



**REPORT OF THE TOWN OF LINCOLN
HISTORIC DISTRICT COMMISSION TO THE
TOWN OF LINCOLN PLANNING BOARD AND
THE MASSACHUSETTS HISTORICAL COMMISSION:**

**PROPOSED ADDITION TO
THE LINCOLN HISTORIC DISTRICT**

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SUMMARY

Contact Information: Andrew C. Glass, Chairperson, Town of Lincoln Historic District Commission (HDC), Lincoln Town Offices, 16 Lincoln Road, Lincoln, Massachusetts 01773, 617-686-6948

Report Committee Members: Andrew C. Glass, Chairperson, HDC and Report Committee; Judith Lawler, HDC and Report Committee; and Dana Robbat, Board Member of the Friends of Modern Architecture/Lincoln (FoMA) and Report Committee

Date of HDC Public Hearing: January 10, 2023

Date of Town Meeting: March 25, 2023

Property Proposed for Addition to Lincoln Historic District: 58 Bedford Road

Proposal and Conclusion: Modern architecture is important to the history of the Town of Lincoln and is central to Lincoln's appearance today. In addition to Modern civic, cultural, and commercial buildings, more than 300 Modern residences were constructed in Lincoln between the 1930s and the 1970s, including the homes of Walter Gropius, founder of the Bauhaus School in Germany and later of chair of the Department of Architecture at the Harvard Graduate School of Design, and Marcel Breuer, member of faculty at the Bauhaus School and later at the Harvard Graduate School of Design and internationally renowned architect and furniture designer.

The addition of the 1939 Monks House at 58 Bedford Road to the Lincoln Historic District will greatly assist to conserve one of the earliest Modern houses built in Lincoln, the contribution of internationally renowned Modern architect and educator G. Holmes Perkins. The properties in Lincoln's three historic districts will then number 109.

The HDC and FoMA are continuing to work closely with additional property owners who are interested in joining Lincoln's historic districts. The HDC believes that having additional houses, including additional Modern houses, become part of Lincoln historic district's will assist the HDC with its charge of maintaining and improving of the settings for such buildings, through the encouragement of sensitive and innovative design compatible with the conceptual significance of the neighborhoods in which the houses are located. The additions will also assist the HDC with its charge of informing the historical process of architectural growth and adaptation with a sense of educated pride in the Lincoln's architectural heritage.

In light of the above, the HDC voted unanimously at its November 1, 2022 meeting to submit this Report to the Town of Lincoln Planning Board and the Massachusetts Historical Commission for their consideration and recommendations.

INTRODUCTION

According to the Massachusetts Historical Commission, “the strongest form of protection is a local historic district created through a local bylaw or ordinance.”¹ It is important to note the difference between a local historic district and a National Register District. A National Register Historic District contains buildings, structures, sites, objects, and districts designated as architecturally and culturally significant according to national history. That is, the National Register designation is a federal denomination administered by the U.S. Secretary of the Interior through the state historic preservation office. Nominations do not require local government approval, and there is no local oversight. A local historic district, in contrast, is established locally with approval by town vote and is administered by locally appointed commission members applying the town-approved historic district by-law. The decision to join a local historic district is entirely voluntary on the part of the property owner.

The first local historic district in the United States was established in 1931 in Charlestown, South Carolina. The first local historic districts in Massachusetts were established in 1955 in the Beacon Hill neighborhood of Boston and in Nantucket. Since that time, over 200 such districts have been established throughout the Commonwealth, including in Lincoln and the towns surrounding Lincoln such as Bedford, Concord, Lexington, Sudbury, Waltham, Wayland, and Weston.

Lincoln voted to establish a historic district and to adopt its Historic District By-law in accordance with the Massachusetts Historic Districts Act (M.G.L., Chapter 40C) on March 28, 1981. The Massachusetts Historic Districts Act allows for the creation of a new historic district at the request of the property owners, after a public hearing conducted by the historic district commission, and after vote of the town at town meeting. Lincoln currently has 108 properties in three historic districts: the Lincoln Historic District has 92 properties located throughout town, the Brown’s Wood Historic District has 14 properties located in several parts of that neighborhood, and the Twin Pond Lane Historic District has two properties.

Under the Lincoln Historic District By-law, the Historic District Commission (HDC) is comprised of seven members, all residents of Lincoln, representing the Lincoln Historical Society, the Massachusetts State Association of Architects, Lincoln realtors, and Lincoln Historic District residents, as well as two members representing the Town of Lincoln Planning Board. The Town of Lincoln Select Board also appoints two alternates. HDC members serve three-year terms, which are renewable. Meetings are held once a month with public notice posted of the agenda for each meeting.

¹ “Introduction,” *Establishing a Local Historic District*, at 4 (Massachusetts Historical Commission, Boston: 2007 reprint).

Through the By-law, the Lincoln Historic District is “intended to preserve and protect as a permanent legacy the significant historical areas and distinctive architectural characteristics of the Town of Lincoln in their settings.” The inclusion of buildings in the district promotes the maintenance and improvement of the settings for such buildings through the encouragement of sensitive and innovative design compatible with the conceptual significance of the Town’s historical development. The By-law does not seek to establish an architectural museum, but instead to inform the historical process of architectural growth and adaptation with a sense of educated pride in the architectural heritage.

The Lincoln Historic District By-law provides certain guidelines for buildings and structures located within Lincoln’s historic districts. HDC members are responsible for approving requests for permanent exterior alterations in the district that are above grade and visible to the public, requests for new construction, and requests for demolitions. The By-law contains the criteria for the HDC’s review of those requests, including the standards for its decisions, and the types of changes that are exempted or excluded from HDC review.

In determining the appropriateness of a proposed change, the HDC considers the proposal in relation to (1) the historical and architectural significance of the subject building or structure and its site, and (2) the historical and architectural significance of the buildings and structures in the surrounding area. The HDC can impose dimensional and setback requirements in addition to those required by other applicable Lincoln by-laws. The HDC may issue a certificate of non-applicability for ordinary maintenance and a certificate of hardship in certain instances when the refusal of a request would create a hardship for the applicant.

METHODOLOGY

As noted above, Lincoln voted to adopt its Historic District By-law in accordance with the Massachusetts Historic Districts Act (M.G.L. Chapter 40C) on March 28, 1981. Today, Lincoln has three historic districts—the Lincoln Historic District, the Brown’s Wood Historic District, and the Twin Pond Lane Historic District. Through the By-law, Lincoln’s historic districts are “intended to preserve and protect as a permanent legacy the significant historical areas and distinctive architectural characteristics of the Town of Lincoln in their settings.” The commissions for both historic districts use education and dialogue to heighten public awareness of the architectural and cultural buildings and structures within the historic districts and the appropriateness of their preservation as provided by the By-law.

Together, Lincoln’s three historic districts have 108 properties located throughout town:

- Beaver Pond Road/Tower Road—5 properties
- Brown’s Wood—14 properties
- Codman Estate and Farm—4 properties
- Conant Road/Old Conant Road—4 properties
- Lincoln Center—64 properties
- Old Concord Road—3 properties
- Old Winter Street—1 property
- Page Road/Trapelo Road—2 properties
- Partridge Lane—1 property
- Stonehedge Road—3 properties
- Twin Pond Lane—2 properties
- Woods Ends Road/Baker Bridge Road—5 properties

The owners of the Monks House at 58 Bedford Road would like to add the property to the Lincoln Historic District at Town Meeting in March 2023. More owners may elect to join the Lincoln Historic District in subsequent years. The Massachusetts Historic Districts Act provides for the addition of properties to the Lincoln Historic District at the request of the property owner, after a public hearing conducted by the HDC and then by vote at Town Meeting.

The basic procedure that the HDC is following in connection with property owners who are interested in adding their properties to the Lincoln Historic District is to:

1. Work closely with each property owner who has expressed an interest in adding their house to the Lincoln Historic District to ensure their understanding of the District and to secure their final approval and permission to proceed.
2. Submit the proposal for adding properties to the Historic District to the Town of Lincoln Planning Board and the Massachusetts Historical Commission for their consideration and recommendations.

3. Hold a public hearing, after notice to interested property owners, to answer questions from the public about the proposal for adding properties to the Lincoln Historic District and to approve the submission of the proposal as a Warrant article for vote at Town Meeting.

4. Work closely with Town of Lincoln officials, members of the public, and the property owners to develop the Warrant article and to obtain approval of the Warrant at Town Meeting by a two-thirds majority vote.

SIGNIFICANCE²

58 Bedford Road (1939) (LIN.310) is a unique Modern house designed by internationally renowned Modern architect and educator G. Holmes Perkins (1904-2004).

G. Holmes Perkins

Perkins was raised in Cambridge and received his undergraduate and master of architecture degrees from Harvard in 1926 and 1929, respectively. Perkins taught at Harvard from 1930 to 1950. Perkins played a significant role in the changes to the Harvard's architectural curriculum, assisting to bring the architecture, landscape, and city planning programs together to form the Harvard Graduate School of Design (GSD) in 1936. Perkins helped foster Harvard's revolution in Modern architecture, assisting Joseph Hudnut, the first dean of the GSD, when he interviewed Jacobus Oud, Mies van der Rohe, and Walter Gropius for positions at Harvard. At the GSD, Perkins' students included Phillip Johnson and Carl Koch. Perkins built five houses in the Boston area, including his own in 1937, a year before Gropius completed his house in Lincoln.

Perkins went on to serve as the dean of the Graduate School of Fine Arts at the University of Pennsylvania from 1951 to 1971, educating, among others, architects Robert Geddes, Ian McHarg, Louis Kahn, Robert Venturi, and Romaldo Giurgola. Perkins became a leader in Philadelphia's post-World War II redevelopment and renewal.

Toward the end of his career, Perkins established a school in Ankara, Turkey, to promote public policy in city planning. The school served over 20,000 students annually.

The Monks House, 58 Bedford Road, Lincoln, Massachusetts

The land on which the Monks House sits has a long-prominent history. Located at the top of Lincoln Hill near the town center, early European arrivals to the Massachusetts Bay Colony settled the area in the seventeenth century. In 1900, Boston architect Theodore M. Clark designed a large, three-story stone castle on the site for Mary Ropes, incorporating glacial stones found on the site into the structure of the building.³

In 1939, the new owners of the property, Ann Smith Monks (1907-1970) and John Peabody Monks (1901-1956), razed the then-unoccupied castle. The Monks selected Perkins⁴ to design an 8,000 square-foot house, one of the earliest Modern houses built in Lincoln, for the Monks,⁵ their three daughters, a nanny, and three live-in staff members. John Monks was the brother of Olga Monks Pertzoff. Olga Pertzoff and her

² Sources: Eric Dray and Gretchen G. Schuler, Massachusetts Historical Commission Form B, 58 Bedford Road, Lincoln, Massachusetts ((LIN.310, March 2014); Katherine Mierzwa, Statement Regarding 58 Bedford Road, Lincoln, Massachusetts (October 2022).

³ See Fig. 1, App'x B, below.

⁴ See Fig. 2, App'x B, below.

⁵ See Fig. 3, App'x B, below.

husband Constantin Pertzoff were responsible for land conservation and accompanying Modern housing developments in Lincoln, including many houses designed by Constantin Pertzoff individually or with his colleague Frances Quarton. The Monks were patrons of the Boston Symphony Orchestra and other cultural groups. Perkins designed the living room at the house for piano concerts performed by well-known musicians. The Monks used the house to host fund-raising events for charitable organizations and regularly opened their house to architectural tours.

Perkins called the house his favorite residential project, and the Monks family his “ideal clients,” because they gave him the budget and freedom to design his masterpiece. Perkins specified the use of the best materials and latest technologies in building the house. The construction details, contained in 45 blueprints, are housed the Special Collections Department at the GSD. The two-story house is characterized by its rectilinear form, flat roofs, and little or no ornamentation. The house rests on a concrete foundation, and the walls are finished with brick on some portions of the first story and vertical flush board siding on the remainder. The house consists of a large rectilinear block which runs east/west and a long narrow ell that extends from the northwest side of the main block.⁶ Fenestration on the north elevation of the main block and the ell consist primarily of grouped casement and fixed sash windows with no ornamental surrounds. The entrance is tucked into the corner formed by the ell. A long breezeway runs along the north elevation of the main block and extends further to the east connecting to a three-bay garage. The south-facing elevation, is heavily fenestrated.⁷ After John Monk’s death, Ann Monks razed the ell in 1958. The first floor of the original ell had contained the Monks’ library and an adjacent guest room and a bathroom; the second floor had contained the Monks’ master bedroom, closet space, and a 3-sided balcony.⁸ Ann Monks constructed a pergola on the foundation of the original ell to serve as a porch.⁹ In 1967, Ann Monks married Talcott M. Banks (1905-1983). Banks, who had been chairman of the board of the Boston Symphony Orchestra, continued to live in the house after Ann Monk’s death. In 1994, then-owner Robert Gargill added the current ell. Gargill constructed the new ell on the footprint of the original ell. In doing so, Gargill restored the program of the original ell but used different materials and proportions from Perkins’ original design.¹⁰

Many of the house’s original interior architectural details are extant, including the Hope’s steel sash windows in the main body of the house, the ash parquet floors, plywood paneling, clear Lucite stair rail, the original kitchen cabinets and stainless steel sink, large folding accordion doors, a wall of built-in linen closets, servant call buttons, an in-house phone system, and John Monks’ basement workshop. The living room,

⁶ See Figs. 4 and 5, App’x B, below.

⁷ See Fig. 6, App’x B, below.

⁸ See Figs. 7 and 8, App’x B, below.

⁹ See Fig. 9, App’x B, below.

¹⁰ See Figs. 10 and 11, App’x B, below.

dining room, and front hall with its unique freestanding spiral staircase¹¹ are in excellent, original condition. The current owners Katherine Mierzwa and Michael Gerstein have performed extensive research on the house and have assiduously restored many aspects of the house to their original condition.

The house was photographed by prominent architectural photographer Ezra Stoller (1915-2004) in 1941, and various architecture journals and books published his images. The Architectural Forum featured the house in its June 1945 issue,¹² describing it as “a luxurious, truly modern home ... where the sun streamed in through large expanses of glass, where landscaping was part of the living area, and where the clutter of traditional design was swept away to be replaced by a severe frank expression of structure.”

The house is surrounded by lawns and gardens, giving way to town conversation land crossed by a public footpath. The landscape was designed by Perkins and his Harvard colleague, landscape architect Christopher Tunnard (1910-1979).¹³ In 1938, Tunnard became world-renowned when he published the first edition of his manifesto *Gardens in the Modern Landscape*, advocating that Modern houses required Modern gardens. Tunnard wrote that “[a] garden is a work of art, and it remains a vision for guidance as one tries to extend the garden’s benefits of rest, recreation, and aesthetic pleasure to a wider public, in the larger landscape.” Tunnard’s writings and his teaching at Harvard influenced such landscape designers as Thomas Church, Garrett Eckbo, Dan Kiley, James Rose, and Lawrence Halprin. A 2019 monograph on Tunnard’s work, by noted architecture and landscape critic Marc Treib, includes a description and photograph of the Monks House garden.

Mierzwa and Gerstein met with Perkins on a number of occasions,¹⁴ including at the Monks House and in Philadelphia, and maintained a congenial and collaborative relationship with Perkins until he passed away in 2004. Mierzwa and Gerstein have written that after moving into the house, they began to study its history, as well as the history of Modernism, twentieth-century architecture, landscape design, interior design, and furniture design, building restoration and preservation, and land conservation, forest maintenance, and farming. Mierzwa and Gerstein have expressed that living at the Monks House has enriched their lives through its beautiful architecture and natural setting. Mierzwa is in the process of writing a book to document the house’s long and interesting narrative as a gift to Lincoln. By joining the Town’s historical district, Mierzwa and Gerstein have expressed their wish for the house, its beauty, and its rich architectural and cultural history to be preserved for future generations to enjoy.

¹¹ See Fig. 12, App’x B, below.

¹² See Fig. 13, App’x B, below.

¹³ See Fig. 14, App’x B, below.

¹⁴ See Fig. 15, App’x B, below.

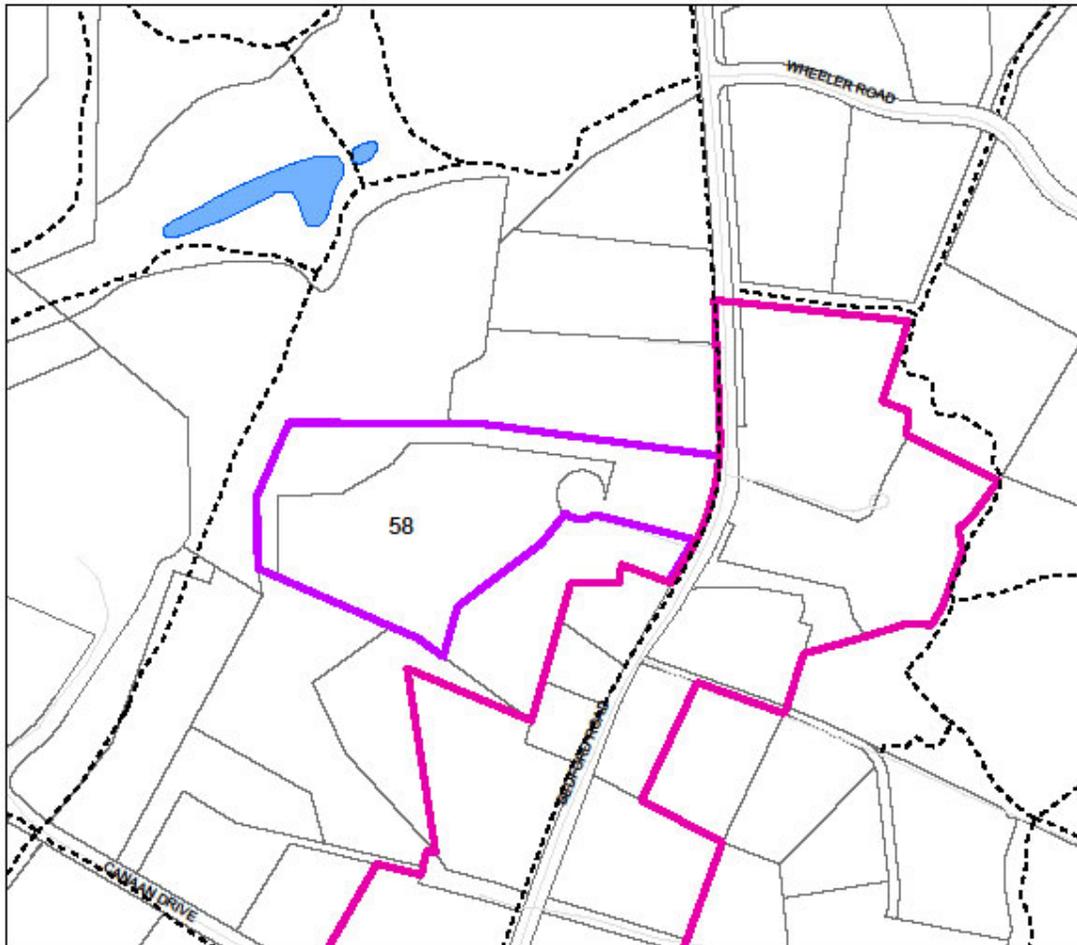
JUSTIFICATION OF THE BOUNDARIES

The addition of the 1939 Monks House at 58 Bedford Road to the Lincoln Historic District will greatly assist to conserve one of the earliest Modern houses built in Lincoln, the contribution of internationally renowned Modern architect and educator G. Holmes Perkins. The properties in Lincoln's three historic districts will then number 109. The Monks House is proximate to the Lincoln Center area of the Lincoln Historic District, and other property owners in the area may later choose to join the District.

Town of Lincoln
Proposed Addition to the Lincoln Historic District
58 Bedford Road (Parcel ID 134-10-0)

Legend

- Public Trails
- █ Lincoln Historic District
- █ Proposed Addition



Prepared by Ellen Meadors, October 2022
P:\GIS\Raw Data & Maps\Historical\Maps\2022\LincolnHDProposedAddition

PROPERTY INDEX

The property listed below has been inventoried. The Form B is housed with the Massachusetts Historical Commission, Boston; the Building Department, Lincoln Town Offices; the Lincoln Public Library; and FoMA.

DATE	ADDRESS	ARCHITECT	HISTORIC OWNERS	LIN
1939	58 Bedford Road	G. Holmes Perkins, architect	Ann Smith Monks and John Peabody Monks	310

BY-LAW

The Lincoln Historic District operates under Lincoln's Historic District By-law. The general mandate therefore of the Lincoln Historic District is "to protect and preserve as a permanent legacy the significant historic areas and distinctive architectural characteristics of the Town of Lincoln in their settings." A copy of the Lincoln Historic District By-law is appended to this report.

As discussed above, the Lincoln Historic District By-law provides certain guidelines for buildings and structures located within Lincoln's historic districts. The HDC is responsible for approving requests for permanent exterior alterations in the district that are above grade and visible to the public, requests for new construction, and requests for demolitions. The By-law contains the criteria for the HDC's review of those requests, including the standards for its decisions, and the types of changes that are exempted or excluded from HDC review.

In determining the appropriateness of a proposed change, the HDC considers the proposal in relation to (1) the historical and architectural significance of the subject building or structure and its site, (2) the historical and architectural significance of the buildings and structures in the surrounding area, and (3) the Historic District guidelines set forth in the Historic District By-law. The HDC can impose dimensional and set-back requirements in addition to those required by other applicable Town by-laws. The HDC may issue a certificate of non-applicability for ordinary maintenance and a certificate of hardship in certain instances when the refusal of a request would create a hardship for the applicant.

PUBLICATIONS ON MODERN HOUSES IN LINCOLN

Articles in magazines such as *AB Architecture/Boston*, *Architectural Forum*, *Architectural Record*, *Dwell*, *Harvard Magazine*, *Preservation*, etc.

Lucretia H. Giese and Henry B. Hoover, Jr., *Breaking New Ground: Henry B. Hoover, New England Modern Architect* (University Press of New England, Hanover, NH: 2005).

Dana Robbat, *Plain Living, High Thinking: Social Idealists and their Architecture* (forthcoming).

APPENDIX A:
THE LINCOLN HISTORIC DISTRICT BY-LAW

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

TOWN OF LINCOLN



GENERAL BY-LAWS

PRICE - \$10.00

As adopted by vote of the Town March 16, 1959, and thereafter amended,
through the March 26, 2022 Annual Town Meeting.

Attest: Valerie Fox
Town Clerk

ARTICLE XXV Historic Districts

Preamble

The purpose of this By-law is to promote the educational, cultural, economic, and general welfare of the residents of Lincoln through the preservation and protection of the distinctive architectural characteristics of buildings and places significant in the history of the Commonwealth and of the Town, through the maintenance and improvement of the settings for such buildings and places, and through the encouragement of the spirit of sensitive and innovative design compatible with the conceptual significance of the Town's historical development. This By-law does not seek to establish an architectural museum, but instead to inform the historical process of architectural growth and adaptation with a sense of educated pride in our heritage.

Section 1. Historic District

1.1. An Historic District (the District) is hereby established in the Town of Lincoln, Massachusetts, in accordance with provisions of MGL, Chapter 40C of the Commonwealth. The District consists of areas, the locations and boundaries of which are as shown on a plan to be filed with the Lincoln Town Clerk and the Massachusetts Historical Commission and to be recorded with the Middlesex South Registry of Deeds. The District is intended to preserve and protect as a permanent legacy the significant historical areas and distinctive architectural characteristics of the Town of Lincoln in their settings.

1.2. A Brown's Wood Historic District (the Brown's Wood District) is hereby established in the Town of Lincoln, Massachusetts, in accordance with provisions of MGL, Chapter 40C of the Commonwealth. The Brown's Wood District consists of areas, the locations and boundaries of which are as shown on a plan to be filed with the Lincoln Town Clerk and the Massachusetts Historical

Commission and to be recorded with the Middlesex South Registry of Deeds. The Brown's Wood District is intended to preserve and protect as a permanent legacy the significant historical areas and distinctive architectural characteristics of the Town of Lincoln in their settings.

1.3 A Twin Pond Lane Historic District is hereby established in the Town of Lincoln, Massachusetts, in accordance with provisions of M.G.L., Chapter 40C of the Commonwealth. The Twin Pond Lane Historic District consists of areas, the locations and boundaries of which are as shown on a plan to be filed with the Lincoln Town Clerk and the Massachusetts Historical Commission and to be recorded with the Middlesex South Registry of Deeds. The Twin Pond Lane Historic District is intended to preserve and protect as a permanent legacy the significant historical areas and distinctive architectural characteristics of the Town of Lincoln in their settings.

Section 2. Historic District Commission

2.1 Membership An Historic District Commission (the Commission) is hereby established as required by said MGL Chapter 40C, consisting of seven members, all residents of Lincoln, appointed by the Select Board. The Commission shall include one member from two nominees submitted by the Lincoln Historical Society, one member from two nominees submitted by the Massachusetts State Association of Architects, and one member from two nominees submitted by the Board of Realtors covering Lincoln, if any. If, within thirty (30) days after submission of a written request for nominees to any of the organizations herein named, no such nominations have been made, the Select Board may proceed to appoint the Commission without nomination by such organization. Further, at all times one member shall be a resident of or an owner of property in the District and two shall be members of the Lincoln Planning Board nominated by that body. Five members shall be drawn, if otherwise qualified, from the Lincoln Historical Commission. All members shall serve without compensation. Further, a Brown's Wood Historic District Commission (the Brown's Wood Commission) is hereby established for the Brown's Wood District, consisting of seven members, all residents of Lincoln appointed by the Select Board. Appointments shall be made as provided in this Section 2 for the Historic District Commission, provided that at least one member of the Brown's Wood Commission shall be a resident or property owner of the Brown's Wood District. Some of all of the members of the Historic District Commission may also be appointed as members of the Brown's Wood Commission. All members shall serve without compensation. Further, a Twin Pond Lane Historic District Commission is hereby established for the Twin Pond Lane Historic District, consisting of seven members, all residents of Lincoln appointed by the Select Board. Appointments shall be made as provided in this Section 2 for the Historic District Commission, provided that at least one member of the Twin Pond Lane Historic District Commission shall be a resident or property owner of the Twin Pond Lane Historic District. Some or all of the members of the Historic District Commission may also be appointed as members of the Twin Pond Lane Historic District Commission. All members shall serve without compensation.

2.1.1. Alternates. There shall also be two alternate members appointed by the Select Board, one of whom at all times shall be a resident of the District

2.2. Terms. The terms of members on the Commission shall be so arranged that the term of at least one member shall expire each year and shall, if possible, coincide with their membership on the other Town body on which they serve. Successors shall be appointed in the same manner as the original appointments for terms of three (3) years. Vacancies shall be filled in the same manner as the original appointment by the Select Board for the remainder of the unexpired term. Each member and each alternate shall continue in office after the expiration of their term until a qualified successor is duly appointed by the Select Board and accepts the appointment.

2.3. Officers. The Commission shall annually elect a chairperson and a vice-Chairperson from within its number and a secretary from within or without its number.

2.4. Replacements. In case of absence, inability to act, or self-interest on the part of a member of the Commission, that member's place shall be taken for the duration of that condition by an alternate member designated by the chairperson.

Section 3. Definitions.

In this By-law, the following terms shall have the meanings described below:

3.1. Altered. The word "altered" includes the words "rebuilt", "reconstructed", "restored", "removed", and "demolished."

3.2. Building. The word "building" means a combination of materials forming a shelter for persons, animals or property.

3.3. Commission. Except as used in Subsection 2.1 of Article XXV of the By-Law, the word "Commission" as used in Article XXV of the By-Law shall refer to the Historic District Commission, the Brown's Wood Historic District Commission, and the Twin Pond Lane Historic District Commission.

3.4. Constructed: The word "constructed" includes the words "built", "erected", "installed", "enlarged", and "moved".

3.5. Exterior Architectural Feature: The words "exterior architectural feature" mean such portion of the exterior of a building or structure as is open to view from a public street, public way, public park, or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color, and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces, and the type and style of windows, doors, lights, signs, and other appurtenant exterior fixtures.

3.6. Structure: The word "structure" means a combination of materials other than a building, including a sign, fence, wall, terrace, walk, or driveway.

3.7. Historic District or District. Except as used in Subsections 1.1, 1.2, 1.3, 2.1, 5.3, and 5.4 of Article XXV of the By-Law, the words "Historic District" and "District" as used in Article XXV of the By-Law shall refer to the Historic District, the Brown's Wood Historic District, and the Twin Pond Lane Historic District.

Section 4. Duties, Power, And Authority of Historic District Commission.

4.1. Duties. The Commission shall have the duty of implementing this By-law by receiving and reviewing applications in connection with the alteration or construction of any building or structure within the Historic District and by acting on each such application as hereinafter provided in this By-law. The Commission shall have the further duty of informing the Massachusetts Historical Commission of the likely impact on the District of any state or federally funded, licensed, or assisted project.

4.2 Authority. Except as otherwise provided in **Section 6**, of this By-law, no building or structure within the Historic District shall be constructed or altered in any way that affects exterior architectural features unless the Commission shall first have issued a Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship with respect to such construction or alteration.

A. Any person who desires to obtain a certificate from the Commission shall file with the Commission an application for a Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship, as the case may be, in such form as the Commission may reasonably determine, together with such plans, elevations, specifications, material, and other information, including, in the case of demolition or removal, a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

B. No Building Permit for a construction of a building or structure or for alteration of an exterior architectural feature within the Historic District and no Demolition Permit for demolition

or removal of a building or structure within the Historic District shall be issued by the Building Inspector of the Town of Lincoln until the certificate required by this Section has been issued by the Commission.

4.3. Augmentations. The Commission shall have such other duties, powers, and authority within the scope of MGL Chapter 40C as may be delegated or assigned to it by vote of a Town Meeting.

Section 5. Criteria

5.1. Standards. In passing upon matters before it, the Commission shall consider, among other things, the historic and architectural value and significance of the site, building, or structure, the general design, arrangement, texture, and material of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure, both in relation to the land area upon which the building or structure is situated, and to buildings and structures in the vicinity, and the Commission may, in appropriate cases, impose dimensional and set-back requirements in addition to those required by applicable By-law. In the event of any conflict between the provisions of this By-law and the Zoning By-law of the Town, which apply to the same property, the conflict shall be resolved by application by the appropriate body of the most restrictive provisions first.

5.2. Limitations. The Commission shall not consider interior arrangements or architectural features not subject to public view. The Commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the Historic District.

5.3. Standards Applicable to the Brown's Wood District

a. General Objectives of the Brown's Wood District:

- (i) The maintenance and enhancement of the Modern design ideas and characteristics that inform the homes of the Brown's Wood District, while supporting the updating of its homes and the diversity of the characteristic architectural expression of the Brown's Wood District
- (ii) The preservation of the woodland landscape, ensuring that the houses fit into that landscape rather than dominate it. The woodland is a major unifying factor that ties this Brown's Wood District together, establishing its setting and context.

b. General Description of Neighborhood, Architectural and Historical Characteristics of the Brown's Wood District:

- (i) The absence of traditional or historical architectural styles as it was put by the founding homeowners in the 1950s: "no colonials and no ranches."
- (ii) The diversity of the architectural forms within the Modern architectural idiom.
- (iii) The dominance of the natural landscape, topography and woodland setting.
- (iv) Houses are sited within the landscape and topography, with massing and scale that are reflective of the sites, fit into the woodland and embrace nature, rather than competing with it.
- (v) Houses are set in the woods, rather than set on a lot surrounded by yard space. The houses are seen through a natural screen of trees and woodland.
- (vi) Property lines are generally invisible, without fences or large landscaped areas separating properties.
- (vii) Lawns and formal landscaping do not extend to the street. Large trees and natural woodland vegetation are preserved, and landscaping and plantings are natural or naturalized, maintaining the woodlands character.
- (viii) Varying setbacks, orientation and massing are used to minimize impacts and maximize privacy and access to nature. Houses are sited and oriented without

reference to the streets of the neighborhood, and avoid the typical suburban relationship of houses to street.

- (ix) Houses are generally horizontal and low in their massing, utilizing flat or low-pitch roofs, either eave-less or with deep overhanging eaves.
- (x) Windows often serve to connect the inside and outside, bringing the outside into the house, rather than walling it off, economically expanding the apparent living areas.
- (xi) Houses have little in the way of decorative elements (shutters, gables etc.), so that decoration and interest arises out of the form, the materials used and especially the setting and surroundings.
- (xii) Houses have incorporated and experimented with new technologies and forms, in particular reflecting an early interest in sustainable design, including the use of industrial materials, sensitive siting, passive and active solar and efficient use of space and materials.

5.4 Standards Applicable to the Twin Pond Lane Historic District

a. General Objectives of the Twin Pond Lane Historic District:

- (i) The maintenance and enhancement of the Modern design ideas and characteristics that informed the architectural designs for the houses of the Twin Pond Lane neighborhood while supporting the updating of the houses in the neighborhood.
- (ii) The preservation of the naturalized landscape, ensuring that the houses fit into the landscape rather than dominate it. The naturalized landscape is a major unifying factor that ties this District together, establishing its setting and context.

b. General Description of Neighborhood, Architectural and Historical Characteristics of the Twin Pond Lane Historic District:

- (i) The expression of built forms that give a unifying architectural presence to the neighborhood.
- (ii) The dominance of the naturalized landscape and topography.
- (iii) Houses are sited within the landscape and topography, with massing and scale that are reflective of the sites and embrace nature rather than competing with it.
- (iv) Houses are seen through a natural screen of trees and woodland.
- (v) Property lines are generally invisible, without fences separating properties.
- (vi) Large trees and natural woodland vegetation are preserved, and landscaping and plantings are natural or naturalized.
- (vii) The design and siting of the houses, using varying setbacks, orientation, and massing, minimizes the impact of the houses on each other and the landscape and maximizes privacy and access to nature.
- (viii) Houses are relatively horizontal and low in their massing facing the road, using flat or relatively low-pitched roofs, either without eaves or with deep overhanging eaves.
- (ix) Windows serve to connect the inside and outside, bringing the outside into the house, rather than walling it off, economically expanding the perceived living areas.
- (x) Houses have little in the way of decorative elements so that decoration and interest arise out of the form, the materials used, and especially the setting and surroundings.

Section 6. Exemptions and Exclusions

6.1. Exemptions. Use, interior arrangements, and exterior architectural features not subject to public view are exempt from the jurisdiction of the Commission.

6.2. Exclusions. The authority of the Commission shall not extend to review of the following categories of buildings or structures or exterior architectural features in the Historic District, and the

buildings or structures or exterior architectural features so excluded may be constructed or altered within the Historic District without review by the Commission:

6.2.1. Temporary structures of signs, subject, however, to such conditions as to duration of use, location, lighting, removal, and similar matters as the Commission may reasonably specify;

6.2.2. Terraces, walks, driveways, sidewalks, roadside paths, and similar structures, provided that any such structure is substantially at grade level;

6.2.3. Storm doors and windows, screens, window air-conditioners, lighting fixtures, antennae, and similar appurtenances;

6.2.4. The color of paint;

6.2.5. The color of materials used on roofs; and

6.2.6. Signs of not more than one (1) square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and, if illuminated, is illuminated only indirectly; and one sign in connection with the non-residential use of each building or structure which is not more than twelve (12) square feet in area, consists of letters painted on wood without symbol or trademark, and, if illuminated, is illuminated only indirectly.

6.3. Additional Exclusions. The Commission may determine from time to time after public hearing that additional categories of exterior architectural features and structures enumerated in MGL Chapter 40C may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of this By-law.

6.4. Non-Applicability to Ordinary Maintenance and Related Actions. Nothing in this By-law shall be construed to prevent the ordinary maintenance, repair, or replacement of any exterior architectural feature within the Historic District which does not involve a change in design or material or the outward appearance thereof, nor to prevent landscaping with plants, trees, or shrubs nor construed to prevent the meeting of requirements certified by a duly-authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of this By-law.

6.5. Energy Conserving or Producing Devices. . The Commission shall, after public hearing, set forth in such manner as it may determine, a variety of designs of certain appurtenances, such as solar energy equipment and wind-activated power-generating equipment, which will meet the requirements of the Historic District, but no such roster of designs shall limit the right of an applicant to present other designs to the Commission for its approval.

6.6. Certificates of Non-Applicability. Upon request, the Commission shall issue a Certificate of Non-Applicability with respect to construction or alteration in any category then not subject to review by the Commission in accordance with the provisions of this Section.

Section 7. Commission Procedure

7.1. Meetings. Meetings of the Commission shall be held at the call of the Chairperson and shall be called at the request of two members of the Commission and in such other manner, including, in the absence of the Chairperson, at the call of the Vice-Chairperson, as the Commission shall determine in its rules. Notice of meetings shall be posted at least forty-eight (48) hours in advance.

7.2. Quorums and Voting. The majority of the members of the Commission shall constitute a quorum, but the concurring vote of at least four (4) members of the Commission shall be necessary to issue any certificate and to determine whether a public hearing is required as specified below.

7.3. Initial Determinations. The Commission shall determine promptly, and in all events within fourteen (14) days after the filing of an application for a Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the Commission. If the

Commission determines that such application involves any such features which are subject to approval by the Commission, the Commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided.

7.4. Dispensing with Public Hearings. A public hearing on an application need not be held if:

- 1) such hearing is waived in writing by all persons entitled to notice thereof; or
- 2) if the Commission determines that the exterior architectural feature involved or its category, as the case may be, is so insubstantial in its effect on the Historic District that it may be reviewed by the Commission without public hearing on the application, provided, however, that, if the Commission dispenses with a public hearing on an application, notice of the application shall be given to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as hereinafter provided, and ten (10) days shall elapse after the mailing of such notice before the Commission may act upon such application.

7.5. Public Hearings. If the Commission decides to hold a public hearing on any application, it shall fix a reasonable time for such hearing and shall give public notice of the time, place and purposes thereof, at least fourteen (14) days before said hearing, in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby, as they appear on the most recent real estate tax list of the Board of Assessors, to the Planning Board, to any person filing written request for notice of hearings (such request to be renewed yearly in December), and to such other persons as the Commission shall deem entitled to notice.

As soon as convenient after such public hearing, but in any event within sixty (60) days after the filing of the application or within such further time as the applicant may allow in writing, the Commission shall make a determination of the application. If the Commission shall fail to make a determination within such period, the Commission shall thereupon issue a Certificate of Hardship.

7.6. Certificate of Appropriateness. If the Commission determines that the construction or alteration for which an application for a Certificate of Appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the Historic district, the Commission shall cause a Certificate of Appropriateness to be issued to the applicant.

In the case of a disapproval of an application for a Certificate of Appropriateness, the Commission shall place upon its records the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the Commission, to be issued to the applicant, and the Commission may make recommendations to the applicant with respect to the appropriateness of design, arrangement, texture, materials, and similar features. Prior to the issuance of any disapproval, the Commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the Commission. If, within fourteen (14) days of the receipt of such notice, the applicant files a written modification of his application in conformity with the recommended changes of the Commission, the Commission shall cause a Certificate of Appropriateness to be issued to the applicant.

7.7. Certificate of Non-Applicability. In the case of a determination by the Commission that an application for a Certificate of Non-Appropriateness or for a Certificate of Non-Applicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the Commission in accordance with the provisions of **Section 6**, the Commission shall cause a Certificate of Non-Applicability to be issued to the applicant.

7.8. Certificate of Hardship. If the construction or alteration for which an application for a Certificate of Appropriateness has been filed shall be inappropriate, or in the event of an application for a Certificate of Hardship, the Commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the Historic District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant, and whether such application may be approved without substantial derogation from the intent and purpose

of this By-law. If the Commission determines that, owing to such conditions, failure to approve an application will involve substantial hardship to the applicant, and approval thereof may be made without such substantial detriment or derogation, or, in the event of failure to make a determination on an application within the time specified in **Section 7.5** above, the Commission shall cause a Certificate of Hardship to be issued to the applicant.

7.9. Execution of Certificates. Each Certificate issued by the Commission shall be dated and signed by its Chairperson, Vice-Chairperson, Secretary, or other person designated by the Commission to sign such Certificates on its behalf.

7.10. Rules, Regulations, and Permanent Records. The Commission shall keep a permanent record of its resolutions, transactions, and determinations, and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of this By-law and MGL, Chapter 40C, and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. The Commission shall file a copy of any such rules and regulations with the Town Clerk.

7.11. Final Dispositions. The Commission shall file with the Town Clerk and with the Building Inspector a copy or notice of all Certificates and determinations of disapproval issued by it.

Section 8. Review Procedure.

8.1. Authorized Review. Any applicant aggrieved by a determination of the Commission may, within twenty (20) days after the filing of the notice of such determination with the Town Clerk, file a written request with the Commission for a review by a person or persons of competence and experience in such matters, designated by the Metropolitan Area Planning Council, of which the Town of Lincoln is a member.

8.2. Review Finding. The finding of the person or persons asking such review shall be filed with the Town Clerk within forty-five (45) days after the request, and shall be binding on the applicant and the Commission, unless a further appeal is sought in the Superior Court, as provided below.

Section 9. Remedy by Superior Court.

9.1. Appeal to Superior Court. Any applicant aggrieved by a determination of the Commission or by the finding of a person or persons making a review may, within twenty (20) days after the filing of the notice of such determination or such finding with the Town Clerk, appeal to the Superior Court sitting in equity for Middlesex County. The Court shall hear all pertinent evidence and shall annul the determination of the Commission if it finds the decision of the Commission to be unsupported by the evidence, or to exceed the authority of the Commission, or may remand the case for further action by the Commission, or make such other decree as justice and equity may require. The remedy provided in this Section shall be exclusive; but the parties shall have all rights of appeal and exception as in other equity cases. Costs shall not be allowed against the Commission unless it shall appear to the Court that the Commission acted with gross negligence, in bad faith, or with malice in the matter from which the appeal was taken. Costs shall not be allowed against the party appealing from such determination of the Commission unless it shall appear to the Court that the appellant acted in bad faith or with malice in making the appeal to the Court.

9.2. Jurisdiction of Superior Court. The Superior court sitting in equity for Middlesex County shall have jurisdiction to enforce the provisions of this By-law and the determinations, rulings and regulations issued pursuant thereto, and may, upon petition of the Select Board or of the Commission, restrain by injunction violations thereof; and without limitations, such Court may order the removal of any building, structure, or exterior architectural feature constructed in violation thereof, or the substantial restoration of any building, structure, or exterior architectural feature altered or demolished in violation thereof, and may issue such other orders for relief as may be equitable.

Whoever violates any of the provisions of this By-law shall be punished by a fine of not less than ten dollars (\$10) nor more than five-hundred dollars (\$500). Each day during any portion of which a violation continues to exist shall constitute a separate offense.

Section 10. Reports to the Massachusetts Historical Commission.

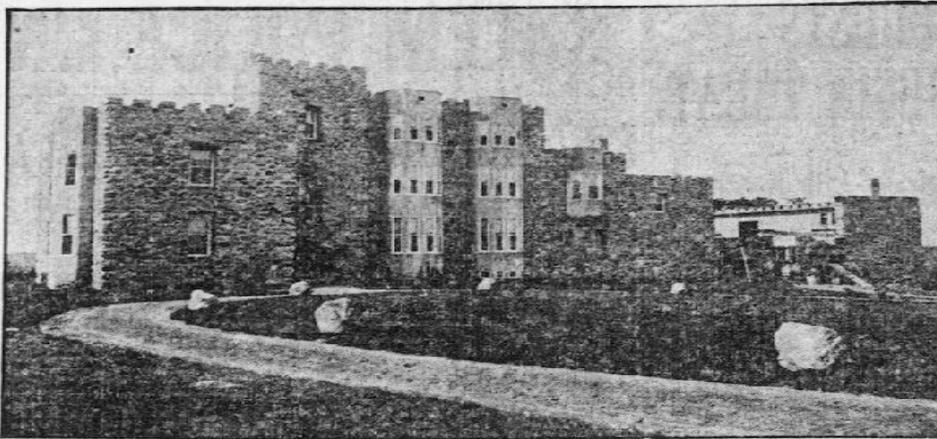
10.1. This By-law, amendments thereto, maps of areas in the Historic District created thereunder, and annual reports and other publications of the Commission, and rosters of membership therein, shall be filed with the Massachusetts Historical Commission.

Adopted at the 1981 Annual Town Meeting; integrated into General By-Laws, 2008 et seq.

APPENDIX B:
DIGITAL IMAGES AND INVENTORY FORMS

SUMMER HOME OF MRS M. M. ROPES AT LINCOLN, MASS

Handsome Castellate Structure of Stone, Resembling the Architectural Creations of the Elizabethan Era.



MRS M. M. ROPES' CASTLE-RESIDENCE ON LINCOLN HILL, LINCOLN, MASS.

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Fig. 1



Fig. 2



Fig. 4



Fig. 5



Fig. 6



Fig. 7



Fig. 8



Fig. 9



Fig. 10

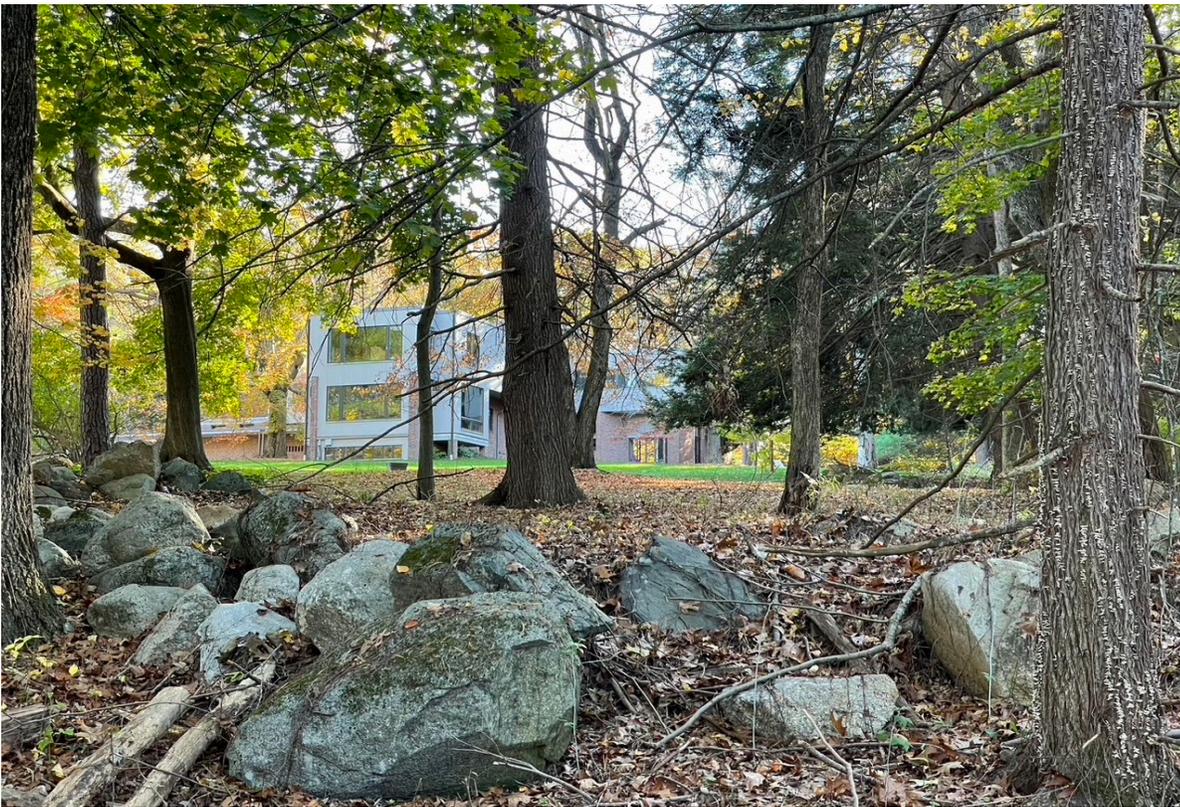


Fig. 11



Fig. 12

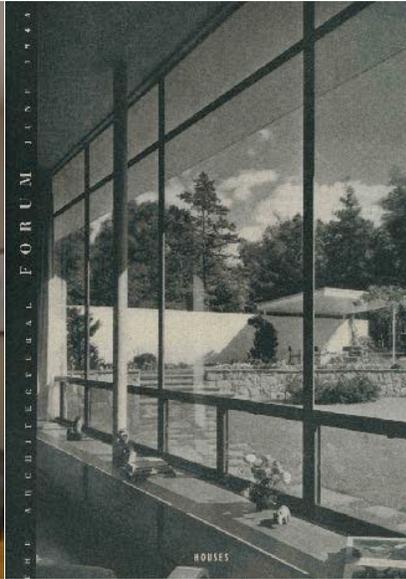


Fig. 13



Fig. 14



Fig. 15

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	LIN.310
Historic Name:	Monks, John P. House
Common Name:	Banks, Talcott M. - Cargill, Robert House
Address:	58 Bedford Rd
City/Town:	Lincoln
Village/Neighborhood:	Lincoln;
Local No:	AA;
Year Constructed:	1939
Architectural Style(s):	Contemporary;
Architect(s):	Perkins, G. Holmes;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	
Designation(s):	
Building Materials:	Roof: Synthetic Other; Wall: Brick; Glass; Wood; Wood Flushboard; Foundation: Concrete Unspecified;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, October 8, 2022 at 1:05 PM

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

13 -10-0 Maynard LIN.310

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town: LINCOLN

Place:

Photograph



Address: 58 Bedford Road

Historic Name: Monks, John P. and Ann (Smith) House

Uses Present: Residential

Original: Residential

Date of Construction: 1939

Source: FoMA

Style/Form: Modern

Architect/Builder: G. Holmes Perkins

Exterior Material

Foundation: Concrete

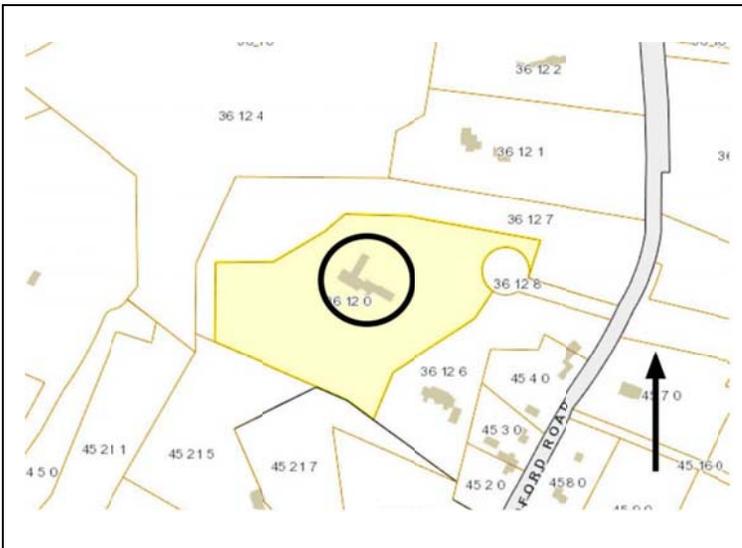
Wall/Trim: Vertical wood board siding, brick

Roof: Membrane

Outbuildings/Secondary Structures: Garage, connected by bree way (designer unknown)

Major Alterations: Addition to north ell - 1992

Topographic or Assessor's Map



Condition:

Moved no yes Date n/a

Acreage: .15 acres

Setting: Located on a large parcel set well back from Bedford Road. The house is sited on a high point of the lot with land sloping down from the east and west sides of the house. Surrounded by large expanses of lawn, a few trees and no foundation plantings.

Recorded by: Eric Dray and Gretchen G. Schuler

Organization: Friends of Modern Architecture and Lincoln Historical Commission

Date: March, 201

RECEIVED

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MASS. HIST. COMM.

INVENTORY FORM CONTINUATION SHEET

LINCOLN

58 Bedford Road

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIN.310

___ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION: *Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Note: This house is obscured from the street; therefore the Architectural Description is based in part on Bing.com aerial photographs. If access is allowed onto the property, this Description could be expanded.

This large Modern house designed by Holmes Perkins is set back from Bedford Road. The house displays the general principles of Modern architecture with its rectilinear form, flat roofs, little or no ornamentation, and at least one elevation with extensive glazing connecting the indoors and outdoors. The house rests on a concrete foundation and the walls are finished with brick on some portions of the first story and vertical flush board siding on the remainder. This two-story house consists of a large rectilinear block which runs east/west and a long narrow ell which extends from the northwest side of the main block. The ell was expanded in 1992. Fenestration on the north elevation of the main block and the ell consist primarily of grouped casement and fixed sash with no ornamental surrounds. The entrance is tucked into the corner formed by the ell. A long breezeway runs along the north elevation of the main block and extends further to the east connecting to a garage. A unique feature on the north elevation of the main block is a series of small vertically-oriented sash set into the brick under the breezeway. There is a small third-story head house atop the main block. The south-facing elevation, as is typical of many Modern houses, appears to be heavily fenestrated. The three-bay garage, which is oriented to the south, has a flat roof, and the elevations have a combination of brick and vertical board siding.

HISTORICAL NARRATIVE *Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The house was designed by G. Holmes Perkins for John P. and Ann (Smith) Monks in 1939. John Monks (1901-195) was the brother of Olga Pertoff who, along with her husband Constantin Pertoff, was responsible for subdivisions in Lincoln which led to the construction of many Modern houses, including some designed by Constantin. Ann (190 -19 0) continued to live in the house following John's death in 195 . She was remarried in 19 to Talcott M. Banks (1905-1983). Banks appeared to have remained in the house following her death; the parcel reached its current size pursuant to a 19 8 plan for then owner Talcott M. Banks. Banks was a partner in the Boston law firm, Palmer Dodge, and was chairman emeritus of the Board of the Boston Symphony Orchestra and was involved in numerous other Boston-area non-profit organizations. Marian and Robert Gargill purchased the property in 19 9 and were responsible for the addition in 1992.

The architect of the house, G. Holmes Perkins (190 -2003), was raised in Cambridge and was graduated from Harvard in 192 and received his M. Arch from Harvard in 1929. Perkins was with Joseph Hudnut in Europe when he interviewed Jacobus Oud, Mies Van Der Rohe and Walter Gropius for a position at Harvard. Perkins then served on the faculty at Harvard's Graduate School of Design with Hudnut, Gropius, Bogner and Breuer. His students included Phillip Johnson and Karl Koch. Perkins then served as Dean of the Graduate School of Fine Arts at the University of Pennsylvania from 1951-19 1. Toward the end of his career, he established a school in Ankara, Turkey to promote public policy in city planning, which served over 20,000 students annually.

(The following was prepared by Dana Robbat, Lucretia Giese, and Ruth Wales in 2006.)

Modern architecture appeared in Lincoln in the 1930s as agricultural land became available due to the economic constraints of the Depression. Three types of Modern houses were built in pre-war Lincoln: modest economical houses, "modern country villas," and prototypes for Modern houses designed by educator/architects. In 1938, Lincoln resident, civic-leader and philanthropist, Helen Storrow (18 -19), made it possible for one of the pre-eminent leaders of the Modern Movement, Walter Gropius (1883-19 9), and in 1939 for Hungarian Marcel Breuer (1902-1981) and Walter Bogner (1899-1993) to build houses in Lincoln. All of them taught at Harvard, bringing hundreds of architectural students

Continuation Sheet 1

INVENTORY FORM CONTINUATION SHEET

LINCOLN

58 Bedford Road

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIN.310

to Lincoln in the following decades. Local architects Henry B. Hoover (1902-1989) and Cyrus Murphy also designed Modern houses as early as 193 .

During the postwar years of the late 19 0s and early 1950s, Modern house designs were used e tensively because of their economies and/or due to academic awareness of their virtues. Neighborhoods and subdivisions such as Beaver Pond Road, Old Concord Road, Woodcock Lane, Wood's End Road, Rockwood Lane, Tabor Hill Road and Huckleberry Hill were originally e clusively modern or primarily modern neighborhoods that developed. Brown's Wood, a cost-cutting participatory nonprofit corporation that involved members in all aspects of community planning, site, and building design, developed a neighborhood of e clusively modern houses in the mid-1950s.

Throughout town, more modest house options were offered by design firms such as Deck House (1959) and Acorn (19 8), successors to the Carl Koch's Techbuilt concept, which used prefabricated components reducing construction costs. Stonehedge, a neighborhood of Deck houses carefully sited on wooded lots, was developed in the 19 0s. The last Modern neighborhood philosophically aligned to this Modern period in Lincoln was Twin Pond Lane developed by Constantin Pert off (1899-19 0) in the early 19 0s. Uni ue to Lincoln are the number of modest houses purposely built on large tracts of land.

Reflective of the town's Modernist sensibilities, civic buildings and public buildings were given Modern design as were additions or renovation projects to traditionally designed structures. A school building program began in 19 8. A single new building, the Smith School, designed by modern architect Lawrence Anderson (190 -199) of Anderson and Beckwith, was a modular plan which could easily accommodate additions. In 195 -58, Anderson, Beckwith and Haible designed the Hartwell School, with a two-unit anne designed by Hoover and Hill completed in 19 0. The third major school building, the Joseph Brooks School, designed by architects, Hoover and Hill, was constructed in 19 3- . The Hanscom School at the Hanscom Air Force Base was designed by The Architects Collaborative, with Earl Flansburgh (1931-2009) as project manager in 1958.

The 1883 Lincoln Public Library building received its first addition in 1958, a modern wing designed by Henry Hoover (demolished in 198 and replaced with a post-Modernist addition by Gund and Associates). Significantly, in 19 9 a contemporary art museum was formed, the DeCordova Museum, and a Modern addition commissioned to create additional space to the 1882 Victorian-era DeCordova house was designed by (John) Quincy Adams (1902-2003) in 1950 (demolished and replaced by a 1998 addition by Kallmann, McKinnell Wood). Modern additions were also made to the First Parish Church of Lincoln, including a new Parish House designed by Hoover and Hill in 1958. A Modern cantilevered choir loft was added in 19 to the classical interior of the First Parish by architect Robert Brannen (a Lincoln resident) of Jung, Brannen Associates. Lincoln Woods, an affordable housing comple was commissioned by The Lincoln Foundation in 19 2 and was designed by Huson Jackson (1913-200) of Sert, Jackson and Associates. It incorporated a shopping center in this Modern comple known as The Lincoln Mall, built in 19 (altered in 2008).

At the 1955 Town Meeting, the town imposed significant limitation on growth by approving a "two-acre" (80,000 s . ft.) minimum building lot si e. In 195 , the Lincoln Land Conservation Trust was formed and the Lincoln Conservation Commission was established in 1958. These organi ations helped to protect the town's still significant open-space parcels. Two-acre oning was a watershed in Lincoln's development, raising land prices and thus the prices of homes. A few new houses constructed in the decades that followed still adhered to the basic Modern design tenets, but by the 19 0s, the wave of the Modern Movement and its principled economies gave way in a period of economic growth to larger more comple houses.

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Continuation Sheet 2

INVENTORY FORM CONTINUATION SHEET

LINCOLN

58 Bedford Road

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIN.310

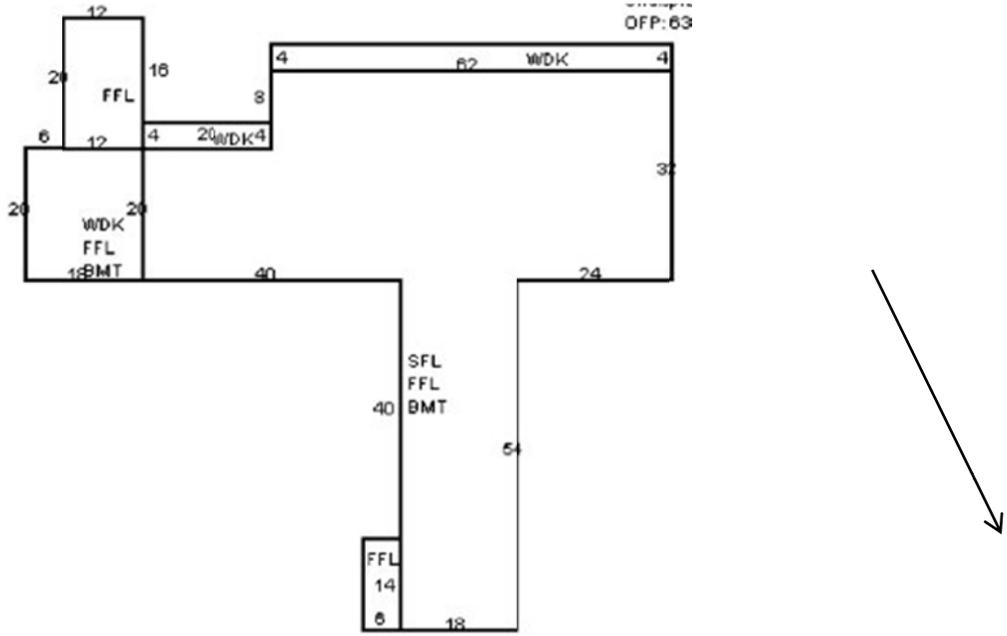
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Sketch, Lincoln Assessing Card.



Pictometry Bird's eye view, looking east (Bing.com).