Historic District Commission Meeting

Thursday, June 26, 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 June 26, 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 the Minutes from the May 29, 2025, Historic District Commission meeting.
2. Public Hearings
   A. **72 Mt. Auburn St. Continues from the May 29, 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.
3. Agent Report

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

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

26 June 2025

Current State Aerial View

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: 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

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

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Goals of Meeting

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

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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

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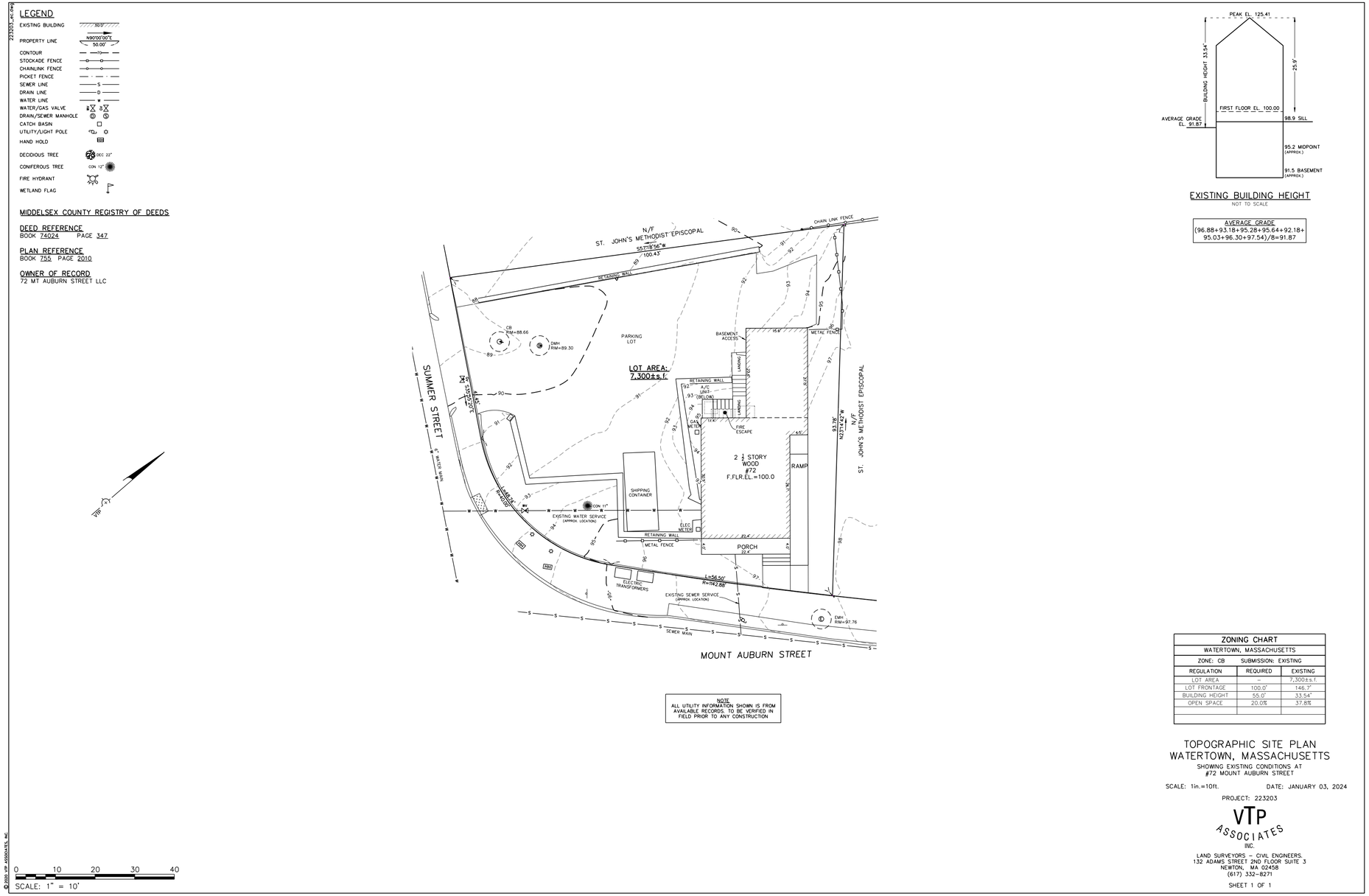
Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts



EXISTING BUILDING HEIGHT
NOT TO SCALE

AVERAGE GRADE
(96.88+93.18+95.28+95.64+92.18+95.03+96.30+97.54)/8=91.87

NOTE
ALL UTILITY INFORMATION SHOWN IS FROM AVAILABLE RECORDS. TO BE VERIFIED IN FIELD PRIOR TO ANY CONSTRUCTION

ZONING CHART		
WATERTOWN, MASSACHUSETTS		
ZONE: CB	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	-	7,300±s.f.
LOT FRONTAGE	100.0'	146.7'
BUILDING HEIGHT	55.0'	33.54'
OPEN SPACE	20.0%	37.8%

TOPOGRAPHIC SITE PLAN
WATERTOWN, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#72 MOUNT AUBURN STREET

SCALE: 1in.=10ft. DATE: JANUARY 03, 2024

PROJECT: 223203

VTP ASSOCIATES INC.

LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 1

Existing Conditions Site Plan

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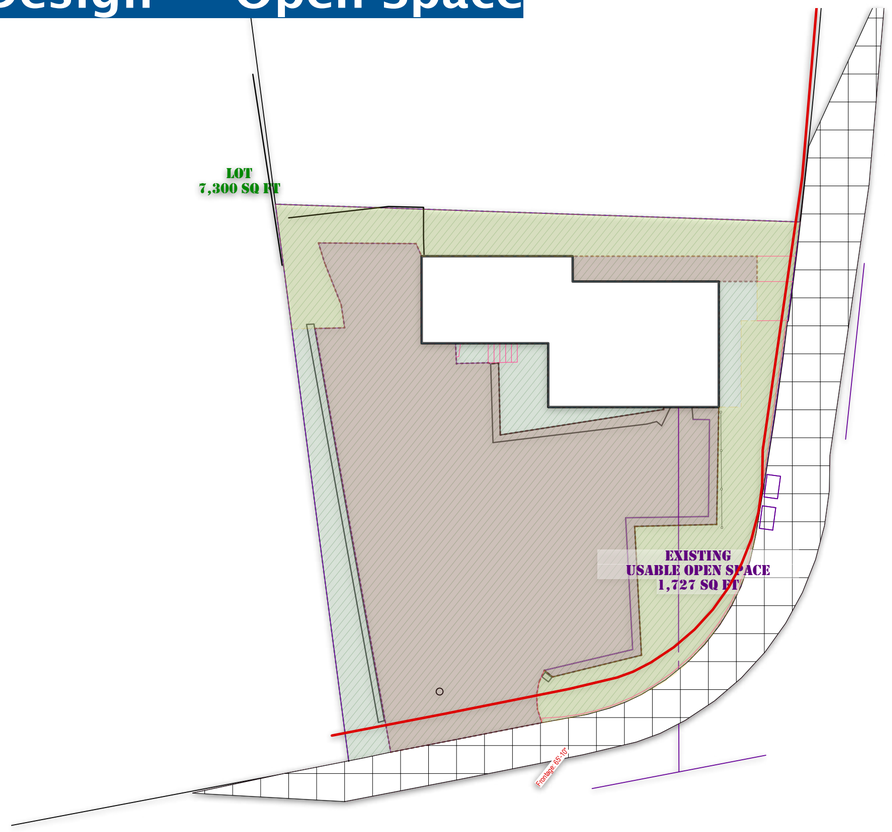
Proposed Design — Open Space



Existing

Proposed

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Existing Conditions Photographs

Front View of Historic House

View Down Mount Auburn Street

View of Historic House and Summer Street Intersection

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Existing Conditions Photographs

Intersection of Mount Auburn Street and Summer Street

View of Proposed Site of Addition

View from Summer Street

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Proposed Design — Site Plan

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Multi-Family Residence
72 Mount Auburn Street
Watertown, Massachusetts

Proposed Design

Option 17	8 Units	Total	
Unit #	Net Area	Unit Type:	
Unit 1	683 sq ft	1 BR	
Unit 2	856 sq ft	2 BR	
Unit 3	862 sq ft	2 BR	
Unit 4	683 sq ft	1 BR	
Unit 5	856 sq ft	2 BR	
Unit 6	863 sq ft	2 BR	
Unit 7	864 sq ft	2 BR	
Unit 8	858 sq ft	2 BR	
	0	Studio Units	
	2	1 BR Units	
	6	2 BR Units	
	1	Affordable Required	

Option 17	3 Floors		
Floor	Gross Area		
Floor 1	2,616 sq ft		
Floor 2	2,617 sq ft		
Floor 3	1,870 sq ft		
	7,103 sq ft		

Option 17		
Number of Standard Spaces (including car lifts)	Number of Accessible Spaces	
5	0	

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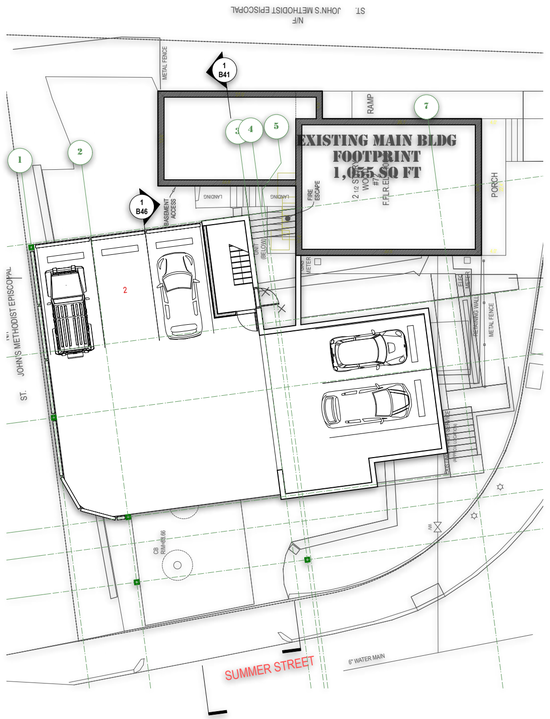
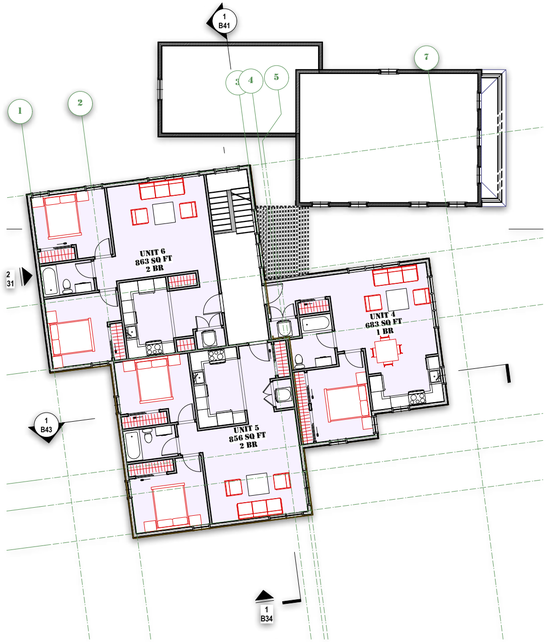
Proposed Design — Floor Plans

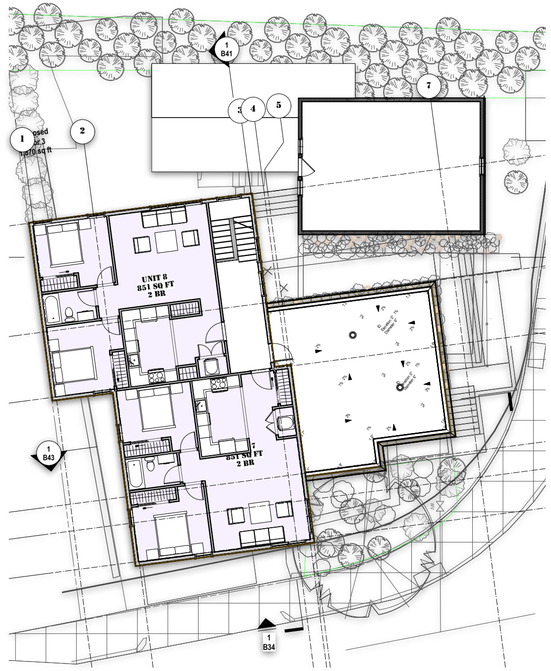


Parking Level Plan

First Floor Plan



Second Floor Plan



Third Floor Plan

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Proposed Design — Elevations

Mount Auburn Street Elevation

East Elevation

North Elevation

Summer Street Elevation

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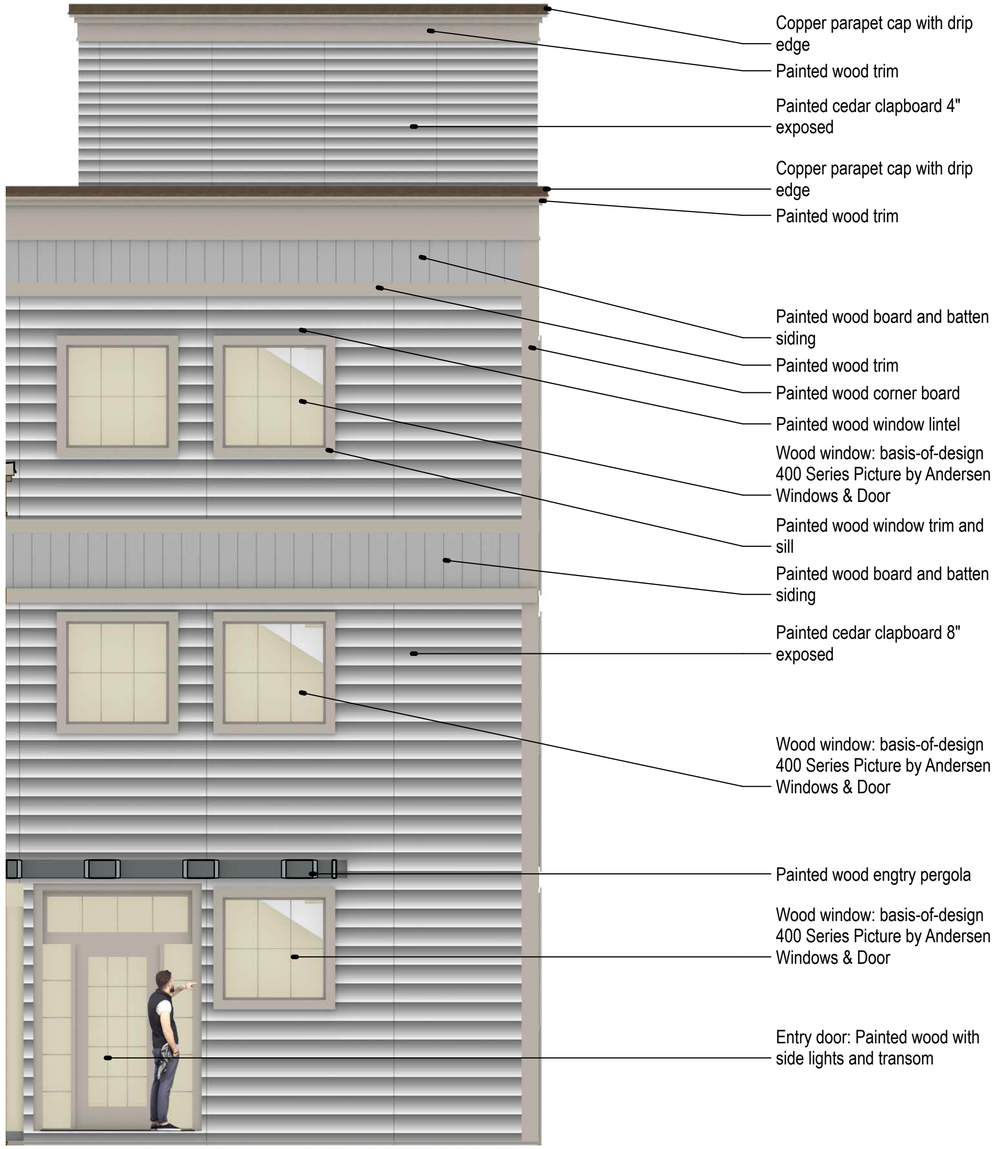
Proposed Design — Exterior Materials



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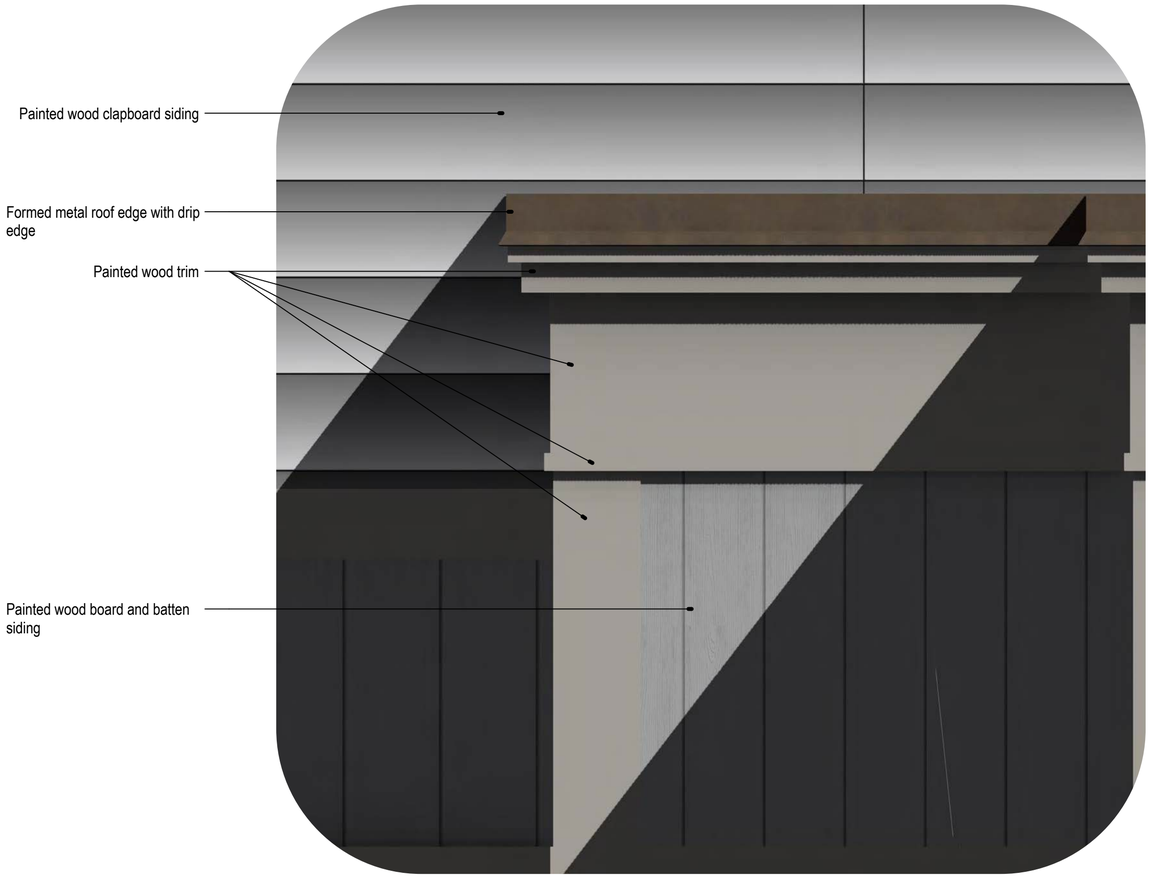
Proposed Design — Exterior Materials



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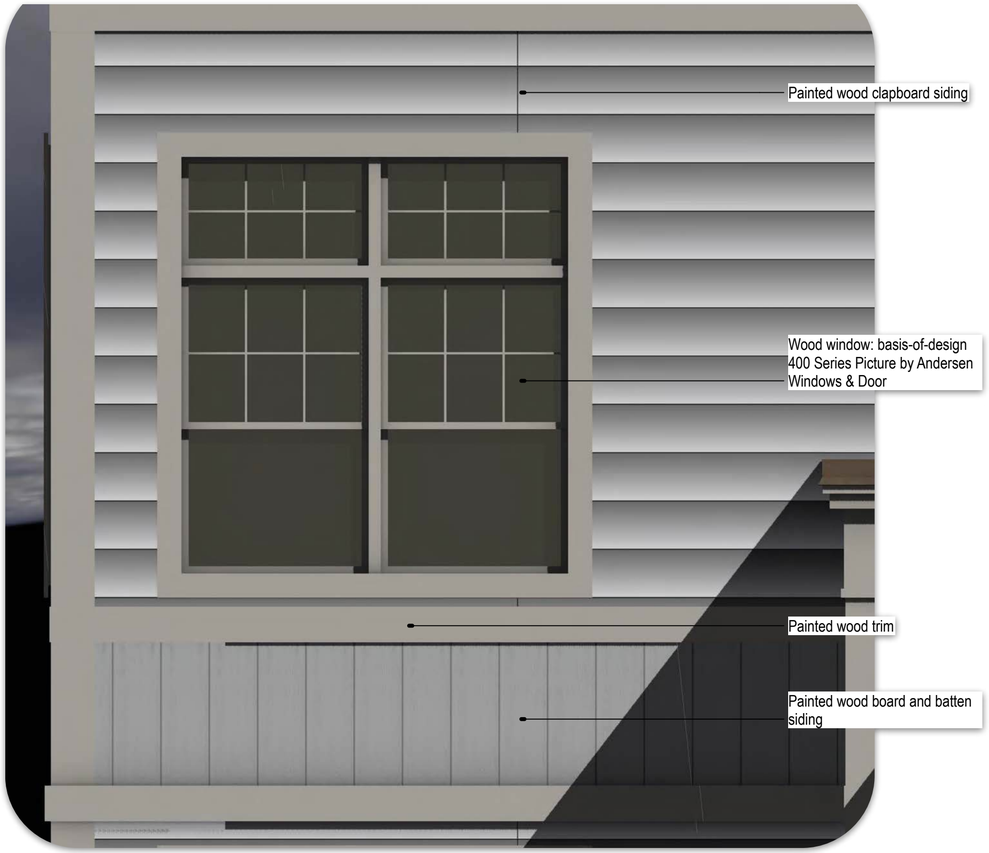
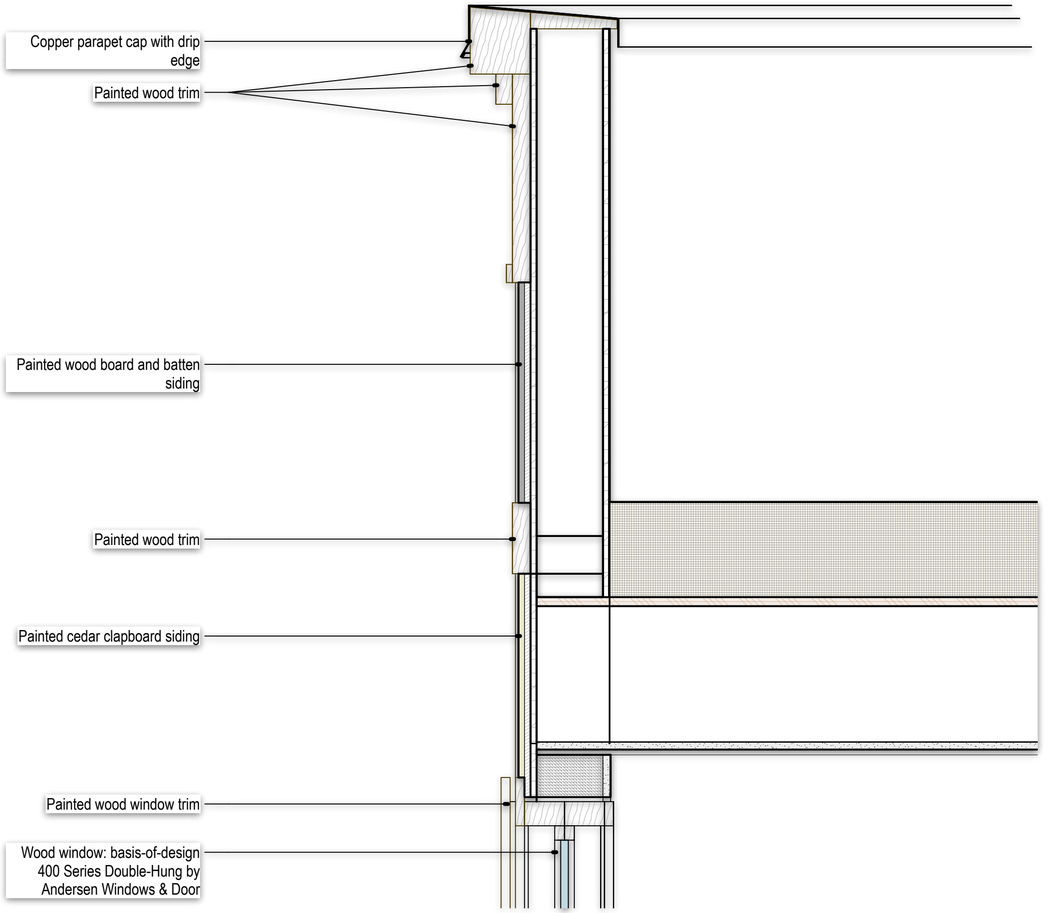
Proposed Design — Exterior Materials





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Proposed Design — Exterior Materials

1 [DRAWING TITLE]
SCALE: 1 1/2" = 1'-0"

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