

Town of Boylston, Massachusetts
Boylston Historic District Commission
Certificate of Appropriateness

The Boylston Historic District Commission met on July 19, 2023 at 7:30pm at the Boylston Town Hall at 221 Main St, Boylston, MA to act on the application for a Certificate of Appropriateness by the Trustees of the Boylston Public Library, represented by Boylston Public Library Trustee, Jean Therriault.

The Phase 3 renovations proposed are to repair/remove/replace various storm windows, windows, and screens, where needed. Repair/replace/paint damaged woodwork. Paint all exterior wooden surfaces. Sand and stain wooden entry door. Non-functional ventilation grills would be removed from each of the gables, as well as accent woodwork and replaced with durable material of the same color and texture.

After considering the application and its effect upon the Boylston Historic District, and after considering the by-laws of the Town of Boylston, and upon proper motion and after discussion of the motion, the Boylston Historic District Commission, having a quorum present voted unanimously in favor of the granting of a Certificate of Appropriateness to the Boylston Public Library Trustees for the property at 695 Main St., Boylston, the Town Public Library.

In accordance with the by-laws of the Boylston Historic District, Section 11, notice of the Commission's decision will be recorded and posted by the Town Clerk. Following the elapse of 10 days, if no parties appeal the Commission's decision, the Commission will present the application with the Certificate of Appropriateness and send a copy of it to the Zoning Enforcement Officer (Building Inspector).

Dated: July 29, 2023

Boylston Historic District Commission

By: Catherine A. Richard
Catherine A. Richard, Chairperson

EXHIBIT 1 - GABLES



Current



Proposed

EXHIBIT 2 - EAVES



EXHIBIT 3 - Windows



EXHIBIT 4 - GRILLS



Grill

Warping

Grill
Interior
View



Cracks

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TOWN OF BOYLSTON
TOWN HALL
BOYLSTON, MA 01505

TOWN OF BOYLSTON LIGHT DE
ATTN: MARK BARAKIAN
P.O. BOX 753
BOYLSTON, MA 01505

28 June 2023

Ms. Cathy Richard, Chair
Boylston Historic District Commission
Boylston Town Hall
221 Main Street
Boylston, MA 01505

Re: Boylston Public Library
Phase 3 Renovations
Historic District Commission
Application for Appropriateness – Narrative

Dear Ms. Richard

Enclosed please find our Application for Appropriateness to the Boylston Historic District Commission regarding Phase 3 Renovations planned at the Boylston Public Library. The renovations are illustrated in the accompanying documents.

1. Gables – See Exhibit 1. Remove ventilation grill, remove stucco and accent woodwork. Replace with durable EIFS material of the same color and texture. Replace accent woodwork with PVC of the same color and texture.
2. Eaves – See Exhibit 2. Replace damaged woodwork. Scrape and paint all eave surfaces in existing white color.
3. First Floor, Mezzanine and Attic Windows – See Exhibit 3. Remove storm windows. Repair, scrape and paint window exteriors. Reinstall storm windows and replace if necessary. Color to remain white.
4. Leaded Glass Grillwork – See Exhibit 4. Repair leaded glass grills over first floor windows. Replace if necessary with matching leaded glass grills. Note – two of these were replaced as part of Phase 2.

We have enclosed a list of abutters if needed.

Please feel free to contact the Library Director with any questions you and/or your Commission may have.

The Trustees propose to complete the Library Renovation Project by making the following repairs and improvements. The Historic District Commission is requested to meet with the Trustees and review the work site to make a determination of the appropriateness of the proposal. Items in bold indicate changes in materials or equipment.

1. Repair or replace the gables
 - a. **Repair or replace gable stucco with durable substitute materials**
 - b. **Wood boards to be replaced with durable PVC**
 - c. **Remove obsolete vents**
 - d. Retain colors: background to be slate or charcoal, boards to remain white
2. Repair and paint eaves
 - a. Replace deteriorated components as needed
 - b. Scrape, prime and paint all eaves, color to remain white
3. Repair and paint window exteriors
 - a. Repair, scrape, prime, reglaze and paint window exteriors
 - b. Color to remain white
 - c. Replace storm windows
4. Repair or replace grills over first floor windows

Add Alternates (To be completed as funding is available)

1. Replace or refurbish front windows based on advice from OPM/Architect
 - a. If refurbishing is chosen
 - i. Improve weatherstripping and seals
 - ii. Install new storm windows
 - b. **If new windows chosen**
 - i. **Select wood clad windows: white exterior, paintable interior**
 - ii. Note: Wood clad windows are installed in Childrens Room
2. Replace or refurbish side windows based on advice from OPM/Architect
 - a. **Note: Same considerations as Add Alternate 1**
3. Resurface front entry door
 - a. Strip and stain entry door, retain color
 - b. Install brass kickplate
4. Miscellaneous masonry work
 - a. Repair archway pitting
 - b. Replace cement in concrete belt around building
 - c. Fill in gap around water runoff skirt at base of foundation



Concrete
Belt

Water
Runoff
Skirt