



Historical Commission Meeting

Thursday, October 9, 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 October 9, 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. Acceptance of Minutes
 - A. Review and Acceptance of the Minutes from the September 11, 2025, Historical Commission Meeting.
 2. Public Hearings
 - A. **"CONTINUED from THE SEPTEMBER 11, 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. **"CONTINUED from THE SEPTEMBER 11, 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
 - C. To determine if the building at 1 Rosary Drive is preferably preserved and if a demolition delay will be imposed. Steve Corbett Representative,
 3. CPC Update

Historical Commission Members

Joseph Panto

Elise Loukas
Chair

Richard Glenn

Marilynne Roach

Matthew Walter

Andrew Thompson

18-20 Washburn St.

Lot #

#24

Nov. 4, 1898

Two story double building

Owner E Skinner

Arch. Charles Brigham

Builder D. Twomey

Size 28x28x20

Cost \$3300.00

Material Wood

20 Washburn St.

Lot# 32

#140381

January 14, 1938.

Alteration from One Family to Two Family House

Owner Bailey Cleansing Co.

Arch. L. C. Titus

Builder L. C. Titus, 61 Lincoln St.

Size ----

Cost \$2250.00

Material Frame

20 Washburn St

Lot 32

No. 66

July 13, 1977

Encl. first porch - rear

Owner: Charles Burke

Arch: -----

Builder: Harry Manuel - Cambridge, Mass.

Material: Frame and glass

Found: in place

Roof : " "

Heat: " "

Cost: \$500.

Plans: No

EXISTING CONDITIONS



Existing building at 18 - 20 Washburn Street



Right of Way from Franklin Street



Right of Way from Washburn Street

Washburn Street | May 28, 2025

TRIAD ALPHA PARTNERS

R+B DESIGN *architecture*

ABBUTTERS



7 WASHBURN STREET



16 WASHBURN STREET



24 WASHBURN STREET



40 WASHBURN STREET



43 FRANKLIN STREET



49 - 51 FRANKLIN STREET



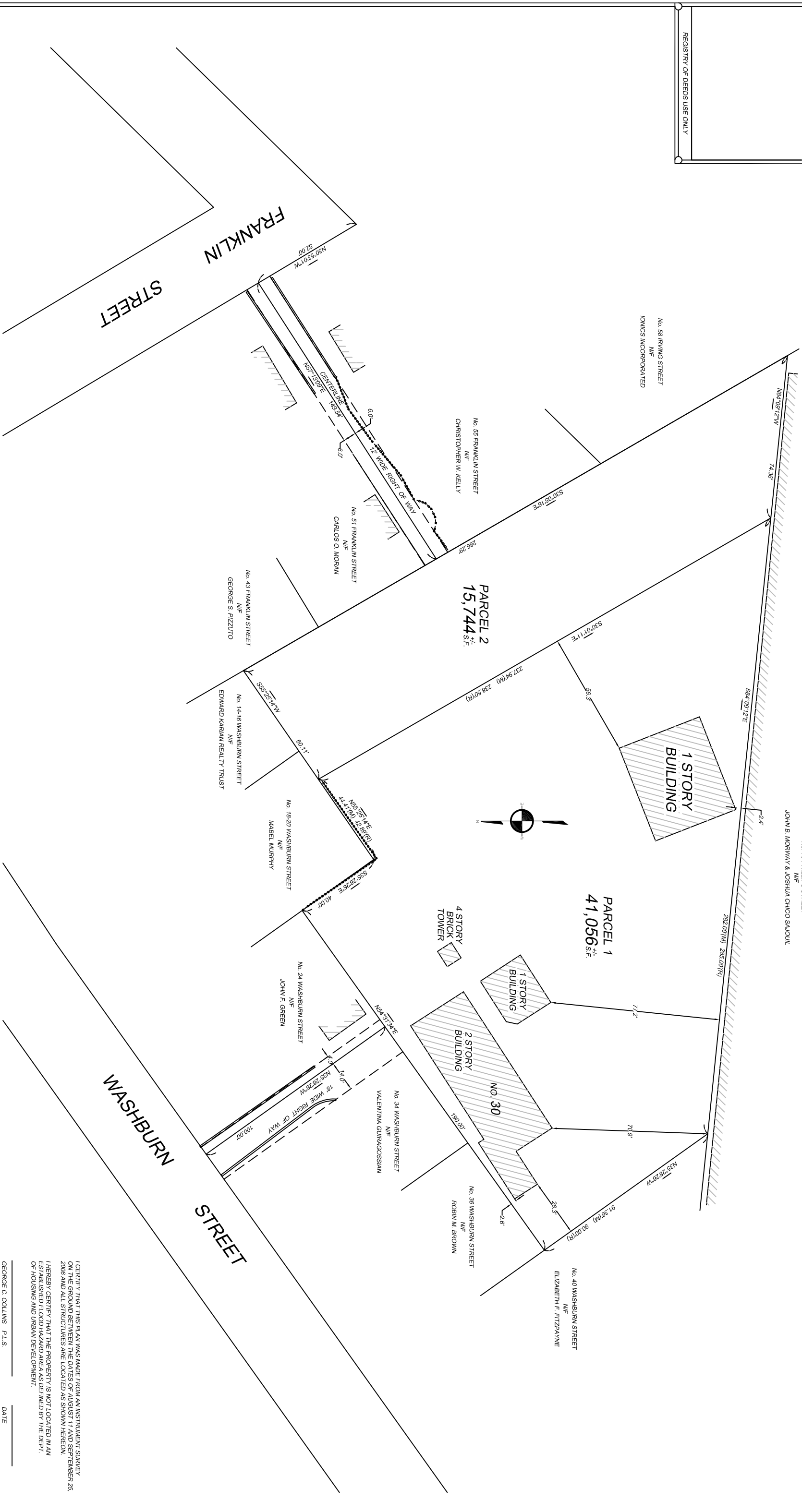
COMMERCIAL ABBUTERS ON PARKER STREET & THE GABLES AT 202 ARSENAL

Washburn Street | May 28, 2025

TRIAD ALPHA PARTNERS

R+B DESIGN *architecture*

REGISTRY OF DEEDS USE ONLY

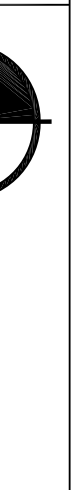


DATE: SEPTEMBER 22, 2006	DATE
REVISION	

REFERENCES:
 DEED: BOOK 43078, PAGE 382
 PLAN: BOOK 353, PAGE 13
 BOOK 47, PAGE 42
 BOOK 8362, PAGE 160
 BOOK 33823, PAGE 312
 L.C.C.# 26825-A

PLAN OF LAND
 LOCATED AT
30R WASHBURN STREET
AND 53R FRANKLIN STREET
 WATERTOWN, MA

PREPARED FOR:
 PETER ZAGORIANAKOS
 181 DUDLEY ROAD
 NEWTON, MA 02459



UNIT C-4 SHIRMAYS PLACE
 CHARLESTOWN, MA, 02129
 (617) 242-1313



DATE: _____
 DATE

DATE: _____
 DATE

DATE: _____
 DATE

DATE: _____
 DATE

DATE: _____
 DATE

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF AUGUST 11 AND SEPTEMBER 25, 2006 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.
 I HEREBY CERTIFY THAT THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA AS DEFINED BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT.

GEORGE C. COLLINS P.L.S. _____ DATE _____

45 Mt. Auburn St.

Lot# 3

#13921

May 1, 1936.

Alteratilns for Funeral Home

Owner Edward C. Hall

Arch. ----

Builder Owner

Size ----

Cost \$200.

Material Wood & Glass

45-53 Mt Auburn Street

Appeal No. 613

Applicant: Frank Ciolo et ux

Appeal for: Sub-division of land-less than 6'
side yd.

Granted: 10-21-58 *RESTRICTIONS

45 Mt Auburn St

No. 118

June 22, 1959

New roof over front porch.

Owner: Ronald M. Stone-45 Mt Auburn St.

Arch: David LeFort-Summer St-Watertown

Builder: " " " "

Size: 6 x 16 roof size - approx.

Found: in place

Roof: pitch

Heat: in place

Cost: \$300.

Plans: No

45 Mt. Auburn St.

#216

Date: July 11, 1996

Owner: Savaresse/Kaloosdian

Builder: "

Est. Cost: \$4,000.

Interior renovations

45 Mt. Auburn St. - 2nd Floor

C. O.

Date: November 13, 1996

Issued to: Robert A. Kaloosdian

Purpose of: Office

Known as: 45 Mt. Auburn St.

45 Mt. Auburn St.

#369

Date: August 30, 2002

Owner: Robert Kaloosdian

Builder: Enzo Signori

Est. Cost: \$3,500.

Strip off old siding

45 Mt. Auburn St.

#447

Date: October 16, 2002

Owner: Charles Agrillo, Domenic Savarese,
Bob Kaloosdian

Builder: Michael Dallaire

Est. Cost: \$10,000.

Plans: Y

Interior remodeling 1st floor for new hair salon

45 MT. AUBURN ST.

C. O.

Date: November 25, 2002

Issued to: Alisa DePaolis

Purpose of: Hair Salon

Known as: MiAlisa Salon

45 MT. AUBURN ST.

SIGN

Date: 12/9/02
Issued to: Margaret Treglva
Size: 16" x 6'
To Read: MIALISA



45 MT. AUBURN ST.

#344

Date: 7/13/05
Owner: Robert Kaloosdian
Builder: Metro Sign & Awning
Est. Cost: \$475.
Plans: Sk

Install awning



August 25, 2025

Ms. Susan C. Jenness
Clerk for Historic Preservation
City of Watertown
Office of Conservation and Historic Preservation
124 Watertown Street Room 2-A
Watertown, MA, 02472-2576

**RE: 45 Mt. Auburn Street
Demolition Delay Application**

Dear Ms. Jenness:

On behalf of the Triad Group, I am pleased to submit for the review and consideration of the Watertown Historical Commission, the enclosed demolition delay application for 45 Mt. Auburn Street. The Triad Group proposes to remove the building and construct a new mix-use building including affordable and market rate housing as well as retail spaces (the Project). Recognizing potential concerns about the preservation of 45 Mt. Auburn Street, the Project also includes mitigation measures for the loss of the building.

The enclosed application includes the following:

- A brief Project narrative
- Signed existing site plan and proposed drawings
- Existing conditions photographs
- Letters of support.

If you have any questions regarding the enclosed materials, or require any additional information, please do not hesitate to contact me at (978) 461-6261.

Sincerely,
EPSILON ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Brian Sevak". The signature is written in a cursive, flowing style.

Principal

cc: Triad Group

PROJECT NARRATIVE

45 Mt. Auburn Street Demolition Application

Existing Condition and History

The building at 45 Mt. Auburn Street was constructed circa 1895 in Queen Anne style. The building is two and a half stories, measuring roughly four by seven bays with a rectangular footprint. The building has a exposed brick foundation and clapboard siding with wood trim at the first story and wood shingles at the second, and third stories. The roof is a gable roof with slate shingles and a brick chimney. With the exception of the front entry door, all windows and doors throughout the building have been replaced. Replacement windows located throughout the building are vinyl double-hung windows. The building is not included in the Inventory of Historic and Archaeological Assets of the Commonwealth and is not listed in the National Register of Historic Places. An existing site plan is in Attachment A.

Since its construction, the building has been used for a variety of purposes including a residence, funeral home, office, and hair salon. The successive changes in use have resulted in a number of changes to the building. On the façade, a large modern display window has been installed with all of the other windows being replaced overtime. The first floor has been renovated repeatedly with the changes of use. By 1936 the building was renovated for use as a funeral home. In 1959, the roof was replaced over the front porch. In 1996 the interior was renovated for office use. In 2002, the siding was replaced and interior remodeled again, this time for use as a hair salon. At some point in the building's history, the rear porch was also infilled in clapboard siding.

The building has some areas of disrepair including wood rot and holes in the cornice at the façade and west elevation. The roof slate has been repeatedly patched and repaired with mismatched slate. Existing conditions photographs are provided in Attachment B.

Proposed Project

The Triad Group is proposing to remove 45 Mt. Auburn Street as part of a mix-use development including ground floor retail spaces and 150 residential units at the upper floors including affordable housing units and parking spaces. The proposed building will be five stories with the top floor set back from Mt. Auburn Street to reduce its apparent mass. The roughly U-shaped building will have a center courtyard space, underground parking, and surface parking along the existing parking lot and driveway connecting to Taylor Street. Attachment C provides plans of the proposed Project.

Potential Affects to Historic Properties

As previously stated, the building is not included in the Inventory of Historic and Archaeological Assets of the Commonwealth or listed in the National Register of Historic Places. The building has been altered over time inside and out and no significant events or persons are known to be associated with any of the buildings. The proponent in consideration of the building's age is willing to donate the building to a person or organization willing to move it to another location. In addition, should no one come forward interested in moving the building, the proponent is willing to contact architectural salvage companies to see if they are willing to remove and recycle portions of the building for use in other projects along with other proposed mitigation. Attachment D, provides letters of support for the proposed Project.

ATTACHMENT A: EXISTING SITE PLAN

ATTACHMENT B: PHOTOGRAPHS



45 Mt. Auburn Street, Watertown MA



1. View of façade (north elevation) of 45 Mt. Auburn Street. Note modern display window and replacement windows. 41-43 Mt. Auburn Street (right) and 49 Mt. Auburn Street (left).



2. View of façade and east elevation of 45 Mt. Auburn Street. Note damage at cornice.



3. View of façade and west elevation of 45 Mt. Auburn Street. 41-43 Mt. Auburn Street (right) and 49 Mt. Auburn Street (left).



4. View of roof and east elevation (background). Note mismatched slate repair. 49 Mt. Auburn Street (foreground).



5. View of rear (south) elevation. Note infill of historic rear porch at first story. 41-43 Mt. Auburn Street (left) and 49 Mt. Auburn Street (right).

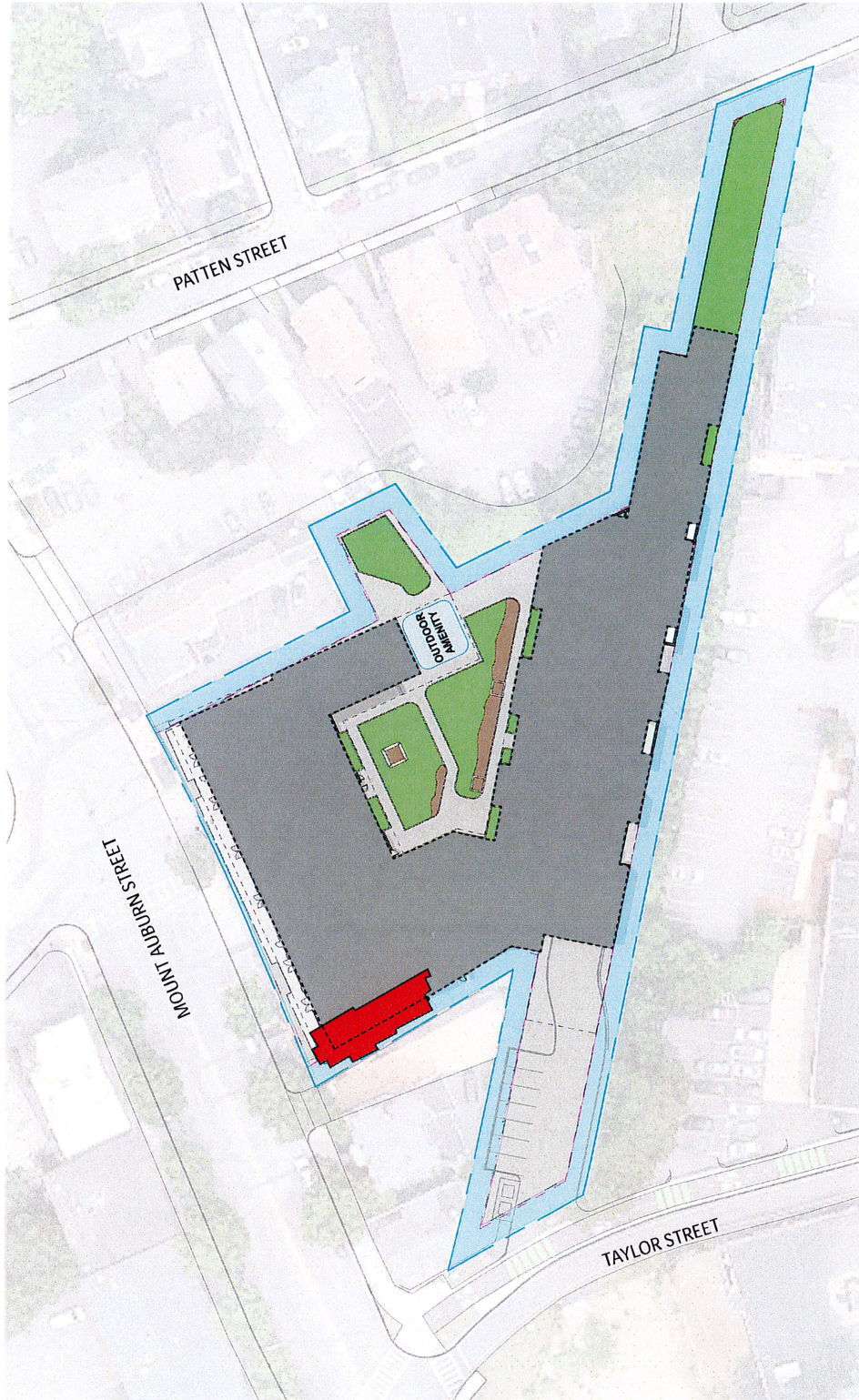


6. View of rear elevation and west elevation. 49 Mt. Auburn Street (right).

ATTACHMENT C: PROPOSED RENDERINGS AND SITE PLAN

SITE PLAN | PROPOSED BUILDING

- KEY LEGEND**
- PROPERTY LINE
 - - - SETBACK LINE
 - 45 MT. AUBURN STREET FOOTPRINT
 - PROPOSED BUILDING FOOTPRINT



Chad Stedden

SCALE: 1" = 50' 0"



margulies perruzzi

45-59 MOUNT AUBURN STREET | SEPTEMBER 11, 2025
DRAFT | FOR DISCUSSION ONLY

PROPOSED BUILDING | VIEW ALONG MOUNT AUBURN STREET



THE TRIAD GROUP

45-59 MOUNT AUBURN STREET | SEPTEMBER 11, 2025
DRAFT | FOR DISCUSSION ONLY

margulies perruzzi

Chris Barber

PROPOSED BUILDING | FRONT ELEVATION



45-59 MOUNT AUBURN STREET | SEPTEMBER 11, 2025
DRAFT | FOR DISCUSSION ONLY

margulies perruzzi

Chad Redden

PROPOSED BUILDING | VIEW WITHIN COURTYARD GARDEN



margulies perruzzi

Claudia Perruzzi

45-59 MOUNT AUBURN STREET | SEPTEMBER 11, 2025
DRAFT I FOR DISCUSSION ONLY



ATTACHMENT D: LETTERS OF SUPPORT

MiAlisa

SALON

April 29, 2025

Watertown Historical Commission
Watertown City Hall
124 Watertown Street
Room 2A
Watertown, MA 02472-4410

Subject: **45-49 Mt Auburn Street Demolition**

Dear Chair Loukas and Commission Members:

My name is Alisa DePaolis owner of the MiAlisa Salon and a long time tenant at 45 Mt. Auburn Street for over 24 years. I am aware of the proposed redevelopment of the above referenced property including the demolition of all structures at 45-59 Mt. Auburn Street. I would like to offer my full support for the proposed project, knowing full well it means the demolition of my salon at 45 Mount Auburn Street. The creation of additional rental units and commercial spaces will be a benefit to Watertown Square and the community as a whole and will enhance the beauty of the Watertown Square Neighborhood. Thank you and I look forward to seeing this project come to completion.

Sincerely,



Alisa DePaolis

45 Mount Auburn Street, Watertown MA 02472

www.mialisasalon.com

617.926.0617

April 29, 2025

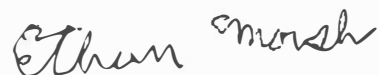
Watertown Historical Commission
Watertown City Hall
124 Watertown Street
Room 2A
Watertown, MA 02472-4410

Subject: **45-49 Mt Auburn Street Demolition**

Dear Chair Loukas and Commission Members:

I am a tenant at 45 Mt. Auburn Street and am aware of the proposed redevelopment of the property including the demolition of 45-59 Mt. Auburn Street. I would like to offer my support for the proposed project. The creation of additional rental units and commercial spaces will be a benefit to Watertown Square and the community as a whole. Andy has been a very thoughtful and attentive landlord and I am sure he will do a great job with this project. I look forward to seeing it when it is completed.

Sincerely,

A handwritten signature in cursive script that reads "Ethan Marsh".

Ethan Marsh
45 Mount Auburn St.
Apt. 2
Watertown, MA 02472

1 Rosary Dr.

#220

Date: June 19, 2000
Owner: Dominican Sisters of St. Catherine, Kentuc
Builder: Gary Daley Construction
Est. Cost: \$300,000.
Plans: Y

Kitchen renovations

1 ROSARY DR.

Date: 9/7/04
Owner: Dominican Sisters of St. Catherine
Builder: Gary Daley
Est. Cost: \$225,000.
Plans: Y

#445

Bathroom renovations 2nd/3rd floors



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque , Architect
AIA, NCARB, CS, LEED GA

rbourq@gmail.com
781-296-6654
Waltham, MA 02453

Proposed Residential Development for 1 Rosary Drive, Watertown MA

December 9, 2024





Existing view from Locust Lane looking North



Existing view from Rosary Lane looking North



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Waltham, MA 02453

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Perspective View from Rosary Drive



Perspective View from Locust Lane



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AIA, NCARB, CS, LEED GA

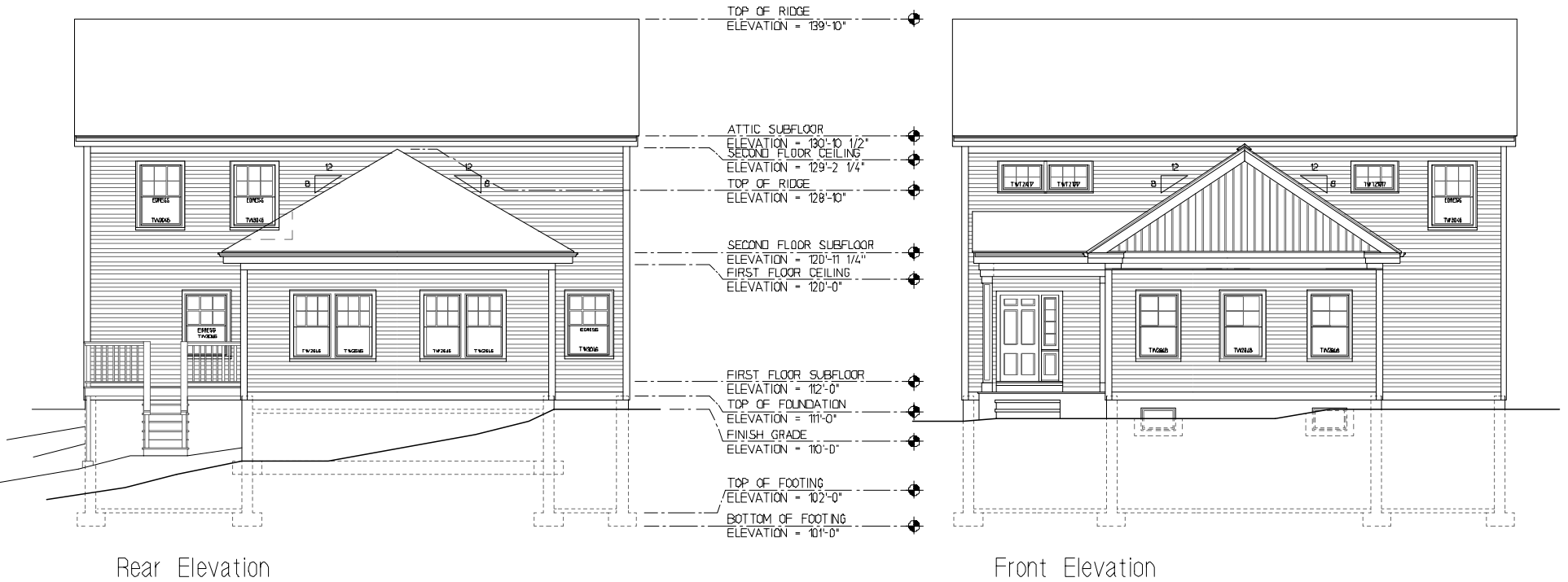
rbourq@gmail.com
781-296-6654
Waltham, MA 02453

Proposed Residential Development
for
1 Rosary Drive, Watertown MA

December 9, 2024



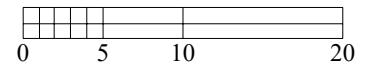
MAXIMUM ALLOWABLE BUILDING HEIGHT
ELEVATION = 145'-0"



Rear Elevation

Front Elevation

UNIT 1
FRONT / REAR ELEV.



Bourque Design
Architectural Design from
Conception to Construction

Ron Bourque, Architect
AIA, NCARB, CS, LEED GA

rbourq@gmail.com
781-296-6654
Waltham, MA 02453

Proposed Residential Development
for
1 Rosary Drive, Watertown MA

December 9, 2024

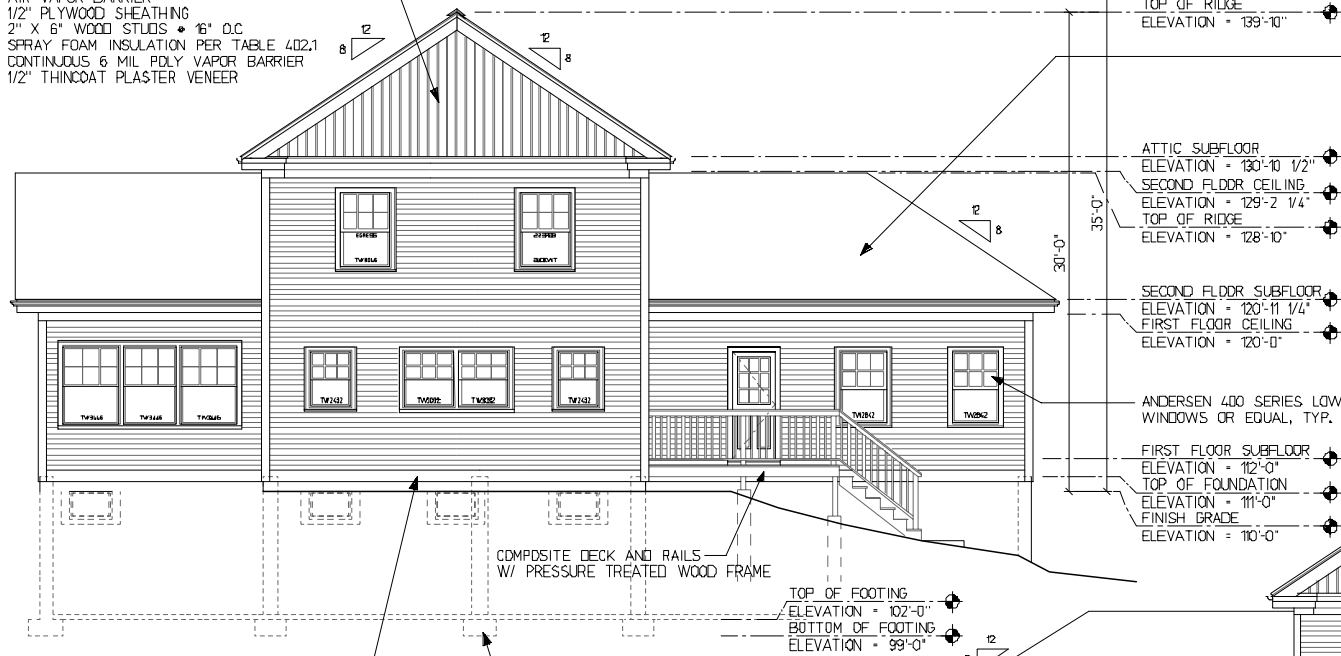


WALL CONSTRUCTION
 HARDFRANK COMPOSITE SIDING OR EQUAL
 PVC TRIMS
 1/2" CONTINUOUS INSULATION
 AIR VAPOR BARRIER
 1/2" PLYWOOD SHEATHING
 2" X 6" WOOD STUDS @ 16" O.C.
 SPRAY FOAM INSULATION PER TABLE 402.1
 CONTINUOUS 6 MIL POLY VAPOR BARRIER
 1/2" THINCOAT PLASTER VENEER

MAXIMUM ALLOWABLE BUILDING HEIGHT
 ELEVATION = 145'-0"

ROOF CONSTRUCTION

ASPHALT SHINGLES
 CONTINUOUS DRIP EDGE
 5/8" PLYWOOD SHEATHING
 2" X 10" WOOD RAFTERS @ 16" O.C.
 SPRAY FOAM INSULATION PER TABLE 402.1
 CONTINUOUS 2" X 4" LEDGER
 2" X 4" SOFFIT FRAMING @ 16" O.C.
 PVC SOFFIT
 2" X 6" SLB FASCIA
 1" X 8" PVC FASCIA
 1" X 2" PVC SHADOW BOARD



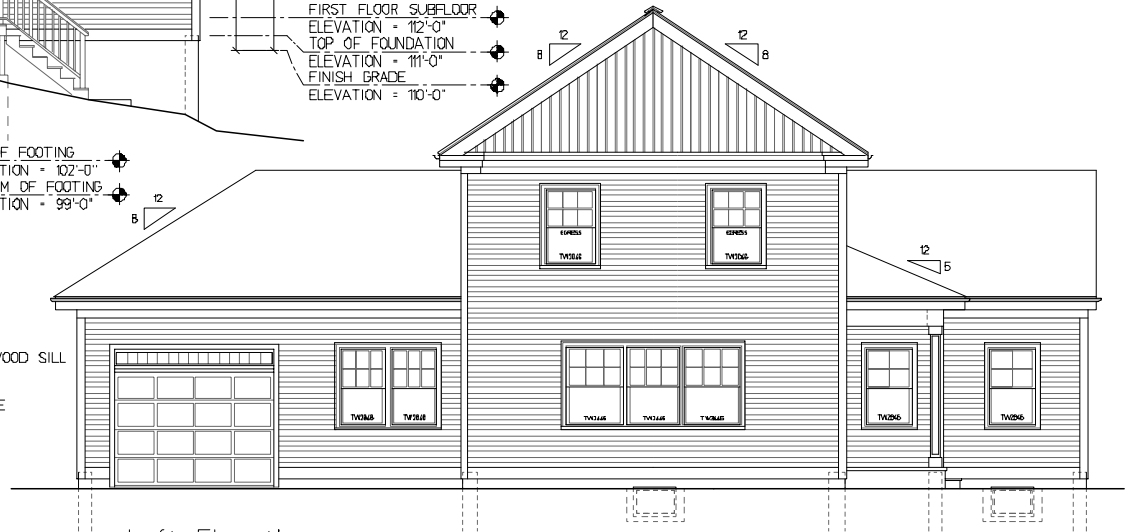
Right Elevation

FLOOR CONSTRUCTION

FINISH FLOOR
 3/4" PLYWOOD SUBFLOOR, GLUED AND SCREWED
 2" X 10" WOOD FLOOR JOISTS @ 16" O.C.
 SPRAY FOAM INSULATION PER TABLE 402.1
 1" X 3" WOOD STRAPPING @ 16" O.C.
 5/8" TYPE X GWB

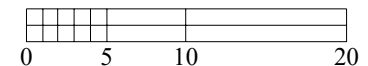
FOUNDATION CONSTRUCTION

DOUBLE 2" X 6" PRESSURE TREATED WOOD SILL
 ANCHOR BOLTS AT 6'-0" O.C. MAX.
 10" CONC. FOUNDATION WALL
 FOUNDATION DAMPROOFING BELOW GRADE
 22" X 8" CONC. FOOTING
 4" DIA. PERIMETER DRAIN
 MIN 12" GRAVEL BED
 UNDISTURBED SOIL



Left Elevation

UNIT 1
 LEFT / RIGHT ELEV.



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 781-296-6654
 Waltham, MA 02453

Proposed Residential Development
 for
 1 Rosary Drive, Watertown MA

December 9, 2024

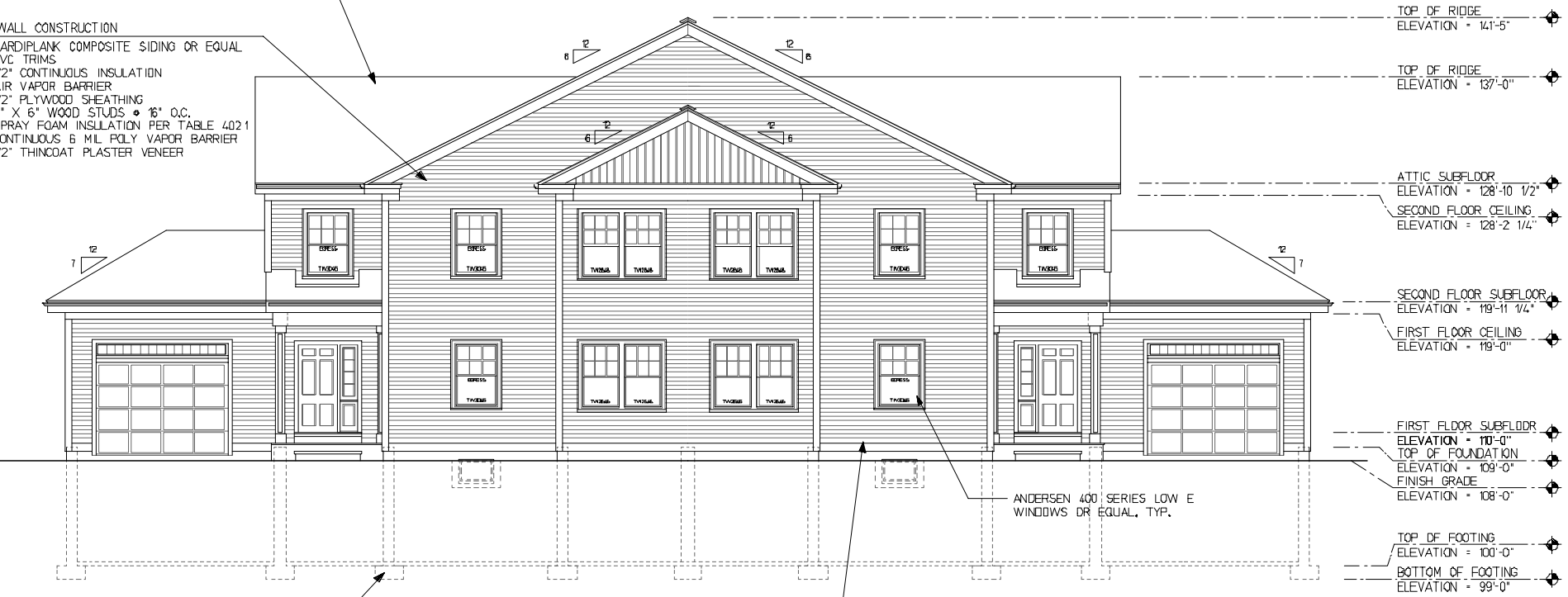


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 PVC SDFFIT
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 1" x 8" PVC FASCIA
 1" x 2" PVC SHADOW BOARD

WALL CONSTRUCTION

HARDIPLANK COMPOSITE SIDING OR EQUAL
 PVC TRIMS
 1/2" CONTINUOUS INSULATION
 AIR VAPOR BARRIER
 1/2" PLYWOOD SHEATHING
 2" x 6" WOOD STUDS @ 16" O.C.
 SPRAY FOAM INSULATION PER TABLE 402.1
 CONTINUOUS 5 MIL POLY VAPOR BARRIER
 1/2" THINCOAT PLASTER VENEER



FOUNDATION CONSTRUCTION

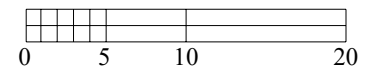
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 5/8" TYPE X GWB

Front Elevation

**UNIT 2 - 3
 FRONT ELEVATION**



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Proposed Residential Development
 for
1 Rosary Drive, Watertown MA

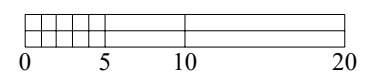
December 9, 2024





Rear Elevation

UNIT 2 - 3
REAR ELEVATION



Bourque Design

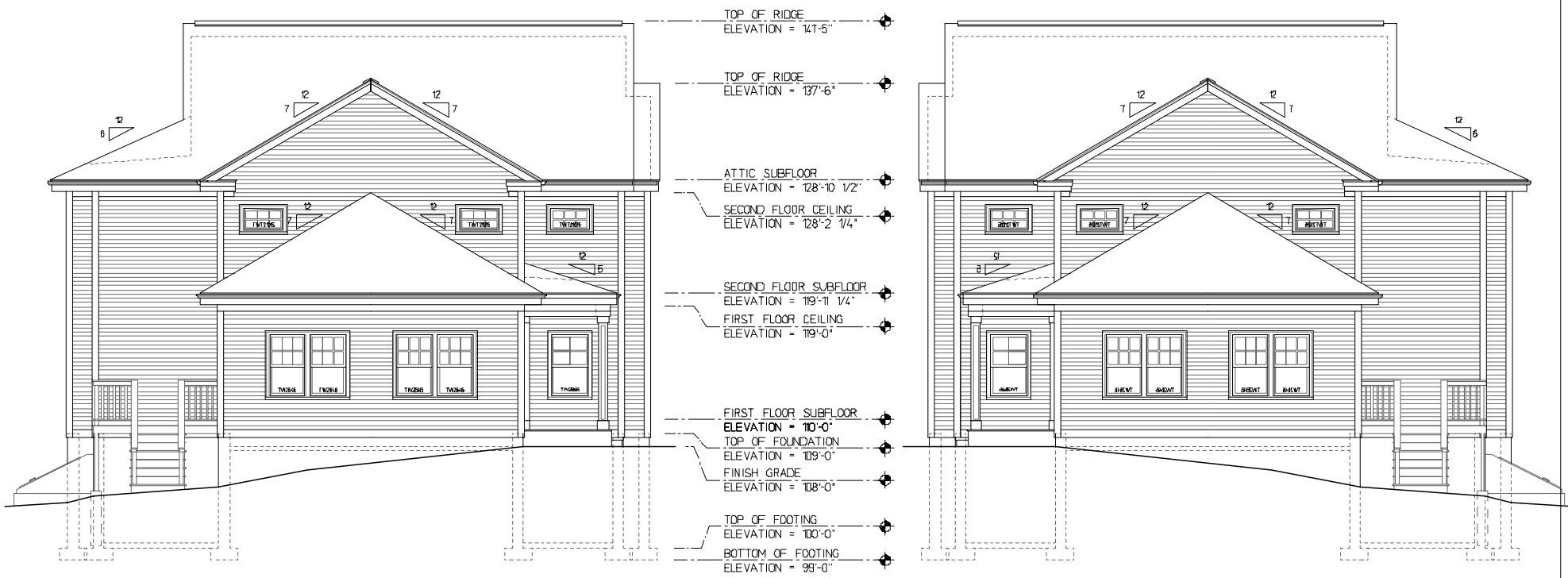
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Proposed Residential Development
for
1 Rosary Drive, Watertown MA

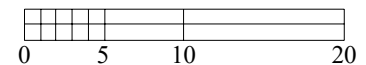
December 9, 2024



Right Elevation

Left Elevation

UNIT 2 - 3
LEFT / RIGHT ELEV.



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Proposed Residential Development
for
1 Rosary Drive, Watertown MA

December 9, 2024



ROOF CONSTRUCTION

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FLOOR CONSTRUCTION

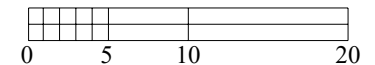
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 FOUNDATION DAMPROOFING BELOW GRADE
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 4" DIA. PERIMETER DRAIN
 MIN 12" GRAVEL BED
 UNDISTURBED SOIL

Front Elevation

**UNIT 4 - 5
 FRONT ELEVATION**



Bourque Design

Architectural Design from
 Conception to Construction

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 AIA, NCARB, CS, LEED GA

rbourq@gmail.com
 781-296-6654
 Waltham, MA 02453

Proposed Residential Development
 for
1 Rosary Drive, Watertown MA

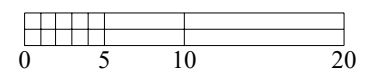
December 9, 2024





Rear Elevation

UNIT 4 - 5
REAR ELEVATION



Bourque Design

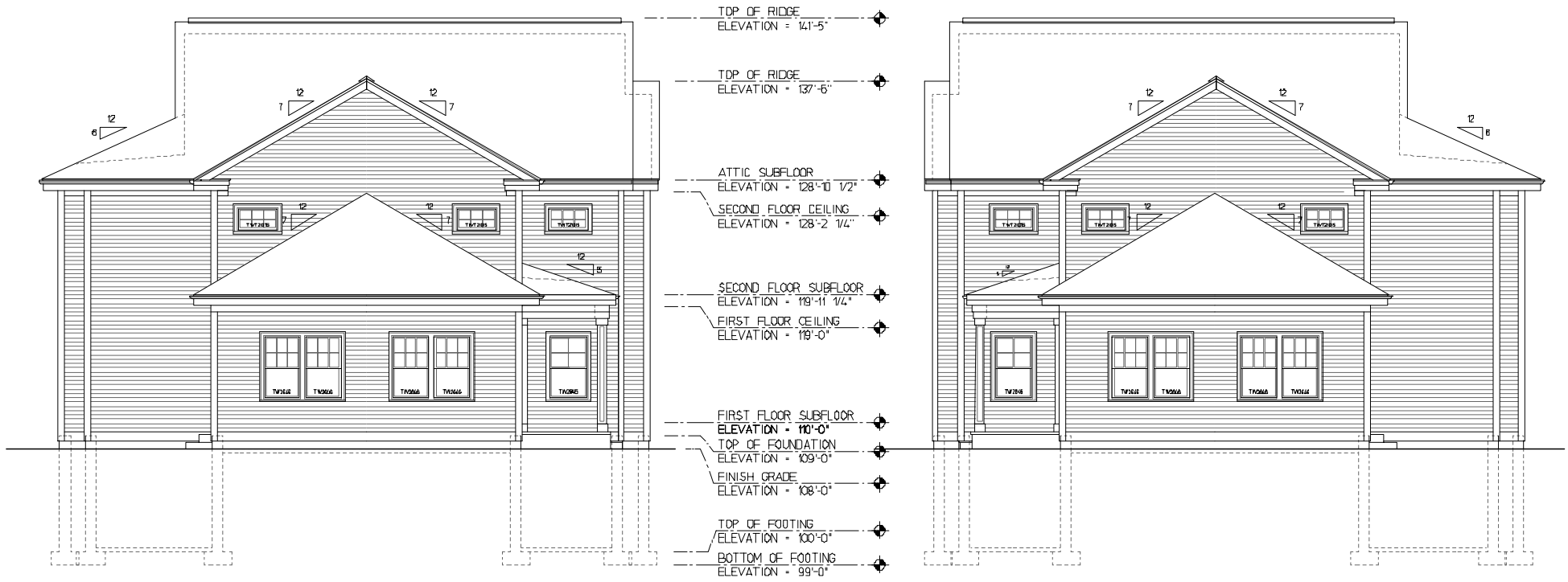
Architectural Design from
Conception to Construction

Ron Bourque, Architect
AIA, NCARB, CS, LEED GA

rbourq@gmail.com
781-296-6654
Waltham, MA 02453

Proposed Residential Development
for
1 Rosary Drive, Watertown MA

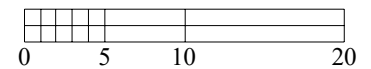
December 9, 2024



Right Elevation

Left Elevation

UNIT 4 - 5
LEFT / RIGHT ELEV.



Bourque Design

Architectural Design from
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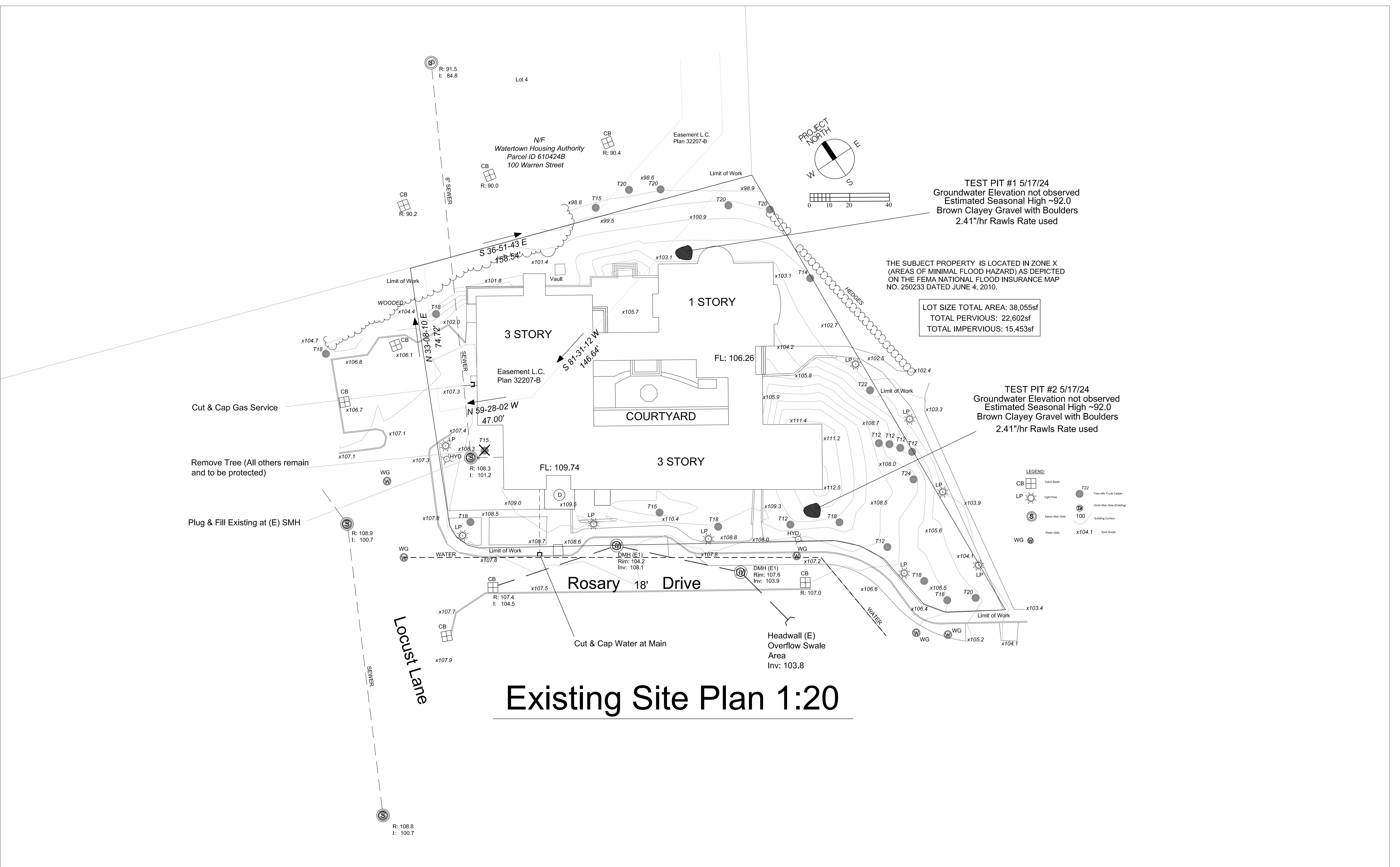
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1 Rosary Drive, Watertown MA

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TEST PIT #1 5/17/24
 Groundwater Elevation not observed
 Estimated Seasonal High ~92.0
 Brown Clayey Gravel with Boulders
 2.41"/hr Rawls Rate used

THE SUBJECT PROPERTY IS LOCATED IN ZONE X
 (AREAS OF MINIMAL FLOOD HAZARD) AS DEPICTED
 ON THE FEMA NATIONAL FLOOD INSURANCE MAP
 NO. 250233 DATED JUNE 4, 2010.

LOT SIZE TOTAL AREA: 38,055sf
 TOTAL PERVIOUS: 22,602sf
 TOTAL IMPERVIOUS: 15,453sf

TEST PIT #2 5/17/24
 Groundwater Elevation not observed
 Estimated Seasonal High ~92.0
 Brown Clayey Gravel with Boulders
 2.41"/hr Rawls Rate used

- LEGEND:
- CB Catch Basin
 - LP Light Pole
 - Tree with Trunk Culper
 - DMH (E1) Drain Man Hole (Existing)
 - 100 Existing Contour
 - x104.1 Spot Grade
 - WG Water Gate
 - T22 Tree with Trunk Culper

Existing Site Plan 1:20

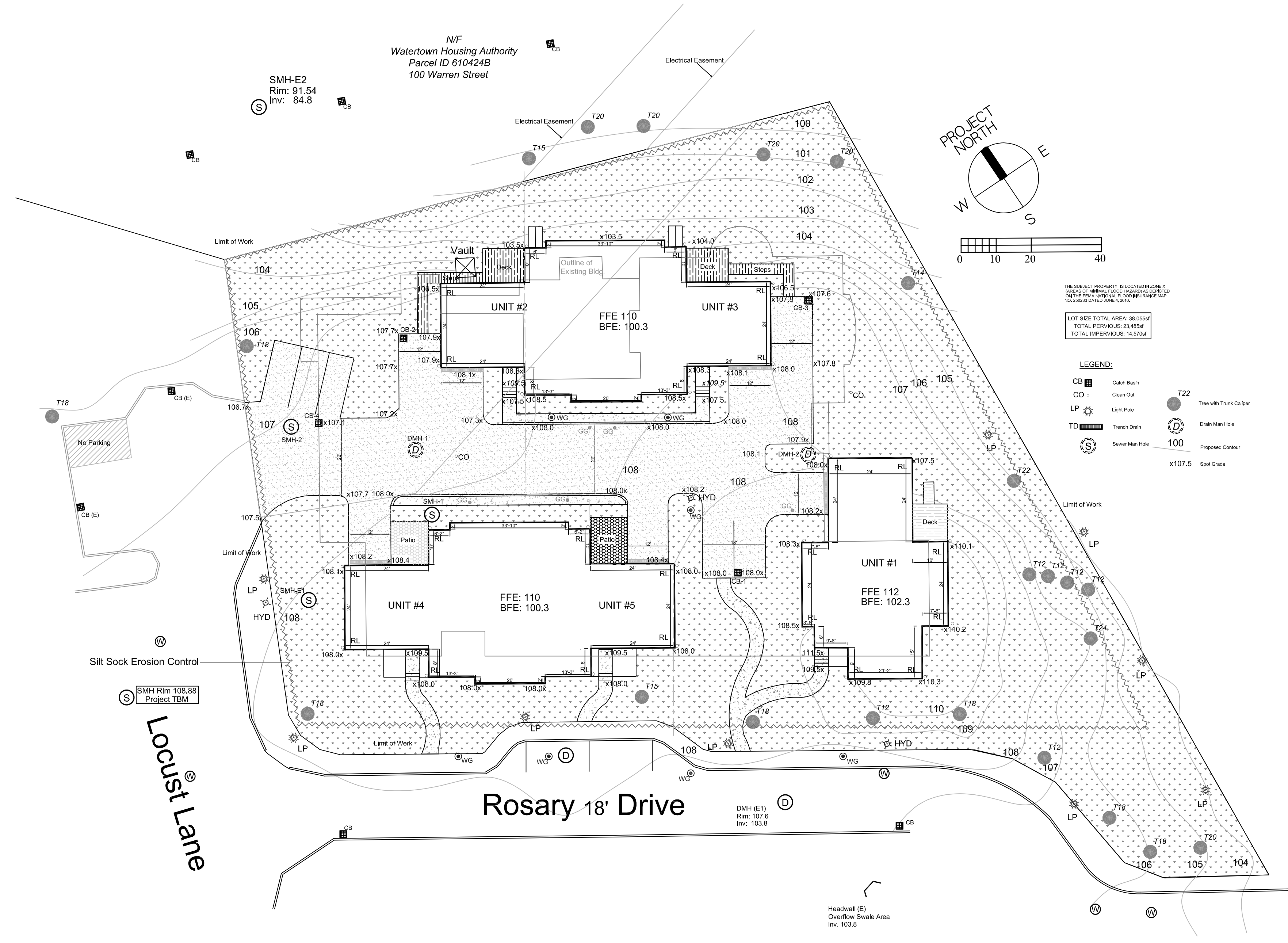
Engineer:
 Fergal Brennock P.E.
 73 Lovell Road
 Watertown, MA 02472
 617 828 0376
 fergal@fergalbrennock.com

Owner:
 Dominican Sister of Peace
 2320 Airport Drive
 Columbus, OH 43219
 614 747 2502

Scale: Plan: 1" = 20'
 Revisions:
 Date: June 11, 2025

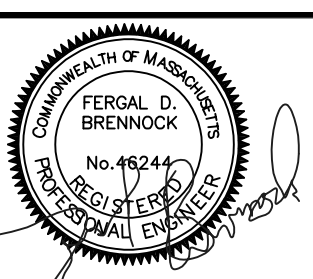
Project Name
 Existing Site Plan
 1 Rosary Drive
 Watertown, MA
 Drawing **C-1 E**

City Of Watertown:
 Page 43 of 46



Proposed Site Plan 1:20

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