



**TOWN OF WINCHESTER**  
MIDDLESSEX COUNTY, MASSACHUSETTS  
HISTORICAL COMMISSION MEETING MINUTES  
WINCHESTER TOWN HALL / WINCHESTER, MASSACHUSETTS, 01890

**Date/ Room:** September 3, 2019  
Mystic Valley Room, Winchester Town Hall, Lower Level

**Members Present:** Jack LeMenager, Chairman, Bruce Hickey, Vice Chair, Emily Dowling and Jon Carlisle

**Members Absent:** Janet Boswell, John Clemson and Jennifer Adams

**Also Present:** Andrew Dagle, 65 Hemingway Street  
Esther Dagle, 65 Hemingway Street  
Carol Stevenson, 68 Hemingway Street  
Frank Asaro, 67-69 Hemingway Street  
Kathleen Amico, 70 Hemingway Street  
Michael DeMartino, 42 James Street, Arlington  
Tobey DeMartino, 42 James Street, Arlington  
Mary Grassi, 11 Lawrence Street  
Cara Sterling, 7 Harrison Street  
Pam Bodner, 15 Lawrence Street  
Louise Coughlin, 12 Lawrence Street

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With a quorum in attendance, Jack LeMenager calls the Winchester Historical Commission meeting to order at 7:36 pm.

**10 Lawrence Street**

Several community members attending the meeting were concerned with potential demolition of 10 Lawrence Street – which was not on the agenda for discussion. Mr. LeMenager updated the group that he had a discussion with the property owner who was unaware of its historic value when he had purchased the property. He said he is intending to renovate and add on an extension to the house rather than pursuing its demolition. If, however, the new homeowner applies for a demolition permit, the neighbors will be notified of a public hearing through letters.

7:40pm hearing opened

**Demolition Hearing: 67-69 Hemingway Street**

The new homeowner, Mr. Frank Asaro, acquired property in 2014. He has been renting it out since to two families. He has applied for demolition permits for both structures on the property – 67 and 69 Hemingway Street. The historic home has declined substantially. It has issues with its fieldstone foundation and rot. The current dwelling totals 2,900 sq ft. In response to questions, Mr. Asaro was uncertain as to what the total square footage of the proposed duplex would be, but estimated under additional questioning that it would exceed 3,500 sq.ft.

7:45pm open public comment

Neighbors were concerned that the lot at present is being used for multiple zoning purposes – commercial property (dumpsters from other job sites dumping there and multiple commercial trucks coming and going) and that the property is serving as a rooming house for multiple tenants. Neighbors present stated that there are abandoned cars on the lot without registration. There are also issues with rat infestations in current property. Carol Stevenson said she has contacted the Department of Health and Building Department about her concerns on numerous occasions. The new homeowner had initially invested in the cape house but it has since deteriorated. While the neighbors were not concerned with the loss of the historic structures on the property, they were concerned with the size of the house being proposed and whether the builder would adhere to the size and amount of livable space as proposed once construction had started.

8:10pm close public comment

**MOTION:** That the Historical Commission finds the home located at 67-69 Hemingway Street a historically significant building. The motion was made by Emily Dowling and seconded.

**VOTED:** 4 in favor, 0 opposed, 3 absent (Adams, Boswell, Clemson)

**MOTION PASSES UNANIMOUSLY.**

**MOTION:** That the Historical Commission impose a twelve-month delay on the issuance of the demolition permit on the property at 67-69 Hemingway Street. The motion was made by Jon Carlisle and seconded.

**VOTED:** 3 in favor, 1 opposed (Carlisle), 3 absent (Adams, Boswell, Clemson)

Chair LeMenager asked Mr. Asaro to return to a future Historical Commission meeting with revised proposed duplex drawings that will clarify the size and square footage of the home so that the Commission may seek input from abutting neighbors before agreeing to lift the twelve-month demolition delay.

8:25pm public hearing closed

**Board of Appeals: 248 Cross Street – site plan review**

Planning Board said that proposed straight line house does not meet the definition of a duplex in Winchester by-laws. The homeowners have now rotated the rear portion of the structure to an L-shape, which was subsequently approved by the Planning Board.

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

**VOTED:** 4 in favor, 0 opposed, 3 absent (Adams, Boswell, Clemson)

**Meeting Minutes: August 5, 2019**

**MOTION:** Minutes approved for August 5, 2019 with Jack LeMenager's edits.

**VOTED:** **2 in Favor (LeMemager, Carlisle) 0 abstain (Dowling, Hickey), 3 absent (Adams, Boswell, Clemson)**

**Sign for BPD sign permit application**

The Design Review Committee asked for the Historical Commission's opinion with respect to proposed Bryant Park Designs' signage's impact on the historical nature of the Locatelli building at 9 Winchester Terrace.

**MOTION:** The Historical Commission finds no adverse effect on historic resources in this matter.

**VOTED:** **4 in favor, 0 opposed, 3 absent (Adams, Boswell, Clemson)**

Meeting adjourned at 8:48pm

*Respectfully submitted September 6, 2019 by Emily Dowling, Recording Secretary*

A handwritten signature in black ink, appearing to read 'J. LeMenager', with a large, sweeping flourish extending to the right.

Jack LeMenager, Chairman

October 8, 2019