



Historical Commission Meeting

Thursday, September 11, 2025 at 7:00 PM
Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on September 11, 2025, at 7:00 PM. Location: Remote Participation Only
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/95648117955>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 956 4811 7955
- E. Public may comment through email: sjenness@watertown-ma.gov
- F. Please Visit the Historical Commission Website here: <https://www.watertown-ma.gov/214/Historical-Commission>

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1. Call to Order
 2. Roll Call
 3. Acceptance of Minutes
 - A. Review and Acceptance of Minutes from the hybrid meeting held on July 10, 2025
 4. Public Hearings
 - A. **"CONTINUED TO THE OCTOBER 9, 2025 MEETING,"** to determine if the house at 18-20 Washburn St. is preferably preserved and if a demolition delay will be imposed. Jonathan Miller, Representative
 - B. to determine if the house at 19 Stoneleigh Rd. is preferably preserved and if a demolition delay will be imposed. Valerie Barsom, Owner/Representative
 - C. **"CONTINUED TO THE OCTOBER 9, 2025, MEETING,"** to determine if the house at 45 Mt. Auburn St. is preferably preserved and if a demolition delay will be imposed. Aaron Blum, Representative
 5. CPC Update
 6. Agent Report
 - A. Preliminary Reviews - Check in with Commissions on Process
 7. Memorial Day Parade -2025
 8. Historic Preservation Awards - 2025

9. Final Meeting for Commissioner Edward G. McCourt
10. Adjournment

Historical Commission Members

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

19 Stoneleigh Road

Lot # A

#4676

March 14, 1923.

One Family House

Owner Catherine T. Holland

Arch. F. H. Gowing

Builder Frank A. Riley

Size 37' x 37' x 26'

Cost \$14,500.

Material Wood & Brick

19 Stoneleigh Rd.

Lot # A

#8338

September 17, 1925.

Two Car Garage (2nd Class)

Owner Walter C. Stone

Arch. ----

Builder Owner

Size 12' x 12' x 18'

Cost \$1000.

Material Brick

PREPARED FOR:
 JAMES EDWARD COSTELLO
 175 STATE ST
 WATERTOWN, MA 02472

REFERENCES:
 DEED: C-287048
 PLAN: PL-FILED #791
 PL-1986-#575
 PL-2000-#439
 PL-2021-#190
 818-#4
 818-#4
 818-#4
 818-#4

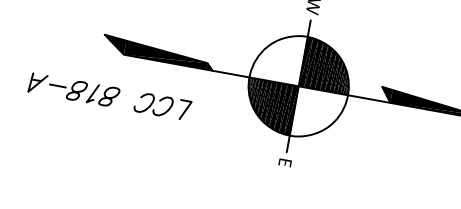
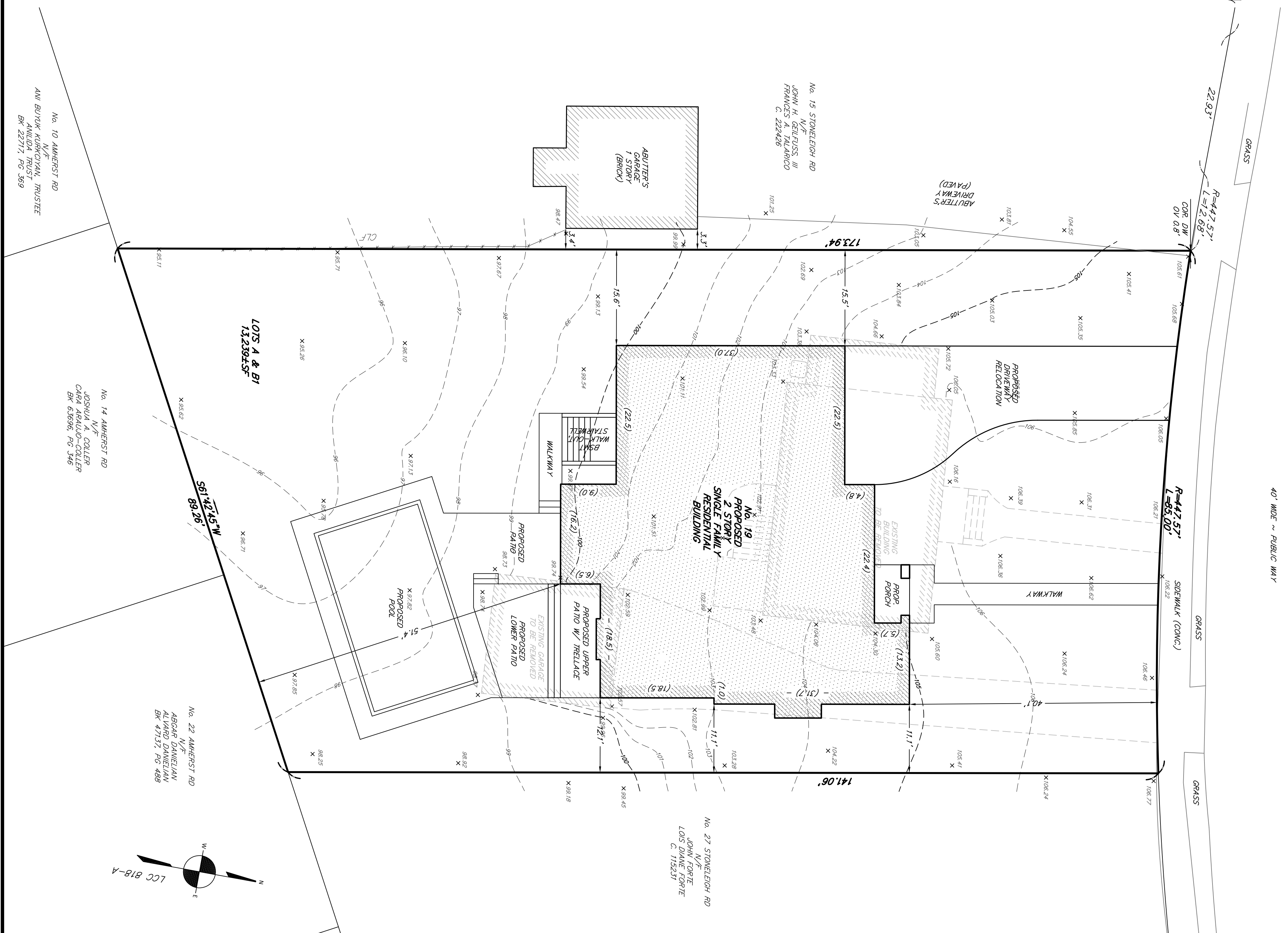
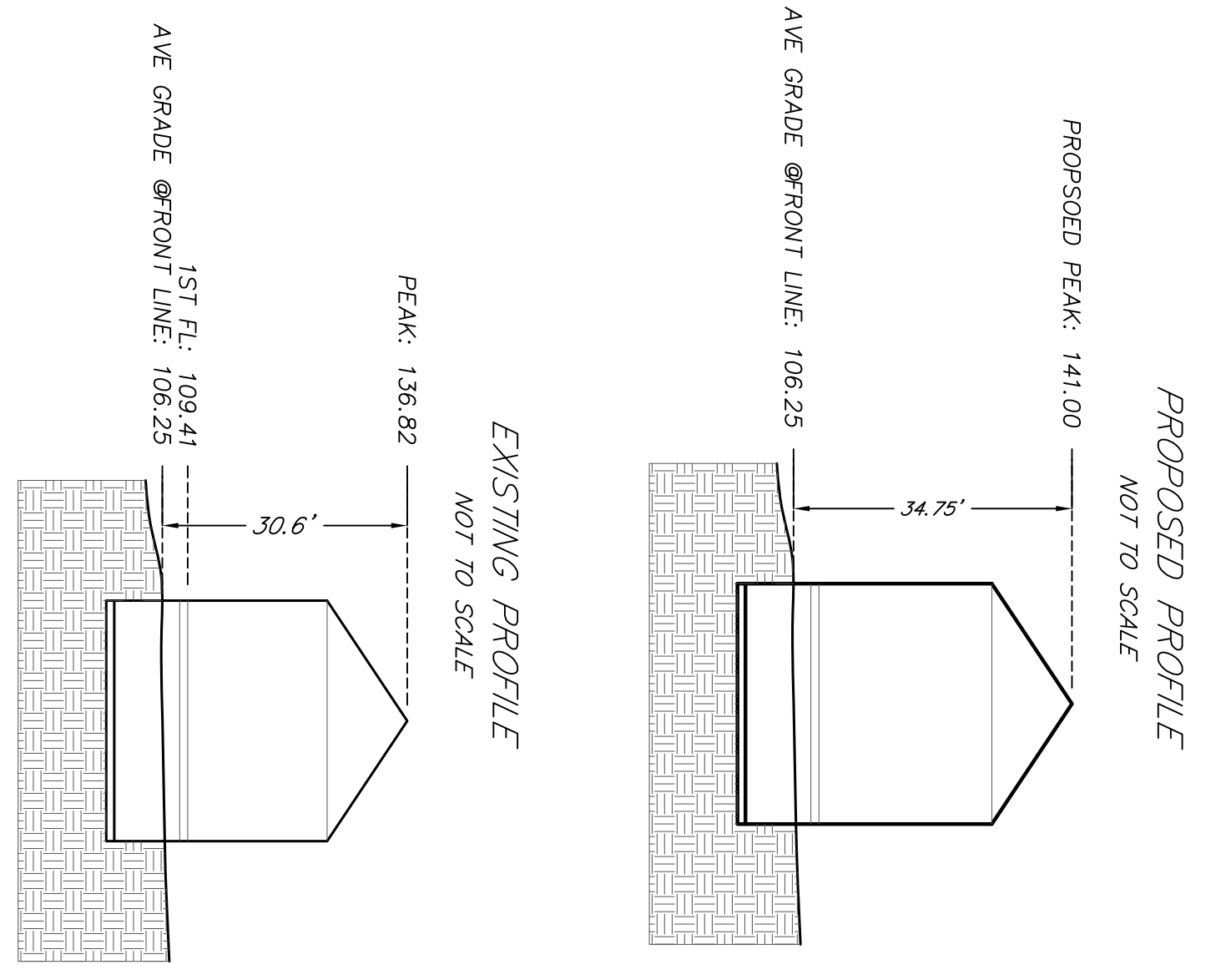
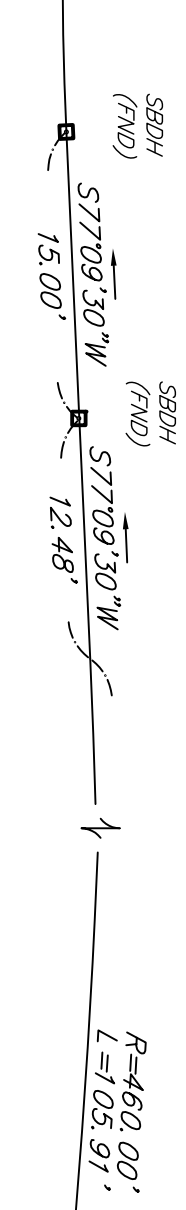
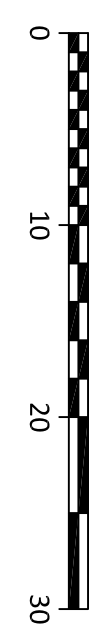
ZONING:
 PARCEL ID: 1672
 MBLU: 1126/9A
 DISTRICT: S-10

LOT SIZE	REQUIRED	EXISTING	PROPOSED
FRONTAGE (MIN)	10,000 SF	13,293 SF	13,293 SF
FRONT SETBACK (MIN)	25'	35.3'	41.1'
SIDE SETBACK 1 (MIN)	12'DW	22.7'	15.5'
REAR SETBACK 2 (MIN)	10'	13.8'	11.1'
BUILDING COVERAGE (MAX)	20%	12.4%	20.0%
IMPERVIOUS COVERAGE (MAX)	80%	20.6%	35.5%
HEIGHT, FEET (MAX)	35'	30.6'	34.75'
HEIGHT, STORIES (MAX)	2.5	2.5	2.5
AREA/ADU (MAX)	-	-	2.5
FAR (MAX)	-	-	2.5
OPEN SPACE (MIN)	20%	80.7%	73.7%

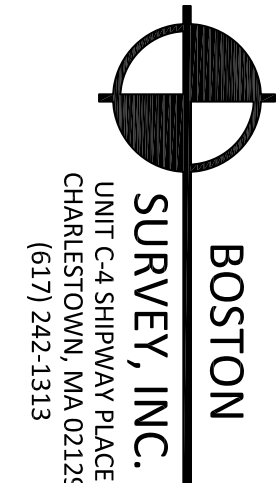
PROPOSED CONDITIONS PLAN

LOCATED AT
 19 STONELEIGH ROAD
 WATERTOWN, MA

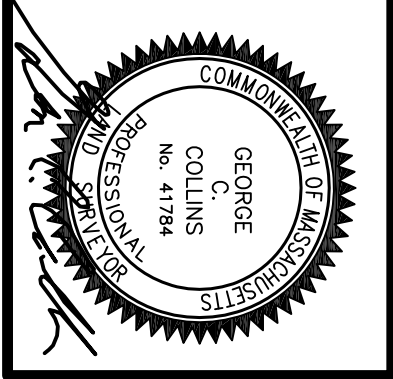
DATE: SEPTEMBER 3, 2025 SCALE: 1.0 INCH = 100.0 FEET



STONELEIGH ROAD
 40' WIDE ~ PUBLIC WAY



FIELD:	MJD
DRAWN:	RAH
CHECK:	GCC
DATE:	09/03/25
JOB #:	25-00328



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 23, 2025 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

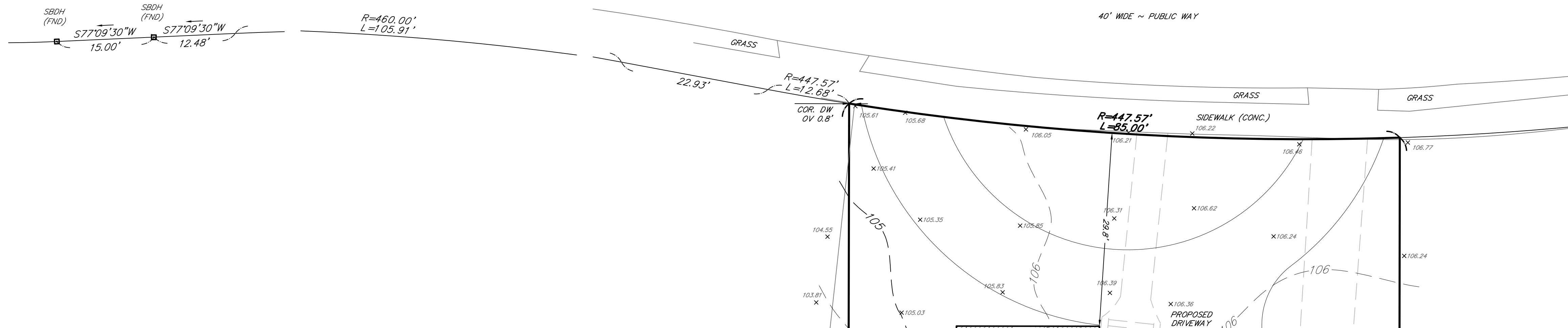
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAP SHOWS THIS PROPERTY FALLS IN AN AREA DESIGNATED AS X ZONE.

COMMUNITY PANEL: 25017G0556E
 EFFECTIVE DATE: 06/04/2010



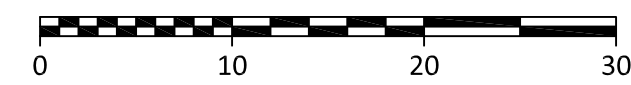
PREPARED FOR:
 JAMES EDWARD COSTELLO
 VALERIE BARSOM
 19 STONELEIGH ROAD
 WATERTOWN, MA 02472

REFERENCES:
 DEED: C. 287048
 PLAN: PL - FILED #791
 PL 1986 #575
 PL 2000 #439
 PL 2021 #190
 LCC: 818-A
 818-F
 818-H
 818-I



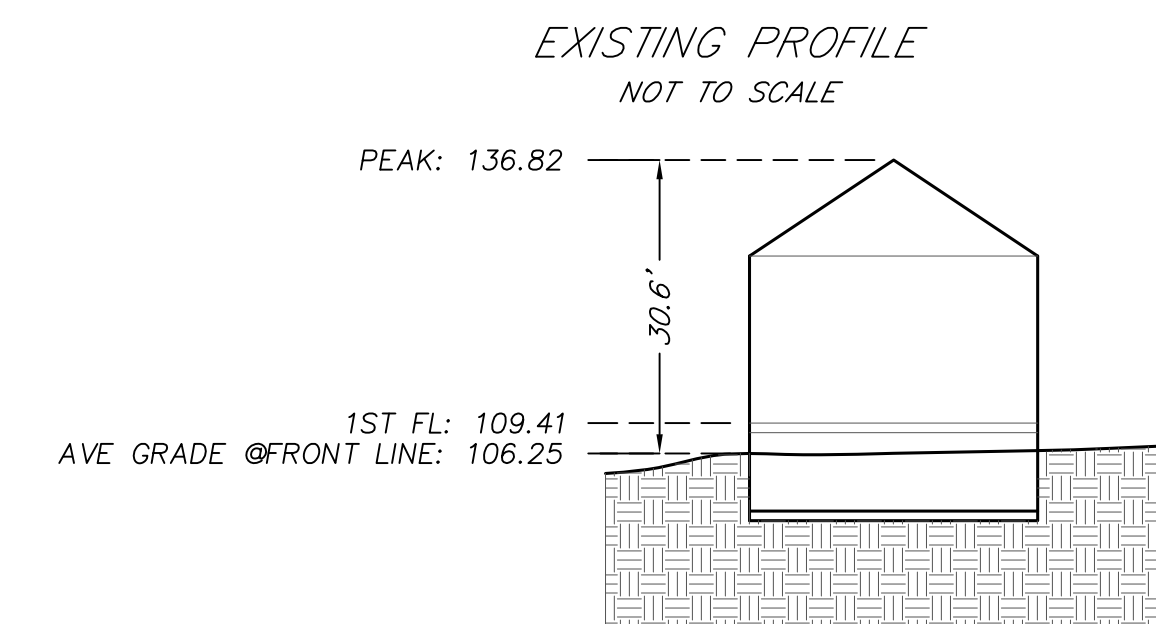
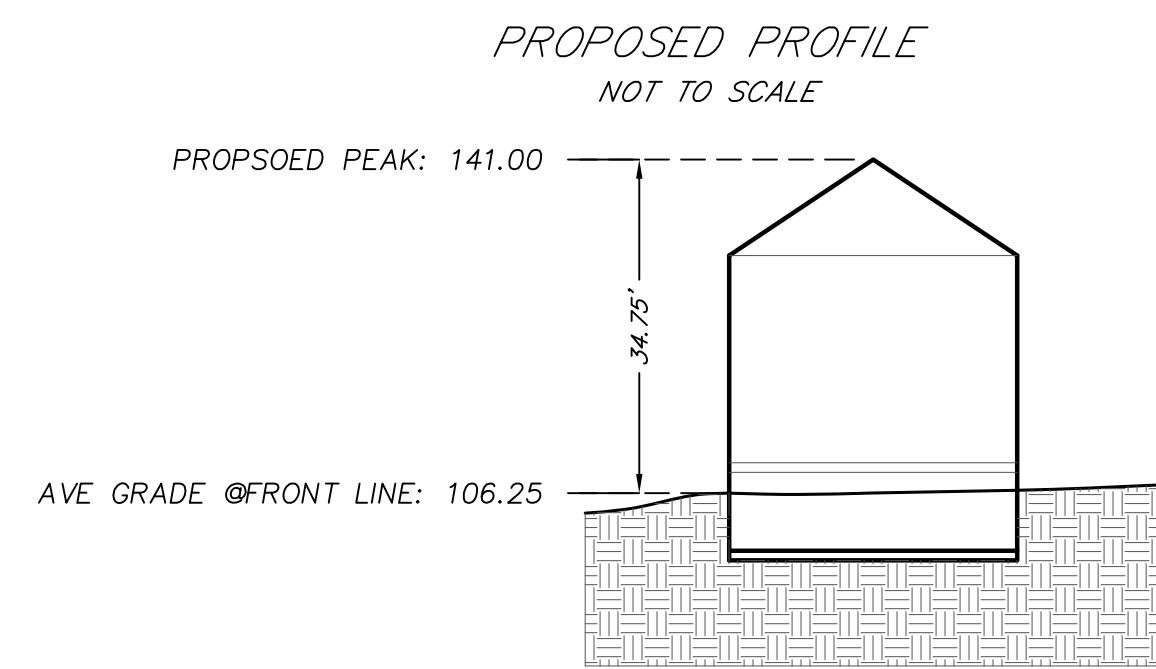
PROPOSED CONDITIONS PLAN
 LOCATED AT
19 STONELEIGH ROAD
WATERTOWN, MA

DATE: AUGUST 26, 2025 SCALE: 1.0 INCH = 10.0 FEET



ZONING:
 PARCEL ID: 1672
 MBLU: 1126/9A
 DISTRICT: S-10

	(MIN.)	REQUIRED	EXISTING	PROPOSED
LOT SIZE	(MIN.)	10,000 SF	13,239±SF	13,239±SF
FRONTAGE	(MIN.)	80'	85.00'	85.00'
FRONT SETBACK	(MIN.)	25'	35.3'	29.8'
SIDE SETBACK 1	(MIN.)	12'DW	22.7'	16.4'
SIDE SETBACK 2	(MIN.)	10'	13.8'	11.1'
REAR SETBACK	(MIN.)	20'	81.0'	42.2'
BUILDING COVERAGE	(MAX.)	20%	12.4%	20.0%
IMPERVIOUS COVERAGE	(MAX.)	80%	20.6%	59.9%
HEIGHT, FEET	(MAX.)	35'	30.6'	34.75'
HEIGHT, STORIES	(MAX.)	2.5	2.5	2.5
AREA/ADU	(MIN.)	-	-	-
FAR	(MAX.)	-	-	-
OPEN SPACE	(MIN.)	20%	80.7%	68.0%



No. 15 STONELEIGH RD
 N/F
 JOHN H. GELFUSS, III
 FRANCES A. TALARICO
 G. 222426

No. 27 STONELEIGH RD
 N/F
 JOHN FORTE
 LOIS DIANE FORTE
 G. 115231

LOTS A & B1
13,239±SF

No. 14 AMHERST RD
 N/F
 JOSHUA A. COLLIER
 CARA ARAUJO-COLLIER
 BK 63696, PG 346

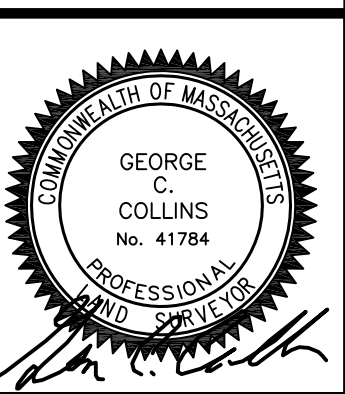
No. 22 AMHERST RD
 N/F
 ABGAR DANIELIAN
 ALVARO DANIELIAN
 BK 47137, PG 488

No. 10 AMHERST RD
 N/F
 ANI BUYUK KURTCIYAN, TRUSTEE
 ANILIDA TRUST
 BK 22717, PG 369

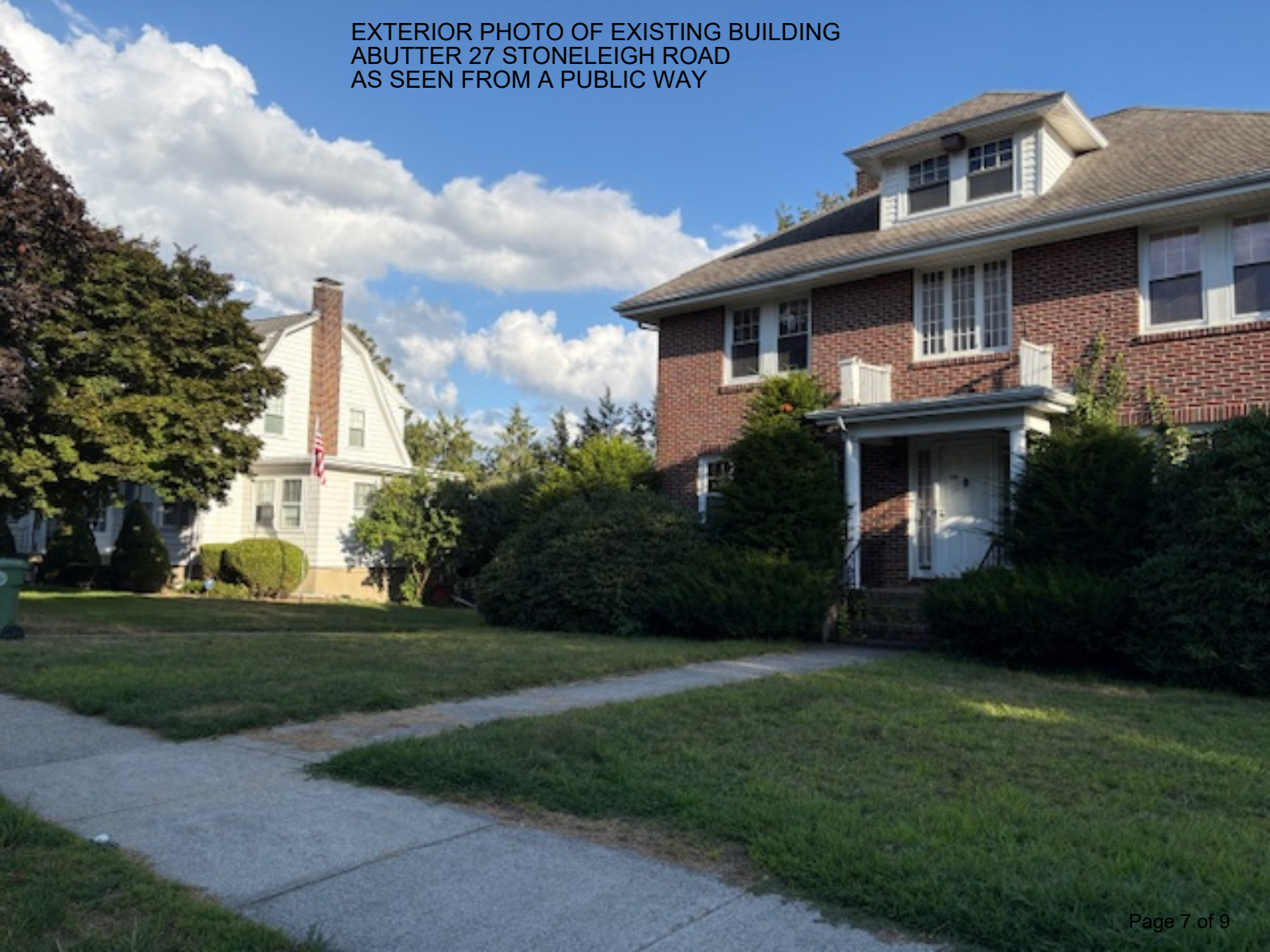
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 23, 2025 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0556E
 EFFECTIVE DATE: 06/04/2010

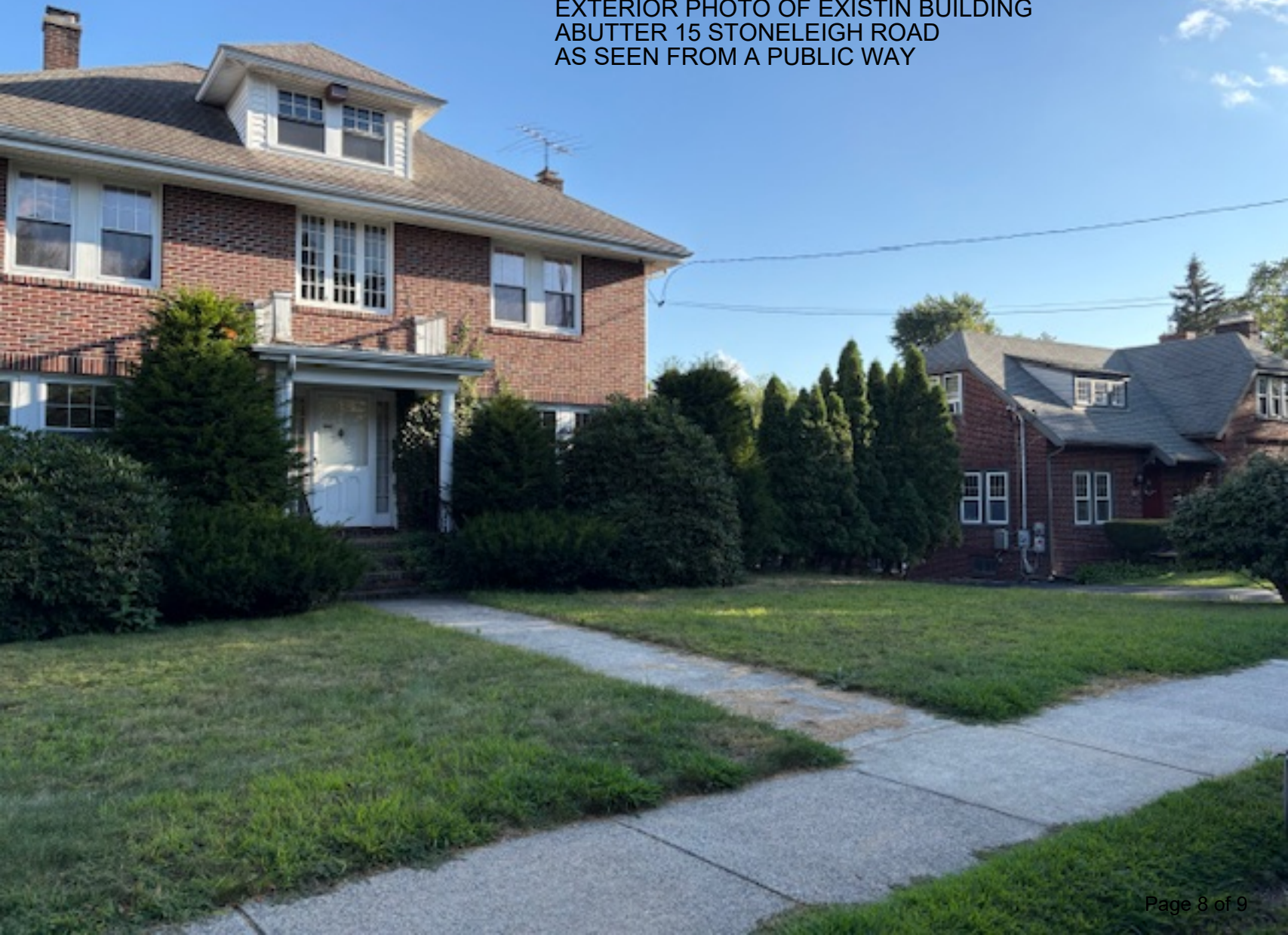
FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	08/26/25
JOB #	25-00328



EXTERIOR PHOTO OF EXISTING BUILDING
ABUTTER 27 STONELEIGH ROAD
AS SEEN FROM A PUBLIC WAY



EXTERIOR PHOTO OF EXISTIN BUILDING
ABUTTER 15 STONELEIGH ROAD
AS SEEN FROM A PUBLIC WAY



S Structural
E Engineering
G Group

June 5, 2025

MDG Plus Architects
411 Lexington Street
Auburndale, MA 02466

Att: Mariana Dagatti
Principal Manager

Re: Existing Structural Evaluation for Proposed Renovation
19 Stoneleigh Road
Watertown, MA


Dear Mariana,

As requested, Structural Engineering Group visited the above-mentioned site to inspect the existing two-story wood framed residential structure at the above-mentioned address. The existing structure was constructed in approximately 1923 and is a wood framed founded on a rubblestone and brick foundation. The proposed structure renovation calls for a more modern open floor plan like current design concepts. This will require extensive removal of interior load bearing walls which will leave existing floor joists and roof rafters without structural support. The concept is to also raise the existing floor to floor height from the typical 7'-8" height to a minimum of 9'-0" height. This will leave all exterior wall studs too short to achieve this, creating a structural joint in the wall which would not meet current building code requirements. The existing wood framing sizes do not meet current building code requirements for design strength and their physical dimensional properties do not facilitate energy code insulation properties. The existing foundation shows signs of cracking in locations and there is no concrete rat slab to prevent moisture infiltration. The existing foundation will not be structurally suitable to support the proposed loads for proposed renovation.

It is in our opinion that the existing residential structure is not suitable for re-use and should be razed and replaced with a new residential wood framed structure founded on a new concrete foundation that meets the Massachusetts State Building Code 10th Edition for One and Two Family

If you have any questions, please do not hesitate to call 508.989.7911

Sincerely
Structural Engineering Group


Robert A. Guay, PE
Principal



171 Prospect Street
Somerset, Massachusetts 02726

T. 508.989.7911