



CITY OF WATERTOWN
Historical Commission
Parker School
124 Watertown Street
WATERTOWN, MASSACHUSETTS 02472

Elise Loukas, Chair
Joseph Panto, Member
Matthew Walter, Member
Richard Glenn, Member
Jamie Gordon, Member
Andrew Thompson, Member

Minutes: Wednesday, February 11, 2026, Remote Meeting 7:00 p.m.- Locations, Zoom

Historical Commission Members Present: Elise Loukas, Joseph Panto, Mathew Walter, Richard Glenn, Jamie Gordon,

Member(s) Absent: Andrew Thompson

Public Present: Scott Miller, Autograph Properties, Stephen Winnick, Esq., Peter Zagorianakos

Staff Present: Erika Oliver Jarram, Director, Susan C. Jenness, Administrative Specialist, Conservation/Preservation

1. **Call to Order**

2. **Roll Call**

3. **Public Hearing-**To determine if the house at **71 Gleason St.** is preferably preserved and if a delay will be imposed. Scott Miller, Applicant

Presentation

Scott Miller of Autograph Properties was present to review the proposal and answer questions about the request to demolish the house at 71 Gleason St.

Miller presented the following. The house was recently purchased from the family of

Kathleen Lenaghan and is a 1958 home that from the front appears Colonial Style with a gambrel roof but appears to be cape style from the rear. The neighborhood is an eclectic arrangement of home styles, with about eight colonials, two bungalows, several ranches and various styles of two-family homes. One of the reasons the developers felt comfortable proposing demolition was because of the variety of styles in existence in the neighborhood.

At the rear of the home is a large, built-in swimming pool which can decrease property value in New England, with long winter months. There is a deck around the pool and a screened porch in rotting condition. Characteristics of the interior condition were low ceiling heights, narrow, steep staircases not conducive to optimal living conditions.

The new home was described as New England colonial style with a large amount of green space which would add to the property value. Miller stated they hope to develop an Accessory Dwelling Unit, (ADU) in the basement in the future to add more living space.

Commission Questions

Walter, Glenn, and Panto had no questions. Gordon inquired if the exterior siding would be straight or shingled. Miller stated they would likely choose a variation of clapboard that would look very complementary on a Colonial Style home.

Public Questions

There were no public questions.

Commission Discussion

Walter said he had no problem with the demolition of this structure or the proposed structure and was a bit surprised it moved forward for a full hearing before the Commission. Glenn said he recognized there were liabilities to the inside of the house and outside in its current condition. Gordon agreed with Walter and Glenn. Panto agreed with them as well.

Motion- Walter made a motion that the house at 71 Gleason St. was not historically significant and not preferably preserved. Gordon seconded the motion made by Walter.

Poll- All members present agreed with the motion made by Walter.

4. Commission Business

Update on 18-20 Washburn St.

Peter Zagorianakos was present to update Commissioners on the progress of his proposed project at 18-20 Washburn, which included a request to demolish the home at 18 Washburn. In October 2025, the Commission imposed a two-year demolition delay. Since then a series of meetings have taken place between the developers, chair and planning staff to discuss and explore options for preservation of the structure within the proposed project.

Zagorianakos explained the following. He has owned much of the site involved in this project over the last 30 years but has owned the house at 18-20 Washburn St. for roughly the last ten years. He shared a drawing of the row houses part of the plans for the new site and showed a historic photo that was presented to him by city staff at one of their recent meetings that shows how far back this house went in the history of early Watertown. He explained that throughout this process, his awareness and appreciation for the history of the city and this house have grown. As a result, they have come up with a new plan to preserve the house which involves moving it and repositioning it for its inclusion in part of a new row of houses which are being built in this plan. The new plan positions the facade of this historical house facing out in a row of new houses placing it as the central focus of the new row of homes. The style of the house at 34 Otis St. has been referred to as a good example of the style of this original structure and has been used in envisioning the new direction the proposal is going in.

Commission Questions

Walter asked if they had priced the expense of moving houses. Zagorianakos explained he has moved houses himself and is aware of the expense and the process but is entirely willing to do this to preserve the house. Zagorianakos added he has also done work on historic buildings in the past in particular two churches with elaborate and historic styles. Walter asked if the house exterior walls would remain. Zagorianakos said the house is currently sided, and it is anticipated that the exterior which could be rotted may end up being hardy board, but the footprint of the building will remain the same. Gordon asked if the roof was tiled in slate. Zagorianakos said it is not, but they are open to replacing the roof with a textured shingle that gives the look and feel of slate. She asked if they plan to contrast the historic feel or complement it. Zagorianakos said the intention is to complement it and make it a focal point. Loukas said she is very pleased with the direction the process is moving in.

5. CPC- Walter missed the January CPC meeting but reported back on their December activities. The CPC voted to approve funding for the Commanders Mansion for Phase One which will go towards the elevator and windows. Walter also reported that Watertown got on the list for state funding for its affordable housing project, so it is now more likely they will be able to use the CPC funding for the project to move forward.

6. Agent Report- Oliver-Jerram reported she is increasing her knowledge of working with the Historical Commission. She also stated she welcomes any questions anyone has for her at any time.

7. **Adjourn**

Motion- Gordon made a motion to adjourn the meeting at 7:30 pm. Panto seconded the motion.

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