

Lincoln Historical Commission
Historic District Commission
Brown's Wood Historic District Commission
Meeting Minutes
Thursday, January 17, 2019
Donaldson Room, 16 Lincoln Road

Board Members: Andrew Glass, Chair, HDC/LHC/BWHDC; Doug Adams, HDC/LHC/BWHDC; Andy Ory, HDC/LHC/BWHDC; Christopher Boit, HDC/LHC/BWHDC; Gary Anderson, HDC/LHC/BWHDC

Alternates: Frank Clark, HDC/LHC/BWHDC; Judith Lawler, HDC/LHC/BWHDC; Allen Vander Meulen, HDC/LHC/BWHDC

(Members unavailable: Richard Rundell, HDC/BWHDC; Lynn Delisi, HDC/BWHDC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETING: Tuesday, February 5, 2019, at 7:30 p.m., Donaldson Room

Andrew Glass called the meeting to order at 7:30 p.m. and noted that it was his honor to convene the first meeting of the newly appointed Brown's Wood Historic District Commission. The members of the three commissions welcomed Gary Anderson and Allen Vander Meulen upon their joining the commissions as new members. Mr. Glass thanked them for their volunteer service to the work of the commissions and to the Town.

The members noted that they were very saddened by the passing of Ruth Wales in December. Ms. Wales was a long time Chair of the Historic District Commission and editor of the international edition of the Christian Science Monitor. Ms. Wales and her husband Langdon commissioned Lincoln Modern architect Henry Hoover to design their home at 18 Moccasin Hill Road in the Brown's Wood neighborhood of Lincoln where Ms. Wales lived for 51 years. Ms. Wales was a great champion of the Brown's Wood neighborhood and of Lincoln's built environment. Mr. Glass noted that it was a very fitting honor to Ms. Wales' legacy that her Brown's Woods neighbors had worked to create the Brown's Wood Historic District.

Mr. Glass reported that Mr. Anderson, Mr. Vander Meulen, and he had attended the groundbreaking ceremony for the Oriole Landing development at One Mary's Way on January 16, 2019. At the ceremony, the developer CIVICO and Town Director of Planning Jennifer Burney announced the naming of the historic 1873 house on the property after Lucretia Giese in honor of her advocacy for the house and for Lincoln's built environment. The house is one of only three in Lincoln in the second-empire style. The house was a perennial home of gardeners, first for the original owners who moved from Maine and later for a family who moved from the Azores. The property had hosted a farm stand for many years. Based on the collaborative work of Ms. Giese, the Lincoln Historical Commission, and CIVICO, the house will become a public gathering space for Oriole Landing and, fittingly, the focus of the development's community gardens, helping to welcome new generations of gardeners to Lincoln.

Historic District Commission:

58 Codman Road – Certificate of Non-Applicability: David Alperovitz appeared before the Historic District Commission (HDC) on behalf of Codman Farm. The final aspect of the on-going Barn D renovation project is to install a mini-split condenser for heating and cooling the space. The condenser will sit on a concrete pad under the awning of Barn D; a drain pipe on the exterior wall will conceal wires and coolant pipes entering the barn. Andy Ory made a motion to issue a Certificate of Non-Applicability for the installation of a mini-split condenser and placement of the wires and pipes concealed in a drain pipe as described at the meeting. Judith Lawler seconded the motion. The HDC vote to approve was unanimous.

2 Sandy Pond Road: In January 2017, the HDC reached agreement with the owners of 2 Sandy Pond Road to address structural damage to the barn at the property. The agreement permitted the owners to temporarily stabilize the barn, required them to return to the HDC in January 2019 for approval of a plan to permanently restore the barn, and requires them to complete the restoration of the barn by January 2021 according to the plan as approved by the HDC. The HDC will request that the owners appear at the Commission's February 5 meeting to present their plan for restoring the barn. The HDC will also ask Town Building Inspector Mark Robidoux to attend the meeting to provide his guidance with respect to the barn and the owners' plan to restore it.

Brown's Wood Historic District Commission:

Report Recommending Addition of Two Houses to Brown's Wood Historic District: As set forth in the Brown's Wood Historic District Commission's (BWHDC) report to the Lincoln Planning Board and the Massachusetts Historical Commission (MHC), the owners of 8 Moccasin Hill Road and 18 Moccasin Hill Road have requested that their properties be added to the Brown's Wood Historic District at Town Meeting in March 2019. Henry Hoover designed both houses, and they are excellent examples of mid-century Modern homes. With the addition of these houses to the Brown's Wood Historic District, over half of the houses in the Brown's Wood neighborhood will be part of the District. The MHC voted in December 2018 to approve the addition of the two houses to the District. Mr. Glass will appear before the Planning Board on January 22, 2019, and before the Board of Selectmen on February 11, 2019, to request those boards' approval. Christopher Boit made a motion to approve (1) the BWHDC's report to the Planning Board and the MHC, (2) the request for the addition of 8 Moccasin Hill Road and 18 Moccasin Hill Road to the Brown's Wood Historic District, and (3) the warrant article language (see attached) to add the two houses to the Brown's Wood Historic District for vote at Town Meeting in March 2019. Doug Adams seconded the motion. The BWHDC vote was unanimous. The members thanked Dana Robbat, President of the Friends of Modern Architecture/Lincoln (FoMA), for her leadership on the project.

Appointment of Chair of Brown's Wood Historic District Commission: Doug Adams made a motion that the members approve Mr. Glass to serve as the Chair of the BWHDC. Christopher Boit seconded the motion. The BWHDC vote to approve Mr. Glass as Chair was unanimous, with Mr. Glass recusing himself from the vote. Mr. Glass noted that he was honored to take on that role. He further noted that the chair positions for the three commissions are renewed annually in April and encouraged commission members to consider whether they would like to serve as chair beginning then.

Lincoln Historical Commission:

91 Weston Road – Demolition Delay Renewal: Richard Kelleher came before the Lincoln Historical Commission (LHC) to request approval to demolish the house at 91 Weston Road. Mr. Glass noted that Lincoln Modern architect Henry Hoover had designed the house. In 2013, the Commission ruled that the house was historically and architecturally significant and that based on the condition of the house and the plans presented by Mr. Kelleher to replace it, the house was not preferably preserved. Under the Demolition By-Law, the LHC's approval of demolition expires after two years. Mr. Kelleher returned to request approval to demolish the house in 2015 and 2017, which requests the LHC approved. Mr. Kelleher indicated that he wants to exhaust every option to save the house. Commission members noted that other owners of Modern houses in Town have had success in renovating them. Commission members stated that they wanted to provide Mr. Kelleher with the time necessary to complete his determination of whether he can make the house habitable and renovate it. Mr. Glass proposed to Mr. Kelleher that with his agreement, the Commission would (1) continue its hearing on his request for approval to demolish the house for a period of up to six months, and (2) upon Mr. Kelleher's request, reopen the hearing at any Commission meeting during that six-month period. Mr. Kelleher agreed to the proposal, and Mr. Glass made a motion to approve the agreement. Andy Ory seconded the motion. The

LHC vote to approve was unanimous. The Commission members requested to take a tour of the house at a time convenient to Mr. Kelleher, and Mr. Kelleher generously agreed.

School Building Project: Chris Fasciano, Chair of the School Building Committee (SBC), Kim Bodnar, Vice Chair of the SBC, and Jennifer Glass, Board of Selectmen representative to the SBC, came before the LHC for an informal discussion and update on the School Building Project. Mr. Glass noted that the SBC has engaged in a collaborative process with the Town. Town boards and commissions have liaisons who actively participate in SBC meetings. As part of that collaborative process, the SBC asked the LHC to identify the elements of the Lincoln School that the LHC considers historically or architecturally significant and to provide guidance for the SBC as to the qualities of those elements that make them significant. Per the SBC's request, in September 2017, the LHC identified the Smith and Brooks School buildings, but not the 1994 addition, as historically, culturally, and architecturally significant. The qualities that the LHC identified as making those portions of the School significant include (1) the transparency between the interior and exterior of the buildings, (2) the attention to how daylight is modulated as it enters the buildings, including for the Smith School the use of a sun-break (since removed) between the lower and clerestory windows, (3) the massing strategy of using one-story volumes to surround two-story volumes, and (4) the ready expression of the structure of the building. The LHC also noted the harmonious effect of the use of brick and wood throughout the School complex.

The LHC reiterated that its analysis is intended to provide guidance to the SBC, the architects, and the Town in their collective work on the School Project. The Town voted in June 2018, to maintain the L-shaped layout of the School and to preserve approximately 75% of the School. The Town approved the budget for the School Project in December 2018. The LHC will meet with the SBC and the design team on February 5 to formally determine the historical and architectural significance of the elements of the School. The LHC will hold a second hearing with the SBC and the design team on March 5 regarding whether the SBC may obtain a demolition permit based on the plans as proposed. Mr. Fasciano stated that the SBC has received a lot of input from Town groups and that the input has been very helpful. He noted that during the course of the Project, the SBC and the Town have had to balance numerous interests and very much appreciated the LHC's guidance and understanding of the complex nature of the bringing the Project to reality. Ms. Glass stated that the LHC has been a productive partner in the process, that the School Project has greatly benefitted from the LHC's guidance, and that the School Project has very much been a community project.

9 Baker Farm Road: David and Chris Langton came before the LHC to discuss the property at 9 Baker Farm Road. The Commission members expressed their condolences on the passing of Jane Langton, their mother. Ms. Robbat, Buzz Constable of the Lincoln Land Conservation Trust (LLCT), and neighbors Timothy and Cynthia Ferris joined the meeting and expressed interest in preserving the house. The house is the historic Billing-Miles-Baker house and pre-dates 1739 according to the MHC survey authored by Lincoln historian Jack MacLean. The property is part of Thoreau's Walden Woods and abuts important conservation land. The Langtons are seeking advice as to how they can preserve the character of the house upon sale. Based on a preliminary review, the house needs significant restoration work. The LHC explained that if they were interested, the Langtons could request that the Town consider holding a preservation agreement on the house. The Town does so with respect to two other historic properties. Mr. Glass noted that the Langtons could design a preservation agreement to meet their needs, allowing them to identify the particular aspects of the house and property for which they would like to provide a measure of protection while allowing flexibility for future owners. The meeting participants agreed to continue to confer about possible solutions for providing protection for the house. Mr. Boit offered to examine the house.

Proposed Changes to Demolition Delay By-Law: Commission members discussed a proposal to revise the definition of "demolition" in the Demolition By-Law. The proposed revisions would add language to the effect that encasing a substantial portion of a building or structure within another building or structure constitutes a demolition and that ordinary maintenance to the exterior of a building or structure did not

constitute a demolition. Mr. Glass met with the Town Building Inspector who noted that he believed the proposed revisions were clear. Mr. Glass will meet with the Planning Board on January 22, 2019, and with the Board of Selectmen on February 11, 2019, for their review of the proposal. Doug Adams made a motion to approve the warrant article language (see attached) with the proposed revisions to the Demolition By-Law for vote at Town Meeting in March 2019. Christopher Boit seconded the motion. The LHC vote to approve was unanimous.

Community Preservation Committee: Because of the passing of Ms. Giese, the Commission must appoint a new representative to the Community Preservation Committee (CPC). Mr. Vander Meulen indicated that he would be willing to work with the CPC as he was previously on the committee as the representative of the Housing Commission. Mr. Glass made a motion to appoint Mr. Vander Meulen as the LHC representative to the CPC. Doug Adams seconded the motion. The LHC vote to approve was unanimous. Mr. Vander Meulen will report back to the LHC after CPC meetings.

Other Business:

Minutes – Andy Ory made a motion to approve the minutes from the December 4, 2018 meeting as written. Doug Adams seconded the motion. The HDC/LHC/BWHDC vote to approve was unanimous.

At 10:10 p.m., Frank Clark made a motion to adjourn the meeting. Christopher Boit seconded the motion. The HDC/LHC/BWHDC vote to adjourn was unanimous.

Submitted by Elaine Carroll