



# CITY OF WATERTOWN

## Historic District Commission

The BOARD of the City known as the City of Watertown will hold a public meeting on December 16, 2021 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 has only remote opportunities for participation with public access provided as follows:

### **HISTORIC DISTRICT COMMISSION MEETING THURSDAY, DECEMBER 16, 2021 AT 7:00 PM AGENDA**

#### **ACCESS INFORMATION:**

- A. Due to meeting scheduling issues, this meeting will NOT be televised through WCATV (Watertown Cable Access Television): It will be available to view at a later date at Watertown Cable Access Television on the Government Channel.
- B. The Public may join the virtual meeting online:  
<https://us02web.zoom.us/j/82282969883?pwd=ZVlweE03WmNMRmpCSXRTNkdIY2c2dz09>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID:
- D. Public may comment through email: [sjenness@watertown-ma.gov](mailto:sjenness@watertown-ma.gov)

- 
- 1. Acceptance of Minutes
    - A. Minutes from the November 18, 2021 Meeting
  - 2. Commission Discussion-Public Hearing
    - A. Public Hearing continued from November 18, 2021 meeting- 34 Marshall St.- Proposal to remove and replace the existing siding, using fiber-cement boards. Ryan Eldridge and Erin Curran, Applicant and Owner
  - 3. Review-Discussion
    - A. Review of Meeting and Filing Dates for 2022
  - 4. Agent Report
    - A. Updates on news in the Historic District



## Town of Watertown

Administration Building

149 Main Street

Watertown, Massachusetts 02472

Historic District Commission

Tel: (617) 972-6426 • Fax: (617) 972-6484

Filing Number: \_\_\_\_\_

As owner or authorized trustee of the property at 34 Marshall St  
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 described below:

- Replacement of siding on exterior of home
  - Replacement of windows
- See documentation below

If this is an application for a fence and/or a sign, please obtain review and sign-off from:

\_\_\_\_\_  
Zoning Enforcement Officer

\_\_\_\_\_  
Inspector of Building

Name of Property Owner or Condo Trust of Record: Ryan Eldridge & Erin Curran

Mailing Address: 34 Marshall St Watertown MA 02472

Telephone: 315-430-2330

Fax: \_\_\_\_\_

Email: RDE8026@gmail.com

Signature of Property Owner or Authorized Condo Trustee of Record (Required):  
\_\_\_\_\_

Name of Applicant, if not Record Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Ryan Eldridge and Erin Curran

34 Marshall Street

Re: Issuance of Certificate of Appropriateness

Meeting Date: November

1. We are requesting approval to remove the exterior siding of our home and replace it with Hardie Siding.
2. We are also requesting approval to replace the current windows in our home with aluminum clad exterior windows.

The project would entail:

- Removal of current vinyl siding
- Removal of clapboard underneath - (using lead paint precaution and protocols)
- Wrapping the home
- Installation of Hardie Siding and trim
  - Hardie Plank on the sides
  - Hardie Shakes in the upper eaves. (See rendering below)
- Installation of Hardie Shutters
- Replacement of current windows to be replaced with like aluminum clad exterior windows -
  - All replacement windows will match existing windows number of lights
  - Replacement windows will be double paned insulated glass

PHOTOS OF WINDOWS

Existing Window 6-Light



Existing Window 8-Light

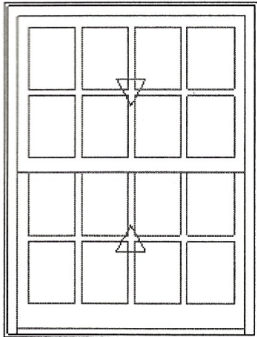


## Specs of replacement windows

\*\*\*Note: ADL lite cuts are subject to approval.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

|         |                 |                 |              |
|---------|-----------------|-----------------|--------------|
| Line #5 | Mark Unit: CLAD | Net Price:      | 1,220.13     |
| Qty: 1  |                 | Ext. Net Price: | USD 1,220.13 |

**MARVIN** 



As Viewed From The Exterior

Entered As: IO  
 FS 34 3/8" X 44 17/64"  
 IO 34 3/4" X 44"  
 Egress Information  
 Width: 30 11/16" Height: 17 5/64"  
 Net Clear Opening: 3.64 SqFt

OMS Ver. 0003.10.00 (Current)

Stone White Clad Exterior  
 Primed Pine Interior ..... 38.29  
 Ultimate Double Hung Insert G2 ..... 819.38  
 Inside Opening 34 3/4" X 44"  
 8" Degree Frame Bevel  
 Top Sash  
 Stone White Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black ..... 181.23  
 Rectangular - Special Cut 4W2H  
 Stone White Clad Ext - Primed Pine Int  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black ..... 181.23  
 Rectangular - Special Cut 4W2H  
 Stone White Clad Ext - Primed Pine Int  
 Ogee Interior Glazing Profile  
 White Interior Weather Strip Package

Processed on: 10/15/2021 8:32:08 AM

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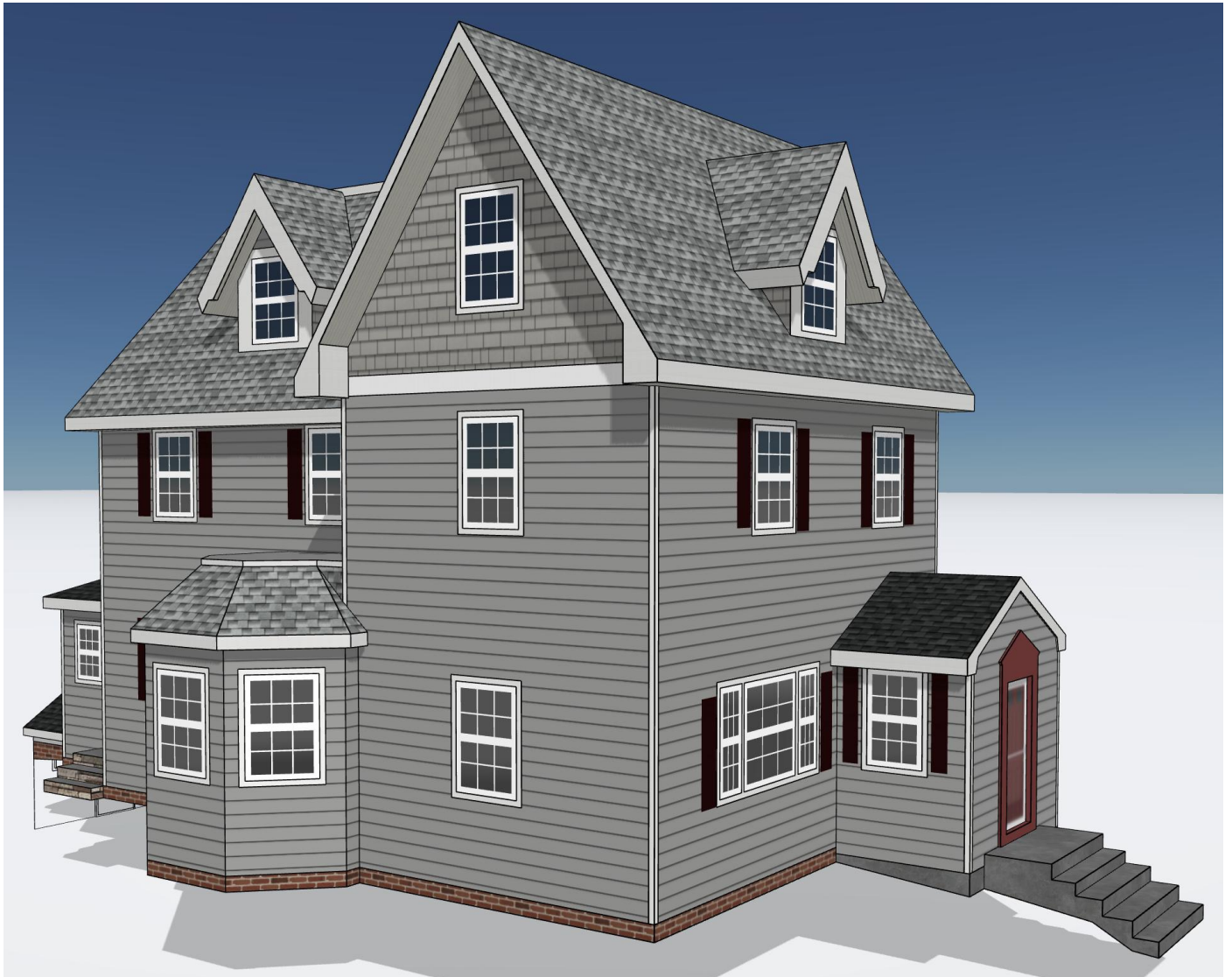
**Performance Information**

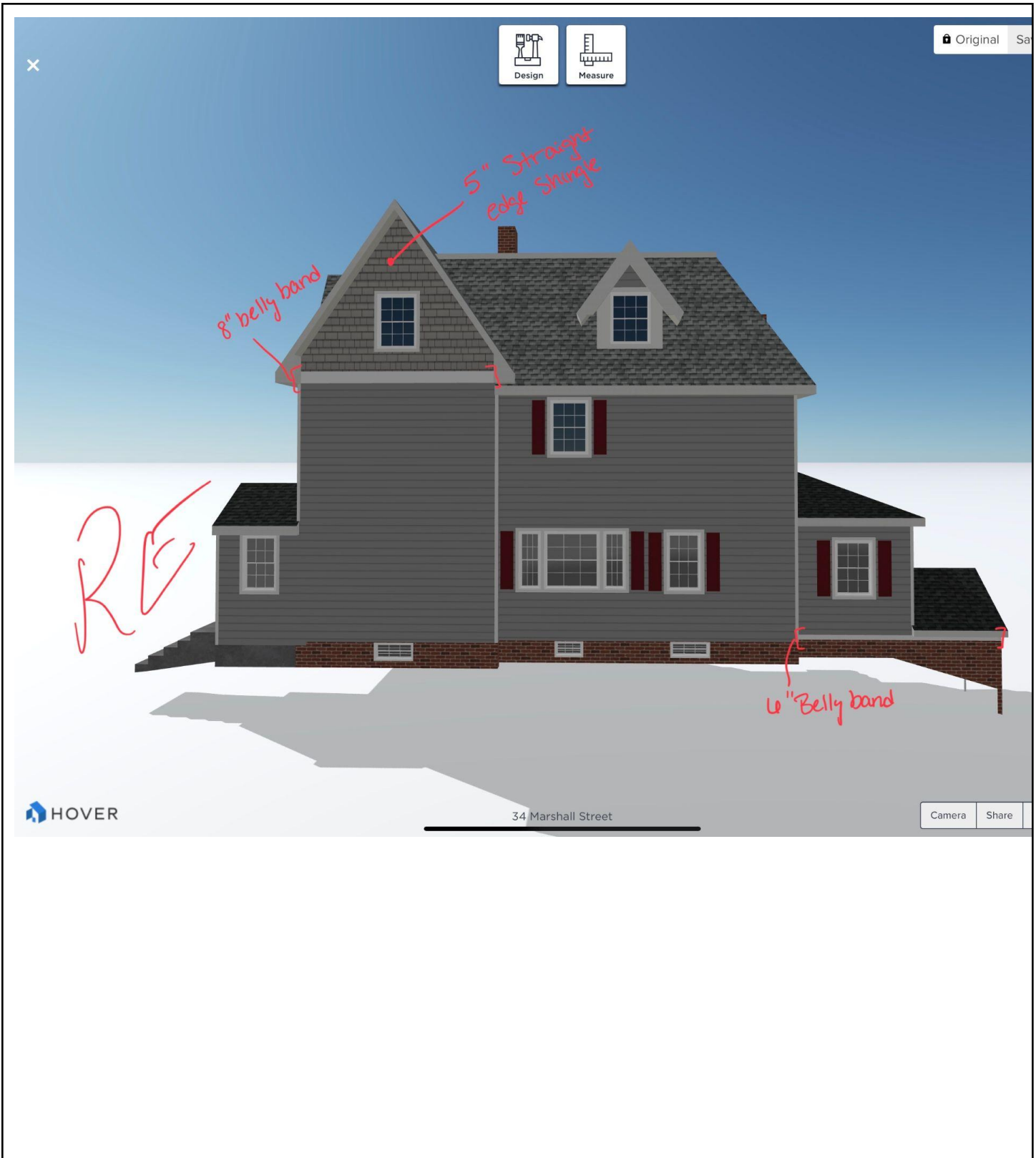
U-Factor: 0.31  
 Solar Heat Gain Coefficient: 0.27  
 Visible Light Transmittance: 0.46  
 Condensation Resistance: 55  
 CPD Number: MAR-N-441-00317-00001

White Exterior Weather Strip Package  
 White Sash Lock  
 White Top Sash Strike Plate Assembly Color  
 Aluminum Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jambs  
 \*\*\*Note: Unit Availability and Price is Subject to Change

|                                 |          |
|---------------------------------|----------|
| Project Subtotal Net Price: USD | 5,919.46 |
| 6.250% Sales Tax: USD           | 369.97   |
| Project Total Net Price: USD    | 6,289.43 |

## Photos of Hardie Siding Rendering





Photos of the current siding on the house.





Other details/information about Hardie Siding

Articles on details of product on historical homes:

- [This Old House Article](#)
- [James Hardie Article Old House to New Life](#)
- [James Hardie Siding - Preserving Historical Aesthetics](#)

- Requesting that we remove 2 layers of siding, the existing vinyl siding as well as the lead painted clapboard
- Requesting to wrap the house in Tyvek WRB insulation
- Side the home with 1 layer 5 ¼ inch Hardie (fiber cement) plank siding as well as 5 inch straight edge Hardie (fiber cement) shake single in dormers
- The windows trim will be wood as Hardie does not provide window trim and this is typically done w/ PVC but we have requested it be done with wood to avoid using any materials that would be less desirable. There will be no artisanal drip boards installed, but the window sills will be wood w/ an 8 inch slop. That is similar to what exists today on the home, but the current window sills are wrapped in vinyl siding so the new ones will not be wrapped, but rather wood and will be painted.
- The existing vinyl fascias and soffits will be removed and replaced with Hardie (fiber-cement)
- When the project is completed there will be no vinyl siding remaining and the materials used to replace all the vinyl will be Hardie (fiber-cement) and natural wood trim around the windows and doors
- As it can be seen in the renderings there will be an 8 inch belly-band installed on the left and right side of the home providing some separation on the taller sides of the home. In the upper dormers there will be 5 inch straight edge Hardie (fiber-cement) shingles. This was added to the design because the belly-band existed on the original home, and the shake (shingle) is prevalent in the neighborhood.

# Scope of Work



## Company

## Homeowner

|                                                                                                                                      |                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>DaBella - Westborough</b><br><br><b>Lauren Holbrook</b><br>Contractor's Representative<br>T: +15702392039<br>lholbrook@dabella.us | <b>Address</b><br>34 Marshall Street, Watertown, MA 02472<br><br><b>Ryan &amp; Erin Eldridge</b><br>lholbrook@dabella.us |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|

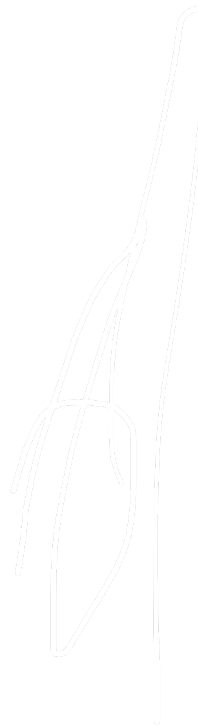
## Project scope

### Description

### Quantity

## SIDING - Hardie 5 1/4"

|                                 |          |
|---------------------------------|----------|
| 5 1/4" Hardie Plank Labor       | 27.49 SQ |
| HZ10 - 5 1/4" Hardie Plank      | 688 PC   |
| Tear Off 2 Layers               | 29.49 SQ |
| Dumpster Price                  | 58.98 SQ |
| Lead Paint Practices            | 30 SQ    |
| Straight Edge Shingle (5")      | 133 PC   |
| 5/4 x 4 Trim                    | 47 PC    |
| Install New Shutters (per pair) | 18       |
| 5/4 x 4 Trim (Corners)          | 37 PC    |
| Tyvek WRB                       | 3 RL     |
| Shake Install Labor (5")        | 2 SQ     |
| OSI Quad Max - Body Color       | 51 TB    |
| Roof to Wall 10' Sticks         | 12 PC    |
| Belly Band - 5/4 x 8 Trim       | 4 PC     |
| Paperwork Processing Fee        | 1 EA     |
| Microfiber Rags (Bag of 50)     | 4 EA     |
| Porta Potty                     | 1 EA     |
| Joint Flashing (100/Bundle)     | 3 BDL    |
| Coil Nails - 2-3/16"            | 2 BX     |



|                                            |       |
|--------------------------------------------|-------|
| Stingers/Staples                           | 2 BX  |
| 3" Tyvek Seam Tape                         | 3 RL  |
| Belly Band Labor                           | 33 LF |
| Light Block                                | 4 EA  |
| Touch Up Kit - Trim                        | 2 EA  |
| Touch Up Kit - Siding                      | 2 EA  |
| Custom Block Labor                         | 1 EA  |
| Cleaning Spray                             | 5 EA  |
| Lead Paint Testing                         | 1 EA  |
| Dryer Vent Block                           | 2 EA  |
| Outlet Block                               | 2 EA  |
| Hose Bib                                   | 2 EA  |
| Finish Nails – 2" 16GA Straight Galvanized | 1 BX  |
| Travel Fee                                 | 1 EA  |
| 30 Wood window trim with 8* slope sill     | 1 EA  |
| 1 wood door trim                           | 1 EA  |

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## **SOFFIT - Soffit & Porch Ceiling (SIDING CONTRACT REQUIRED)**

|                             |        |
|-----------------------------|--------|
| 24" Vented Soffit           | 44 EA  |
| Soffit Labor                | 352 LF |
| OSI Quad Max - Soffit Color | 24 TB  |
| Touch Up Kit - Soffit       | 3 EA   |

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## **FASCIA - Fascia (GUTTER CONTRACT REQUIRED)**

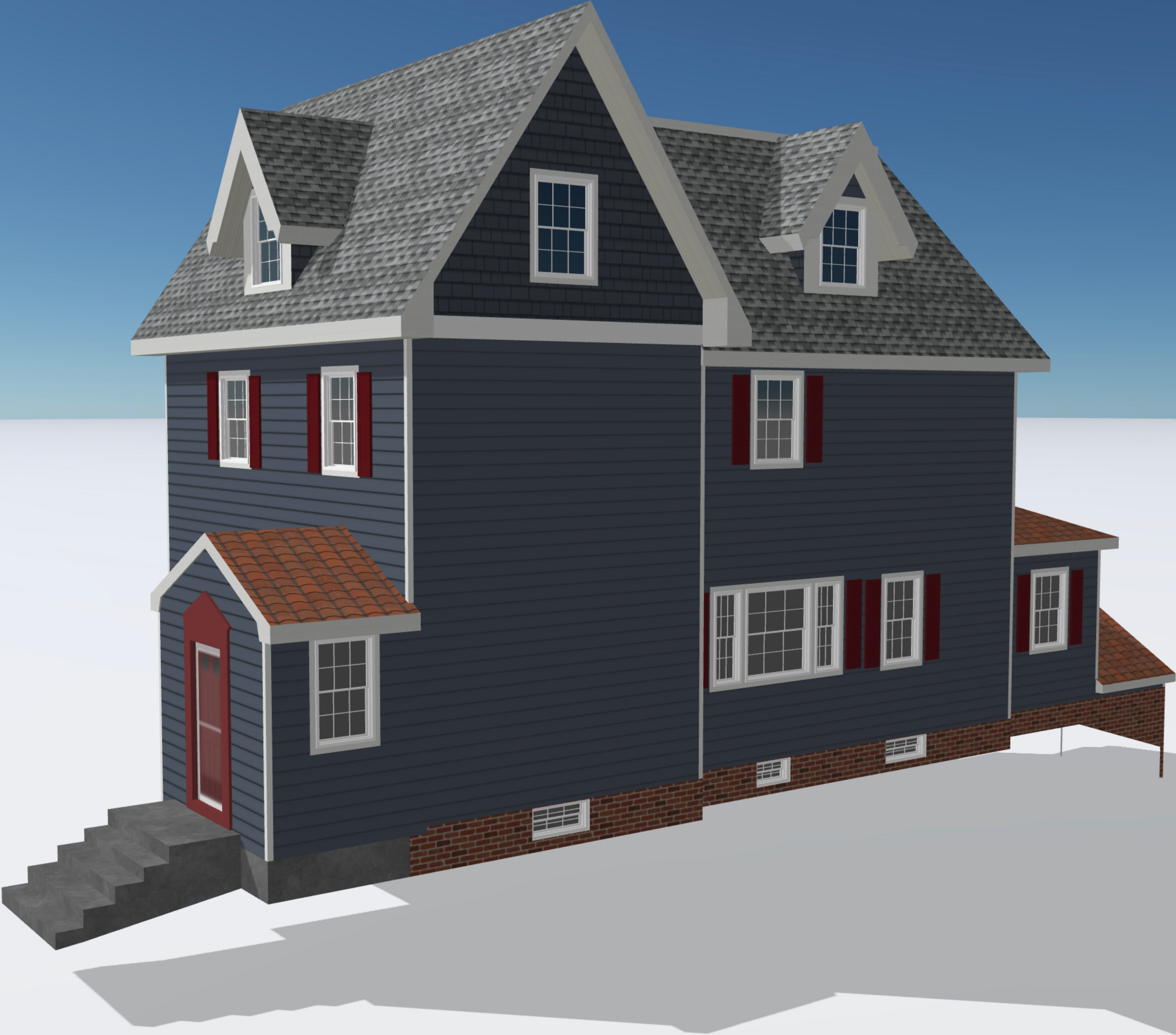
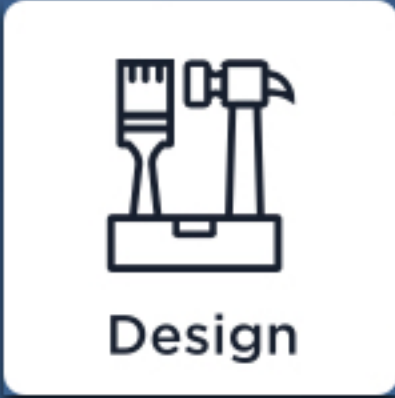
|                     |        |
|---------------------|--------|
| Fascia Wrap Labor   | 419.67 |
|                     | LF     |
| Coil Wrap Materials | 9 RL   |

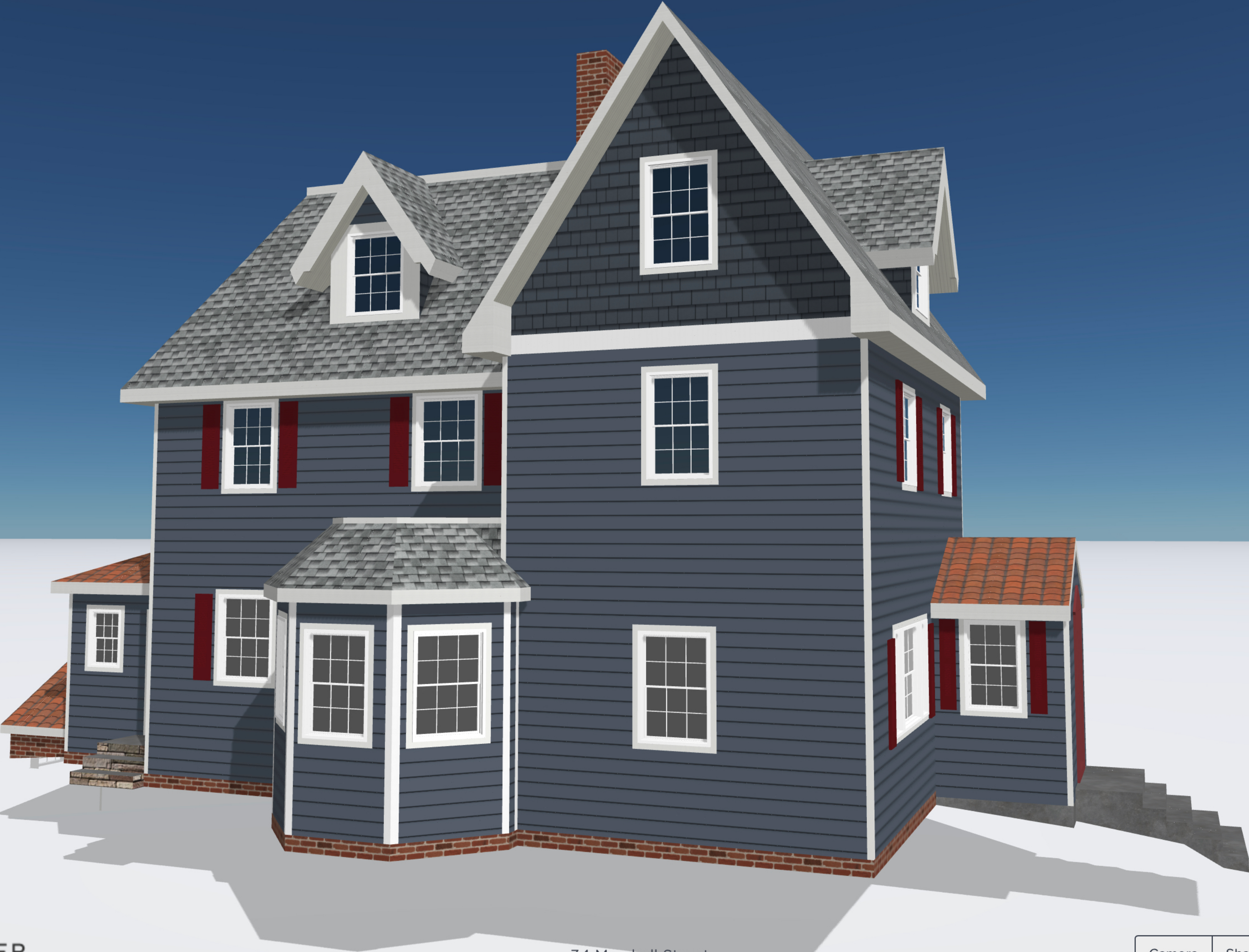
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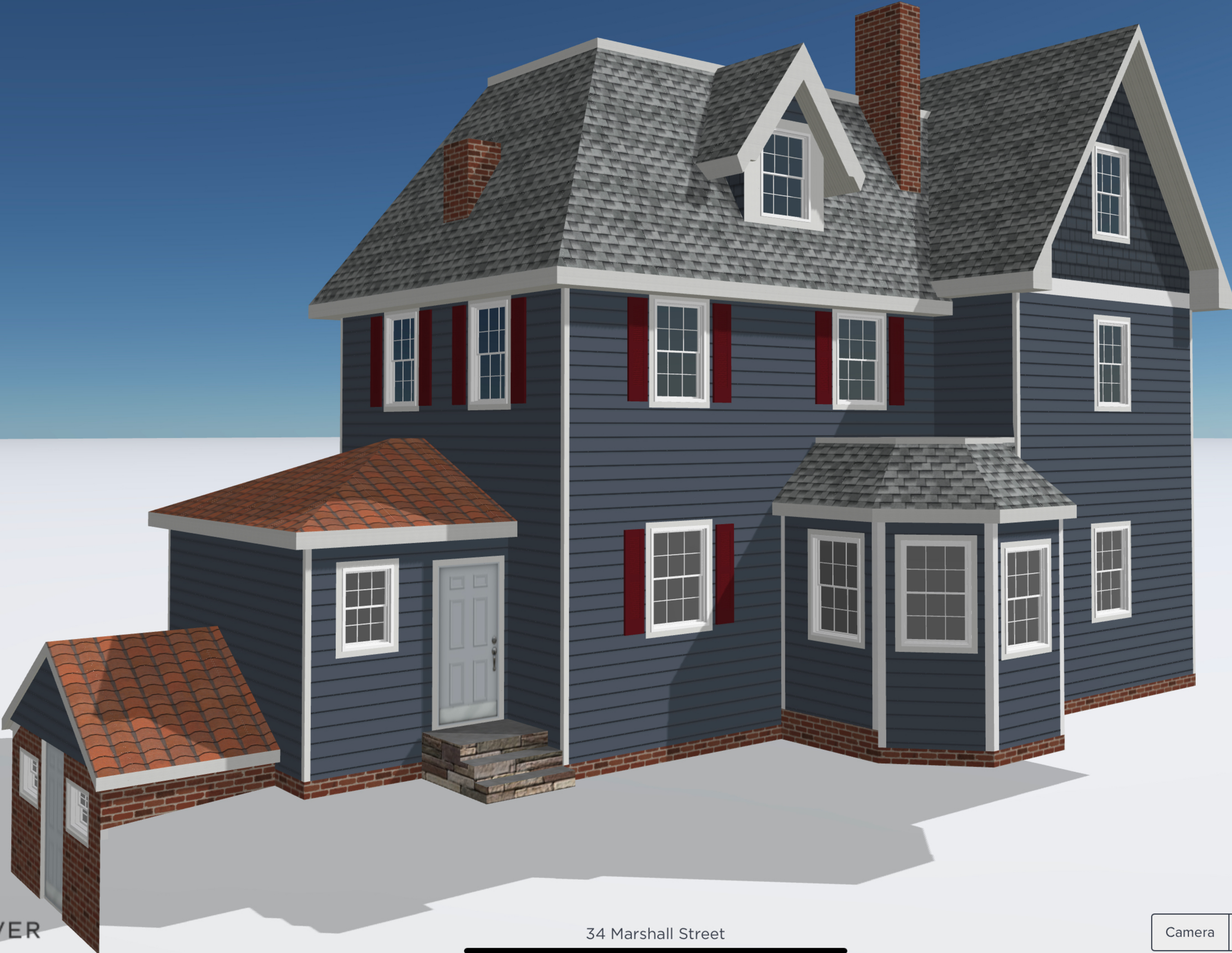
**DATE:**

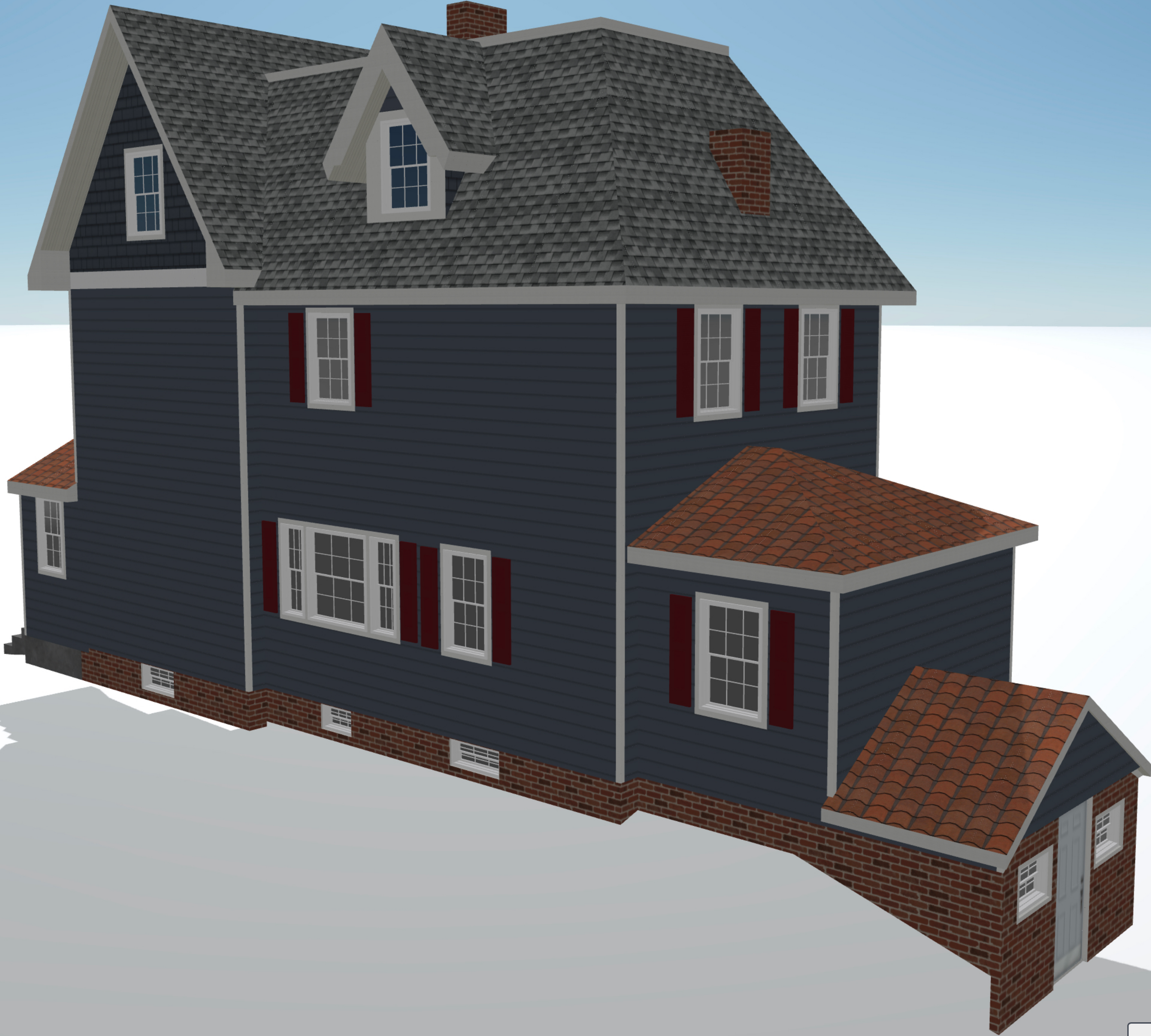
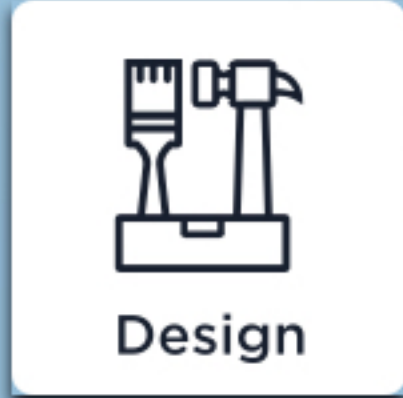
**SIGNATURE:**

THIS QUOTE IS AN OFFER TO BUY











# **TOWN OF WATERTOWN**

## **Historic District Commission**

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Harvey Schwartz, Chairperson  
Linda Steiner, Vice Chairperson  
Elizabeth Hayes, Member  
James Bensinger, Member  
Robert Bloomberg, Member

## **2022 HISTORIC DISTRICT COMMISSION MEETINGS**

### **AND FILING SCHEDULE**

**4th Thursday of Each Month\***

**7:00 p.m.**

Please check the updated meeting agenda on the Town Website for the specific meeting participation information within 48 hours of the scheduled meeting.

| <b>Filing Deadline<br/>5:00 p.m.</b> | <b>Additional<br/>Information<br/>12:00 p.m.</b> | <b>Meeting Date<br/>7:00 PM</b> |
|--------------------------------------|--------------------------------------------------|---------------------------------|
| <b>December 30</b>                   | January 20                                       | January 27                      |
| <b>January 27</b>                    | February 17                                      | February 24                     |
| <b>February 24</b>                   | March 17                                         | March 24                        |
| <b>March 24</b>                      | April 21                                         | April 28                        |
| <b>April 28</b>                      | May 19                                           | May 26                          |
| <b>May 26</b>                        | June 16                                          | June 23                         |
| <b>June 30</b>                       | July 21                                          | July 28                         |
| <b>No August Meeting</b>             |                                                  |                                 |
| <b>October 25</b>                    | September 15                                     | September 22                    |
| <b>September 29</b>                  | October 20                                       | October 27                      |
| <b>October 27</b>                    | November 17                                      | November 24                     |
| <b>November 24</b>                   | December 15                                      | December 22                     |

**FILING DEADLINE** – This is last day to file to be scheduled for next month's Public Hearing.

**ADDITIONAL INFORMATION DEADLINE** – For applicants who have filed, this date is for additional supporting documentation not submitted at filing date.

\*Moved for holiday.