

**Minutes**  
**Watertown Historical Commission**  
**Thursday, July 14, 2011**  
**Lower Hearing Room**  
**7:00pm**  
*Adopted September 8, 2011*

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

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

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

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

**1) Public Hearing – Demolition Permit – 49 Melendy Ave, to demolish an existing 2-car garage. Ying Kwong, owner. Son Ngo, applicant.**

Ying Kwong, the owner, presented. She noted that the wood garage was deteriorated and not safe.

Jones did not find the garage to be of architectural merit.

**Vote:** Berg moved to determine the garage at **49 Melendy Street not to be preferably preserved.** Steele seconded the motion. The motion was **unanimously approved.**

**2) Public Hearing – Demolition Permit – 80 Walnut Street, to demolish an existing single-family residence to be replaced with a 2-family structure. John Mancini, applicant. Ameleto Martocchia, Trustee, owner.**

Mel Martocchia, owner reported that the building has been vacant and has deteriorated further since the HC determined it not preferably preserved in 2005.

Jones thought the existing structure scale had merit.

Paula Helbron, 86 Walnut Street, thought the proposal was too large. She thought the work on the property would damage her 100 year Spruce. She was concerned about the water run off from the project.

George Bogosian, 79 Spruce Street, was not concerned about the new structure.

Berg noted that the proposed replacement structure's height was lower than the abutting property.

Loukas thought the historic value of the existing structure was limited.

Jones thought the proposal was in scale with the mixed structures in the neighborhood.

Russo recommended that the applicant talk to the neighbors about run off. Steele thought the character of the neighborhood is altered by 2-family replacements.

Loukas noted that the street has many styles and that it did not have one universal one.

**Vote:** Jones moved to determine **80 Walnut not preferably preserved**. Berg seconded the motion. The motion was unanimously **approved**.

**3) Public Hearing – Demolition Permit – 265-267 Palfrey Street, to demolish a two-family structure to be replaced with a new two-family structure. The Estate of Anthony Naples, owner. The Gilbert Street Realty Group, LLC, applicant.**

Len Holt, applicant, reported that the structure was built in 1910. He proposed to demolish the 2-family and replace it with a new two-family structure.

Based on his research, Russo determined that the structure was built in 1898.

Holt stated that his rationale for demolition was that the present design and configuration does not appeal to contemporary tenants or owners.

Russo proposed a gut rehab. Holt argued that his proposal was better and more cost effective. Holt presented a letter of support for his proposal.

Jones noted that the house had been neglected and that its history was hard to determine because of the neglect. However, he and Berg thought the siting and massing were interesting.

Berg thought it was sound structurally. He noted that Palfrey was a historic street and that the abutting house was gutted and renovated.

Melone thought it could be renovated. He also noted that similar period structures existed on Otis Street. He thought it had a unique configuration.

Loukas inquired if additional historic information could be gathered on the structure. Melone also wanted more information.

**Vote:** Berg moved to continue the meeting to August 11, 2011 to allow the HC time to gather more historic information on 265-267 Palfrey Street. Melone seconded the motion. Ayes – Six; Abstention - Jones

**4) June Minutes – approved**

**5) Old Business**

**Form A Discussion** – Russo continues his ongoing effort to complete Form As for various areas in Watertown.

**Definition of Demolition** – Presently the HC Demolition Ordinance does not define what constitutes a substantial change requiring HC review. The HC tabled this discussion to next month.

**Preferably Preserved** – Presently the HC Demolition Ordinance does not establish a time element or transferability of the status. The HC tabled this discussion to next month.

Loukas will gather sample models from other towns and cities.

#### **4) New Business**

**Arlington Cemetery Signage** – Lynne Moynihan of Tufts Health Plan reported that the employees at Tufts Health Plan had volunteered to paint the fence, improve the landscaping, and replace the chain link fence at the Arlington Cemetery. They have committed to maintaining it. Moynihan offered to donate \$2500 for a large information plaque to be located by the entrance gate at the cemetery. The size, information, and design will be left to the HC. They'd like to see it close to the entry gate. Russo and Joyce Kelly formed a subcommittee to proceed.

Moynihan noted that the Tufts Employee volunteers are looking for additional projects in Watertown.

Meeting adjourned at 8:26pm.

