



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: Tuesday, July 31, 2018, 7:00 p.m.
Philip Pane Lower Hearing Room

Members Present: Steiner, Sternberg, Merin, Kuzmic, Hayes. **Absent:** Soelch

Staff Present: Gideon Schreiber, Louise Civetti

Audience: Dino Tangred-106 Mt. Auburn St; Haig Movsesian – 247 Mt. Auburn St; Valerie Bayley-22 Common St;
Karen Kocharyan-243 Mt. Auburn St; Stephen Steadman-9 Russell Ave.

Chair Steiner opened the meeting with the second item on the agenda: 134 Mt. Auburn Street

Public Hearing:

Continued from July 26, 2018 – 134 Mt. Auburn Street – Certificate of Appropriateness #HDO-18-3

Valerie Bayley, Owner/Applicant presented her request for downspouts to be replaced on the church and the parsonage as the copper downspouts have been stolen several times with the exterior of the church being damaged in the process. Ms. Bayley presented a sample material matching in color to copper but made of an alternative to copper material for the church. She stated they would like to install conventional downspouts on the parsonage and would like them to match the cream color of the gutters. She added that they have improved the exterior lighting and are not in favor of security cameras being installed.

Members discussed solutions: Adding a sticker to the alternative material stating that it is not copper and pin-bolts to secure the downspout. Ms. Bayley added that the police have suggested lowering the hedges.

A discussion ensued on the task the Commission is assigned with: To maintain what was there at the time the Historic District Commission was formed – not what was there historically.

Member Sternberg motioned to issue a **Certificate of Appropriateness** to replace the copper downspouts on the church with the sample shown this evening, matching in shape, size and color. Member Merin seconded. Members Sternberg, Merin, Steiner, Kuzmic and Hayes voted in the affirmative. Voted 5-0.

Member Sternberg motioned to issue a **Certificate of Appropriateness** to replace the downspouts on the parsonage that are visible from the street with the sample brought in (a standard/conventional downspout) with the color of their choosing. Member Merin seconded. Members Sternberg, Merin, Steiner, Kuzmic and Hayes voted in the affirmative. Voted 5-0.

Other Business:

247 Mt. Auburn St - Discuss repairs to preserve the porte-cochere in keeping with HDC requirements.

Haig Movsesian, Contractor, requested the Commission allow safety measures to the porte-cochere (canopy) by removing the rubber roof; 'sistering' the main frame and removing and replacing the trim (reuse at the front where visible).

Member Merin stated for the record that he has a client in this building; however, it is not a conflict of interest for him to state his opinion on this request.

Staff stated that a temporary permit to stabilize was provided but it is a miracle it has not fallen. They want a standard building permit to not have to replicate what was there in the 1980's.

Member discussion: Provide the trim – dental molding and crown molding; if cannot replicate, get flat stock in the same size – outline dimensionally only; horizontal alignment. Determine safety measures (with building permit) then come back to commission for detail. If safety issue, N/A, if it is like-kind or temporary shoring up. There is the importance of shoring it and the roof repair; then the columns; then the additional trim.

Mr. Movsesian stated the dental molding is not produced any longer and would be expensive for this non-profit to have hand-made. Mr. Movsesian stated they want to brace, secure, frame, match columns at front, rubber roof, frame posts and roof.

The Commission confirmed the 'freeze' and 'fascia' are issues for this board.

Karen Kocharyan, Construction Supervisor, stated the columns do not match the front now. The original columns did match the front. There are 3-4 weeks of lead-time to order the columns.

The Commission determined the repair to be made in like-kind. 1. – Certificate of Non-Applicability and Appropriateness; 2. Apply for August 30th meeting (meeting date moved to September 6th).

Signage: Tabled by Chair Steiner

Status Update:

106 Mt. Auburn St - Dino Tangredi represented the property. Staff explained they could issue Non-Applicability for the items that were replaced as it would bring the property into compliance with 2016. Historic New England suggested painting the one window that was filled in to match. 1. Apply to this commission; 2. Certificate of Non-Applicability.

Date of Next Meeting: Members discussed the option of having a meeting the first week in September vs. the last week in August as is their usual meeting timeframe. Members Steiner, Sternberg, Merin, Kuzmic and Hayes agreed they are available Thursday, September 6, 2018.

Miscellaneous:

Stephen Steadman, representative for the Church of the Good Shepard, 9 Russell Avenue, stated they have two projects they are considering: 1. Would this Commission consider the installation of solar panels on the south-facing roof of the accessory building (not the church), even though it is setback from the street quite a bit, it still faces the street.

Member discussion: The Commission can consider this as it is in the guidelines; the Commission suggested looking into solar panels that resemble roof shingles; provide a photo of the street level with the application; and commented that where do they find the balance between maintaining history and prohibiting future requirements. Mr. Steadman will file for a Certificate of Appropriateness for September.

2. The church is considering a lift at the middle entrance door to the accessory building where it meets the church with prefabricated panel enclosure matching the exterior of the building. The Commission appreciates the church wanting to provide access as they are not required to do so.

Administrative: Minutes March 28, 2018

Member Sternberg noted a typo – page 1; item 2, last paragraph: correct to say, 'Web'.

Member Sternberg motioned to adopt the minutes for March with the one correction. Member Merin seconded. Members Sternberg, Merin, Steiner, Kuzmic and Hayes voted in the affirmative. Voted 5-0. Minutes approved.

Adjourn:

Member Sternberg motioned to adjourn. Member Hayes seconded. Voted 5-0. The meeting ended at 9:00 pm.