

Wayland Historic District Commission Meeting  
June 18, 2015

Members present: Gretchen Schuler (presiding), Margery Baston, Alice Boelter, Marji Ford, Kathie Steinberg

Others: Mary Farley (resident, 30 Cochituate Road), Adrian Jackman (contractor for Mary), Don Verrecchia (resident, 20 Concord Road)

Public Comment. There was none.

Minutes of May 7, 2015 Meeting were approved (5-0-0).

Kate Finlayson of 39 Old Sudbury (and resident in the Bow Road Historic District) has expressed a desire to serve on the HDC. The Selectmen will interview her in the near future.

There was a letter to the editor in the Town Crier by Barbara Buell about the possible demolition of two buildings neighboring her property that are owned by the Trinitarian Congregational Church. (Church leaders were under the impression that there were plans to expand the HD to include their buildings). Gretchen read aloud the letter she wrote to the church board informing them that the HD is not being expanded. She then proceeded to give them the historical background on each building. She recommended several options rather than demolition. (Mike Lowery suggested Selectmen ask them to have permits in order for drainage, etc. before they proceed with demolition.) The church board claims that the church cannot afford the work that would be required to maintain the two buildings.

The topic of "demolition delay" was brought up; and the point was made that Wayland is one of the few towns in our area without a demolition delay bylaw.

7:45 pm Public Hearing: Henry Reeves House, 20 Concord Road - Installation of fencing: Picket fence along side yard on north side of house; while three-rail fence with wire mesh from north corner of garage to rear property line. Don explained that a fence was needed for his dog -- but "dog watch" or invisible fence was not an appealing option. The front picket fence is 4 feet high -- and the proposed new picket will be 3 feet high. Don felt the view is pasture-like between road and barn/garage. The rest of the yard is already fenced in. There would be a 3 by 4 inch wire mesh on the back of the 3 rail painted white board fence. Kathie asked the distance between the rails. Done offered to get back to the HDC with exact measurements. Gretchen suggested that post split and rail or round rails would be appropriate. Don felt that 3-board fence would fit better with the neighborhood. Don is hoping for a pasture look. The distance for the white board fence would be about 80 feet to the existing stockade fence bordering the neighboring lot. There was a motion to approve the 3 foot picket fence and the board fence up to 4 feet in height but not higher, with the wire mesh, with an option to switch to a split rail (unpainted) fence instead of the board fence. The motion received a unanimous, favorable vote. (5-0-0)

Don also spoke of ice dams that were terrible this past winter. He plans to put in soffit vents, 4 inch round, about 4 feet apart, all the way around the house. (This would not be visible from the public way, and thus not under HDC jurisdiction.)

8:00 pm Public Hearing, Mark C. Sibley House, 30 Cochituate Road - Replacement of six windows on rear of house with those to match existing.

On the side of the house facing Millbrook Road the ice dams destroyed half the kitchen. The proposal was replacement of 4 windows on the Millbrook side (along with 2 more that could not be seen from the public way). A bedroom window was damaged and it cannot be opened (and has lead paint). The proposed windows are Anderson Woodwright, double-hung windows, 6 over 6. They will be the same

dimensions and have the same appearance as existing windows. They will have 7/8th inch muntins. There was a motion to approve the application, which received a unanimous favorable vote. (5-0-0)

Design Review Guidelines - Review of Guidelines: Doors, Dormers and Skylights, Fences, Gutters and Downspouts. Margery expressed some concern with what she considered restrictive wording. She pointed out that new materials (in fiberglass, PVC, steel) were being developed and improved all the time. (She brought some examples of this in This Old House magazines.) Wording that recommended the use of wood for doors, dormers, fences; gutters were acceptable to her with the caveat that at the forefront of guidelines it will read that "Materials should be replaced in kind. Vinyl and aluminum are not appropriate and generally will not be approved. As new materials are developed the Commission will consider them on a case by case basis."

The HDC stopped its evaluation of guidelines with dormers and skylights.

The meeting adjourned at 9:15 pm

Unless there are applications during July and August, HDC meetings will not be scheduled.

Respectfully submitted,  
Margery Baston