



TOWN OF WATERTOWN
Historic District Commission
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Harvey Steiner, Chair
Linda Sternberg, Vice Chair
Jonathan Merin, Secretary
Peter Kuzmic, Member
Elizabeth K. Hayes, Member

Susan C. Jenness, Assistant
(617) 972-6426

MINUTES

Meeting Date: Thursday, April 25, 2019, 7:00 PM- Philip Pane Lower Hearing Room

Members Present: Harvey Steiner, Linda Sternberg, Jonathan Merin, Petr Kuzmic

Absent: Elizabeth Hayes

Staff Present: Gideon Schreiber, Susan Jenness

Also Present: Clark Elefteriadis, Zayna Gold

Steiner opened the meeting which was held in the 3rd floor conference room.

- 1. Public Hearing Continuation-** 195 Mt Auburn St.- for installation of Windows on the sides of the entrance, expansion of lower windows to allow for egress, replace bay window on north elevation, repair of existing side stairs, new window to replace exterior door in south elevation. Applicant; Andy Rojas, Owner, Clark Elefteriadis

Steiner opened the meeting at 7 PM and introduced the Owner Clark Elefteriadis who began with a status report of the proposed project with the updated plans as approved by the Zoning Board of Appeals. (ZBA)

He explained that some concerns had been raised by an abutter about this project, and that he sought the continuance last month so that he could appear before the Planning and Zoning Board and resolve all conceivable issues, before he appeared before the Historic District Commission.

Elefteriadis reported that when he appeared before the Zoning Board the previous night and they had approved the project which was proposed for residential use as an apartment. He summarized the following; the project is now within code and the modifications to the original plans brought forth through the change of use still needs to

be approved by the Historic District Commission, before permitting can proceed in the Building Department.

He closed his status report by adding he thought the new plans add light, air and egress to the space, and that he was very pleased that the Planning and Zoning Board liked them too.

Steiner carefully reviewed each page of the project, and highlighted the changes relevant to the review.

West Elevation- 3 new windows are being added, with new basement windows. The door is being replaced or repaired with an in kind model, and the stairs are being replaced or repaired, also with in kind materials. The siding is to remain and patch is permitted as needed.

North Elevation- The bay window is being replaced in kind, with an addition of 3 new basement windows, with filling of basement as necessary.

South Elevation- There were no issues raised on the south elevation with previous parking removed as noted.

East Elevation- With the change in use, the garage is remaining and the door opening will be widened.

Schreiber explained that the windows being used for the project are from the JELD-WEN Windows and Doors 2500 series. He specified they were 1 over 1 wood windows clad, with no mullions.

Steiner asked for questions from members of the board, and clarified there were none.

Motion: Kuzmic made a motion to accept the project as presented by Elefteriadis with the updated plans, and as listed by Schreiber, Senior Planner. Merin seconded the motion.

Vote: A unanimous vote of 4-0 was reached, (with one member absent), accepting the project as presented by Elefteriadis and as listed by Schreiber.

2. Minutes from the February 24, 2019 Meeting

After review a motion was made to accept the minutes as modified.

Motion: Sternberg made a motion to accept the minutes. Merin seconded the motion.

Vote: A unanimous vote was made accepting the minutes as modified.

Sternberg made a motion to adjourn the meeting at 7:46 PM. Merin seconded the motion.

Vote: A unanimous vote was reached to close the meeting at 7:46 PM.