



CITY OF WATERTOWN
Historic District Commission
Parker Building- Room 2-A
WATERTOWN, MASSACHUSETTS 02472

Harvey Steiner, Chair
Linda Sternberg, Vice Chair
Elizabeth Hayes, Secretary
James Bensinger, Member
Robert Bloomberg, Member
Jae Hyoung Kim, Member
Thomas Faust, Member

Minutes: Historic District Commission Meeting- Thursday May 29, 2025 at 7 PM
remotely by Zoom Link <https://zoom.us/j/92090463343> and dial in numbers (877) 853-5257 and (888) 475-4499.

Members Present- Harvey Steiner, Linda Sternberg, Robert Bloomberg, James Bensinger, Jae Hyoung Kim, Thomas Faust

Members Absent: Elizabeth Hayes

Town Staff Present: Gideon Schreiber, Senior Planner, Susan Jenness, Assistant

Others Present Remotely: Terry Morris, Esq., Benny Architect, Andrew Mazzeo, Jerry Mazzeo, Peter Lee

Steiner chaired the Historic District Commission, (HDC), meeting

- 1. Review and Acceptance of Minutes from February 27, 2025, meeting-** There were no members who had any updates or corrections for the minutes, and a motion was made to accept them.

Motion- Sternberg made a motion to accept the minutes of February 25, 2025, HDC Meeting. Bensinger seconded the motion.
Informational

2. Public Hearings-

A. 265 Mt. Auburn St.-Application for a Certificate of Appropriateness for the installation of HVAC Equipment on the façade of the building, by Marc Keepers, Peter Bedrosian, Applicants/Owners

The proposal is to install heat pumps on the First Floor and on the Second Floor of a two-family. Each unit will have four Mini splits in each unit for a total of eight in the house, positioned above each other with one exterior pipe, with the channel running down the outside of the house to four locations, one on the side of the driveway, one in the back, and then there would be one in the front. The compressors would be tucked around the corner of the house, behind a dog light. You can't see those from the street. The applicants have been trying to mitigate the visibility by painting the channels or staining them the same color as the shingles to minimize visibility.

The plans and photographs of the project were reviewed by Marc Keepers. Time was spent looking at ways to conceal the channel from running down the front of the façade of the building in plain view. Members agreed if it were possible that it would be a good option to place the channel down the side of the bump-out in front of the structure.

Motion- A motion was made by Sternberg to approve the application for a certificate of appropriateness to install the conduit down the front of the structure hidden as much as possible in the bump out, with review by the Agent upon the completion of the work. Bloomberg seconded the motion.

Roll Call- All members agreed with the motion made by Sternberg.

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.

Bennie Ber, architect for the project gave a brief review of the updated plans that he provided were based on the comments from the previous public hearing.

Steiner asked for adjustments to the doors and windows on Summer St. and Mt. Auburn St., and also asked that the new structure be moved back from Summer and Mt. Auburn St., as it is obscuring the view of the existing structure. A request was made to widen the pergola and Berr explained that would result in the loss of living space inside the dwelling. He also explained to push back the front would mean the loss of a bedroom in 2 units. Besinger asked if there was

only one egress for each unit and Berr explained that was all that was required in the building codes. Steiner remarked he would like to see windows for the new structure that matched the existing building. Kim said he felt the color was too monotonous regarding the cornices of the rear of the building. Schreiber explained it was best to mix and match details from the existing structure to the new.

Sternberg said she was not ready at all to issue a certificate for this project. Steiner told the applicants they should agree to come back to the Commission with updates on all the options discussed at this meeting.

The applicant requested to continue the public hearing until June 26, 2025, the next Historic District Commission meeting.

Motion- Sternberg made a motion to continue the public hearing until June 26, 2025. Bensinger seconded the motion.

Roll call- all members were polled on the motion made by Sternberg and all agreed with the motion which passed.

Motion- A motion was made by Bloomberg to adjourn the meeting at 8:40 pm. Sternberg seconded the motion.