



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

Meeting Minutes

Date: June 12th, 2023

Mystic Valley Room, Winchester Town Hall

Members Present: Bruce Hickey, Vice Chair
Janet Boswell
Julie Broderick
Emily Dowling
Jon Carlisle
Michelle McCarthy

Members Absent: Jack LeMenager, Chair

Also Present: Andries Duplessis – 20 Jefferson Road
Menaka Thillaiampalam – 31 Albamont Road
Richard Leaf – Leaf Design
Sean Cutting – 31 Myopia Road
Chris Pfaff – 31 Myopia Road

With a quorum in attendance, Bruce Hickey called the Winchester Historical Commission meeting to order at 7:30pm.

Demolition Hearing – Garage at 20 Jefferson Road

Hearing convened at 7:30pm.

Homeowner, Andries Duplessis, applied for a permit to demolish the garage which was constructed at the same time as the main house in approximately 1932.

According to the Form B prepared for the property, 20 Jefferson Road, also known as the Frederick J & Beatrice T Hatch House, is located at the south end of the Highlands neighborhood, within the subdivision known as Fellsdale. The Hatch House is a well-preserved example of the distinctive Arts & Crafts houses built in this neighborhood and other sections of the town during this period. The house is covered uniformly by stucco with a textured finish, and the roof is slate, materials that are regularly employed in buildings of this style and contrast with the more common shingle and clapboard covers of most houses in town. The two-car garage was permitted in 1931, an end-gabled building positioned to the rear center of the parcel. Constructed of cinder blocks, it measures 19 feet across and 21-1/2 feet deep, with a shingled pent across the façade, a shingled end gable with a 6/6 window, an asphalt roof, and a

single modern vehicle door. The garage, and therefore likely the house as well, were built by well-known local builder Bernard Eckberg.

According to Mr. Duplessis, the garage was severely damaged in a storm in October of 2021. He provided photos demonstrating the cracked cinder block walls and tarp-covered roof, the result of a falling tree. He attempted to find suitable cinder blocks to repair the damage, but was unable to do so. Mr. Duplessis decided to rebuild it as an attached garage with a room above, accessible from the main house. The new garage is designed to replicate the original garage in look and feel although it will be slightly larger and have a slightly steeper roof.

Public Comments:

There were no comments from the public.

Committee deliberation:

Commissioner McCarthy said this is an historic house and would like to keep the garage set back on the property. Commissioner Broderick noted that while the garage is historic and in keeping with the main house, the damage to the cinder blocks and structure seems too extensive to repair and Commissioners Carlisle and Boswell agreed. Commissioner Boswell commented that it would be ideal for the garage to be stucco like the original garage and the house.

MOTION: It was moved and seconded that the Winchester Historical Commission find the building and garage located at 20 Jefferson Road, Winchester, MA historically significant.

VOTED: 6 in favor, 0 opposed, 1 absent (LeMenager)

MOTION: It was moved and seconded that the Winchester Historical Commission waive a 12-month delay on the issuance of the demolition permit for the garage located at 20 Jefferson Road, Winchester, MA, on the condition that the newly constructed garage be essentially in keeping with the design submitted to the Historical Commission on June 12, 2023 including the set-back of the garage on the lot.

VOTED: 6 in favor, 0 opposed, 1 absent (LeMenager).

Hearing closed at 7:52pm

Board of Appeals Petitions

31 Albamont Road – Special Permit

The applicant, Menaka Thillaiampalam, of 31 Albamont Road is seeking a Special Permit under Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct additions that will be located closer to side and rear property lines than permitted as of right. The property is in the RDB (Single Residence) zoning district and contains 6,351 +/- square feet.

Architect, Richard Leaf, presented for his client. He detailed her request to add an addition on the back of the main house for an expanded kitchen, expand the garage by 4 feet to the right, and add a master suite over the garage. Her goal is to make the house big enough for both of them, allowing her mother to age in

place. They are proposing to move the garage forward 3.5 feet but it will still be set back from the main massing of the house. The current garage looks like a two-car garage but is actually only 17 feet wide. It already extends further back than the main massing of the house. The petitioner is asking to extend the same line for the one-story kitchen expansion in the back of the house.

Mr. Leaf was concerned that if the applicant pulls a demolition permit for the garage, she might need to go through a demolition hearing. He would like his client to be able to avoid appearing before the Commission again, noting that the spirit of this project is to upgrade and preserve the main house.

MOTION: It was moved and seconded: In accordance with **Zoning By-law Section 3.5.5, section 9**, the Historical Commission finds no adverse impact on a historical or cultural resource from the proposed plan for 31 Albamont Road. The motion was made and seconded.

VOTED: 6 in favor, 0 opposed (1 absent)

31 Myopia Hill – Preliminary Discussion of Demolition/Substantial Demolition

The proposed project at 31 Myopia Hill was presented by Cutting Edge Homes. Their clients moved into the house in 2021. They have a unique lot which is existing non-conforming due to the frontage, extensive ledge, and uniquely shaped lot. After examining many options to expand the house, they decided to “build up” on the original footprint. The homeowners wanted to keep the house in the same location to continue to capture the view into Boston. They estimate there have been many changes and renovations to the house originally built in 1935. The windows are currently vinyl.

In their proposed project, the first floor will remain the same and the front door will stay in the same location. They propose building up two floors to create a 3-floor colonial design. There are other colonial houses in the neighborhood of similar height. A house nearby was a cape house with a farmer’s porch and renovated to be a 2.5 story colonial designed by Richard Leaf.

The applicants will proceed and apply for a building permit. They currently estimate they will be demolishing 60% of the house. If the Building Department concludes they are demolishing over 2/3, they will be sent to the Historical Commission for a demolition hearing.

Request for a Historical Commissioner to serve on the MBTA 3A

Michelle McCarthy participated in a recent zoom call with the Metropolitan Area Planning Council (MAPC). The state of Massachusetts and MAPC trying to build multi-unit structures to encourage housing near MBTA stops as a part of the new 3A zoning bill that passed in 2021. On the call, it was suggested that Historic buildings need to be protected by Heritage District to not be demolished for multi-unit housing structures. It is crucial to have an advocate for historic buildings on this committee. Michelle McCarthy will contact town administration to gain more understanding of the Winchester 3A committee.

Approval of April 3rd, 2023 Meeting Minutes

A vote to approve the meeting minutes of May 9, 2023 was held.

MOTION: It was moved and seconded to approve the meeting minutes of May 9, 2023 Historical Commission Meeting.

VOTED: 6 in favor, 0 opposed, 1 absent

Adjournment

A vote to adjourn the meeting of June 13, 2023 was held.

MOTION: To adjourn the Historical Commission meeting of June 13, 2023.

VOTED: 6 in favor, 0 opposed, 1 absent

Meeting adjourned at 8:56pm.

Respectfully Submitted,



7/11/23

Emily Dowling, Recording Secretary

Bruce Hickey

Date