

**TOWN OF LINCOLN**  
MIDDLESEX COUNTY MASSACHUSETTS

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201005

TOWN OFFICES  
16 Lincoln Road, P.O. Box 6353  
Lincoln, MA 01773-6353  
Phone: 781-259-2613  
Fax: 781-259-1677  
carrolle@lincolntown.org

*Lincoln Historical Commission*

*Historic District Commission*

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September 10, 2008

Letter of Interest  
Community Preservation Act Committee

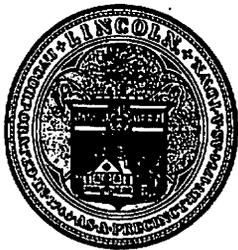
The Lincoln Historical Commission seeks funding in order to continue inventory work of Lincoln's historic properties.

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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*Lincoln Historical Commission*

*Historic District Commission*

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TO: Community Preservation Committee

FROM: Lincoln Historical Commission

DATE: November 3, 2008

RE: ANSWERS TO COMMUNITY PRESERVATION COMMITTEE'S  
QUESTIONS TO THE LINCOLN HISTORICAL COMMISSION'S LETTER OF  
INTEREST FOR CPC FUNDS, submitted September 10, 2008

**PROJECT: Inventory of Historic Houses in Lincoln between 1900-1930**

1. **Funds requested** - forthcoming
2. **Consultant** - Rosemary Foy – CV attached
3. **How will the inventory protect houses on project; how useful have inventories been against demolition?**

Inventories provide critical information to the Lincoln Historical Commission in its deliberations as to when to impose the Demolition Delay By-law. The LHC can designate a house listed with the Massachusetts Historical Commission's Inventory of Historic and Archaeological Assets of the Commonwealth as "significant" and thus set in motion a 12-month demolition delay. While the By-law cannot actually prevent demolition, it can discourage developers and provide "breathing room" for alternatives to outright demolition to be considered. The By-law has had the effect of more judicious structures being constructed on their particular sites. To illustrate the vulnerability of houses within the 1900-1930s time frame of the LHC's proposal covers, at least ten uninventoried houses of that period (according to Assessors' Records which often do not have precise dates of construction) have been demolished between 2000 when the Demolition Delay By-law went into effect and 2008, as shown in Appendix A.

Inventories also provide the ZBA with information for their deliberations on houses on non-conforming lots. They signal considerations important to make. Most of the houses on the proposed inventory fall into this category.

**4. What other funding sources have been investigated for this inventory project?**

No other source of funding has been sought for this relatively small project. The LHC does have \$7,171.50 remaining from the Codman Trust grant which will be adequate for the completion of the 2005 proposed inventory.

**5. How does the LHC rate the priority of this inventory project?**

The LHC considers this project to be a top priority. Inventorying and documenting the historic resources of the Town are the responsibility of the LHC, according to its. However, there is no line item in the Town budget for work of this type. Members of a volunteer committee are not trained to do the necessary research. It requires a professional. Rosemary Foy, the person we have identified for this project, has the proper credentials.

The houses in this proposed inventory have importance to the Town. They are architecturally typical of early 20<sup>th</sup> century modestly-sized residential construction that, in Lincoln, occurred generally on less-than-one-acre lots and on well-traveled roads. These houses contribute to the varied character of Lincoln's built environment and provide needed diversity to the Town's housing stock.

**6. Does Project have support from other Town bodies?**

Not relevant. The LHC considers its proposal to be in response to its Town mandate – “the preservation, promotion and development of the historical assets of the Town.”

**7. Regarding 2005 funding:**

**a. Will the inventory project proposed in 2005 be completed with the three projects itemized in current proposal?**

The three projects itemized for completion by Jack MacLean will not complete the 2005 inventory as originally outlined. However, additional funds from the Codman Trust grant should cover the remaining inventory work.

**b. How have the 2005 Codman Trust funds been utilized?**

The LHC has used Codman Trust grant funds for the inventory work identified and a few related LHC needs. For an itemization of how those funds have been spent up to this point, see Appendix B.

**c. Have some 2005 CPC funds been utilized for other purpose?**

Yes, arguably. However, the LHC considers all the following expenditures (stated below) to be related to its overarching mission of preservation/inventory work. As has been noted, the LHC has no line item in the Town budget for regular funding of inventory work or any other kind of work.

\$526.85	Unanticipated overrun by Paul Marsh on his CPC grant funding for a PRA on 61 Bedford Road
\$1,527.30	Sample PRA on 9 Baker Farm Road, which involved elaboration of historical inventory work on the house
\$340.00	LHC/HDC's contribution requested (by Assessor's Office) toward Town-wide mapping project which the Commissions considered crucial for their knowledge and inventorying of Town properties

NOTE: Nearly \$7000 of 2005 CPC funds has been spent directly on significant inventory work. All of the remaining \$8,000 will be utilized for that purpose; again, see Appendix C.

## Appendix A

### HOUSES built between 1900-through the 1930s DEMOLISHED in 2000-2008

111 Tower Road	1930	1500 Sq. Ft.
173 Tower Road	1935	1200 Sq. Ft.
178 Tower Road	1935	2900 Sq. Ft.
31 Mill Street	c. 1932	2714 Sq. Ft.
31 Conant Road	1920	1467 Sq. Ft.
254 Concord Road	1940	2741 Sq. Ft.
34 Old Sudbury Road	1920	1964 Sq. Ft.
32 Farrar Road	c. 1900	no footage provided
215 Lincoln Road	“bungalow”	1922 Sq. Ft.
186 Weston Road	1935	1485 Sq. Ft.

## **Appendix B**

### **CODMAN TRUST GRANT FUNDS**

(original grant \$10,000)

#### Monies Spent

\$ 402.50 (5/1/07) Cory-Brown-Hunt Historic District Final Report and Map/Historic Properties Data Base Updates and Expansion

\$1,460.00 (1/30/07) State Inventory Forms for Conant Road Properties #15, 64, 68 Conant Road

\$ 966.00 (12/1/04) Flint Homestead Preservation Restriction Agreement

#### Monies Spent

\$ 2828.50

#### Monies Remaining

\$7,171.50

### **TOTAL COMBINED REMAINING FUNDS**

(Codman and CPC funds, as shown in Appendix B and the following Appendix C)

\$15,193.66

NOTE: We see the sum cited above as sufficient to complete the inventory project outlined in 2005 by Jack MacLean. Again, it must be said that this inventory project did not include any of the smaller early 20<sup>th</sup> century houses that our current request seeks to have inventoried.

**Appendix C** (submitted with the LHC's original proposal of September 10, 2008)

**ACCOUNTING OF COMMUNITY PRESERVATION ACT FUNDS (2005 grant)**  
(original grant \$15,000.00 - approved by Town in 2004)

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These projects, totaling an estimated \$8340, will completely utilize (and possibly go slightly over) the funding allocated by the 2005 CPC grant.



Lucretia Giese, Chairman  
Lincoln Historical Commission

## 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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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

*Proposal to the Lincoln Community Preservation Committee for  
Inventory of Historic Houses built between 1900 – 1930*

By Rosemary Battles Foy, M.A.  
On behalf of the Lincoln Historical Commission  
November 12, 2008

**Scope and Significance**

This proposal outlines a building inventory project for the town of Lincoln as described by Ms. Lucretia Giese and Ms. Ruth Wales in a meeting several months ago. The survey is being considered to address gaps in the documentation of Lincoln's built heritage, and to maintain community character and diversity through its historic structures.

Documenting and understanding its history has always been important to Lincoln. But there are other reasons to conduct a building survey of the type proposed here. As is true across many towns in the Commonwealth, Lincoln is experiencing losses on two levels in its housing stock: historically and socially. In the destruction of smaller single family houses built in the first quarter of the 20<sup>th</sup> century, Lincoln is losing the aesthetic character and economic diversity that these structures lend to the community, and also architecturally & historically speaking, when they are replaced by much larger new single family homes of a more homogeneous character. In a few cases, these smaller homes sit on large lots, and are at risk of being subdivided in the development process, thereby increasing density and compromising the open space for which Lincoln is recognized.

These structures built before the dawn of the Second World War represent a period in the town's history little studied. These thirty years are bookended by the more obvious cycles in Lincoln's history, and have been overlooked. Many surveys and publications have rightly focused on Lincoln's early settlement/Revolutionary War period or else the great estates of the late 19<sup>th</sup> century; and many others have also rightly focused on the excellent examples of early modern movement built here from the 'thirties to the 'fifties. But to exclude the social and architectural movements that these c. 1900 – 1930 buildings represent is to tell an incomplete story. This proposed survey seeks to uncover the period of change in the town represented by the arrival of new ethnic groups,

different social classes, and a way of living & working that was quite new at the time. In researching and publishing the narratives of this period, we hope to present a more fully honest picture of this town as it was, is now, and perhaps could continue to be in the future.

A timely, thorough survey of these resources would be the first step in taming “the teardown trend”. Municipalities *must* have the information about a building or types of buildings already in hand when the developer or new owner knocks at Town Hall’s door for demolition permits. Through research and documentation, these smaller houses can be justified as important to the town’s economic diversity. To some, these modest buildings “aren’t all that old”, but it should be remembered that the National Trust for Historic Preservation considers any structure older than 50 years old to be “historic”. Most have a great deal of architectural character, designed in the last great period of articulate traditional residential design, and often constructed with quality by local builders. They are important on that basis, but equally important is the practical fact that they are more affordable than much of the housing stock elsewhere in Lincoln; first-time homebuyers, first-generation Americans and older couples downsizing from larger homes are tax-payers who can contribute to the life of the town in many different ways. If these more affordable, early 20<sup>th</sup>-century houses disappear from town, so too accordingly will their potential inhabitants and the services, community involvement and diversity that they may have offered.

## **Sources & Methodology**

In May of 2008, a list was assembled of unrecorded houses to 1930 (that were not on the LHC Study List). Its total was 110 properties. At some point later, this list was winnowed down to 45 properties; however, both lists included some older structures which may date from the late 19<sup>th</sup> century (therefore making them outside the purview of the chosen time period). There were 33 properties that appeared on both lists – making these the most likely candidates for further study.

It is suggested that the grant fund research on 45 properties, as that is a more typical survey size and will yield enough data to draw meaningful conclusions. It is also advisable that when considering working with a large number of buildings within a set date range (potentially numbering well over 100 in this case), that work be conducted in thirds or halves to accommodate several years of funding cycles. The enclosed Project Submission Form suggests a three-year study from 2009 – 2011, inventorying a total of 120 properties.

At issue is exactly *which* properties are included on the final survey list: I propose that at least twelve properties (the difference between 45 and the 33 that were on both the long & shorter lists) be identified once further study has been conducted. For example, based on initial research, many of the houses from the 1900-1930 period are located at the southern area of Lincoln along Old Sudbury Road, South Great Road, and Codman Road, or closer to early industries on Mill Street or near [what is now] Hanscom Airport. It may be wise to investigate these areas for inclusion to create a more geographically comprehensive list. It is also worth recognizing that the building dates presented on the early lists were based upon Assessor's records, which may or may not prove to be entirely accurate. Further research of building permits and historic atlases can truly confirm a building's age.

Attached to this proposal is the list of 33 properties [that appear on both short and long lists] that will form the majority of the survey. At a later date to be agreed upon, a list of 12 additional properties will be selected, based upon the following four criteria:

- 1.) that they are not already on the LHC study list or the subject of other recent historical documentation,
- 2.) that their building dates can be proven with reliable evidence to range between roughly 1900 – 1930,
- 3.) that they retain architectural integrity to the degree that they are recognizable for their type,
- 4.) preference will be given to smaller structures on larger lots (which are at an inherently higher risk of demolition & subdivision).

These 12 additional properties will be ascertained by consulting long-time residents and those on involved with the history of Lincoln, and also by a “windshield survey” made by

driving slowly through town and compiling brief notes on visual clues of individual structures.

Once the final list is agreed upon, a “Study Sheet” will be drawn up in table format. This lists the building address, parcel #, date built, architectural style, architect & builder, name & occupation of original owner. A study sheet helps flesh out information uncovered in the baseline research of permits, municipal records and the windshield survey, presented in graphic form. The entry on the study sheet will be the basis for each property’s individual “B Form”, a more detailed prose description of the building and lot, its history and any other notable facts about it or its inhabitants. Secondary sources will help round out information presented here, too. All B Forms will be completed according to the research and production standards set forth by the Massachusetts Historical Commission, and include photographs, pertinent sections of Assessor’s Maps, and a bibliography. An introduction to the history, themes and significance of the study subjects will also be included.

## **Timeline & Fees**

The rough timeline is proposed to start on February 2009, and to be completed by July 31<sup>st</sup>, 2009. This is a period of six months. It would be divided as follows:

February	Determine 12 additional properties (consultation, windshield survey, permit research)
March	Study Sheet, start research & writing
April – May	Produce 24 completed B Forms
June – July	Produce 21 completed B Forms & any other remaining documentation.

The fee for researching and writing, photography and printing is \$250 per B form, or a total of \$11, 250. Payment of fees on a benchmark schedule (or in any other manner) can be decided upon in drawing up a contract. An illustrated public lecture could be included if desired, for no additional fee.

2008 Proposed List of 33  
Unrecorded Houses in Lincoln, Mass.  
Built between 1900 – 1930

28	Beaver Pond Rd.	1928
158	Bedford Rd	1900
34	Cambridge Turnpike	1900
112	Codman Rd	1910
81	Conant Rd	1900
82	Conant Rd	1900
106	Concord Rd.	1910
108	Concord Rd.	1930
129	Concord Rd.	1910
274	Concord Rd.	1900
12	Farrar Rd.	1900
26	Farrar Rd.	1925
37	Farrar Rd.	1911
44	Farrar Rd.	1910
50	Lincoln Rd.	1902
60	Lincoln Rd.	1927
100	Lincoln Rd.	1900
102	Lincoln Rd.	1910
110	Lincoln Rd.	1924
195	Lincoln Rd.	1905
259	Lincoln Rd.	1900
19	Mackintosh Lane	1900
11	Mill St. Ext.	1930
17	Mill St. Ext.	1901
4	Minebrook Rd.	1910
88	Old Sudbury Rd.	1900
31	Old Winter St.	1900
30	Silver Hill Rd.	1910
179	So. Great Rd.	1908
181	So. Great Rd.	1927
331	So. Great Rd.	1930
45	Trapelo Rd.	1900
115	Winter St.	1900

**2010-05**

Purpose:  Affordable Housing  
 Historic Preservation  
 Cons./Open Space  
 Recreation

**Town of Lincoln, Massachusetts  
Community Preservation Committee  
Project Submission Form**

**Project Name:** Inventory of Historic Houses in Lincoln built between 1900 - 1930

**Submitted by:** Rosemary Battles Foy, Preservation Consultant

**Submission Date:** 11/11/08

**Address, Phone, E-mail:** 230 Buckminster Road, Brookline, MA 02445  
617-851-7035  
rbattlesfoy@comcast.net

**Town Committee or Organization:** Lincoln Historical Commission,  
Historic District Commission

**Brief Description of Project:** To survey and inventory up to 45 single family homes built between 1900 – 1930. The products will be “B Forms” according to Massachusetts Historic Commission standards.

**Time frame for completion of the project:** The project will be completed between February of 2009 and July 31<sup>st</sup> of 2009.

**How does this project help preserve Lincoln’s character or further its mission?**  
This inventory work will uncover a little-known period in the town’s development, a time when people who were neither farmers, gentlemen nor modernist suburbanites settled in Lincoln. These new citizens created a new characteristic type of building, the modestly-scaled, well-built traditionally-styled home. These homes have sheltered residents of moderate income for between 70 to 100 years, and are now part of the flavor of Lincoln. Their identification and potential protection furthers Lincoln’s mission of being a historic community that has always been thoughtful about its development.

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

**Fiscal Year / Total Costs / Other Funding Sources / CPC Funds Requested**

2009*	\$11, 250	None	\$11, 250
2010*	\$9,500	None	\$9,500
2011*	\$9250	None	\$9,250

\*The fee for 2009 reflects a funding request for surveying a total of 45 properties. Years 2010 & 2011 costs are based on rough estimates of surveying 38 and 37 additional properties, respectively. This constitutes the bulk of non-recorded houses built between 1900 – 1930, according to estimates provided to the consultant.

**Please attach supporting documents or other information.**

Please see written “Lincoln Historical Commission Proposal to the Community Preservation Committee for Historic Resources Survey of Houses Built between 1900 – 1930” and also “2008 Proposed list of 33 Properties/Unrecorded Houses in Lincoln, Mass. 1900 – 1930”.

For CPC Use:  
Received on: \_\_/\_\_/\_\_

Received by: \_\_\_\_\_

Determination: \_\_\_\_\_  
Reviewed on: \_\_/\_\_/\_\_



**TOWN OF LINCOLN**  
MIDDLESEX COUNTY MASSACHUSETTS

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*Lincoln Historical Commission*

*Historic District Commission*

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TO: Community Preservation Committee  
FROM: Lincoln Historical Commission  
DATE: November 10, 2008  
RE: Town support

Although we have not provided recommendations for our inventory project for reasons stated elsewhere, we believe there is evidence of Town support nevertheless.

- 1) The Long Range Planning Committee (Housing & the Built Environment sub-committee) has specifically stated that it supports the “continuous updating of the inventory of the Town’s historic assets (see *Town of Lincoln Comprehensive Long-Range Plan*, November, 2008, p. 22). The Long-Range Planning Committee (Cultural & Historic Resources sub-committee) also supports the maintenance of “housing stock with a diversity of size and configurations suitable for households of differing sizes and life stages” (see *CLR Plan*, p. 11).
- 2) In addition, in discussion at the September 15, 2008, Board of Selectmen’s meeting, the Board expressed its opinion that there was good reason to complete the inventory of the Town’s architecturally and historically significant houses.
- 3) Also, the Lincoln Historical Commission recently advised the Housing Commission of a house on Tower Road for which the LHC had approved a demolition request. Had the modest house of the 1930s been inventoried, the LHC could have deemed the house “significant” and invoked a demolition delay, thus providing time for the exploration of alternatives to outright demolition. This option for affordable housing was of interest to the Housing Commission, although it has said that associated costs present serious obstacles. However, perhaps here is an area of possible collaboration.

We hope these comments prove helpful to the CPC when it considers the LHC’s current.

Lucretia Giese, Chairman  
Lincoln Historical Commission