



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

**Meeting Minutes**

Date: June 1, 2020

**Virtual meeting via Zoom**

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

Absent: None

Also Present: Brian Szekely, Town Planner  
Scott Penna, 53 Lawson Road  
Heather Penna, 53 Lawson Road  
Mark Vaughn, 34 Englewood Road  
Sally DeGan, Lexington, MA  
Alison Pauly, 16 Kendall Street  
Keith Nelson, 16 Kendall Street  
Keri Murray, Sharon, MA  
Hank Lin, 17 Canal Street

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A quorum being in attendance, the virtual meeting was called to order at 7:33 pm.

**Board of Appeals: 53 Lawson Road – Site Plan Review**

The proponents have submitted an application to construct a new, single-family dwelling where the total floor area is greater than 5,000 square feet. They showed the WHC members schematics of the proposed structure and noted that it was approximately 10 feet narrower than what the Commission had previously approved in concept. This was done in order to accommodate a side entry driveway. LeMenager, Hickey, and Carlisle said that they liked the design. Adams said she liked the design but noted that there was a degree of non-symmetry on the right side of the house with the three windows. The proponent indicated that they are looking at options to bring the windows more into symmetry.

**MOTION:** The Historical Commission finds no adverse effect on a historical or cultural resource and recommends favorable action with no conditions. The motion was made and seconded.

**VOTED:** 7 in favor, 0 opposed

**Board of Appeals: 16 Kendall Street – Special Permit**

The owner is proposing to build an addition in the rear of the dwelling to provide additional living space. However, the application to construct the addition does not meet the open space requirement. Clemson said that he reviewed the property a number of years ago, and that the house likely dates to 1850-1860. Chair LeMenager noted that the proponent is planning on matching the existing clapboard and the two-over-one window patterns on the addition and said that he had no objections to the design. Clemson mentioned that the color of the house, which the proponent is planning on maintaining with the addition, was era appropriate. Boswell asked if the foundation of the addition would look like the existing fieldstone, to which the owners answered in the affirmative. Adams asked about the size/placement of the windows, and the architect explained that the interior footprint largely dictated the proposed window design and placement.

**MOTION:** The Historical Commission finds no adverse effect on a historical or cultural resource and recommends favorable action with no conditions. The motion was made and seconded.

**VOTED: 7 in favor, 0 opposed**

**Board of Appeals: 29 Westland Avenue – Special Permit**

The proponent is requesting a permit to construct an addition that will be located closer to the front property line than permitted as of right and located closer to another building than permitted as of right. It was explained that the owner planned to construct a two-story addition that will match the roofline of the existing structure. Clemson noted that it was an appropriate addition to a nice modern cape and that the proposal did not disrupt any cultural resources in his opinion.

**MOTION:** The Historical Commission finds no adverse effect on a historical or cultural resource and recommends favorable action with no conditions. The motion was made and seconded.

**VOTED: 7 in favor, 0 opposed**

**Other Matters**

**910 Main Street**

It was noted that a proposal to demolish 910 Main Street has been received. Hank Lin, a Winchester resident, expressed concerns about the proposal and suggested that the new building would not be consistent with the character of the area. It was understood that the developer indicated that they were willing to work closely with the Commission and other town boards and interests to arrive at an appropriate design. Clemson stressed that the goals of the Historical Commission and the Planning Board are geared toward preservation and that should be kept top-of-mind with this property. The members agreed to schedule the public hearing for June 22.

**Waterfield Lot**

Town Planner Szekely gave the Commission an update on the effort to develop the Waterfield Lot adjacent to the Winchester Center train station. He said that public informational meeting on the associated RFP was set for June 10 and that comments on the draft RFP were due June 12. It is envisioned that the RFP would be released to potential developers on June 22. Chair LeMenager, who is the HC's representative on the RFP committee, said that the structure needs to mesh with the fabric of downtown, inclusive of massing, look, setback, etc.

### **Main Street Bridge**

The Historical Commission has been asked to provide comments on the Main Street Bridge, which is slated for rehabilitation/replacement. Clemson explained that this bridge and the Waterfield Bridge were originally designed as a holistic concept and that the architect purposefully harmonized the bridges over the downtown area waterways. He noted that the Main Street Bridge and those similar were concrete bridges with a “pebble bash” finish. Concerns arose over the fact that the town is considering a replacement with metal railings similar to what was used on the Mt. Vernon Street bridge rehabilitation.

**MOTION:** That John Clemson draft a letter to the Board of Selectmen noting the historic significant of the Main Street Bridge’s present design for Commission review and submission. The motion was made and seconded.

**VOTED:** 7 in favor, 0 opposed

### **March 2, 2020 Minutes**

**MOTION:** That the Historical Commission approve the minutes of the March 2, 2020 meeting. The motion was made and seconded.

**VOTED:** 6 in favor, 1 abstention (Hickey)

### **Next Meeting**

The next meeting will be a virtual meeting on Zoom, held on Monday, June 22, 2020, beginning at 7:30 to consider two demolition permit applications: 910 Main Street and 16 Niles Lane.

It was moved, seconded, and voted to adjourn at 8:55 pm.

Respectfully submitted,

Jon Carlisle, Recording Secretary



Jack LeMenager, Chair

07/02/2020

Date