



Historic District Commission Meeting

Thursday, September 25, 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 September 25, 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. Roll Call
 - 2. Call to Order
 - 3. Acceptance of Minutes
 - A. Review and Acceptance of Minutes from the June 26, 2025, Historic District Commission meeting.
 - 4. Public Hearings
 - A. **265 Mt. Auburn St.** Marc Keepper and Peter Bedrosian, (Owner: Peter Bedrosian and Jean Bedrosian) request a Certificate from the Commission for the removal of two manually operated wood garage doors and the support beam separating them and to install one single mechanically operated wood garage door.
 - 5. Adjournment

Historic District Commission Members

Harvey Steiner Chair	Linda Sternberg Vice Chair	Elizabeth K. Hayes Secretary
James Bensinger Member	Thomas Faust 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 265 Mount Auburn Street, Unit 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, Marc Keepper

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 08/27/2025

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 August 25

Applicants: Peter Bedrosian and Marc Keeper

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:

Removal and replacement of two manually operated wood garage doors with one single mechanically operated garage door. The existing wood garage doors are rotten and are approximately 40 years old. The center column between the garage doors is rotten and not structurally sound. The style of the new single garage door to be a carriage house design in keeping with the shingle style architecture of the house.

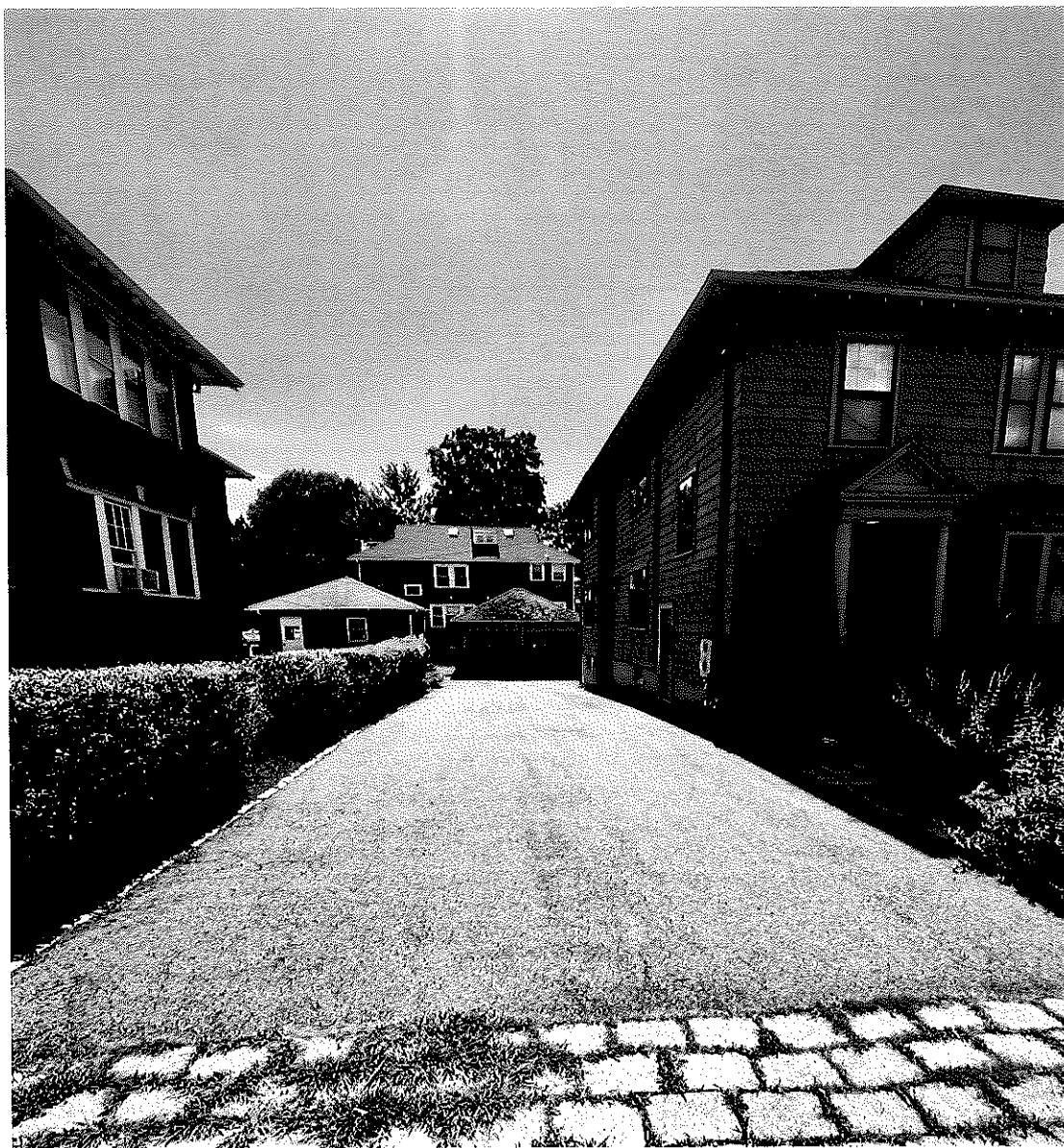
Interior Work:

A support beam is required to support one single garage door.

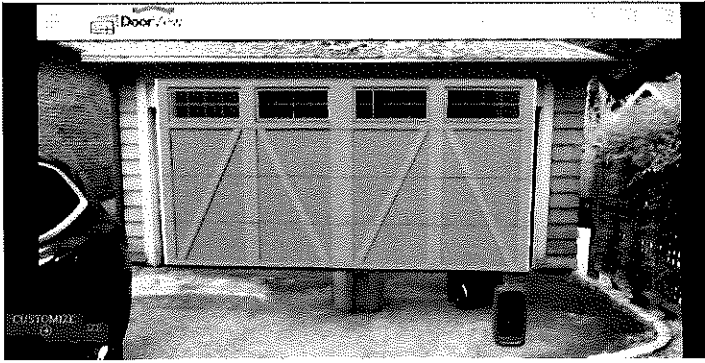
Exterior Work:

Removing and replacing existing garage doors, removing center column between existing doors and replacing and painting any rotten trim framing the doors.

Photographs of the garage, driveway and the house are included below to confirm the location and visibility of the garage doors. Also attached is an image of the proposed replacement garage door.







An example mockup of how the new door will look on the existing structure. You can see the plan is basically to mimic the look of 2 doors.