



Historic District Commission Meeting

Thursday, April 16, 2026 at 7:00 PM
Third Floor Conference Room, City Hall

Agenda

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted in person in the Third Floor Conference Room in City Hall with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on April 16, 2026, at 7:00 pm. Location: Third Floor Conference Room
- B. The in-person meeting will also be televised through WCATV (Watertown Cable Access Television) on Comcast Channel 22 or RCN Channel 13 and can be streamed online at: <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. Call to Order
 2. Roll Call
 3. Acceptance of Minutes
 - A. Review and acceptance of the Minutes from the October 23, 2025, Historic District Commission meeting.
 4. Election for 2026 Officers
 5. Review and Acceptance
 - A. Filing and Meeting Dates for 2026
 6. Public Hearings
 - A. **113 Mt. Auburn St.** — To review the proposal for a Certificate from the Commission for installation of two new signs with one located above each storefront window. Semit Tercan, Applicant/Business Owner,
 - B. **235 Mt. Auburn St. -LOT B-** To review the proposal for a Certificate from the Commission for restoration of the existing multifamily house with a number of restored, rebuilt, and replaced architectural details, including siding, trim, windows, etc., with a mixture of natural and synthetic materials. The project also includes the

converting of the structure into a 2-family from its current 3–4 units. There will also be a small addition at the basement and 1st floor on the rear facade, inline with the second floor. Kelly Boucher, Architect, for Robert Purdy, Owner

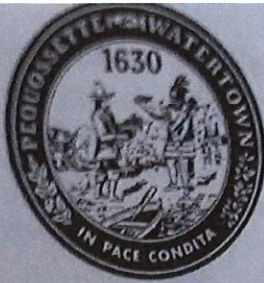
235 Mt. Auburn St. LOT A — To review the requests for a Certificate from the Commission for approval of the design, architectural details, exterior materials, and building layout for a new two-family structure on a portion of the site subdivided into Lot A with frontage facing Walnut St. Kelly Boucher, Architect, for Robert Purdy, Owner,

- 7. Agent Report
- 8. Adjournment

ELECTED OFFICIALS

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
	Brendan Shanahan Member	



City of Watertown

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

Handwritten signature
3-1-24

HDC 26-01

Filing Number: _____

As owner or authorized trustee of the property at _____
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 as described:

Project Description (include everything being changed): Installation of two non-illuminated wall signs for Lilith Hair Salon. Each sign will measure 22"x88" (13.4 sq feet) and will be installed on separate facades. Both signs comply with the allowable 5% signage area per facade.

The signs will be fabricated from 1/8" aluminum panels with full-color printed graphics and will be mounted within the flat panel areas above the windows without covering any architectural trim or decorative elements.

The signs will be attached using 2.5" exterior-grade screws spaced approximately every 10 inches, mounted directly to the wooden surface.

Name of Property Owner or Condo Trust of Record: Fayza Sorxal Realty Trust.

Mailing Address: 17 Eddy Street, Sudbury, MA 01776.

Telephone: 617-642-4498.

Email: sidhoms@comcast.net

Signature of Property Owner(s) and Authorized Condo Trustee of Record, if applicable (Required):

Fayza Y. Sorxal.

Name of Applicant, if not Record Owner: Seher Aktas

Mailing Address: 113 Mt Auburn St Watertown MA 02478

Telephone: 857 452 0742

Email: seherclhates@gmail.com

SIGN DETAIL (x2)

Sign Dimensions:

22" (height) x 88" (width)

Total Area: 13.4 square feet per façade

Material:

1/8" plain aluminum panel

Lettering / Graphics:

Full-color printed finish applied to aluminum

Non-illuminated

No digital, flashing, or animated elements

Mounting Method:

2.5" exterior-grade screws

Fastened approximately every 10 inches

Installed directly to the wooden surface

No attachment to decorative trim or architectural moldings

Updated Location

The signs will now be installed within the flat white panel areas located above the windows.

They will be positioned so that:

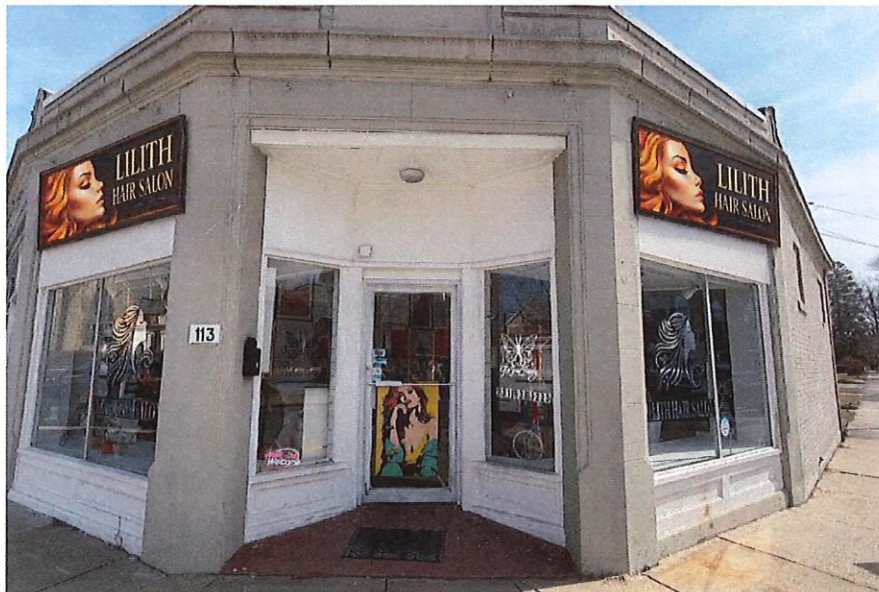
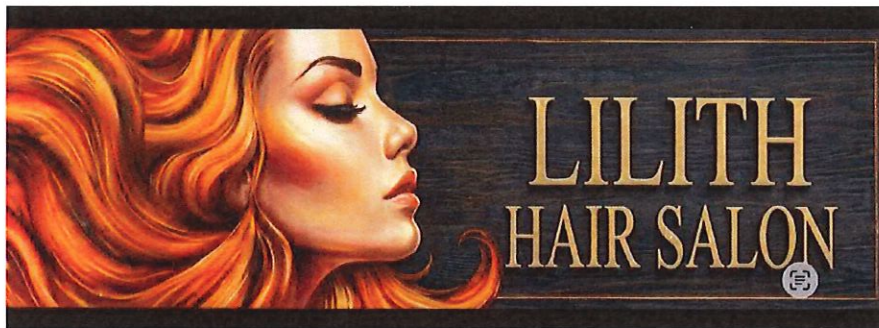
- No architectural trim or facade details are covered
- The signs remain fully within the natural framed sections
- The decorative elements of the facade remain visible and intact

We understand the importance of preserving the building's architectural character and will ensure full compliance with the 5% / 10% facade allowance and maximum permitted sign area. We want to ensure that we remain fully compliant with the signage regulations.

Please see the attached image showing the proposed sign placement on the facade.

Please let us know if any additional facade diagrams or documentation are required for the HDC submission and hearing process.

SIGN LOCATION, GRAPHIC, AND APPROXIMATE RENDERING





City of Watertown

Historic District Commission
Parker Building
124 Watertown St.- Room 2-A
Watertown, Massachusetts 02472
Tel: (617) 972-6426

Filing Number: _____

As owner or authorized trustee of the property at 235 Mt Auburn Street – LOT B HISTORIC RENOVATION 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 as described:

Project Description (include everything being changed):

Restore existing multifamily house and convert into a 2-family. Small addition at the basement and 1st floor rear. See attached spreadsheet for full details.

Name of Property Owner or Condo Trust of Record: Robert Purdy

Mailing Address: 15 Westwood Road, Somerville MA 02143

Telephone: (617) 733-4425

Email: purdyconstruction@yahoo.com

Signature of Property Owner(s) and Authorized Condo Trustee of Record, if applicable (Required):

Name of Applicant, if not Record Owner: Kelly Boucher, Architect

Mailing Address: KBA 54 Harvard Street, Brookline MA 02445

Telephone: (617) 827-3527

Email: kelly@boucherarchitecture.com

Instructions for Completing this Application

Your property is 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 (Historic Preservation Office, City 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, illustrations, and/or **specifications** sheets for proposed materials.
- ❑ **Supporting documentation** in sufficient detail for the Commission to visualize and understand the scope of **all** proposed construction, alteration, or demolition.
- ❑ When applicable, include detailed, **dimensioned façade 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(s)** of existing and proposed 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).

Evaluation of Application

It is important to note that the Commission considers the aesthetic, historic, and architectural values and significance, design, arrangement, texture, material and color of the proposed work and specifically asks:

- (1) If the proposed work would **change, destroy, or affect any exterior architectural feature**
- (2) For new improvement, whether the construction would **affect or not be in harmony** with the historic district.

The HDC may make recommendations of changes which, if made, would make the application acceptable to the HDC.

Public Notices

The Commission will post public notice of hearings on the City's website and mail notice to abutters.

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 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.

WATERTOWN HDC DESIGN REVIEW SPREADSHEET

1	<p><u>DOORS:</u> The existing front door will remain and be restored. If restoration is not possible, a custom wood door will be constructed in kind with the original. Other minor entry doors facing Mt. Auburn Street will be removed, siding will be installed in their place.</p>	
2	<p><u>WINDOWS:</u> Original windows will be restored where possible, including curved sash windows at the bays and stained-glass windows throughout the house. Any newly proposed windows will be Anderson 400 Series wood windows with 7/8" simulated divided lites in mullion patterns to match existing. New storm windows will be installed on the existing units to remain. New exterior casings, casing pediments, backband trim and sill w apron trim to be replaced in kind when required. <i>Our window restoration contractor is Greg Beshler of Window Restoration MA.</i></p>	
5	<p><u>ROOF:</u> The existing slope and pitch of the roof are unchanged. We are proposing to replace the existing slate shingles with rubber slate shingles that we have used in the past on other historic restoration projects. We have proposed adding a widow's walk balustrade to the roof. Our proposed material is Inspire Classic Slate Field Tile, in Ash Gray by DaVinci Roofscapes. It is a 12" wide file</p>	
7	<p><u>CHIMNEYS:</u> Several of the existing chimneys are in a desperate state of disrepair, we are proposing to remove the existing chimneys.</p>	
8	<p><u>GUTTERS:</u> The existing gutters are designed as part of the eave profile out of wood. They are in a very bad state of disrepair. We propose to replace the existing wood gutters & steel downspouts with copper gutters & downspouts of the same profile.</p>	
9	<p><u>MASONRY AND STUCCO:</u> the existing house has a dressed granite foundation that is in fairly good shape. Repointing the masonry will be part of our restoration.</p>	
11	<p><u>SIDING:</u> Clapboard siding will be repaired and repainted wherever possible. Where replacement is required, we will use 4" reveal clapboards to match existing. Trim to be repaired & repainted, when possible, replaced in kind when required.</p>	

WATERTOWN HDC DESIGN REVIEW SPREADSHEET

15	<p><u>FENCES:</u> No fencing is planned along the front yard setback currently. The property does share an existing painted wood with the right-side abutter, if deemed that this fence needs replacement in the future we will engage the WHDC staff at that time</p>	<u>[NO PHOTO]</u>
16	<p><u>LIGHTING:</u> We have not yet considered exterior lighting options at this time so early in the project. We request that we be allowed to review this with WHDC staff when we come to lighting selections further along in the project.</p>	<u>[NO PHOTO]</u>
19	<p><u>FIRE ESCAPES:</u> Currently there is a fire escape located at the rear of the house. We are looking to completely remove this structure, as it will no longer be required with the new interior unit configurations.</p>	
20	<p><u>MODERN EQUIPMENT:</u> We have not started our mechanical design. We will discretely site any a/c compressors at the rear of the lot and can review final proposed locations with staff at prior to installation.</p>	<u>[NO PHOTO]</u>
22	<p><u>ADDITIONS:</u> A small basement / 1st floor addition under the existing 2nd floor three-season porch is proposed. This addition is designed in line with the character of the original building, in the style of an enclosed porch with fenestration relating to the existing upper floor.</p>	<u>[SEE DRAWINGS]</u>

235 MT. AUBURN ST- LOT B

WATERTOWN, MA 02472

PREPARED FOR
WATERTOWN HISTORICAL COMMISSION

PREPARED BY
KELLY BOUCHER ARCHITECTURE
www.boucherarchitecture.com



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A001	DESIGN REVIEW SUMMARY	04.02.26
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A003	SITE PLAN W OPEN SPACE CALCS	04.02.26
A004	EXISTING PHOTOS	04.02.26
A005	AREA DIAGRAMS	04.02.26
A100	EXISTING & PROPOSED BASEMENT PLANS	04.02.26
A101	EXISTING & PROPOSED 1ST FLOOR PLANS	04.02.26
A102	EXISTING & PROPOSED 2ND FLOOR PLANS	04.02.26
A103	EXISTING & PROPOSED 3RD FLOOR PLANS	04.02.26
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A202	EXISTING & PROPOSED ELEVATIONS	04.02.26
A400	EXTERIOR DETAIL PHOTOGRAPHS	04.02.26
A901	EXISTING & PROPOSED 3D VIEWS	04.02.26
ANR-1	PLAN OF LAND	04/25/2023

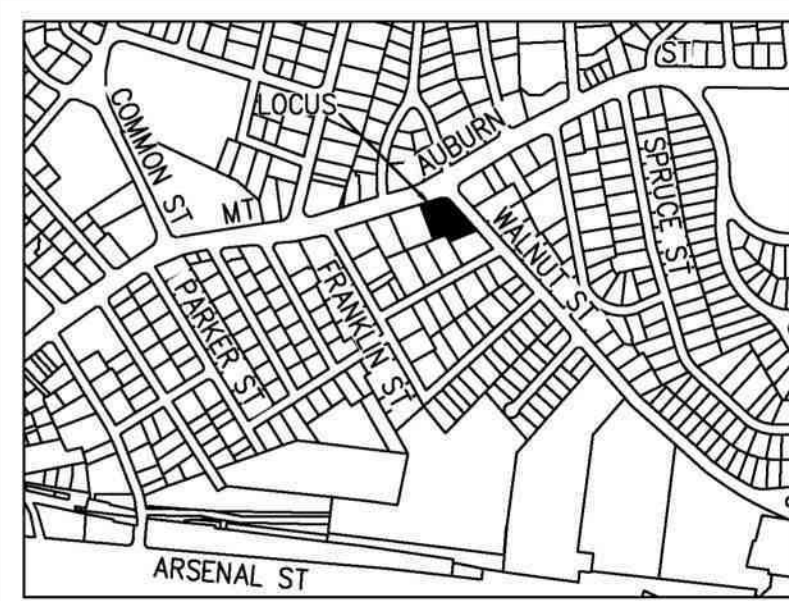
COVER SHEET

235 MT. AUBURN ST, WATERTOWN LOT B - HISTORIC RENOVATION



Date 04.02.26

Drawing no. A000



Locus Map
Not to Scale



APPROVAL OF THIS PLAN UNDER
THE SUBDIVISION CONTROL LAW
IS NOT REQUIRED

DATE OF ENDORSEMENT: _____

DIRECTOR OF THE DEPARTMENT OF COMMUNITY
DEVELOPMENT AND PLANNING
CITY OF WATERTOWN

- THIS ENDORSEMENT IS SUBJECT TO THE FOLLOWING QUALIFICATIONS:
1. THE CITY KNOWN AS THE "TOWN OF WATERTOWN" HAS NOT, AS OF THE ABOVE DATE, ADOPTED "SUBDIVISION CONTROL LAW" CH. 41, SEC. 81K-81GG.
 2. NO DETERMINATION AS TO COMPLIANCE WITH ZONING ORDINANCE REQUIREMENTS HAS BEEN MADE NOR CAN BE CONSTRUED AS INTENDED BY THIS ENDORSEMENT.

REV	DATE	DESCRIPTION	BY	APP

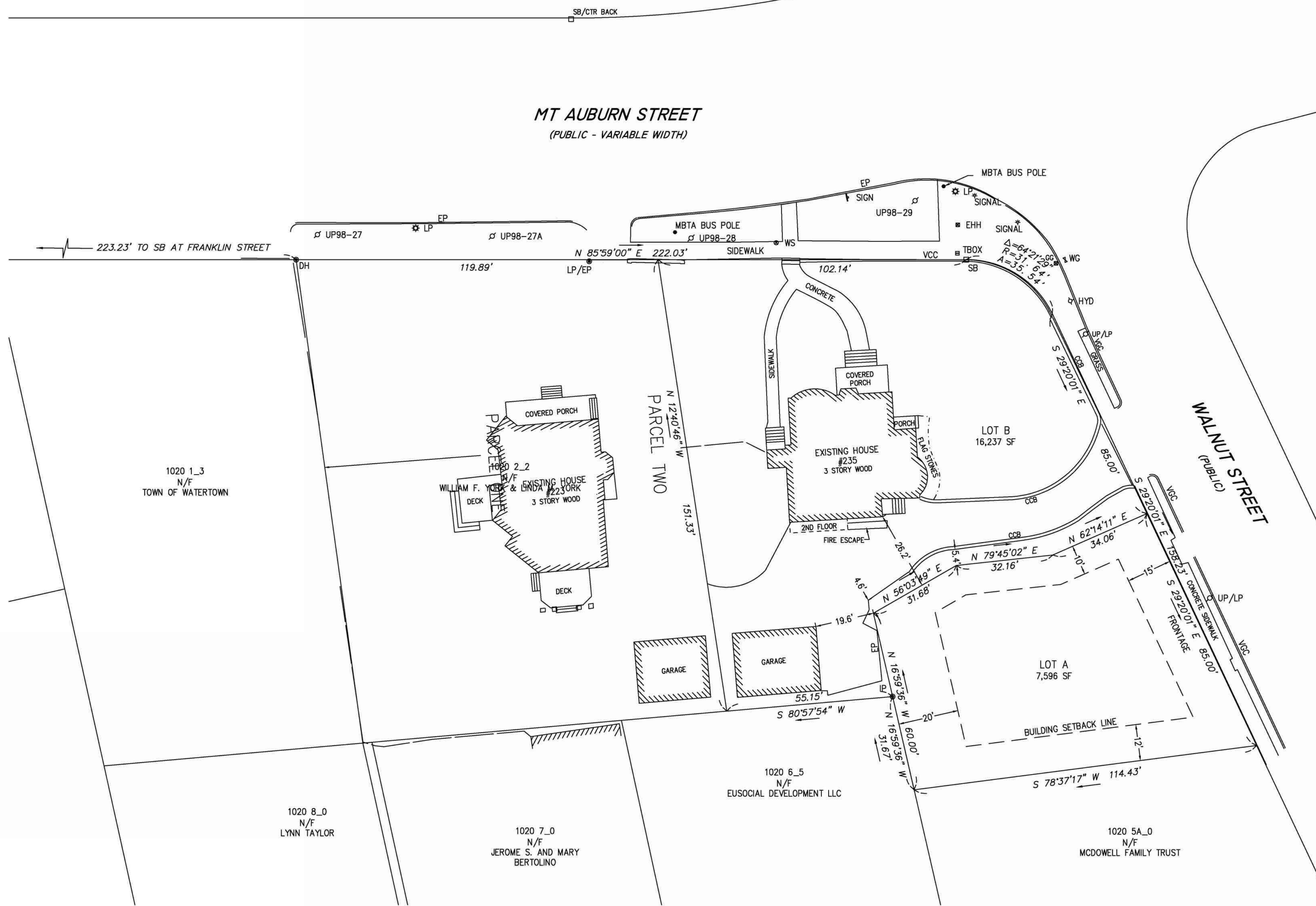
FOR REGISTRY USE ONLY



I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

RICHARD J. HOOD, PLS _____ DATE _____

MT AUBURN STREET
(PUBLIC - VARIABLE WIDTH)



LEGEND

SURVEY SYMBOLS

- REBAR
- DRILL HOLE
- CB/DH □ CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

UTILITY SYMBOLS

- EHH ELECTRIC HAND HOLE
- GP GUY POLE
- GW GUY WIRE
- TBOX TELEPHONE BOX
- GG GAS GATE
- WG WATER GATE
- CBN DRAINAGE CATCH BASIN
- HYD HYDRANT
- ↑ SIGN

LINE DESIGNATORS

- STOCKADE FENCE
- - - CHAIN LINK FENCE

ABBREVIATIONS

- BIT CONC. BITUMINOUS CONCRETE PAVEMENT
- CCB CAPE COD BERM
- EP EDGE OF PAVEMENT
- BC BITUMINOUS CONCRETE CURB
- RET WALL RETAINING WALL
- CONC. CONCRETE
- VCC VERTICAL GRANITE CURB
- VCC VERTICAL CONCRETE CURB

PLAN OF LAND
(ASSESSOR'S MAP 1020, LOT 3, 1)
235 MT AUBURN STREET
WATERTOWN, MASSACHUSETTS

PROFESSIONAL SURVEYOR: _____

OWNERS/APPLICANT:
ESTATE OF MARY E. YORK
235 MT AUBURN ST
WATERTOWN, MASSACHUSETTS








DESIGNED BY: AWL
 CHECKED BY: RTLS
 APPROVED BY: R/JH
 DATE: APRIL 25, 2023
 SCALE: 1"=20'
 PROJECT NO.: 215-146
 DWG. TITLE:
APPROVAL NOT REQUIRED PLAN
 DWG. No.: **ANR-1**

- SURVEY NOTES:**
1. THIS SURVEY WAS MADE ON THE GROUND IN SEPTEMBER OF 2015 BY MCKENZIE ENGINEERING GROUP, INC.
 2. **MINIMUM SETBACK REQUIREMENTS:**
 ZONING DISTRICT SC (HISTORIC)
 MINIMUM AREA 7,500 SF
 FRONT YARD 15'
 SIDE YARD 12/10'
 REAR YARD 20'
 3. **MAXIMUM BUILDING COVERAGE:**
 30% MAXIMUM PER ORDINANCE (15.6% EXISTING)
 4. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON F.I.R.M. No. 2501700556E, EFFECTIVE JUNE 4, 2010
 5. UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.




© MCKENZIE ENGINEERING GROUP, INC.

**WATERTOWN HDC DESIGN REVIEW SPREADSHEET
235 MT. AUBURN ST. - LOT B**

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**WATERTOWN HDC DESIGN REVIEW SPREADSHEET
235 MT. AUBURN ST. - LOT B**

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No.	Descrip.	Date

stamp

client
PRIVATE OWNER
235 MT AUBURN ST.
WATERTOWN, MA 02472

file WHDC DESIGN REVIEW GUIDELINE CHECKLIST

project 235 MT. AUBURN ST, WATERTOWN LOT B - HISTORIC RESIDENCE

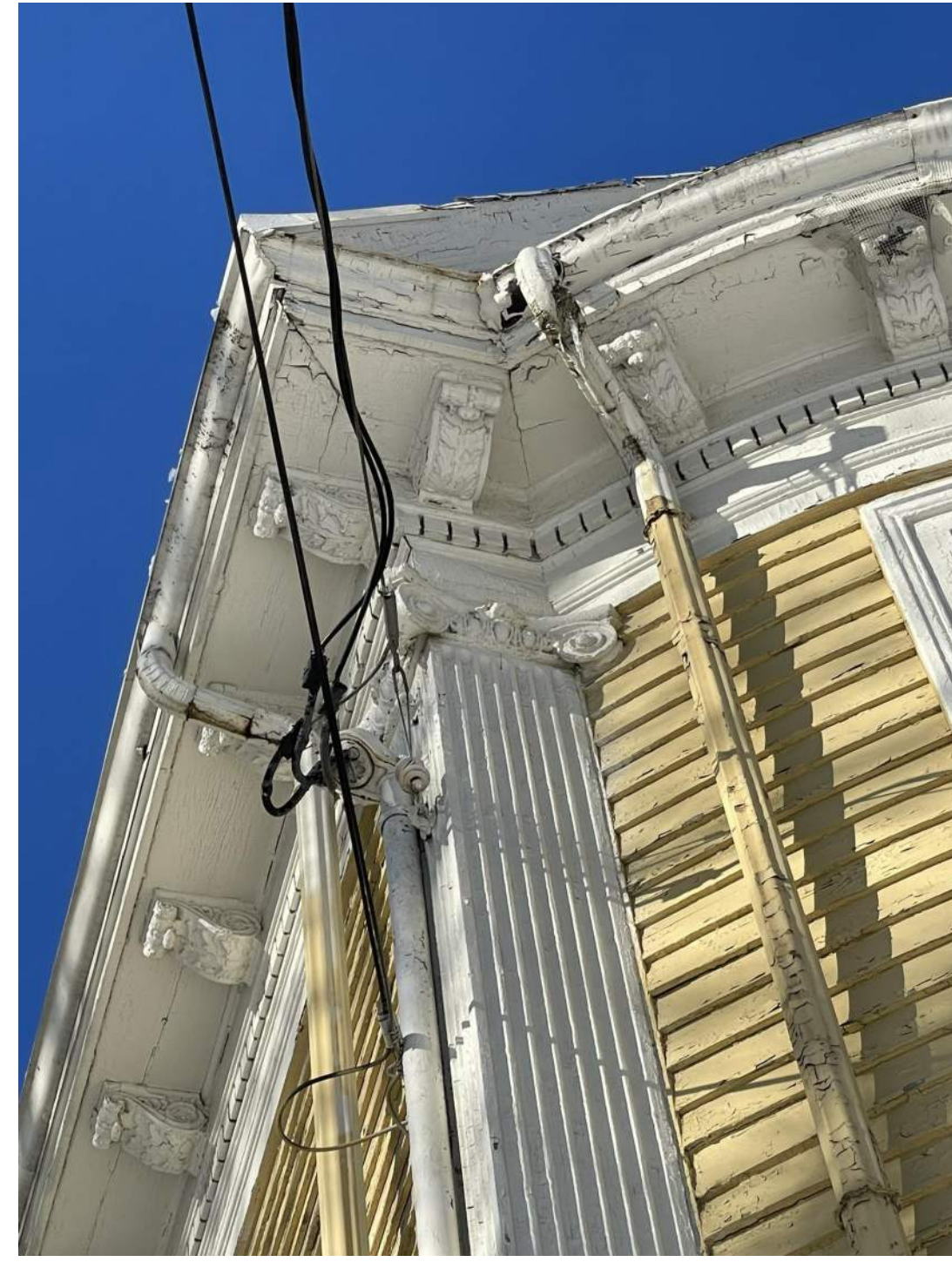


job number 26-002

scale

issue date 04.02.26

Sheet no.
A002



COLUMN, CORNICE AND BRACKET DETAILS



COLUMN, CORNICE AND PEDIMENT DETAILS - REAR FACADE



PALLADIAN WINDOW - MT. AUBURN ST DORMER



WINDOW TRIM DETAILS



FRONT PORCH DETAIL - MT. AUBURN ST FACADE



PALLADIAN WINDOW - WALNUT ST FACADE

No.	Descrip.	Date

stamp

client
PRIVATE OWNER
 235 MT AUBURN ST.
 WATERTOWN, MA 02472

file **EXTERIOR DETAIL PHOTOGRAPHS**
 project **235 MT. AUBURN ST, WATERTOWN** **LOT B - HISTORIC RESIDENCE**

KBA
 KELLY BOUCHER ARCHITECTURE
 kelly@kbaarchitect.com
 phone: (617) 827-3527

job number 26-002

scale

issue date 04.02.26

Sheet no.
A400



City of Watertown

Historic District Commission
Parker Building
124 Watertown St.- Room 2-A
Watertown, Massachusetts 02472
Tel: (617) 972-6426

Filing Number: _____

As owner or authorized trustee of the property at 235 Mt Auburn Street – LOT A NEW CONSTRUCTION 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 as described:

Project Description (include everything being changed):

New construction wood frame 2 family home.

Although the proposal complies with zoning regulations, a special permit will be required from the Zoning Board of Appeals to construct a 2 family home in the SC Single Conversion Zone.

Name of Property Owner or Condo Trust of Record: Robert Purdy

Mailing Address: 15 Westwood Road, Somerville MA 02143

Telephone: (617) 733-4425

Email: purdyconstruction@yahoo.com

Signature of Property Owner(s) and Authorized Condo Trustee of Record, if applicable (Required):

Name of Applicant, if not Record Owner: Kelly Boucher, Architect

Mailing Address: KBA 54 Harvard Street, Brookline MA 02445

Telephone: (617) 827-3527

Email: kelly@boucherarchitecture.com

235 MT. AUBURN STREET - LOT A

WATERTOWN, MA 02472

PREPARED FOR
WATERTOWN HISTORICAL COMMISSION

PREPARED BY
KELLY BOUCHER ARCHITECTURE
www.boucherarchitecture.com



235 Mt Auburn St, Watertown MA

Zone SC - Single Family Conversion 03.26.26
Allowed Use Single Family
Single converted to 2 = SP

	Allowable	MT AUBURN		WALNUT	
		Existing	Proposed	Existing	Proposed
Min Lot Size SF	7500	16,237	16,237	7,596	7,596
Min Frontage	50	85	85	85	85
Setbacks					
front	15	30' / 41'	Unchanged	n/a	16.5'
side	12/10 (sum 22)	26.2'	Unchanged	n/a	22.4' RT 13' LEFT
rear	20	25.6'	Unchanged	n/a	n/a
Max Bldg Coverage § 2.11	30%	16.1%	16.9%	n/a	2123
Bldg Coverage SF	4871.1	2617	2746	n/a	27.9%
Max Impervious	85%	43.5%	43.8%	n/a	tbd
Max Height / Stories	35' / 2.5	3	Unchanged	n/a	2.5
Min Lot per DU (SF)	n/a	5412	8119	n/a	3798
GFA	n/a	6011	6216	n/a	7027
Max FAR	n/a	0.37	0.38	n/a	92.5%
Min Open Space	15%	56.4%	56.4%	100%	59.70%
Dwelling Units	n/a	3	2	0	2
Parking Spaces	1 per DU	4	4	0	4

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#	SHEET NAME	ISSUE DATE
A000	COVER SHEET	04.02.26
A010	ZONING SITE PLAN	04.02.26
A030	ZONING COMPLIANCE - GFA DIAGRAMS NEW CONST	04.02.26
A101	PROPOSED FLOOR PLANS - WALNUT ST	04.02.26
A201	PROPOSED ELEVATIONS - WALNUT ST	04.02.26
A301	PROPOSED SECTION - WALNUT ST	04.02.26
A900	3D VIEWS	04.02.26
ANR-1	PLAN OF LAND	04/25/2023

COVER SHEET

235 MT. AUBURN ST, WATERTOWN
LOT A - NEW CONSTRUCTION



Date 04.02.26
Drawing no. A000

