



# Historical Commission Meeting

Wednesday, February 11, 2026 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 February 11, 2026 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](mailto: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. Public Hearing
    - A. To determine if the house at 71 Gleason St. is preferably preserved and if a demolition delay will be imposed. Kathleen M. Lenaghan, Owner/Scott Miller, Applicant
  4. Commission Business
    - A. Update: 18-20 Washburn St.
  5. CPC Update
  6. Agent Report
  7. Adjournment

### **Historical Commission Members**

Joseph Panto

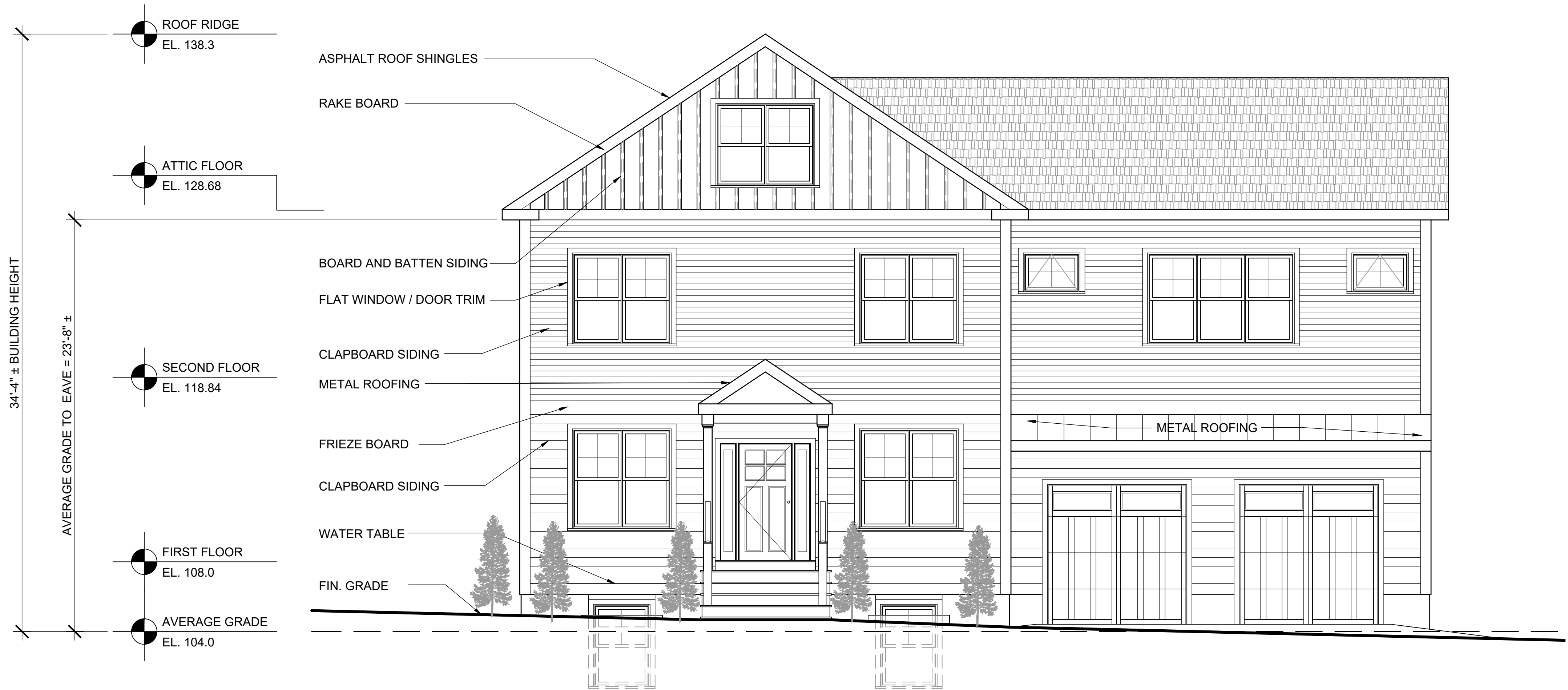
Elise Loukas  
Chair

Richard Glenn

Jamie Gordon

Andrew Thompson

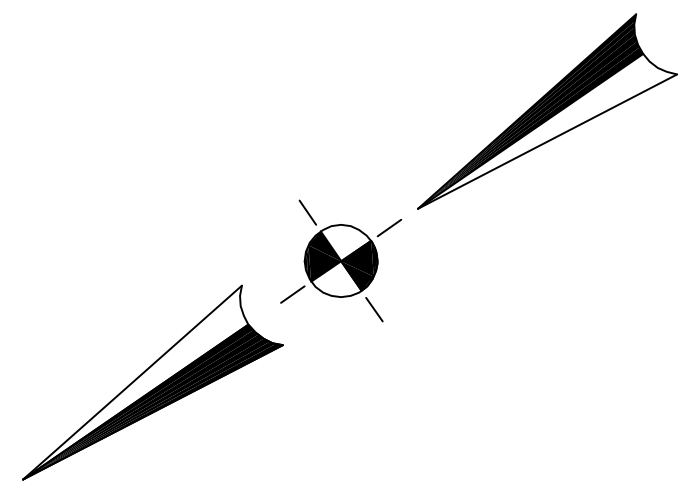
Matthew Walter



**71 GLEASON STREET**  
**PROPOSED FRONT (WEST) ELEVATION**

SCALE: 1/4" = 1'-0"





N/F  
 66-68 STUART STREET CONDOMINIUM  
 MASTER DEED: BOOK 44875 PAGE 233  
 LOT 49 - LAND COURT PLAN NO. 1779-F  
 PROPERTY ID: 622 12 49A & 622 12 49B

NO. 66-68 STUART STREET

N/F  
 JOANNA NICOLAZZO  
 GENNARO NICOLAZZO  
 CERTIFICATE NO. 234988  
 LOT 48 - LAND COURT PLAN NO. 1779-F  
 PROPERTY ID: 622 14 51

NO. 62-64 STUART STREET

S 34°30'00" W 80.06'

HIGHLAND (PUBLIC: 40.00' WIDE) AVENUE

S 58°22'30" E 81.10'

LOT 50  
 A = 7679.4 SF

24.0' +/-

EXISTING POOL

28.00'

DECK

16.00'

SCR. PORCH

DECK

24.00'

PROPOSED 2½ STY  
 SINGLE FAMILY  
 DWELLING  
 NO. 71

PROPOSED TWO  
 CAR GARAGE

24.00'

1 STY

24.00'

EXISTING TWO STY.  
 NO. 71

PROPOSED 22'  
 WIDE DRIVEWAY

N 55°30'00" W 100.00'

N/F  
 JOHN C. BRODERICK &  
 LUCIA T. CARNAHAN  
 CERTIFICATE NO. 242056  
 LOT 51 - LAND COURT PLAN NO. 1779-G  
 PROPERTY ID: 622 14 51

NO. 65 GLEASON STREET

NOTES:

- 1.) RECORD OWNER: GLEASON STREET LLC
- 2.) DEED REFERENCE: CERTIFICATE NO. 288882
- 3.) PLAN REFERENCE: LOT 50 - LAND COURT PLAN NO. 1779-G
- 4.) ASSESSORS PARCEL ID: 622 13 50
- 6.) EXISTING DWELLING TO BE DEMOLISHED

13.0' +/-

11.0' +/-

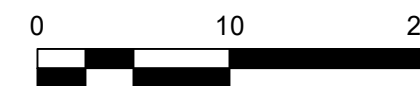
L = 30.41'  
 R = 20.00'  
 D = 87°07'30"

28.0' +/-

N 34°30'00" E 56.03'

GLEASON (PUBLIC: 40.00' WIDE) STREET

PLOT PLAN SHOWING  
 PROPOSED SINGLE FAMILY  
 DWELLING  
 IN  
 WATERTOWN, MA  
 71 GLEASON STREET



SCALE: 1" = 10'-0"

JANUARY 26, 2026

D & A SURVEY ASSOCIATES, INC.  
 P.O. BOX 80 READING, MA 01867  
 (781) 324 - 9566



71 Gleason St Watertown

Style of new build: Single Family, New England Colonial

Materials

Construction: Wood Frame

Siding: LP Smart Siding – A painted wooden clapboard siding in 2 different widths for detail.  
Board and bat detail at roof peak

Roof: Architectural Grade Asphalt Shingle with some decorative metal accents.

Windows: High Grade, Anderson 400 or equivalent

Porch and Decking: Composite for durability

# 71 Gleason St



65 Gleason,  
directly to the right



# 71 Gleason st, Highland Ave View



colonial directly  
across the street  
on Gleason, 216  
Highland



2 family directly  
behind, 66-68  
Stuart



53 Gleason St, 3 doors  
down



56 Gleason, across and 3 doors  
down





Rear pool view



Rear deck, completely  
rotted



Screened deck, not  
original to home





## PROJECT TEAM

### LOCAL OWNERS

Triad Alpha Partners

### PROJECT ARCHITECT

Michael Oratovsky, AIA

### DEVELOPER

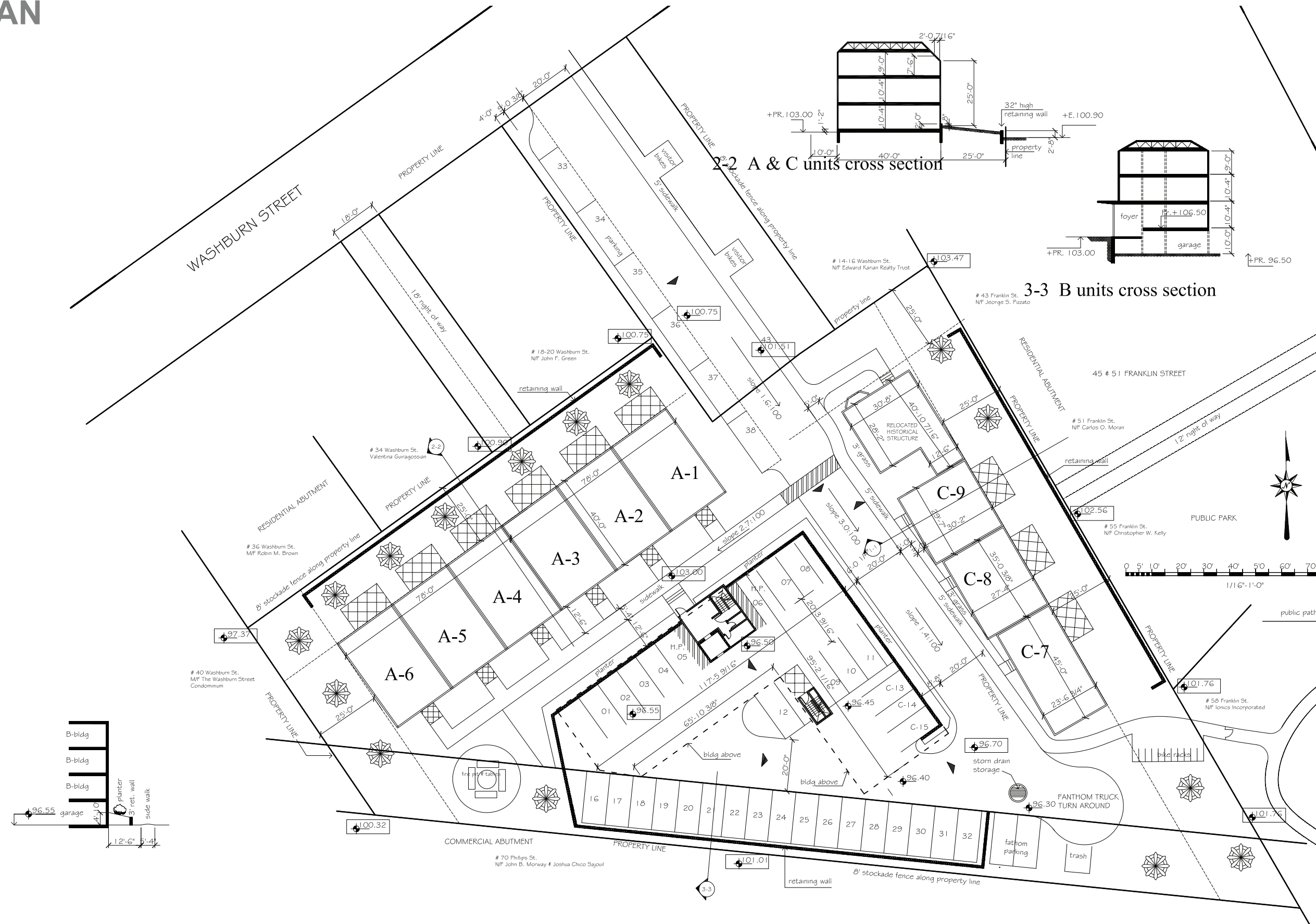
Triad Alpha Partners  
Peter Zagorianakos

### CIVIL ENGINEER

VTP Associates  
Joe Porter



# SITE PLAN

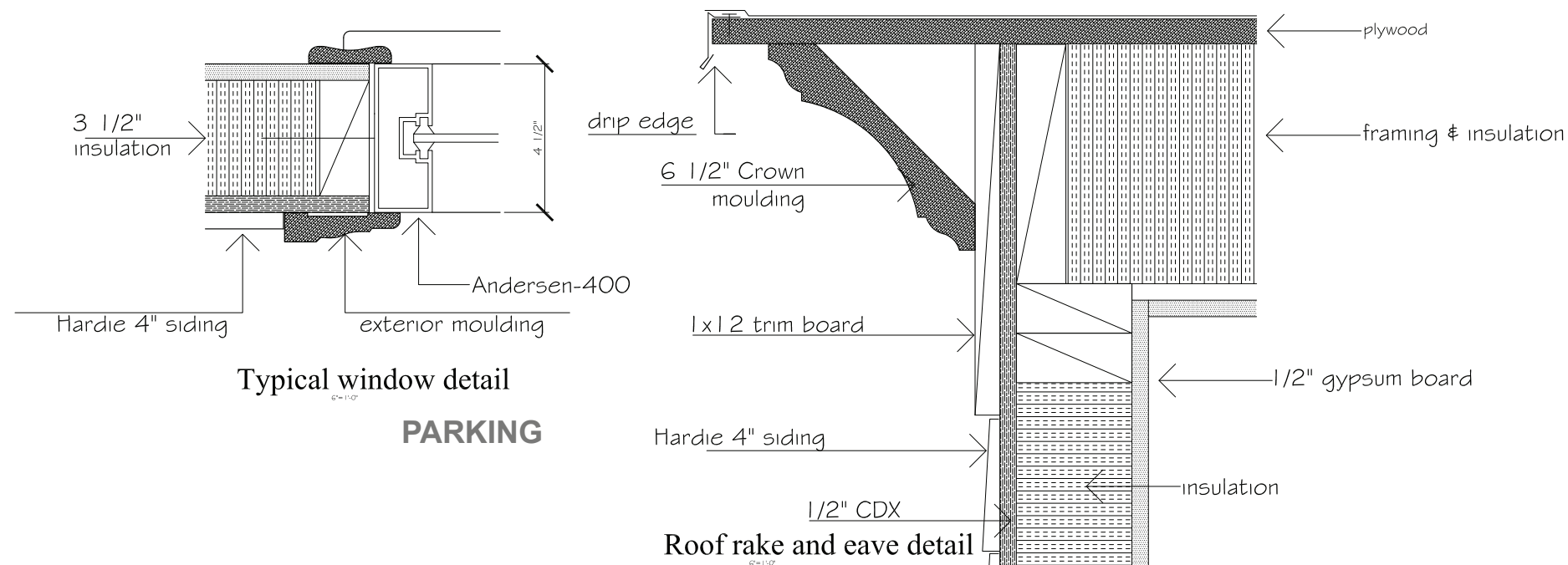
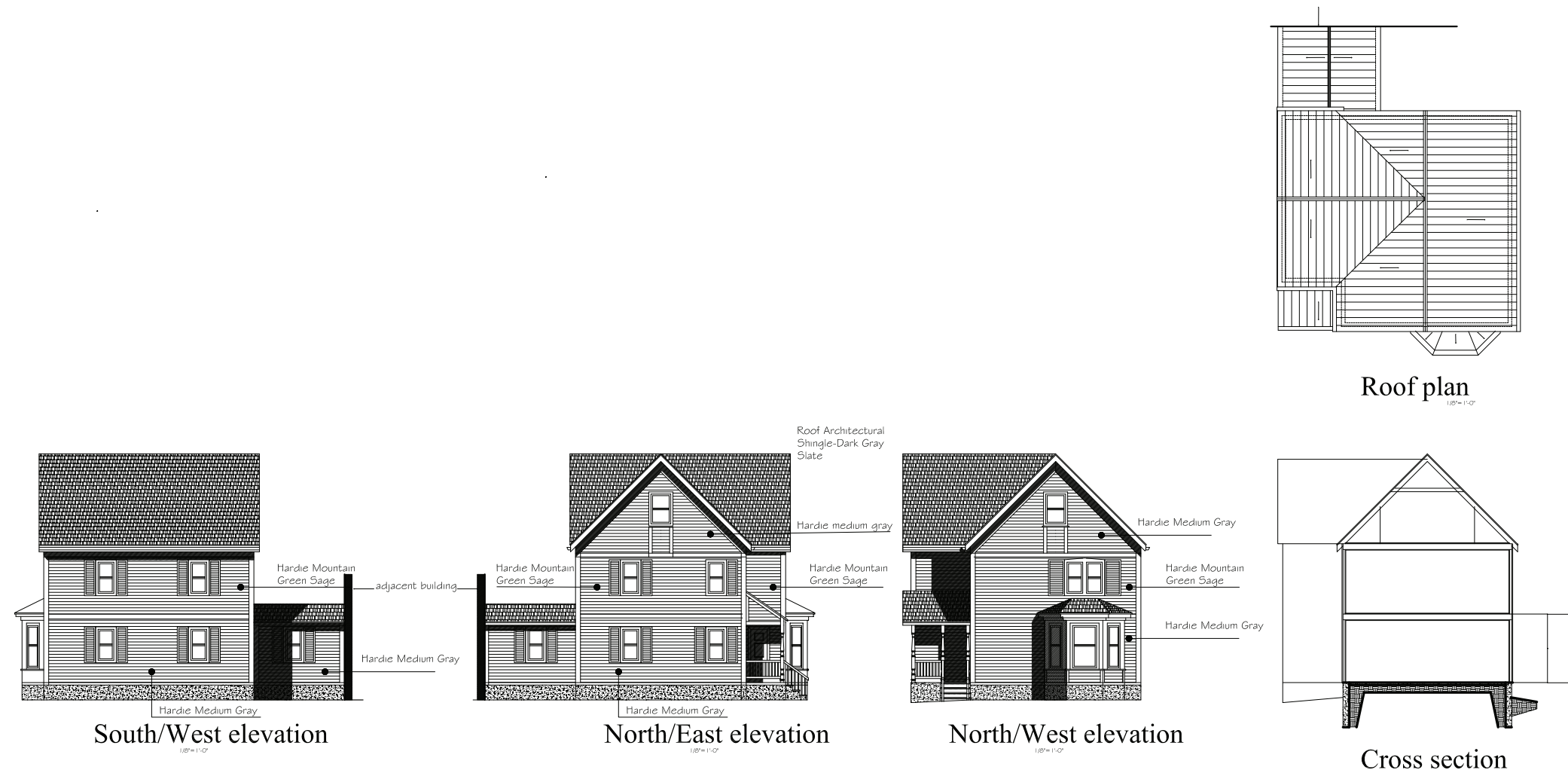


Washburn Street | January 26, 2026

TRIAD ALPHA PARTNERS

Michael Oratovsky, AIA

# ELEVATIONS



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# NORTH VIEW



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# NORTH EAST VIEW



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# NORTH WEST VIEW



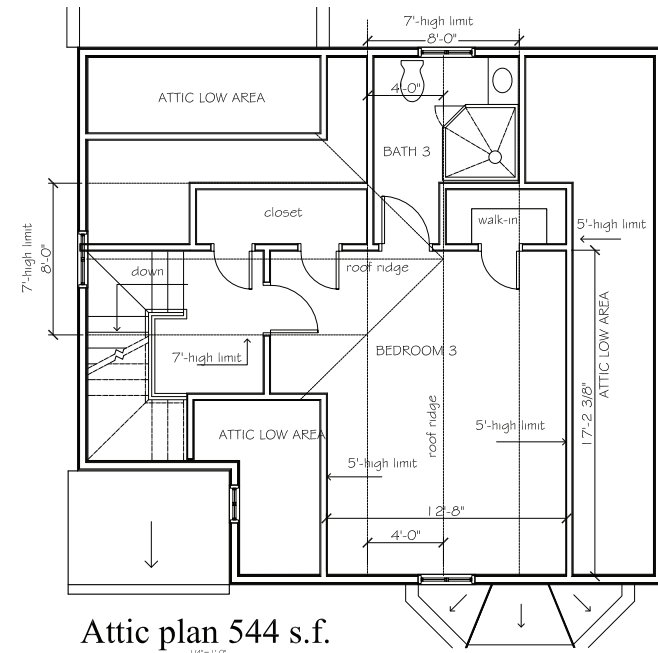
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TRIAD ALPHA PARTNERS

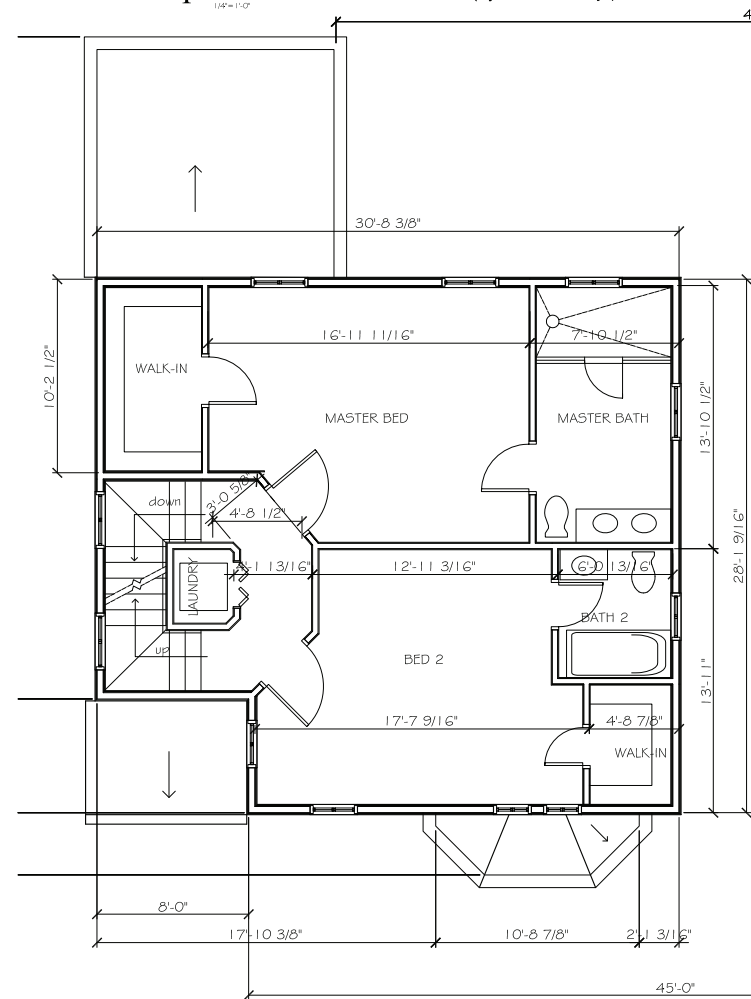
Michael Oratovsky, AIA

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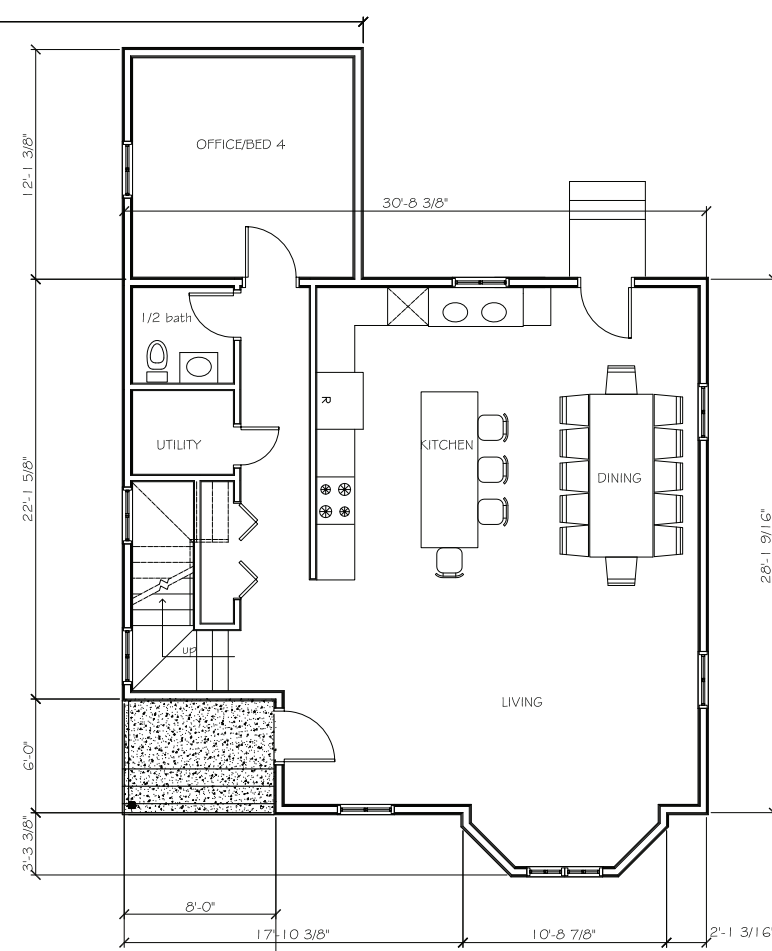
# FLOOR PLANS



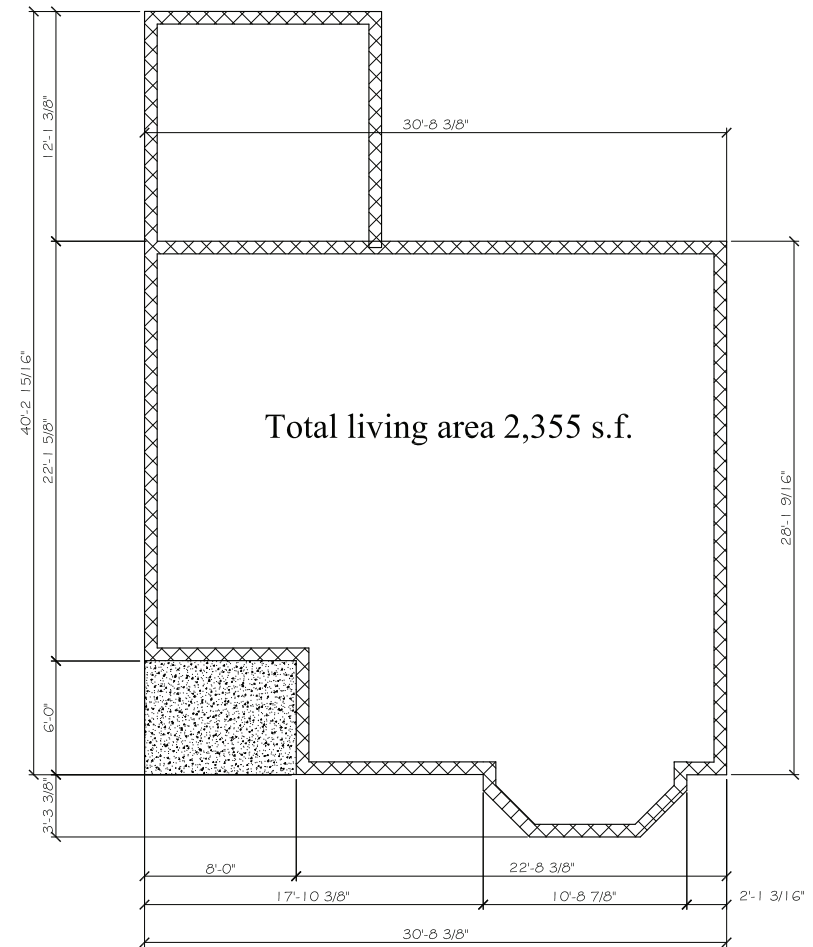
Attic plan 544 s.f.



2nd floor 809 s.f.



1st floor 1,002 s.f.



Foundation plan

Washburn Street | January 26, 2026

TRIAD ALPHA PARTNERS

Michael Oratovsky, AIA

**THANK YOU!**

