

**Minutes
Watertown Historical Commission
Thursday, July 12, 2018
Philip Pane Lower Hearing Room
7:00 p.m.**

Historical Commission Members Present: David Russo, Elise Loukas, Marilynne Roach, Matthew Walter, Thomas Melone, Joe Panto, Susan Steele (arrived 7:15 PM)

Member(s) Absent:

Staff Present: Andrea Adams, Susan C. Jenness

(Adopted 9.13.2018)

Elise Loukas, the Chairperson of the Historical Commission opened the meeting and explained the jurisdiction of the Historical Commission, (HC).

- 1. Public Hearing- 72 Spring St.** to consider the demolition permit application submitted for an existing one family cape style house with aluminum siding and an asphalt roof, built in approximately 1935. Two town house units are being proposed. Joe Ryan and Linda DeLuca, Owner/Anthony Cardillo, Applicant

Anthony Cardillo reviewed the project. He reviewed the records of the Town Assessor of the home owned by Joseph and Linda DeLuca. He said it was a home located in the T-Zone for two families and located on a 5,000 sq. foot lot. He found no historical information as to the architecture or as to the history of ownership.

Roach noticed the structure being proposed looked like 74 Spring St. another recent development.

Loukas said the structure appeared taller than the surrounding homes. Cardillo said it was not taller than the others.

Russo noted that the front of the house looked noticeably bulky. Steele agreed and asked what could be done about that. Cardillo agreed he could put a transom over to the side.

Public Comments

Tuisi Vadodaria of 93 Spring St. said that she did not notice the house go up for sale.

Cardillo explained that the home was sold to Ryan and DeLuca and that he became involved in the project as a friend of Mr. Ryan's.

Ms. Vadodaria said that starter homes in Watertown are all going to contractors and that she felt she was unable to figure out a way to start off in Watertown as a home owner.

Andrea Adams Senior Planner and Affordable Housing Coordinator explained that there is a housing bubble going on. She offered to speak with Ms. Vadodaria in the office of Planning about the affordable housing options in Watertown.

Public Comments Closed.

Walter said he had no problem with the project.

Melone said that singles are being torn down and turned into 2 families as previously discussed and that it is legal. This house he said has no architectural significance.

Steele said she would want to buy the house and build it into a cottage but agreed it had no significance and it could be developed as a right. She said she hoped Cardillo would modify the side elevation as he discussed.

Panto agreed with the public comments about housing, but said he agreed with Steele that this house would have more character with the modifications discussed.

Roach said she agreed with the comments and she found no historical significance.

Russo said he liked how this house sits on the lot and that it had not lost its architectural integrity.

Loukas agreed with all the comments and said it was not easy sitting here watching single families go.

Motion: Melone made a motion that the house at 72 Spring St. was not preferably preserved. Russo seconded the motion.

Vote: A unanimous vote was reached that the house at 72 Spring St. was not preferably preserved.

2. **Public Hearing- 32 Church St.** to consider the demolition permit application submitted for a charity hall with a lodge style building built around 1959, with a brick exterior and asphalt roof. Five town house units are proposed in two structures. Church Realty Services, LLC, Owner/Stephen Corbett Applicant

Stephen Corbett appeared to review the history of this project with the Historical Commission. He explained that this was a re-submission of the demolition of the Masonic Lodge which had become greatly delayed as a result of issues with the project itself and also the sale.

He explained that there will be 5 housing units located in 2 separate buildings. Three units will face Church St. and 2 will be located out back. Each unit will be 2,200 sq. ft. and will have 2 parking spaces per each unit.

Public Comments

Town Councilor Lisa Feltner asked if the Historical Commission had jurisdiction to get into materials in a demolition delay hearing.

Loukas explained that the Historical Commission does not have the ability to get into that aspect of the projects, but they could discuss the architectural and historical significance of the buildings.

Public Hearing Closed.

Steele asked if anything had changed about this project since the review that took place two years ago. Corbett explained it was the exact same project.

Panto said he had no questions or comments.

Russo said that the project is big but that he did not feel the impact was too much concern.

Adams asked if Corbett was confident that the project could move forward now. Corbett assured her that with the right project manager this project is ready for moving forward.

Motion: Melone made a motion that the building at 32 Church St. was not preferably preserved. Steele seconded the motion.

Vote: A unanimous vote was reached that the building at 32 Church St. was not preferably preserved.

3. Minutes: From May 10, 2018 Historical Commission Meeting

A brief discussion was held to review the minutes of the May 10, 2018 meeting.

Motion: Russo made a motion to allow the minutes of the May 10, 2018 HC meeting. Roach seconded the motion.

Vote: A unanimous vote was reached to adopt the minutes of the May 10, 2018 meeting.

4. Discussion Items

- a. Historic Landmark Designation: 77 Riverside- Adams updated the HC that the building at 77 Riverside was officially registered.
- b. Old records at former Police Station- Russo and Loukas agreed to work with Adams to set up an additional tour of the records being housed at the police station.
- c. Update on Belmont St. property repairs- Adams said that Magoon is still working on setting up the process for the HC to get involved in assisting with repairs on the property at Belmont St.
- d. Two letters to be sent out by the Historical Commission by David Russo. Russo explained that he had two letters he was working on that he would like to send out and that he would send them to the office.

- 5. Items Pending-** Adams explained that the properties listed at 301 Common St. and 158 Cypress St. would likely be coming in for a review by the Historical Commission at the September meeting.

Motion: Melone made a motion to adjourn the meeting at 8:30 PM. Roach seconded the motion.

Vote: The HC voted to adjourn the meeting at 8:30 PM