

Wayland Historical Commission
Meeting Minutes
December 11, 2018
Selectmen's Meeting Room, Wayland Town Building

Present: Kay Gardner-Westcott, Elisa Scola, Amanda Ciacchio, Richard Conard, Ann Gordon, Tonya Largy

Guests: John Thompson, Beth Butler, Gretchen Schuler, Brian Boggia

The meeting was called to order at 7:33pm

Public Comment

- There was no public comment

CPC Funding Requests

[Supporting documents in Appendix]

First Parish Fence

- John Thompson, chair of the First Parish board, and Beth Butler presented details about their CPC funding request to repair the fence in front of First Parish
- The church has spent its own money on many areas of building maintenance and upgrade, including the steeple, the roof, and a recently renovated ADA-compliant kitchen
- The fence is largely on the state or town right-of-way, not on church property; the town does not want to maintain the fence
- When Rt. 27 was widened, some posts were moved closer to the property line, but remain on town land
- The fence -- with 64 red cedar rails and 256 metal fasteners -- is broken in places
- The wood is deteriorating and not in good enough shape to be repainted
- The hardware is in poor shape, much of it is broken
- They would like to replace with new wood and with steel that would be more permanent
- This should be a 40-50 year repair rather than patchwork repairs
- The church will keep it painted
- They are still getting bids but expect it to be around \$17,000
- Gretchen Schuler reports that Tom Holder and Mike Lowery said it would be best to have First Parish manage the project with CPC money than to try to have the Town take it on
- Kay asked that someone from the Historic District Commission work with them to choose the materials; First Parish representatives agreed to this.

MOTION: To support First Parish's application for CPC funding to repair the entire fence on both Town-owned and First Parish land

Passed unanimously

Cochituate Village Apartments

- Brian Boggia, Wayland Housing Authority Executive Director
- 106 Main Street built in 1910 as an elementary school, and is a candidate for National Register of Historic Places
- In a 1948 addition a crescent window was added; it is now in an apartment

- The window is currently fragile and it cannot be safely opened; it is sealed for safety
- The Housing Authority would like to restore the window to functional status
- If the Housing Authority fixes it they would have to use a more affordable material that would not look like the original window
- The CPC funding requires that repairs or replacements mimic the original as closely as possible
- Brian is still looking for vendors and collecting bids

MOTION: Support Cochituate Village Apartments' wood crescent window replacement application to the CPC

Passed unanimously

132 Commonwealth Ave.

- Phinneas Wheelock house built in 1845, owned by Wayland Housing Authority
- Current windows were placed in the 1980s and they are not great quality
- All the windows need to be replaced; they are not energy efficient and some don't function properly
- There are other needs in the house and Brian feels once the windows are being replaced other repairs should also be made
- Brian feels it will be difficult to do the project with the house occupied because there is lead in the house
- The current occupants, a family with children, are potentially expected to be there for several years
- Brian feels a lead determination would be the right next step
- He prefers not to apply for CPC money at this time; he will come back once he has a clearer plan and timeline for doing the work

MOTION: To support the CPC application for 132 Commonwealth Road window replacement with wood windows in kind at whatever time the WHA chooses to submit it.

Passed unanimously

Dudley Pond Boat Ramp

- Board of Public Works wants to build a boat ramp on Dudley Pond to accommodate emergency access to the pond, access for weed harvesting equipment, and access for boaters to take boats in and out of the water
- The estimated budget includes \$5,000 for archaeological monitoring
- This area may be sensitive because of the presence of Native Americans in the area
- Because a house burned down at this site, the area could have layers of charcoal which could make the monitoring slower and more costly
- The concern is that \$5,000 may not be enough for monitoring, but Tonya feels it is an appropriate place to start

MOTION: Support the proposed boat ramp project with the archaeology requirement.

Passed unanimously

Bradford Hall

- Elisa inspected the windows on the front of Bradford Hall and the muntins do not have the profile we approved; they are flat (photos attached in Appendix)
- Elisa emailed Dan Williams at Trinitarian Congregational Church asking why they are different from what we approved and he said that's what the contractor provided

- Before we approved their grant application they brought window samples in to show us, and we specified our expectations for an historically authentic profile
- TCC has already received \$70,000 of the \$80,000 CPA grant
- Gretchen will contact them to have a conversation and get more information
- We still intend to pursue the Preservation Restriction Agreement that requires TCC to request approval on any changes to the exterior

MOTION: To sign the Preservation Restriction Agreement once TCC personnel sign it

Passed unanimously

Stone's Bridge Repair

- The Permanent Municipal Building Committee is asking for an increase in funding for Stone's Bridge repair so that four arches can be repaired rather than just two that have already been funded
- Part of the bridge is in Framingham but Kay says the Framingham town historian says they don't regard this as their bridge since it doesn't actually abut their property
- The work to strengthen the arches is intended to preserve it as is
- As a precaution against surprises, the request is in excess of what it is expected to cost
- We would like to consider adding a historical sign at the site in the future

MOTION: To support the Stone's Bridge application for preservation

Passed unanimously

Cemetery Historical Markers

- MassDOT is undertaking a pilot effort in western Massachusetts to upgrade cemetery historical markers
- Elisa received an email from Mary Hafferty saying they hope this pilot will lead to a statewide effort
- If we are interested in the possibility of working with them in the future, we should let them know

Rail Trail and Depot

- Rick says Harper Elm has not yet submitted a scope of work for updating the Depot
- No update on the Rail Trail

Archaeology

Mansion Inn Artifacts

- Amanda has contacted federal authorities for help with the new application
- Tonya checked with David DeMello at Robbins Museum and some Wayland artifacts are still there
- Doug Harris, deputy tribal historic preservation officer for the Narragansett Indian Tribal Historic Preservation Office in Charlestown, R.I., contacted Kay to discuss the location for the repatriation
- He would like to talk with the four tribes to ascertain their preferences
- John Peters, head of Commission on Indian Affairs in Boston, also has interest in the decisions about location
- There are many people who will have opinions about this and we will defer to the Native consensus

Dudley Woods

- Tonya did not receive notification that the stumps were being pulled out this fall

Gardescu Bench

- The Town has no guidelines or policies for creating and placing a memorial bench
- Kay will pursue with Ben after the New Year

Mahoney's Site

- Zoning Board of Appeals did not put anything about archaeology in their order
- Tonya sent our letter to the ZBA's lawyer

Answering Archaeology Questions

- We received some written questions about the need for archaeological oversight in town projects
- We need to create guidelines in writing so other town committees and groups understand what our role is and why it is important
- We will take this up at a future meeting

Castlegate Pillars Article for QR Code on Sign

- A draft article is currently under review by Tonya

New Business

- Elisa reports that there is an application to the CPC to put in an outdoor class and pollinator garden at Cow Common

Next Meetings

- January 8
- February 12
- March 12
- April 9
- May 14
- June 11

The meeting was adjourned at 10:03pm.

Respectfully submitted,

Ann Gordon

Appendices

Community Preservation Act Funding Applications:

1. First Parish in Wayland Fence Repair
2. Cochituate Village Apartments Crescent Window Repair
3. 132 Commonwealth Avenue Window Replacement
4. Dudley Pond Boat Ramp, including project description
5. Stone's Bridge Repair

Additional items:

6. Bradford Hall window photos



WAYLAND COMMUNITY PRESERVATION ACT PROJECT APPLICATION COVER SHEET

I: Project Information

Project Title:

Fence Restoration at Boston Post Road & Cochituate Road at The First Parish in Wayland

Project Summary:

This historic fence, consisting of wooden rails pegged into granite posts, has graced the intersection in the center of Wayland since the period when the adjacent roads were unpaved. The fence is in disrepair despite repairs and repainting by First Parish over the years. The project is to restore the fence by replacing all 64 railings with western cedar railings and replace the hardware, that is currently a mix of materials, with classic hardware. All will be painted white.

Map and Parcel #: Assessor's Map 23, Lot 112 Estimated completion date: June 1, 2019

CPA Program Area (check all that apply):

Open Space X Historic Preservation
Community Housing Recreation

II: Applicant/Developer Information

Contact Person and or/primary applicant: John Thompson/Beth Butler for First Parish

Property Owner (if applicable): First Parish in Wayland; Town of Wayland (see Note 2)

Organization (if applicable): First Parish in Wayland

Mailing Address: 225 Boston Post Rd., P.O. Box 397, Wayland, MA 01778

Daytime phone #: 508-358-6133 (FP office)

Other phone #: John Thompson: 339-222-8793; Beth Butler: 508-820-6905

E-mail address & Website: office@uuwayland.com; jthompsonart@comcast.net;
ebutler@socialaw.com Website: www.uuwayland.org

III: Budget Summary

Total budget for project: not in excess of \$ 17,000

CPA funding request: \$ 17,000; unspent balance to be returned to CPA funds

CPA request as percentage of total budget: 100%

Applicant Signature: Elizabeth Butler

Date Submitted 11/30/18 (digitally)

Please attach a narrative addressing the following issues and questions.

PROJECT DESCRIPTION

1. *Scope or concept of project: (State the scope of work including the specific information about extent of work. Provide photographs of existing conditions and proposed plans, if applicable.)* The fence to be restored consists of granite posts and 64 wooden four by four rails which are connected to the posts by metal plates (screwed to the rail and pinned into the granite). First Parish has arranged for the fence to be patched, repaired and painted various times over the years. Currently the rails and plates have a mixture of materials. Overall, it is in poor shape.¹ The project is to replace the all the wooden rails with a long life material such as Western Cedar and to replace all the metal plates with stainless steel or steel plates. First Parish is applying for a grant to accomplish this work, and a professional painting of the rails and plates. There is one broken granite post that the town may have agreed to re-install and/or repair when new rails and hardware are available.

2. *Projected action plan and timeline: List steps needed to complete the project and an estimated timeline. This plan and schedule will be critical once funding is allocated, to assist the CPC in preparing annual Project Status Reports that are reported annually to Town Meeting until project completion.*

Please see attached proposal from O'Rourke restoration. A second proposal is anticipated within a week after Ian Harper has considered the work.

FINANCES

3. *Anticipated project cost: Provide a budget, with line itemization.* Not in excess of \$17,000. Please see O'Rourke itemized budget, contained in the Supplement, infra.

4. *Other funding sources, including private/public/in-kind:* All but a small portion of the fence is on land owned by the Town of Wayland or the Commonwealth of Massachusetts.² First Parish historically has provided in-kind funding by maintaining the fence, especially in recent decades. First Parish will offer to monitor and supervise the completion of the work and to pay for professional painting of the fence and metal plates in future years.

5. *CPA funding request amount:* 100%

6. *Budget justification: Provide an explanation for why each type of expense is needed.* The materials and labor required to complete this project are estimated to be as stated by the professional who submitted an estimate.

¹ See photos from November 30, 2018, infra.

² See note 3, infra.

PURPOSE OF PROJECT

7. *Relevance to community: Indicate how the project is relevant to the current and/or future needs of Wayland. Does it serve multiple needs?* The First Parish church has stood on this property in the center of Wayland since 1815. The fence is a graceful frame for the classic New England church³ and has been part of the location since at least 1882⁴, and probably long before that year. A restored, repainted fence will freshen, and preserve, the historic and aesthetic appearance of the town. The project will serve Wayland's needs to preserve its historic features and maintain its scenic beauty.

8. *Explain how the project will meet goals and objectives of the category under which you are applying (Community Housing, Historic Preservation, Open Space, Recreation).* The application is made under Historic Preservation. This fence is an extensive and fine example of rail fencing supported by granite posts similar to the historic mile markers in the Town. The project will completely restore the fence while extending its life with the use of long-lasting materials.

9. *Supporting documents: Provide supporting letters, references, studies, maps, and statistics.*

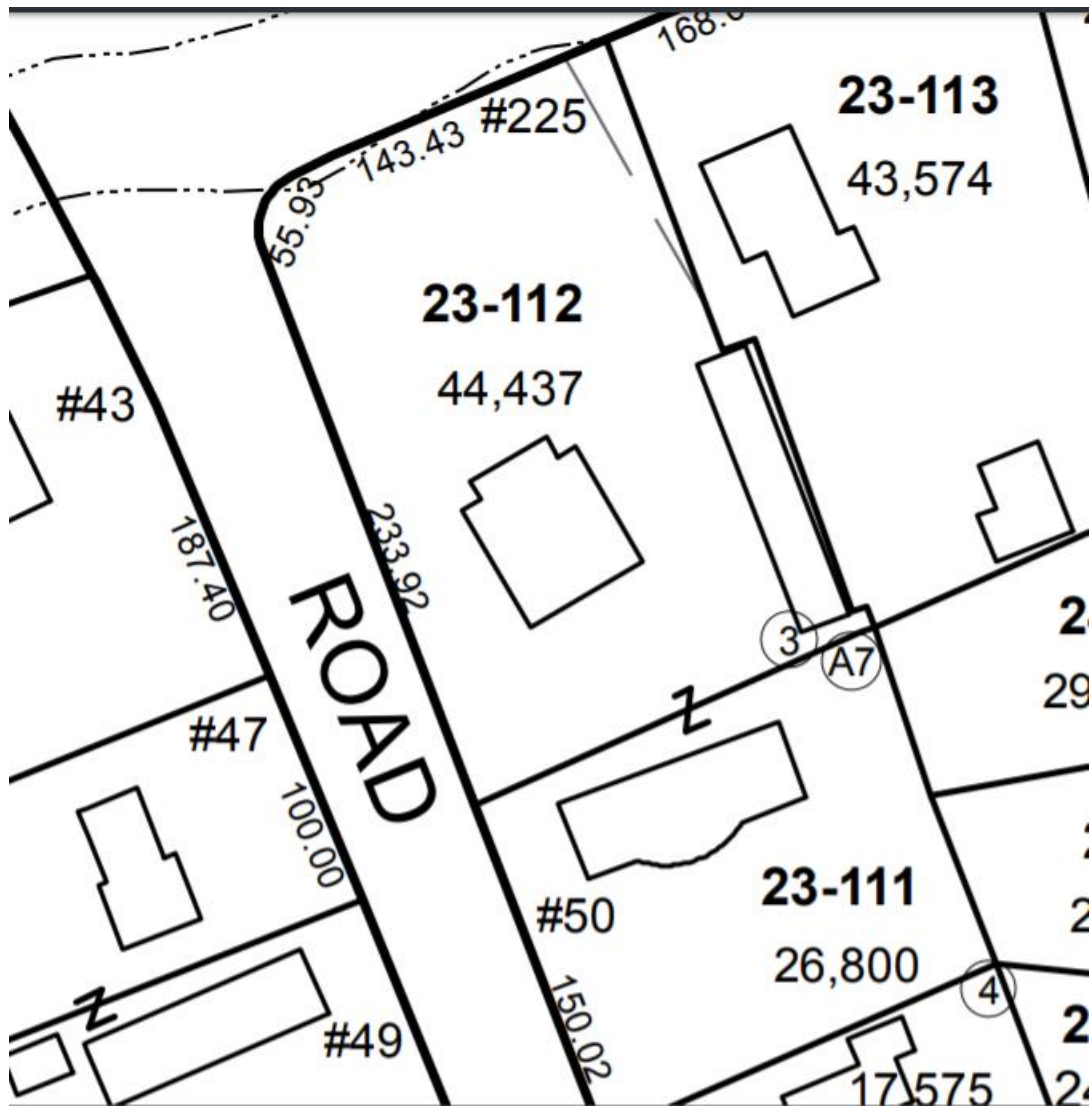
SEE ATTACHED -

- * Town of Wayland Assessors' Map
- * Site Plan Map, 8-26-97 by Coler and Colantonio, Engineers and Scientists, Norwood, MA⁵
- * Photos of First Parish and the fence – a four by four wooden rail and granite post fence (1882 on)
- * Photos of First Parish with fence in current state (11-30-18)
- * O'Rourke Restoration Proposal

³ Built in 1814-1815, "by Andrews Palmer of Newburyport, using an Asher Benjamin design." From, Helen Fitch Emery, The Pilgrim Village Evolves, Phoenix Publishing, 1981, p. 101

⁴ See photo of church and fence from 1882, attached.

⁵ Attached are an Assessors' Map and a 1997 Site Plan of 225 Boston Post Road. The Assessors' map does not depict the fence. Although the Site Plan map does appear to show the fence, a disclaimer reads: "The survey was performed without the benefit of a title report or any plans or deeds of record. Property lines as shown hereon are approximate only, the location of which was wholly compiled using both town assessor maps and physical evidence of occupation."

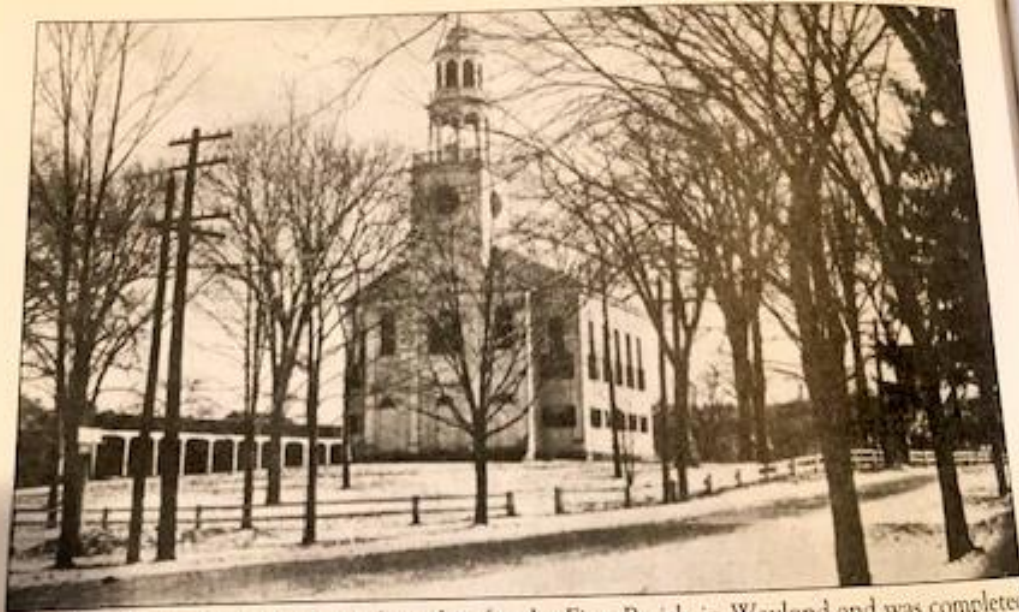


First Parish Fence Restoration/Replacement
11/30/18



Undated photo, from the Wayland Museum

First Parish Fence Restoration/Replacement
11/30/18



This church was the fifth place of worship for the First Parish in Wayland and was completed in 1815. The first three meetinghouses were located in the North Cemetery. The design came from the architect Asher Benjamin's "pattern book," *The Country Builder's Assistant*. At the far left, a portion of the church's carriage sheds can be seen.

Undated photo from George Lewis and the Wayland Historical Society, [Images of America Wayland](#), Acadia Publishing, 2000, p. 80

First Parish Fence Restoration/Replacement
11/30/18



Woman and child upon snow, 1900. From Wight collection, at Wayland Museum

First Parish Fence Restoration/Replacement 11/30/18

Below are several photos, of a total of 32, taken 11/30/18 by B. Butler and J. Thompson:



IMG_2003

First Parish Fence Restoration/Replacement
11/30/18



IMG_2026

First Parish Fence Restoration/Replacement
11/30/18



IMG_4966

First Parish Fence Restoration/Replacement
11/30/18



IMG_2002

First Parish Fence Restoration/Replacement
11/30/18



IMG_4971



O'ROURKE RESTORATION

PROPC

11/28/

John Thompson
First Parish Church in Wayland

We propose to replace all the wooden rails to the fence in front of the church. The existing fence rails will be removed and disposed of by us, the contractor. The new fence rails will be western red cedar four by four post. Red cedar is a rot resistant wood that should last very long time if the fence is maintained properly. The rails would be primed and painted before we install them. The existing fence rails are attached to the granite post with iron plates that sit inside holes drilled into the post and the rails are attached using screw plates. We would replace the old iron plates with new stainless steel plates and use stainless steel screws to attach the rails. The new stainless steel plates would not rust, helping the fence last longer and would last a very long time in the outdoor elements. This price is for the work mentioned and does not include any additional work or any unforeseen damage that may exist. This price does not include painting, fixing of any granite post that may be damaged, or the cost of a permit. All work will be performed in a thoughtful and workmanlike manner.

The cost of proposed work is as follows:

Materials:	\$11,545.00
Labor:	\$3,000.00
Disposal:	\$400.00
Total:	\$14,945.00

If proposed work to be done is agreed upon by customer and contractor, payment shall be made as follows.

- 1/3 Due upon signed acceptance of proposal
- 1/3 Due upon commencement of work
- 1/3 Due upon completion of outlined and agreed upon work

The price agreed upon does not include possible expenses entailed in coping with hidden or incidental items not included in pricing (for example: unsafe wiring, illegal plumbing conditions, rot, structural issues, inspector or engineer requirements made subsequent to my agreement and/or overlooked or unknown conditions found after work has commenced).



WAYLAND COMMUNITY PRESERVATION ACT PROJECT APPLICATION COVER SHEET

I: Project Information

Project Title: Cochituate Village Apartments Crescent Window Replacement.

Project Summary:

Request to restore an existing 1948 historic wooden crescent window and frame at Cochituate Village Apartments (formally the Cochituate Elementary School), senior low-income public housing, 106 Main Street. This wooden window is in need of renovation and currently inoperable. The window measures approximately 84" wide and 32" high. The window needs to be restored and made operational so that the tenants living in the apartment can enjoy improved air circulation and cooling. In addition, the renovation of this window will help preserve the historical integrity of the entire building originally built in 1910.

Map and Parcel #: 51D-038A Estimated completion date: Spring 2019

CPA Program Area (check all that apply):

- ☐ Open Space x Historic Preservation
x Community Housing ☐ Recreation

II: Applicant/Developer Information

Contact Person and or/primary applicant: Brian Boggia

Property Owner (if applicable): Wayland Housing Authority

Organization (if applicable): Town of Wayland

Mailing Address: 106 Main Street

Daytime phone #: 508-655-6310 x11

Other phone #:

E-mail address & Website: bboggia@wayland.ma.us

III: Budget Summary

Total budget for project: \$3,500

CPA funding request: \$3,500

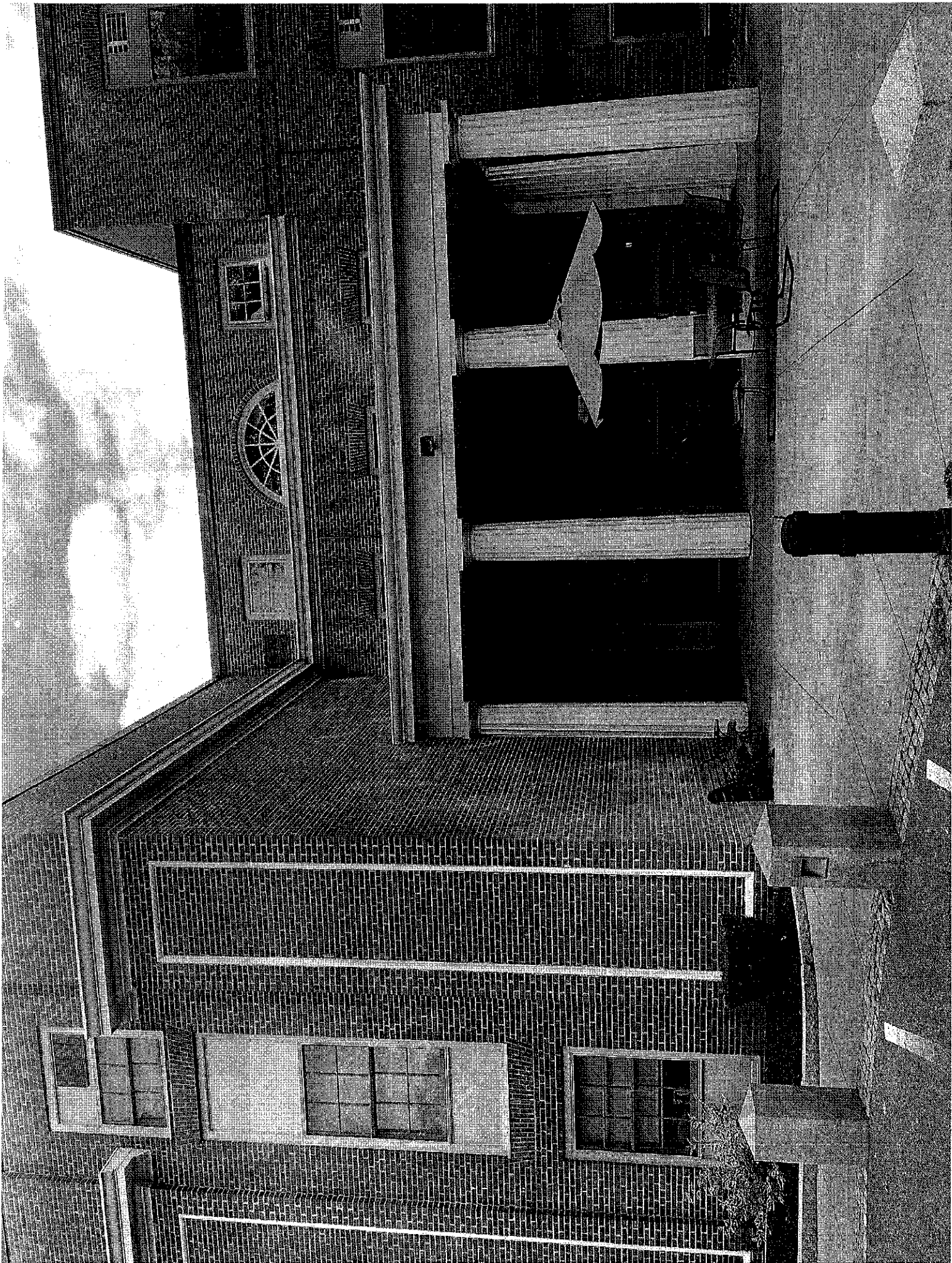
CPA request as percentage of total budget: 100%

Applicant Signature: _____

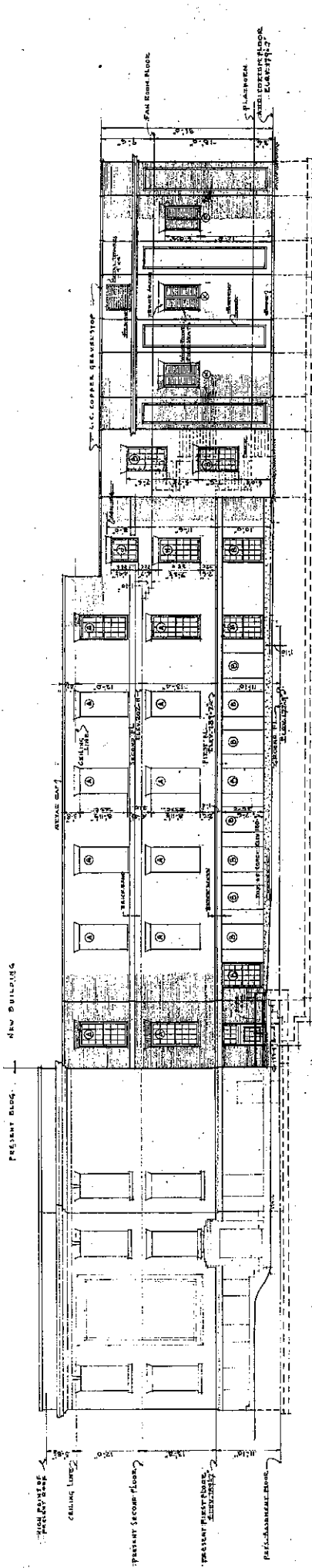

Brian Boggia, WHA Executive Director

Date Submitted: _____

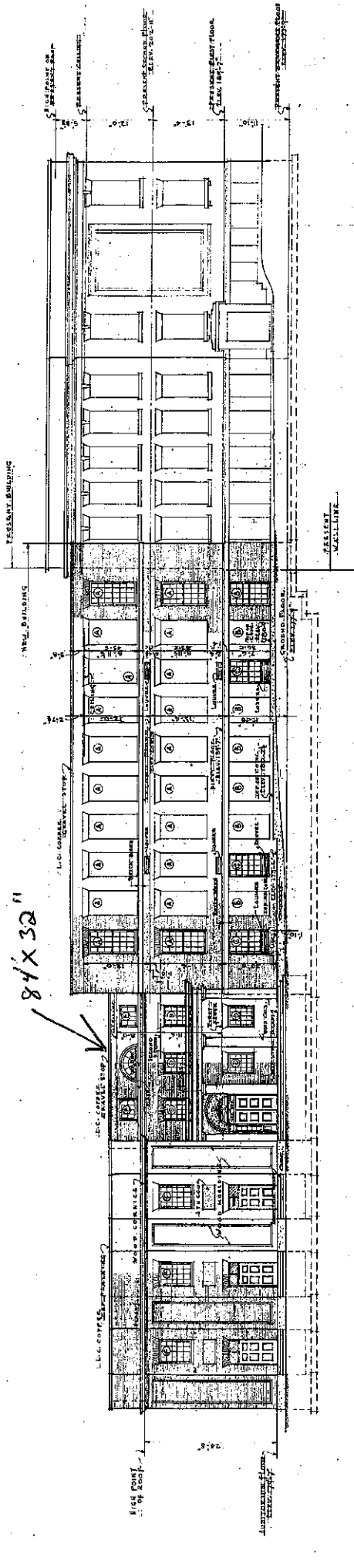
11/29/18



1948 ADDITION



NORTH ELEVATION

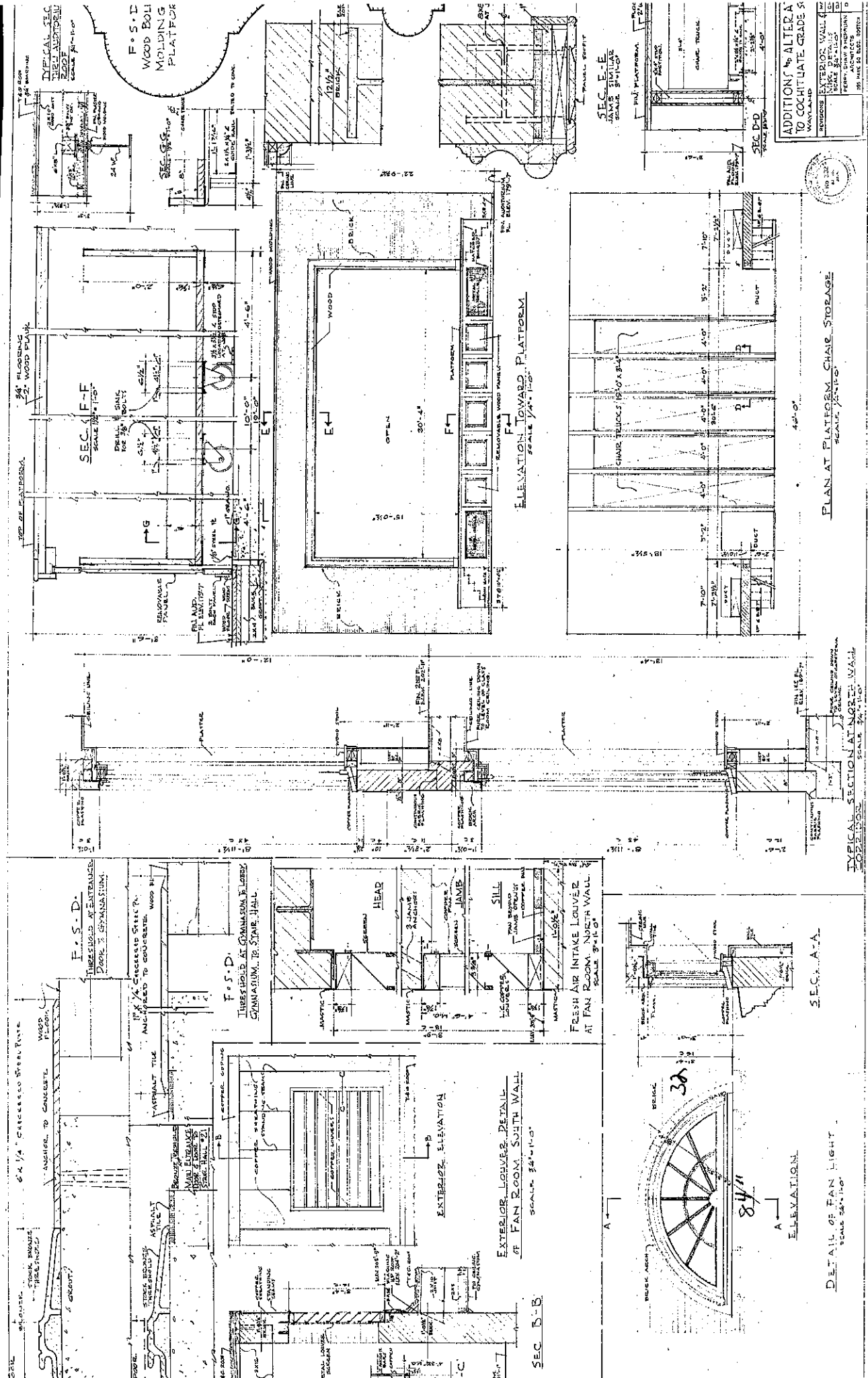


SOUTH ELEVATION

ADDITIONS & AMENDMENTS
TO COGNATE CTA
DRAWING NO. 1
ELEVATION
SCALE 1/8" = 1'-0"



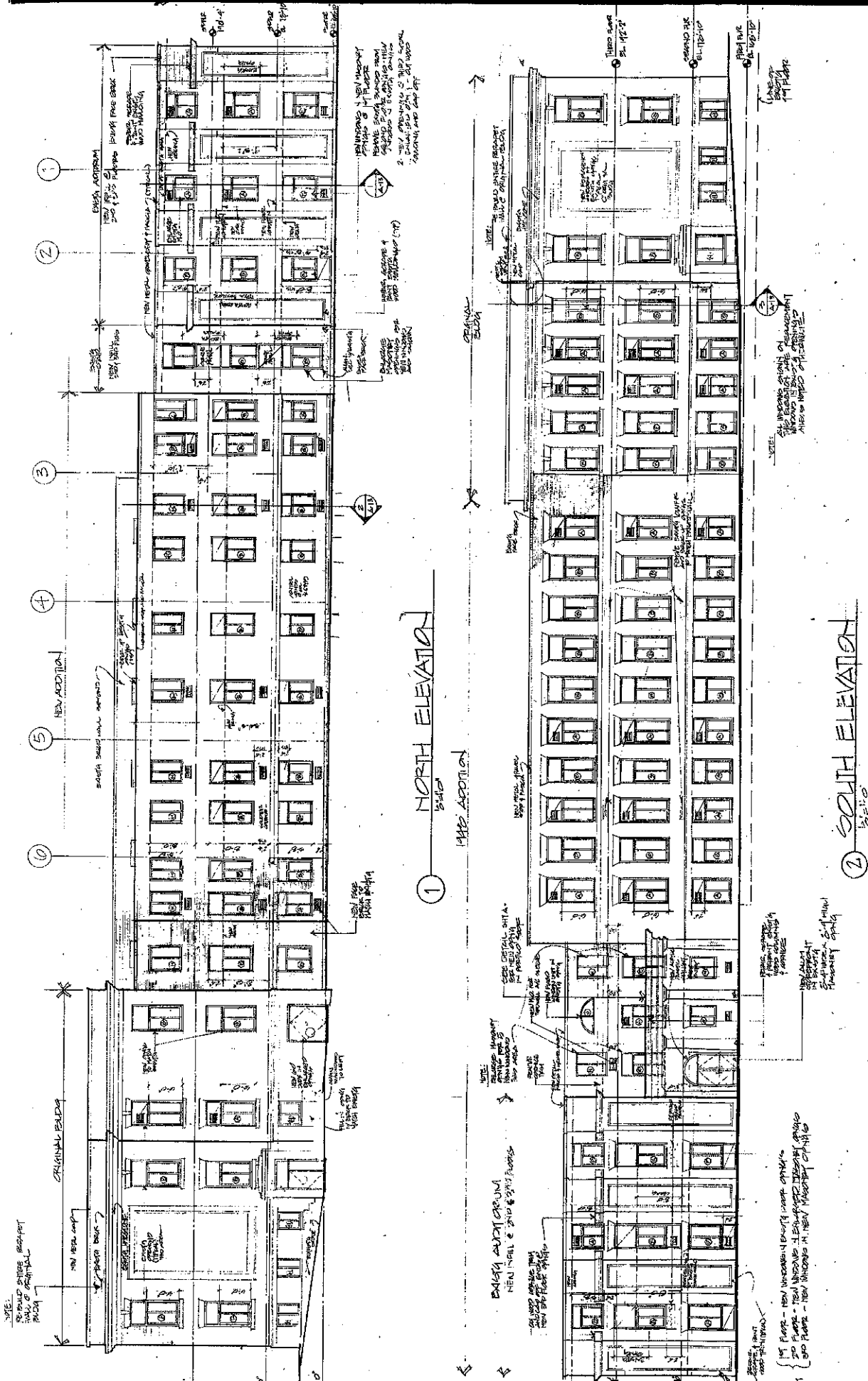
1948 ADDITION



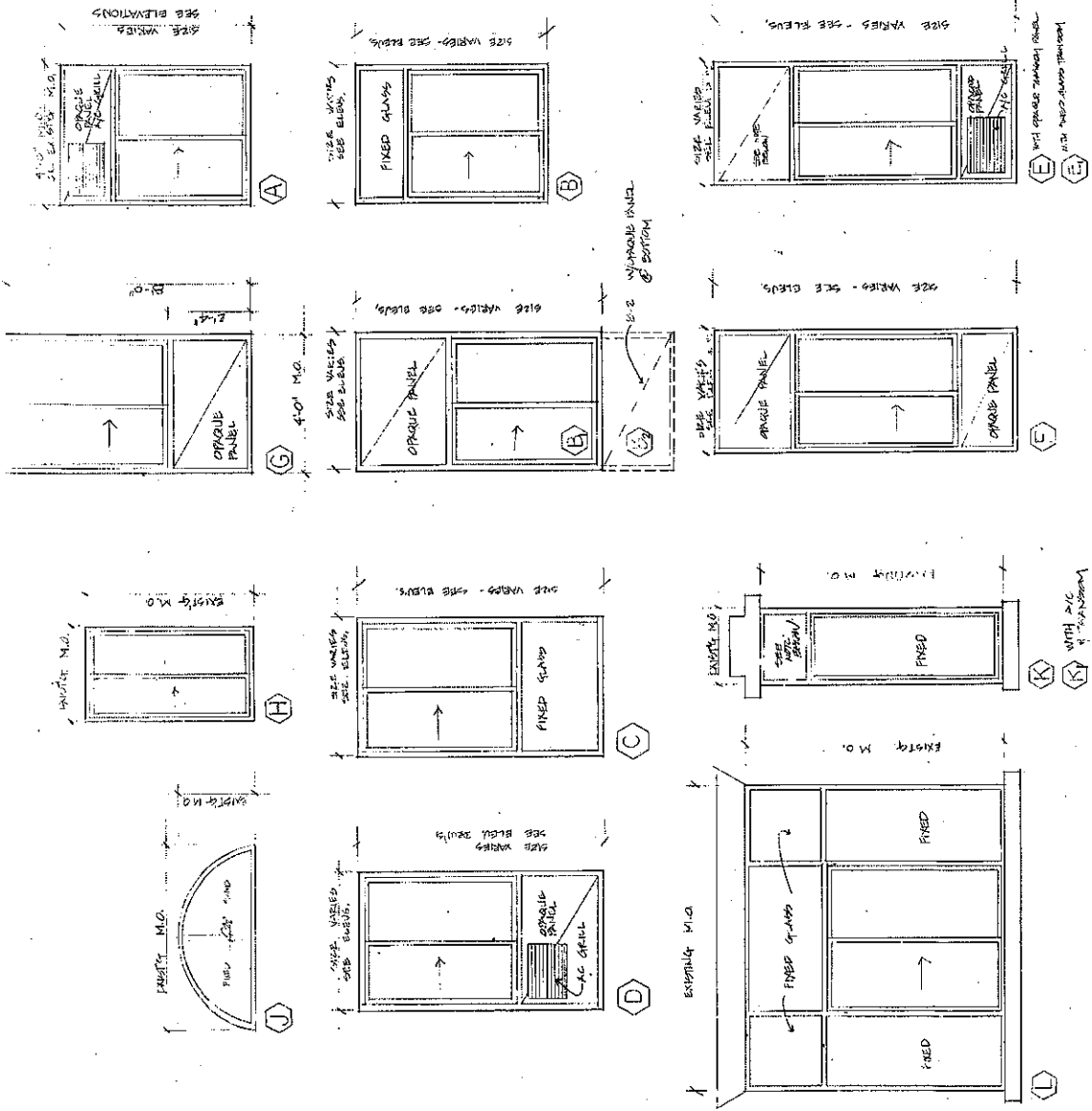
ADDITIONS TO ALTER TO COORDINATE GRADE & VERTICAL CURVES

NO.	DESCRIPTION	DATE
1	ALTER GRADE & VERTICAL CURVES	1948
2	ALTER GRADE & VERTICAL CURVES	1948
3	ALTER GRADE & VERTICAL CURVES	1948
4	ALTER GRADE & VERTICAL CURVES	1948
5	ALTER GRADE & VERTICAL CURVES	1948
6	ALTER GRADE & VERTICAL CURVES	1948
7	ALTER GRADE & VERTICAL CURVES	1948
8	ALTER GRADE & VERTICAL CURVES	1948
9	ALTER GRADE & VERTICAL CURVES	1948
10	ALTER GRADE & VERTICAL CURVES	1948

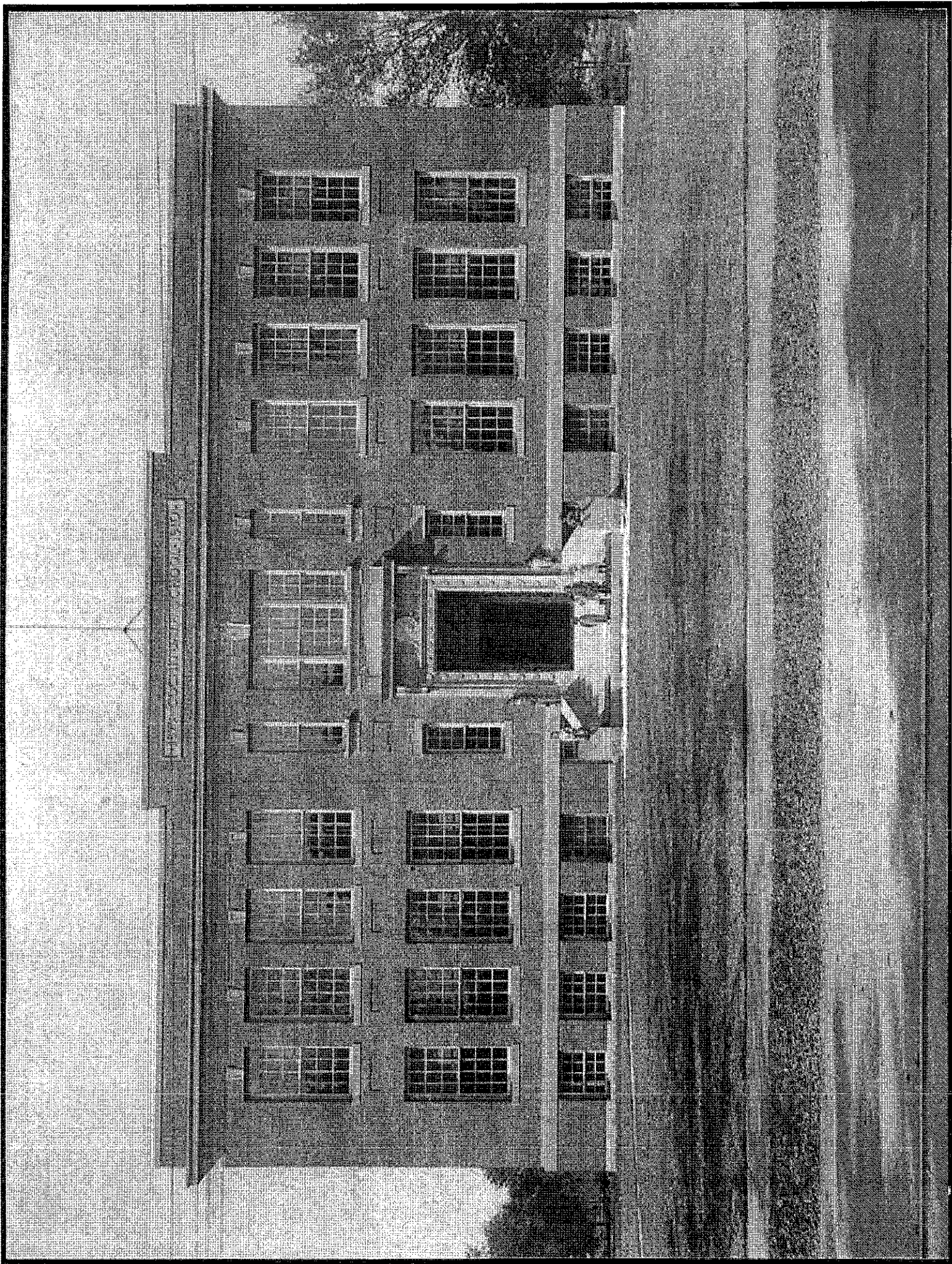
1983 CONVERSION



1983 CONVERSION



NOTES: - FOR SIZES, SEE ELEVATION DETAILS
 - FOR DETAILS, SEE SHEET A-



HISTORIC WOOD WINDOWS

A tip sheet from the National Trust for Historic Preservation

National Trust for Historic Preservation

1785 Massachusetts Ave, NW
Washington, DC 20036
(202) 588-6000
(202) 588-6462 (fax)
info@nthp.org
www.PreservationNation.org

This tip sheet on historic wood windows was developed as part of the National Trust for Historic Preservation's Sustainability Initiative.

About the Initiative:

Historic preservation can – and should – be an important component of any effort to promote sustainable development. The conservation and improvement of our existing built resources, including reuse of historic and older buildings, greening the existing building stock, and reinvestment in older and historic communities, is crucial to combating climate change.

Learn more about Preservation and Sustainability on the web: www.preservationnation.org/issues/sustainability

For more information, contact:

Patrice Frey, Director of Sustainability Research
(202) 588-6255
Patrice_Frey@nthp.org

Barbara A. Campagna, AIA, LEED AP, Graham Gund Architect
(202) 588-6291
Barbara_Campagna@nthp.org

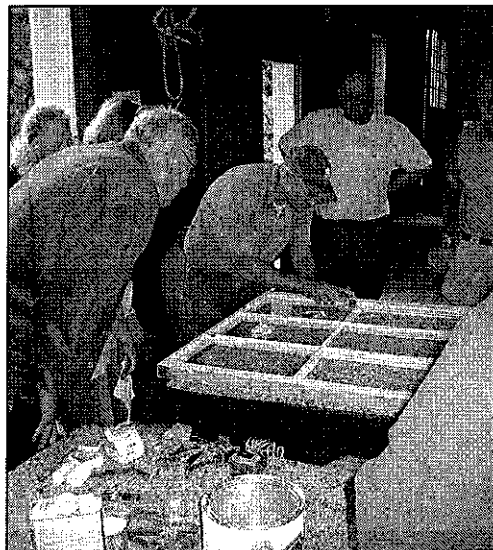
Rebecca Williams (author of this publication), Field Representative, Northeast Office
(617) 523-0885
Rebecca_Williams@nthp.org

Introduction

There is an epidemic spreading across the country. In the name of energy efficiency and environmental responsibility, replacement window manufacturers are convincing people to replace their historic wood windows. The result is the rapid erosion of a building's character, the waste of a historic resource, and a potential net loss in energy conservation. Typically replacement windows are vinyl, aluminum, or a composite with wood, and none will last as long as the original window. Repairing, rather than replacing, wood windows is most likely to be the "greener option" and a more sustainable building practice.

Research shows that most traditionally designed wood-frame buildings lose more heat through the roof and un-insulated walls than through the windows.¹ A historic wood window, properly maintained and fitted with a storm window, can be just as energy efficient as a new window.² Replacing a historic single-pane window also may not save you much money in the long run. While the exact figure will vary depending on the type of window installed and whether or not a storm window is used, studies have found that it could take 100 years or more for a replacement window to pay for itself in energy savings.³ According to information published in a recent *Old House Journal* article, it could take 240 years to recoup the cost of replacing a single-pane window-storm window combination with a low-e glass double-pane thermal replacement window.⁴ Also, a historic wood window can easily last more than 100 years, while a new window may not last 25.

Not every wood window can be repaired and there are situations where replacement is appropriate. However, many historic wood windows can and should be repaired, especially if the windows were manufactured before about 1940. Wood windows made before this



Historic windows are among the most important elements of a building. Simple repairs and routine maintenance coupled with storm windows make for energy efficiency that in most cases matches, if not exceeds, the efficiency of replacement windows. Workshops throughout the region have taught building owners easy ways to care for their historic windows. At the Woodlawn Museum in Ellsworth, ME, a grant from the National Trust for Historic Preservation helped fund a window repair workshop. Photo courtesy of the Woodlawn Museum

time were constructed with individual parts, each of which can be repaired or replaced. The wood itself is denser and of higher quality than what is grown today, and it is generally more rot- and warp-resistant than modern wood.

These are just some of the practical reasons to repair rather than replace historic wood windows. In addition, repairing the historic window helps maintain a building's authenticity. Once original material is removed from a building, it is gone forever. There are many more benefits to repairing your wood windows, so keep reading.

1. Rypkema (2006); James et al (1996); Klems (2002). 2. James et al (1996); Klems (2002). 3. Sedovic (2005); e.g. research by Keith Heberern, calculations available at www.historichomeworks.com/hhw/education/windowshandout/windowenergyanalysis.pdf. 4. "Let the Numbers Convince You: Do the Math," *Old House Journal* 35 no. 5 (September/October 2007).



WAYLAND COMMUNITY PRESERVATION ACT PROJECT APPLICATION COVER SHEET

I: Project Information

Project Title: 132 Commonwealth Road Window Replacement Windows

Project Summary:

Request to replace windows at 132 Commonwealth Road a HUD Low-Income Scattered Site family unit. This house was originally built in 1845 known as the Phineas Wheelock House. This house is of interest to the Wayland and Massachusetts Historical Commissions. The windows replaced in the early 1990's with a HUD grant utilizing wooden spring loaded double hung windows with combination storm windows. The WHA is proposing to remove the windows and replace with a more architecturally correct double-pane windows with mullions. Work will be needed to restore the woodwork frames of the round headed dormers.

Map and Parcel #: 55-033 Estimated completion date: Spring 2019

CPA Program Area (check all that apply):

- ☐ Open Space x Historic Preservation
x Community Housing ☐ Recreation

II: Applicant/Developer Information

Contact Person and or/primary applicant: Brian Boggia

Property Owner (if applicable): Wayland Housing Authority

Organization (if applicable): Town of Wayland

Mailing Address: 106 Main Street

Daytime phone #: 508-655-6310 x11

Other phone #:

E-mail address & Website: bboggia@wayland.ma.us

III: Budget Summary

Total budget for project: \$27,738

CPA funding request: \$27,738

CPA request as percentage of total budget: 100%

Applicant Signature: _____

Brian Boggia, WHA Executive Director

Date Submitted: _____

11/29/18

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: WAY.185
Historic Name: Wheelock, Phineas House
Common Name:
Address: 132 Commonwealth Rd West
City/Town: Wayland
Village/Neighborhood: Cochituate
Local No:
Year Constructed: 1845
Architect(s):
Architectural Style(s): Greek Revival; Italianate; No style
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s):
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood; Wood Clapboard
Foundation: Concrete Cinderblock



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

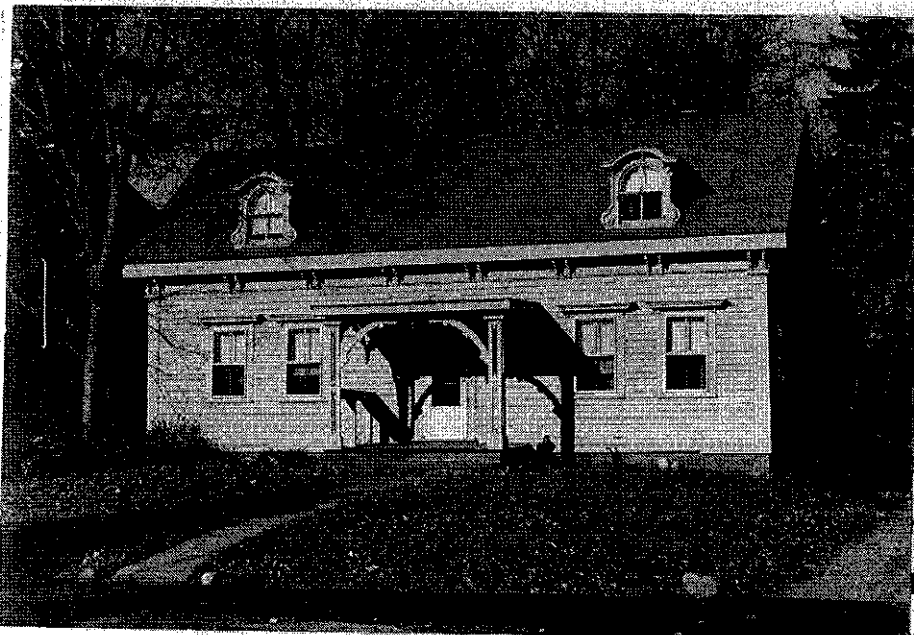
This file was accessed on: Tuesday, November 29, 2016 at 4:17: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

PH. COCHIT
USGS - NANTICK

AREA FORM NO.
185



WAYLAND

Address 132 Commonwealth West

Historic Name Phineas Wheelock

Present residential

Original "

DESCRIPTION

Date 1845-1850

Source maps/Emery

Style Cape/Greek Revival/Italianate details

Architect

Exterior Wall Fabric clapboards

Outbuildings

Major Alterations (with dates)

Italianate updating - 1860s

Condition fair - good, needs

maintenance

Moved Date

Acreage 11.002 sq. ft.

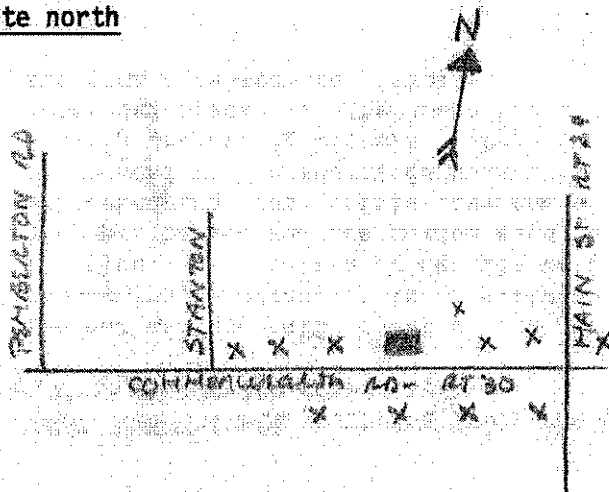
Setting North side of State Route, Commonwealth Rd. (aka Rt 30), near Cochituate Village, commercial intersection. flanked by residential bldgs

Recorded by Gretchen G. Schuler

Organization Wayland Historical Comm.

Date August, 1987

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

NAT. VAL. REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The one and one-half storey cottage presently rests on a cinderblock foundation, however, it is an early house and appears to be in the same location. The Italianate details were probably added in the 1860s or 1870s. They are marked and are seldom seen on a small workers' cottage. Paired brackets with drop finials line the cornice. Round headed dormer windows are elaborated with curved side brackets, while the first storey windows have heavily projecting lintels. There is a projecting open porch with decorative posts and brackets. The house has a one-storey rear ell (shed) that retains the same architectural details.

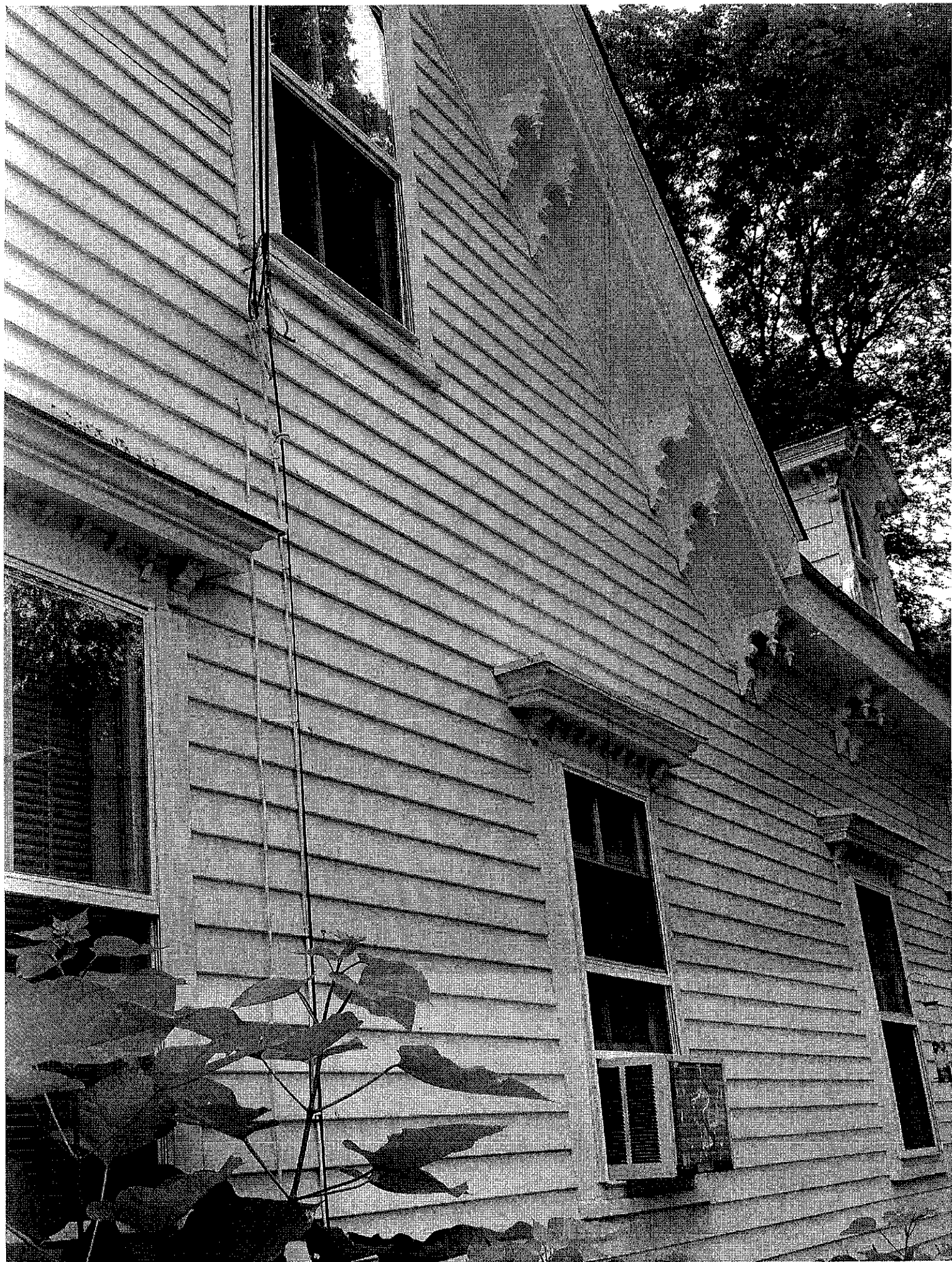
HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

One of only a few remaining mid 19th century cottages, the house was built by Phineas Wheelock by 1845. The land had been acquired from Stanton who owned most of the land from Stanton to Main Sts. This house was the first one built on this stretch of Commonwealth Rd. and was owned and occupied by shoemakers. Phineas Wheelock is listed as one of the early Cochituate Village shoemakers. In the 1850s the house was owned by a Bent and may have been used as workers housing as there were several houses that were owned by Bent, who was one of the most successful shoe manufacturers in Wayland. The later maps of Cochituate Village show a shoe shop located behind the house. The house is representative of early housing associated with the shoe industry which was the major theme in the development of Cochituate Village. The late 1800s occupant William Lovejoy was employed by Bent shoe manufactory in the 1890s. The 1887 directory shoes Lovejoy as a boxmaker.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County. 1856 ("Bent"), 1875 & 1889 ("W. Lovejoy").
2. Emery, Helen, The Puritan Village Evolves, 1941.

132 Commonwealth Road Windows							Total
North	Rear	5 Double Hung			2 Shed Combination Windows	1 Stairhall Window	
South	Front	4 Double Hung	2 Round Headed Dormer				
East		5 Double Hung	1 Round Headed Dormer		2 Shed Combination Windows		
West		5 Double Hung	1 Round Headed Dormer				
TOTAL Windows		19	4		4	1	28
Unit Replacement Cost		\$ 500	\$ 600		\$ 300	\$ 300	
TOTAL Replacement Cost		\$ 9,500	\$ 2,400		\$ 1,200	\$ 300	\$ 13,400
A/E Fees							\$ 14,338.00
TOTAL Project Cost							\$ 27,738.00





TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778
www.wayland.ma.us

WAYLAND COMMUNITY PRESERVATION COMMITTEE

The Town of Wayland adopted the newly enacted Community Preservation Act (CPA) at Annual Town Meeting in April 2002. Accordingly the Community Preservation Committee (CPC) was established as an on-going committee of the town. Its primary task is to administer the CPA fund by seeking and evaluating proposals, and making recommendations to Town Meeting for the expenditure of CPA funds. The monies are collected yearly as a 1.5% surcharge on the tax bill of each property owner. The CPC welcomes requests for funding and presents the following information to assist applicants in seeking those funds.

Mission Statement

(adopted by CPC April 2002)

The Mission of the Wayland Community Preservation Committee is to create, maintain and implement a Community Preservation Plan to preserve, expand, and enhance open space, historic resources, community housing, and specified recreational uses. The Plan serves as the basis for the Committee's recommendations to Town Meeting for the disposition of Community Preservation Funds.

Eligible Uses

(as per Community Preservation Act as amended July 2012)

The Wayland CPC can only consider proposals that are eligible for CPA funding according to the requirements described in the CPA legislation, specifically for:

- acquisition, creation, and preservation of open space.
- acquisition, preservation, rehabilitation, and restoration of historic resources.
- acquisition, creation, preservation, rehabilitation, and restoration of land for recreational use.
- acquisition, creation, preservation, and support of community housing
- rehabilitation or restoration of open space and community housing that is acquired or created using monies from the fund.

Application for Funding

(as per CPC September 2014)

Use of CPA funds is determined by Wayland's Town Meeting. The request for funds must be made at Town Meeting by the CPC following consideration of eligible applications. Please provide as much information as possible so that the CPC is able to make an informed decision on funding requests.

It is highly recommended that applicants meet with the CPC to discuss a potential proposal. The CPC generally meets once a month. Please submit information at least one week prior to a CPC meeting at which the application will be considered.



WAYLAND COMMUNITY PRESERVATION ACT PROJECT APPLICATION COVER SHEET

I: Project Information

Project Title: Boat Launch - Dudley Pond

Project Summary:

Construct boat launch on DPW-Highway land for public seasonal trailering in/out of Dudley Pond, year-around access for WPD/WFD emergencies, and as-needed access for WSWQC contractors performing weed management services.

Map and Parcel #: 47A-56 Estimated completion date: 8/15/2019

CPA Program Area (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Community Housing | <input checked="" type="checkbox"/> Recreation |

II: Applicant/Developer Information

Contact Person and or/primary applicant: Michael Lowery, BoPW

Property Owner (if applicable): Town of Wayland, DPW-HWY custodian

Organization (if applicable): Board of Public Works

Mailing Address: 41 Cochituate Road, Wayland

Daytime phone #: 508-397-8828

Other phone #:

E-mail address & Website: mlowery@wayland.ma.us

III: Budget Summary

Total budget for project: \$24,500

CPA funding request: \$21,000

CPA request as percentage of total budget: 86%

Applicant Signature: _____

Date Submitted: 11/30/2018 _____

Please attach a narrative addressing the following issues and questions.

PROJECT DESCRIPTION

1. Scope or concept of project: (State the scope of work including the specific information about extent of work. Provide photographs of existing conditions and proposed plans, if applicable.)
2. Projected action plan and timeline: List steps needed to complete the project and an estimated timeline. This plan and schedule will be critical once funding is allocated, to assist the CPC in preparing annual Project Status Reports that are reported annually to Town Meeting until project completion.

FINANCES

3. Anticipated project cost: Provide a budget, with line itemization.
4. Other funding sources, including private/public/in-kind:
5. CPA funding request amount:
6. Budget justification: Provide an explanation for why each type of expense is needed.

PURPOSE OF PROJECT

7. Relevance to community: Indicate how the project is relevant to the current and/or future needs of Wayland. Does it serve multiple needs?
8. Explain how the project will meet goals and objectives of the category under which you are applying (Community Housing, Historic Preservation, Open Space, Recreation).
9. Supporting documents: Provide supporting letters, references, studies, maps, and statistics.

Please keep in mind that there are legal limitations on the uses of CPA funds. If you have any questions about your project's eligibility, please contact the CPC for guidance. Thank you.

Wayland Community Preservation Committee

Dudley Pond – Proposed Boat Ramp Project

PROJECT DESCRIPTION

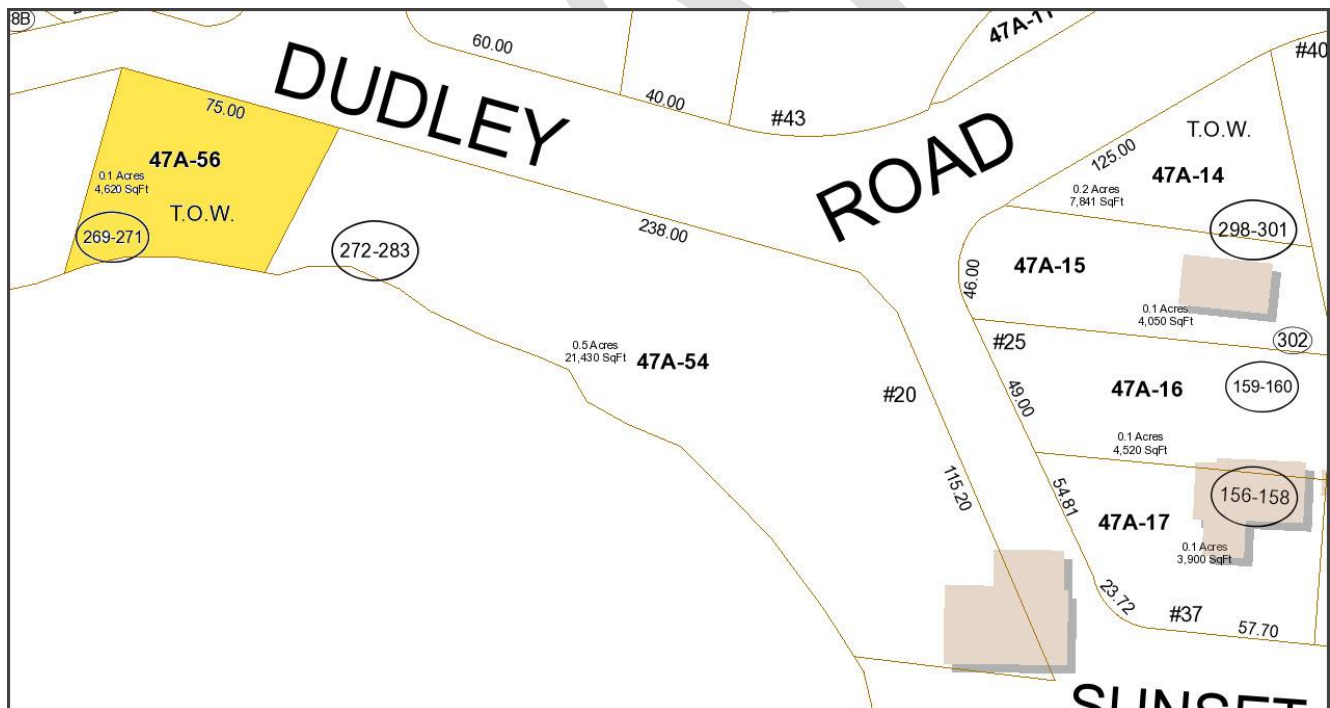
1. **Scope or concept of project:** (State the scope of work including the specific information about extent of work. Provide photographs of existing conditions and proposed plans, if applicable.)

The project will construct a simple public boat ramp on for Dudley Pond. At present there is no public boat ramp. The ramp will be constructed on Town of Wayland land in the custody of the Board of Public Works.

The ramp will bisect a small, flat, unused parcel opposite Bayfield Road. Construction will be performed by the Wayland DPW.

The ramp will be 18' wide, with a bituminous surface from Dudley Road to the water's edge, and a crush stone entrance into the water.

The ramp will be secured by a locked chain, with the DPW and WPD/WFD holding keys. During the times of year allowed by town bylaws, the chain will be removed to allow boats to be trailered in or out of Dudley Pond.



Dudley Pond – Proposed Boat Ramp Project

The ramp will serve four needs:

1. Emergency Access for WFD/WPD at this end of the pond. (Today their only access is at Mansion Beach).
2. Access for WSWQC contractors' large mechanical harvesters, air boats, and suction-harvesting boats. Today these boats enter across Mansion Beach and the shallow sandy drop off makes entry difficult.
3. Twice yearly access for residents having boats in Dudley Pond – to take them out and bring them back.
4. A carry-in access point for smaller boats, canoes, and kayaks.

2. Projected action plan and timeline: List steps needed to complete the project and an estimated timeline. This plan and schedule will be critical once funding is allocated, to assist the CPC in preparing annual Project Status Reports that are reported annually to Town Meeting until project completion.

After Town Meeting approval, the approximate schedule would be:

- May – prepare Notice of Intent, and seek Order of Conditions from Conservation
- June-July – land clearing as required, and ramp construction as DPW time permits
- September – project completion.

Dudley Pond – Proposed Boat Ramp Project



*Figure 1 - Opposite Bayfield, looking across town land.
Looking south toward Dudley Pond
Chateau parking lot on the left.*

Dudley Pond – Proposed Boat Ramp Project

FINANCES

3. Anticipated project cost: \$24,500.

0. Permitting	\$500
1. Land Clearing as needed	\$5000
2. Paving from Road to water edge	\$8000
3. Construct crushed stone in-water ramp	\$4000
4. Install Security Posts and chain	\$2000
5. Archeological Monitoring	\$5000* Maximum estimate - Historical Comm.
TOTAL	\$24,500

4. Other funding sources, including private/public/in-kind:

Depending on workload, the DPW may be able to perform some of this work in-kind. To the extent it is not able, DPW-supervised contractors would be used.
 The Dudley Pond Association board has voted to contribute \$1000
 Five shoreline residents have committed to contributing \$500 each
 A resident will obtain the permitting on behalf of the Board of Public Works, and Recreation Commission. Will seek to minimize archeological monitoring with HC volunteer if possible.

5. CPA funding request amount:

\$21,000

6. Budget justification: Provide an explanation for why each type of expense is needed.

Permitting is required by the Wetlands Protection Act for any project within 100' of a waterbody.
 Land Clearing is required to provide an 18' straight path from the road to the water.
 A solid surface is required by trucks and trailers
 The stone ramp is required to allow trailers to enter the water without sinking into the mud.
 The security post is necessary to assure compliance with town bylaws regarding dates when trailering is allowed.

Dudley Pond – Proposed Boat Ramp Project

PURPOSE OF PROJECT

7. Relevance to community: Indicate how the project is relevant to the current and/or future needs of Wayland. Does it serve multiple needs?

Wayland emergency services have requested another entrance to Dudley Pond so they can respond quickly to incidents at this end of Dudley Pond.

The Wayland Surface Water Quality Committee frequently need to arrange for large mechanical harvesters, suction harvesting platforms, and air boats to enter the pond for weed control.

Many of the 100 residents own sailboats or pontoon boats or other water craft which need to be removed from the water during the winter. There are no public ramps on Dudley Pond which allow this access.

Residents and visitors with smaller craft to put-in hand carried boats can no longer use the Chateau parking lot entrance which has not been maintained and has 10-12" drop-offs. The ramp would allow easy entrance for these smaller carry-in craft.

There are no nearby neighbors who would be adversely affected. Dudley Pond is owned by the town and is a Great Pond of Massachusetts and public recreational access should be supported.

8. Explain how the project will meet goals and objectives of the category under which you are applying (Community Housing, Historic Preservation, Open Space, Recreation).

The availability of a public boat launch on Dudley Pond will support the Recreational uses of watercraft on Dudley Pond, and simplify the control of invasive weeds by providing good access for contractor boats.

Many other communities have used CPC funds for constructing boat ramps – please see attached.

9. Supporting documents: Provide supporting letters, references, studies, maps, and statistics.

Supported by- Wayland Fire Department, Dudley Pond Association (letters attached)

Recreation Commission - voted 11/20/2018

Board of Public Works - voted 11/20/2018

Surface Water Quality Committee - voted 11/29/18

Conservation Department has offered assistance in getting the project permitted.



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Mission Statement

(adopted by CPC April 2002)

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Eligible Uses

(as per Community Preservation Act as amended July 2012)

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- acquisition, preservation, rehabilitation, and restoration of historic resources.
- acquisition, creation, preservation, rehabilitation, and restoration of land for recreational use.
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- rehabilitation or restoration of open space and community housing that is acquired or created using monies from the fund.

Application for Funding

(as per CPC September 2014)

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WAYLAND



COMMUNITY PRESERVATION ACT PROJECT APPLICATION COVER SHEET

I: Project Information

Project Title: Preservation of Stone's Bridge

Project Summary:

Stone's Bridge is the oldest bridge in Wayland. It dates back to at least to the mid 1800's, and the bridge is located on the site of the Knox trail. It is the only dry laid stone bridge still in existence in Wayland. It was preserved in the 1950's due to the efforts of the Wayland Historical Society.

In 2015, the Town voted to grant \$480,000 in Community Preservation Funds to restore the first two arches of the four-arch bridge. Since that time, the Permanent Municipal Building Committee has worked to secure permits for the project and requested bids from engineers to complete the project. During this process, it became clear that it would be more cost-effective to restore all four arches at the same time. As a result, the Historical Commission is requesting an additional \$300,000 to preserve Stone's bridge in its entirety

Map and Parcel #: Adjacent to 36B-002 on Old Stonebridge Rd _____

Estimated completion date: ___ Summer 2019 _____

CPA Program Area (check all that apply):

Open Space

☒ Historic Preservation

Community Housing

Recreation

II: Applicant/Developer Information

Contact Person and or/primary applicant: Elisa Scola

Property Owner (if applicable): Town of Wayland

Organization (if applicable): Historical Commission

Mailing Address: 41 Cochituate Road, Wayland MA

Daytime phone #: 508 276 1188

Other phone #: 508 314 7284

E-mail address & Website: cpandes@yahoo.com

III: Budget Summary

Total budget for project: \$780,000

CPA funding request: \$300,000
CPA request as percentage of total budget: 100%

Applicant Signature: _____

Date Submitted: _____
Please attach a narrative addressing the following issues and questions.

PROJECT DESCRIPTION

1. Scope or concept of project: (State the scope of work including the specific information about extent of work. Provide photographs of existing conditions and proposed plans, if applicable.)

The attached report from Structures North Consulting Engineers describes the project in its entirety and includes photos of the bridge.

2. Projected action plan and timeline: List steps needed to complete the project and an estimated timeline. This plan and schedule will be critical once funding is allocated, to assist the CPC in preparing annual Project Status Reports that are reported annually to Town Meeting until project completion.

The work will be completed during late summer, early fall 2019 when the water level of the river is at its lowest

FINANCES

3. Anticipated project cost: Provide a budget, with line itemization.

The attached report provides an estimate for the entire project. Since that time, engineers seeking to bid on the project have indicated that the most expensive portion of the project is re-routing the river in order to access the bridge footings, stabilizing all arches and repairing all footings. This work is required before any of the arches and parapet walls are repaired. The estimate for this required initial work is between \$400,000 and \$500,000. There is an estimated cost of between \$35,000 and \$50,000 per arch for the actual preservation of the stone work. The total estimated cost of \$780,000 includes funding for design, project management, permitting, habitat restoration, and a contingency for unexpected changes in scope due to discovered conditions.

4. Other funding sources, including private/public/in-kind:

In 2015, the Town voted to grant \$480,000 in Community Preservation Funds to restore the first two arches of the four-arch bridge.

5. CPA funding request amount: \$300,000
6. Budget justification: Provide an explanation for why each type of expense is needed.

According to the attached engineer's report, the bridge's parapet walls and edges of arches lean, and will continue to do so until they reach a point of instability. This has

already started to occur at the south face of the bridge, where stones are buckling outward from the parapet and edges of the arches. The report recommends that all portions of the bridge that are approaching instability be dismantled and reconstructed in a way that is sympathetic to the bridge's original construction.

In 2015, the Town voted to grant \$480,000 in Community Preservation Funds to restore the first two arches of the four-arch bridge. During the bidding process, it became clear that it would be more cost-effective to restore all four arches at the same time. As a result, the Historical Commission is requesting an additional \$300,000 to preserve Stone's bridge in its entirety

PURPOSE OF PROJECT

7. Relevance to community: Indicate how the project is relevant to the current and/or future needs of Wayland. Does it serve multiple needs?.

The Town purchased the abutting property to create a park with the bridge and is considering putting in a kayak launch at the site.

8. Explain how the project will meet goals and objectives of the category under which you are applying (Community Housing, Historic Preservation, Open Space, Recreation).

Jutting into the Sudbury River off of Old Stonebridge Road, historic Stone's Bridge remains one of the most picturesque spot's in Wayland and is historically significant as a rare stone bridge still standing after more than 150 years despite being constructed from dry-laid stones without the use of mortar. Built in the 1850's to replace wooden structures dating back to the mid-1600's, Stone's Bridge is located at a river crossing that has accommodated horses, carts, cars, Revolutionary War soldiers and Henry David Thoreau. Even though the remaining structure no longer serves as a bridge, it is an impressive reminder of the history of this site.

The significance of this site as a river crossing dates back hundreds of years. As Alfred Hudson states in *The Annals of Wayland*, as early as 1674 there is reference to a 'horse bridge' near Daniel Stone's home at this site. Then in later years a 'cart bridge' was built here for which a toll was collected. Surprisingly, the name of the bridge does not derive from the building material of the bridge but rather from the Stone family which lived in the neighborhood from almost the earliest European settlement.

In her detailed research into the building of Stone's Bridge, Helen Emery found town meeting records dating back to October 1747 showing credit for "one quart of rum for raising ye new bridge" to replace an older structure at this site. As Emery states, "'raising' is the term applied to the assembling of strong men (made stronger by rum or the like) to put up the main structural pieces of a wooden framed structure."

A bridge at this site played a role in the Revolutionary War. Hudson states that in March 1775, British spies crossed a bridge at this site when on a tour of observation in preparation to march British regulars into the country. There is also a plaque at the entrance to the bridge which states that "(t)hrough this place passed General Henry Knox in the winter of 1775 - 1776 to deliver to General George Washington at Cambridge the train of artillery from Fort Ticonderoga used to force the British Army to evacuate Boston."

The current stone bridge was mentioned by Henry David Thoreau in his journal. When discussing the flooding of the Sudbury River, a man showed Thoreau the height of the flooding on Stone's Bridge to indicate that the River rose five feet.

Rising waters were again an issue in 1955, when the bridge was damaged by Hurricane Diane. However, the bridge was not torn down. Instead, due to the efforts of the Wayland Historical Society and community support, a new bridge for car traffic was built farther up-stream and the washed-out portions of Stone's Bridge were repaired. At that time, the Framingham approach was removed and replaced by an end support that now dead-ends in the river. The Sudbury River was re-routed to flow under the new bridge and to the west of the repaired Stone's Bridge. As a result, the only current access to the bridge is from Old Stonebridge Road in Wayland.

In 2012, the Wayland Historical Commission had engineers examine the bridge and they determined that the bridge was made without mortar and is entirely dry-laid stone. To begin construction, the builders dry-laid footings within the riverbed using a combination of buried rubble and solid cap stones. Vertical piers were then dry-stacked atop the footings from which the arches would immediately spring up from each side. Arched wooden forms would then have been constructed between the piers to support the construction of rough cut stone arches that were chinked and dry laid on top of them. The spaces between the arches were partially filled in with stone rubble to help stabilize the arches, and after some initial filling, the wooden arch forms could then have been removed. Earth was then placed over the arch structure up to the tops of the parapet walls in order to create the level surface for a roadway.

9. Supporting documents: Provide supporting letters, references, studies, maps, and statistics.

See attached.

Please keep in mind that there are legal limitations on the uses of CPA funds. If you have any questions about your project's eligibility, please contact the CPC for guidance. Thank you.

Wayland Community Preservation Committee

Project Description:

Photo Details of New Windows on Bradford Hall
December 2018



Flat muntins (wood) on front windows



Profiled muntins (not wood) on side windows

Photo Details of New Windows on Bradford Hall
December 2018



Side window