

**Minutes**  
**Watertown Historical Commission**  
**Thursday, September 9, 2010**  
**Lower Hearing Room**  
**7:00pm**  
*Adopted October 14, 2010*

**Historical Commission Members Present:** Russo, Melone, Jones, Roach, Loukas

**Staff Present:** Hayward, Collins

**Public Present:** See attached Sign-In Form

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

1. **Public Hearing – Demolition Permit for 8-10 Pearl Street**, to demolish a two-family, circa 1830 Greek Revival structure to be replaced by a new two-family residence. Michael & Anne Marie Bates, owners; Douglas Agule, Chatham Development Co., applicant

The applicant was not present. Anne Marie Bates, owner, informed that the property was her father's and her home. She noted that she is selling the property to Chatham Development who plans to demolish and rebuild. She has not sold the property.

Russo noted that the property was built in 1844 and appears in the 1850 map of Watertown. The property is listed with MHC and in the Watertown Historic Inventory.

Ernie Berardinelli, 14 Pearl Street, wondered what was being proposed and why the house couldn't remain if it is historically significant.

Bates indicated that the interior was in poor condition.

Melone inquired if the property was presently a 2-family. Bates asserted that it was a 2-family.

The HC unanimously voted to close the public portion of hearing.

Russo informed that based on the Form B, the property's style was a Greek Revival.

Berg noted that the scale of the building fit the neighborhood.

For the record, Collins read Steele's comments, submitted electronically, which stated that she recommended that the property be deemed preferably preserved and that a demolition delay be imposed.

Berg and Loukas wished the applicant had appeared to be able to provide more information on the property.

Russo informed that the house was built 16 years before the Civil War. Essentially the exterior was intact, with its existing corner board. He thought the Greek Revival style and elements had integrity. He noted that there were few structures from this period in Watertown. He supported a Preferably Preserved status.

Roach noted that the property was located in one of the earliest established neighborhoods in Watertown. She indicated that the Greek Revival style is found in the neighborhood.

Melone concurred, stating that there is a two-family Greek Revival across the street and that the area has a number of buildings of that style.

Russo noted that the Pearl/Fayette area was the first recognizable neighborhoods in Watertown.

**Vote:** Berg moved that 8-10 Pearl Street be deemed Preferably Preserved and that the demolition of the building will be detrimental to the historical or architectural heritage or resources of the town. Melone seconded the motion. The motion was unanimously approved.

Russo informed that the demolition delay imposition was available to find way to preserve this important structure.

**Vote:** Berg moved to impose a 6 month demolition delay (expires 3/9/2011) to allow the applicant to consider preservation, rehabilitation or restoration of 8-10 Pearl Street. At the February HC meeting the applicant will present the progress on preservation options. The HC reserves the right to extend the six month demolition delay up to 12 months. Melone seconded the motion. The motion was unanimously approved.

**2. Public Hearing Continued Review and Update of Preservation, Rehabilitation or Restoration efforts for 185 Summer Street, Joseph Deodato, owner/applicant**

The applicant informed the HC office that he will not be considering a preservation option for 185 Summer Street.

**Vote:** Berg moved to extend the delay by six months for 185 Summer Street. Melone seconded the motion. The motion was unanimously approved.

**3. Public Hearing – 41-43 Summer Street Demolition Permit** to demolish a two-car metal frame garage not to be replaced. Thomas Vecchio, owner; Roberto Pandolsi, applicant.

Roberto Pandolsi, applicant, informed that the steel two-car garage was built in 1950. Berg felt it had no redeeming quality.

**Vote:** Roach moved not to deem 41-43 as preferably preserved. Berg seconded the motion. The motion was unanimously approved.

**4. Section 106 Review of the National Historic Preservation Act Comment–  
The Arsenal on the Charles Proposed Parking Areas and Associated  
Drainage, President and Fellows of Harvard College, owner/applicant**

William York along with Robert Weikel, Jr., Suzanne Alter and Gary Hammer were present on behalf of the owner/applicant.

York informed that The Arsenal on the Charles (AOC) is near full occupancy and has insufficient parking to serve the demands of the tenants. Presently, some clients are being served with parking off-site. The proposal for additional and enhanced parking at three lot locations is a solution to the parking problem at AON.

York assured that the proposal would not degrade the Olmstead Landscape area around the Commander's Mansion. He identified the most sensitive area as the area near Talcott Street to North Beacon which includes Building 131 and the Commander's Mansion. He noted that the Grape Arbor and the victory garden are not part of the Olmstead plan.

York informed that at the west lot, closer to where the reactor and cooling towers were once located, will be the proposed parking for an additional 50 parking spaces.

According to York, around Panera, parking will be redesigned to change parallel parking to a nose-in to accommodate more parking stalls. He noted that between Building 17 and 18 two trees would be taken down for the parking improvements.

York assured there would be mitigation and appropriate screening. He informed that around the Olmstead designed areas trees, and shrubs would be planted to provide screening. He assured there would be done well and were open to suggestions for appropriate plantings.

Loukas noted that screening was already a requirement of the deed. York responded that the plantings being proposed would be accents not screenings of the landmarked property. Proposed are a Maple and four arborvitae bushes.

Melone inquired how they prevented tenants from parking at Panera. Weikel noted that there is a one hour parking limit for short term parking.

Loukas noted that the deed established set back requirements. She wanted to be sure that what was being proposed met those requirements. York responded that he would review those requirements and they would meet them. York suggested that the HC make it a condition of the building permit. He informed that the landscape plan had not been done yet. However, he noted that staff has been working on this proposal for a year.

Russo inquired who was responsible for enforcing the deed restriction.

Joyce Kelly, a representative of Historical Society of Watertown, informed that she did not have a problem with the parking proposals at Panera and near the previous nuclear reactor area. She did not support the parking identified as Parking Lot #3 as she felt it would detract from the Olsmted Plan and the Commander's Mansion.

David Hitcheson, 66 Fayette, suggested that AOC use the area between the gate and stop sign for additional parking.

Russo informed that the HC's opinion would be forwarded to MHC. He noted that the 106 Review is not limited to the Olmstead Plan and the Commander's Mansion it includes the buildings and sites at the Arsenal, which is designated as the Arsenal Historical District.

For the record, Collins read Steele's comments submitted electronically (attached). Steele opposed Parking Lot #3 because of its negative impact on the Commander's Mansion, historic buildings and historic landscape.

Russo introduced photographs by Steele of the site and delineations identifying the boundaries of the proposed parking (attached).

Russo noted that the deed restrictions for AOC identifies two lots - #1 the AOC area and #2 the Historic Landmarked area including the Olmstead Landscape Plan and the Commander's Mansion. Russo informed that Lot #2 is more rural in feel and that the introduction of a parking would change materially the feel of the area and the impact would be high.

Berg agreed that the impact of the parking lot would be high on the two buildings as well.

Roach agreed that the parking lot would have a large impact on the area.

Melone did not oppose the parking lots on the west side of the site. He felt that the existing building had few windows towards the proposed parking changes. He thought the proposed parking around Panera was advantageous.

Roach preferred that the open space be preserved. York responded that the area wasn't originally green space but the site of a previous reactor.

Loukas inquired if adding another level to the existing parking garage had been explored. York responded that it had been explored but it was cost prohibitive.

York noted that the proposed parking lot near New Horizons is to allow pick-up and drop-off for the children.

Russo responded that the history of the plot's usage has been fluid throughout its history.

Russo noted that Harvard was aware of the parking conditions when they purchased the property. He informed that the HC charge is to advocate for the historic resources of Watertown. Russo did not support parking lot #3.

Loukas did not support parking lot #3.

Roach noted that the site was historically industrial.

The HC agreed to submit a letter to MHC with no comment on parking lot #1 and lot #2 conditional that any changes shall meet the requirements set in the deed restrictions; and opposition to parking lot #3 because of its negative impact to the historic structures and landscape of the area. Russo will write the letter. It will be submitted to MHC by September 17, 2010.

**5. August Minutes – Approved.**

**6. Old Business**

**a) Watertown Outbuildings/Barn Initiative**

Ongoing. Melone submitted some completed barn inventories.

**b) Faire on the Square**

The HC will cover a table at the Faire on the Square this year in partnership with the HSW. Collins will prepare and provide materials.

**7. New Business**

**a) Sign Replacement**

Watertown bronze historic plaques were robbed. Magoon requested that the HC identify, in order of priority, the locations for replacements. The HC identified the Benjamin Curtis and the Meeting House as the HC top priority sites for sign replacements.

Meeting adjourned at 8:45pm.

