



TOWN OF WATERTOWN

Historic District Commission

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Harvey Steiner, Chair
Linda Sternberg, Vice Chair
Jonathan Merin, Secretary
Elizabeth Hayes, Member
James Bensinger, Member
Robert Bloomberg, Member

Minutes: Historical Commission Meeting, Thursday July 23, 2020 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, Elizabeth Hayes, James Bensinger, Robert Bloomberg

Members Absent: Jonathan Merin

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

Others Present Remotely: Timur Abdurakhmonov, Ryan Eldridge, Marcia Hannon

Steiner opened the meeting and read the following: The Historic District Commission of the City known as the Town of Watertown will hold a public hearing on Thursday, June 25, 2020 at 7:00 p.m. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 Covid-19 emergency and to avoid group congregation, this meeting will only have remote opportunities for participation with public access provided as follows:

Jenness read the following information regarding public access available to the meeting.

1. Televised on Watertown Cable Access Television: wcatv.org/government-channel/
2. Join the virtual meeting online: <https://watertown-ma.zoom.us/j/92090463343>
3. Join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Meeting ID: **920 9046 3343#** the meeting.

- 1. Public Hearing Continuance- 12 Marshall St.-** to review the application for a Certificate of Appropriateness for proposed exterior modifications of the porches and doors.

Donald Eurich, Applicant/Timur Abdurakhmanov /Owner

Abdurakhmanov appeared to review the selection he had made for the doors with the members of the HDC. Schreiber showed the door proposal up on the screen.

Sternberg and Hayes both agreed it was a nice replacement. Sternberg pointed out that the glass looked a little thinner in the drawings. The owner explained that when you see it in person this was the closest replacement, he was able to find.

Motion: Sternberg made a motion to accept the new model door as the replacement that was continued at the June 25th meeting. Hayes seconded the motion.

Vote: A poll was taken that was unanimous accepting the motion made by Sternberg.

2. Public Hearing Continued- 34 Marshall St.- to review the application for a Certificate of Appropriateness for proposed demolition of garage and the approval of new shed and deck design. Ryan Eldridge and Erin Curran, Applicants/Owners

Eldridge appeared before the commission to review the model of the shed. He clarified that the only discussion item that was continued from last month was about the door that would go on to the shed.

Schreiber showed the example that had been submitted up on the screen. Eldridge explained that the door on the replacement structure will be custom designed to match the door on the existing structure.

Hayes thanked Eldridge for making the effort to get a selection that was as pleasing as the one he selected. She said she truly appreciated his efforts and looked forward to seeing the final project and said she was sure it would be very nice.

Steiner agreed that the double doors really have a very different and very nice presentation.

Eldridge said that the last meeting really urged him to go for these nice details that will have far-reaching effects for everyone. He thanked the members of the commission and staff for the time and guidance.

Motion: Sternberg made a motion to accept the shed design with the custom designed door as shown in the materials submitted to the HDC. Hayes seconded the motion.

Vote: A poll was taken that the members agreed unanimously to accept the motion made by Sternberg.

3. Public Hearing- 120 Mt. Auburn St- to review the application for a Certificate of Appropriateness for repair of ramp, bay window and upper trim on Marshall St. Marcia Hannon, Applicant, CASCAP, Inc., owner

Marcia Hannon the Senior Project Manager for CASCAP appeared to review the project. She explained that both she and CASCAP have extensive years of experience of turning older building with historic value into affordable housing in various communities. She explained that this structure, which has been turned into affordable housing for seniors in Watertown, was formerly known as the Watertown Home for Senior Citizens.

Hannon explained that over the years, due to wear and tear some parts of the ramp on the Marshall St. side of the building had deteriorated, and that some upgrades to the lighting systems were also being called for.

Proposed in this project are plans to repair the ramp, bay window and upper trim utilizing in kind materials, made of high quality composite, known by Hannon from use in prior similar projects, to stand up to the test of time.

In addition to the proposal to use in kind composite materials, Hannon was seeking to install better looking lighting along the Marshall St. side of the property that was more energy efficient.

Steiner asked if the composite materials would be painted to blend in with the building. Hannon responded that it would be, and also of importance is that composite will stand up better than wood, which historically has been known to deteriorate at a faster rate.

Sternberg asked to see the lighting which was not yet available. Hannon said she wanted to know more about the requirements of lighting from the Zoning perspective before she selected products. Sternberg said she would likely be comfortable with Schreiber working with Hannon to select the lighting and Schreiber said he would be happy to work with Sternberg remotely as well.

Steiner asked when she wanted to start the project, and Hannon said by the fall.

Bloomberg agreed with Sternberg that he wanted to see the lighting, and that they could all work with Schreiber and the Acting Preservation Agent, to review the lighting selection remotely as well. He said that if they did not like the selection, he felt that they could discuss it further at a future meeting.

Steiner suggested they could approve the project if they all agreed, and then the lighting could be worked out with Schreiber remotely but that it should not be discussed by members of the commission on email, just directly to town staff.

Hannon said that she is looking at LED lighting and that she is also looking at lighting that would be more discrete looking.

Sternberg said she looked at the decking and remarked that it looks dangerous and was buckled, and said she was in favor of it being repaired now.

Steiner said he had no problem at all with the project.

Motion: Bensinger made a motion that was withdrawn for a new motion to be made that would include approval for the repairs, and also a process for the approval of the lighting to

take place through the Planning Staff and allowing members of the HDC to weigh in remotely.

Motion: Sternberg made a motion to approve the repair work outlined in the application and cover letter as items 1,2,3,5, and 6, and for Item 4 regarding new lighting to be facilitated by Hannon working with the planning staff, who will share the lighting selections remotely with members of the HDC who can approve the materials or opt to hold additional discussions in a future meeting on more appropriate lighting. The motion was seconded by Bensinger.

Vote: A unanimous poll was taken accepting the motion made by Sternberg

Hannon briefly showed some slides for a discussion on future projects. She spoke about her hope of applying to the Community Preservation Committee (CPC) for some funding for other projects that would bring this building into an even higher quality residence than it is now.

Steiner said that he appreciates all the work that has been done on this building over the years and, that he looks forward to the coming years working with CASCAP and Hannon on other proposals to improve the structure ever further.

4. Review- Minutes from the June 25, 2020 meeting.

After a review of the minutes of the June 25th meeting, a motion was made to accept the minutes as modified.

Motion: A motion was made by Sternberg accepting the minutes as modified. Hayes seconded the motion.

Vote: A unanimous poll was taken that the motion made by Sternberg was accepted.

Poll: A unanimous poll was taken to adjourn the meeting