

# A Tool for Preserving Wayland

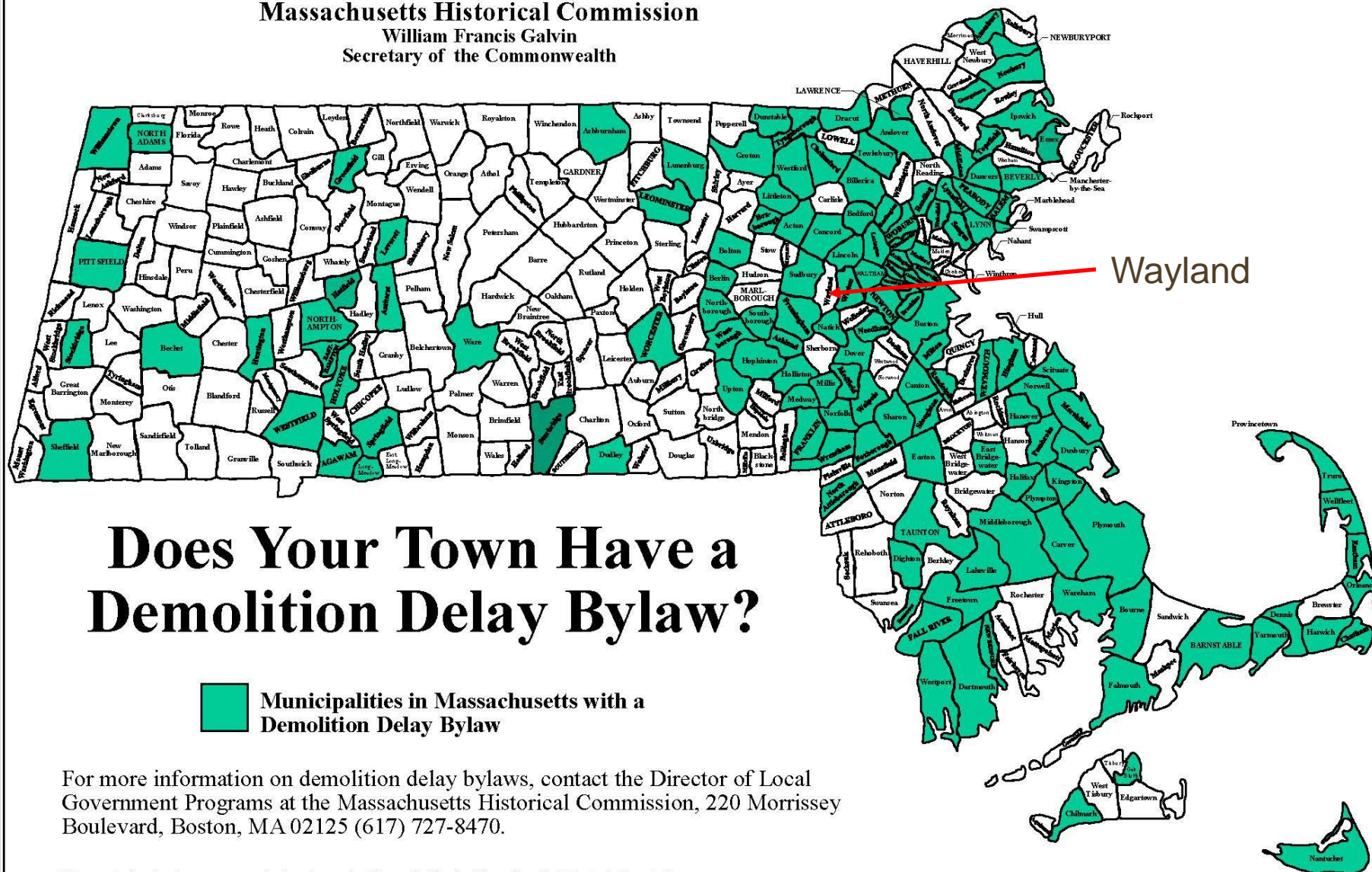
Elisa Scola, Chair Wayland Historical Commission

# SO WHY DEMOLITION DELAY FOR WAYLAND



- **Create a window of opportunity to find preservation solutions other than demolition**
- **Limit the detrimental effect of demolition on the historical resources of the Town.**
- **Encourage owners and townspeople to seek persons who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolish them.**

Massachusetts Historical Commission  
William Francis Galvin  
Secretary of the Commonwealth



# Steps in Proposed Demolition Delay

- 1) The Applicant goes to the Town Building to file an application for a demolition permit.
- 2) If the Building Commissioner sees that the building is 100 + years old, he forwards the application for demolition to the Historical Commission.
- 3) The Historical Commission determines that the building is **significant**.



# What makes a building Significant?

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- 1. Historical Significance** - Buildings associated with historic persons or events; or with architectural, cultural, political, economic or social history of Wayland or Massachusetts
- 2. Architectural Significance** - Buildings important in terms of period, style, method of construction or association with a recognized architect or builder.

# Next Steps

**4) The Historical Commission holds a public hearing.**



**5) The Historical Commission determines that it is in the public interest to find that the building is preferably preserved.**

# Final Steps

**6) The applicant cannot demolish the building during the one year delay period.**

**7) Alternatives to demolition are investigated and considered with the property owner.**



# Solutions

- Find a new owner – a new use expansion in place.
- Move to a new site.
- Document with photographs and measurements if it must be demolished.



# Final Step

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**8) After the delay has expired, and if no solution has been found, the building can be demolished as long as all other permits needed are in place.**

# Time Limits

- Only applies to structures 100 years or older.
- Delay of demolition for up to 12 months in order to provide a window of opportunity to consider other alternatives.



# Arthur Derby Draper House Demolished

## Built 1897



Was located at 101 Plain Road

# Deacon Edmund Rice House – Built ca. 1850 - Demolished



Was located at 137 Boston Post Road

# Isaac Stone House – Demolished

## Built ca. 1830



Was located at 190 Stonebridge Road