

Minutes
Watertown Historical Commission
Thursday, July 11, 2013
Watertown Lower Hearing Room
7:00 p.m.
Adopted August 8, 2013

Historical Commission Members Present: David J. Russo, J. B. Jones, Marilynne K. Roach, Thomas Melone, Susan T. Steele, Elisabeth H. Loukas, Donald S. Berg

Staff Present: Christopher J. Hayward, Daphne M. Collins

David Russo chaired. The meeting opened at 7:00 p.m.

1. Public Hearing– 40 Knowles Road – Demolition Permit Application to demolish a single-family home and 2-car garage to be replaced by a two-unit structure.
Applicant/Owner: Fabian Flori.

Fabian Flori, applicant, reported that he was uninformed about the history of the structure and property. He plans to demolish the structure and replace it with a 2 family. Built in 1948 the structure was in poor condition.

Jones felt the replacement was mundane and uninspired and a poor response to the existing buildings in the neighborhood. He did not think that the proposed building fit in the neighborhood, in particular the large, blank façade proposed. He recommended a full return on the trim. Fiori indicated that he could dress up the design with the suggested element.

Russo inquired if the old building could be reused. Flori said it could be saved but it would be cost prohibited.

Steele felt there was an old fashion feel to the neighborhood and that the replacement would overwhelm it. She felt that the proposal would not contribute the historic nature of the neighborhood.

Fiori agreed to making the replacement look more like the abutter, increasing the size of the porch and adding detailing.

Peter Marachian, 33 Knowles Road, welcomed the replacement, as the present property is in disrepair.

Russo identified that the building was built in 1946.

Loukas did not think that the structure was preferably preserved. She was concerned about the neighborhood integrity with the loss of the structure and the replacement lacking details seen in the neighborhood homes.

Jones preferred a proposal for more units but well placed on a combined a lot, rather than the two large unremarkable buildings that will have a negative impact on the neighborhood's scale. Russo agreed that the loss of scale was significant. Steele concurred that the quality of the neighborhood and street scape would be impacted.

Vote: Berg moved to find 40 Knowles Road as not preferably preserved. Jones seconded the motions. The motion was unanimously approved.

The HC design recommendations will be included in the Determination Letter.

2. Public Hearing – 45 Bacon Street – Demolition Permit Application to demolish a commercial/industrial vacant structure to be replaced with a mixed-use residential development. Applicant: Mark Coppolla. Owner: World 120 Nominee Trust.

Larry Reeves, architect for the applicant, reported that the structure on 45 Bacon Street was built in 1925 and was added to in the 30's and 1950's for manufacturing. The structure had no architectural details and would not be conducive to the proposed development. He indicated that they will try to salvage the brick and timbers of the existing structure.

The architect spoke at length about the proposed mix-use development. The proposal will seek LEED certification, will have 66 residential units, 7 mix live-work units, 143 parking spaces, and will have connections to the trails and the abutting park.

Russo reported that the structure had building records from 1925, 1928 and 1928.

Russo noted that there is a shingle shed on the site that was not included in the application.

Mary O'Neill Kerrigan, 40 Bacon Street, supported the demolition of the building. However, she felt the proposed development was incompatible with neighborhood and would have a negative impact on the existing family units and the park.

Christen Felming, 50 Bacon Street, was concerned about the size of the proposed development. She has been trying to sell her property; the abandoned, deteriorating structure has been a deterrent for buyers.

Keith Kerrigan, 40 Bacon Street, thought the scale was too large and that all the Pleasant Street developments were walling off the Charles River.

Vote: Jones moved to continue the item to the next meeting to allow the posting of the demolition of the shingle shed to be included in the determination. Steele seconded the motion. The item was unanimously approved.

3. April 2013 Minutes – Adopted

4. New Business

- a) **Civil War Monument Preservation Project** – Collins reported that MHC notified the HC Office that Mt. Auburn Cemetery is undertaking the historic restoration of six memorials.
- b) **GIS/Historic Data Discussion** - Steele reported that Gideon Schrieber, Sr. Planner, is willing to work with the HC to include historic information and data to the Town's GIS. Steele will forward the link to San Francisco's site to Hayward to distribute. A meeting with the HC, Hayward and Schrieber will be scheduled to discuss the project.
- c) **T-Zone Single Family Structures** – Steele expressed concerned about the Single Family Structure sites that are at risk for demolition in the T Zone areas.

5. Old Business

- a) **Historic Markers** – Ongoing.

Meeting adjourned at 8:45 p.m.