

Wayland Historic District Commission
June 19, 2014

HDC members present: Gretchen Schuler (presiding), Margery Baston, Alice Boelter, Chris Hagger, Kathie Steinberg

Others present: Enrique de Los Reyes for the First Parish Church; Don Verrecchia and Vered Tsarfaty of 20 Concord Road. Larry Kiernan for the Rail Trail; Rick Conard for the Historical Commission and the Rail Trail

(1) Public Comment. There was none.

(2) Minutes of the May 15, 2014 meeting were accepted. (5-0-0)

The manikins outside of 31 Cochituate are gone. Sherm was grateful to be contacted -- rather than speaking directly with Dr. Cooper - about the concerns with signage.

Public Hearing - First Parish Church, 225 Boston Post Road - Meetinghouse.

Work will start shortly on the cedar shingled roof to be installed on both the east and west slopes of the carriage sheds; and the cost for cedar will be an additional \$10,000. On the restoration of the windows of the meetinghouse the goal is to have them look exactly the same. In a couple of weeks the window openings will be boarded up. In one day they plan to remove the windows and take them to their shop for restoration. The Palladian window on the main facade is in good shape on the inside and will be worked on in situ. A lift from outside will be shared with the carriage shed roofing contractor; this is good news as it relates to cost. The wrought iron on the front if scraped and painted will be in good shape. Portions of the front door with rot will be restored and painted. Old Bostonian Restoration is the name of the window contractor.

Chris asked about the gable ends on the carriage shed. Chris recalled that Desmond had recommended that the gable piece extend one to two inches.

The change would not be perceivable from the public way. Gretchen will ask if Desmond could e-mail his ideas on the extensions to Enrique. Chris pointed out that the shingles on the east side of the carriage shed used to extend out. (When asphalt shingles replaced the wood shingles, the asphalt was flush with the side of the building.) Alice asked about the timing; and

Enrique responded that they are shooting for early September completion. Downstairs will be ready but not upstairs. HDC is the gatekeeper when it comes to changes to the exterior. A request was made that the plywood be painted white before being placed over the openings for the removed windows. The plywood will be in place for 10-12 weeks, and if painted white it would help somewhat with appearances until restored windows could be reinstalled. Chris made the motion that we approve the application as presented. This motion received a unanimous, favorable vote (5-0-0).

Henry Reeves House, 20 Concord Road. Don Verrecchia spoke of the aluminum-clad window proposal he presented “last minute.” He would like to remove the aluminum storm windows on the south side and replace the older windows with the aluminum-clad, a sample of which he brought to the meeting. The aluminum-clad would mean that Don would not have to paint each window. He described them as having muntins of the same profile and the size of pane is the same as original windows. Don said that the removal of the storm windows on the south side would be an improvement. There was much discussion of this topic; and Don eventually agreed to the idea that all of the windows in the 1816 section of the house would be repaired and not replaced.

On the south elevation the sill of the old door needs to be replaced and perhaps the jamb. The door is alright. The work and materials will be the same. Don said he may have to rebuild the entire jamb.

With regard to the changes of the porch on the north side --the finial was changed to one that would be round -- which was more in keeping with the house.

Don said he hoped to start work on the project in March 2015. His hope is to get all work done and then move in.

There was a motion to accept application as presented with the change that windows on the east side would be consistently of wood. Gretchen explained that the HDC could extend the hearing or it could do an approval of the wood windows -- then if Don didn't like that in the future, he could come back. Chris moved that we accept the application with the following changes: an exchange of urn finials for ball finials; 32 inch height balustrade; for the 1816 portion of south and east sides of the house the windows will be repaired not replaced; that all replaced windows be wood as

per the original application. Margery seconded the motion. There was a unanimous vote in favor (5-0-0).

Rail Trail Report. Larry Kiernan spoke to this issue. The Historical Commission would like to preserve as much of the rail as possible between Russell's Garden Center and the Wayland Depot. There is no application to remove the rails in the HD. There is room in the HD for the rail trail; and there was discussion of preserving the second track. Larry pointed out that DEP recommends removing the rails when in a recreational area. The only place where there is problem is at the foundation of the turntable -- you have to cross the track to get on the trail. The second round of rail trail discussions will be concerned with the creation of paths from the rail trail to Bertucci's, Green Leaf, etc. Maintenance was brought up as an issue -- and it is expensive and difficult to maintain the area with the existing rails. Larry would like a letter of support from the HDC to the DCR (Department of Conservation and Recreation). DCR has received a letter from ConCom. Gretchen will write to Paul Jahnige at DCR with a copy to Sarki, Wayland's town planner. Larry said work will not start until September (when money will be made available). There was a motion to support the letter to DCR and the ideas presented by Larry on the rail trail. This received a positive, unanimous vote (5-0-0).

Design Review Guidelines. Gretchen will send information via e-mail. We could refer applicants to guidelines on the HDC pages of the town website when appropriate.

There will be no HDC meeting in July unless there is an application.

Since this was Chris Hager's final HDC meeting after 20 + years on the Commission, there was cake and lemonade to thank him for his service.

The meeting adjourned at 10 pm.

Respectfully submitted,
Margery Baston