



Historic District Commission Meeting

Thursday, May 29, 2025 at 7:00 PM

Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2025, 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 May 29, 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. Acceptance of Minutes
 - A. Review and Acceptance of Minutes from February 22, 2025 Historic District Commission meeting.
- 2. Public Hearings
 - A. **265 Mt. Auburn St.** Marc Keepper and Peter Bedrosian, (owner: Peter Bedrosian and Jean Bedrosian) requests a Certificate from the Commission for installation of HVAC equipment to a site visible from the public way in the Historic District.
 - B. **72 Mt. Auburn St. Continued from April 24, 2025, meeting - 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.

Historic District Commission Members

Harvey Steiner
Chair
James Bensinger
Member

Linda Sternberg
Vice Chair
Robert Bloomberg
Member
Thomas Faust
Member

Elizabeth K. Hayes
Secretary
Jae Hyoungh Kim
Member



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

HDC 25-3
Filing Number: _____

As owner or authorized trustee of the property at 265 Mount Auburn Street (both units on Floors 1 and 2)
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:

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: Peter Bedrosian, Jean Bedrosian

Mailing Address: 265 Mount Auburn Street

Telephone: (617) 592-4081

Fax: _____

Email: pdbedros@gmail.com

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

Peter D. Bedrosian 4/28/2025

Name of Applicant, if not Record Owner: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

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.

Watertown Historic Commission District Application

Date: 2025 April 2025

Applicants: Peter Bedrosian and Jean Bedrosian

Written description of the work to be done, including any anticipated repair or replacement for related rehabilitation (use application form provided):

General work & equipment description from the contractor, 128 Plumbing, Heating, Cooling & Electric:

Installation of Heat Pumps for more efficient heating and cooling. This is accomplished with the installation of a Mitsubishi Hyper Heat Multi Zone System

This option includes the supply and installation of a new high-efficiency ductless heating & cooling system with 4 indoor mini-split units and 1 outdoor condensing unit(s) per floor/unit in the building.

Mitsubishi Equipment list (per floor/unit):

- (1)- MXZ-SM36NAMHZ Mitsubishi hyper heat condenser with inverter technology
- (1) - MSZ-GS15NA Mitsubishi wall-mounted unit in the living room.
- (2) - MSZ-GS09NA Mitsubishi wall-mounted unit in the bedrooms.
- (1) - MSZ-GS06NA Mitsubishi

Interior Work:

Installation of heat pumps (mini-splits), wiring and connections to the outside channels for wiring and water/condensation drainage.

Exterior Work:

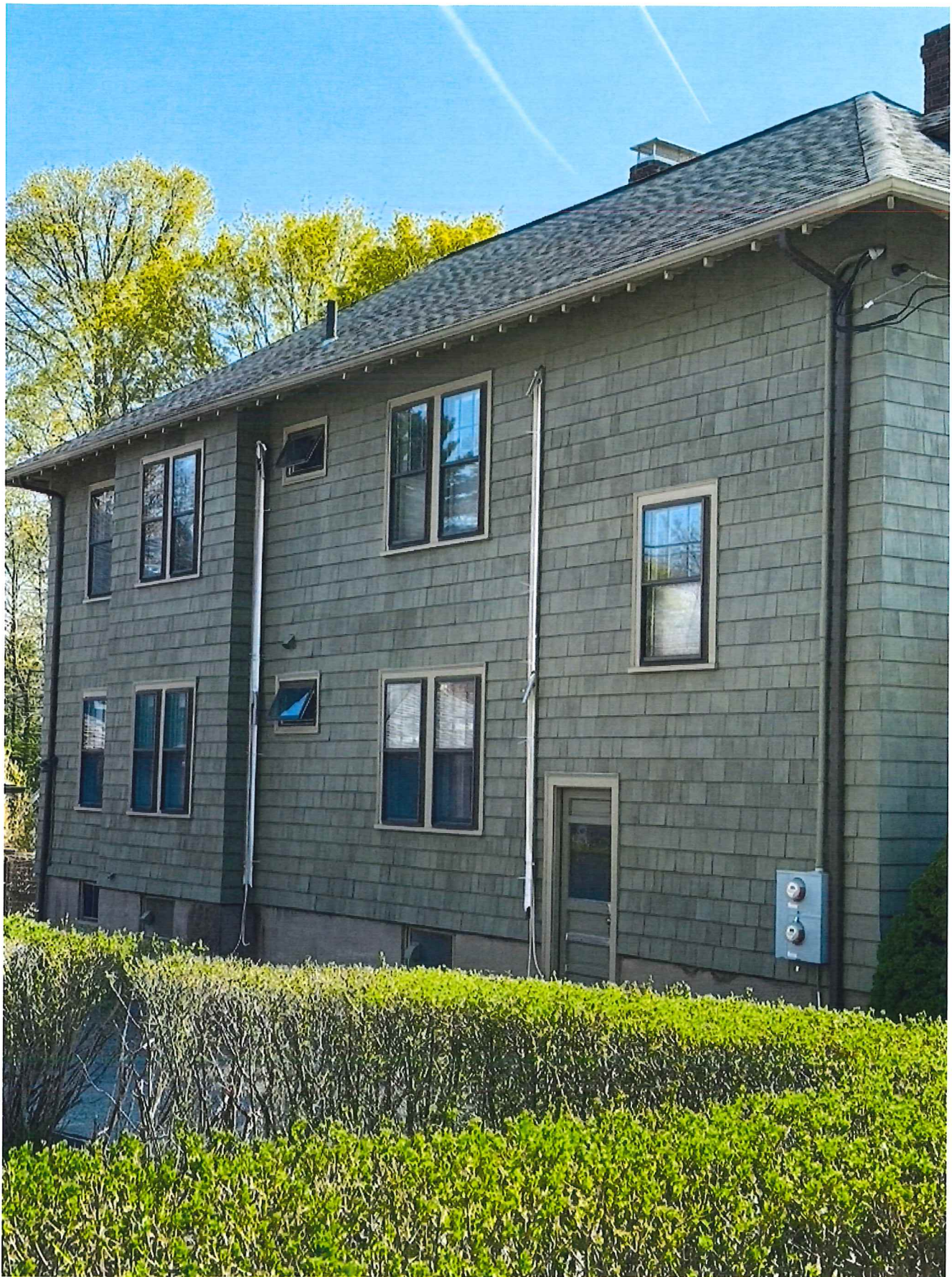
Connections to the 4 mini-splits per floor/unit will mean an outside channel will be installed for the wiring and connections to the condenser. The channels will resemble or mimic gutter downspouts in size, shape and location(s), but will be painted the same paint shade as the stained red cedar shingles. The intent is to reduce the channels' visibility as much as possible. The channels have already been primed and painted with paint matched to the existing stain on the existing wood shingles.

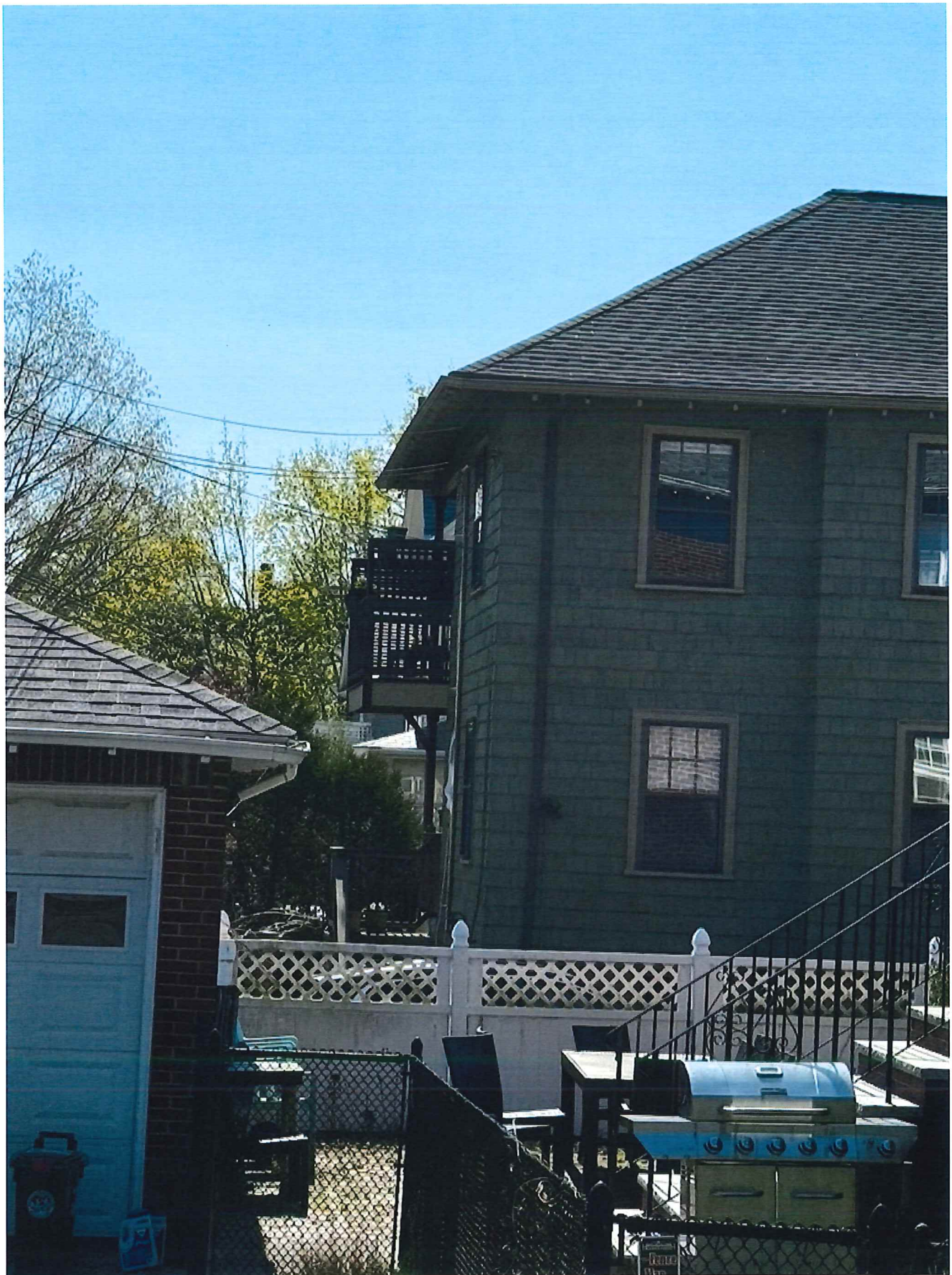
The 2 condenser units will be located underneath the sun room and dining room windows. (See below for photos.) It is a corner that will not be visible to any public egress (sidewalk or road view).

Photographs of the house are included below to confirm the location of the channels, the proposed location for the condensers, their respective visibility from public views, as well as the pre-painted channel covers (to confirm the color matched to the cedar shingle stain).























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

29 May 2025



Current State Aerial View

**Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts**



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): (x) 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 it 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: ylepsi@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

O:\Clerk Files\Historic District\HDC Forms for Filing an Action\HDC Application-2014.doc

Goals of Meeting

- Obtain a Certificate of Appropriateness from the Historic District Commission.



Goals of Project

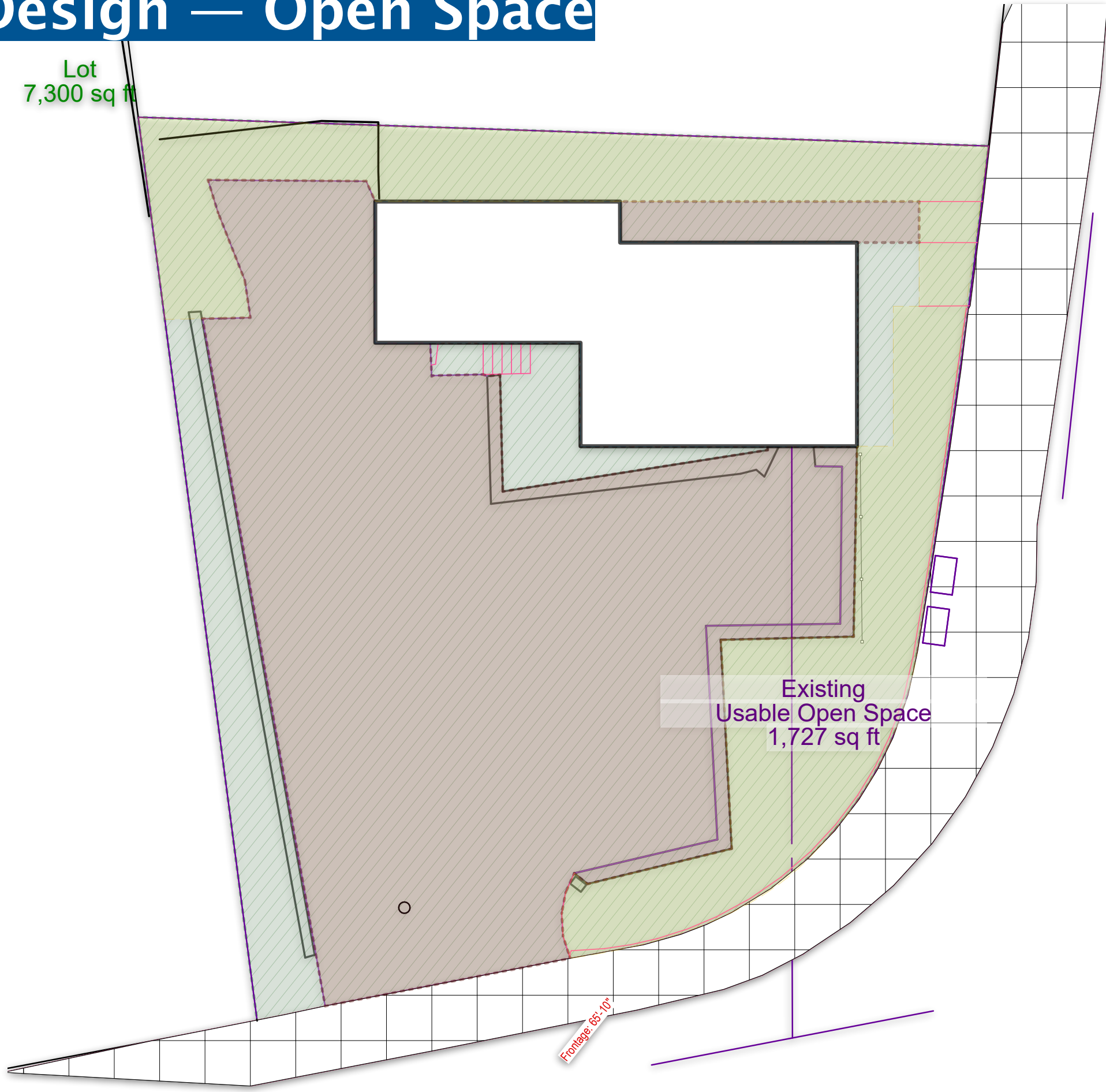
- Develop multi-family residence at 72 Mount Auburn Street alongside an existing historic structure;
- Preserve the existing historic structure as a character-giving element in the district.
- Encourage growth, development, and improvement, and enhance the urban, cultural, aesthetic, and historic richness of Watertown Square.



Existing Conditions

NEH • KOO • DAH

Proposed Design — Open Space



Existing



Proposed

Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts

Existing Conditions Photographs



Front View of Historic House



View Down Mount Auburn Street



View of Historic House and Summer Street Intersection

Existing Conditions Photographs



Intersection of Mount Auburn Street and Summer Street

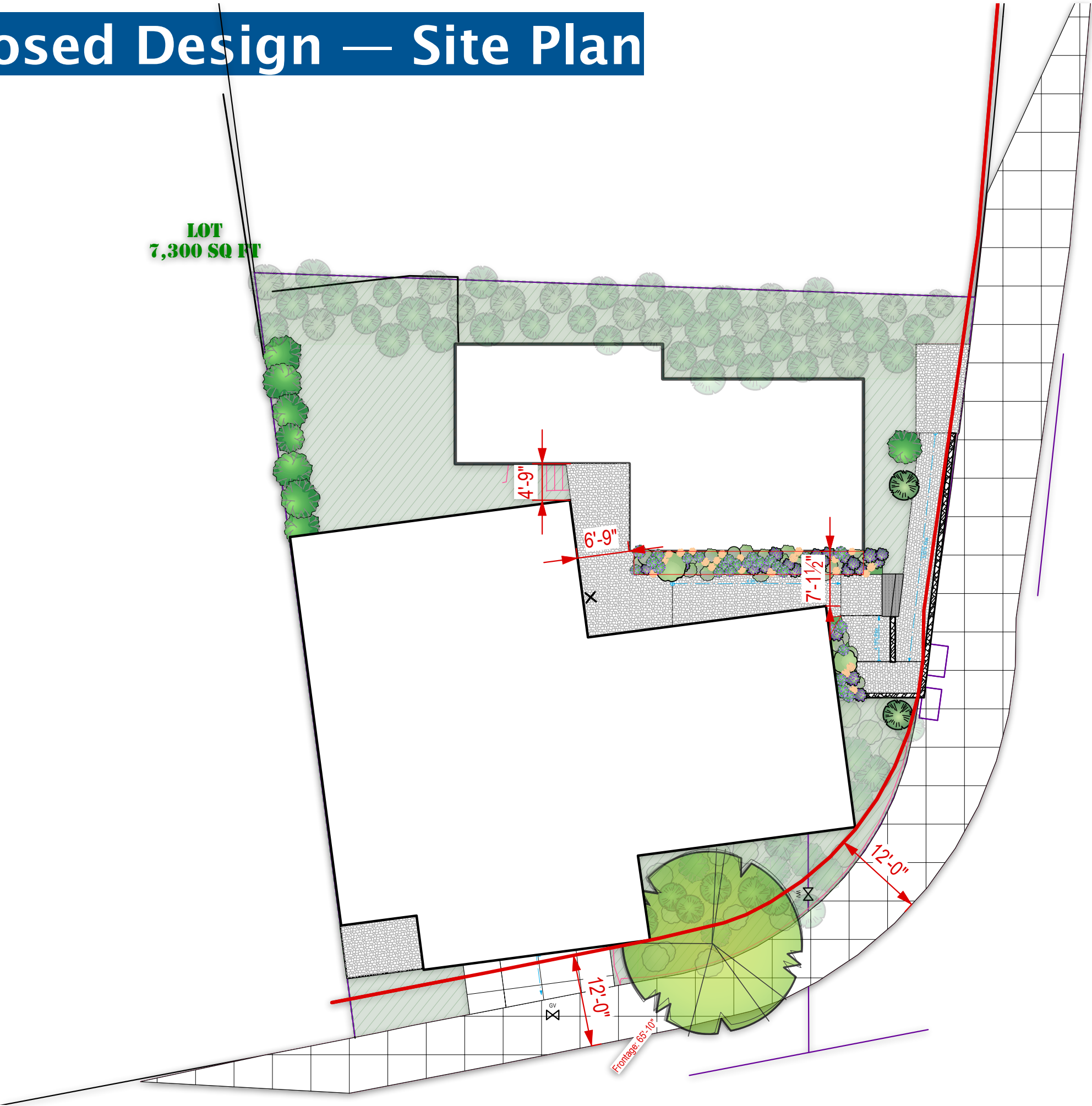


View of Proposed Site of Addition



View from Summer Street

Proposed Design — Site Plan



Site plan



Interstitial Space — View from Mount Auburn Street

Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts

Proposed Design

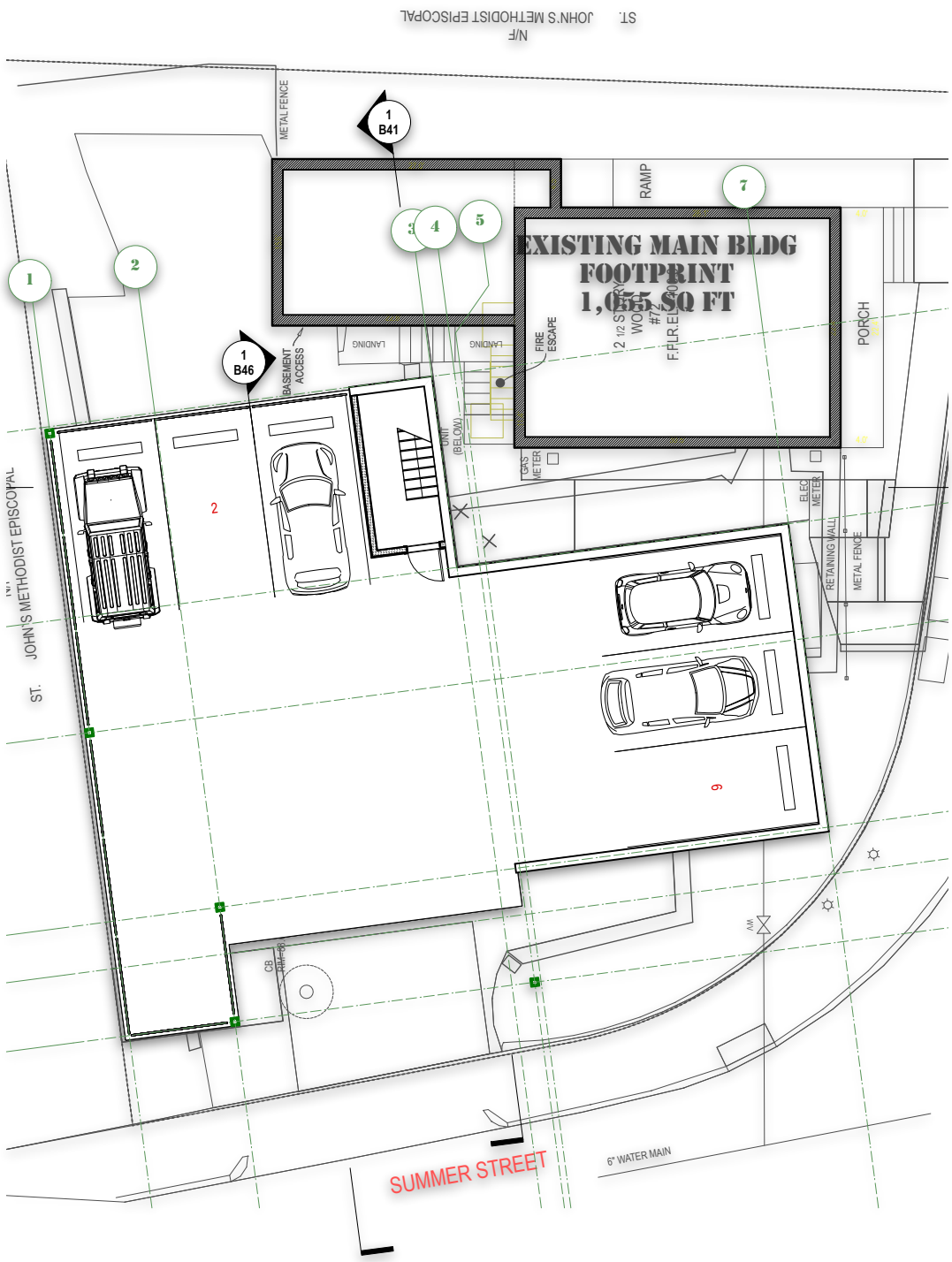
Option 17	8 Units	Total	
Unit #	Net Area	Unit Type:	
Unit 1	871 sq ft	2 BR	
Unit 2	851 sq ft	2 BR	
Unit 3	851 sq ft	2 BR	
Unit 4	875 sq ft	2 BR	
Unit 5	851 sq ft	2 BR	
Unit 6	851 sq ft	2 BR	
Unit 7	851 sq ft	2 BR	
Unit 8	851 sq ft	2 BR	
		0 Studio Units	
		0 1 BR Units	
		8 2 BR Units	
		1 Affordable Required	

Option 17	3 Floors		
Floor	Gross Area		
Floor 1	2,808 sq ft		
Floor 2	2,805 sq ft		
Floor 3	1,870 sq ft		
	7,483 sq ft		

Option 17		
Number of Standard Spaces (including car lifts)	Number of Accessible Spaces	
6	0	



Proposed Design — Floor Plans



Parking Level Plan



First Floor Plan



Second Floor Plan

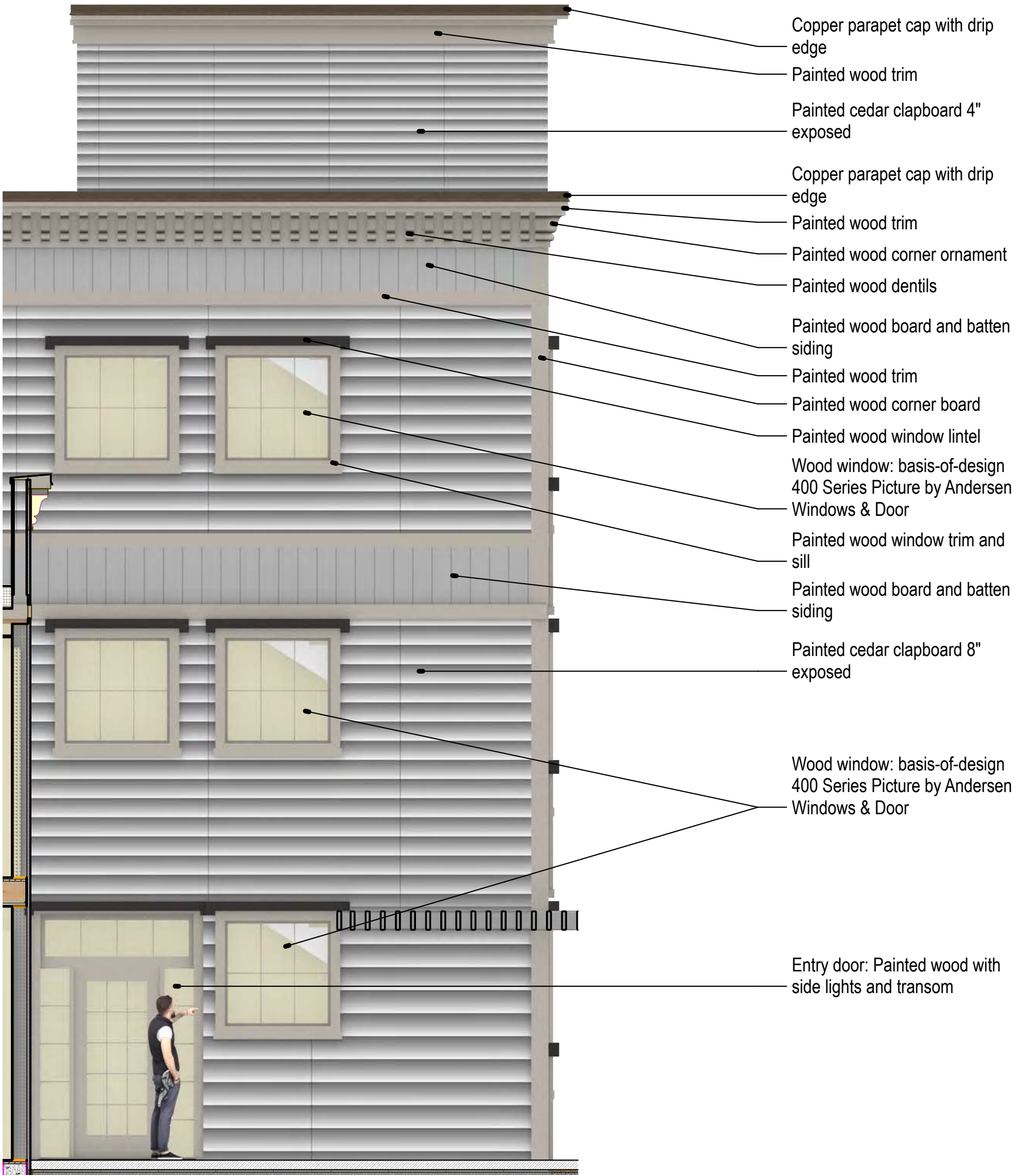


Third Floor Plan

Proposed Design — Elevations



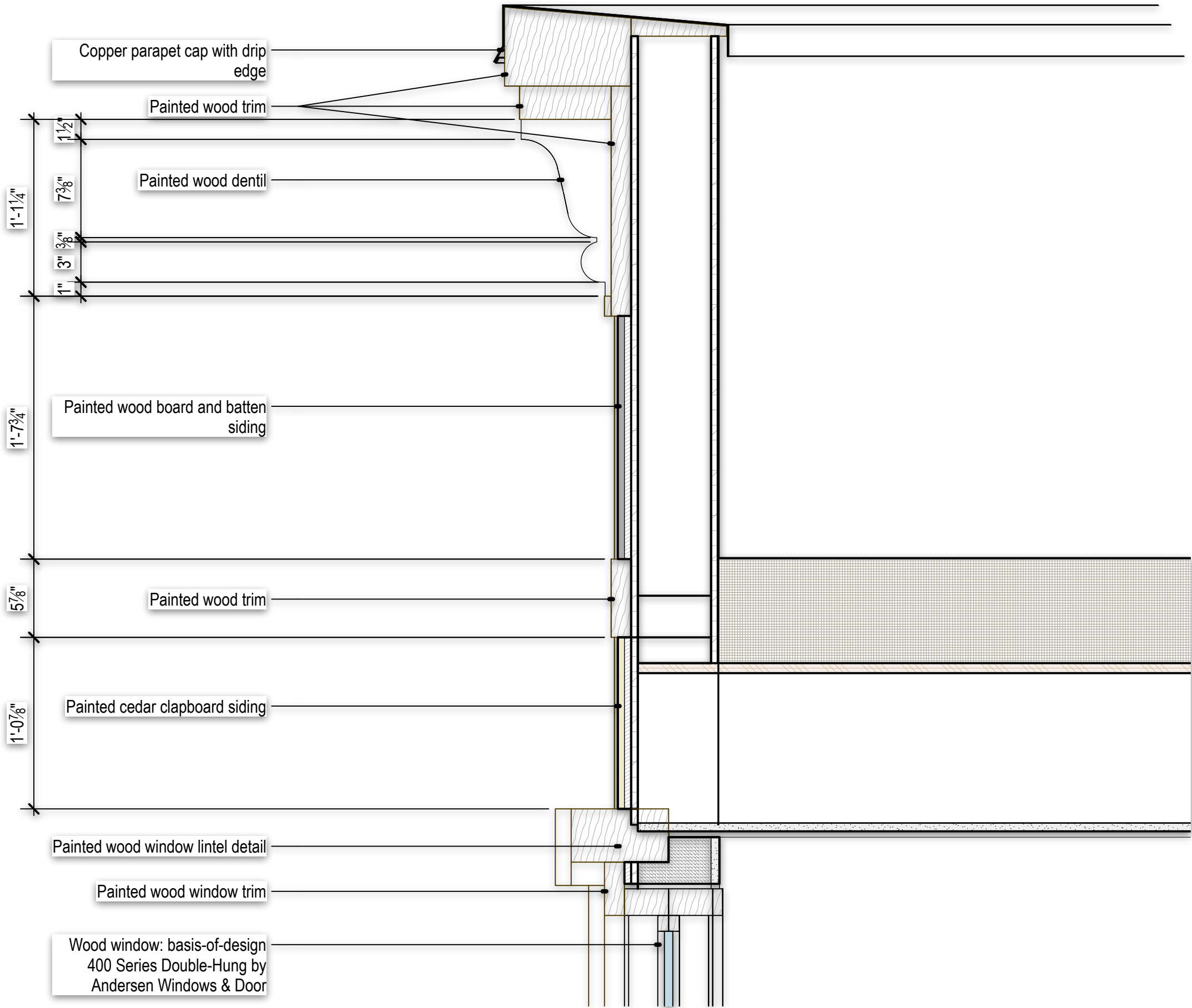
Proposed Design — Exterior Materials



Proposed Design — Exterior Materials



Proposed Design — Exterior Materials



Proposed Design — Exterior Materials

