

Historic District Commission Meeting  
April 28, 2011

Members present: Chris Hagger (presiding), Margery Baston, Kevin Crowley, George Ives, Desmond McAuley, Kathy Steinberg, Meaghan Winokur

Others present: Linda Segal, Richard Turner, John Williams, John Moynihan, Doug Goddard, Brad Carver, and Fred Turkington

Minutes of March 14, 2011 were approved with amendments.

Public hearing – 38 Cochituate Road – PSB. The PSB Committee was present with Doug Goddard, Brad Carver, John Moynihan and Fred Turkington. (Kevin Crowley also was a member of this committee.) John Moynihan reviewed the plans that had been submitted to the WHDC. The mechanicals will be moved to an alcove in the front of the PSB, adjacent to the tower. This addition will come out 13 feet 4 inches by 15 feet deep and it would be 9 feet tall. Also the electrical equipment will be relocated to the area where the dumpster is currently located. Both additions are to match the existing building.

There was some discussion of the false window on the north elevation of the new addition. John explained that this would be housing a boiler room; and there would no “real” windows to this addition. The door (visible from west elevation) need to be solid as it is a fire door. Desmond suggested rather than a false window, it could be a niche or panel such as was done on the north side of the PSB. The suggestion was made that window and door on the courtyard of west elevation be eliminated and replaced with just use existing MDO and paneling to match the current building.

John explained that the dumpster area is not shown on the submitted drawings. This will not be seen from Route 20, but would be visible to the neighbor to the east of the PSB. John was encouraged to inform this particular neighbor of the possible changes. The dumpsters will sit on a concrete pad; and the area will be approximately 12 feet by 12 feet. There was discussion about making the fencing around the new dumpster location reflect the fences in the HD across Route 20. Meaghan had a photo on her phone of the fence at 18 Winthrop Road—which she passed around the table. There was agreement that the enclosure fence should replicate the wooden fence at 18 Winthrop Road; and it should be painted the same color as the PSB. The fence would have 3 sides, and be connected to the generator building. (The dumpsters will be wheeled out of the enclosure to be emptied.) The two doors to the enclosure will open out. Two bollards are needed at the corners for protection. (There are two currently on the parking lot side of the transformer; and they have been “painted out.”) A second application would include fence and bollards.

Chris Hagger moved that the hearing be closed; and this was seconded by George Ives. All voted in favor (7-0-0).

Chris moved that the application be accepted with the following amendments. Replace

proposed north facing windows as indicated on plans of March 15, 2011 with fenestration that dimensionally replicates the existing window pattern. Also, remove the window on the west elevation and replace this with siding that matches the existing building.

Regarding the new dumpster enclosure, a fence will be constructed on 3 sides that will be connected to the generator building. This is not to exceed an area that is 12 feet wide by 12 feet deep. The height of the fencing is to be one foot higher than height of dumpster. This fencing will replicate the fence at 18 Winthrop in design, style, material and finish. It will be painted to match the PSB in color. Two out swinging doors will allow to access dumpsters. The door materials will match the fencing (in design, style, materials and finish).

The two bollards are to match the existing bollards that are adjacent to the transformer. There will be no changes to the existing exterior lighting, nor will there be any additional pavement.

This certificate will be conditional on an application signed by the chair of the Board of Selectmen and a submission of a detailed design of the fence and photographs of existing bollards. The signed application will be received by May 5 and the fence documentation by June 30.

Chris made a motion to accept the application as amended. George seconded; and there was a unanimous vote in favor of this motion. (7-0-0)

Linda Segal asked about the calculations for the current impervious surface at the PSB property; and she was assured by Fred Turkington and John Moynihan that there would not be an increase in the impervious surface.

Richard Turner asked about the placement of the elevator. He was told it would remain in the basement with a bathtub-like structure around it.

Margery asked about progress on the preservation of the Freight House. (There had been a vote at the 2008 Town Meeting to use CPC money to preserve this building.) John Moynihan explained that the roof had been re-shingled and that two windows were to be replaced and the foundation was to be reinforced. Also the architectural wood strips on the building could not be replicated inexpensively, but would need to be milled. John said that the \$50,000 of CPC funds approved at TM would be used up before the point had been reached to paint the building.

Public hearing - 30 Cochituate Road. – John Williams was present to explain his two applications. One application was for the front door. The bottom of door has rotted; and the door frame is sinking. John said he really hoped to save as much as he could. Chris pointed out that a panel in the door could be replaced, as opposed to replacing the whole door. It was also pointed out that the trim board surrounding the door could be replicated. Kevin pointed out that this trim board would be just 4 to 5 pieces. Desmond spoke of protection from water damage by installing a metal piece that would be tucked

behind the siding and come over the cap to the door. This would create a drip line. John said that he hopes to keep the glass side-lights (though one is cracked).

John next spoke of an additional electric light next to the front door, to match the existing exterior light on one side of the door. The particular lighting fixture(s) will need to be approved at a future hearing. At a future hearing there will also be the need to consider the roof, installation of new rafter tails, and more. (Gretchen had asked John to submit a list of proposed changes.)

There was a motion and vote to close the hearing. Chris then moved that a Certificate of Appropriateness be amended in the following ways. If work is done on the door frame it should be replaced or repaired with in-kind wood materials and appropriate metal flashing should be provided over the door cap. The Commission approved repairs to the door that would not change the style or material of exterior appearance. The color would remain the same. The applicant is to retain and refurbish all door exterior hardware including the pull bell. The WHDC approved the installation of wiring, and light blocks for two exterior lights to be positioned to match height of the existing exterior light. There will be no replacement of the glass side-light panels at this time. This motion was seconded by Meaghan; and the motion received a unanimous, favorable vote. (6-0-0).

The second application was to replace and repair all rotted clapboards, sills, trim and soffits and fascia with materials matching the pre-existing materials. It was also to prepare all surfaces for painting; and to paint with two coats of white paint. The Commission agreed that this required only a Certificate of Non-Applicability, which the HDC agreed to provide.

375th Anniversary Committee Planning – Report of April 27<sup>th</sup> Meeting. - Kathy had attended this meeting and explained that it was a brain-storming meeting. About 30 to 40 people attended. Some of the event ideas suggested were: a River Fest, an October Fest, a musical event, fireworks, house tours. Interpretative signage was also mentioned along with reproducing historic documents, website development, and possibly doing something in conjunction with the Grout Heard House Museum (the Wayland Historical Society). The next meeting of this planning committee will be on May 5<sup>th</sup>.

Other. Meaghan reported that a few properties within the Bow Road Historic District appeared to be flouting the requirement to come before the HDC. The need for improved communication with those in and around the HD was the need. There was some discussion on the Commission as to how this should be accomplished. The point was made that the positive and helpful aspects of being within and around the HDs should be better communicated. Meaghan asked that this issue be on the agenda of the next WHDC meeting.

The meeting adjourned at 10:05 pm.

Respectfully submitted,  
Margery Baston