



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

Meeting Minutes

Date/Room: November 7, 2016
Winchester Town Hall – Mystic Valley Room

Members Present: Heather von Mering (Chair), Bruce Hickey (vice-chair), Janet Boswell, John Clemson, Jack LeMenager, and Michelle McCarthy

Absent: Jenny Adams

Also Present: Tom Mahoney - 7 Euclid Ave
Margen Kelsey – 5 Mystic Ave

A quorum being in attendance, the hearing was called to order at 7:34pm.

Demolition Delay Public Hearing 228, 232 and 236 Cambridge Street Call to order 7:41pm

Review of the application to demolish the single family dwelling located at 228, 232, and 236 Cambridge Street.

The property under review is named on the Winchester historical inventory list. John Clemson reviewed the history of the property. The 3 listed properties are part of and located in the front area of the Mahoney Garden Center. The building located at #228 was built prior to 1854 (pre-civil war) and is a typical New England farm house for its era. Originally owned by the Reed family, deeded to the Russell Family and actively farmed by the Russell family until 1950, then through marriage became the Mahoney Garden Center, which is currently in business. #232 & #236 Cambridge St are residences that are representative of their era. All 3 of the properties are in disrepair and the owner is unable to insure said properties which poses a liability issue. The short term intent is to demolish said buildings and use the area as additional parking. Future intentions could be for additional farm/greenhouse structures. Public comment closed at 8:06pm

These buildings are on the State registry, have historical significance and are identified with prominent people, but due to the extensive disrepair and safety concerns the Commission may find them not to be a preferably – preserved historically significant building.

Motion That the Historical Commission finds that the one family dwelling and garage located at 228 Cambridge Street, Winchester, MA is a preferably preserved building, however does not impose a twelve month demolition delay on this property. The motion was made by Heather von Mering and seconded. The motion was approved.

5 in Favor von Mering, Hickey, Boswell, LeMenager, and McCarthy
Absent: Jenny Adams

Abstained: John Clemson
VOTED

Motion That the Historical Commission finds that the one family dwelling located at 232 Cambridge Street, Winchester, MA is a preferably preserved building, however does not impose a twelve month demolition delay on this property. The motion was made by Heather von Mering and seconded. The motion was approved.

6 in Favor von Mering, Hickey, Boswell, Clemson, LeMenager, and McCarthy VOTED
Absent: Jenny Adams

Motion That the Historical Commission finds that the one family dwelling located at 236 Cambridge Street, Winchester, MA is a preferably preserved building, however does not impose a twelve month demolition delay on this property. The motion was made by Heather von Mering and seconded. The motion was approved.

5 in Favor von Mering, Hickey, Boswell, LeMenager, and McCarthy Abstained: John Clemson VOTED
Absent: Jenny Adams

Discussion occurred in regards to John Clemson having access to the said properties to photograph and document the buildings before and during demolition. Photograph and documentation will then be included into the Town archives.

Other Matters

Verizon Wireless – has submitted an application in regards to Winchester Hospital. The State is seeking feedback from the commission before December 1st.

Grant Applications – John Clemson informed the Commission that the preliminary grant applications are now available. This is a matching grant opportunity – State will match the Town’s contribution. Last year Winchester received a \$10,000 matching grant.

Motion That the Historical Commission authorize John Clemson to file the preliminary application and corresponding paperwork to the Massachusetts Historical Commission for the upcoming grant period. The motion was made by Janet Boswell and seconded. The motion was approved unanimously.

6 in Favor Absent: Jenny Adams VOTED

In regards to the current grant funded survey, Jack LeMenager and Janet Boswell have met with Brian Szekely-Town Planner, the contract is on the verge of being signed with MHC. To insure there is no conflict of interest Brian Szekely will be the official local contact for the Town of Winchester.

Town Meeting Warrant Articles

Warrant Article 10 - Capital Planning Committee has a line item in regards to a \$150,000 request for the DPW wall/Stable Demolition/Repair. Heather von Mering has requested additional information from the CPC as to what the proposed plan is for the DPW wall as well as an update on the Mt Vernon Street Bridge. Information has yet to be received on either of these projects.

Meeting Minutes

Motion That the Historical Commission approve the minutes of the October 3, 2016 and October 24, 2016 meetings, as presented. The motion was made and seconded. The motion was approved unanimously.

6 in Favor 0 Opposed VOTED
Absent: Jenny Adams

Mass Historical Commission Review of By-Law

Mass Historical has reviewed the proposed Demolition Delay By-law and provided favorable feedback.

Chapter 14 By-Law review

Discussion in regards to Section 5 - Preliminary determination. If there is a change in the motion it can be read at the floor of Town Meeting by the Town Moderator, Peter Haley. The below underlined section of the bylaw will be removed from the motion unless doing so will require second motion.

“The determination will run with the building, **unless, following the determination and upon the later submission of an application for a Permit, it is found that the Building is associated with previously unknown significance in American history, architecture, archeology, engineering and culture as set forth in Section 3.5.”**

In Section 3.5 the footnote needs to be edited to contain the accurate information. Bruce Hickey will confer with Mary Feeney, special counsel to address this footnote issue.

. Motion That the Historical Commission approve the changes to the proposed by-law as edited unless doing so will require a second motion at Town Meeting to approve the proposed bylaw. The motion was made by Bruce Hickey and seconded. The motion was approved.

5 in Favor Hickey, Boswell, Clemson, LeMenager, and McCarthy Abstained: von Mering
Absent: Jenny Adams VOTED

Next Meeting

The next regularly scheduled meeting will be held before Town Meeting on November 14, 2016.

It was moved and seconded to adjourn at 9:29pm. VOTED

Respectfully submitted,
Lynn Stevens, Recording Secretary

Heather von Mering, Chair

Date