

Minutes
Watertown Historical Commission
Thursday, August 8, 2013
Watertown Lower Hearing Room
7:00 p.m.
Adopted September 12, 2013

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

Staff Present: Christopher J. Hayward

J. B. Jones chaired. The meeting opened at 7:00 p.m.

1. Public Hearing Continuation – 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.

Terry Morris, attorney for the applicant Mark Coppolla, questioned the Demolition Delay ordinance language of “historically significant” and whether a preliminary step upon which the level of significance is developed. He asked the Historical Commission (HC) could clarify that during the meeting.

S. Steele noted that a concern was the nature of the community the new structure is proposed to be located in. She stated that the HC felt that the large scale of the proposed building would adversely affect the neighborhood.

Morris responded that the existing structure is an industrial incongruity and only exists there as Bacon Street is a transition zone between industrial and residential use. The proposed building goes nowhere near the allowed dimensions of the Pleasant Street Zoning District. He noted that the existing Circle Supply building is currently a blighted use and will not be used for industrial or residential purposes. He stated that he did not see the correlation between taking this building down and its impact on the historical character of the neighborhood.

Jones asked how the applicant could make the proposed building fit in the neighborhood.

Loukas commented that at the last meeting (7/11/13) that members of the public stated their concerns with the size of the proposed building. She also stated that preservation of the historical character of the neighborhood is part of the job of the HC. Jones agreed.

Morris responded that the applicant is very sensitive to historic resources. The existing building elevations along Bacon Street were taken into consideration during the planning and the design of the proposed building, which is very near completion. In fact the original scale of the building

has been reduced out of consideration for this neighborhood. He did note that the focus should be on the historical merit of the existing building, of which he felt there was very little.

Jones asked for public comment. There was none.

Jones recognized the gesture to minimize the building heights along Bacon Street but requested that the proposed building be harmonious with the neighborhood.

T. Melone stated that as the Historical Commission and not the Planning Board, he felt that the HC would be straining to delay a demolition because of the design of the proposed building and its impact to the neighborhood.

Vote: Melone motioned the building is not preferably preserved. Roach seconded the motion. The vote was unanimous. No demolition delay will be imposed.

**2. Public Hearing – 347 Main Street – Demolition Permit Application to demolish a commercial vacant structure to be replaced with a commercial development.
Applicant: Mark Coppolla – World Realty & Development Owner: Arsin Kozelian**

Terry Morris, attorney for the applicant Mark Coppolla, presented the building at 347 Main Street for demolition. The existing building, a vacant window repair shop, was built in 1959. The building has been vacant for 5-8 years. The site is a prominent location on a busy corner of Main Street and Waverley Avenue. Proposed building will be commercial/retail with a possible bank.

Jones felt that the proposed building will be a benefit to the streetscape. He then opened the meeting to the public.

Robert Tannis of 14 Myrtle Street represented his neighborhood in showing concern about the possibility of existing underground storage tanks. Morris could not answer questions regarding any storage tanks.

Melone motioned that the building is not preferably preserved. Roach seconded the motion. The vote was unanimous. No demolition delay will be imposed.

3. Davenport Delta discussion – Nancy O’Leary, 408 School Street

O’Leary was in attendance to ask the HC for suggestions regarding a monument to recognize the Davenport Delta. She will be looking at local businesses for donations. Hayward noted that she should contact her District Councilor as the Town Council must vote on monuments to be placed on Town property.

Members of the HC thought it was a great idea and offered suggestions such as brick walk ways, involvement with Community Garden group and schools. Joyce Kelly of the Historical Society offered to help as well.

4. July 2013 Minutes – Adopted

5. New Business

- a) **T-Zone Single Family Structures** – Steele noted that the HC should research this item more to determine the amount of single family homes currently under the jurisdiction of the Demolition delay ordinance. Jones noted that he would like to know the history of the “T” zone. This item will be made a topic for the September 12, 2013 HC meeting.

6. Old Business

- a) **Historic Markers** – Ongoing.

Meeting adjourned at 8:35 p.m.