

Historic District Commission Meeting
September 15, 2011

Members present: Gretchen Schuler (presiding) Margery Baston, Chris Hagger, Kathie Steinberg, Meaghan Winokur

Others: John Williams, Rick Conard

- 1) Public Comment - None
- 2) Minutes of July 16, 2011 meeting accepted with amendments.
- 3) Annual Report for July 1, 2010 - June 30, 2011. There was a review of a draft report that Gretchen had written. Additional items were discussed. Gretchen will include some of those items including a couple of sentences about the 20 Wayland appeal and settlement and submit the report.
- 4) Public Hearing – Freight House – 1 Concord Road. Sara Chase had recommended a 4-color scheme; but Rick and Gretchen thought the building was too utilitarian for that ornate a paint scheme. Rick said that the same RR line that went through Wayland also went thru Rutland. He then referred to a news article that appeared in 1906 in the Worcester Telegram & Gazette that spoke about the repairing and re-painting of RR buildings on this line. The colors were colonial yellow and dark red prior to 1906 – and they were to be repainted a light stone color with bronze green trimmings. Evidence of all four of these colors is on the Freight House today albeit only traces. Rick showed the commission a model he had made (when in high school) of the Freight House in a colonial yellow with a dark red. His color scheme at that time was based on his knowledge of common colors used on railroad buildings. The Commission was comfortable with Gretchen and Rick working with the colors on his model to find the appropriate paints or stains. There was a motion to pick colors to go with Rick's model: The Freight House is to be painted two colors. Both colors correspond to model. The skirt, doors, trim will be a red. The red color will appear below the windows and follow that line around the building. The second color above the red will be the yellow okra. An oil stain or a stain or a flat paint will be used on the building. There was also reference to photo from 1902. This motion received a unanimous, favorable vote. (5-0-0).

Rick reported that John Moynihan said the carpentry work on the Freight House was to begin on October 3.

5) Public Hearing Mark Silby House - 30 Cochituate Road. John Williams came before the commission with 3 different proposals: to replace the front door and side lights with casing, windows and shutters.

(a) Replace door casing - John found a door similar to his current front door with sidelights in the Northeastern Architectural Salvage (in New Hampshire). The difference will be the caps. It was pointed out that the photo John had of the proposed door, pictured the door from the inside (not the outside). Meaghan offered to be the Commission delegate to review the door or its photo. There was a motion to approve the new door and casing without the fan light with final approval after seeing a photo of exterior. Chris moved the motion; and it was followed with a unanimous, favorable vote (5-0-0).

(b) Replace windows – five are in need of replacement: two on the west side, one on south side, one on the north side. Chris recommended looking for salvaged windows. John would like to go with double-glazed, and he would keep same casings -- but it would be the muntins that would be different with new windows. The current muntins are 5/8ths of an inch wide. There was discussion about continuing the meeting to next Tuesday, September 20, at 8:30 a.m. Meaghan, Kathie, Gretchen, Margery, Chris could meet at that date and time at 30 Cochituate. The application will be to replace 5 windows. The Commission members will consider various combinations of new and old windows. There was a motion to continue the hearing to Tuesday morning, 8:30 a.m. at the applicant's home. A unanimous, favorable vote followed. (5-0-0)

(c) Replace shutters – some of the existing are in bad shape and of different styles. John would like to replace those that have disintegrated with new shutters. The louvered shutters would be historically appropriate for the house. The shutters would be painted black. John has 8 pairs that are salvageable; these are the larger, heavier shutters. John said the new shutters he selected are hand-made. John will try to use old shutters -- but he has some concern about the sizes. If he can't find old then the commission was agreeable that he could purchase new. There was a motion: The applicant can replace shutters, looking for salvaged first, then new louvered if he must, and use old shutters as best he can on the west side/facade of house. This was followed with a unanimous, favorable vote. (5-0-0)

6) Update on Twenty Wayland Intersection Construction. Gretchen was invited to a pre-construction meeting last Tuesday. There are 2 parts of

the project that will begin this fall -- wetlands mitigation near PBS bldg. and a traffic light at Rte. 126 (refer to line 25 and down on the construction schedule). There will be a meeting with DEP on September 27. The developers do not have all their permits from Mass Highway to do Route 20 work. They have to take down 50% of the old Raytheon building before they can proceed in HD. Frank Dougherty is tending to other parts of the project so will not be the point person as work proceeds; Richard Granera will be the 20 Wayland contact person for construction issues. Kathy Horan will also be available, out on the road and in the trailer which has been placed on the development site. The roadwork will be from Millbrook Road to the RR tracks. The commission was concerned that the plans for the promised sidewalk along Old Sudbury Road do not appear to be properly progressing. Tom Fay is working on this issue.

- 7) Other: The First Parish may be coming before the WHDC for new roof on carriage sheds and for fence that was demolished in an accident.

The meeting adjourned 10:12 p.m.

Respectfully submitted,
Margery Baston