

Lincoln Historical Commission
Historic District Commission
Meeting Minutes
Tuesday, November 13, 2018
Bemis Hall, 15 Bedford Road

Board Members: Andrew Glass, HDC Chair, HDC/LHC, Christopher Boit, HDC/LHC; Doug Adams, HDC/LHC

Alternates: Frank Clark, HDC/LHC; Judith Lawler, HDC/LHC

(Members unavailable: Andy Ory, HDC/LHC; Richard Rundell, HDC; Lynn Delisi, HDC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETINGS: Tuesday, December 4, 2018, at 7:30 p.m., Donaldson Room

Historic District Commission:

Discussion for CPA Funding:

Michael Haines, Town Facilities Manager, came before the Historic District Commission (HDC) to ask whether the shed on the grounds of the Pierce House at 17 Weston Road has historical significance such that it might qualify for Community Preservation Act (CPA) funding. The Community Preservation Committee (CPC) requires some evidence of historical significance to provide CPA funding. Mr. Haines noted that the shed is now situated on, but not fixed to, a concrete slab. The HDC members noted that there is no mention of the shed in the Massachusetts Historical Commission (MHC) inventory of the Pierce House and that the HDC is not aware of any evidence that the shed has historical significance. Mr. Haines stated that he would seek funds from another source besides the CPC and would plan to rebuild the shed as it currently exists.

Certificates of Appropriateness:

58 Codman Road – David Alperovitz and members of the Codman Farm Committee came before the HDC to seek preliminary guidance for installing solar panels on the main barn/hay barn. Mr. Alperovitz stated that the newly installed solar panels on Barn D and the house are up and running. Codman Farm has received a \$25,000 grant from Massachusetts Department of Agriculture as part of the Farm's plan to become a "net zero" energy consumer. The Farm is hoping to partner with the Town for the purchase and installation of solar panels at the Farm and the Public Safety Building. The Farm will seek formal approval in the coming months, but are now seeking guidance and thoughts going forward. Andrew Glass stated that the bylaw encourages the HDC to work with property owners on alternative forms of energy generation. Mr. Glass noted that there have been two successful solar panel projects in the Historic District to date. In those projects, the applicants took care with the layout of the panels to make the array blend with the appearance of the buildings. The HDC members encouraged the Farm to provide photographic mock-ups of several versions of the layout of the panels that meet the energy needs of the Farm for the HDC to consider when they submit the formal application for a Certificate of Appropriateness. Mr. Alperovitz indicated that the Farm is likely to apply for a Certificate in the winter of 2019.

61 Bedford Road – Christopher Boit came before the HDC and the Lincoln Historical Commission (under the Preservation Restriction Agreement (PRA)) for approval of a proposed air conditioning system. Mr. Boit proposed placing the air handler in the attic and running ductwork on the attic floor above the second floor bedrooms and leading to the first floor through closets and other concealed locations. The condenser unit would be placed outside between the dining room and kitchen in a place that is not visible from the street with any pipe work outside of the house to be painted white to match the color of the house. Frank Clark made a motion to issue a Certificate of Appropriateness and approval under the PRA

for the placement of the condenser and duct work inside the house. Doug Adams seconded the motion. The HDC/LHC vote to approve was 4-0 with Mr. Boit recusing himself from the vote.

61 Bedford Road – Mr. Boit said he is seeking approval to replace the original single pane windows with Pella Architect Series double-pane simulated true divided light windows. The proposed replacement windows will be the same as the windows previously approved by the HDC/LHC. Mr. Boit stated that he will install two windows first to determine whether they can be replaced from the outside so as to preserve the trim on the inside of the house. The existing windows are not original to the house. Replacing the windows will allow the bead on the exterior trim of the house to be seen and eliminating the need for separate storm windows will help restore the original appearance of the house. Frank Clark made a motion to issue a Certificate of Appropriateness for the replacement of the windows as discussed. Doug Adams seconded the motion. The HDC/LHC vote to approve was 4-0 with Mr. Boit recusing himself from the vote.

Other Business:

Flint Homestead – The LHC conducted its annual review of the Flint Homestead under the Preservation Restriction Agreement (PRA) on November 11, 2018. The condition of the house is essentially unchanged from the last inspection conducted on September 16, 2017. That being said, the house is in need of immediate attention to preserve and stabilize it. The members are having ongoing discussions with the Flints regarding ways to preserve the house and raise funds for doing so.

Brown's Wood – Mr. Glass noted that the Selectmen are preparing to appoint the Brown's Wood Historic District Commission (BWHDC). The BWHDC will consist of the current HDC members plus a Brown's Wood Historic District (BWHD) resident, for which position Gary Anderson has expressed interest. Mr. Glass indicated that he would invite Mr. Anderson to the HDC's December 4, 2018 meeting to meet the commission members. Separately, additional Brown's Wood residents have expressed interest in joining the BWHD. The commission expressed unanimous support for the submission of the study report to the MHC for the addition of houses to the BWHD. The HDC hearing on the additions would be held in January 2019 and Town approval would be sought at the March 2019 Town Meeting.

School Building Committee – Andrew Glass reminded the commission members of the School Building Committee (SBC) multi-board meeting on Thursday, November 15, 2018, at 7:00 p.m. The SBC and other town boards will answer questions proposed at the last multi-board meeting and will review the various boards presentations for the December 1, 2018 Special Town Meeting vote on the School Building Project.

Minutes – Doug Adams made a motion to approve the minutes from the October 2, 2018 meeting as written. Christopher Boit seconded the motion. The HDC/LHC vote to approve was unanimous.

At 8:45 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