



TOWN OF WAYLAND
MASSACHUSETTS
01778
WAYLAND HISTORICAL COMMISSION

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-7701

January 29, 2021

Ira Montague
Chair, Planning Board
41 Cochituate Road
Wayland, MA 01778

Re: 105 Plain Road

Dear Mr. Montague,

Thank you for forwarding the draft Preservation Restriction ("PR") for the property located at 105 Plain Road to the Wayland Historical Commission ("WHC"). The WHC has reviewed the document and has some recommendations.

The WHC recommends that a preservationist with experience in drafting PRs be hired to prepare it because there are a number of ways in which the draft PR can be strengthened. To start, the baseline for the PR should be the Secretary of the Interior's standards for the rehabilitation of historic properties. Also, although minor repairs to the siding, trim, roofing and shutters can be allowed without prior review, the PR as drafted allows for complete replacement of all these features without review. In addition, it might be easier to have the WHC administer the PR because the WHC has knowledge of Wayland's historic resources. If the Planning Board agrees, the WHC can apply for Community Preservation Funds to cover the cost of hiring an expert to prepare the PR.

The WHC would also like the barn on the property to be encompassed in the PR. There is a site plan indicating that the barn has been there for over 100 years. Historic barns in Wayland are a rapidly diminishing resource even though they are a vital part of Wayland's history. The preservation of the barn of this site is an important part of maintaining the character of this property and the surrounding neighborhood.

Please feel free to contact me by email at escola@wayland.ma.us if you have any questions.

Sincerely,

Elisa Scola
Wayland Historical Commission, Member

cc: Sarkis Sarkisian, Town Planner