

**TOWN OF LINCOLN**  
MIDDLESEX COUNTY MASSACHUSETTS

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201005

TOWN OFFICES  
16 Lincoln Road, P.O. Box 6353  
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Phone: 781-259-2613  
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*Lincoln Historical Commission*

*Historic District Commission*

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September 10, 2008

Letter of Interest  
Community Preservation Act Committee

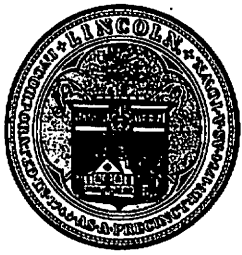
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A town-wide survey initiated with funds from the Community Preservation Committee in 2005 has importantly identified properties of historic interest. These have been usefully arranged according to study areas. Historian Jack MacLean has inventoried many properties on this list or will soon do so (see information attached to Project Submission Form). These inventories provide valuable information to the State for planning purposes; so, too, for the Commission, whose mission is to increase awareness and preservation of Lincoln's historical assets in the form of its historical structures. Inventories also assist in determining the significance of a property threatened with demolition. The current Demolition Delay By-law includes mention of the use of inventories that have been filed with the Massachusetts Historical Commission for this purpose. Increasing pressures from developers as well as property owners proposing radical changes or demolition without sufficient knowledge of their houses' history threaten the character and diversity of historic housing stock in Lincoln. The Commission therefore believes it is imperative to push forward aggressively on inventory work.

The Lincoln Historical Commission has no direct funding mechanism. It has no line in the Town budget. It has no "Friends" or fee-paying members. That means that for all inventory work or other initiatives, such as general historic planning, preservation initiatives or dissemination of information by publication or website posting, the Commission must seek outside funding.

The Lincoln Historical Commission hopes that the Community Preservation Act Committee will look favorably upon the funding request outlined in its attached Project Submission Form.

Lucretia Giese, Chairman  
Lincoln Historical Commission



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**PROPOSAL TO THE LINCOLN COMMUNITY PRESERVATION COMMITTEE**

**Project Name:** Inventory of historic houses in Lincoln between 1900-1930

**Town Committee Submitted By:** Lincoln Historical Commission

**Submission Date:** September 12, 2008

**Brief Description of the Project:**

The Lincoln Historical Commission proposes to identify and inventory historic houses in Lincoln constructed roughly between 1900 and 1930. These houses lie chronologically outside the inventory of pre-1900 historic structures in Lincoln, funded in 2005 by the Community Preservation Committee, and the inventory of mid-century modern houses undertaken by Friends of Modern Architecture/Lincoln. Roughly thirty to forty houses are involved in the Commission's proposed project.

**Time Frame for Completion of Project:**

A qualified, professional preservation consultant we have identified has estimated that work on the inventory could begin in early 2009 and be completed by the summer of that year.

**How does this project help preserve Lincoln's character or further its mission?**

Most of the houses in the proposed inventory are visible from public ways and are relatively modestly sized. Pressures of demolition and extensive modification of existing houses threaten especially Lincoln's smaller houses. Preserving a diverse housing stock requires attention to this category of houses. Although work on the earlier CPC-funded project has been proceeding, according to the schedule of Jack C. MacLean (specifics on work accomplished and work projected is attached, as well as an itemization of funds remaining for completion), the Commission feels the urgency of hastening the process and broadening scope of inventoried historic houses in Lincoln. The proposed project is intended to serve both purposes. It would also seem to be of concern to many citizens. According to the "2008 Lincoln Citizen Survey" on Housing Development in Lincoln, 71% of respondents overall agreed that "Removing or substantially rehabilitating average sized or smaller houses to construct much larger houses takes away from the Town's attractiveness." (p. 2)

**What are your funding requirements for this project?**

The preservation consultant estimates the project's cost to be \$ ----- (final figure will be in hand before the October 20<sup>th</sup> deadline)

**ACCOUNTING OF COMMUNITY PRESERVATION ACT FUNDS (2005 grant)**

Original grant	\$15,000.00	(approved by Town in 2004)
(9/9/08)	2,081.90	Inventory, South Lincoln Study area properties
(3/11/08)	2,501.80	Inventories and National Registry nomination Red Rail Farm area, inventories up-dated for Cory-Brown Hunt Historic District properties
(1/30/08)	340.00	Contribution (partial) toward town-wide mapping project
(11/07/07)	526.84	Difference between cost of PRA 61 Bedford Road and CPC grant of \$5,000
(9/11/07)	1,527.30	Sample PRA 9 Baker Farm Road
<hr/>		
<b>TOTAL</b>	<b>\$6,977.84</b>	

FUNDS REMAINING \$ 8,022.16

The remaining CPC funds from the original grant slated for three designated inventory projects undertaken by Jack MacLean are specified below:

- 1) Lincoln Center Study Area – under consideration #3, 3b, 4 and 7 Tower Road (estimated completion by end of 2008) (estimated cost \$890)
- 2) Pierce Hill Study Area – under consideration #3 Peirce Hill Road, #81, 83 Lincoln Road, #27, 30, 44, 48, 49, 54 Tower Road, #22 Mackintosh Lane, updating inventory of #30 Tower Road for National Register nomination (estimated completion January 2009) (estimated cost \$5150)
- 3) East Lincoln Study Area – under consideration #18, 18a, and 29 Page Road, #80 Trapelo Road (estimated completion October 2009) (estimated cost \$2300)

These projects, totaling an estimated \$8,340, will completely utilize the funding allocated by the 2005 CPC grant.

**John L. Koenig**

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**From:** John L. Koenig [john@indigoventure.com]  
**Sent:** Friday, October 10, 2008 4:34 PM  
**To:** lgieselincoln@aol.com  
**Cc:** 'Colin Smith'  
**Subject:** Community Preservation Committee 2010-05

Lucretia:

The Community Preservation Committee has received the Historical Commission's proposal for funds for the Inventory of Historic Houses in Lincoln between 1900 - 1930. We would greatly appreciate it if you would provide additional information as follows:

1. Please provide the amount of funds requested, and how that was determined?
2. Who is the consultant to be used for this project and what are the qualifications of this consultant?
3. How will such an inventory serve to actually protect the subject houses from demolition? How useful have such inventories been in actually preventing demolition?
4. Has there been any investigation into the availability of other funding sources for this work, such as from historic preservation organizations?
5. How does the Historical Commission rate the priority of this project in the context of the Commission's general wish list, the other projects that are being proposed to the CPC in the category of historic preservation (Library fire suppression, Pierce House pond restoration, Codman Farm Barn A restoration, town historic records preservation, cemetery wall restoration), and town needs generally?
6. Does the project have support from other town bodies (i.e., Selectmen, etc.)?
7. with respect to the 2005 funding:
  1. Will the remaining three projects listed in your proposal under the Jack MacLean study result in completion of the inventory as originally proposed, or are there more houses within the time frame of his inventory that will not be included?
  2. The 2004 proposal indicated that a \$10,000 grant from the Codman Trust was to be used for the inventory. Please provide an accounting of how those funds were utilized.
  3. The current proposal gives the impression that some of the funds approved for the historic inventory project have been spent for other purposes. Is that correct?

The next meeting of the Community Preservation Committee will be held on October 28. It would be great if you could get us your responses prior to that date. If that is not possible, we will need your responses no later than November 7, which will give us time to circulate them to all members prior to our November 11 meeting. I would prefer responses by email for easier circulation to the entire committee. If that is not possible, please mail your responses to me at home - 10 Meadowdam Road. If you have any questions about these questions, please contact me directly (259-1880).

Yours,

John L. Koenig  
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**John L. Koenig**

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**From:** lgieselincoln@aol.com  
**Sent:** Tuesday, October 21, 2008 12:40 PM  
**To:** john@indigoventure.com; CLMSmith@aol.com; ruthwales@verizon.net  
**Subject:** re CPC funding request

Dear John,

I would like to ask formally that the deadline for the Lincoln Historical Commission's final submission of its proposal to the Community Preservation Committee be extended. We feel it is unlikely that we will have the final proposal ready in time for circulation to the Committee before its meeting on October 28th. The reason is that the consultant we have been working with has not yet been able to give us the estimates we need to complete our proposal. Rosemary Foy's schedule was completely disrupted by a very serious accident her husband suffered several weeks ago.

All other materials, however, are in hand. Thank you for your patience.

Lucretia

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## ROSEMARY BATTLES FOY, M.A.

230 Buckminster Road  
Brookline, MA 02445

Telephone/Message: 617-851-7035  
E-mail: [rbattlesfoy@comcast.net](mailto:rbattlesfoy@comcast.net)

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### **PROFILE** Architectural Historian & Preservation Consultant

- Able to research & write preservation plans, register nominations, surveys
- Knowledgeable on broad range of design history, graduate-level work
- Experienced public lecturer
- Organized, diligent and thorough
- Adept in Microsoft Word, Outlook, PowerPoint, Internet use

### **EDUCATION**

**National Preservation Institute**, “Historic Structure Reports” and “Preservation Maintenance” courses

**Boston Architectural Center**, “Historic Building Research” course

**M.A., University of Manchester, England**, History of Art & Architecture, 1995

**Post-Graduate Diploma, Sotheby’s Institute, London, England**,  
year-long course on Western fine & decorative art, 1994.

**Certificate, Sotheby’s Institute, London, England**,  
course on European decorative art of 17<sup>th</sup> & 18<sup>th</sup> centuries, with Distinction, 1993

**B.A., Connecticut College, New London, Connecticut**,  
English Literature, 1985. Art History coursework

**Proctor Academy, Andover, New Hampshire**,  
College preparatory high school, 1981

### **EXPERIENCE**

#### Historical Architecture Consultant

*Principal*, 2006 -- present. Advise private clients on historically sensitive home restorations/additions by the preparation of Preservation Plans. Provide analysis of new architectural plans, recommend treatments and specialty services & products.

Brookline Preservation Commission, Brookline, Mass.

*Preservation Planner*, November 2005 – November 2006. One-year contract position to assist BPC staff: conducted architectural research, aided in administration of five Local Historic Districts, helped members of the public.

Massachusetts Historical Commission, Boston, Mass.

*Survey & Planning Assistant*, October 2004 – June 2005. Photographed, researched and wrote surveys on undocumented Roman Catholic Church complexes for sale. Participated in internal meetings rendering National Register eligibility opinions.

Brookline Historical Society, Brookline, Mass.

*Trustee* 2004 – 2005. Participate in monthly board meetings, work on special projects. Member of sub-committee for Widow Harris House restoration.

Society of Architectural Historians, New England Chapter, Boston, Mass.

*Vice President*, 2002-2004. Originated and organized member programming on monthly basis. Secured speakers, coordinated dates, venues and receptions, created publicity mailer.

Victoria & Albert Museum, London, England, 1995.

*Museum Assistant*, Department of Prints & Drawings. Catalogued 500 decorative and architectural drawings in travel album of 18<sup>th</sup>-century architect Sir William Chambers.

## **RELATED EXPERIENCE**

Staff managing editor & writer, Boston, Mass., 1985-1992

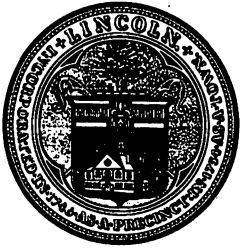
Worked for several different Boston publishing companies.

Professional Memberships

Include the MFA, SPNEA, SAH (local and national), and Forum Membership in the National Trust for Historic Preservation. Regularly attend professional meetings.

## **PERSONAL**

Married with two children, born 1996 and 1998. Enjoy old houses and antique shops, reading, sports, travel and the outdoors.



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