. The Jacobs proposed using the same color palette for the trim of the garage as is used on the house trim.

The Jacobs next presented the studio project. The proposed dimensions of the studio are 12 feet by 16 feet, and the proposed location is to the north of the house. The studio would incorporate windows and red cedar siding to match the house. The Jacobs explained that they have proposed siting the studio to minimize the massing by sinking the back of the studio into the hill. The studio would not have windows on the facades facing the two neighboring houses. Robert Domnitz asked if the by-law standards of review for the BWHD took into account the privacy of neighbors and keeping a high degree of vegetation. Mr. Glass noted that in his reading of the standards, they incorporate consideration of the fact that they houses were carefully sited to maximize the shared view of nature without overly impacting one another, the concept of a landscape that is uninterrupted and flows between different properties, and that the houses and other structures are to fit into the landscape rather than dominating it. Mr. Glass also noted there are a number of detached accessory structures found throughout the neighborhood.

Neighbors Jason Kass and Courtney Bernasconi of 11 Moccasin Hill Road stated that the siting of the studio would be very visible from their house and that the siting would negatively impact the shared views of nature that allow a feeling of isolation on relatively small lots. Mr. Kass and Ms. Bernasconi

welcomed Commission members to make a site visit to view the impact of the proposed siting of the studio. They also asked the Jacobs whether they would consider alternative siting that would not impact 11 Moccasin Hill Road as significantly. Neighbor Elaine Reiter of 30 Laurel Drive noted that moving the siting of the proposed studio upslope would place the studio into the view from her house. Christopher Boit asked whether it were possible to move the siting of the studio downslope. Ms. Jacobs noted that because of the grade change, siting the shed downslope would require the construction of a number of stairs to access the studio. Mr. Jacobs suggested that they would be willing to plant more spruce trees to screen the studio from neighbors. Lynn DeLisi stated that in her reading of the by-law standards, the studio should not be sited so that neighbors are able see it from their houses and noted that vegetation may take years to create an effective screen and then could die. Mr. Boit agreed with these observations. Mr. Domnitz noted that the HVAC system for the proposed studio will generate noise and should be designed to minimize impact on neighbors.

Andrew Ory recommended that the applicants, Commission members, and neighbors walk the site together to help achieve consensus on a solution. Gary Anderson recommended that on a site visit, the Jacobs place 10-foot stakes at the corners of the proposed siting for the studio. Mr. Anderson thanked all of the participants for a respectful and constructive dialog. Mr. Glass asked the Jacobs if they would agree to continue the hearing with respect to the proposed studio to accommodate a site visit and continued dialog, and the Jacobs agreed that continuing the hearing with respect to the proposed studio made sense.

Mr. Boit made a motion that the BWHDC (1) approve the issuance of a Certificate of Appropriateness to convert the carport into an enclosed two-car garage per the plans presented to the BWHDC dated August 24, 2020 (sheets A1, A2 and A3) and as discussed at the meeting, subject to approval from the Zoning Board of Appeals and if needed the Planning Board and subject to further review of the BWHDC if there were any material changes to the project, and (2) continue the hearing on the proposed studio by agreement of the applicants to another meeting of the BWHDC. Mr. Domnitz seconded the motion. Roll Call Vote: Christopher Boit – aye; Douglas Adams – aye; Allen Vander Meulen – aye; Gary Anderson – aye; Andrew Ory – aye; Frank Clark – aye; Lynn DeLisi – aye; Robert Domnitz – aye; Judith Lawler – aye; Andrew Glass – aye.

Minutes: Frank Clark made a motion to approve the minutes from the August 5, 2020 meeting as amended by Robert Domnitz. Allen Vander Meulen seconded the motion. Roll Call Vote: Christopher Boit – aye; Douglas Adams – aye; Allen Vander Meulen – aye; Gary Anderson – aye; Andrew Ory – aye; Frank Clark – aye; Lynn DeLisi – aye; Robert Domnitz – aye; Andrew Glass – aye.

At 9:25, Andrew Ory made a motion to adjourn the meeting. Lynn DeLisi seconded the motion. Roll Call Vote: Christopher Boit – aye; Douglas Adams – aye; Allen Vander Meulen – aye; Gary Anderson – aye; Andrew Ory – aye; Frank Clark – aye; Lynn DeLisi – aye; Robert Domnitz – aye; Judith Lawler – aye; Andrew Glass – aye.

Submitted from a recording by Elaine Carroll

Approved: October 6, 2020