



TOWN OF WATERTOWN

Historical Commission

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Elisabeth Loukas, Chair
David J. Russo, Vice Chair
Marilynne K. Roach, Member
Susan Steele, Member
Thomas Melone, Member
Joseph Panto, Member
Matthew Walter, Member

Minutes: Historical Commission Meeting, Thursday October 9, 2020 at 7 PM remotely by Zoom Link <https://zoom.us/j/454877888> and dial in number 1 (646) 558-8656

Members Present- Elise Loukas, Chair, David Russo, Vice Chair, Marilynne Roach, Thomas Melone, Susan Steele, Joseph Panto, Matthew Walther

Members Absent: N/A

Town Staff Present: Gideon Schreiber, Senior Planner, Larry Field, Senior Planner Susan Jenness, Assistant

Others Present Remotely: Vladimir Federov, Nune Kotrachian, Connor Maguire, Patrick Rourke, Judy Patrouke, David O'Brien, Mane Hartutyunyan, Alex Svirsky, Michelle Shindelmon, Dan Mazzola, Heather Manning, Jim Linehan, Paul Marjanth, Michelle Gaseau

Loukas opened the meeting as Loukas and briefed attendees of the following information regarding the format of the meeting and all manners of public access.

The Historical Commission of the City known as the Town of Watertown will hold a public hearing on Thursday, October 9, 2020 at 7:00 p.m. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 Covid-19 emergency and to avoid group congregation, this meeting will only have remote opportunities for participation with public access provided as follows:

1. Televised on Watertown Cable Access Television: wcatv.org/government-channel/
2. Join the virtual meeting online: <https://watertown-ma.zoom.us/j/95648117955>
3. Join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Meeting ID: **956 4811 7955**
4. There was also an opportunity to email comments to sjeness@watertown-ma.gov prior to or during the meeting.

- 1. Public Hearing- 38 Bradshaw St.-** to determine if any or all structures located at this address are preferably preserved and if a demolition delay will be imposed. Assessor records indicate structures were constructed in 1928. Vladimir Federov, Applicant/Owner Vladimir Federov was present to review his project with the commission including the demolition of the structure on the site. He described the structure as a single-family cape style house built in the 1950's. Swirsky who is the architect on this project answered questions about the features. He said there were few desirable features or any details worth saving of this simple house which was found not preferably preserved last year by the commission. He explained that the former owners never moved forward on the project, electing to sell the house instead.

Steele asked about this proposed structure now being considered in comparison the proposal of the former owners. Swirsky said the former owners proposed a single family and this owner is proposing 2 town houses, and they are similar to the structures across the street, and about 2 streets over.

Schreiber reviewed the project documents on the screen. Steele asked if during the planning of this new structure there had been input used from neighbors. Swirsky explained this is a project by right. Steele commented that there is heavy change in this neighborhood from single family to 2 families morphing into large developments, where this had recently been a cohesive neighborhood. This original building was around 70 years old and she said she was sad to see this go, and sad to think about the loss of green space as the lots are being built out. She asked if the architect could consider the features of the exterior of the building and add some details that acknowledged the character of the existing structure.

Schreiber put the site plan back up to show the footprint of the building and Swirsky explained this is a corner lot and that the new structure will have one entrance on Bradshaw St. and one on Westminster Ave. They will apply to the DPW for a second house number and he explained that the objective of these plans was to make it look like two individual single homes, which would blend in with the character of the neighborhood, and not end up presenting as a large two-family structure when completed.

Public Comments- N/A

Commission Discussion

Roach said she was grateful this will not be tall and big looking structure. She pondered about how the flat roof would hold up when it snowed. She also remarked that this was a nice little cape house that was less expensive, and now it will be gone.

Walter said he liked the design of the flat roof and said he thought this was a nicer design than many other projects they have reviewed. Panto said this was a cute single house but it was nice to see some thought put into this new proposal. Melone said the house on the corner had been approved for demolition and was replaced with a 2 family, so this is not some large change for the neighborhood, and this structure is hardly a distinguishable as one worth preserving. He summarized this is a relatively inexpensive little single -family house, and it will now be turned into 2 expensive town houses which is not the concern of this commission. Russo reported this was a 1928 structure on a corner lot which is considered high profile like the one on 240 Westminster Ave. He urged the architect to consider some good use of the space to achieve that high profile look.

Motion: Walter made a motion that the house at 38 Bradshaw St. was not preferably preserved. Steele seconded the motion.

Poll: A unanimous poll was taken that the house at 38 Bradshaw St. was not preferably preserved.

2. **Public Hearing- 26 Loomis Ave.-** to determine if any or all structures located at the address are preferably preserved and if a demolition delay will be imposed. Assessors records indicate the structures were constructed in 1937. Nune Kotrachian

Nune Katrachian and Arthur Harutunyan were present to review the project. The current house was described as a single family, 1930s structure that is old looking inside of what is a tiny house configuration. Nune described the lot as having enough space for a nice small yard, that already had a driveway and numerous mature trees that will be preserved under the proposed new plans.

Roach commented that she was happy to hear they intended to keep the trees. Steele inquired about materials on the exterior and Kotrachian said they will use either nice vinyl or hardy board.

Public Comments- N/A

Melone declared the building has no historical or architectural significance. Steele commented that while she thought this looked like a sweet little home from the outside, the inside might be another story.

Motion: Melone made a motion that 26 Loomis Ave. was not preferably preserved. Panto seconded Melone's motion.

Vote/Poll: A unanimous poll was taken that the house at 26 Loomis Ave. was not preferably preserved. e

3. **Public Hearing- 76 Emerson St.-** to determine if any or all structures located at the address are preferably preserved and if a demolition delay will be imposed. Assessors records indicate the structures were constructed in 1934. Connor Maguire, Owner, Patrick Rourke, Applicant

Connor Maguire and Patrick Rourke were both present for the remote public hearing. Maguire explained that this hearing was about the demolition of the garage on the site of 76 Emerson St. He declared there was nothing significant about the structure and once it was demolished, there would be nothing new to replace it.

Roach clarified that there was no house on the lot now. Maguire said the garage was the only structure standing on the site now.

Public Comments

Michelle Shindelmon asked if there was any information about the plans for the new house that was going to be built on the site. Maguire said he thought this inquiry had no relevance to the hearing on the garage. Loukas agreed with Maguire and she recommended that Ms. Shindelmon connect with Schreiber, the Senior Planner to find out more about the plans to rebuild on the site. Schreiber said he would be happy to speak with her about the new plans.

Public Comments Closed

Roach said there were no distinctions that made this structure worth saving. Walter, Panto, Melone, Steele and Russo all agreed with Roach.

Motion: Steele made a motion that the structure at 76 Emerson St. was not preferably preserved. Melone seconded the motion.

Vote/Poll: A unanimous poll was reached the structure at 76 Emerson St. was not preferably preserved.

4. **Review-** Minutes from September 10, 2020

After a review of the minutes from the September 10, 2020 meeting, a poll was taken, and the minutes were unanimously adopted.

A poll was taken and the commission agreed to adjourn the meeting at 8:15 PM.