



**REPORT OF THE TOWN OF LINCOLN**  
**BROWN'S WOOD HISTORIC DISTRICT COMMISSION TO**  
**THE TOWN OF LINCOLN AND**  
**THE MASSACHUSETTS HISTORICAL COMMISSION:**

**PROPOSED ADDITIONS TO THE**  
**BROWN'S WOOD HISTORIC DISTRICT**

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## **SUMMARY**

**Contact Information:** Andrew C. Glass, Chairperson, Town of Lincoln Historic District Commission (HDC), Lincoln Town Offices, 16 Lincoln Road, Lincoln, Massachusetts 01773, 617-261-3107

**Report Committee Members:** Andrew C. Glass, Chairperson, HDC and Report Committee; Judith Lawler, HDC and Report Committee; Dana Robbat, President, Friends of Modern Architecture/Lincoln (FoMA); and Joe Robbat, FoMA Board Member

**Date of Public Hearing:** January 17, 2019

**Date of Town Meeting:** March 23, 2019

**Total Number of Properties Proposed for Addition to Brown's Wood Historic District:** 2

**Proposal and Conclusion:** Modern architecture is important to the history of the Town of Lincoln and is central to Lincoln's appearance today. In addition to Modern civic, cultural, and commercial buildings, more than 300 Modern residences were constructed in Lincoln between the 1930s and the 1970s, including the homes of Walter Gropius, founder of the Bauhaus School in Germany and later of chair of the Department of Architecture at the Harvard Graduate School of Design, and Marcel Breuer.

By vote of the Town at Town Meeting in March 2018, 11 homeowners in Brown's Wood, an architecturally cohesive and historically and culturally significant neighborhood of Modern houses, joined together to form the Brown's Wood Historic District. The new District joined the Lincoln Historic District which consists of 90 properties, including 24 Modern properties, located throughout Lincoln. The purpose of the Brown's Wood Historic District is to protect and preserve these houses and their carefully conceived neighborhood. At its formation in the 1950s, Brown's Wood developed a distinct set of values and guiding principles which became part of the Town Historic District By-law.

The HDC and FoMA are continuing to work closely with additional Brown's Wood homeowners who are interested in joining the District. The HDC believes that having additional Modern houses become part of the Brown's Wood Historic District will assist with maintaining and improving of the settings for such buildings, through the encouragement of sensitive and innovative design compatible with the conceptual significance of the neighborhood's historical development. The additions will also assist with informing the historical process of architectural growth and adaptation with a sense of educated pride in the neighborhood's architectural heritage.

Accordingly, at its November 13, 2018 meeting, the HDC gave its unanimous support to the submission of this report to the Town of Lincoln Planning Board and the Massachusetts Historical Commission for their consideration and recommendations.

## **INTRODUCTION**

According to the Massachusetts Historical Commission, “the strongest form of protection is a local historic district created through a local bylaw or ordinance.”<sup>1</sup> It is important to note the difference between a local historic district and a National Register District. A National Register Historic District contains buildings, structures, sites, objects, and districts designated as architecturally and culturally significant according to national history. That is, the National Register designation is a federal denomination administered by the U.S. Secretary of the Interior through the state historic preservation office. Nominations do not require local government approval, and there is no local oversight. A local historic district, in contrast, is established locally with approval by town vote and is administered by locally appointed commission members applying the town-approved historic district by-law. The decision to join a local historic district is entirely voluntary on the part of the property owner.

The first local historic district in the United States was established in 1931 in Charlestown, South Carolina. The first local historic districts in Massachusetts were established in 1955 in the Beacon Hill neighborhood of Boston and in Nantucket. Since that time, over 200 such districts have been established throughout the Commonwealth, including in Lincoln and the towns surrounding Lincoln such as Bedford, Concord, Lexington, Sudbury, Waltham, Wayland, and Weston.

Lincoln voted to establish a historic district and to adopt its Historic District By-law in accordance with the Massachusetts Historic Districts Act (M.G.L. Chapter 40C) on March 28, 1981. The Massachusetts Historic Districts Act allows for the creation of a new historic district at the request of the property owners, after a public hearing conducted by the historic district commission, and after vote of the town at town meeting. The Brown’s Wood Historic District consists of 11 Modern properties located in two parts of the neighborhood. The Lincoln Historic District consists of 90 properties, including 24 Modern properties, located throughout Lincoln.

The Town of Lincoln Board of Selectmen is in the process of appointing the Brown’s Wood Historic District Commission (BW HDC) to apply the By-law to the District. Under the By-law, the BW HDC is comprised of seven members, all residents of Lincoln, representing the Lincoln Historical Society, the Massachusetts State Association of Architects, Lincoln realtors, and Brown’s Wood Historic District residents, as well as two members representing the Town of Lincoln Planning Board. The Selectmen also appoint two alternates. BW HDC members serve three-year terms, which are renewable. Meetings are held once a month with public notice posted of the agenda for each meeting.

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<sup>1</sup> “Introduction,” *Establishing a Local Historic District*, at 4 (Massachusetts Historical Commission, Boston: 2007 reprint).

Through the By-law, the Brown's Wood Historic District is "intended to preserve and protect as a permanent legacy the significant historical areas and distinctive architectural characteristics of the Town of Lincoln in their settings." The inclusion of buildings in the District promotes the maintenance and improvement of the settings for such buildings through the encouragement of sensitive and innovative design compatible with the conceptual significance of the Town's historical development. The By-law does not seek to establish an architectural museum, but instead to inform the historical process of architectural growth and adaptation with a sense of educated pride in the Brown's Wood neighborhood's heritage.

The Lincoln Historic District By-law provides certain guidelines for buildings and structures located within Lincoln's historic districts, including the Brown's Wood Historic District. BW HDC members are responsible for approving requests for permanent exterior alterations in the District that are above grade and visible to the public, requests for new construction, and requests for demolitions. The By-law contains the criteria for the BW HDC's review of those requests, including the standards for its decisions, and the types of changes that are exempted or excluded from BW HDC review. As part of creating the Brown's Wood Historic District in 2018, the Historic District By-law was amended to incorporate the "General Objectives of the Brown's Wood Historic District" and the "General Description of Neighborhood Character" outlined in the "Significance Section" below for application to the District.

In determining the appropriateness of a proposed change, the BW HDC considers the proposal in relation to (1) the historical and architectural significance of the subject building or structure and its site, (2) the historical and architectural significance of the buildings and structures in the surrounding area, and (3) the Brown's Wood Historic District guidelines set forth in the Historic District By-law. The BW HDC can impose dimensional and set-back requirements in addition to those required by other applicable Town by-laws. The BW HDC may issue a certificate of non-applicability for ordinary maintenance and a certificate of hardship in certain instances when the refusal of a request would create a hardship for the applicant.

## **METHODOLOGY**

As noted above, Lincoln voted to adopt its Historic District By-law in accordance with the Massachusetts Historic Districts Act (M.G.L. Chapter 40C) on March 28, 1981. Today, Lincoln has two historic districts—the Lincoln Historic District and the Brown’s Wood Historic District. Through the By-law, Lincoln’s historic districts are “intended to preserve and protect as a permanent legacy the significant historical areas and distinctive architectural characteristics of the Town of Lincoln in their settings.” The commissions for both historic districts use education and dialog to heighten public awareness of the architectural and cultural buildings and structures within the historic districts and the appropriateness of their preservation as provided by the By-law.

Together, the Lincoln’s historic districts have 101 properties located throughout Lincoln, including:

- Beaver Pond Road/Tower Road—5 properties
- Brown’s Wood—11 properties
- Codman Estate and Farm—4 properties
- Conant Road/Old Conant Road—4 properties
- Lincoln Center—64 properties
- Old Concord Road—2 properties
- Page Road/Trapelo Road—2 properties
- Partridge Lane—1 property
- Stonehedge Road—3 properties
- Woods Ends Road/Baker Bridge Road—5 properties

There are 2 owners who would like to add their Modern houses to the Brown’s Wood Historic District at Town Meeting in March 2019. More owners may elect to join the Brown’s Wood Historic District in subsequent years. The Massachusetts Historic Districts Act provides for the addition of properties to the Brown’s Wood Historic District at the request of property owners, after a public hearing conducted by the HDC and then by vote of the Town at Town Meeting.

The basic procedure that the HDC is following in connection with property owners who are interested in adding their Modern houses to the Brown’s Wood Historic District is to:

1. Work closely with each property owner who has expressed an interest in adding their Modern house to the Brown’s Wood Historic District to ensure their understanding of the District and to secure their final approval and permission to proceed.

2. Submit the proposal for adding properties to the Brown's Wood Historic District to the Town of Lincoln Planning Board and the Massachusetts Historical Commission for their consideration and recommendations.
3. Hold a public hearing, after notice to interested property owners, to answer questions from the public about the proposal for adding properties to the Brown's Wood Historic District and to approve the submission of the proposal as a Warrant article for vote by the Town at Town Meeting.
4. Work closely with Town officials, members of the public, and the property owners to develop the Warrant article and to obtain approval of the Warrant by the Town at Town Meeting by a two-thirds majority vote.

## **SIGNIFICANCE**

### **History**

The Brown's Wood neighborhood of Lincoln is a post-World War II contemporary-inspired subdivision development. The neighborhood represents an important era in American cultural history, reflecting mid-century ideas about Modern architecture and modern living, and how a suburban residential community could be built.

The neighborhood was not created by one builder or done by one architect but is a collection of unique Modern houses; each a personalized vision of living in a rural, wooded suburban setting in the 1950s. Each house makes its own contribution to the neighborhood, yet together the houses create a coherent and clearly recognizable context and character. The houses in Brown's Wood were designed and built in an efficient, economical way. They are generally modest in size, construction, and impact on environment. Many of the houses have grown and expanded through the years. The changes have generally been flexible and organic, integrated with the original style and character of the homes, and often enhancing their character.

### **General Objectives of the Brown's Wood Historic District**

1. The maintenance and enhancement of the Modern design ideas and characteristics that inform the homes of the Brown's Wood Historic District, while supporting the updating of its homes and the diversity of the characteristic architectural expression of the District.
2. The preservation of the woodland landscape, ensuring that the houses fit into that landscape rather than dominate it. The woodland is a major unifying factor that ties this District together, establishing its setting and context.

### **General Description of Neighborhood Character**

- The absence of traditional or historical architectural styles – as it was put in the 1950s: “no colonials and no ranches.”
- The diversity of the architectural forms within the Modern architectural idiom.
- The dominance of the natural landscape, topography, and woodland setting.
- Houses are sited within the landscape and topography, with massing and scale that are reflective of the sites, fit into the woodland, and embrace nature, rather than competing with it.
- Houses are set in the woods, rather than set on a lot surrounded by yard space. The houses are seen through a natural screen of trees and woodland.

- Property lines are generally invisible, without fences or large landscaped areas separating properties.
- Lawns and formal landscaping do not extend to the street. Large trees and natural woodland vegetation are preserved, and landscaping and plantings are natural or naturalized, maintaining the woodland character.
- Varying setbacks, orientation, and massing are used to minimize impacts and maximize privacy and access to nature. Houses are sited and oriented without reference to the streets of the neighborhood and avoid the typical suburban relationship of houses to street.
- Houses are generally horizontal and low in their massing, using flat or low-pitched roofs, either without eaves or with deep overhanging eaves.
- Windows often serve to connect the inside and outside, bringing the outside into the house, rather than walling it off, economically expanding the apparent living areas.
- Houses have little in the way of decorative elements (shutters, gables, etc.), so that decoration and interest arise out of the form, the materials used, and especially the setting and surroundings.
- Houses have incorporated and experimented with new technologies and forms, in particular reflecting an early interest in sustainable design issues, including the use of industrial materials, sensitive siting, passive and non-passive solar, and efficient use of space and materials.

The following is a summary (in chronological order) of the houses which have been proposed by their owners for addition to the Brown's Wood Historic District:

1. LIN 329 – **8 Moccasin Hill Road** – 1959, architect Henry B. Hoover (1902-1989), Hoover and Hill Associates; original owners Edward and Nancy Rawson. One-story, gable-roof Modern wood residence; addition of studio wing in 2005. Hoover: Harvard University, M.Arch. 1926; designed over 50 houses in Lincoln and the Hartwell Pods and original Brooks School at Ballfield Road as well as an addition (demolished in 1988) to the Lincoln Public Library on Bedford Road.
2. LIN 220 – **18 Moccasin Hill Road** – 1959, architect Henry B. Hoover (1902-1989), Hoover and Hill Associates; original owner Ruth Wales. One-story, gable-roof Modern wood residence laid out in cruciform plan; additions of garage (1962), barn (1968), and screen-house and pergola (1990). Hoover: Harvard University, M.Arch. 1926; designed over 50 houses in Lincoln and the Hartwell Pods and original Brooks School at Ballfield Road as well as an addition (demolished in 1988) to the Lincoln Public Library on Bedford Road.

## **JUSTIFICATION OF THE BOUNDARIES**

With the proposed addition of 2 properties, the Brown's Wood Historic District would consist of 13 properties on Laurel Drive and Moccasin Hill Road within the Brown's Wood neighborhood of Lincoln, a forty-acre parcel laid out and incorporated by its founders in 1954. At this time, the boundaries of the District are circumscribed to the properties of the 13 property owners; the District could expand in the future should more residents of the Brown's Wood neighborhood later elect to join the District.

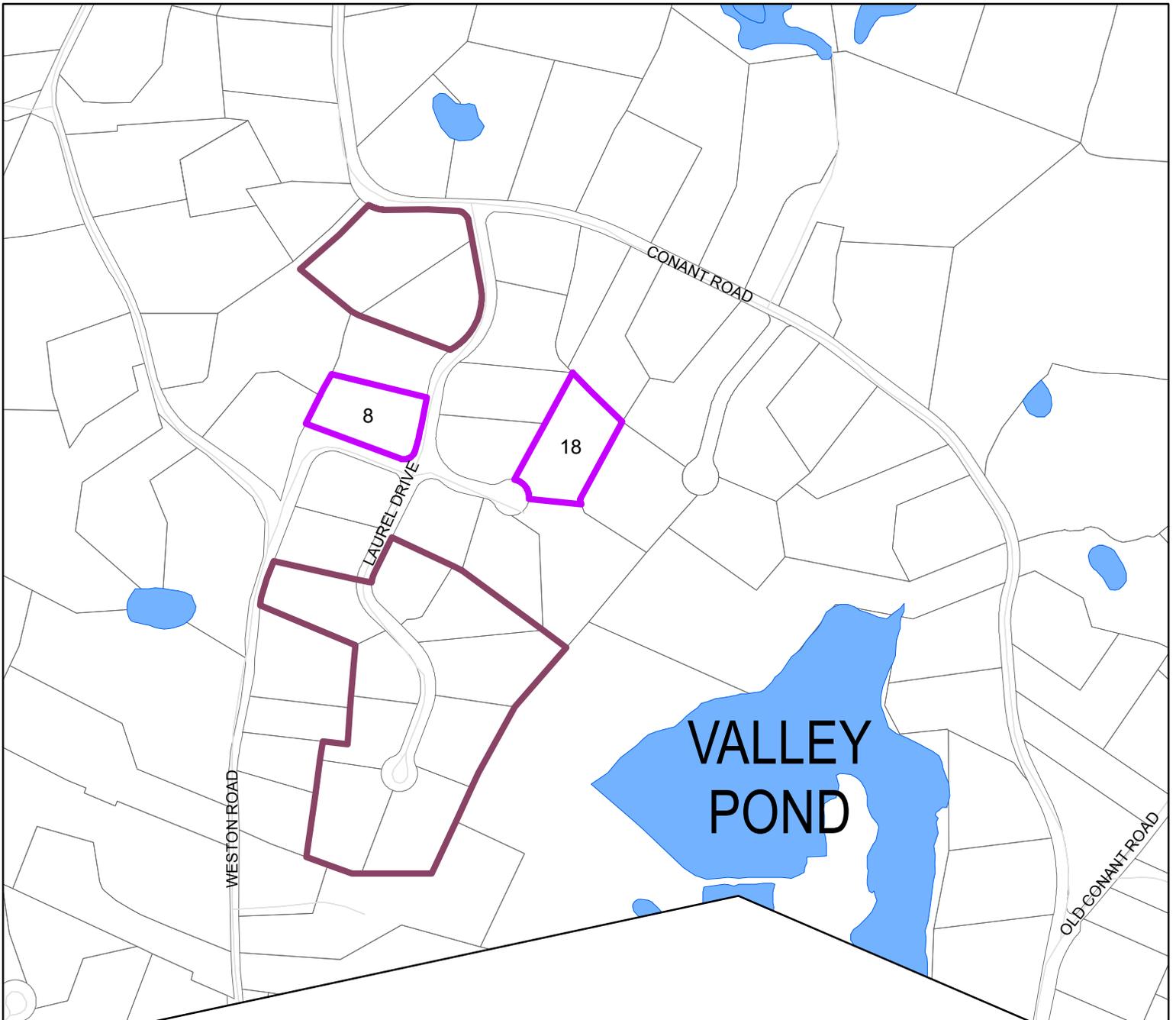
# Town of Lincoln

## Proposed Additions to the Brown's Wood Historic District

### 8 Moccasin Hill Road and 18 Moccasin Hill Road

#### Legend

-  Brown's Wood Historic District
-  Proposed Additions



**PROPERTY INDEX**

The properties listed below have been inventoried. The Forms B are housed with the Massachusetts Historical Commission, Boston; the Building Department, Lincoln Town Offices; the Lincoln Public Library; and FoMA.

DATE	ADDRESS	ARCHITECT	HISTORIC OWNER	LIN
1959	8 Moccasin Hill Road	Henry B. Hoover, Hoover and Hill Assocs.	Edward and Nancy Rawson	329
1959	18 Moccasin Hill Road	Henry B. Hoover, Hoover and Hill Assocs.	Ruth Wales	220

## **BY-LAW**

The Brown's Wood Historic District operates under Lincoln's existing Historic District By-law. The general mandate therefore of the Brown's Wood Historic District is "to protect and preserve as a permanent legacy the significant historic areas and distinctive architectural characteristics of the Town of Lincoln in their settings." A copy of the Lincoln Historic District By-law is appended to this report.

As discussed above, the Lincoln Historic District By-law provides certain guidelines for buildings and structures located within Lincoln's historic districts, including the Brown's Wood Historic District. The BW HDC is responsible for approving requests for permanent exterior alterations in the District that are above grade and visible to the public, requests for new construction, and requests for demolitions. The By-law contains the criteria for the BW HDC's review of those requests, including the standards for its decisions, and the types of changes that are exempted or excluded from BW HDC review. As part of creating the Brown's Wood Historic District in 2018, the Historic District By-law was amended to incorporate the "General Objectives of the Brown's Wood Historic District" and the "General Description of Neighborhood Character" outlined in the "Significance Section" above for application to the District.

In determining the appropriateness of a proposed change, the BW HDC considers the proposal in relation to (1) the historical and architectural significance of the subject building or structure and its site, (2) the historical and architectural significance of the buildings and structures in the surrounding area, and (3) the Brown's Wood Historic District guidelines set forth in the Historic District By-law. The BW HDC can impose dimensional and set-back requirements in addition to those required by other applicable Town by-laws. The BW HDC may issue a certificate of non-applicability for ordinary maintenance and a certificate of hardship in certain instances when the refusal of a request would create a hardship for the applicant.

## **PUBLICATIONS ON MODERN HOUSES IN LINCOLN**

Articles in magazines such as *AB Architecture/Boston*, *Architectural Forum*, *Architectural Record*, *Dwell*, *Harvard Magazine*, *Preservation*, etc.

Lucretia H. Giese and Henry B. Hoover, Jr., *Breaking New Ground: Henry B. Hoover, New England Modern Architect* (University Press of New England, Hanover, NH: 2005).

Dana Robbat, *Plain Living, High Thinking: Social Idealists and their Architecture* (forthcoming).

**APPENDIX A:**  
**THE LINCOLN HISTORIC DISTRICT BY-LAW**

COUNTY OF MIDDLESEX  
COMMONWEALTH OF MASSACHUSETTS

**GENERAL BY-LAWS**

OF THE

**TOWN OF LINCOLN**

PRICE - \$10.00

As adopted by vote of the Town March 16, 1959, and thereafter amended,  
through the March 24, 2018 Annual Town Meeting.

**Section 12. Expiration of License**

All licenses for soliciting in the Town are valid only for the particular dates or time period specified thereon, and in no case for longer than ninety (90) days.

**Section 13. Appeals**

Any person or organization who is denied a license or whose license has been revoked may appeal by filing a written notice of appeal with the Board of Selectmen. Such appeal must be filed within five (5) days after receipt of the notice of denial or revocation. The Board of Selectmen shall hear the appeal at its next scheduled meeting after the filing of the written notice of appeal, provided, however, that if the Board of Selectmen fails to make a determination within thirty (30) days after the filing of the appeal, the license shall be deemed granted or reinstated, as the case may be.

**Section 14. Severance Clause**

The provisions of this By-law are declared to be severable, and if any section, sentence, clause or phrase of this By-law shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this By-law and they shall remain in effect, it being the legislative intent that this By-law shall stand, notwithstanding the invalidity of any part.

**ARTICLE XXV Historic District**

**Preamble**

The purpose of this By-law is to promote the educational, cultural, economic, and general welfare of the residents of Lincoln through the preservation and protection of the distinctive architectural characteristics of buildings and places significant in the history of the Commonwealth and of the Town, through the maintenance and improvement of the settings for such buildings and places, and through the encouragement of the spirit of sensitive and innovative design compatible with the conceptual significance of the Town’s historical development. This By-law does not seek to establish an architectural museum, but instead to inform the historical process of architectural growth and adaptation with a sense of educated pride in our heritage.

**Section 1. Historic District**

**1.1. An Historic District** (the District) is hereby established in the Town of Lincoln, Massachusetts, in accordance with provisions of MGL, Chapter 40C of the Commonwealth. The District consists of areas, the locations and boundaries of which are as shown on a plan to be filed with the Lincoln Town Clerk and the Massachusetts Historical Commission and to be recorded with the Middlesex South Registry of Deeds. The District is intended to preserve and protect as a permanent legacy the significant historical areas and distinctive architectural characteristics of the Town of Lincoln in their settings.

**1.2. A Brown’s Wood Historic District** (the Brown’s Wood District) is hereby established in the Town of Lincoln, Massachusetts, in accordance with provisions of MGL, Chapter 40C of the Commonwealth. The Brown’s Wood District consists of areas, the locations and boundaries of which are as shown on a plan to be filed with the Lincoln Town Clerk and the Massachusetts Historical Commission and to be recorded with the Middlesex South Registry of Deeds. The Brown’s Wood District is intended to preserve and protect as a permanent legacy the significant historical areas and distinctive architectural characteristics of the Town of Lincoln in their settings.

## **Section 2. Historic District Commission**

**2.1 Membership** An Historic District Commission (the Commission) is hereby established as required by said MGL Chapter 40C, consisting of seven members, all residents of Lincoln, appointed by the Selectmen. The Commission shall include one member from two nominees submitted by the Lincoln Historical Society, one member from two nominees submitted by the Massachusetts State Association of Architects, and one member from two nominees submitted by the Board of Realtors covering Lincoln, if any. If, within thirty (30) days after submission of a written request for nominees to any of the organizations herein named, no such nominations have been made, the Selectmen may proceed to appoint the Commission without nomination by such organization. Further, at all times one member shall be a resident of or an owner of property in the District and two shall be members of the Lincoln Planning Board nominated by that body. Five members shall be drawn, if otherwise qualified, from the Lincoln Historical Commission. All members shall serve without compensation. Further, a Brown's Wood Historic District Commission (the Brown's Wood Commission) is hereby established for the Brown's Wood District, consisting of seven members, all residents of Lincoln appointed by the Selectmen. Appointments shall be made as provided in this Section 2 for the Historic District Commission, provided that at least one member of the Brown's Wood Commission shall be a resident or property owner of the Brown's Wood District. Some of all of the members of the Historic District Commission may also be appointed as members of the Brown's Wood Commission. All members shall serve without compensation.

**2.1.1. Alternates.** There shall also be two alternate members appointed by the Selectmen, one of whom at all times shall be a resident of the District

**2.2. Terms.** The terms of members on the Commission shall be so arranged that the term of at least one member shall expire each year and shall, if possible, coincide with their membership on the other Town body on which they serve. Successors shall be appointed in the same manner as the original appointments for terms of three (3) years. Vacancies shall be filled in the same manner as the original appointment by the Selectmen for the remainder of the unexpired term. Each member and each alternate shall continue in office after the expiration of his or her term until a qualified successor is duly appointed by the Selectmen and accepts the appointment.

**2.3. Officers.** The Commission shall annually elect a chairman and a vice-chairman from within its number and a secretary from within or without its number.

**2.4. Replacements.** In case of absence, inability to act, or self-interest on the part of a member of the Commission, that member's place shall be taken for the duration of that condition by an alternate member designated by the Chairman.

## **Section 3. Definitions.**

In this By-law, the following terms shall have the meanings described below:

**3.1. Altered.** The word "altered" includes the words "rebuilt", "reconstructed", "restored", "removed", and "demolished."

**3.2. Building.** The word "building" means a combination of materials forming a shelter for persons, animals or property.

**3.3. Commission.** Except as used in Subsection 2.1 of Article XXV of the By-Law, the word "Commission" as used in Article XXV of the By-Law shall refer both to the Historic District Commission and the Brown's Wood Historic District Commission.

**3.4. Constructed:** The word "constructed" includes the words "built", "erected", "installed", "enlarged", and "moved".

**3.5. Exterior Architectural Feature:** The words "exterior architectural feature" mean such portion of the exterior of a building or structure as is open to view from a public street, public way, public park, or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color, and texture of exterior building materials, the color

of paint or other materials applied to exterior surfaces, and the type and style of windows, doors, lights, signs, and other appurtenant exterior fixtures.

**3.6. Structure:** The word “structure” means a combination of materials other than a building, including a sign, fence, wall, terrace, walk, or driveway.

**3.7. Historic District or District.** Except as used in Subsections 1.1, 1.2, 2.1, and 5.3 of Article XXV of the By-Law, the words “Historic District” and “District” as used in Article XXV of the By-Law shall refer both to the Historic District and the Brown’s Wood Historic District.

#### **Section 4. Duties, Power, And Authority of Historic District Commission.**

**4.1. Duties.** The Commission shall have the duty of implementing this By-law by receiving and reviewing applications in connection with the alteration or construction of any building or structure within the Historic District and by acting on each such application as hereinafter provided in this By-law. The Commission shall have the further duty of informing the Massachusetts Historical Commission of the likely impact on the District of any state or federally funded, licensed, or assisted project.

**4.2 Authority.** Except as otherwise provided in **Section 6**, of this By-law, no building or structure within the Historic District shall be constructed or altered in any way that affects exterior architectural features unless the Commission shall first have issued a Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship with respect to such construction or alteration.

A. Any person who desires to obtain a certificate from the Commission shall file with the Commission an application for a Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship, as the case may be, in such form as the Commission may reasonably determine, together with such plans, elevations, specifications, material, and other information, including, in the case of demolition or removal, a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

B. No Building Permit for a construction of a building or structure or for alteration of an exterior architectural feature within the Historic District and no Demolition Permit for demolition or removal of a building or structure within the Historic District shall be issued by the Building Inspector of the Town of Lincoln until the certificate required by this Section has been issued by the Commission.

**4.3. Augmentations.** The Commission shall have such other duties, powers, and authority within the scope of MGL Chapter 40C as may be delegated or assigned to it by vote of a Town Meeting.

#### **Section 5. Criteria**

**5.1. Standards.** In passing upon matters before it, the Commission shall consider, among other things, the historic and architectural value and significance of the site, building, or structure, the general design, arrangement, texture, and material of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure, both in relation to the land area upon which the building or structure is situated, and to buildings and structures in the vicinity, and the Commission may, in appropriate cases, impose dimensional and set-back requirements in addition to those required by applicable By-law. In the event of any conflict between the provisions of this By-law and the Zoning By-law of the Town, which apply to the same property, the conflict shall be resolved by application by the appropriate body of the most restrictive provisions first.

**5.2. Limitations.** The Commission shall not consider interior arrangements or architectural features not subject to public view. The Commission shall not make any recommendation or

requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the Historic District.

### **5.3. Standards Applicable to the Brown's Wood District**

#### **a. General Objectives of the Brown's Wood District:**

- (i) The maintenance and enhancement of the Modern design ideas and characteristics that inform the homes of the Brown's Wood District, while supporting the updating of its homes and the diversity of the characteristic architectural expression of the Brown's Wood District
- (ii) The preservation of the woodland landscape, ensuring that the houses fit into that landscape rather than dominate it. The woodland is a major unifying factor that ties this Brown's Wood District together, establishing its setting and context.

#### **b. General Description of Neighborhood, Architectural and Historical Characteristics of the Brown's Wood District:**

- (i) The absence of traditional or historical architectural styles as it was put by the founding homeowners in the 1950s: "no colonials and no ranches."
- (ii) The diversity of the architectural forms within the Modern architectural idiom.
- (iii) The dominance of the natural landscape, topography and woodland setting.
- (iv) Houses are sited within the landscape and topography, with massing and scale that are reflective of the sites, fit into the woodland and embrace nature, rather than competing with it.
- (v) Houses are set in the woods, rather than set on a lot surrounded by yard space. The houses are seen through a natural screen of trees and woodland.
- (vi) Property lines are generally invisible, without fences or large landscaped areas separating properties.
- (vii) Lawns and formal landscaping do not extend to the street. Large trees and natural woodland vegetation are preserved, and landscaping and plantings are natural or naturalized, maintaining the woodlands character.
- (viii) Varying setbacks, orientation and massing are used to minimize impacts and maximize privacy and access to nature. Houses are sited and oriented without reference to the streets of the neighborhood, and avoid the typical suburban relationship of houses to street.
- (ix) Houses are generally horizontal and low in their massing, utilizing flat or low-pitch roofs, either eave-less or with deep overhanging eaves.
- (x) Windows often serve to connect the inside and outside, bringing the outside into the house, rather than walling it off, economically expanding the apparent living areas.
- (xi) Houses have little in the way of decorative elements (shutters, gables etc.), so that decoration and interest arises out of the form, the materials used and especially the setting and surroundings.
- (xii) Houses have incorporated and experimented with new technologies and forms, in particular reflecting an early interest in sustainable design, including the use of industrial materials, sensitive siting, passive and active solar and efficient use of space and materials.

## **Section 6. Exemptions and Exclusions**

**6.1. Exemptions.** Use, interior arrangements, and exterior architectural features not subject to public view are exempt from the jurisdiction of the Commission.

**6.2. Exclusions.** The authority of the Commission shall not extend to review of the following categories of buildings or structures or exterior architectural features in the Historic District, and the buildings or structures or exterior architectural features so excluded may be constructed or altered within the Historic District without review by the Commission:

**6.2.1.** Temporary structures of signs, subject, however, to such conditions as to duration of use, location, lighting, removal, and similar matters as the Commission may reasonably specify;

**6.2.2.** Terraces, walks, driveways, sidewalks, roadside paths, and similar structures, provided that any such structure is substantially at grade level;

**6.2.3.** Storm doors and windows, screens, window air-conditioners, lighting fixtures, antennae, and similar appurtenances;

**6.2.4.** The color of paint;

**6.2.5.** The color of materials used on roofs; and

**6.2.6.** Signs of not more than one (1) square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and, if illuminated, is illuminated only indirectly; and one sign in connection with the non-residential use of each building or structure which is not more than twelve (12) square feet in area, consists of letters painted on wood without symbol or trademark, and, if illuminated, is illuminated only indirectly.

**6.3. Additional Exclusions.** The Commission may determine from time to time after public hearing that additional categories of exterior architectural features and structures enumerated in MGL Chapter 40C may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of this By-law.

**6.4. Non-Applicability to Ordinary Maintenance and Related Actions.** Nothing in this By-law shall be construed to prevent the ordinary maintenance, repair, or replacement of any exterior architectural feature within the Historic District which does not involve a change in design or material or the outward appearance thereof, nor to prevent landscaping with plants, trees, or shrubs nor construed to prevent the meeting of requirements certified by a duly-authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of this By-law.

**6.5. Energy Conserving or Producing Devices.** . The Commission shall, after public hearing, set forth in such manner as it may determine, a variety of designs of certain appurtenances, such as solar energy equipment and wind-activated power-generating equipment, which will meet the requirements of the Historic District, but no such roster of designs shall limit the right of an applicant to present other designs to the Commission for its approval.

**6.6. Certificates of Non-Applicability.** Upon request, the Commission shall issue a Certificate of Non-Applicability with respect to construction or alteration in any category then not subject to review by the Commission in accordance with the provisions of this Section.

## **Section 7. Commission Procedure**

**7.1. Meetings.** Meetings of the Commission shall be held at the call of the Chairman and shall be called at the request of two members of the Commission and in such other manner, including, in the absence of the Chairman, at the call of the Vice-chairman, as the Commission shall determine in its rules. Notice of meetings shall be posted at least forty-eight (48) hours in advance.

**7.2. Quorums and Voting.** The majority of the members of the Commission shall constitute a quorum, but the concurring vote of at least four (4) members of the Commission shall be necessary to issue any certificate and to determine whether a public hearing is required as specified below.

**7.3. Initial Determinations.** The Commission shall determine promptly, and in all events within fourteen (14) days after the filing of an application for a Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the Commission. If the Commission determines that such application involves any such features which are subject to approval by the Commission, the Commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided.

**7.4. Dispensing with Public Hearings.** A public hearing on an application need not be held if:

- 1) such hearing is waived in writing by all persons entitled to notice thereof; or
- 2) if the Commission determines that the exterior architectural feature involved or its category, as the case may be, is so insubstantial in its effect on the Historic District that it may be reviewed by the Commission without public hearing on the application, provided, however, that, if the Commission dispenses with a public hearing on an application, notice of the application shall be given to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as hereinafter provided, and ten (10) days shall elapse after the mailing of such notice before the Commission may act upon such application.

**7.5. Public Hearings.** If the Commission decides to hold a public hearing on any application, it shall fix a reasonable time for such hearing and shall give public notice of the time, place and purposes thereof, at least fourteen (14) days before said hearing, in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby, as they

appear on the most recent real estate tax list of the Board of Assessors, to the Planning Board, to any person filing written request for notice of hearings (such request to be renewed yearly in December), and to such other persons as the Commission shall deem entitled to notice.

As soon as convenient after such public hearing, but in any event within sixty (60) days after the filing of the application or within such further time as the applicant may allow in writing, the Commission shall make a determination of the application. If the Commission shall fail to make a determination within such period, the Commission shall thereupon issue a Certificate of Hardship.

**7.6. Certificate of Appropriateness.** If the Commission determines that the construction or alteration for which an application for a Certificate of Appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the Historic district, the Commission shall cause a Certificate of Appropriateness to be issued to the applicant.

In the case of a disapproval of an application for a Certificate of Appropriateness, the Commission shall place upon its records the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the Commission, to be issued to the applicant, and the Commission may make recommendations to the applicant with respect to the appropriateness of design, arrangement, texture, materials, and similar features. Prior to the issuance of any disapproval, the Commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the Commission. If, within fourteen (14) days of the receipt of such notice, the applicant files a written modification of his application in conformity with the recommended changes of the Commission, the Commission shall cause a Certificate of Appropriateness to be issued to the applicant.

**7.7. Certificate of Non-Applicability.** In the case of a determination by the Commission that an application for a Certificate of Non-Appropriateness or for a Certificate of Non-Applicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the Commission in accordance with the provisions of **Section 6**, the Commission shall cause a Certificate of Non-Applicability to be issued to the applicant.

**7.8. Certificate of Hardship.** If the construction or alteration for which an application for a Certificate of Appropriateness has been filed shall be inappropriate, or in the event of an application for a Certificate of Hardship, the Commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the Historic District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant, and whether such application may be approved without substantial derogation from the intent and purpose of this By-law. If the Commission determines that, owing to such conditions, failure to approve an application will involve substantial hardship to the applicant, and approval thereof may be made without such substantial detriment or derogation, or, in the event of failure to make a determination on an application within the time specified in **Section 7.5** above, the Commission shall cause a Certificate of Hardship to be issued to the applicant.

**7.9. Execution of Certificates.** Each Certificate issued by the Commission shall be dated and signed by its Chairman, Vice-Chairman, Secretary, or other person designated by the Commission to sign such Certificates on its behalf.

**7.10. Rules, Regulations, and Permanent Records.** The Commission shall keep a permanent record of its resolutions, transactions, and determinations, and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of this By-law and MGL, Chapter 40C, and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. The Commission shall file a copy of any such rules and regulations with the Town Clerk.

**7.11. Final Dispositions.** The Commission shall file with the Town Clerk and with the Building Inspector a copy or notice of all Certificates and determinations of disapproval issued by it.

## **Section 8. Review Procedure.**

**8.1. Authorized Review.** Any applicant aggrieved by a determination of the Commission may, within twenty (20) days after the filing of the notice of such determination with the Town Clerk, file a written request with the Commission for a review by a person or persons of competence and experience in such matters, designated by the Metropolitan Area Planning Council, of which the Town of Lincoln is a member.

**8.2. Review Finding.** The finding of the person or persons asking such review shall be filed with the Town Clerk within forty-five (45) days after the request, and shall be binding on the applicant and the Commission, unless a further appeal is sought in the Superior Court, as provided below.

## **Section 9. Remedy by Superior Court.**

**9.1. Appeal to Superior Court.** Any applicant aggrieved by a determination of the Commission or by the finding of a person or persons making a review may, within twenty (20) days after the filing of the notice of such determination or such finding with the Town Clerk, appeal to the Superior Court sitting in equity for Middlesex County. The Court shall hear all pertinent evidence and shall annul the determination of the Commission if it finds the decision of the Commission to be unsupported by the evidence, or to exceed the authority of the Commission, or may remand the case for further action by the Commission, or make such other decree as justice and equity may require. The remedy provided in this Section shall be exclusive; but the parties shall have all rights of appeal and exception as in other equity cases. Costs shall not be allowed against the Commission unless it shall appear to the Court that the Commission acted with gross negligence, in bad faith, or with malice in the matter from which the appeal was taken. Costs shall not be allowed against the party appealing from such determination of the Commission unless it shall appear to the Court that the appellant acted in bad faith or with malice in making the appeal to the Court.

**9.2. Jurisdiction of Superior Court.** The Superior court sitting in equity for Middlesex County shall have jurisdiction to enforce the provisions of this By-law and the determinations, rulings and regulations issued pursuant thereto, and may, upon petition of the Board of Selectmen or of the Commission, restrain by injunction violations thereof; and without limitations, such Court may order the removal of any building, structure, or exterior architectural feature constructed in violation thereof, or the substantial restoration of any building, structure, or exterior architectural feature altered or demolished in violation thereof, and may issue such other orders for relief as may be equitable.

Whoever violates any of the provisions of this By-law shall be punished by a fine of not less than ten dollars (\$10) nor more than five-hundred dollars (\$500). Each day during any portion of which a violation continues to exist shall constitute a separate offense.

## **Section 10. Reports to the Massachusetts Historical Commission.**

**10.1.** This By-law, amendments thereto, maps of areas in the Historic District created thereunder, and annual reports and other publications of the Commission, and rosters of membership therein, shall be filed with the Massachusetts Historical Commission.

*Adopted at the 1981 Annual Town Meeting; integrated into General By-Laws, 2008 et seq.*

**APPENDIX B:**  
**INVENTORY FORMS WITH DIGITAL IMAGES**

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	LIN.329
<b>Historic Name:</b>	Rawson, Edward B. House
<b>Common Name:</b>	
<b>Address:</b>	8 Moccasin Hill Rd
<b>City/Town:</b>	Lincoln
<b>Village/Neighborhood:</b>	Brown's Wood
<b>Local No:</b>	
<b>Year Constructed:</b>	1959
<b>Architect(s):</b>	Hoover and Hill Associates; The Marian Company
<b>Architectural Style(s):</b>	Contemporary
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Glass; Wood; Wood Clapboard Foundation: Concrete Cinderblock



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Wednesday, November 14, 2018 at 6:59: AM

# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

181-40-0 Maynard LIN.329

**Town:** LINCOLN

**Place:** Brown's Wood

## Photograph



**Address:** 8 Moccasin Hill Rd

**Historic Name:** Rawson, Edward B. & Nancy B. House

**Uses Present:** Residential

**Original:** Residential

**Date of Construction:** 1959

**Source:** Assessors, plans

**Style/Form:** Modern

**Architect/Builder:** Hoover and Hill Associates

## Exterior Material

Foundation: Concrete

Wall/Trim: Wood clapboard

Roof: Asphalt shingles

**Outbuildings/Secondary Structures:** Long gabled roof clapboarded garage and shop with wide overhead door in south gable end - 1965

**Major Alterations:** Addition of studio wing at northwest corner – 2005 (designer unknown)

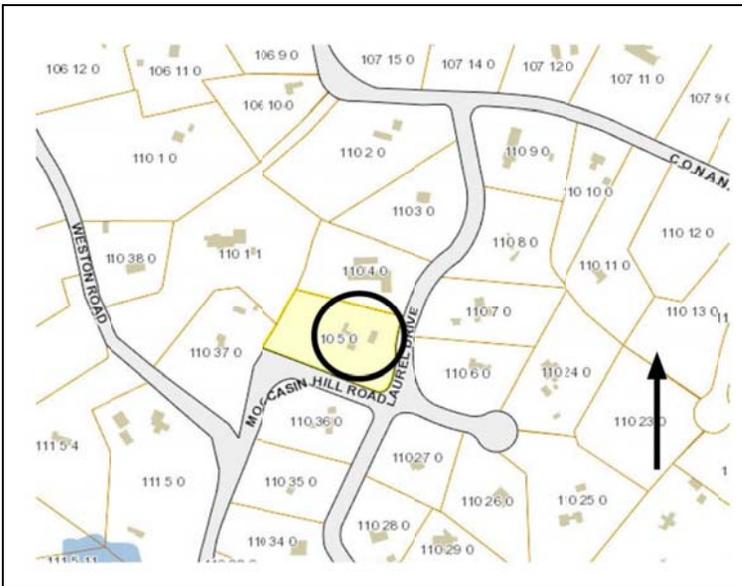
**Condition:** Good

**Moved**  **no**  **yes** **Date** n/a

**Acreage:** 1.64 acres

**Setting:** On the northwest corner of Moccasin Hill Road and Laurel Drive. Among other mid-century Modern houses in planned 1954 subdivision known as Brown's Wood. Heavily wooded on the edges of lot and cleared around house. Gravel drive entering from Moccasin Hill leads to modern detached garage northeast of house.

## Topographic or Assessor's Map



**Recorded by:** Eric Dray and Gretchen G. Schuler

**Organization:** Friends of Modern Architecture and Lincoln Historical Commission

**Date:** March, 2014

RECEIVED

DEC 05 2014

MASS. HIST. COMM.

**INVENTORY FORM CONTINUATION SHEET**

LINCOLN

8 Moccasin Hill Rd

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

LIN.329

Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

**ARCHITECTURAL DESCRIPTION:** *Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Note: This house is partially obscured from the street; therefore the Architectural Description is based in part upon the Assessor photograph. If access is allowed onto the property, this Description could be expanded.

The Rawson House is on a relatively flat lot that only slopes down on the west side toward the wooded area behind the dwelling. The house is sited near the middle of the lot with a Moccasin Hill driveway that winds around to the garage on the east side of the property. Clusters of mature rhododendrons screen the house from the road and from the driveway. The house displays the general principles of Modern architecture with its rectilinear form, shallow-pitched gabled roofs, use of glass joining the indoors and outdoors, and little or no ornamentation. The house rests on a concrete block foundation, is sheathed in wood clapboards, and has an asphalt-shingled roof. It consists of three rectilinear blocks forming an irregular and off-kilter H footprint. The main block has a north-south orientation with a broad and shallow gabled-roof form. Parallel to this main section is a secondary gabled-roof block that is not as broad as the first. Perpendicular and between the two north-south blocks is a hyphen that connects the south end of the west elevation of the main block with the north end of the east elevation of the secondary block. This hyphen has glass walls on both its north and south elevations creating transparency to the outdoors. This south elevation consists of the gable ends of each north-south block and the wall of the hyphen. Another entry is within the L formed by the broad main block and the hyphen. The east elevation of the house is approached by a stone path leading from the driveway to an entry which is within a broad recess. It has a plain solid core door with a long side light. The west elevation of the smaller north-south block has a series of windows looking out toward the woods. This elevation integrates the indoor and outdoor with large floor-to-ceiling plate glass windows that are slightly recessed. One chimney rises from the ridge of the main north-south block.

**HISTORICAL NARRATIVE** *Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Constructed in 1959, this house was one of the early houses built in the new Brown's Wood neighborhood. The area intersected by Laurel Drive and Moccasin Hill in Lincoln, bordered by Conant and Weston Roads, was approved as the Brown's Wood subdivision in 1955. Brown's Wood was conceived by Utopian thinkers Ranulf and Ann Gras as a cooperative community for young professional families, based on thinking in Walden II (B.F. Skinner, 1948) and the examples of architect-initiated planned communities such as Six Moon Hill (LEX.R) and Five Fields in Lexington, and Kendal Common in Weston.

The original families of Brown's Wood formed a nonprofit corporation to purchase and develop a 40-acre parcel of rocky wooded hillside in southeastern Lincoln, subdivided into 23 lots averaging 1 1/2 acres. The development originally included two lots designated as common land. One was sold to pay for upgrades needed to qualify the roads as public ways and the other was sold later to buy shares for each house in Valley Pond, a large conservation/recreation development adjacent to Brown's Wood that was initiated by some of its members.

"The group included engineers, scientists, mathematicians, musicians, artists, editors, a photojournalist and other professionals," wrote Ruth Wales, one of the founding members and owner of 18 Moccasin Hill. "They...got town approvals for the plan and road construction just before Lincoln went from one-acre to two-acre zoning; hired a road builder, supervised road construction;...talked about how to use the land that had been set aside for community recreation."

**INVENTORY FORM CONTINUATION SHEET**

LINCOLN

8 Moccasin Hill Rd

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIN.329

One communal activity that left a lasting stamp on the neighborhood was described as reviewing "one another's house plans to make sure there were no traditional colonials, capes, or ranches." Brown's Wood was intentionally Modern, its architecture intended to be a reflection of its members' thinking. Each house in the community, from the simple gable-roofed rectangle at 5 Laurel Drive, to the multilevel hillside home at 31 Laurel Drive, exhibits characteristic modern design elements, including adaptive conformity to the landscape, compact housing design, extensive use of plate glass and low- or zero-pitch roofs, flexible living spaces defined by overlapping geometric room forms, and reliance on form and finish materials for decorative treatment. Many of the houses were also exemplary in their use of technologically innovative building materials, prime among these being the house designed by Ranny and Ann Gras (40 Laurel Drive; LIN.211) which relied on direct and stored solar heat to warm a building constructed of Lavacrete block.

Patterns of ownership at Brown's Wood have been long term for the most part. At its 35<sup>th</sup> anniversary ten houses were still owned by the original owner; at the 50<sup>th</sup> the number was reduced to seven. Once the community was established and the corporation no longer had business, many owners turned to local politics and served on town boards – particularly Planning Board and Conservation Commission. The first president of Brown's Wood, R. Langdon Wales chaired the Planning Board for a number of years. His wife Ruth Wales wrote the history of the neighborhood and prepared the successful application to secure Community Preservation Act funds to document the neighborhood and develop a bylaw for Neighborhood Conservation Districts that one day can be used to preserve Brown's Wood.

The house was designed for Edward B. and Nancy B. Rawson by Hoover and Hill Associates and was completed in 1959. It was Lot 20 of the Brown's Wood subdivision plan. The Rawsons had purchased their lot in December 1956, had the house designed in 1958 and built by The Marian Company Inc. of Dover, MA in 1958-59. Mr. Rawson was an engineer. He and his wife lived here for nearly 50 years. The footprint of this house is nearly identical to that built for the Rawsons.

Henry B. Hoover (1902-1989), an Idaho native, obtained a Master's degree in Architecture from Harvard University's Graduate School of Design in 1926 and then joined the firm of noted landscape architect Fletcher Steele, where he became Steele's principal assistant on such notable projects as Naumkeag in Stockbridge and the Camden ME Library gardens. He launched his architectural practice in 1937 with the design of his own house at 154 Trapelo Road (LIN.234) and the Gilboy house at 152 Trapelo Road of 1939 (LIN.233). With the dearth of building materials during the war, he worked as an industrial designer at Raytheon, resuming his residential architectural practice in 1946. Hoover went on to make a significant contribution to the body of Modern architecture in Lincoln and surrounding towns, including designs or substantial modifications for over 75 houses in a practice which lasted until the mid-1980s. Mr. Hoover's work is characterized by an enlivening sense of interior space, where the simple, routine act of moving through this space becomes a visually exciting experience. Other features of his work include an extraordinary ability to integrate a house with its site, an imaginative use of interior/exterior materials, and retention as much as possible of natural landscape. Mr. Hoover believed that it was just as important to enjoy the beauty of the landscape from inside the house as from the outside.

In 1955, after many years of private residential architectural practice, Hoover established a partnership with fellow Lincoln architect Walter Lee Hill (1924-unknown) which lasted almost a decade. Hoover and Hill Associates located their offices in Cambridge, MA. The firm designed roughly 35 houses or renovations in and outside Lincoln until Hoover had a stroke and the firm was dissolved. Hill went on to form Hill and Associates in 1963, Hill and Gillespie in 1964, and once again Hill and Associates in 1965. Hoover, by 1964, had recovered sufficiently to form Henry B. Hoover and Associates and return to his focus on residential architecture.

Hill was born in Cambridge, MA and received a Bachelor of Architecture from the MIT in 1950. Hill's own architectural interests leaned toward the non-residential. His senior thesis topic had been a "solution for the first regional high school in Massachusetts. In 1952, Hill was awarded a half-year Gardner Travel Fellowship from MIT before working as a draftsman for Lawrence, Beckwith & Haible and later for Carl Koch and Associates, who invited him to become an associate. Hill's design approach, where it can be discerned from Hoover's, seems to have favored a reinterpretation of post-war modern architecture and curtain wall construction within the context of New England housing tradition.

**INVENTORY FORM CONTINUATION SHEET**

LINCOLN

8 Moccasin Hill Rd

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIN.329

*(The following was prepared by Dana Robbat, Lucretia Giese, and Ruth Wales in 2006.)*

Modern architecture appeared in Lincoln in the 1930s as agricultural land became available due to the economic constraints of the Depression. Three types of Modern houses were built in pre-war Lincoln: modest economical houses, "modern country villas," and prototypes for Modern houses designed by educator/architects. In 1938, Lincoln resident, civic-leader and philanthropist, Helen Storrow (1864-1944), made it possible for one of the pre-eminent leaders of the Modern Movement, Walter Gropius (1883-1969), and in 1939 for Hungarian Marcel Breuer (1902-1981) and Walter Bogner (1899-1993) to build houses in Lincoln. All of them taught at Harvard, bringing hundreds of architectural students to Lincoln in the following decades. Local architects Henry B. Hoover (1902-1989) and Cyrus Murphy also designed Modern houses as early as 1937.

During the postwar years of the late 1940s and early 1950s, Modern house designs were used extensively because of their economies and/or due to academic awareness of their virtues. Neighborhoods and subdivisions such as Beaver Pond Road, Old Concord Road, Woodcock Lane, Wood's End Road, Rockwood Lane, Tabor Hill Road and Huckleberry Hill were originally exclusively modern or primarily modern neighborhoods that developed. Brown's Wood, a cost-cutting participatory nonprofit corporation that involved members in all aspects of community planning, site, and building design, developed a neighborhood of exclusively modern houses in the mid-1950s.

Throughout town, more modest house options were offered by design firms such as Deck House (1959) and Acorn (1948), successors to the Carl Koch's Techbuilt concept, which used prefabricated components reducing construction costs. Stonehedge, a neighborhood of Deck houses carefully sited on wooded lots, was developed in the 1960s. The last Modern neighborhood philosophically aligned to this Modern period in Lincoln was Twin Pond Lane developed by Constantin Pertzoff (1899-1970) in the early 1960s. Unique to Lincoln are the number of modest houses purposely built on large tracts of land.

Reflective of the town's Modernist sensibilities, civic buildings and public buildings were given Modern design as were additions or renovation projects to traditionally designed structures. A school building program began in 1948. A single new building, the Smith School, designed by modern architect Lawrence Anderson (1906-1994) of Anderson and Beckwith, was a modular plan which could easily accommodate additions. In 1957-58, Anderson, Beckwith and Haible designed the Hartwell School, with a two-unit annex designed by Hoover and Hill completed in 1960. The third major school building, the Joseph Brooks School, designed by architects, Hoover and Hill, was constructed in 1963-64. The Hanscom School at the Hanscom Air Force Base was designed by The Architects Collaborative, with Earl Flansburgh (1931-2009) as project manager in 1958.

The 1883 Lincoln Public Library building received its first addition in 1958, a modern wing designed by Henry Hoover (demolished in 1987 and replaced with a post-Modernist addition by Gund and Associates). Significantly, in 1949 a contemporary art museum was formed, the DeCordova Museum, and a Modern addition commissioned to create additional space to the 1882 Victorian-era DeCordova house was designed by (John) Quincy Adams (1902-2003) in 1950 (demolished and replaced by a 1998 addition by Kallmann, McKinnell & Wood). Modern additions were also made to the First Parish Church of Lincoln, including a new Parish House designed by Hoover and Hill in 1958. A Modern cantilevered choir loft was added in 1966 to the classical interior of the First Parish by architect Robert Brannen (a Lincoln resident) of Jung, Brannen Associates. Lincoln Woods, an affordable housing complex was commissioned by The Lincoln Foundation in 1972 and was designed by Huson Jackson (1913-2006) of Sert, Jackson and Associates. It incorporated a shopping center in this Modern complex known as The Lincoln Mall, built in 1974 (altered in 2008).

At the 1955 Town Meeting, the town imposed significant limitation on growth by approving a "two-acre" (80,000 sq. ft.) minimum building lot size. In 1957, the Lincoln Land Conservation Trust was formed and the Lincoln Conservation Commission was established in 1958. These organizations helped to protect the town's still significant open-space parcels. Two-acre zoning was a watershed in Lincoln's development, raising land prices and thus the prices of homes. A few new houses constructed in the decades that followed still adhered to the basic Modern design tenets, but by the 1960s, the wave of the Modern Movement and its principled economies gave way in a period of economic growth to larger more complex houses.

**INVENTORY FORM CONTINUATION SHEET**

LINCOLN

8 Moccasin Hill Rd

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIN.329

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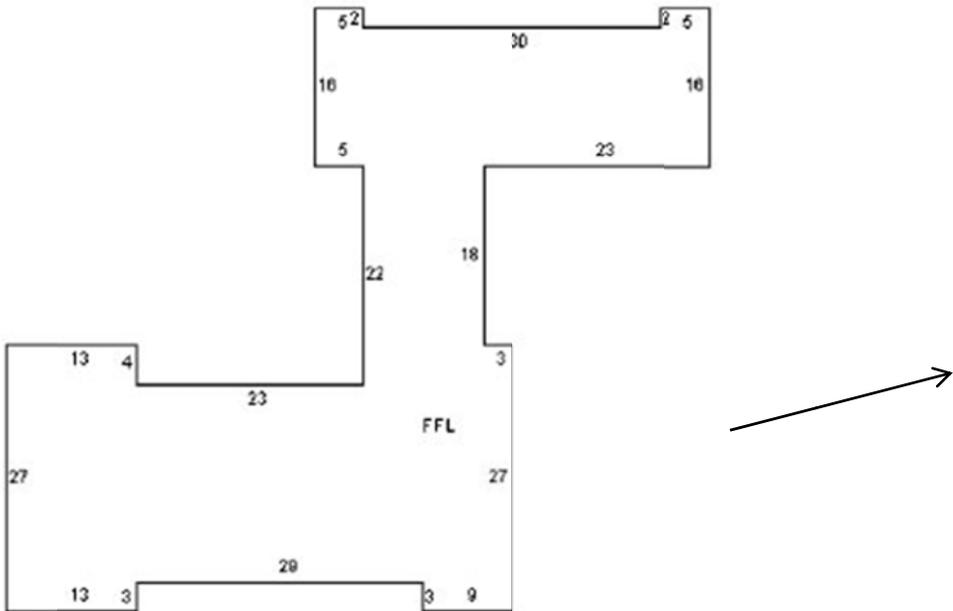
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Wales, Ruth Johnstone. "Brown's Wood History." 2003-04. Lincoln Public Library.



Sketch, Lincoln Assessing Card.

**National Register of Historic Places Criteria Statement Form**

Check all that apply:

- Individually eligible       Eligible **only** in a historic district
- Contributing to a potential historic district       Potential historic district

Criteria:     **A**     **B**     **C**     **D**

Criteria Considerations:     **A**     **B**     **C**     **D**     **E**     **F**     **G**

Statement of Significance by \_\_\_\_\_ Dray/Schuler \_\_\_\_\_  
*The criteria that are checked in the above sections must be justified here.*

The Rawson House, located in Brown's Wood, is part of a cooperative community for young professional families. Brown's Wood is one of the larger mid-20th century subdivisions of Modern and contemporary-style homes in Lincoln. The potential historic district encompasses houses individually inventoried residences on Conant Road, Laurel Drive, and Moccasin Hill, and displays the work of at least one dozen different professional architects who were active in greater Boston during the period of significance, from 1956 to 1960. Built during the post-World War II housing boom in Lincoln that produced many fine examples of Modern and contemporary-style dwellings, Brown's Wood is of exceptional significance as the only mid-century cooperative community identified in Lincoln to date, and the only neighborhood subdivision in which the cooperative reviewed architectural plans with a view toward ensuring that all house designs would be Modern, rather than traditional, in style and form. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the residences at Brown's Wood meet the National Register criteria at the local level, and this property is eligible as part of a Brown's Wood Historic District.

**8 Moccasin Hill Road**









# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	LIN.220
<b>Historic Name:</b>	Wales, R. Langdon House
<b>Common Name:</b>	
<b>Address:</b>	18 Moccasin Hill
<b>City/Town:</b>	Lincoln
<b>Village/Neighborhood:</b>	Brown's Wood
<b>Local No:</b>	110-24-0
<b>Year Constructed:</b>	1958
<b>Architect(s):</b>	Hill, Walter; Hoover and Hill; Hoover, Henry B.
<b>Architectural Style(s):</b>	Contemporary
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture; Landscape Architecture
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Synthetic Other Wall: Wood Foundation: Concrete Unspecified



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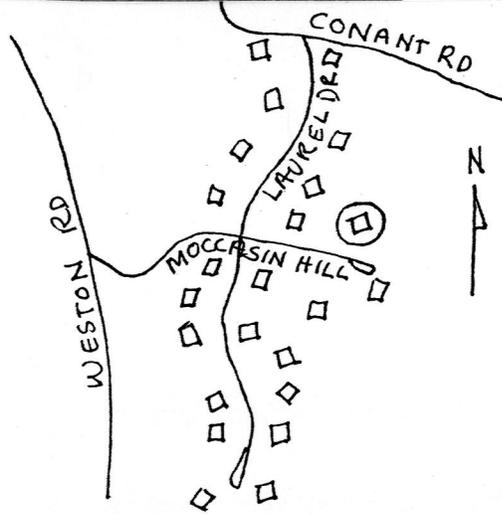
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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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110 24 0	Maynard		LIN.220
Assessor's Number	USGS Quad	Area(s)	Form Number

**Town:** Lincoln

**Place** (*neighborhood or village*): Brown's Wood

**Address:** 18 Moccasin Hill

**Historic Name:** R. Langdon & Ruth Wales House

**Uses: Present:** single family residential

**Original:** single family residential

**Date of Construction:** 1958-59

**Source:** Robbat, Dana E. Wertz, "Lincoln Modern Houses," Typewritten manuscript, private collection (2005)

**Style/Form:** Modern

**Architect/Builder:** Hoover & Hill, architects

**Exterior Materials:**

**Foundation:** concrete

**Wall/Trim:** wood

**Roof:** rubber membrane

**Outbuildings/Secondary Structures**

garage (1962), barn (1968),  
screenhouse and pergola (1990)

**Major Alterations** (*with dates*)

none

**Condition:** good

**Moved**  no  yes **Date:**

**Acreage:** 1.93 acres

**Setting:** wooded residential hillside

**Recorded by:** John Daly, EK Tritsch

**Organization:** Oakfield Research/ FoMA

**Date** (*month / year*) 011/ 2006

**RECEIVED**

JAN 22 2007

**MASS. HIST. COMM**

**BUILDING FORM**

**ARCHITECTURAL DESCRIPTION**  *see continuation sheet*

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

18 Moccasin Hill (1959) is a compact Modern home designed by Hoover and Hill in Brown's Wood, a neighborhood of mid-twentieth century houses executed in Modern style architecture.

The building is a one-story wood-frame structure with shallow side-gable roofs. It is laid out in an unusual cruciform plan where both axes of the structure's roof feature the same gable orientation, but the roof surfaces on the wings of the building are stepped down to a slightly lower level. The house is approached from the upper driveway via a wooden walkway and steps. On the northwest entry façade, a projecting center portion is lit by a large window grid located off center on the wall. Natural wood room and closet doors form walls for the left and right wings, separating them from the central portion of the house. The southeastern gable end of the house features a window wall composed of a grid of vertical rectangular and gable lights above a decorative plywood apron. A wisteria arbor, supported by trellis frames, extends outward to provide summer shade. The northeastern façade of the house, slightly depressed in the center section to accommodate a sunken living room area inside, features expansive window walls of glass that extend along the cheek wall of the central section, fill up two-thirds of the central wall, and continue across the northern wing. Window bays rise the full height of their respective walls, so that the house's façade presents a sequence in which broad expanses of cedar panel siding alternate with glass.

Inside, a fireplace, painted storage unit, and other built-in wooden cabinets functionally separate elements of the central living core that contains family room, dining room, kitchen, bathroom, and sunken living room. The low cathedral ceiling of the common areas features exposed roof rafters and twin skylights illuminating dining and kitchen areas. Three bedrooms are housed in one wing, while a study, bedroom, and bath are housed in the other.

The garage is of identical construction to the house and features a ribbon window sandwiched between decorative aprons in the northern gable end. The gazebo is a simple gable-roofed structure with wooden frames supporting floor-to-ceiling screens. A side-gabled horse barn (1968), now a utility shed, is located opposite to the main assemblage of structures on the south side of the driveway. The house has a deep setback and is accessed via a long gravel loop drive through mature oak, white pine, and hemlocks. The building site slopes downward to the northeast with the house sited well below road level. A covered pergola, concrete slab paths, and a bluestone terrace unite the house, garage (1962), gazebo (1990), and tool shed to give the site an intimate, campus-like feeling.

This house is one of at least seven homes built in Lincoln during the partnership of Hoover and Hill (see 241 Old Concord Road). While Henry Hoover is a well-known Lincoln Modern architect, the only known local example of Walter Hill's individual work is his own home at 247 Old Concord Road (LIN.247). The house retains a high level of integrity which, together with its unusual plan, give it importance in the range of Lincoln's Modern architecture.

**HISTORICAL NARRATIVE**  *see continuation sheet*

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The area intersected by Laurel Drive and Moccasin Hill in Lincoln, bordered by Conant and Weston Roads, was approved as the Brown's Wood subdivision in 1955. Brown's Wood was conceived by utopian thinkers Ranulf and Ann Gras as a cooperative community for young professional families, based on thinking in Walden II (B.F. Skinner, 1948) and the examples of architect-initiated planned communities such as Six Moon Hill and Five Fields in Lexington, and Kendal Common in Weston.

The original families of Brown's Wood formed a nonprofit corporation to purchase and develop a 40-acre parcel of rocky wooded hillside in southeastern Lincoln, subdivided into 23 lots averaging 1 1/2 acres. The development originally included two lots designated as common land. One was sold to pay for upgrades needed to qualify the roads as public ways and the other was sold later to buy shares for each house in Valley Pond, a large conservation/recreation development adjacent to Brown's Wood that was initiated by some of its members.

"The group included engineers, scientists, mathematicians, musicians, artists, editors, a photojournalist and other professionals," wrote Ruth Wales, one of the founding members and owner of 18 Moccasin Hill. "They...got town approvals for the plan and road construction just before Lincoln went from one-acre to two-acre zoning; hired a road builder, supervised road construction;...talked about how to use the land that had been set aside for community recreation."

One communal activity that left a lasting stamp on the neighborhood was described as reviewing "one another's house plans to make sure there were no traditional colonials, capes, or ranches." Brown's Wood was intentionally Modern, its architecture intended to be a reflection of its members' thinking. Each house in the community, from the simple gable-roofed rectangle at 5 Laurel Drive, to the multilevel hillside home at 31 Laurel Drive, exhibits characteristic modern design elements, including adaptive conformity to the landscape, compact housing design, extensive use of plate glass and low- or zero-pitch roofs, flexible living spaces defined by overlapping geometric room forms, and reliance on form and finish materials for decorative treatment.

Many of the houses were also exemplary in their use of technologically innovative building materials, prime among these being the house designed by Ranny and Ann Gras (40 Laurel Drive; LIN.211) which relied on direct and stored solar heat to warm a building constructed of Lavacrete block.

Modern architecture appeared in Lincoln in the 1930s as agricultural land became available due to the economic constraints of the Depression. Three types of modern houses were built in pre-war Lincoln: modest economical houses, "modern country villas," and prototypes for modern houses designed by educator/architects. In 1938, Lincoln resident, civic-leader and philanthropist, Helen Storrow, made it possible for one of the pre-eminent leaders of the Modern Movement, Walter Gropius, and in 1939 for Hungarian Marcel Breuer and Walter Bogner to build houses in Lincoln. All of them taught at Harvard, bringing hundreds of architectural students to Lincoln in the following decades. Local architects Henry B. Hoover and Cyrus Murphy also designed modern houses as early as 1937.

During the postwar years of the late 1940s and early 1950s, modern house designs were used extensively because of their economies and/or due to academic awareness of their virtues. Neighborhoods and subdivisions such as Beaver Pond Road, Old Concord Road, Woodcock Lane, Wood's End Road, Rockwood Lane, Tabor Hill Road and Huckleberry Hill were originally exclusively modern or primarily modern neighborhoods that developed. Brown's Wood, a cost-cutting participatory nonprofit corporation that involved members in all aspects of community planning, site, and building design, developed a neighborhood of exclusively modern houses in the mid 1950s. Throughout town, more modest house options were offered by design firms such as Deck House and Acorn, successors to the Techbuilt concept, which used prefabricated components reducing construction costs. Stonehedge, a neighborhood of Deck houses carefully sited on wooded lots, was developed in the 1960s. The last modern neighborhood philosophically aligned to this modern period in Lincoln was Twin Pond Lane developed by Constantin Pertzoff in the early 1960s. Unique to Lincoln are the number of modest houses purposely built on large tracts of land.

Reflective of the town's modernist sensibilities, civic buildings and public buildings were given modern design as were additions or renovation projects to traditionally designed structures. A school building program began in 1948. A single new building, the Smith School, was designed by modern architect Lawrence Anderson of Anderson and Beckwith, was a modular plan which could easily accommodate additions. In 1957-58, Anderson, Beckwith and Haible designed the Hartwell School, with a two-unit annex designed by Hoover and Hill completed in 1960. The third major school building, the Joseph Brooks School, designed by architects, Hoover and Hill, was constructed in 1963-64. The Hanscom School at the Hanscom Air Force Base was designed by The Architects Collaborative, with Earl Flansburgh as project manager in 1958.

The 1883 Lincoln Public Library building received its first addition in 1958, a modern wing designed by Henry Hoover (demolished in 1987 and replaced with a post-modernist addition by Gund and Associates). Significantly, in 1949 a contemporary art museum was formed, the DeCordova Museum, and a modern addition commissioned to create additional space to the 1882 Victorian DeCordova house was designed by (John) Quincy Adams in 1950 (demolished and replaced by a 1998 addition by Kallmann, McKinnell & Wood). Modern additions were also made to The First Parish Church of Lincoln, including a new Parish House designed by Hoover and Hill in 1958. A modern cantilevered choir loft was even added in 1966 to the classical interior of the First Parish by architect Robert Brannen of Jung, Brannen Associates. Lincoln Woods, an affordable housing complex was commissioned by The Lincoln Foundation in 1972 and was designed by Huson Jackson of Sert, Jackson and Associates. It incorporated a shopping center known as The Mall at Lincoln Station, built in 1974 (altered in 2008).

At the 1955 Town Meeting, the town imposed significant limitation on growth by approving a "two-acre" (80,000 sq. ft.) minimum building lot size. In 1957, the Lincoln Land Conservation Trust was formed and the Lincoln Conservation Commission was established in 1958. These organizations helped to protect the town's still significant open-space parcels.

Two-acre zoning was a watershed in Lincoln's development, raising land prices and thus the prices of homes. A few new houses constructed in the decades that followed still adhered to the basic modern design tenets, but by the 1960s, the wave of the Modern Movement and its principled economies gave way in a period of economic growth to larger more complex houses.

Revised by Dana Robbat, Lucretia Giese, and Ruth Wales. Submitted by the Lincoln Historical Commission, July, 2008

**BIBLIOGRAPHY and/or REFERENCES**  see continuation sheet

- Town of Lincoln, board of assessors, planning board and building dept. records.
- MacLean, John C., "A Rich Harvest - The History, Buildings and People of Lincoln, Massachusetts" (Lincoln Historical Society: Lincoln, MA, 1987)
- Robbat, Dana E. Wertz, "Plain Living, High Thinking - the Early Modern Houses of Lincoln, Massachusetts: The Arrival of European Modernism to New England" (MLA Thesis: Harvard University Extension School, 2002)
- Robbat, Dana E. Wertz, "Lincoln Modern Houses," (Typescript, private collection, 2005)
- Wales, Ruth, "The Brown's Wood Story," (Typescript, Oct 2003)

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



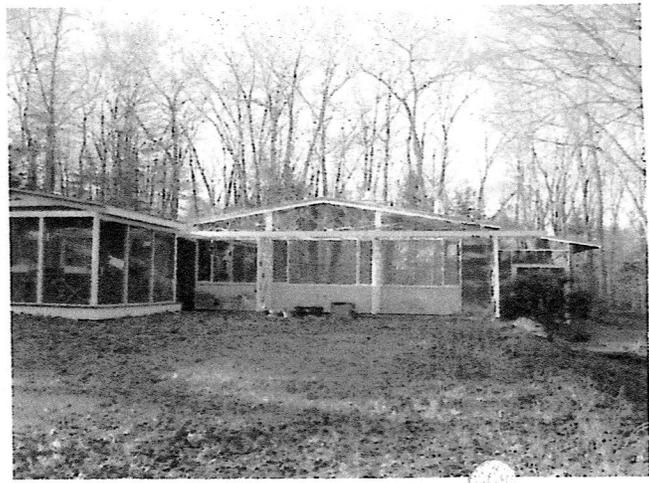
18 MOCCASIN HILL, 2006

LIN. 220



18 MOCLASIN HILLS, 2006

LIN. 220



**INVENTORY FORM CONTINUATION SHEET**

**Town**

**Property Address**

**MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MA 02125**

Lincoln

Brown's Wood

**Area**

**Form Numbers**

200, 202-211,  
215-221, 244, 245

**National Register of Historic Places Criteria Statement Form**

**Check all that apply:**

Individually eligible

Eligible only in a historic district

Contributing to a potential historic district

Potential historic district

**Criteria:**       A     B     C     D

**Criteria Considerations:**       A     B     C     D     E     F     G

**Statement of Significance by Kathleen Kelly Broomer**

*The criteria that are checked in the above sections must be justified here.*

Developed as a cooperative community for young professional families, Brown's Wood is one of the larger mid-20<sup>th</sup> century subdivisions of modern and contemporary-style homes in Lincoln. The potential historic district encompasses twenty individually inventoried residences on Conant Road, Laurel Drive, and Moccasin Hill, and displays the work of at least one dozen different professional architects who were active in greater Boston during the period of significance, from 1956 to 1960. Built during the post-World War II housing boom in Lincoln that produced many fine examples of modern and contemporary-style dwellings, Brown's Wood is of exceptional significance as the only mid-century cooperative community identified in Lincoln to date, and the only neighborhood subdivision in which the cooperative reviewed architectural plans with a view toward ensuring that all house designs would be modern, rather than traditional, in style and form.

Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the residences at Brown's Wood meet the National Register criteria at the local level, and may be of state-level significance pending development of a statewide context for modern and contemporary architecture.

Individually inventoried properties in the potential Brown's Wood historic district are:

Conant Road – 37 (a/k/a 1 Laurel Drive)

Laurel Drive – 5, 8, 12, 26, 27, 30, 31, 34, 37, 38, 40, and 41

Moccasin Hill – 1, 7, 11, 14, 15, 18, and 19

Three inventoried houses in the Brown's Wood subdivision were the residences of their respective architects. Further investigation is needed to determine whether these properties could be individually eligible for the National Register:

Laurel Drive – 31 and 40

Moccasin Hill – 19

**18 Moccasin Hill Road**



