

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
Tuesday, September 4, 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; Richard Rundell, HDC; Lynn Delisi, HDC
Alternate: Frank Clark, HDC/LHC

(Members unavailable: Andy Ory, HDC/LHC; Judith Lawler, Alternate HDC/LHC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETINGS: Tuesday, October 2, 2018, at 7:30 p.m. in the 2nd Floor Conference Room

Historic District Commission:

Certificates of Appropriateness:

20 Trapelo Road – Chris Rucinski, Landscape Architect, representing the owners, Michael Barnicle and Anne Finucane, came before the Historic District Commission (HDC) to request a Certificate of Appropriateness for the installation of a reclaimed granite pier on either side of the exiting driveway entry in conjunction with a landscaping plan. The members viewed a plan and photograph showing a rendition of the site with the proposed landscaping and piers. The members expressed that they thought the project an improvement. Lucretia Giese made a motion to approve the issuance of a Certificate of Appropriateness for the installation of the reclaimed granite piers as presented at the meeting and shown on a plan dated August 6, 2018. Frank Clark seconded the motion. The HDC vote to approve was unanimous.

14 Bedford Road – Kate McEneaney, Magic Garden Board of Directors member, Lori Leo, Director of Magic Garden, and Martin Dermady, architect, came before the HDC to request a Certificate of Appropriateness for exterior changes to the First Parish Parsonage annex mandated by Magic Garden's use of the facility for infant childcare. The proposed changes included (1) replacement of a window with a door allowing the passage of infant cribs in case of fire, and (2) the installation of an interior chain link fence within the existing chain link fence surrounding the outdoor play area. Both of these changes would match the existing materials. Christopher Boit made a motion to approve the issuance of a Certificate of Appropriateness to replace an exterior window with a door and install a chain link fence within an existing chain link fence as shown on plans dated August 10, 2018, and as discussed at the meeting. Richard Rundell seconded the motion. The HDC vote to approve was unanimous.

42 Bedford Road – Virginia Welles, owner, and John Moore from New England Solar Hot Water came before the HDC to request a Certificate of Appropriateness for the installation of two solar panels for hot water. The owners received approval for solar panels for electricity in 2012. The two panels will have a 30-degree tilt and will not be visible from the front of the house. Richard Rundell made a motion to approve the issuance of a Certificate of Appropriateness for the installation of two solar panels for hot water as discussed in the HDC meeting and as shown in photographs presented at the meeting. Andrew Glass seconded the motion. The HDC vote to approve was unanimous.

Lincoln Historical Commission:

Demolition Request and Demolition Plan Reviews:

45 Weston Road – Neil Middleton, owner and architect, came before the Lincoln Historical Commission (LHC) seeking the approval for changes to the exterior of the house. The LHC expressed that the

significant alteration of the appearance of the existing house constituted an effective demolition triggering review under the Demolition Delay By-law. The house was built in 1954, was designed by important Lincoln modern architect John Quincy Adams, and is on the Massachusetts Historical Commission inventory of Modern homes. Mr. Middleton described the house as of concrete block without insulation and with windows that allow significant air penetration. The slightly sloping roof also leaks. To correct these problems, Mr. Middleton proposed three changes: (1) replacing 12 windows on the second floor with modern window units; (2) adding four inches of foam and stucco to the exterior to assist with insulating the house; and (3) adding 1½ inches of insulation over the existing roof and constructing a “cold” hipped roof over the added insulation. Mr. Middleton quoted his heating bill as \$1,600 every five weeks in the winter. Lucretia Giese remarked that the Weston Road house was the only John Quincy Adams-designed house not on Old Concord Road. Doug Adams made a motion that the house is historically, architecturally and culturally significant. Christopher Boit seconded the motion. The LHC vote was unanimous.

After reviewing the plans presented by Mr. Middleton, Frank Clark made a motion that the house was not preferably preserved in comparison with the proposed alterations and could be “demolished” based on the changes discussed in the LHC meeting and as shown on plans dated March 30, 2018. The LHC requested that the applicant pay attention to the color variation in the area beneath the new hip roof and the original roof line in order to mitigate the impact of the heightened façade. Andrew Glass seconded the motion. The LHC vote to approve was unanimous.

The Commission made this decision cognizant of its charge under the Demolition Delay By-law to preserve or restore the Town’s built resources. The LHC acknowledged that through the proposal, the applicant was working toward making the house energy efficient and was retaining the original footprint and fenestration pattern.

241 Old Concord Road – Lucretia Giese announced that she will be recusing herself from the vote. Joanne Wise came before the LHC with revised plans indicating (1) a change in position of the fireplace to increase the living room fenestration, and (2) the repurposing of the historic railing in a proposed glazed corridor between the house and studio. The Commission stated that it was encouraged by the applicants’ proposal. Christopher Boit made a motion to waive the remainder of the 12-month delay and grant permission to demolish the existing house and studio, conditioned on the applicants constructing the replacement house and studio as reflected in the plans submitted and approved by the Commission at the September 4, 2018 hearing. Frank Clark seconded the motion. The LHC vote was 4 – 0 in favor with one recusal.

Ms. Wise mentioned the need for a waiver from the Zoning Board of Appeals (ZBA) due to the fact that the studio, if connected by the glazed corridor to the main house as proposed, would be too close to the side lot line. The ZBA will review her request at its September 6th hearing.

233 Concord Road – James Dwyer and Andrew Zucker came before the LHC for a Demolition Plan Review for the demolition of the structure at 233 Concord Road. Mr. Dwyer gave the members a letter from Robert Meltzer, lawyer with The Mountain States Law Group and a resident of Concord, stating his opinion that the structure was not a good example of a Deck house and not able to be made into a residential structure. Mr. Dwyer noted that the parking area will be diminished significantly and one curb cut eliminated. Frank Clark said he would be glad to see a residence on that site and is fine with the plan as presented. Andrew Glass was sympathetic to having a family in the neighborhood and considered the existing structure not easily adapted to residential use. Lucretia Giese observed that the original structure was sympathetically related to its site. The project will need site plan review by the Planning Board. Doug Adams made a motion that although the house is historically, architecturally, and culturally significant, it is not preferably preserved based on the plans dated July 20, 2018, and would encourage discussion with the Planning Board concerning the house’s relation to its site, including, in particular, considering greater connectivity between the interior of the house and the land at the back of the site. Christopher Boit seconded the motion. The LHC vote to demolish was unanimously approved.

Other Business:

Procedures for Demolition Requests – The members discussed the possibility of changing the Demolition Delay By-law by adding “significant alterations of appearance” to the definition of demolition under Section 2.3.

Flint Homestead – Lucretia Giese announced the date to meet with Tom Flint and the Flint family as Sunday, October 14, at 11:00 AM.

Minutes – Andrew Glass made a motion to approve the August 7, 2018 meeting minutes as written. Lucretia Giese seconded the motion. The HDC/LHC vote to approve was unanimous.

At 9:40 p.m., Lucretia Giese made a motion to adjourn the meeting. Frank Clark seconded the motion. The HDC/LHC vote to adjourn was unanimous.

Submitted by Elaine Carroll