



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 July 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,

Members Absent: Matthew Walter

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

Others Present Remotely: Steve Winnick, Esq., Quinn Stuart, Lisa Feltner, David Rosenberg, Jay Youmas, Hugh Hahn, Dwan Packnett, Tom Scott, Andrea Boccelli, Lou Karger, Sean Manning

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, July 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- 40-44 Riverway-** to review the demolition application for a warehouse building at 40-44 Green Riverway, built in 1960, and all accessory structures. Dave Gorham, Applicant/ Green Riverway, LLC, Owner

This proposal was reviewed by Dave Gorham of Excuspace Construction, involving a site with 4 buildings on one complex built approximately between the years of 1946-1960. The proposal is to demolish the one building in the demolition application and to create parking space for the complex.

There were no initial questions from the members of the HC.

Lisa Feltner of Town Council asked if the issue of parking being added to the site would make a difference to the Historical Commission, and the actual outcome of the hearing. Loukas responded that the HC purview is to protect the historical and architectural resources of the town and the impact a demolition would have to that. Russo added that the ordinance is set up to ask applicants to file proposed plans for the demolition delay hearing. He explained that this helps the commission to evaluate what the proposed projects impact would be to the resource area. He also explained that the public hearings are particularly helpful so that commission members can get a better feel for how the new development will impact the residents.

Andrea Boccelli, a member of the project team spoke about how there is an issue at the complex that there is not enough room to park cars so that people can come and actually go into the businesses that will eventually move in there if there is parking made available.

Feltner asked if the Historical Commission receives transportation or traffic reports for their use to be applied in demolition delay hearings. Loukas explained that traffic is not a jurisdiction under the Historical Commission, who was assembled to evaluate historical and architectural resources on behalf of the town.

Schreiber weighed in and explained that this site with 4 buildings on it would be required to undergo a complete site plan review, by both the Planning Department and the Department of Public Works.

Steele had no comments on the building but said she did not see the building as a preferably preserved structure. Roache, Panto and Melone agreed. Russo commented that this was not a significant style building, although he said he was sure it was older than what the Assessor's Office listed it as being, perhaps circa 1950's.

Motion: A motion was made by that the warehouse on review at 40-44 Riverway was found not preferably preserved. It was seconded by.

Vote: A poll was taken on the motion and all members agreed the warehouse at 40-44 Riverway was found not preferably preserved.

2. Public Hearing- 48 North Beacon St.- to review the demolition application for storage facility built in 1925, Quinn R. Stuart, Applicant/ Peter F. Cruza, Owner

Steve Winnick, Esq. appeared to review the proposed project to demolish the storage facility building that was estimated to have been constructed in 1925.

He said that this presentation taken place with his team, would prove that the structure in question was not an architecturally or historically significant building that would be protected under the purview of the HC to protect.

The project team included in the meeting were the following.

- Lou Karger, Real Estate Developer
- David Rosenberg, Equity and Investment for Sira Naturals
- Jay Youman, Regulatory Counsel for Sira Naturals
- Quinn Stuart
- Thomas Scott

Rosenberg was introduced first and explained he had been working with Lou Karger and they are both excited to work in the town of Watertown. He explained they have a mutual plan to become part of giving back to the community in Watertown and that this was the perfect time.

Quinn Stuart the Historic Planner brought up a presentation of the old Sanborn maps and reviewed the original site that was purchased as lots in 1945. She reviewed photographs of the Mid-Century Modernistic style of the old building. She reviewed all the architectural features of the building that had since been removed, summarizing that the architectural character of the building had long since been removed.

Thomas Scott of Scott/Griffen Architects of Boston the Project Engineer reviewed the site plan on Arsenal St. and North Beacon St showing the following; the proposal maintains the façade on the left and right side of the building, while a portion of the North Beacon St. side will be removed; a parking lot at is ADA compliant will be flowing in one direction from the left to the right side of the rear of the building; landscape elements will be added and the main entrance will be reactivated; and a mezzanine will be added for storage of the products.

Winnick was allowed to review the presentation and summarized that what made the character of these buildings in the past has long since removed, and that this is no longer an example of the heritage of the town or one of its treasured resources. He asked that the demolition delay be waived, and that the Building Inspector be allowed to issue a permit allowing the demolition of the structure at 48 North Beacon St.

No Public Comments were made.

Questions from the Historical Commission

Steele, Roach, Panto Elise had no comments or questions. Russo asked to clarify the legal notice as to the term accessory structures. Schreiber assured him that the legal notice had been structured so that all building on the lot could be reviewed, but the request for demolition itself only included the one building discussed at the hearing. Schreiber assured members of the HC that these proceedings only included the Z shaped building in the proposed documents.

Stuart confirmed the proposal did not include any of the residential buildings.

Melone said he had no questions.

Feltner expressed how appreciative she was of the presentation made by Stuart because it assisted her in understanding the demolition delay issues in this proposal very well.

Steele said that while she liked the modern mid-century of the original building style, this new proposal will be an improvement. Roach declared she found it sad that all the details had already been lost. Panto had not comments but said he was interested in what Russo had to share about the history. Russo said he was unable to make it into Town Hall due to the Covid 19 limitations, but he knows there is one mid-century structure left on Hunt St. Russo confirmed that this building is on the registry of historic buildings. He said he truly hoped the project team would consider making new signage to at the very least mimic the former mid-century heritage of what was there. Steele said she appreciated the presentation done by Stuart and that it was well done. Melone had nothing to add.

Motion: A motion was made by Russo that the warehouse building at 48 N. Beacon St. was not preferably preserved. It was seconded by Panto.

Vote: A poll was taken on the motion and all members agreed that the warehouse at 48 N. Beacon St. was not preferably preserved.

3. **Review-** Minutes from June 11, 2020

A correction was made on the date of the minutes.

Motion: Russo made a motion to accept the minutes of the June 11, 2020 meeting. Melone seconded the motion.

Vote: A poll was taken and all members of the commission agreed to accept the minutes of the June 11, 2020 meeting.

Motion: A motion was made to adjourn the meeting at

A poll was taken to adjourn the meeting at 8:45 PM.