



Historic District Commission Meeting

Thursday, February 27, 2025 at 7:00 PM

Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on February 27, 2025 at 7:00 pm. Location: Remote Participation Only
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92090463343>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 920 9046 3343
 - E. Public may comment through email: sjenness@watertown-ma.gov
 - F. Please Visit the Historic District Commission Website here: <https://www.watertown-ma.gov/213/Historic-District-Commission>
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- 1. Election for Chair, Vice Chair and Secretary for 2025
- 2. Acceptance of Minutes
 - A. Review and Acceptance of the Minutes from the July 25, 2024 Historic District Commission
- 3. Discussion Item
 - A. **80-92 Mt Auburn** – Property owner request for initial discussion about the future use/reuse of the property, including: St John United Episcopal Church and Parish Hall (<https://mhc-macris.net/details?mhcid=wat.195>) and the Parsonage/Jessie F. Wheeler house (<https://mhc-macris.net/details?mhcid=wat.407>), located in the Watertown Historic District (<https://mhc-macris.net/details?mhcid=WAT.M>)
- 4. Public Hearings
 - A. **147 Mt. Auburn St.** Vagner Amorim, tenant, requests a Certificate from the Commission to allow a new aluminum business sign in the brick façade above the storefront.

- B. **72 Mt. Auburn St.** Bennie Ber, AIA, for owner (Young Construction Co., Inc) requests a Certificate from the Commission for changes to the site, including either an attached addition and/or new building for 8 residential units, maintaining the existing building (office and residential unit), as well as changes to the site plan with updated landscape and removal of surface parking.
- C. 6 Patten St- Matt D'Agostino, GF Sprague. Roofing-request a Certificate from the Commission to allow removal of a deteriorated chimney.

Historic District Commission Members

Harvey Steiner Chair	Linda Sternberg Vice Chair	Elizabeth K. Hayes Secretary
James Bensinger Member	Robert Bloomberg Member	Jae Hyoung Kim Member



Town of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Historic District Commission
Tel: (617) 972-6426 • Fax: (617) 972-6484

Filing Number: _____

As owner or authorized trustee of the property at RC PET GROOMING
in Watertown, Massachusetts, I hereby make application to the Watertown Historic District Commission for issuance of a Certificate of (check one): ☒ Appropriateness, () Nonapplicability, or () Hardship for the alteration, construction, or demolition described below:

Orange sign it has R&C Pet Grooming and the phone number writed in it with the color black.

Measurements: 26 by 69 inches

Sign Meterial: Alluminum

If this is an application for a fence and/or a sign, please obtain review and sign-off from:

Zoning Enforcement Officer

Inspector of Building

Name of Property Owner or Condo Trust of Record: MARCEL SANDERS

Mailing Address: 76 WINCHESTER ST, BROOKLINE, MA 02446

Telephone: (617)256-0660

Fax: _____

Email: sanderllc@comcast.net

Signature of Property Owner or Authorized Condo Trustee of Record (Required):

Name of Applicant, if not Record Owner: VAGNER AMORIM

Mailing Address: 5 CHESTNUT ST, BELMONT, MA 02478

Telephone: (857)231-1948

Fax: _____

Email: vagnerdasilva9695@gmail.com

Instructions for Completing this Application

You live in the Mount Auburn Street Historic District. A Certificate is required before obtaining any building permit or before proceeding with alteration or construction projects affecting the exterior of the property open to view from a public street, public way, public park or public body of water. This application must be filed with the Watertown Historic District Commission (c/o Watertown Historic District Commission office, Town of Watertown Administration Building, 149 Main Street, Watertown, MA 02472).

The following information is required for **ALL** applications:

- ☐ Written description of the work to be done, including any anticipated repair or replacement for related rehabilitation (use application form provided).
- ☐ Photographs of existing conditions as seen from a public way.
- ☐ Schedule of materials and colors (may be described on plans and elevations).
- ☐ Manufacturer's brochures with illustrations and specifications for new materials.
- ☐ Information in sufficient detail for the Commission to visualize and understand the scope of work of all proposed construction, alteration, or demolition. When applicable, include detailed, dimensioned elevations and/or plans. Please submit plans no larger than 11" x 17" format.

In addition, the following are also required for applications for new structures and for additions:

- ☐ Certified plot plan of existing site, including a dimensioned footprint of all existing buildings, parking areas, and driveways.
- ☐ Streetscape elevation at 1/8th scale showing relative heights and distances of the surrounding buildings in comparison with any proposed new construction.

An application is considered incomplete without sufficient accompanying plans and drawings. **Incomplete applications will be returned to the applicant and will not be scheduled for Commission review.** Completed applications should be returned to the Commission office by the application deadline (see filing schedule).

Public Notices

The Commission shall place public notices in a newspaper of general circulation at the expense of the Applicant. The Applicant will be billed directly by the newspaper.

Certificates

A Certificate must be issued before a building permit can be obtained and before work can begin in the Mount Auburn Street Historic District. The approved Certificate shall expire one year from the time of issuance unless otherwise extended by the Commission.

Alterations Exempt from Full Commission Review

The following types of categories, structures or architectural features are exempt from full Commission review, **but nonetheless require a completed application and the issuance of a Certificate of Nonapplicability:**

1. Terraces, walks, sidewalks, driveways, street lighting and traffic lighting provided that any such structure is substantially at grade level;
2. Storm doors and storm windows, screens, and window air conditioners;
3. The color of paint;
4. The color of materials used on roofs; and
5. The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence;

6. The ordinary maintenance, repair or replacement of any exterior architectural feature which does not involve a change in design, material, or the outward appearance thereof or landscaping with plants, trees or shrubs.

Definitions:

To alter, alteration: To rebuild, reconstruct, restore, remove, demolish or other similar activities, including a change in exterior color.

Building: A combination of materials forming a shelter for persons, animals or property.

Certificate of Appropriateness: The certificate issued by a commission if it determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the district.

Certificate of Non-applicability: The certificate issued by a commission if it determines that the construction or alteration for which a certificate of appropriateness or a certificate of non-applicability has been filed does not involve any exterior architectural feature or involves an exterior architectural feature which is not subject to review by the commission.

Certificate of Hardship: The certificate issued by a commission if it determines that owing to conditions especially affecting the building or structure involved, but not affecting the historic district generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this ordinance. A certificate of hardship shall also be issued by the commission in the event that it fails to make a determination on an application within sixty (60) days after the filing of an application, or such further time as has been allowed in writing by the applicant.

Commission: The Watertown Historic District Commission.

To construct, construction: To build, erect, install, enlarge, move and other similar activities.

District: The Mount Auburn Street Historic District established pursuant to Massachusetts General Laws, Chapter 40C and Historic District Ordinance 0-2002-16, which is described on a plan known as "Proposed Mount Auburn Street Area, Watertown Historic District", dated March 1, 2000, filed with the Town Clerk and the South Middlesex Registry of Deeds.

Exterior architectural features: Such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

Sign: Any symbol, design, or device used to identify or advertise any place of business, product, activity or person.

Structure: A combination of materials other than a building, including a sign, fence, wall, terrace, walk or driveway, and all supporting assemblies, supporting structures, equipment and facilities ancillary or accessory to antennae and wireless communication equipment.

137-151 MT AUBURN ST LLC
COMMERCIAL REAL ESTATE INVESTMENTS
98 LANCASTER TER
BROOKLINE, MA 02446

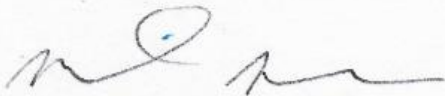
November 18, 2024

To whom it may concern,

I give my permission for R&C Pet Grooming to erect a sign on the building at 147 Mt Auburn St.
Watertown, MA

Should you require further information, please let me know.

Thank you.



Marcel Sander
Owner
617-256-0660



RC Pet Grooming
(617) 256-0660

Sign Placement

Mounted in mortar to preserve brick façade.

Sample sign design based on description.

Prepared by the Planning and Zoning Division.



Town of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Historic District Commission
Tel: (617) 972-6426 • Fax: (617) 972-6484

Filing Number: _____

As owner or authorized trustee of the property at 72 Mount Auburn Street, Watertown, Massachusetts 02472 in Watertown, Massachusetts, I hereby make application to the Watertown Historic District Commission for issuance of a Certificate of (check one): (☒) Appropriateness, (☐) Nonapplicability, or (☐) Hardship for the alteration, construction, or demolition described below:

The existing building is a two-and-a-half story, wood-frame, gabled-roof structure, originally built ca. 1830. It has been used as mixed-use with office and a dwelling unit. It is sited on a corner lot at the intersection of Mount Auburn Street and Summer Street. The topography slopes approx. ten feet from the high point (where the structure is located) to a low point on Summer Street. The majority of the lot area is asphalt paved surface parking.

The proposed work involves the construction of a multi-unit residence, while leaving the existing historic structure in place.

The project team submits two design options for consideration and review by the Historic District Commission:

Option A (also referred to as Option 14): Detached Multi-Residence of 8 Units. All are two-bedroom, one bathroom. The proposed structure has a two story front wing facing Mount Auburn Street alongside the historic structure, and a three story rear wing at the bottom of the lot, nodding The Residences at Watertown Square down Summer Street. This is done to respect the scale of the existing structure. In terms of architectural expression, this option offers a quiet, contemporary aesthetic that serves as a backdrop for the strong presence of the historic house. The proposed new residential structure maintains a separation distance of at least ten feet from the existing house.

Option B (also referred to as Option 16): Attached Multi-Residence of 8 Units. Seven are two-bedroom and one is one-bedroom. This option borrows formal characteristics from the existing structure, such as the pitch of the gable roofs and the clapboard siding. To reduce the surface areas of vertical exterior walls, the top floor units are placed in the attic of the proposed structure, and ceiling headroom is achieved by the creation of roof dormers. The dormers also help in breaking the bulk of the main roof surfaces. The new addition is attached to the rear of the historic structure. A pedestrian walk from Mount Auburn Street to the main building entrance offers breathing space (and opportunity for windows) for both the historic structure and the new residence, while serving as a transition from the public street to the privacy of the residences. Variations in paint color help to make a distinction between the older structure and its younger, larger sibling.

If this is an application for a fence and/or a sign, please obtain review and sign-off from:

Zoning Enforcement Officer

Inspector of Building

Name of Property Owner or Condo Trust of Record: YOUNG CONSTRUCTION CO., INC., REAL ESTATE DESIGN & DEVELOPMENT

Mailing Address: 72 Mount Auburn Street, Watertown, Massachusetts 02472

Telephone: 617-744-5028 C: 617-448-3752 Fax: 617-744-5415

Email: yleepsi@gmail.com

Signature of Property Owner or Authorized Condo Trustee of Record (Required):

(Signed by Architect as authorized
by Property Owner)

Name of Applicant, if not Record Owner: Bennie Ber, AIA

Mailing Address: 2001 Beacon Street #211, Boston, Massachusetts 02135

Telephone: 617 285 1985

Fax: _____

Email: bber@nehkoodah.com

Multi-Family Residence 72 Mount Auburn Street, Watertown

Prepared for:

Young Construction Company, Inc.

youngconcompany.com

Prepared by:

Neh•Koo•Dah

2001 Beacon Street #211

Boston, Massachusetts 02135

nehkoodah.com

30 January 2025



NEH • KOO • DAH

Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts



Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts



Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts

Option A
(Internally Designated as Option 14)

Option 14	8 Units	Total	
Unit #	Net Area	Unit Type:	
Unit 11	851 sq ft	2 BR	
Unit 12	851 sq ft	2 BR	
Unit 13	851 sq ft	2 BR	
Unit 21	851 sq ft	2 BR	
Unit 22	851 sq ft	2 BR	
Unit 23	851 sq ft	2 BR	
Unit 32	851 sq ft	2 BR	
Unit 33	851 sq ft	2 BR	
		0 Studio Units	
		0 1 BR Units	
		8 2 BR Units	
		1 Affordable Required	

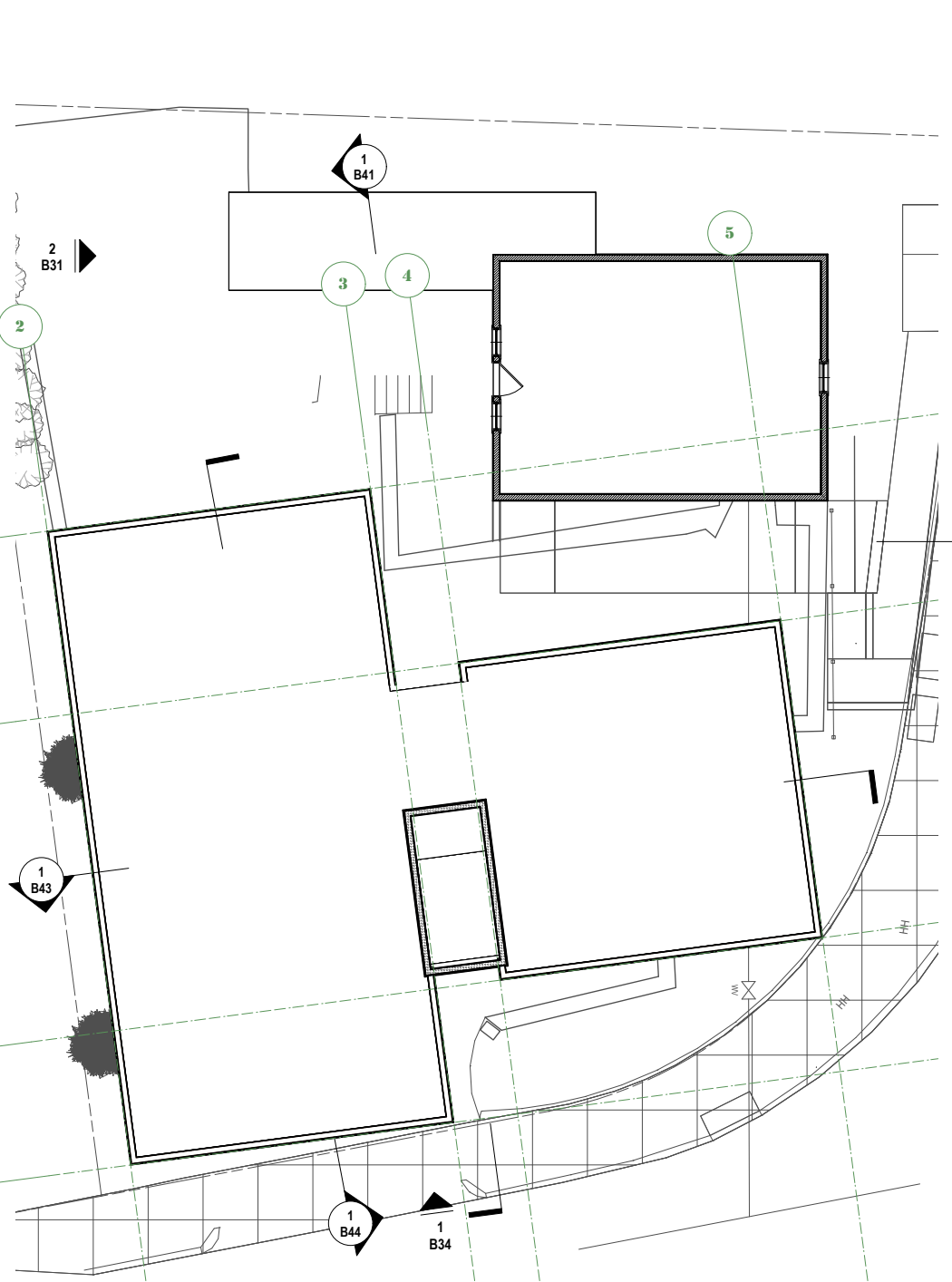
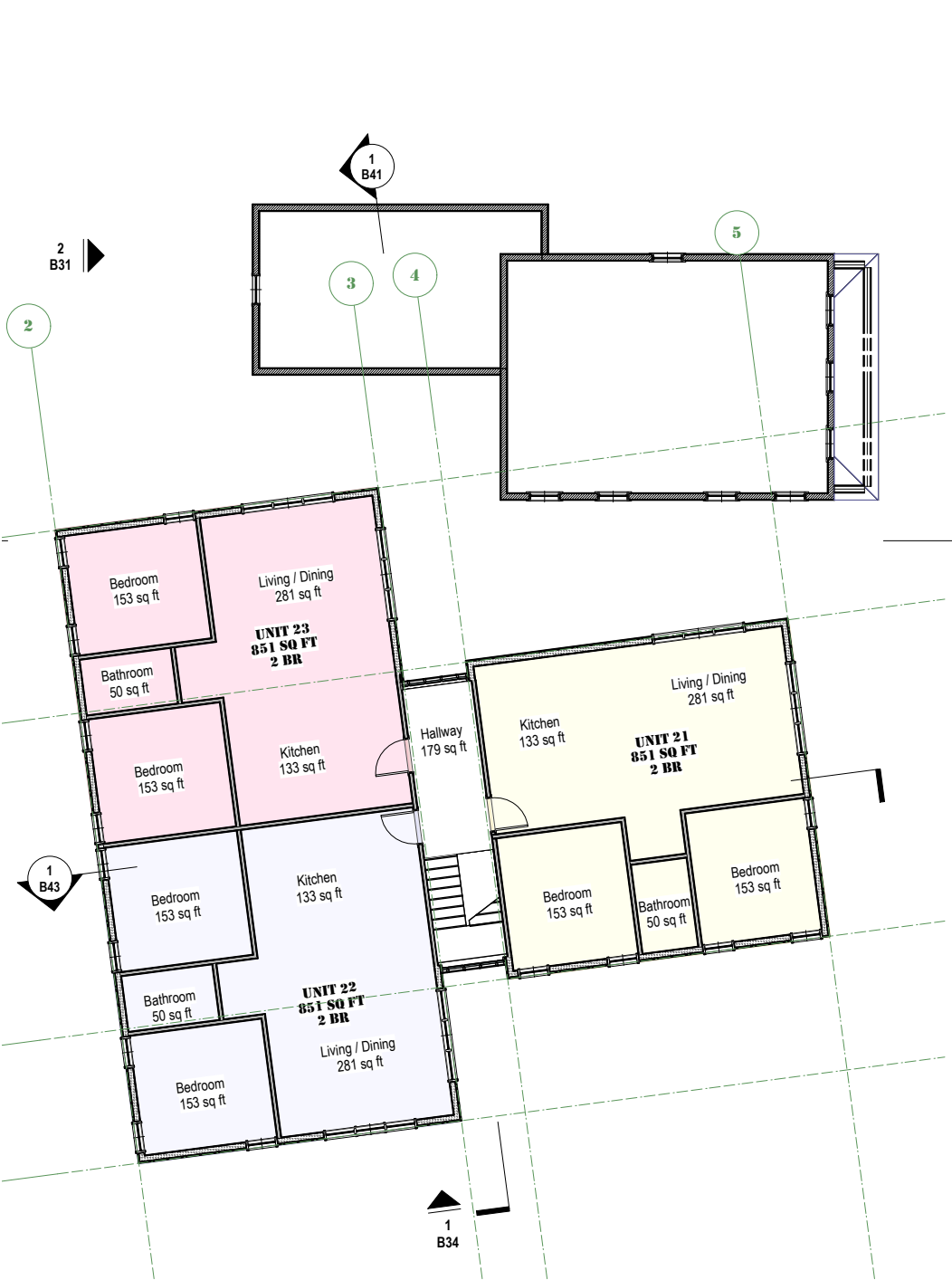
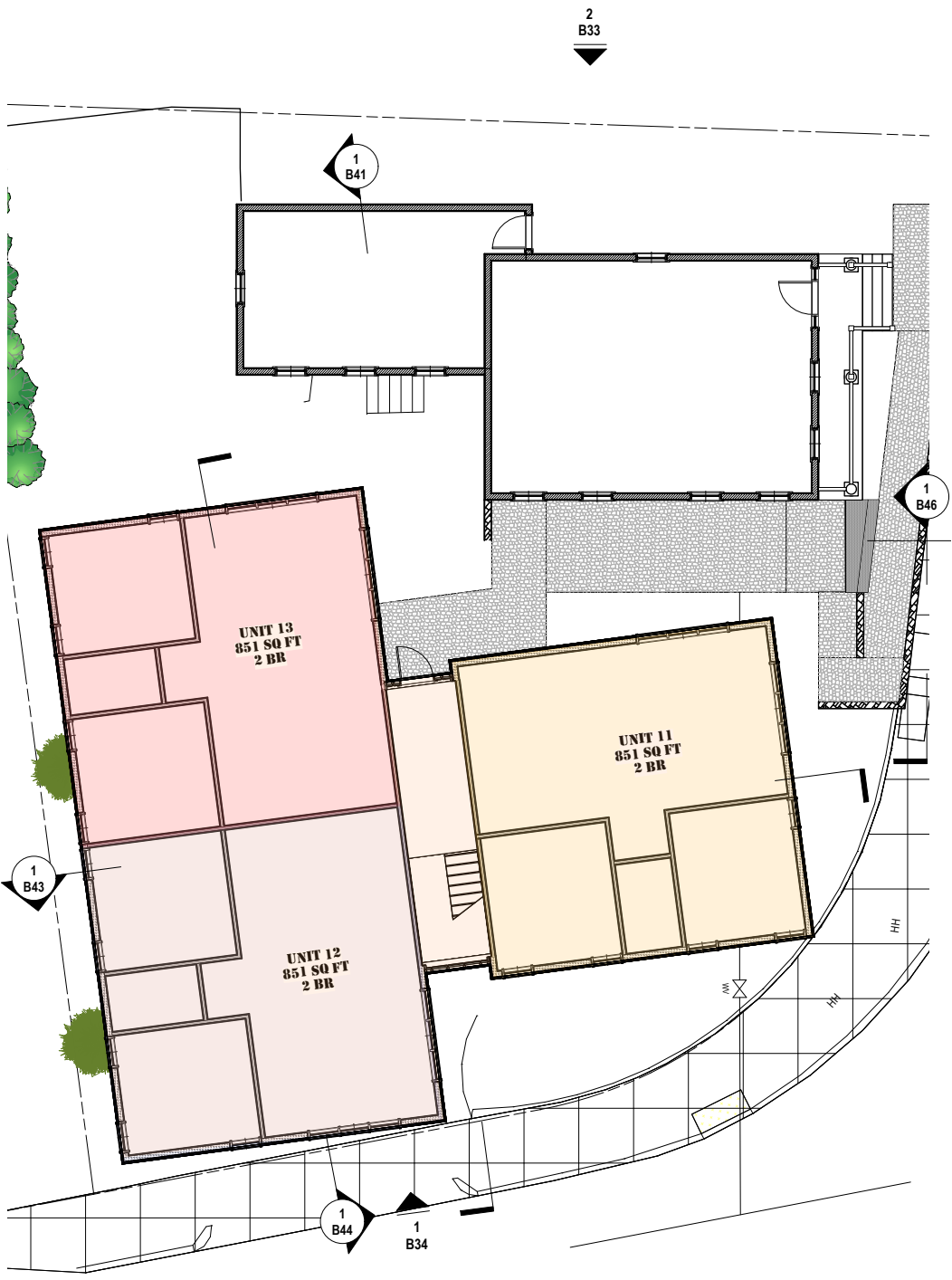
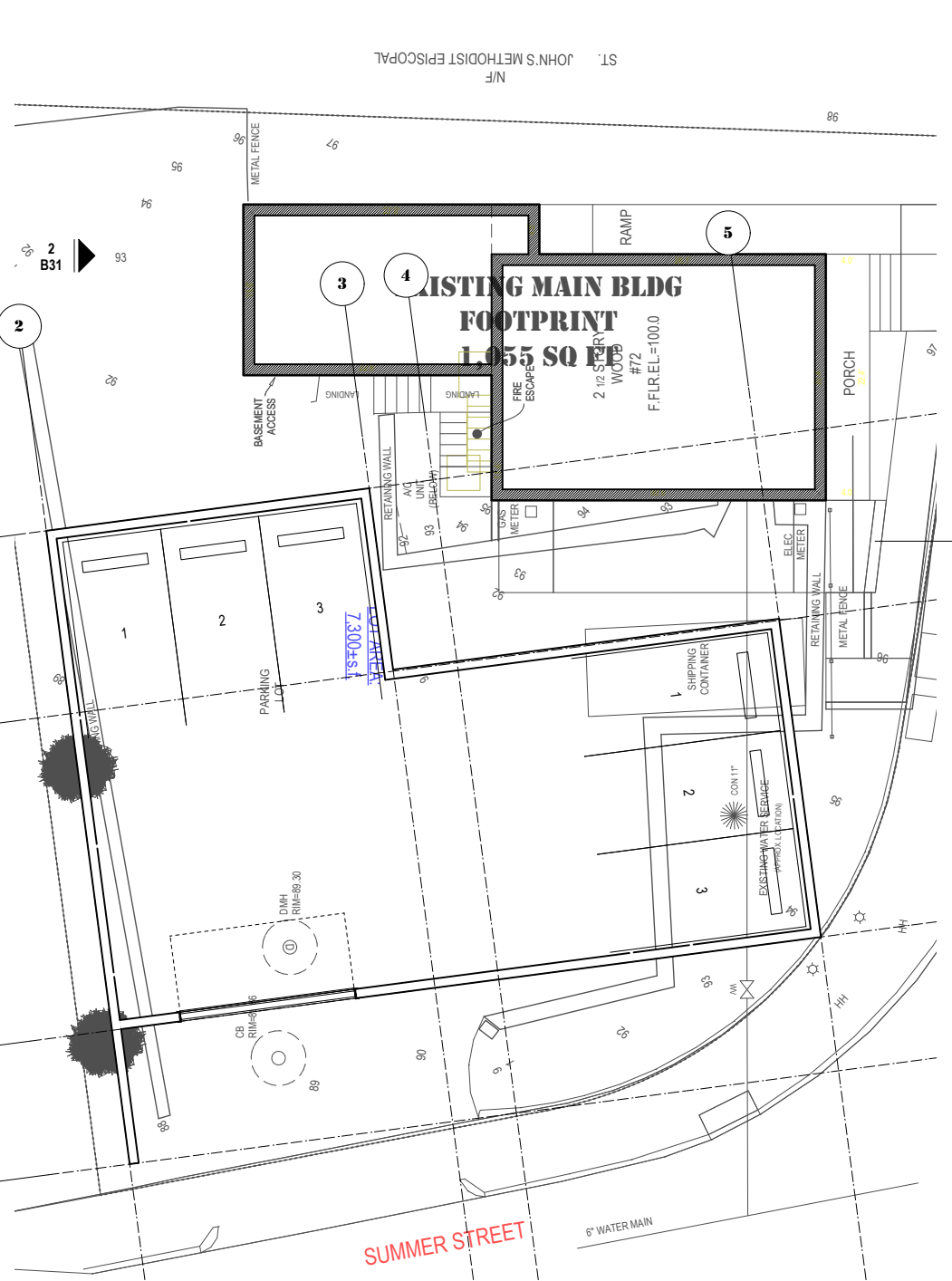
Option 14	3 Floors		
Floor	Gross Area		
Floor 1	2,741 sq ft		
Floor 2	2,741 sq ft		
Floor 3	1,894 sq ft		
	7,376 sq ft		

Option 14		
Number of Standard Spaces (including car lifts)	Number of Accessible Spaces	
6	0	



Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts

Option A
(Internally Designated as Option 14)



Option A
(Internally
Designated as
Option 14)



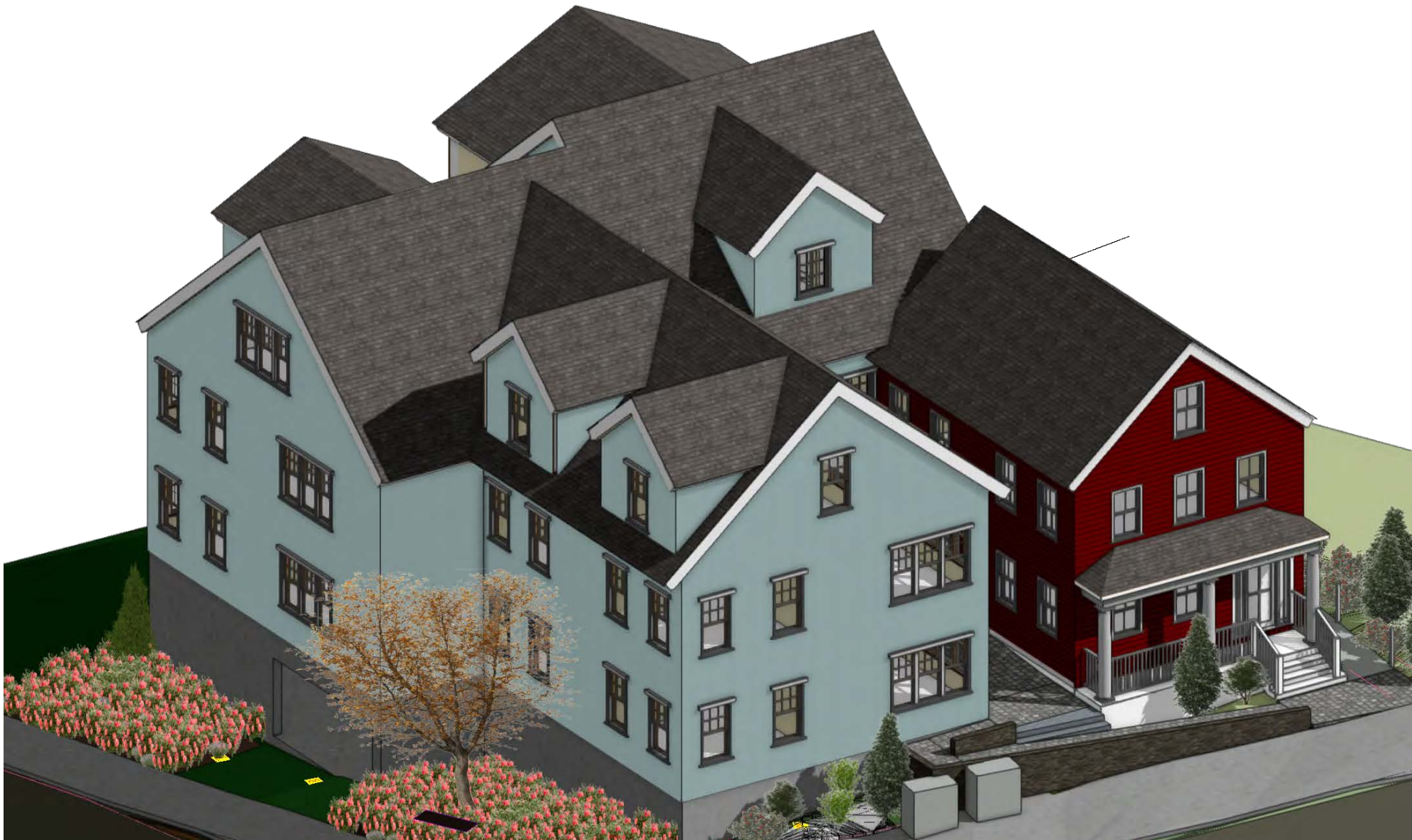
Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts

Option B
(Internally Designated as Option 16)

Option 16	8 Units	Total	
Unit #	Net Area	Unit Type:	
Unit 11	905 sq ft	2 BR	
Unit 12	1037 sq ft	2 BR	
Unit 13	994 sq ft	2 BR	
Unit 21	905 sq ft	2 BR	
Unit 22	1037 sq ft	2 BR	
Unit 23	1003 sq ft	2 BR	
Unit 31	1385 sq ft	2 BR	
Unit 32	744 sq ft	1 BR	
		0 Studio Units	
		1 1 BR Units	
		7 2 BR Units	
		1 Affordable Required	

Option 16	3 Floors		
Floor	Gross Area		
Floor 1	3,248 sq ft		
Floor 2	3,248 sq ft		
Floor 3	2,360 sq ft		
	8,856 sq ft		

Option 16		
Number of Standard Spaces (including car lifts)	Number of Accessible Spaces	
7	0	



Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts

Option B
(Internally
Designated as
Option 16)

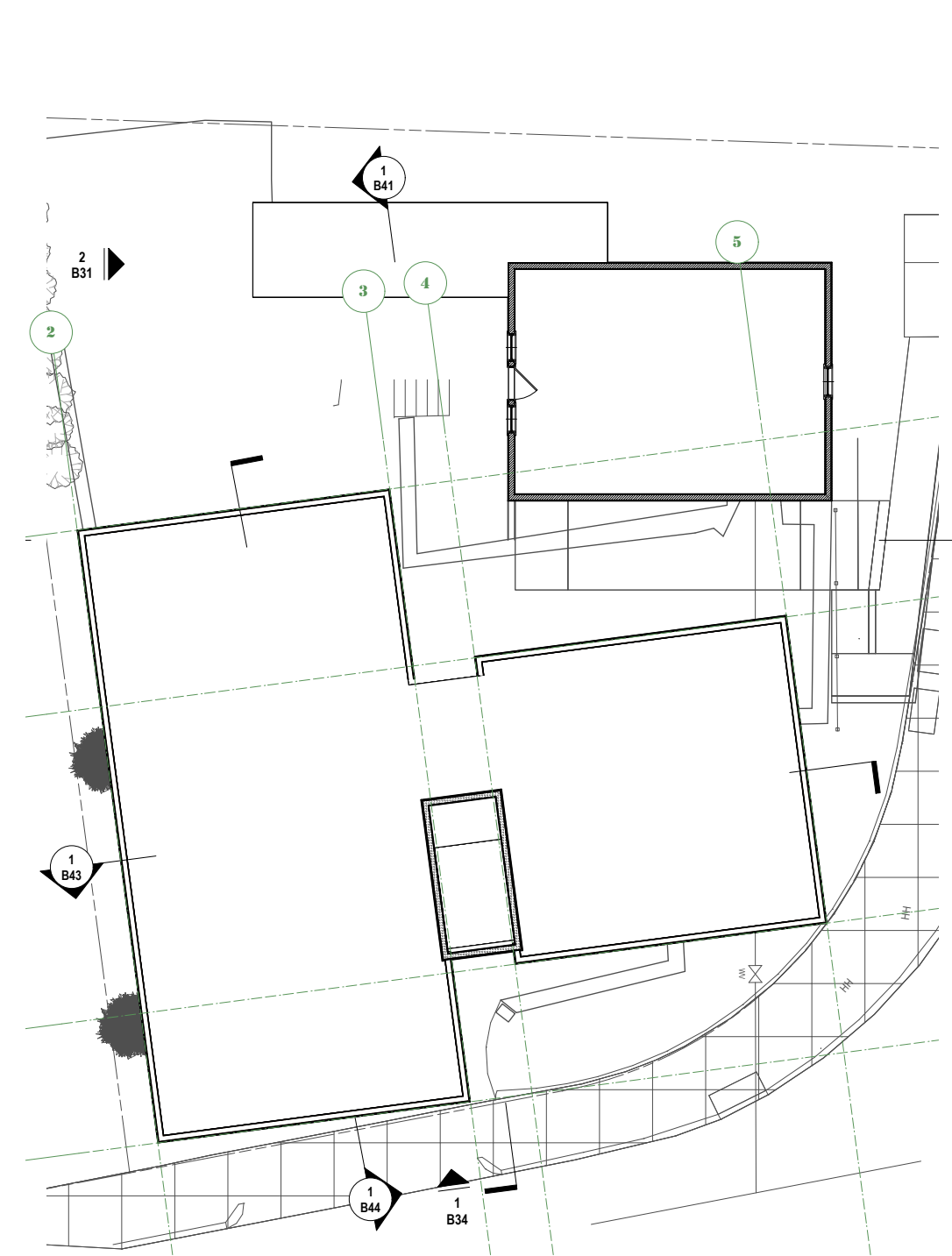
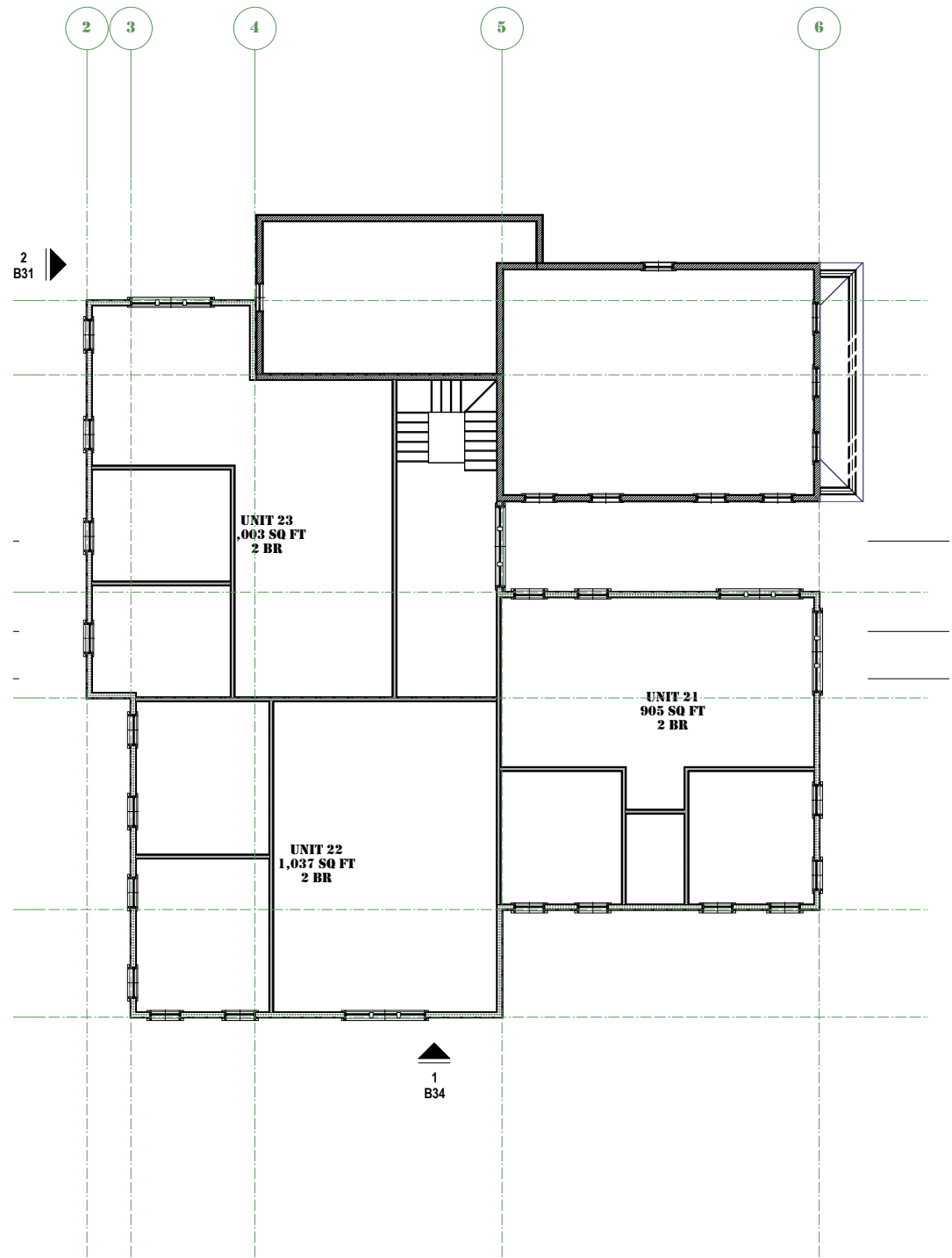
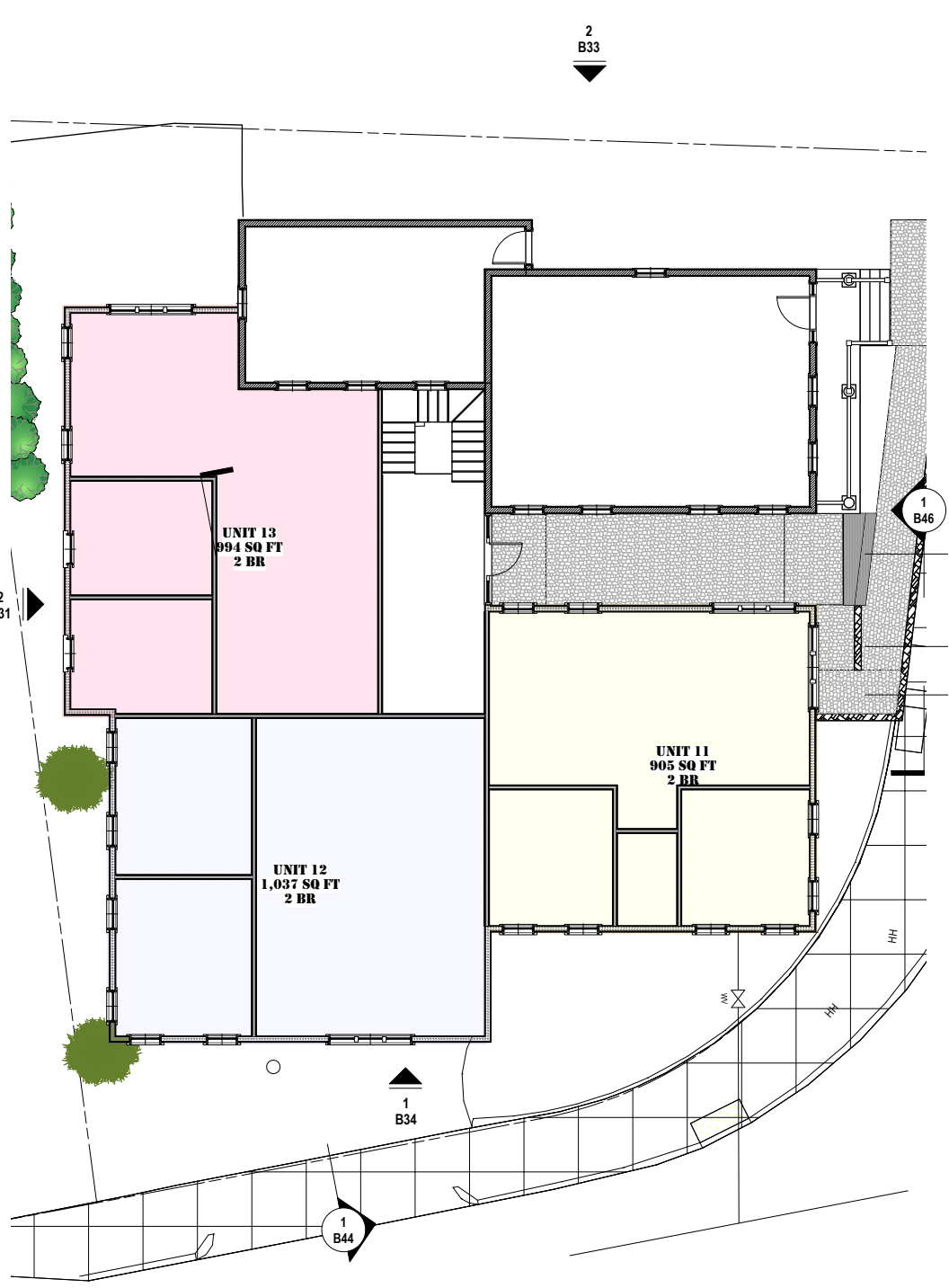
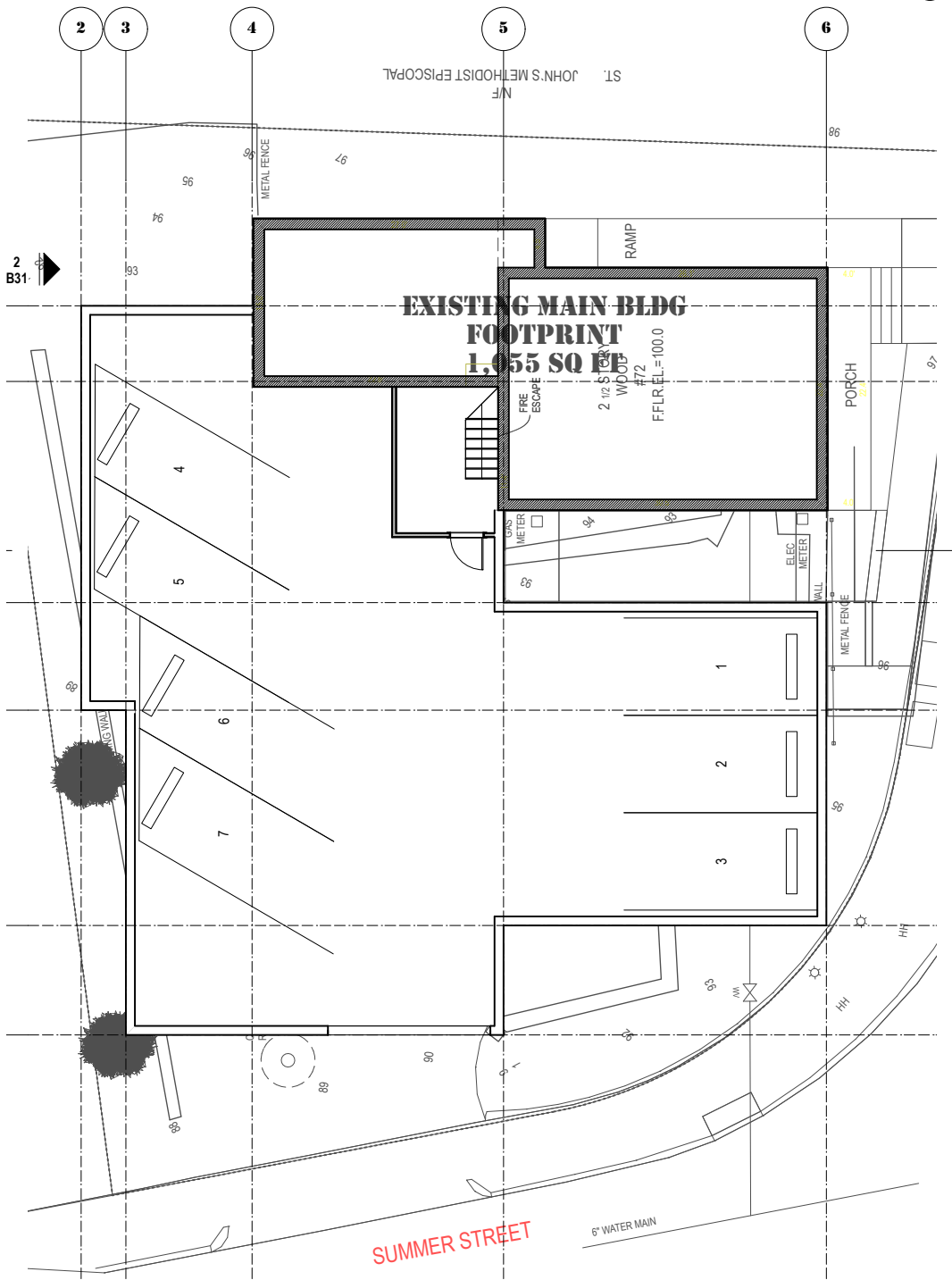
**LOT
7,300 SQ FT**

**EXISTING MAIN BLDG
FOOTPRINT
1,055 SQ FT**

**PROPOSED MAIN BLDG
FOOTPRINT
3,235 SQ FT**

- Landscaped area
- Existing accessibility ramp
- Existing main entry
- Existing front porch
- Proposed sloped walk (pavers)
- Public sidewalk
- Proposed main entry
- Granite steps
- Proposed sloped walk (pavers)
- Existing municipal traffic light control cabinet
- Landscaped area

Option B
(Internally Designated as Option 16)



1.1

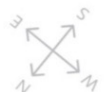
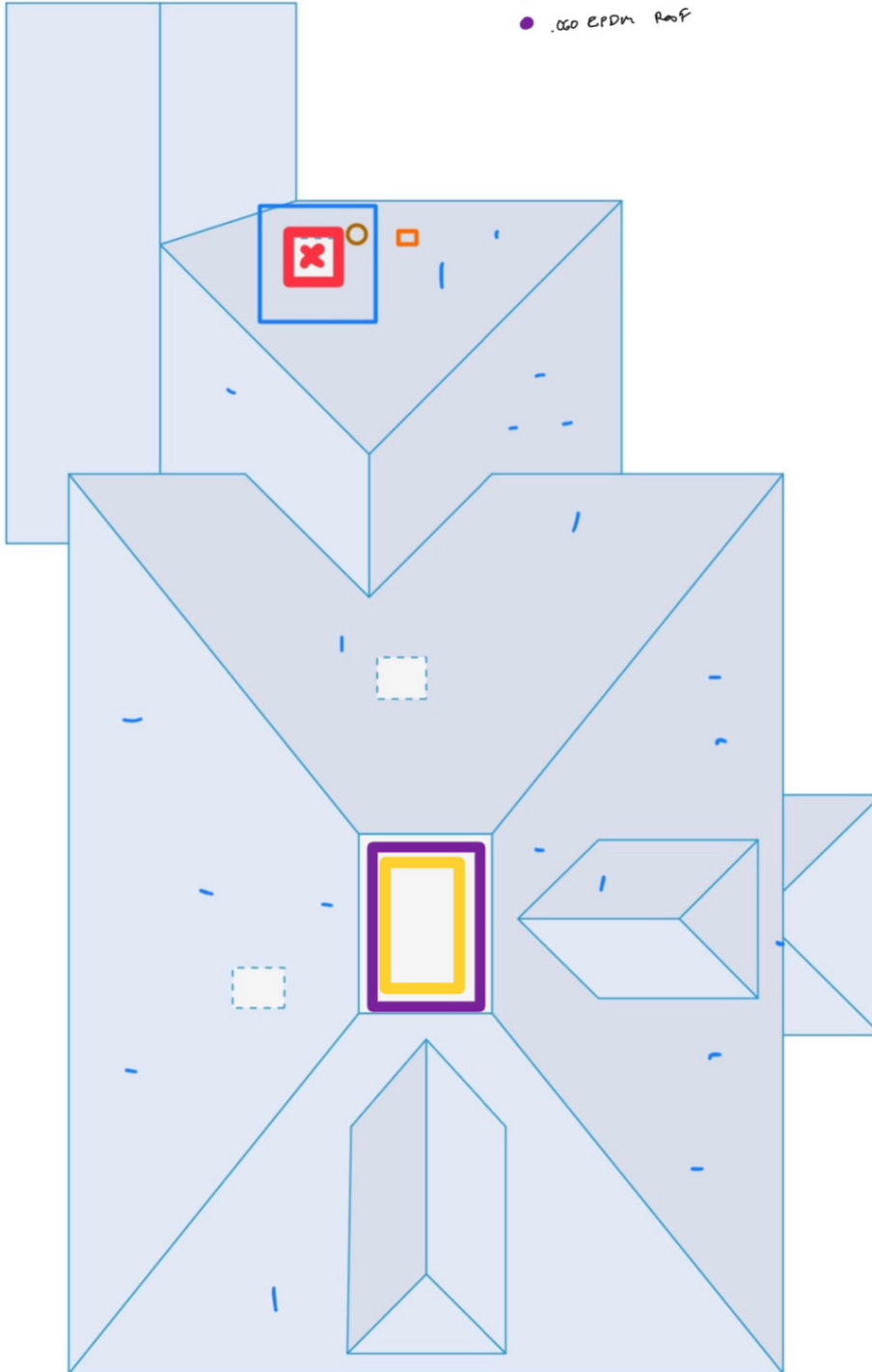


Prepared by  roofr

Diagram

6 Patten Street, Watertown, MA 02472

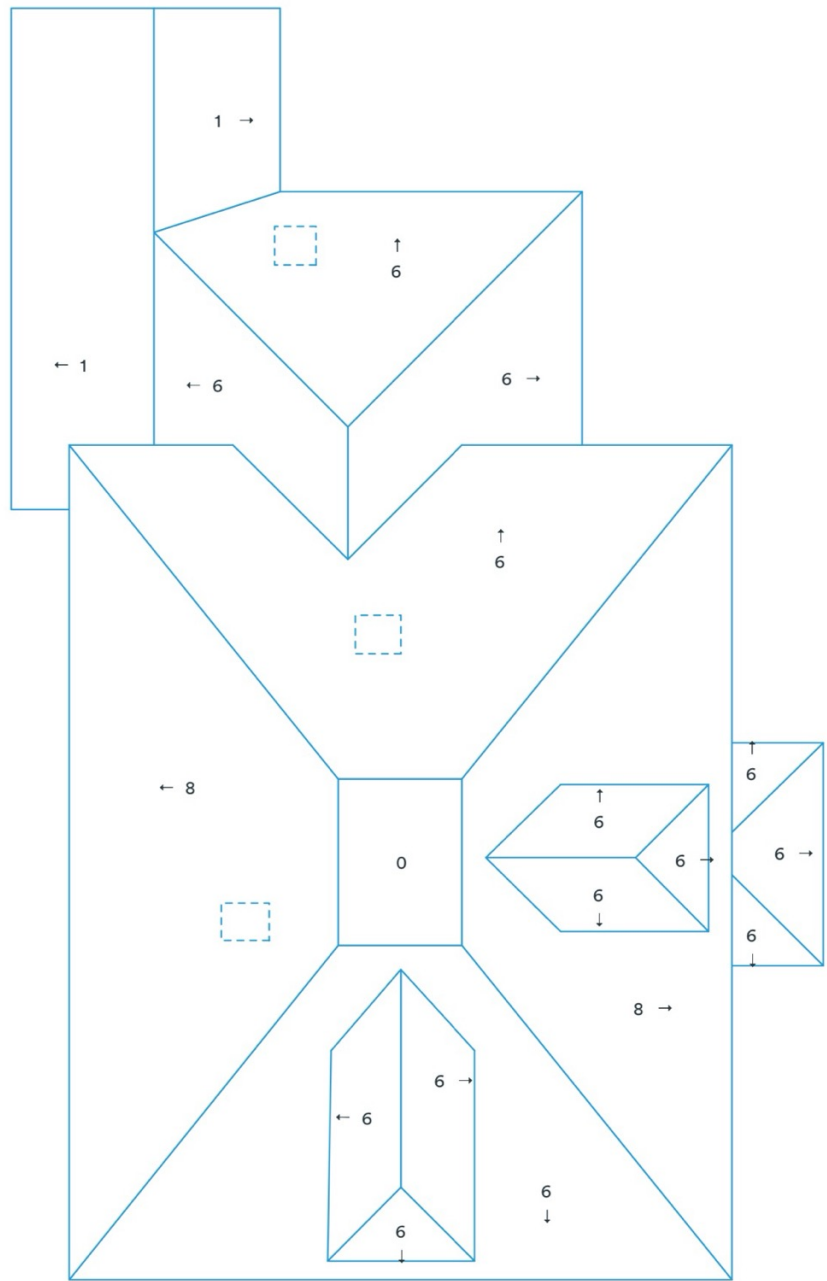
- Remove to Roofline
- Slate Repair
- 16oz High Boy
- Box VENT Install
- 1/2" Insulation Board
- .060 EPDM Roof



1.1

6 Patten Street, Watertown, MA 02472

5 of 7



Deleted facets are designated with a dashed line and do not have a pitch.

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5



Prepared by roofr



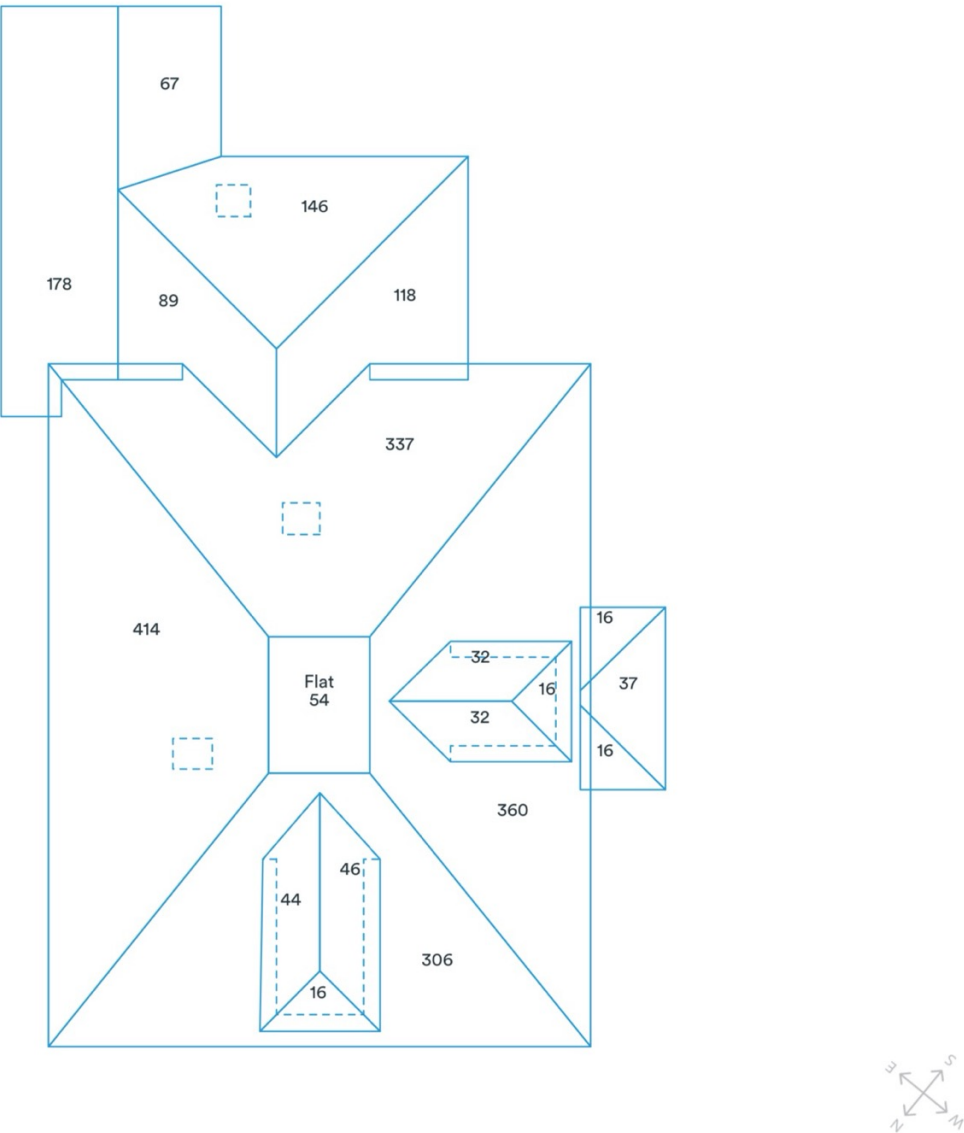
Prepared by roofr

Area measurement report

6 Patten Street, Watertown, MA 02472

Total roof area: 2316 sqft
Pitched roof area: 2262 sqft
Flat roof area: 53 sqft
Two story area: 0 sqft
Two layer area: 0 sqft

Predominant pitch: 6/12
Predominant pitch area: 1245 sqft
Unspecified pitch area: 0 sqft



Area measurements in diagram are rounded. The totals at the top of the page are the sums of the exact measurements, which are then rounded. Deleted facets (skylights, chimneys, etc.) are designated with a dashed line and are excluded from the calculations.

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1.3

Zoho CRM 2:17 PM Tue Jan 7

85%

6 Patten Street, Watertown, MA 02472.pdf

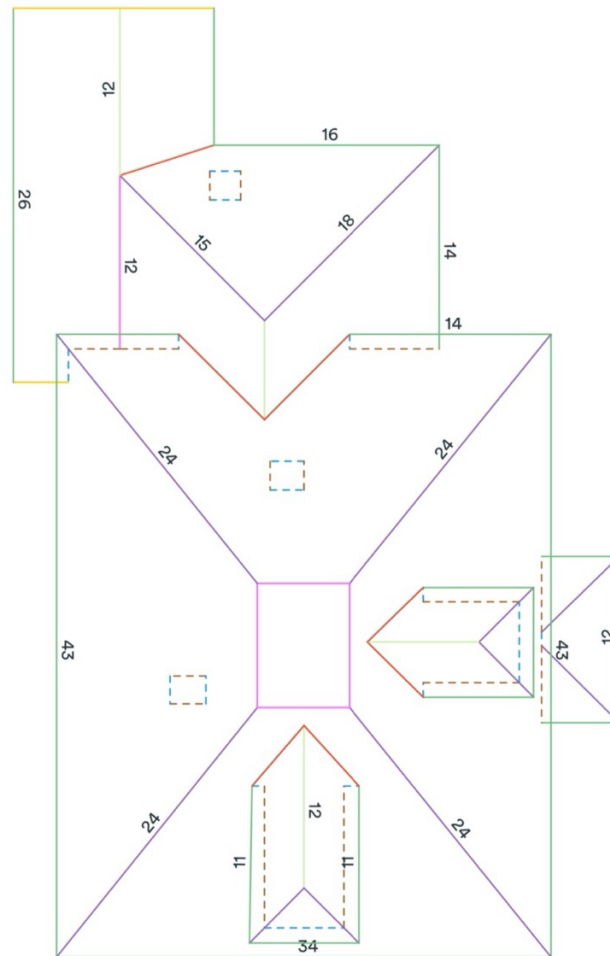


Prepared by roofr

Length measurement report

6 Patten Street, Watertown, MA 02472

Eaves: 277ft 10in	Valleys: 47ft 2in	Hips: 165ft 5in
Ridges: 36ft 9in	Rakes: 17ft 6in	Wall flashing: 32ft 7in
Step flashing: 71ft 7in	Transitions: 41ft 4in	Parapet wall: 0ft 0in
Unspecified: 38ft 1in		



Measurements in diagram are rounded up for display. Some edge lengths may be hidden from diagram to avoid overcrowding.

1.1



1.2



1.3



1.4



1.5



1.6



1.7



1.1



1.2



1.3





Town of Watertown

Administration Building
149 Main Street

Watertown, Massachusetts 02472

Historic District Commission

Tel: (617) 972-6426 • Fax: (617) 972-6484

Filing Number: _____

As owner or authorized trustee of the property at 6 Patten St.
in Watertown, Massachusetts, I hereby make application to the Watertown Historic District Commission for issuance of a Certificate of (check one): () Appropriateness, () Nonapplicability, or () Hardship for the alteration, construction, or demolition described below:

Pull down 20 courses of chimney. Inspect and report if chimney active. Board over rough opening and ice and water shield. Install 16oz Highboy to existing cast iron pipe. Install box vent for bathroom fan. install new EPDM - 1/2" insulation board to the Top Flat Roof. Inspect and report on deck beneath EPDM. Replace 6x Valleys (16oz "red" copper). Install 3' ice and water shield. Reinstall existing slates.

If this is an application for a fence and/or a sign, please obtain review and sign-off from:

Zoning Enforcement Officer

Inspector of Building

Name of Property Owner or Condo Trust of Record: Daniel Qiu

Mailing Address: 6 Patten St. Watertown, MA, 02472

Telephone: 6173190512 Fax: _____

Email: danielqiu22@gmail.com

Signature of Property Owner or Authorized Condo Trustee of Record (Required):

Name of Applicant, if not Record Owner: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Sold Job Checklist

Must Attatch All Following Before
Submitting Paperwork

Hot Spots	Income property
Owner Type	Couple
Number of Owners	2
Commission Rate	2
Selected Option	Better
Sold Amount	\$8,323
Customer Rating 1-10	5
Why?	Slow to decide - English is second language
Roof Type	B
Trade 1	Other
Cost 1	\$4,000
Trade 1 Difficulty	Chimney removal
Trade 2	Flat Roof
Cost 2	\$1,900
Trade 2 Difficulty	A
Trade 3	Slate Roof
Cost 3	\$2,423
Trade 3 Difficulty	X - fix all missing slates - board over and slate over rough opening for removed chimney
Promo(s) Used	N/a
Payment Method	Credit
Customer Quotes	Can't budget for the hips and valleys yet
CALL REP BEFORE PRECON	Matt Delosa (978-846-3782)
Potential AWO's	Hips and valleys

Attached Paperwork Checklist (For Accounting)

Write Yes/No for Attached Items Below
Deposit
Signature
Math Page
Pictures
Colored Roof Plan
Hot Spot (Photo of Hard Copy)
Other
Why is Info missing? (If none is, put no).

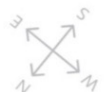
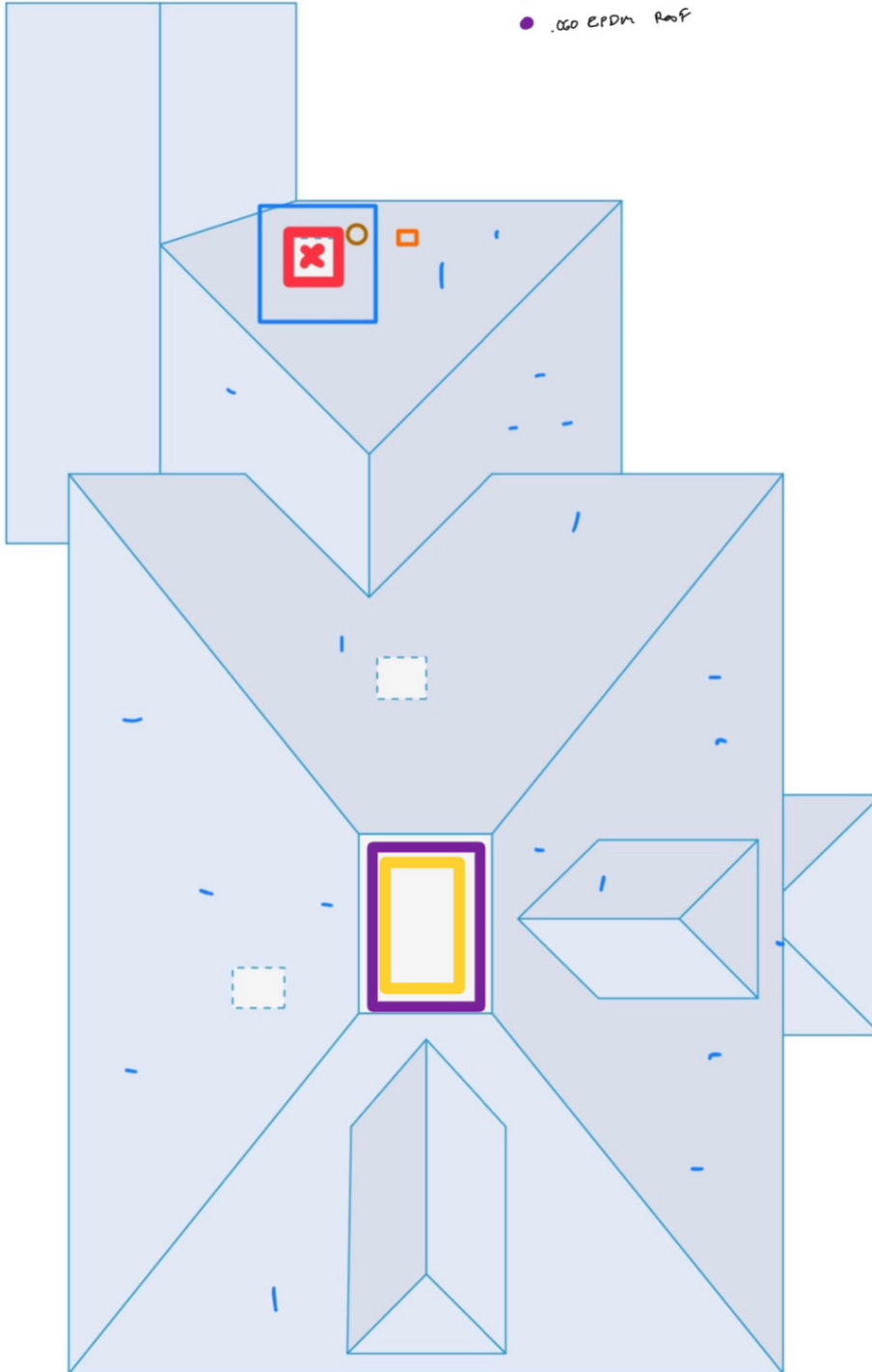




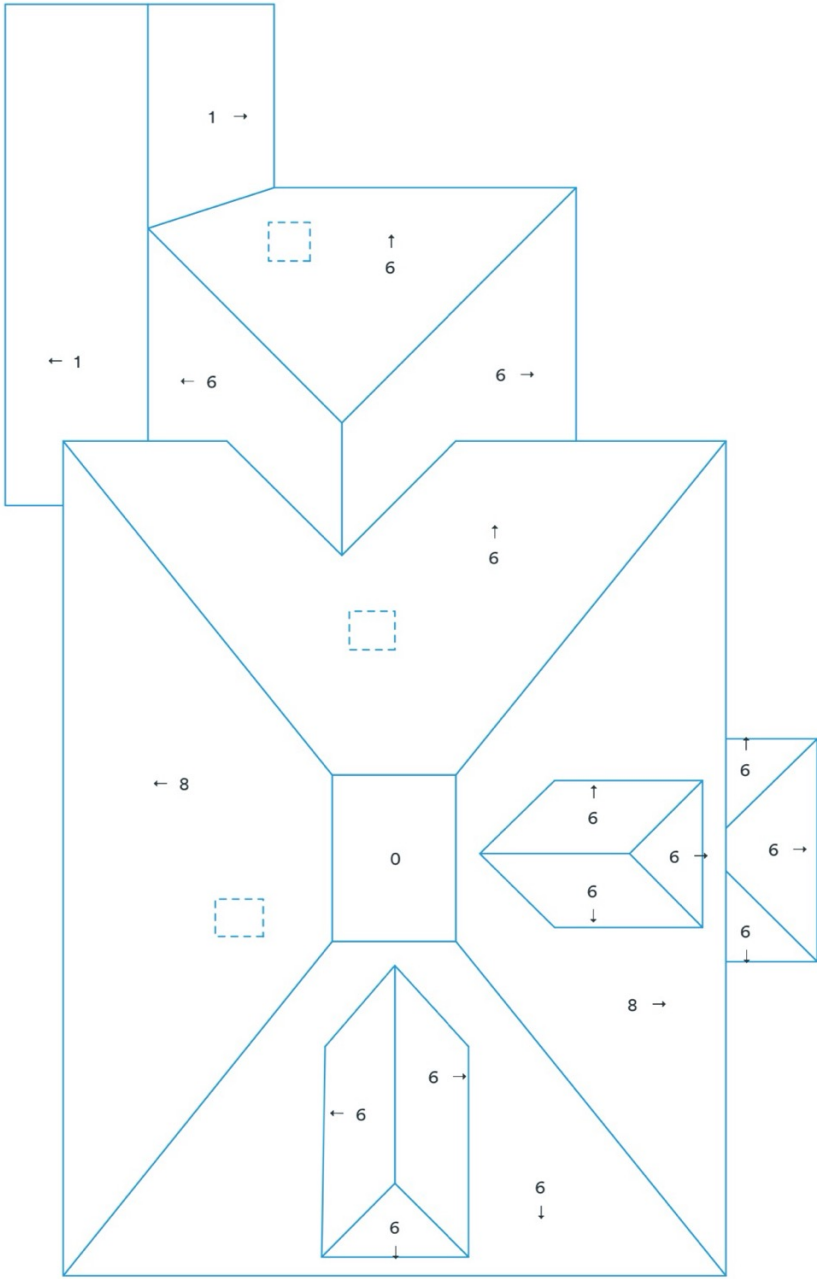
Diagram

6 Patten Street, Watertown, MA 02472

- Remove to Roofline
- Slate Repair
- 16oz High Boy
- Box VENT Install
- 1/2" Insulation Board
- .060 EPDM Roof



6 Patten Street, Watertown, MA 02472



Deleted facets are designated with a dashed line and do not have a pitch.

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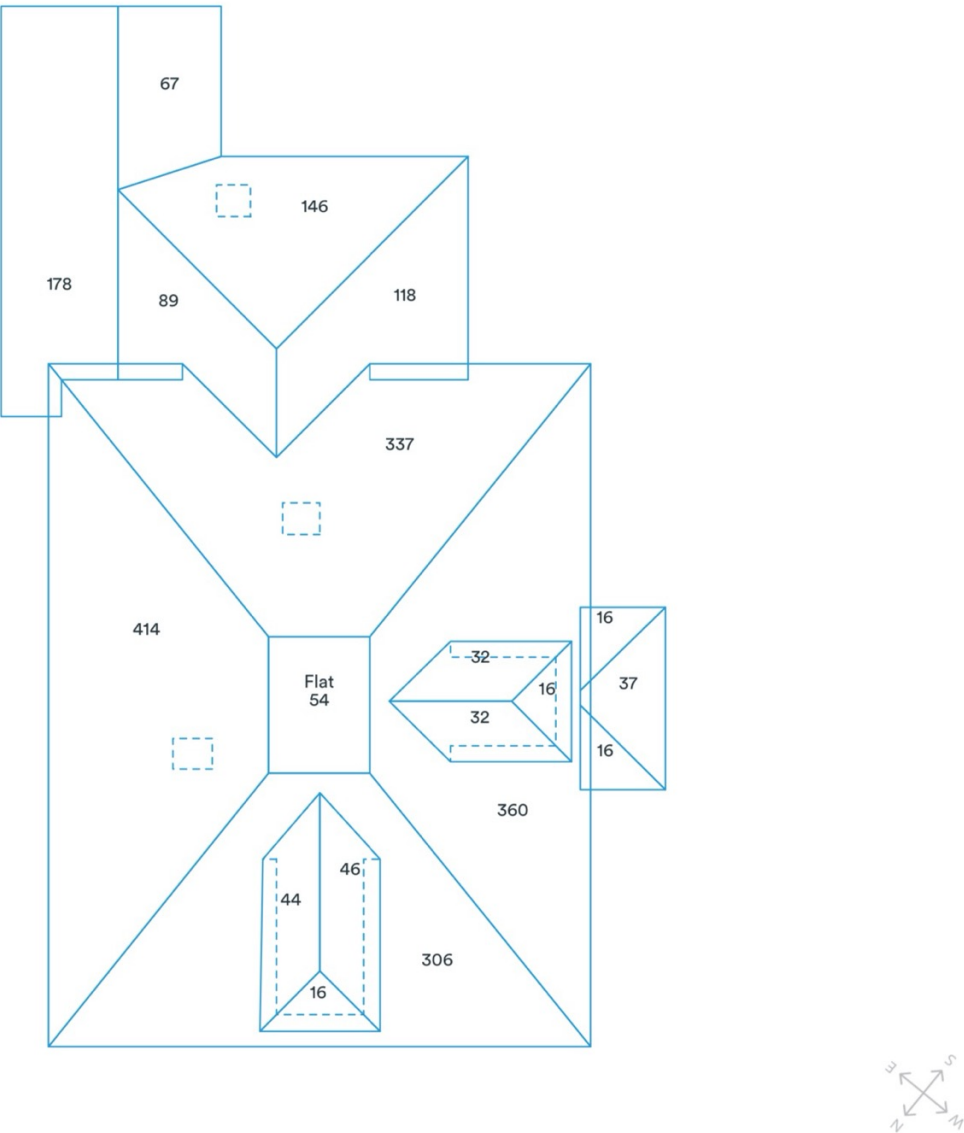
Prepared by roofr

Area measurement report

6 Patten Street, Watertown, MA 02472

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Area measurements in diagram are rounded. The totals at the top of the page are the sums of the exact measurements, which are then rounded. Deleted facets (skylights, chimneys, etc.) are designated with a dashed line and are excluded from the calculations.

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6 Patten Street, Watertown, MA 02472

-



1.1



1.2



1.3



1.4



1.5



1.6



1.7



1.1



1.2



1.3

