



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

Meeting Minutes

Date: May 11, 2022

Virtual meeting via Zoom

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

Members Absent: Michelle McCarthy
Jon Carlisle

Also Present:

Brian Szekely	Ellen Newman
Nicholas Rossettos	Rhoda Hodges
Kate Frotten	Phyllis Etsell
Megan Shriver	Richard Leaf
Kathy Montgomery	Yen-Jie Lee
Beth Adamjee	Al Wile
Julia Dobbelaar	Joshua Dobbelaar
Maureen Snebold	Rachel Whitehouse
Brian Mulvehill	Jerry Bartlett
Barbara Bellotti	Mark Donnellan
Caitlin Beck	Robin Vos
Hank Lin	Michael Pierce
Jamison Peschel	Roberta Ellis
Diane Spezzaferri	Rachael Edmonston
Catherine Frotten	

Public Hearing: Demolition Permit Application

33 Holland Street

Chair Jack LeMenager stated that the applicant was Ipswich Estates Trust, Trustee Robert W. Murray for Murray Hills Incorporated.

Commissioner John Clemson opened the Public Hearing by reading from the Form B. He explained that the property, known as the “Sullivan House” was constructed between 1889 and 1898 in the Queen Anne, “bent house” style, later expanded in 1926.

Commissioner Clemson explained that the Sullivan House is an example of the moderately-sized housing typical of Winchester’s North End neighborhood and rapidly disappearing due to the rate of demolition there. The house was likely built at the end of the 19th century by a member of the Sullivan family who immigrated from Ireland and seem to have built and owned several houses in this neighborhood and worked in the town’s tanning industry. The house was expanded in 1926 by its next owners, the DelGrossos. Owned and occupied by Irish and later Italian immigrants throughout most of its existence, the property is associated with broad patterns of migration to Winchester in the nineteenth and early twentieth century and the housing and landscapes associated with them. It shares this history with other properties in the Swanton Area whose boundaries should be reviewed and whose housing and land-use history would benefit from additional research, Clemson continued.

Despite changes in surface materials, the house retains the integrity of design, association, location, setting, and feeling. Further, it contributes to a streetscape of modest attached or semi-detached nineteenth- and early twentieth-century wood-frame houses associated with the North End of Winchester in this period. Therefore, it is eligible for the National Register of Historic Places under Criteria A and C, contributing to a potential historic district that would be significant in the areas of architecture and social and immigrant history.

Phyliss Etsell, the representative for the applicant, said that the developer intended to demolish 33 Holland Street and build a new property on the lot. She explained that Mr. Murray, the developer, bought the two adjoining lots on Holland and Oak streets in 2012, and subdivided them into three. He has since built a new house at 68 Oak Street. She noted that he planned to demolish 33 Holland Street and build a new house. She stated that the property is currently occupied and is livable.

Chair Jack LeMenager asked Ms. Estell if the developer had any plans drawn for the property or if he would consider an addition rather than tearing the house down. Ms. Estell said she didn’t think so because the house would be very difficult to bring up to code.

Chair LeMenager asked who was currently occupying the property. Ms. Estell answered that the previous owner was still living in the property, having previously made an agreement with Mr. Murry and signed a lease to continue to occupy the property.

The current occupant and previous owner of the property, Diane Spezzaferri, stated that she had sold the property to Mr. Murray after a divorce, and he was very kind to let her stay in the house. She said that the house had not been updated recently but said that she was very fond of it and its history. She noted that the house was very charming, and the neighborhood felt very normal and was a good place to live. She said that she had traced the history of the house and found that day laborers used to play cards in the house, which spoke of the working-class origins of the

neighborhood. She concluded by saying that while she loved the house and the neighborhood, she believed that Mr. Murray was a very good man and she supported whatever he decided to do with the property.

Nicholas Rossettos of 2 Pine Street, who is liaison for the Winchester Planning Board, said that he used to rent a house on 65 Harvard Street, which was very close to the property at 33 Holland Street. He said the house had great character and was very historic. He said it appeared to be built in the 1880s. He also noted that while he wouldn't write the neighborhood off as an obviously historic one, he believed that 33 Holland Street was historically significant. As such, he urged the Historical Commission to outline clear guidelines so that the Town and its residents were aware of what houses should be preserved. That way, the Town could play a more active role in matching buyers who wished to preserve old houses with historic properties in need of renovations. Though he respected the work of developers in Winchester, he said that the property at 33 Holland Street was a perfect example of a cheap house that would have benefitted from being matched with a buyer who wished to restore it.

Caitlin Beck, of 51 Oak Street asked to have the Historical Commission process explained. Chair LeMenager explained the Historical Commission's procedures and told her that if a demolition delay was instated, then the developer could not demolish the house for a full twelve months. Commissioner Clemson added that the twelve-month delay often acted as an incentive for a developer to save the house or change his or her mind and sell the property to a person willing to preserve it. Ms. Beck thanked Chair LeMenager and Commissioner Clemson for their responses and noted that many houses on Oak Street had been demolished and rebuilt recently. She stated that the new constructions were very tastefully done and if the new house at 33 Holland Street would fit into the look and feel of the neighborhood, then she was not opposed to its demolition.

Megan Shriver, of 21 Mt. Pleasant Street stated that she was concerned about the demolition of this house, which was located in a neighborhood associated with the African American history of Winchester. She was worried that working-class neighborhoods or those associated with under-represented populations were quickly disappearing and urged the Historical Commission to act to preserve the property. Commissioner Clemson agreed that research indicated that this neighborhood was home to many working-class residents, who primarily worked at nearby tanneries. He agreed that this history was important to preserve.

MOTION: The Historical Commission finds the property located at 33 Holland Street historically significant. The motion was made and seconded.

Commissioner Janet Boswell said that if the property at 33 Holland Street did not fit the criteria to be historically significant, then she could not imagine a house that would. She believed that it was very important for the Commission to preserve houses that represented a population that was often left out of the written record.

Commissioner Clemson agreed that the house was worthy of preservation and was significant to Winchester's history. He added that the real estate market did make it difficult for people who wished to buy and renovate old houses to purchase them.

Commissioner Emily Dowling and Vice Chair Bruce Hickey agreed with Commissioners Boswell and Clemson.

Chair LeMenager added that he and Commissioner Clemson had recently been to the North End neighborhood and agreed that it was historically significant. As such, he believed strongly in preserving the property at 33 Holland Street.

VOTED: 5 in favor, 0 opposed (2 absent).

MOTION: The Historical Commission votes to impose a 12-month delay on issuance of a demolition permit for the property located at 33 Holland Street. The motion was made and seconded.

VOTED: 5 in favor, 0 opposed (2 absent).

Chair LeMenager told Ms. Estell that they did not want to lose this house and urged her to speak to Mr. Murray about a renovation. She said that the house was very interesting and that she would do her best. She assured the Commission that even if the house was not saved, Mr. Murray's replacement would be very respectful to the neighborhood.

Demolition permit application

Follow-up on 27 Mt. Pleasant Street demolition delay

Chair LeMenager summarized the events of the May 11 demolition delay hearing involving 27 Mt. Pleasant Street. He stated that there was confusion regarding the permits and that the Commission had invited the Winchester Town Building Commissioner, Al Wile, to the meeting to help answer questions and explain the timeline of events.

Al Wile said that developer Mark Donnellan had shown him the elevation drawings but did not know all of the details of the project at the time of their meeting. He had told Mr. Wile that he needed an interior demolition permit to start work and to investigate the structural integrity of the house. Mr. Wile stated that so long as the house was not being completely demolished, then he was fine with the project. He said that Mr. Donnellan had begun the interior demolition as stated, but that one of his workers had gotten carried away and had begun to demolish the exterior of the property. Mr. Wile also said that Mr. Donnellan was pleasant and cooperative to work with.

Chair LeMenager asked Mr. Wile if he had believed that the project was just an addition and renovation. Mr. Wile answered that he did. Chair LeMenager asked Mr. Wile at what point he thought the project had become a demolition under the bylaw's definition. Mr. Wile said that he believed he brought that information to the Historical Commission as soon as he knew, but that initially, he had understood that Mr. Donnellan's intent was not to demolish the structure.

Chair LeMenager asked if removing a chimney is typically considered part of an interior renovation. Mr. Wile answered that it was.

Mr. Donnellan noted that he and the architect had settled on new designs for the property and shared them with the Commission. He said that they had flipped the ridge that mimics the existing façade 90 degrees and to the right side of the existing house.

Chair LeMenager asked how far the addition would jut out. Mr. Donnellan answered that it would protrude approximately eight feet. Chair LeMenager asked if the existing entrance would be converted into a reading nook. Mr. Donnellan answered that it would be a new dining room.

Donnellan said that the addition would be only one foot of higher than the height of the existing house. He added that they were planning on retaining the existing architecture. He also added that the architect, Peter Daus-Haberle, said that the exterior material would be cedar shingles, which was the same material as the existing property. He also noted that while one of his workers had gotten carried away taking down the exterior of the property, it needed updating regardless, and would be replaced with identical materials. He also noted that the hole in the roof where the chimney had been removed had already been closed up.

Commissioner Emily Dowling asked where the original chimney was, and whether or not the developer planned to replace it. Mr. Donnellan said that they were potentially planning to install one gas fireplace and one wood-burning fireplace and were currently in contact with a potential buyer who was interested in those features.

Commissioner Boswell said that the new plans were a tremendous improvement on the previous ones. She was grateful for the lengths to which Mr. Donnellan and Mr. Daus-Haberle had gone to preserve the features of the original structure within the new design.

Vice Chair Hickey asked what materials would be used for the siding and roof. Mr. Donnellan said that the siding would be cedar shingles, and the roof would be asphalt shingles.

Commissioner Clemson asked if the new wing of the house could be pushed back slightly to emphasize the original house and reduce the mass of the structure. Mr. Donnellan answered that the usability would be decreased if they heeded Commissioner Clemson's request because the back patio was perfectly positioned to fit with the current plans. He did say that it appeared that the architect has shrunk the porch on the front side to preserve the front of the original structure and reduce the size. Commissioner Clemson said that the addition appeared to swallow the original house but noted that it might look better once built. He said the porch softened the design and concluded that the new plans were a substantial improvement, which honored the original house. Chair LeMenager agreed.

The hearing was opened to the public for comment.

Ms. Shriver said that the new plans resembled other houses in the neighborhood, with the shingles and four over one window design. She asked if the developer would be able to change his mind and the plans if the Commission voted to overturn the demolition delay. Chair LeMenager answered that if the Commission voted to lift the delay, then the submitted elevations would become part of the record and the developer would have to faithfully recreate the plans as submitted, or would not receive a building permit. Commissioner Clemson added

that the Commission could also set conditions in the motion, which the developer would have to follow.

Ms. Shriver said that the design looked a lot better. She asked to see the back and noted that she liked the gables and that the curved rake trim was kept and continued front to back.

Ms. Shriver asked how high the roof was and how much they would excavate to maintain the current roof height. Mr. Donnellan said he was unsure of the architect's plan but noted that the height of the existing first floor had to be maintained. Mrs. Shriver asked how tall the garage would be. Mr. Donnellan answered that it would be about eight feet. Ms. Shriver asked how deep they would have to excavate to build the garage. Mr. Donnellan said approximately a foot or foot and a half. Ms. Shriver asked what the total square footage of the property would be. Town Planner Brian Szekely said that the old house was approximately 1,900 square feet, and the new property would be approximately 3,800 square feet.

Ms. Shriver said that she was concerned about the oversight that led to a portion of the exterior of this property being demolished. She said that the demolition had begun on May 7 and was not stopped immediately. She wanted to know what could be done in the future to avoid a similar situation.

Mr. Wile answered that the neighbors had alerted the town of the activity, and they had contacted the builder and stopped it as soon as they had found out. He also added that the new and renovated houses were energy-efficient and beneficial to the town. Ms. Shriver noted that that had not answered her question. Mr. Wile said that the Town acted as quickly as it could but noted that it did not have the resources to monitor the property constantly.

Rhonda Hodges, of 2 Summit Avenue, agreed that the new plans were a vast improvement. She said the shingles looked like they were in a wavy pattern on the drawings, which differed from the original house. She asked if the new shingles would match the pattern of the old. She also said that the new height did not look as if it surpassed the peak of the existing house. Mr. Szekely and Chair LeMenager said that Mrs. Hodges was correct, the height of the new house would be level with the peak of the existing property. Mr. Donnellan said the illustrated wavy shingles were a result of the architect's software. He said the new shingles would match the old design.

Mrs. Hodges asked if the builders could avoid doing construction on Saturdays and Sundays. Mr. Wile said that there was no work on Sundays, but that builders were permitted to work from 9:00 am to 5:00 pm on Saturdays.

Julia Dobelaar, of 6 Summit Avenue, agreed that the new plans looked better, though the new design did detract from the historical nature of the original house. She also noted that she believed the original structure was a lot smaller than 1900 square feet. Mr. Donnellan said he believed the architect was wrong. Chair LeMenager said that the assessor said that the original house was approximately 1,480 feet. Mr. Donnellan added that the new garage added square footage onto the new property.

Rachel Whitehouse of 9 Hillside also agreed that the new plans were a vast improvement. She stated that she was still worried about the removal of the mature trees on the lot. Mr. Donnellan said that they did not have any plans to remove the trees. He said that the maple in the back and the maple and cherry in the front of the lot would not be moved. He did note that the Norway Maple in the back might come down, but there were currently no plans.

Ms. Whitehouse also wanted to make sure that the builders mitigated water runoff, as the property sat on a hill. Mr. Donnellan said that engineer would create a stormwater management plan, which would be submitted to the Town for approval.

Ms. Whitehouse asked if the rock wall would be removed. Mr. Donnellan said he would prefer to keep the existing rock wall rather than rebuild it.

Chair LeMenager also said that Mr. Donnellan was going to realign the driveway but would move the plantings to the left and replicate the existing garden. Essentially, he would move the landscaping but maintain the look and feel. Mr. Donnellan said that change was still pending the architect's final plans.

Mrs. Hodges said that she liked the new rendering. However, given the interwar origins of the neighborhood, she wondered if there was anything that the developer could do to make the house more compatible with the neighborhood and original house. Mr. Donnellan said that there were no plans to change the floor plan.

Ms. Shriver asked if Mr. Donnellan would move the rock wall that was attached to the one on their property. He answered that their rock wall would not be impacted.

Roberta Ellis said that she grew up attending pottery classes at 27 Mt. Pleasant Street. She said that she was very impressed with Mr. Donnellan's work and asked to see the lot plan. Mr. Szekely said that they did not have a lot of plans yet.

Chair LeMenager asked Mr. Szekely what percentage of a lot could be occupied by a building, according to the Bylaw. Mr. Szekely answered that in Winchester, you were allowed to cover 30% of your lot with a building. He said that the current project only occupied approximately 18% of the lot. He also added that the new plans had a 6% difference in green space and a 4% reduction in open space. Altogether, this project would not take up a significant portion of the lot and was not drastically different than the original structure.

Ms. Shriver asked if the property would come within fifteen feet of the property line closest to her house. Mr. Donnellan answered that it would not.

Commissioner Boswell said that she did not want to wait a year for the developer to do whatever they wanted to the house. She wanted her neighbors to be happy and made a motion.

MOTION: The Historical Commission votes to lift the twelve-month demolition delay on the property at 27 Mt. Pleasant Street contingent on the fact that the property will maintain the same materials and landscaping, and follow the plans as presented to

the Commission on May 23, 2022. Authority is given to the Historical Commission chair and vice-chair to draft a memo to detail the conditions set forth by the Commission.

VOTED: 5 in favor, 0 opposed (2 absent).

Board of Appeals petitions

94 Church Street – Site Plan Review

The owners of 94 Church Street, Michael and Kathan Pierce, are seeking a Site Plan Review under Section 9.5.1(5) of the Winchester Zoning By-Law so as to be permitted to construct an addition where the total floor area of the single-family dwelling will be greater than 5,000 square feet.

Chair Jack LeMenager explained that the property at 94 Church Street was a well-preserved historic house dating from 1895 on the National Register of Historic Places.

The architect of the proposed project, Richard Leaf, showed the Historical Commission pictures of the house from different angles. He explained that the house was renovated in 2008. At that time, a first-floor family room above a two-car garage was constructed, with a mudroom and walkway built to link it to the main house. He noted that the family room had a very tall ceiling. The plans for the new addition would include removing the tall peaked roof and adding a second-story master suite. Mr. Leaf also noted that the family wanted to improve the family entry and include a skirt roof that would tie into the porch roof that would circle the house.

Mr. Leaf noted that the addition would not go closer to the property line. He also added that while the house appeared to be very large, the family wanted all of their children to be in bedrooms on the same floor, which necessitated the construction of the master suite. Mr. Leaf also showed the plans for the addition and emphasized that the new roof would blend seamlessly into the existing gable roof on the house.

Mike Pierce, the owner of the property emphasized that he loved the house and had moved into it with his family three years ago. He noted that two of his sons were living with disabilities, and he wanted them to be on the same ground floor for ease and safety.

Chair LeMenager noted that the project was well done, and the house was beautiful. No other Commissioners had comments.

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

VOTED: 5 in favor, 0 opposed (2 absent)

16 Lorena Road – Site Plan Review

The owners of 16 Lorena Road, Jamison and Courtney Peschel are seeking a Site Plan Review under Section 9.5.1(5) of the Winchester Zoning By-Law so as to be permitted to construct an addition that is less than 500 square feet but where the total floor area of the single-family dwelling is greater than 5,000square feet.

Jamison Peschel, “JP,” said that his house was a new construction, from 2016. He said that he and his wife wished to build a small, 233-foot addition on the rear of the house. The addition would not be seen from the public way. He also noted that they were seeking a waiver from the Site Plan Review because the addition was under 500 feet. He also noted that the impact was very negligible, and the updates to the HVAC system that he and his wife were making would improve the environmental footprint and make the house more efficient. He added that everything would look the same.

Chair LeMenager asked the Town Planner, Brian Szekely, if the Historical Commission, should comment on the request for a waiver. Mr. Szekely answered that the Commission should just vote according to their normal procedures.

Commissioner Boswell noted that she was familiar with the house and confirmed that it would not be seen from the public way.

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

VOTED: 5 in favor, 0 opposed (2 absent)

82 Arlington Street – Site Plan Review

The owners of 82 Arlington Street, Daniel and Julie Tempesta are seeking a Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the grade of more than 500 square feet by more than six (6) percent.

Mr. Brian Mulvehill, the landscape architect representing the Tempestras said that his clients wished to make their yard more usable for their children. He presented the plans to the Commission and noted that the grade change was because the house was on a rather steep slope that caused water problems. He noted that it would need a retaining wall. He stated that there would be less imperious space, more green space, and better drainage. The footprint would stay largely the same.

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

VOTED: 5 in favor, 0 opposed (2 absent)

19 Verplast Avenue Discussion

Kate Frotten, the current owner and occupant of 19 Verplast Avenue, contacted the Historical Commission to hear their perspective on her proposed plan to renovate her house at 9 Verplast Avenue. Ms. Frotten assured the Commission that she did not want a demolition permit. She loved the house, which had been her grandmother's. She said that it was approximately 120 years old and still livable, and she wished to preserve it and bring it up to code. Though the house sat on an odd-shaped lot, her goal was to subdivide the lot and build another house to sell in order to finance the renovation of 9 Verplast. Ms. Frotten showed the Commission pictures of the property from different angles.

Mr. Szekely said that the Historical Commission should vote to deem the property worthy of historical preservation in order to allow Ms. Frotten to build a second house on the odd shaped lot. They should also produce a Form B in order to demonstrate that the property was a potential historic resource, though someone would need to finance the creation of the Form B.

Chair LeMenager reminded the Commission that they had adequate money in the revolving fund that could be used for this purpose. He thought it was a good idea.

Mr. Szekely said that the Commission would have to ask the Town, and if the revolving fund could not be utilized, then the applicant would have to pay for the form B herself. Chair LeMenager noted that the Form B only cost \$500 and that he and Mr. Szekely should speak offline. He asked if the Commission had any objections to asking the Town if the revolving fund could be used to pay for this. The Commission agreed.

Commissioner Clemson asked Ms. Frotten if she was willing to place a preservation restriction on her property. She said that she believed that she was. Commissioner Clemson elaborated that it was an easement, which handed over a small portion of the property rights to a third party.

Other matters

Minutes of May 11, 2022 meeting.

MOTION: To approve the minutes of the May 11, 2022 Historical Commission Meeting.

VOTED: 5 in favor, 0 opposed (2 absent).

910 Main Street- Update from the Town Planner

Hank Lin, of 17 Canal Street, said he appreciated that the Commission had recently issued a demolition delay for the property at 910 Main Street. He said that the property was very unique and that the neighborhood wanted the Historical Commission to preserve it. He asked if there was anything that the neighbors could do to help the process.

Mr. Szekely said that once the delay was up after twelve months, there was very little the Historical Commission could do to preserve the property. He said that the developer had requested a pre-application meeting before the Planning Board to try and begin work on the lot. Mr. Szekely said that the developer wanted to demolish the building; it was unlikely that he would preserve it.

Mr. Szekely also added that the developer did not currently own the property. The current owner had applied for the permit, but ultimately had nothing to do with the plans for the project. It was the Purchase & Sale holder who wanted to demolish the building, although the town would currently not allow the project to go forward. Mr. Szekely said that the developer had three options. Firstly, he could work with the existing building, rather than demolishing it. Secondly, he could apply for some type of Special Permit, although the town would likely not grant it. Finally, he could build a mixed income 40B unit, although Mr. Szekely noted that the developer wanted to avoid this option if possible.

Commissioner Clemson said that a 40B required approval from the Massachusetts Housing Authority, which takes preservation into consideration.

Mr. Lin asked how many units there were in 778 Main Street, which would likely be a model for the new building. Mr. Szekely said that he was unsure, though likely twelve– four units across three floors. He said that the developer wanted to build a three-story unit using a Special Permit, which the Town would likely not grant.

MOTION: To adjourn the Historical Commission meeting of May 23, 2022.

VOTED: 5 in favor, 0 opposed (2 Absent).

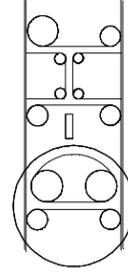
The meeting adjourned at 9:52 p.m. Next meeting: TBD
Respectfully Submitted,

Rachael Edmonston, Recording Secretary



Jack LeMenager

6/14/22
Date



Daus - Haberle Design

27 Mount Pleasant St

PROJECT ADDRESS:
27 Mount Pleasant St
Winchester, Ma.

DRAWN BY:
Peter Daus-Haberle
63 N. Hancock St.
Lexington, Ma. 02420
(781) 862 - 5876

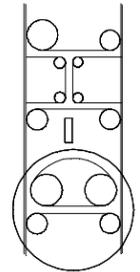
SCALE	3/16" = 1'
DATE	5/20/2022

Existing Front Elevation

DRAWING NUMBER
1 OF 8



EXISTING RIDGE HEIGHT	= 33' 10"
PROPOSED RIDGE HEIGHT	= 34' 10"
EXISTING LIVING SPACE	= 1932
PROPOSED LIVING SPACE	= 3810
EXISTING OPEN SPACE	= 86.6%
PROPOSED OPEN SPACE	= 82.6%
EXISTING GREEN SPACE	= 71.1%
PROPOSED GREEN SPACE	= 65.1%



Daus - Haberle Design

27 Mount Pleasant St

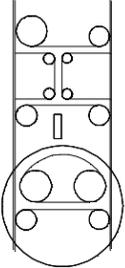
PROJECT ADDRESS:
27 Mount Pleasant St
Winchester, Ma.

DRAWN BY:
Peter Daus-Haberle
63 N. Hancock St.
Lexington, Ma. 02420
(781) 862 - 5876

SCALE 3/16" = 1'
DATE 5/20/2022

Proposed Front Elevation

DRAWING NUMBER
2 OF 8



Daus - Haberle Design

27 Mount Pleasant St

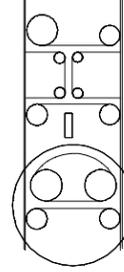
PROJECT ADDRESS:
27 Mount Pleasant St
Winchester, Ma.

DRAWN BY:
Peter Daus-Haberle
63 N. Hancock St.
Lexington, Ma. 02420
(781) 862 - 5876

SCALE 3/16" = 1'
DATE 5/20/2022

Proposed Garage Elevation

DRAWING NUMBER
3 OF 8



Daus - Haberle Design

27 Mount Pleasant St

PROJECT ADDRESS:
27 Mount Pleasant St
Winchester, Ma.

DRAWN BY:
Peter Daus-Haberle
63 N. Hancock St.
Lexington, Ma. 02420
(781) 862 - 5876

SCALE 3/16" = 1'
DATE 5/20/2022

Proposed Rear Elevation

DRAWING NUMBER
4 OF 8