



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

**Meeting Minutes**

Date/Room: June 3, 2019

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

Absent: None

Also Present: Diab Jerius – 26 Canal St. Sally Quinn – 33 Grove Street  
Dan Lanz – 76 Hemmingway St. Ed Hammond – 3 Ardley Place  
George Eliopoulos – 63 Loring Ave. Wayne Finnegan – 336 Main St.  
Jackie Richardson – 336 Main St. Brian Szekely – Town Planner

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A quorum being in attendance, the meeting was called to order at 7:30 pm.

**Town Planner Letter to Local Real Estate Agents**

Commission discussed draft letter submitted by Town Planner Brian Szekely to help Winchester real estate agents better understand the meaning and implications of Chapter 14, “Preservation of Historic Buildings.” Commission agreed to submit revised version to Szekely for posting on Town Planning Office and Historical Commission web pages and subsequent distribution as he sees fit.

**Demolition Delay Hearing – 4 Ardley Place**

Hearing opened at 7:38pm

John Clemson presented the Form B prepared by Claire Dempsey. Salt-box form, centered chimney house that was designed by Jerome Bailey Foster in 1937. Building retains original wood siding. Resembles other houses in Winchester, including 12 Rangeley Road which was recently incorporated into a Historical District. Several regionally important developers and builders are associated with this neighborhood, including Charles Bruce, Charles Gleeson (important real estate development firm pre-WWII period), and A.W. Lawson. Jerome Bailey Foster won traditional house awards for architecture design – of which this is an example. Consultant found house essentially in original condition (excellent) – per the definitions on state form with respect to the integrity of the house.

Owner Dan Lanz purchased the property in April 2019. Spent time walking through house prior to purchase with intent on rehabbing the home in its original condition. He would need to remove all siding and all trim on the house. The home has low ceilings on both floors, and narrow passageways and doorways. Originally intended to take off roof and raise ceilings and find space for kitchen but determined it would be too costly. House currently around 1,980 sq ft.

Public Comment: Ed Hammond – 3 Ardley Place lives in a house also designed by John Bailey Foster and would prefer not to lose another house designed by him. Two others have been torn down in the neighborhood. New houses look completely different than the previous houses and neighborhood.

Public Comment Closed: 8:02pm

Deliberation – Bruce Hickey originally in favor of identifying a historic resource in town, but not after the learning of the condition of the home. Emily Dowling understands the condition of the home but concerned about the fabric of the neighborhood after two new houses in its vicinity. Jenny Adams also concerned about the fabric of the

neighborhood and the condition of the house can be restored. Few houses have yet been torn down in this neighborhood, as compared to other neighborhoods that are transitioning more. Janet Boswell in favor of restoring since there is space in the rear to add onto the house. Also fits in with the keeping of the neighborhood with other salt-box houses. Jack LeMenager appreciates the condition of the house (low ceilings, rot) but is reluctant to lose this excellent example of Jerome Bailey Foster's work in Winchester.

*Motion* That the Historical Commission determine that the property at 4 Ardley Place is a historically significant building. The motion was made by Janet Boswell and seconded.

6 in Favor 1 Opposed (Hickey) VOTED

*Motion* That the Historical Commission will impose a twelve-month delay on the issuance of the demolition permit on the property at 4 Ardley Place. The motion was made by Janet Boswell and seconded.

6 in Favor 1 Opposed (Hickey) VOTED

Chair LeMenager explained to the applicant that the HC would consider lifting the delay if the proposed rebuild brought forth to the HC satisfies its concerns with regard to streetscape, size, massing, and overall cohesive appearance to the neighborhood.

8:15 pm Hearing closed

### **63 Loring Ave – Demolition permit follow-up**

Mr. Eliopoulos and family are interested in facing new house on Lochwan so that its side would be face Loring. Concern from the home owner in putting main entrance to house on the busy road with volume of traffic. Would like house to face Lochwan to increase value of the house rather than a Loring Ave address. Interest from other neighbors who wanted to be involved in this process who could not be here tonight, according to communication with John Clemson. Mr. Clemson said the main entrance should face Loring Ave, garage should be set back from the main house (current location on side street is ideal); proposed house should be similar height and massing as neighborhood homes. Goal is to preserve the streetscape.

Mr. Eliopoulos will discuss options with his father and will contact the Historical Commission for further discussion.

### **ZBA Petitions**

- 82 Ridge Street (Wright-Locke Farm)

*Motion:* The Historical Commission finds no adverse effect on a historical or cultural resource.

Voted 7 to 0 (ref 8.10 & 9.5.1)

- 336 Main Street

*Motion:* The Historical Commission finds no adverse effect on a historical or cultural resource.

Voted 7 to 0 (ref 9.5.1)

- 20 Pilgrim Drive

*Motion:* The Historical Commission finds no adverse effect on a historical or cultural resource.

Voted 7 to 0 (ref 9.4.2)

- 5 Chesterford Road East

*Motion:* The Historical Commission finds no adverse effect on a historical or cultural resource.

Voted 7 to 0

(ref 3.5.5)

**Meeting Minutes**

*Motion*

That the Historical Commission approve the minutes of the May 6, 2019 with amendment as submitted by John Clemson. The motion was made by Janet Boswell and seconded. The motion was approved unanimously.

7 in Favor

0 Opposed

VOTED

**Next Meeting**

The next meeting will be held on Monday, July 8, 2019

It was moved and seconded to adjourn at 9:04 pm.

VOTED

Respectfully submitted,  
Emily Dowling, Recording Secretary



Jack LeMenager, Chair

7/9/19

Date