

Lincoln Historical Commission
Historic District Commission
Brown's Wood Historic District Commission
Meeting Minutes
Tuesday, March 5, 2019
Donaldson Room, 16 Lincoln Road

Board Members: Andrew Glass, Chair, HDC/LHC/BWHDC; Christopher Boit, HDC/LHC/BWHDC; Gary Anderson, HDC/LHC/BWHDC; Lynn Delisi, HDC/BWHDC; Richard Rundell, HDC/BWHDC

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

(Members unavailable: Doug Adams, HDC/LHC/BWHDC; Andy Ory, HDC/LHC/BWHDC; Allen Vander Meulen, Alternate, HDC/LHC/BWHDC)

Others Present: Elaine Carroll, Adm. Assistant

NEXT ANTICIPATED MEETINGS: Tuesday, April 2, 2019, at 7:30 p.m., Donaldson Room

Lincoln Historical Commission:

Demolition Plan Review:

1-8 Ballfield Road – Alex Pitkin, Jennifer Soucy, and Peter Lukacic of Symmes, Maini & McKee Architects (SMMA), Tim Christenfeld, Chair, School Committee, Kim Bodnar, Vice Chair of the School Building Committee (SBC), and Jennifer Glass, Board of Selectmen representative to the SBC, came before the Lincoln Historical Commission (LHC) for a Demolition Plan Review for the demolition of more than 25% of the Lincoln School complex. Andrew Glass began the meeting by reiterating that the LHC greatly appreciated the collaborative approach taken by the SBC and SMMA with respect to the School Project. Mr. Glass reviewed that at its February 5, 2019 hearing, the LHC had deemed the Smith School and the Brooks School designed by Lincoln modern architects Lawrence B. Anderson and Henry B. Hoover, respectively, as having historical and architectural significance, but not the 1994 additions to the Lincoln School complex. Because the LHC deemed those portions of the School complex as having historical and cultural significance, the LHC had invited the SBC and SMMA to return for the Demolition Plan Review to determine whether or not those portions of the School complex were preferably preserved in relation to the proposed replacement.

SMMA presented the current plans for the School Project. Mr. Lukacic discussed that the site plan was designed to complement the architecture of the proposed design of the renovated and new portions of the School complex, including enhancing connections between the interior and exterior of the buildings and the buildings and the surrounding landscape. SMMA is exploring salvaging large granite blocks located near the Food Project field for use as outdoor seating at the School. Mr. Pitkin discussed that in the proposed design of the renovated and new portions of the School complex, SMMA had focused on the guiding principles articulated by the LHC, namely, the (1) the transparency between the interior and exterior of the buildings, (2) the attention to how daylight is modulated as it enters the building, (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. Mr. Pitkin noted the refinements to proposed new portions of the School, including the canopy at the main entry, the doors allowing direct access between the dining commons and the outside courtyard, and louvers or screens to shade the sun entering the learning commons, the gallery connecting the Donaldson Auditorium to the Reed Gym, the cladding for the upper portions of the Donaldson Auditorium and Reed Gym, and replacement for the ventilation panels beneath the windows in the Brooks School.

Mr. Glass invited discussion by Commission members and the audience. Commission members noted that they (1) appreciated how SMMA and the SBC had incorporated the LHC's guiding principles into the proposed design of the School complex, including drawing on aspects of the Smith and Brooks

Schools that made their designs innovative at the time, and (2) through the LHC's liaison work the SBC, looked forward to continued collaboration as the design of the School Project progresses toward construction. Christopher Boit made a motion that although the Smith School and Brooks School are historically, architecturally, and culturally significant, the portions of the School complex to be demolished are not preferably preserved based on the design as presented. Frank Clark seconded the motion. The LHC vote was 4-0 to approve demolition, with Judith Lawler recusing herself.

Demolition Request:

47 Farrar Road – Jean-Pierre Carney, owner of 47 Farrar Road, came before the LHC to request the demolition of more than 25% of the roof structure to construct a second floor. Mr. Carney said the house was built in 1952 and had not been renovated since that time. The house is a ranch-style home typical of that era. The LHC expressed its appreciation that Mr. Carney was renovating the existing house. Abutters Ion and Melinda Abraham of 41 Farrar Road expressed their support for the proposed project. Christopher Boit made a motion that the house is not historically, architecturally, or culturally significant and thus that demolition of the roof to construct a second floor as proposed was appropriate. Judith Lawler seconded the motion. The LHC vote to approve was unanimous.

Historic District Commission:

Certificates of Non-Applicability:

58 Codman Road – The scope of the proposed work consists of (1) removing and replacing the existing shingles on Barns B and C, and the attached office roofs, with Certainteed Landmark Architectural shingles of like color as the existing shingles, and (2) upon investigation, repairing and replacing any roof planking with like materials. Christopher Boit made a motion to approve the issuance of a Certificate of Non-Applicability for the work as discussed. Frank Clark seconded the motion. The Historic District Commission (HDC) vote to approve was unanimous.

Discussion:

2 Sandy Pond Road – Tim Moynihan, owner of 2 Sandy Pond Road, came before the HDC to discuss plans to repair the barn on the property. He said he is currently in the process of seeking bids for the permanent repairs to the barn. Mr. Moynihan inquired whether it was necessary to restore the cupola which had been taken down when the structure of the barn roof had begun deteriorating. HDC members noted that they might entertain a decision to remove the cupola but that Mr. Moynihan would need to present designs for the barn with and without the cupola. Mr. Moynihan indicated that he is also considering the installation of solar panels on the barn if the structure of the repaired roof can support them. He is planning to replace the windows and garage door and to perform work on the foundation of the barn as part of the repairs. Mr. Moynihan noted that he is planning to return to the HDC at its May 7, 2019 meeting to present the required specifics for the repair project.

Other Business:

Minutes – Richard Rundell made a motion to approve the minutes from the February 5, 2019 meeting as written. Christopher Boit seconded the motion. The HDC/LHC/BWHDC vote to approve was unanimous.

At 8:50 p.m., Christopher Boit made a motion to adjourn the meeting. Frank Clark seconded the motion. The HDC/LHC/BWHDC vote to adjourn was unanimous.

Submitted by Elaine Carroll