



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

Meeting Minutes

Date/Room: February 11, 2019
Winchester High School, Room B118

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

Absent: Jenny Adams

Also Present: A. Peter Munaco – 28 Everett Ave. Nancy Pallotta – 28 Everett Ave.
Richard Leaf – 28 Everett Ave. Carolyn Leaf – 28 Everett Ave.
Peggy Schleicher – 22 Lochwan Street Mike DeMartino – 42 James St., Arlington
Tobey Nemser – 42 James St., Arlington Heidi Dileo – 14 Locke Street
Joyce Westner – 26 Dunster Lane. Brian Szkely – Town of Winchester

A quorum being in attendance, the meeting was called to order at 6:33 pm.

Board of Appeals Petition: 28 Everett Avenue

Richard Leaf presented information related to a Board of Appeals petition at 28 Everett Avenue. The project involved the construction of a new attached one-car garage and small breezeway at the subject property. Pictures and diagrams were offered to give Commissioners a sense of the scope and siting of the project. The garage would be located on the right hand side of the property with a sizable set back from the road. Mr. Leaf indicated that all efforts would be made to have the new structure match the color/stain, shingling and character of the existing home.

Chairman LeMenager indicated that he liked the set-back siting of the new structure, and that it appeared to be consistent with the style and structuring of the existing home. John Clemson noted that he didn't see any adverse impact to the neighborhood or any notable alteration to its fabric.

No Public Comment: 6:50 pm

Motion That the Historical Commission finds that the proposed project at 28 Everett Avenue has no adverse impact on the historical resource.

6 in Favor 0 Opposed Absent: Adams

VOTED

Demolition Delay Hearing Followup: 36 Dunster Lane

Hearing opened at 6:52 pm

Mike DiMartino and Tobey Nemser previously presented their case for the demolition of a home at 36 Dunster Lane at the January 2nd, 2019 Historical Commission meeting. At that time, a delay of 12 months was imposed on the issuance of the permit, and applicants were told that the Commission would like more information on the proposed replacement for the home to help ensure that it was in keeping with the character and fabric of the neighborhood.

The existing house is a Dutch Colonial that was built in 1926. The original land was part of the Locke farm before the planned 1912 subdivision. The home has been sided, but does retain most of the original wood trim. The current home is in need of major repairs – crumbling foundation, leaking roof and cracked vinyl siding. The basement has no outside bulkhead and the only access is through a staircase in the kitchen that does not meet today's building codes. The porch windows described in the B Form report as lending to the historic character of the home are not original but plastic inserts.

To demonstrate the kind of project they intended for the site, Mr. DiMartino and Ms. Nemser provided the Commission with photographs detailing some of the other recent projects that had been built, including some either on Dunster Lane or in the immediate vicinity. John Clemson noted that the photograph of the new house on Dunster Lane represented a good replacement that is nicely detailed and fits into the neighborhood. The project proponents indicated that they are looking at having the garage either recessed from the front or sited in an area that is consistent with the fabric of the neighborhood.

Several abutters asked questions about setbacks and proximity to abutting properties. Mr. DiMartino and Ms. Nemser indicated that they anticipated that all plans would be consistent with existing code, and no special permits would be needed.

After some discussion, Commissioner members indicated that they were philosophically in agreement that the structure Mr. DiMartina and Ms. Nemser proposed building was consistent with the historical fabric of the neighborhood. It was additionally stated that the sentiment of the Commission was not to be an impediment to a reasonable project. However, the Commission did request that the project's proponents come to another meeting in the near future with rough schematics of the project so that such schematics could be associated with any decision to lift the demolition delay. The demolition delay will continue to stand until such time.

Meeting Minutes

Motion That the Historical Commission approve the minutes of the January 2, 2019 meeting as amended. The motion was made and seconded. The motion was approved unanimously.

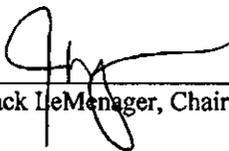
4 in Favor 0 Opposed Absent: Adams Abstain: Lemenager, Hickey

Next Meeting

The next meeting will be held on Monday, March 4, 2019
It was moved and seconded to adjourn at 7:23 pm.

VOTED

Respectfully submitted,
Jon Carlisle, Commission Member



Jack Lemenager, Chair

3/4/19

Date