



TOWN OF WATERTOWN

Historical Commission

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Elise Louikas, 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 May 14, 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 Walter

Members Absent: N/A

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

Others Present Remotely: Geoff Melhuish, J. Maguire, D. Angelucci, John Sullivan, Suzie Markin, Councillor Piccirilli, Mark Souza, Marcia Hannon, T. White

(Adopted 6.11.2020)

Loukas opened the meeting at 7 PM and read the Governor's order regarding procedures for the open meeting law for conducting remotely. Members of the commission and the public present were informed that all voting during the meeting would be polled for the accuracy of the record.

The Historical Commission of the City known as the Town of Watertown will hold a public hearing on Thursday, April 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. The meeting will be televised through WCA TV (Watertown Cable Access Television).**
- 2. Public comments may be provided during the meeting utilizing virtual meeting software for remote access. <https://zoom.us/j/454877888>**

For those interested in attending the meeting by phone, call 1 (646) 558-8656 and then enter the Meeting ID 454-877-888#. Alternatively you can send email comments to gschreiber@watertown-ma.gov to be read at the meeting.

- 1. Public Hearing Continuation- 88 Galen St.-** to review the demolition application for a 1 family home built in 1948 including accessory structures. Jody Zussman, Applicant/ Galen St. Development, LLC, Owner

Over the course of the last month, the structure at 88 Galen St. was condemned by Peter McGlaughlin, the Building Inspector for Watertown. A letter was received in the Office of Historic Preservation asking for the withdrawal of the the Application for Demolition that was submitted by Jody Zussman, and based on the decision by the McGlaughlin to condemn the structure.

Motion: Russo made a motion to withdraw the application for demolition of the building at 88 Galen St. Melone seconded the motion.

Vote: A unanimous vote was reached to withdraw the application for demolition of the building at 88 Galen St.

- 2. Informational Review:** Proposed modifications at Arsenal on the Charles Campus- 311 Arsenal St. and 100 Talcott Ave. by Alexandria Real Estate Equities Inc. and Epsilon

Dante Angelucci of Alexandria Real Estate appeared to publicly introduce their firm and mission statement, and their intention moving forward into the community to the Historical Commission and other members of the public present for the Zoom meeting.

Angelucci explained that this property was purchased in the end of 2019, and that this was the very first presentation offered in the town. He explained that the firm began as a garage start up with their interest on life science, building eco-systems and great relationships, by a team with considerable experience in the field of residential development, prior to their new collective venture. The experience most applicable to this proposal was the successful enhancement of a campus that created a life science cluster at the MIT Kendall Square located in the city of Cambridge. Successful projects have also been completed by their firm in the City of New York as well. Their mission statement elements are listed below.

- **Real Estate**
- **Venture Capital**
- **Thought Leadership**
- **Corporate Responsibility**
- **Philanthropy and Volunteerism**

Jeff Melhuish, the Historical Consultant on the team was introduced to review the alterations being proposed to the external portions of the buildings numbered 43 and 313 in the Arsenal on the Charles Campus.

The focus of the alteration was explained by Melhuish is to entirely reposition the building, minimize impacts of the equipment, and to consolidate the infrastructure.

Melhuish explained there is a preservation restriction on Building 43 that was transferred from the Army to the Arsenal in 1998, and the building is listed on the Historic Register, The purpose of the building is for research and focus.

The plans for Building 43 which faces Arsenal St. involve the removal of equipment from the top of the building, the addition of green space around the building, and for the screening of any ground level equipment from view. The ladder which is now located on the Talcott Ave. side of the building is also being removed.

Building 313 is the E-shaped building with an in-filled courtyard directly next to Building 43. All equipment associated with the function of this building will now be located on the interior of the building, the courtyard is being cleaned up and a dormer is being added.

Steele questioned the visibility of the rooftop mechanics from Talcott Ave. and about the material being used, and multiple members of the commission inquired about the noise. Melhuish explained they are using metal for materials, and the least impactful equipment available, that they have found to be successful in buildings located where there were neighbors who remained happy with the finished project. Schreiber said the equipment is only visible from Thornton St.

J. Maguire explained they work with Santec and have had plenty of experience working with this type of structure around a lot of residential areas. He said the sound of the operation would not be perceptible and this will be a substantial improvement to what is there now.

Steele asked them to consider painting it in some nice way to blend in. Russo asked them to surround the structures on the building with cladding or anything that would help to conceal anything mechanical from sight.

There were no new questions and the Historical Commission thanked the team for coming to review the project and information with them.

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3. Discussion Items

- a. Proposed letter of support for a grant, Mount Auburn Cemetery, Washington Tower

Russo explained that he had written a letter supporting a grant that he had spoken to the commission about prior. He reported that the letter had been sent.

- b. Section 106 Letter- World Tech regarding Mass. DOT proposed project to rehabilitate Mt. Auburn St.

Schreiber updated the commission that he had not yet been able to obtain any further information for them on the details of this project. He said that he and Jenness would look into what other materials are available in time for the next meeting.

Steele asked if there was any chance that enhancing the area with some historical signage would be available through this project. Gideon explained this letter was

about making repairs to bike lanes and problems with the sidewalks. Steele said she would like to see some plaques to enhance the area and Melone suggested that they could look into ways that some signs might be created to integrate into the improvement plan for Mt. Auburn St.

Schreiber suggested that they work on writing a comment letter making recommendations about historic signs and enhancements.

Roach broke back into the meeting and said she had gotten dropped for several minutes due to technical difficulties.

Schreiber reported to the Historical Commission that some new projects had arrived into the office, and staff was currently working through all the procedures that would need to be followed to get the projects on to the agenda as items for public hearing next month. He thanked members of the Historical Commission for being so amenable to the remote meeting format and for their hard work acclimating to the format of meetings under the current conditions.

Motion: Panto made a motion to adjourn the meeting at 8:10 PM. Melone seconded the motion.

Vote: A unanimous vote was reached to adjourn the meeting.