

DRAFT Minutes  
Wayland Historic District Commission Meeting  
May 18, 2017  
Wayland Town Bldg., Selectmen's Room

HDC members present: Gretchen Schuler (presiding), Caitlin Ahern, Margery Baston, Alice Boelter, Marji Ford, Desmond McAuley, Seema Mysore, Kathie Steinberg

Others present: Jay Gallant (architect for 47 Old Sudbury Road), Carrie Lapp (homeowner of 47 Old Sudbury Road)

**7:30 Public Hearing. 47 Old Sudbury Road. Addition along back wall of house and restoring and replacing windows.** Jay Gallant pointed out that the pergola will be somewhat visible from Bow Road, but not at all from Old Sudbury Road. Gretchen asked for clarification about proposed plans for the windows. Jay explained that replacement windows would be double-glazed with muntins permanently affixed over them. Jay said that windows on the first floor that wrap around the porch are to be restored. Gretchen noted that those may not have been the original since they are from the later Greek Revival period, just as the porch itself is probably not original. There was a question about the replacement of windows on the second floor for which windows with 6 panes over 1 were proposed when 6 over 6 would be more historically appropriate for the Federal Greek Revival period. The cost difference is minimal for the 6 over 6. The window openings would be slightly larger for the 6 over 6. Desmond concurred with Gretchen that the 6 over 6 was appropriate for the age of the house and noted that if windows being replaced on the side of the house are 6 over 6, this would be more consistent. Jay and Carrie saw the benefit of keeping things consistent, and using the 6 over 6 replacement windows.

Alice asked about two instances of double windows being proposed. Desmond suggested that mulling between the windows could afford the same increase in light and view while being more accurate historically. The mull, placed between the two windows could be easily inserted and prevent their looking "pushed together." Carrie ultimately agreed to this recommendation. Alice also asked about the skylights on the addition and was assured these could not be seen from the public way.

There was a motion to approve the application for the pergola and the other work not visible from the public way; for the change in the application to make the replacement windows 6 over 6; and the proposed double windows to be separated by a mull in the kitchen the second story bathroom. Also, the 6 over 9 windows in the attic will be refurbished rather than replaced if at all possible. This motion received a unanimous, favorable vote. (7-0-0)

**8:15 pm Public Hearing. Design Review Guidelines for Historic Districts.** A draft of the Design Review Guidelines was available for public review at the Wayland Public Library and online prior to the hearing. No members of the public came to the hearing or offered comments in advance. The Commission proceeded to discuss additional observations including the legibility of the sketches, and also the illustration used for “Additions” on p. 5, on which Desmond offered assistance. On page 30, the map showing the two Historic Districts may be changed to a landscape view to improve legibility. There are some necessary corrections to that map. Additional suggestions included slight wording changes. After these small edits, there was a motion to accept the Guidelines; and this received a positive, unanimous vote. (6-0-0)

**Wayland Passenger Station - aka Wayland Depot. Report on rail-trail construction.** Margery gave a brief update noting that the rail trail through the Depot property has been very attractively designed and considerably improves safety. It is seeing considerable use by kids on bikes, dog walkers and young families. The lowered fence to the west of the Depot, which the HDC advocated, is an improvement over the earlier installation. The only concern now is the stone dust being tracked into the Depot building which is scratching the new floor. This was remedied somewhat by extending the brick walkway from the Depot entrance steps out to the granite at the parking lot edge.

**Minutes of March 16, 2017** were accepted (4-0-2)

The meeting adjourned at 8:45 pm.

Respectfully submitted,

Margery Baston