

**Lincoln Historical Commission**  
**Historic District Commission**  
**Brown's Wood Historic District Commission**  
**Virtual Meeting Minutes**  
**Tuesday, June 7, 2022**

**Commission Members: Andrew Glass, Chair, HDC/LHC/BWHDC; Christopher Boit, HDC/LHC/BWHDC; Doug Adams, HDC/LHC/BWHDC; Lynn DeLisi, HDC/BWHDC. Andy Ory, HDC/LHC/BWHDC, and Gary Anderson, HDC/LHC/BWHDC**  
**Alternates: Frank Clark, HDC/LHC/BWHDC; Judith Lawler, HDC/LHC/BWHDC)**  
(Members unavailable: Ephraim Flint and Allen Vander Meulen)

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The virtual meeting was called to order at 7:35 p.m. The next meeting will be held Tuesday, July 5, 2022, at 7:30 p.m. by Zoom.

**Historic District Commission:**

Certificates of Non-Applicability:

49 Bedford Road:

Lara and John MacLachlan came before the Historic District Commission (HDC) for a Certificate of Non-Applicability to replace the basement windows on the north and south sides of the house with like windows containing energy efficient glass. After discussion, Frank Clark made a motion to approve the issuance of a Certificate of Non-Applicability to replace the windows according to the materials presented to the Commission and as discussed at the Commission meeting. Doug Adams seconded the motion. Roll call vote: Christopher Boit-aye; Lynn DeLisi-aye; Doug Adams-aye; Judith Lawler-aye; Frank Clark-aye; Andrew Glass-aye.

38 Codman Road:

Jodi Black of Historic New England came before the Commission for a Certificate of Non-Applicability to replace the roofing and related repairs the woodshed on the Codman Estate with like materials. After discussion, Doug Adams made a motion to approve the issuance of a Certificate of Non-Applicability for the replacing the roofing and related repairs to the woodshed according to the materials presented to the Commission and as discussed at the Commission meeting. Frank Clark seconded the motion. Roll call vote: Christopher Boit-aye; Lynn DeLisi-aye; Doug Adams-aye; Judith Lawler-aye; Frank Clark-aye; Andrew Glass-aye.

Certificate of Appropriateness:

58 Codman Road:

Peter Lowy, Nancy Fleming, David O'Neil, and Ken Bassett came before the Commission on behalf of Codman Community Farms for a Certificate of Appropriateness for (1) the construction of a new entry porch and door Barn D, (2) the construction of a stone retaining wall around some of the trees, (3) the construction of a gate near the Farm House, (4) the removal of an unused concrete foundation, and (5) the pavement of a new visitor parking area and other at-grade improvements to the entry area of Barn D. Mr. Glass requested that the new entry door match the new door to the Milking Shed kitchen.

After further discussion, Doug Adams made a motion to approve the issuance of a Certificate of Non-Applicability for items that are at grade, including the new paving. Frank Clark seconded the motion. Roll call vote: Christopher Boit-aye; Lynn DeLisi-aye; Gary Anderson-aye; Andy Ory-aye; Doug Adams-aye; Judith Lawler-aye; Frank Clark-aye; Andrew Glass-aye. Judith Lawler made a motion to

approve the issuance of a Certificate of Appropriateness for the other above-grade improvements enumerated above. Doug Adams seconded the motion. Roll call vote: Christopher Boit-aye; Lynn DeLisi-aye; Gary Anderson-aye; Andy Ory-aye; Doug Adams-aye; Judith Lawler-aye; Frank Clark-aye; Andrew Glass-aye.

**Lincoln Historical Commission:**

Demolition Plan Review:

247 Old Concord Road:

Anne and James Hutchinson came before the Lincoln Historical Commission (LHC) for the second hearing as part of their request for approval to demolish the existing house at 247 Old Concord Road. At the first hearing held on May 3, 2022, the Commission had deemed the existing house to be historically, architecturally, and culturally significant under the demolition delay bylaw. Lincoln Modern architect Walter Hill had designed the existing house for his own use as part of Lincoln Modern architect John Quincy Adams redevelopment of his family's estate on Old Concord Road as a neighborhood of modestly-sized houses, many in the Modern idiom. At the second hearing, the Commission reviewed the plans, photographs, and other materials, including reports by a structural engineer and a mold analyst, presented by the Hutchinsons to the Commission to determine whether the existing house is preferably preserved or if the proposed house is preferred. The Hutchinsons noted that their goal is to build an energy-efficient house in the Modern idiom of similar size and location as the existing house. The proposed house retains the low profile along the street of the existing house and opens up to the Fairhaven Bay side of the site. The Hutchinsons have not yet decided on the siding for the proposed house. The Commission also requested that the Hutchinsons further refine the entryway to the proposed house. The Planning Board and the Conversation Commission will likely need to review the proposed plans for the house. Mr. Glass stated that if the Commission were to decide that the proposed house is preferable to the existing house, the approval would be contingent on approval of the other town boards and commissions and subject to further review by the Historical Commission if there were material changes to the proposed design. Stephanie Lawkins, 253 Old Concord Road state that she has no objection to the proposed house.

After further discussion by the Commission, Doug Adams made a motion that based on the plans, photographs, and other materials presented to the Commission and as discussed by the Commission at its hearing, the proposed house is preferable to the existing house and that the existing house may be demolished, subject to the applicants returning to the Commission (1) for approval of the proposed siding for the house and of any revisions to the proposed entryway to the house, and (2) for further review of the proposed design if the applicants make material changes to the design based on discussions with other town boards and commissions. Christopher Boit seconded the motion. Roll call vote: Christopher Boit-aye; Gary Anderson-aye; Andy Ory-aye; Doug Adams-aye; Judith Lawler-aye; Andrew Glass-aye. Frank Clark-abstained.

Community Center Building Committee Liaison:

Mr. Glass stated that the Historical Commission needs to appoint a liaison to the Community Center Building Committee (CCBC). The CCBC will meet several times a month over the next several years to plan a community center building sited at the Hartwell School part of the Lincoln School campus. Mr. Glass noted that all Commission members are encouraged to participate in the community center building process. After discussion, Andy Ory made a motion to appoint Andrew Glass as the Commission liaison to the CCBC and to appoint Judith Lawler and Doug Adams as alternate liaisons to the CCBC. Frank Clark seconded the motion. Roll call vote: Christopher Boit-aye; Lynn DeLisi-aye; Gary Anderson-aye; Andy Ory-aye; Doug Adams-aye; Judith Lawler-aye; Frank Clark-aye; Andrew Glass-aye.

**Minutes:**

Frank Clark made a motion to approve the minutes from the May 3, 2022 meeting as written. Judith Lawler seconded the motion. Roll call vote: Christopher Boit-aye; Lynn DeLisi-aye; Gary Anderson-aye; Andy Ory-aye; Doug Adams-aye; Judith Lawler-aye; Frank Clark-aye; Andrew Glass-aye.

At 8:55 PM, Christopher Boit made a motion to adjourn the meeting. Doug Adams seconded the motion. Roll call vote: Christopher Boit-aye; Lynn DeLisi-aye; Gary Anderson-aye; Andy Ory-aye; Doug Adams-aye; Judith Lawler-aye; Frank Clark-aye; Andrew Glass-aye.

*Submitted by Elaine Carroll*

*Approved: July 5, 2022*