



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

Harvey Steiner, Chairperson
Linda Sternberg, Member
Lauren Soelch, Member
Jonathan Merin, Member
Petr Kuzmic, Member
Elizabeth K. Hayes, Member

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MINUTES

Meeting Date: Thursday, September 6, 2018, 7:00 p.m.
Philip Pane Lower Hearing Room

Members Present: Harvey Steiner, Linda Sternberg, Jonathan Merin, Petr Kuzmic, Elizabeth Hayes.
Absent: Lauren Soelch

Staff Present: Gideon Schreiber, Susan Jenness

Audience: Dino Tangredi-106 Mt. Auburn St; Haig Movsesian – 247 Mt. Auburn St; Ara Balikian-247 Mt. Auburn St., Ruth Hartunian, 12 Walnut St., Patrick Shea, 294 Mt. Auburn St.

Steiner opened the meeting with the second item on the agenda: 247 Mt. Auburn Street

- 1. Public Hearing- 247 Mt Auburn Street** for installation of permanent supporting posts and trim details on an existing, historic Porte Cochere. Haig Movsesian, Applicant; Ara J. Balikian Owner, Representative, Chair of Armenian General Benevolent Union, AGBU.

Haig appeared as the contractor of the project on installation of permanent supporting posts and trim details on the existing Porte cochere.

He explained there was no way he could create dental indents for the moldings.

Schreiber said that at a recent site visit they concluded the material is substantially too rotted to move from the rear of the building to the façade as they had explored as a possibility.

Haig reported that the frame has been installed and now the columns are ready to go up.

Steiner explained that there is manufactured molding available. Haig said he had been to Anderson McQuaide and they had no moldings to match the original. Steiner said that the current choice lacked a feeling for the character of the building.

Kuzmic suggested that Haig could add a spine to the current structure he brought to the meeting that has a curve and would create that feeling connected to the character of the building. Sternberg suggested that a site visit could help at this point and also mentioned she had seen dental and plaster details on the façade of the building.

Haig and Schreiber discussed the current condition of the building providing details to the HDC. Haig clarified that they are just trying to find a solution that is affordable because returning it to the original state would be cost prohibitive.

Balikian, the Chair of the AGBU appeared and explained that the aluminum siding and poor quality work had occurred before he became Chair. He said he wished to work with the HDC with what the current reality is at present.

Steiner said he would like them to purchase dental molding because additional material would not be enough to get the effect and feeling of the building. Haig said there is only tiny dental molding available.

Merin explained he is familiar with the house because he has done work as an architect for a client who has an office in the building. He said that it is not possible to put up an authentic product and suggested that a rounded version of the molding shown by Haig could work well.

Balikian explained they are so financially limited as a non-profit and said that structural integrity was most important which has been taken care of.

Hayes pointed out that at 106 Mt. Auburn St. they were directed to build replicated balustrades and so of course we would also need to get this project to something closer to the building like any other building in the district.

Sternberg helped Haig create a profile of the wood trim on paper and Merin explained that they could find an additional piece of the right shaped wood to add to the molding he proposed at the meeting.

Motion: Kuzmic made a motion to continue the hearing to the September 27th Historic District Meeting. Sternberg seconded the motion.

Vote: A unanimous vote was made to continue the public hearing to September 27, 2018 while they search for suitable materials to use as the moldings.

Merin said he can stop by and take pictures of the project. Schreiber explained that members can go out and take a look at the building, but they may not discuss their opinions outside of a public meeting.

2. **Public Hearing- 106 Mt. Auburn St – Street** for an unapproved in-fill with concrete of an original wood window in the foundation facing Marshall Street. Dino M. Tangredi, Applicant/Owner.

Tangredi appeared before the HDC to answer questions about the window that had been installed in the basement of 106 Mt. Auburn St.

He explained to the HDC that because the window which was a point of ventilation to the unit in the building and the contractor sealed the area around the window with concrete. He also explained that Historic New England found it acceptable to paint the area around the window as well.

After a brief discussion among the members of the HDC a motion was made on the project.

Motion: Merin made a motion to approve the painted concrete secured windows as agreed to by Historic New England. Sternberg seconded the motion.

Vote: A unanimous vote was reached to approve the painted concrete secured windows as agreed to by Historic New England.

Tangredi inquired as to the status of a decision on the project regarding the Proposed Canopy which had been under advisement at Historic New England. Schreiber informed him that a Certificate of Non-Applicability had been issued on August 10, 2018 a copy which had been emailed to Tangredi as the owner of the property. The clerk offered to send a hard copy by US mail the following day along with a follow up mail.

3. **Minutes-** from July 31, 2018 meeting.

After a brief discussion a motion was made to adopt the minutes from the July 31, 2018 Historic District Commission meeting.

Motion: Kuzmic made a motion to adopt the minutes from the July 31, 2018 meeting. Sternberg seconded the motion.

Vote: A unanimous vote was reached adopting the minutes from the July 31, 2018 meeting.

4. **Staff Update**

Schreiber reported that the owner of 195 Mt. Auburn St. is currently working on converting the pilates studio and offices of that building into residential units and is getting ready to work through anticipated issues with the Planning and Zoning Offices.

Schreiber said that as a result of this project, there will be some inevitable work to portions of the building visible from the public walkway. Potential projects include replacing windows at the entry way door, expansion of two lower level windows to make room for an egress, replacing a

bay window, repairing existing entry stairs with in kind materials and installation of a new window to replace an exterior door on the south elevation.

Schreiber said he will work on defining the projects with the owner and the he will advise the HDC when more clarity is known.

Motion: A motion was made by Kuzmic to adjourn the meeting at 8:30 PM. Sternberg seconded the motion.

Vote: A unanimous vote was reached to adjourn the meeting.