



CITY OF WATERTOWN
Historical Commission
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Elise Loukas, Chair
Marilynne K. Roach, Member
Joseph Panto, Member
Matthew Walter, Member
Richard Glenn, Member
Edward G. McCourt, Member
Jamie Gordon, Member

Minutes: Thursday, June 26, 2025, Remote Meeting 5:00 p.m.

Historical Commission Members Present: Elise Loukas, Marilynne Roach, Joseph Panto, Edward McCourt, Richard Glenn, Matthew Walter, Jamie Gordon

Member(s) Absent: N/A

Public Present: Michael Baccari, Preferred Contracting, Jennifer J. Chung Clark, Meredith and George Bolton

Staff Present: Larry Field, Senior Planner, Susan C. Jenness, Assistant

1. **Public Hearing-**

- a. To determine if the house at **57 Pequosette St.** is preferably preserved and if a delay will be imposed. Michael Baccari, Scott Dyer, Representative/Jen J. Chung Clark, Owner

Michael Baccari of Preferred Contracting was present with Jennifer J. Chung Clark, the owner. Baccari explained the house was built in early 1900's, it was in dilapidated condition, numerous windows had come out and animals and other individuals can freely enter the building. Baccari explained that the owner was interested in renovating the house to make it livable. He explained the upgrades

that would effect the structure included removing a front dormer and replacing it with an expanded version to the left side of the structure. Baccari pointed out that many of the surrounding homes on the street have already been renovated.

Commission Questions

McCourt noted that he saw cracked stucco during his site visit and asked if the stucco would stay. Baccari said the bottom half of the façade would remain stucco.

Public Comments

Meredith and George Bolton of 54 Pequosette St. were present. They wanted to know if the new structure would retain the existing footprint. Baccari answered yes. Bolton said this house had long been an eye sore and he felt it was very positive to have the renovations for everyone.

Commission Discussion

McCourt said he was very happy with the owners' efforts at preservation, and that the house would hold the integrity of the original structure. He was appreciative of the owners' plans to preserve the craftsman style of the existing house.

Gordon confirmed the owner was maintaining the same space and adding some new space enlarging a dormer and making enhancements to the craftsman style.

Panto agreed with the preceding comments, keeping the integrity of the house and making this a livable space.

Walter pointed out changing the roofline alters the style of the house, which is fairly unique. However, this was not a strong enough signature for Walter to feel the Commission should intervene.

Glenn said he appreciated the plans to retain the structure, and he would be inclined to approve the project plans to make 57 Pequosette St. a livable space.

Roach said this was very refreshing for them to fix this house up to make it livable. She also noted this house was next door to the location of the wine estate of Mr.

Cassidy which would have been historical, and most likely worth saving in the eyes of the original owner.

Loukas said she agreed with Walter that the proposed design would constitute a major change from the craftsman style. She would have liked to see a “nod to the style” in the roof design.

Motion- Walter made a motion that the house at 57 Pequosette St. was not preferably preserved. McCourt seconded the motion.

Roll Call- All voted in favor of the motion, and it passed.

Adjourn

Motion- McCourt made a motion to adjourn the meeting at 5:45 pm. Walter seconded the motion.

Roll Call- All members agreed with the motion made by McCourt to adjourn the meeting.