

Historic District Commission Meeting  
June 16, 2011

Members present: Gretchen Schuler (presiding), Margery Baston, Kevin Crowley, Chris Hagger, George Ives, Kathi Steinberg, Meaghan Winokur

Others present: Steven Kramer, Bruce Peck, John Williams, Rick Conard, John Moynihan, Tom Fay, Frank Dougherty, Kerri and Ted Rice, Linda Segal

Minutes of May 19 were approved as amended.

Letter from Mass. Historical Commission, asking for HDC comment, on the cell antennae proposed for one of the towers and accompanying structure off of Millbrook Road. There was discussion, but no action was taken. Chris recommended that the project proponent be asked to raise a balloon showing location and height of antennae.

26 Bow Road – Steve Kramer hoped to replace 17 windows; and he was present with a representative from Andersen Windows, Bruce Peck. There was a discussion of the importance of windows in a Historic District. (Windows are a defining feature of a house; and windows replaced without exterior muntins lose their texture and can give the appearance of holes in the exterior wall.) A Certificate of Appropriateness was proposed for replacement windows on the front and sides of the house that will be 12/12 simulated divided light (SDL) sash in wood with muntins not to exceed ¾” all to be in a “cocoa bean” color finish. The windows will keep the same configuration. The existing casings that will remain will be painted to match the “cocoa bean” color. The replacement windows and the patio door on the rear of the house are not visible from the public way; and for these a Certificate of Non-Applicability was proposed. Chris Hagger made the motion that the Certificates be granted as described (above) by the HDC. This was seconded by Margery Baston. The vote was unanimous. (7-0-0)

30 Cochituate Road – John Williams was present to speak to his three (3) applications. Gretchen inspected the front door and found that it is not likely to be from the mid- 19<sup>th</sup> century; but is old, nevertheless she thought it could be replaced. She reported that the door frame is wonderful: “You would never find a door frame with the same dimensions or lights.” Chris Hagger recommended a door salvage business called Old Bostonian, in Dorchester, MA. (The phone is 617-282-9300). Kevin Crowley mentioned another salvage yard near Fresh Pond. John Williams said he would look for an old 6-panel door. George Ives made the motion to approve replacement of the existing front door with a six-panel door similar in design. Only the door would be replaced, preserving the character defining frame including side lights and flanking narrow pilasters. Two HD commissioners will give final approval to the older replacement door. The vote was unanimous. (7-0-0)

For the second application, John Williams included photos of lanterns he would like to install on either side of the front door. A motion was made to grant a Certificate of Appropriateness to add lanterns on each side of the main entry (on the Cochituate Road elevation). The lights are dark bronze with “clear seedy glass” and have an X design on each of the three sides in which there is a glass lite. The vote was unanimous. (7-0-0)

The third application was for a change in the exterior paint color. John chose “Stuart Gold” for the main body of the house using the Benjamin Moore Historic Colors palette. Gretchen

explained that paint analysis (as was used on Kirkside 15+ years ago) is expensive (several thousand dollars). John initially chose an “Elmira White” for the trim. The doors and shutters will remain black. After some discussion of the light trim color that would look best with the “Stuart Gold”, the commission agreed that any of the Historic whites would be acceptable. There was a motion to grant a Certificate of Appropriateness for the “Stuart Gold” on the main body of the house, with a trim painted “Elmira White” or “Monterey White” or another historic white color that blends with the “Stuart Gold”. The shutters and entry doors shall be repainted black as existing doors and shutters. The vote was unanimous. (7-0-0)

One Concord Road - the Railroad Freight House. John Moynihan explained that the revitalization plan called for replacing damaged battens and siding, and painting the building. Sara Chase had given an analysis of color which involved two paint schemes; one of which would have had the battens one color and the siding another – giving the building a candy-cane appearance. Rick Conard said he had never seen a railroad building with such a paint scheme. The Commission decided to consider paint color at a later hearing – and to focus on the carpentry work. John Moynihan said that the town hired Northern Improvements; and their work is guaranteed. John explained that he wanted to make sure that the batten boards would match the existing; so a special blade is being made that can replicate the shape of the batten boards. John also explained that the town has hired its own painting contractor – and that it would not be difficult to put off a paint decision until the next WHDC meeting on July 21.

A motion was made to grant a Certificate of Appropriateness for repair of siding and trim with replication of existing architectural details according to Addendum #1 of the Central Massachusetts Railroad Freight House situated next to the railroad off Concord Road. New windows are to be wood with true divided lights. The loading dock on the south elevation will be removed and in its place will be a skirt of horizontal boards (rather than the nearby vertical board skirt). There will be repair or replacement of existing exterior lighting (for security). The vote was unanimous (7-0-0).

Twenty Wayland: Four – Party MOA for Road Reconstruction. There was a review of the MOA. Frank Dougherty reported that MDOT had signed off (but he still needs to hear from the MHC). Gretchen asked for several changes including striking “The Town of” when referring to the WHDC and adding a sentence that the MOA was requested by the MHC November 2010 letter. Frank agreed with these changes. George Ives moved that the WHDC approve the MOA. Kevin seconded this motion. Chris and Margery abstained because they had not been a part of the original vote and both have properties in the HD. The motion received a favorable vote. (5-0-2) Frank stated that the final document would be given to Town Counsel for Gretchen to sign.

Tom Fay explained that he would be the “point person” or the liaison with the Commission once the construction begins in the HD. Tom also said he was present because of the proposed new sidewalk for Old Sudbury Road between the Depot and the entrance to Wayland Commons and the Town Center Project. Tom reported that \$75,000 had been received from Wayland Common for this sidewalk; and Twenty Wayland would also be contributing \$10,000 for the sidewalk if it is built within two years of the road construction. (He said it would be most practical to build the sidewalk as the road is being reconstructed.) Tom estimated that the cost of the sidewalk could be approximately \$130,000. Gretchen reminded Tom that the residents in the HD along the west side of Old Sudbury Road would like to see an extension of the same kind of sidewalk that is elsewhere in the HD – a concrete sidewalk with brick trim along one side and with granite curbing. Tom explained that this would necessitate a hearing with the ConCom because the

sidewalk would be crossing an active brook.

Frank Dougherty reported that the location of the control box is settled for the new traffic signals at 126/27 in the HD. However, Frank went on to explain that the location that George Ives helped to locate (approximately 40 feet from the curb on town property immediately adjacent to the MBTA right-of-way) will work only if it is not too close to the grounding wire for the nearby high-tension wires.

Frank reviewed the schedule for work within the HD. He said the demolition of the Raytheon building will take place in July. (He reported that some permits are still out.) He acknowledged that 50% of the building must be down before work begins in the HD. He is still coordinating with NStar for the utility poles in the HD. The overall schedule for the HD is to have work done by winter. However, the Route 20 work will not start until fall, and will finish in the spring. This summer will mark the first phase – with Stop & Shop to be started in the spring of 2012 – with other shops to follow. Frank also spoke of the “compensation area” behind the PSB (to allow for a longer lane of traffic for those going west on Route 20 who want to turn north on Route 27).

There was discussion of where the granite posts and other HD artifacts will be stored during road construction. Frank said he wants them off site and away from the construction machinery. Several locations were suggested including in back of the Town Building (in pods) or to the west of the Depot (on the grass, not in the parking area). Frank said he would not be subcontracting the removal of the artifacts, but that he would over-see this activity directly. Frank said that the pre-construction meeting will determine more precisely when artifacts will be moved.

Chris Hagger questioned Frank regarding which trees would need to be removed in the Wayland Center HD as a result of the Route 20/126/27 intersection construction. Frank replied that he would look into this and report back to the WHDC at our next meeting.

Window Policy – A four (4) page article on “Historic Wood Windows - A tip sheet from the National Trust for Historic Preservation” was distributed to Commission members. Also distributed was a longer collection of articles titled “Restoring Our Appreciation of Historic Wood Windows: Making a Case for Restoration Versus Replacement.” Gretchen also distributed 2-page draft titled “HDC Design Review Guidelines – Window Policy”. She also pointed out that the window policy should be adopted at a hearing. The suggestion was made that the HDC wait until the fall to do this.

Draft letter - Chris Hagger had written a draft letter to the Selectmen in response to an article written by them in the Town Crier on May 5, 2011. In this article there is reference to the regulatory process enabling the development of the Town Center Project and the way it “protected the character of the historic district.” Chris had taken issue with this quote, and felt a letter from the HDC was an appropriate response. It was pointed out that a “sea-change” had taken place that evening between the BOS and the HDC – and that the letter should so reflect this change. Kathie offered to draft adjustments to Chris’s letter.

The meeting adjourned at 10:35 pm.

Respectfully submitted,  
Margery Baston