



TOWN OF WINCHESTER
MIDDLESEX COUNTY, MASSACHUSETTS
HISTORICAL COMMISSION
TOWN HALL
WINCHESTER, MASSACHUSETTS 01890

Meeting Minutes

Date: January 11, 2021

Virtual meeting via Zoom

Members Present: Jack LeMenager, Chair
Jennifer Adams
Janet Boswell
Jon Carlisle
John Clemson
Emily Dowling

Members Absent: Bruce Hickey, Co-Chair

Also Present: Brian Szekely, Town Planner
Bob Paladino
Caitriona Martin
Emily Coutu
Bruce Ringwall
Richard Leaf
Brian Tremblay
Chris Mulhern
Sam Allison
Rachael Edmonston

The meeting was called to order at 7:32pm.

Board of Appeals petitions

7 Winslow Road – Special Permit

The owners of 7 Winslow Road, Brian and Maithy Tremblay, are seeking a Special Permit from Section 3.5.5. of the Winchester Zoning By-Law so as to be permitted to construct an addition that will be located closer to the side property line than permitted as of right.

Richard Leaf, the architect of the proposed addition, spoke on behalf of the owners. Mr. Leaf said that the owners wished to demolish the existing detached concrete block garage and rebuild it to connect to the house. Noted that the proposed addition will be larger than the existing garage and will incorporate a mudroom. Mr. Leaf stated that the property was built in 1900 but the garage was not constructed until the 1930s. The new garage will be one and a half stories, and the roof pitch will be shallower than the main roof's gable. Mr. and Mrs. Tremblay spoke with and gained their neighbors' approval of the project.

Commissioner Clemson asked if the house had vinyl siding. Mr. Leaf replied that the siding was aluminum but that the garage's siding would be wood clapboard painted to match the original house. Commissioner Emily Dowling asked if the driveway would be widened. Mr. Leaf answered in the affirmative and noted that the driveway would be widened in the middle of the property, so as not to infringe upon the property lines further or disrupt more greenspace. Noted that the area between the house and the garage is already mostly hardscape, and therefore the driveway would not negatively affect drainage. Chair Jack LeMenager noted that he had no issues with the plans.

MOTION: In accordance with Zoning Bylaw Section 9.4, subsection 8, the Historical Commission finds no adverse effect on a historical or cultural resource.

VOTED: 6 in favor, 0 opposed (1 Absent)

32 Lawson Road – Special Permit:

The owners of 7 Lawson Road, Scott Strah and Catriona Martin, are seeking a Special Permit from Section 3.5.5 of the Winchester Zoning By-Law so as to be permitted to construct additions that will be located closer to the front property lines than permitted as of right and to construct an addition that will be located close to another building than permitted as of right.

Ms. Martin said they intend to expand the kitchen and study area at the rear of the property. They also intend to construct a mudroom and improve the front porch of the house. The floor in the original study of the house was sinking and needed to be renovated. Ms. Martin emphasized that the style and materials of the proposed additions will be in keeping with the style of the original house. The owners intend to incorporate clapboard in the addition, as well as the same window patterns and roofing materials as the original structure. Noted that the fire department approved of the plans.

The Historical Commission had no questions. Commissioner John Clemson noted that because the proposed addition was at the rear of the house, the façade and streetscape would not be impacted by the proposed renovations.

MOTION: In accordance with Zoning Bylaw Section 9.4, subsection 8, the Historical Commission finds no adverse effect on a historical or cultural resource.

VOTED: 6 in favor, 0 opposed (1 Absent)

7 Grassmere Avenue – Special Permit

The owners of 7 Grassmere Avenue, Samantha Allison and Mann A. Shoffner, are seeking a Special Permit from Section 3.5.5. of the Winchester Zoning By-Law so as to be permitted to construct an addition that will be located closer to the side property line than permitted as of right.

Chris Mulhern, the architect of the proposed addition, described the property and the plans for the addition. Stated that the house was a colonial revival built in 1928. Noted that the owner's aim for the property was to acquire an additional adjacent plot of land sufficient to build a tandem garage that would connect to the rear of the house and incorporate a mudroom and a study. Stated that a shed in the back of

the property would be demolished. Emphasized the owner's desire to ensure that the addition would be in keeping with the style of the house. Noted the neighbors' approval of the plans.

Chair LeMenager asked if the new driveway would be wider than the existing driveway. Mr. Mulhern answered yes but emphasized that it would incorporate a cobblestone apron and border to break up the blacktop and make the driveway more aesthetically appealing. Noted that the driveway would be eighteen feet wide, which is much smaller than neighboring driveways. Commissioner Clemson noted that this house is located in a neighborhood that is on the National Register of Historic Places.

MOTION: In accordance with Zoning Bylaw Section 9.4, subsection 8, the Historical Commission finds no adverse effect on a historical or cultural resource.

VOTED: 6 in favor, 0 opposed (1 Absent)

Demolition delay follow-up – 16 Niles Lane

The owners of 16 Niles Lane sought to have the demolition delay, placed upon construction during the August 3 meeting of the Historical Commission, lifted. At the November 23 meeting of the Historical Commission, the Commission voiced informal approval of preliminary plans and specifications with a view to lifting the demolition delay at a future meeting. Bob Paladino and Emily Coutu, the architects of the proposed project at 16 Niles Lane, detailed changes to the house's design. Noted that the only change made to the previous design was that a screened-in porch would replace earlier plans for an open-air porch.

Mr. Paladino reiterated that the house would not be visible from the end of Niles Lane and noted that the replacement house would incorporate the style and features of the existing house, including the use of wood shingles and siding, a stone foundation, and a gambrel roof. Emphasized that none of the mature landscaping around the perimeter of the house would be impacted.

Chair LeMenager asked if the change to the porch was the only alteration made to the plans. Mr. Paladino confirmed. Chair LeMenager noted that while he lamented the loss of the historic house, he liked and approved of the plans for the replacement. Commissioner Jon Carlisle agreed. Commissioner Clemson said that while he believed that the design was beautiful, he would have preferred if the house was preserved and would opt to abstain from voting. Requested that photos and measurements be taken of the interior. Mr. Paladino agreed.

MOTION: The Historical Commission approves of preliminary plans and specifications and vote to lift the twelve-month demolition delay, effective immediately.

VOTED: 4 in favor, 0 opposed, 2 Abstained (Clemson, Boswell) (1 Absent)

Other matters:

Update on Sanborn Carriage House:

Chair LeMenager and Commissioner Clemson provided an update to the plans for the Sanborn Carriage House. Originally part of Winchester's historical Sanborn House, the Sanborn Carriage House is now on

the property of Parkhurst School. The Carriage House's interior is in derelict condition; however, the building is structurally sound. Plans to renovate the Carriage House to accommodate the school's administrative staff are set to go forward following the recent approval from the Select Board. Funding for the project will be sought at the Spring Town Meeting. The School Committee is forming an advisory committee to develop a request for proposals. Chair LeMenager will represent the Historical Commission on the panel.

Update on McCall masonry redesign:

The masonry of McCall Middle School's front (Main St.) has sustained water damage over the years. In order to honor the historic attributes of the masonry, a specialist team of architects will be hired to plan and execute the masonry redesign. The School Committee is forming an advisory committee to develop a request for proposals. Chair LeMenager will represent the Historical Commission on the panel.

Update on North Main survey:

Commissioner Clemson announced that he is in contact with Claire Dempsey, the contractor, who will aim to have the survey completed before the June deadline imposed by the National Park Service.

Update on grant application:

Commissioner Clemson announced that the grant application to the Massachusetts Historical Commission for the 2021-22 fiscal year will be due on January 18, 2021. Noted that the grant application would be submitted by that time.

Chapter 14 Update

The Commission members held an informal discussion concerning the need to extend the 12-month delay in order further to deter destruction of historic structures. Both 18 and 24 months were proposed, which many towns already have. Chair LeMenager said he would work with Town Planner Brian Szekely to research the matter with an eye toward a Fall 2021 Town Meeting warrant.

Approve December 14 meeting minutes

MOTION: To approve the minutes of the Dec. 14, 2020, Historical Commission Meeting.

VOTED: 6 in favor, 0 opposed (1 Absent)

The meeting adjourned at 8:54 p.m. Next meeting: TBD

Respectfully Submitted,
Rachael Edmonston, Recording Secretary



Jack LeMenager, Chair

2/9/21
Date