



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: Thursday, June 17, 2026, Hybrid Meeting 8:00 p.m.- Location, Third Floor Conference Room and Zoom

Historical Commission Members Present: Elise Loukas, Joseph Panto, Jamie Gordon, Richard Glenn, (remotely)

Member(s) Absent: Andrew Thompson, Matthew Walter

Public Present: Mike Mena, Owner's Representative, Haigaz Markerian, Owner, John Cimino, Kristina Cimino, Lem Shannon, Kate Shannon, Alexandra Kontsevaia Peterson, Architect

Staff Present: Erika Oliver Jerram, Director of Community Design, Historical Commission Staff Liaison
Susan C. Jenness, Administrative Specialist, Conservation/Preservation

Chair Loukas opened the meeting at 8:11pm.

1. **Call to Order**
2. **Roll Call**
3. **Minutes**

- A. Review and acceptance of the Minutes of May 14, 2026, Historical Commission meeting.

Motion- Glenn made a motion that the minutes from May 14, 2026, Historical Commission meeting be accepted as written. Gordon seconded the motion.

Poll - The motion passed 4-0.

4. Commission Business

- A. To review plans and a potential vote on Demolition Delay imposed on **22 Stoneleigh Circle** on January 9, 2026.

Mike Mena, of Community Matters, was present to represent Haigaz Markarian, the owner of the home, who was also present.

Mena presented how the proposed project had evolved from the January 9, 2026, Historical Commission meeting. He noted how the new design addressed commission concerns including

- Changing character of the existing house
- Moving the front door and eliminating dormer windows; not in keeping with the character of the house
- New structure not fitting into the neighborhood

He also addressed how the proposed changes could meet the criteria in the ordinance for the commission to lift the delay.

Commission Questions

After a review of the project, Gordon asked if the applicants would be willing to replicate the columns on the front of the house. She also asked if they would be willing to use stucco on the gables rather than panels. They agreed to the columns and committed to keeping the gable smooth.

Loukas informed attendees that there were ten letters of support filed on behalf of the project. Loukas referred to the letters and read the writers' names into the record but did not read the letters.

List of residents who wrote in support of lifting of the demolition delay

Garo Lachinian 45 Shattuck Rd.

John Avakian

Paul DerBoghghosian- 45 Mt. Auburn St.

E. Paul Doucette Jr.- 60 Garfield St. and Charlene J. Doucette- 60 Garfield St.

Ari and Debra Koufos- 5 Bellevue Terrace
Yelena Hakobyan- 42 Brigham St.
Phil Greenough- 100 Garfield St. and Jamie Parker- 100 Garfield St.
Andrea Ricci- 39 Bridgham St. and David Ricci- 39 Bridgham St.
Abgar Danielian- 20 Amherst Rd.

Loukas reviewed the ordinance language as it relates to lifting a demolition delay and the criteria that must be met, to do so. In order to lift the delay, Loukas explained the applicant would have to have sought out a new owner, in good faith, willing to restore the house over a period of six months. Alternatively, or the commissioners would need to decide whether the applicant had put a good faith effort into restoring the house in their new plans. Loukas said she believed the commissioners should decide whether the applicant had done an adequate job restoring, to say that the house was being preserved.

Gordon reiterated that she would like to see a replication of the columns in the front entryway in the new plans. She also would like to see the use of stucco, rather than paneling on the gables, as well as white window frames. Panto asked if the owner had pursued a new owner to buy the house who was interested in restoring the house. Mena replied that the owner was intent on staying in this house and creating a home that would serve his family for the future. Glenn said he could see that a lot of thought had gone into the new plans and was inclined to see this as a win for the city.

There was some discussion of whether the side window locations might ultimately differ from the rendering being shown. The Commission took a brief recess to allow the applicant team to confer with their architect to specify the proposed window configurations on the first floor. Mena and Peterson (architect) discussed the final expected changes to the configuration of the windows on the first floor.

Motion- A motion was made by Panto to lift the 18-month demolition delay with the following list of conditions. Gordon seconded the motion made by Panto.

- Provide site plan, elevation views and floorplans according to what was presented and discussed tonight for review and approval by the chair and staff,
- Include replication of existing columns, flat paneling on the gables (stucco if possible), window placements and white window frames
- Existing brick will be reused where possible.

Poll- Glenn, Panto, Gordon, Loukas all agreed with the motion made by Glenn.

5. Agent Report- Oliver Jerram reported the City Council Sub-Committee on Economic Development and Planning was meeting on Monday, June 22, 2026, for further discussions on the amendments being considered for the Demolition Delay Ordinance.
6. CPC Update- Walter was not in attendance at the June meeting.
7. Adjournment

Motion- Glenn made a motion to adjourn the meeting at 9:50 pm. Panto seconded the motion.

Poll- Glenn, Panto, Gordon, Loukas all agreed with the motion made by Glenn