

Historic District Commission Meeting
April 19, 2012

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

Public Comment – Kerry Rice, 10 Old Sudbury Rd spoke about the proposed wind turbines at the town center. See attached statement. The board discussed its role, with a precedent having been set with the cell towers. It was agreed that the board, through Gretchen, would notify the MA Historical Commission. It would request a copy of the site plan to assist in determining the visibility from the “public way” and whether to request a balloon test.

Minutes of March 15, 2012 were approved (4-0-2).

Public hearing – Grout-Heard House @ 12 Cochituate Rd. Jan Dunn, President, Wayland Historical Society and Bob Mainer, in charge of the project, discussed the need to reroof the front slope of south wing and install attic ventilating louvers at the top of each gable to improve attic ventilation. Vents – the proposal is to install wood attic louvered octagonal vents, as per picture provided, on the north and south side gables, with the sizing to be calculated. The vents will be painted the same body/trim color. The recommendation of the board was to minimize the appearance of the vents by using a triangular shaped vent, or at least a rectangular-shaped vent, with the standard 1” venting per square foot in size. Following the close of the hearing, Chris Hagger moved to approve 3 louvered vents for each of the three gables, to be made of wood, preferably triangular-shaped. If that is not possible, then a rectangular-shaped wood vent is to be used. The vents are to be painted the same body/trim color. Kevin Crowley seconded. The board voted to approve the motion 5-0, with George Ives abstaining.

Roof – The 3 tab asphalt shingle roof on the front slope (visible) of the south wing needs to be replaced and they are evaluating two options: match the existing architectural asphalt shingling presently on the back side of the wing or use a “synthetic slate” product to match the existing roof on the house. This product, samples provided, is indistinguishable from slate and provides a 50 year warranty. They will add a copper apron as on the main roof. The concern was raised about matching the existing colors and patterning of the existing slate roof of the house with this new product. Following the close of the hearing, Chris Hagger moved to approve the use of the synthetic slate product for the reroofing of the south front wing pending the review of the blend of color(s) by two members of the HDC, which Gretchen will oversee. If the synthetic slate is not used, the existing 3 tab asphalt shingle will be replaced with architectural asphalt shingle, color to be approved by 2 members of the HDC. Meaghan Winokur seconded. The board voted to approve the motion 5-0, with George Ives abstaining. The board also approved (5-0, George Ives abstaining) the relocation of the downspout from the center to the south end of the wing to match existing profile.

Stone and Mortar Review and Approval – Tom Horan, Lead Supervisor of EMJ

Construction and Dan Deroche, Vaness and Associate, presented samples of the stone facing for the head wall near the Rt 20 Intersection. Per the settlement with Twenty Wayland, Condition #7 requires the review of the stone and mortar color by the WHDC. The board reviewed and unanimously approved the samples as shown.

Intersection Construction Update - The work schedule was also reviewed with the board. Much of the schedule will depend on NSTAR and is likely to be refined. The handling of the fence rails at the First Parish Church was also discussed. Pandelena Construction Co detailed their plans (per the letter dated April 18,2012, copy added to the Town Center file.) Gretchen Schuler will meet in the field to help identify which pieces of fence are worth keeping and which will need to be replaced (about 25%). It was recommended to use salvage wood pieces, cut rails at the hardware to preserve shape. 23 posts need to be relocated and will all be removed at the same time, tagged with wire tags specifying over/underground heights ,encased in Styrofoam and plywood, stored and locked on site. When posts are ready to be put back, they should not be perfectly level, but should reproduce the “imperfect” settling as if aged. They will need to accommodate the grade change and length adjustments, either by adjusting the opening or rail length. They will also protect in place the historic marker, which will then be relocated after construction.

Solarize Program – Ann Harris from the Energy Initiative Advisory Committee briefed the WHDC on the program for which Wayland has been selected by the Ma Dept of Energy and Resource. Households will be offered discounts for adding solar panels. Installers will review the applicability of residences in which homeowners have applied. They anticipate interest in about 30-60 households, of which 20% may be suitable. This is a pilot program and will include residences in Sudbury, Lincoln and Wayland.

375th Celebration – They are looking at including walking tours and house tours as part of the year- long celebration of Wayland’s anniversary.

Other – Chris Hagger suggested that the WHC consider ways to use the CPA monies. Currently being considered are an architectural sensitivity map, stone bridge restorations, and Gretchen suggested that the Trinitarian Church be contacted to consider CPA funds to restore the first HS now owned by the church. unless I need a L&B fix and take them Sun evening, which he and I will coordinate

The meeting adjourned at 9:30 pm.

Respectfully submitted,
Kathie Steinberg