



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

Meeting Minutes

Date: June 13, 2022

Members Present: Jack LeMenager, Chair
Bruce Hickey, Vice Chair
Jon Carlisle
John Clemson
Janet Boswell
Emily Dowling

Also Present: Mark Stesney - 8 Orient Street
Karl Shanley – KRS Contracting
Fulton Harley – FLH Architects

A quorum being in attendance, the meeting was called to order at 7:29 pm.

Demolition Permit Application – 8 Orient Street (garage)

Commissioner Clemson presented the Form B document that he compiled on not only the carriage house/garage in question, but also detailing the history of the property as a whole. It is listed as the Abbie Nason House, named after a widowed wife of a reverend, as she was the first individual to inhabit the property consistently since it was built in approximately 1893. The property at 8 Orient was described by Commissioner Clemson as a Queen Anne “end house,” because of the orientation of the narrow-gabled end toward the street. He further explained that this was an adaptation of earlier house siting, which was characterized by orientation with the wider eave-side facing forward.

Commissioner Clemson explained that the carriage house sited at the rear-east corner of the property is an important early or original feature of the site. He stated that it retains massing and building fabric characteristic of the late-19th century, including wood clapboard siding stopped by plain trim and that a side-gabled loft is expanded by a large wall gable centered on the façade that retains a matchboard cargo door, suggesting use as hay storage for draft animals.

The project owner, Mark Stesney, explained that he wanted to demolish the existing carriage house/garage and build a similar-looking structure on the same footprint, excepting a small bump-out on the right-hand side. He additionally stated that the new structure would have the same character and make-up of the existing building, and that care would be taken to ensure that

it blended in seamlessly with the house on the property. Commissioner Clemson, citing the historical significance of the carriage house, noted that the windows were likely added in the 1960s or 1970s. He also noted that, while he was disappointed by the potential loss of the structure, he believed that the design was proper and appropriately mirrored the historical nature of the house.

Commissioner Hickey noted that the carriage house was likely historic, but that he thought the design presented by the proponent was in keeping with the fabric of the house and the neighborhood.

MOTION: To find that the carriage house at 8 Orient Street is historically significant.

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

MOTION: To impose a delay of up to one year on the demolition of the structure.

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

Symmes Corner Update

Commissioner Clemson gave the Commission an update on the effort to better establish the historic nature of the Symmes Corner neighborhood, up to and including the establishment of an associated Local Historic District (LHD). He indicated that a good number of Form Bs have been completed, and that some are in the process of being completed. It was acknowledged that, if an LHD was pursued, there would have to be significant buy-in from the neighborhood, and the Commission agreed that if/when the time came, it would undertake appropriate and associated strategy discussions.

Joint Planning Board Meeting

A schedule joint meeting with the Winchester Planning Board, scheduled for July 12th, was discussed. It was agreed that it would be a fruitful and helpful session, and that it would be fairly open-ended.

Minutes of May 11, 2022

A vote to approve the minutes of May 11, 2022 was held.

MOTION: To approve the minutes of May 11, 2022

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

Adjournment

MOTION: To adjourn the Historical Commission meeting of June 13, 2022.

VOTED: 6 in favor, 0 opposed.

The meeting adjourned at 8:28 p.m.

Respectfully submitted,
Jon Carlisle, Commissioner

A handwritten signature in black ink, appearing to read 'J. LeMenager', with a large, sweeping flourish at the end.

7/12/22

Jack LeMenager

Date