



CITY OF WATERTOWN

Historic District Commission

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

The Historic District Commission of the City of Watertown will hold a public meeting on Thursday, May 26, 2022 at 7:00:p.m. This meeting has only remote opportunities for participation with public access provided as follows:

HISTORIC DISTRICT COMMISSION MEETING THURSDAY, MAY 26, 2022 AT 7:00 PM AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=1>
- B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92090463343>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID:
920 9046 3343#
- D. Public may comment through email: sjenness@watertown-ma.gov

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- 1. Acceptance of Minutes
 - A. Review and acceptance of the Minutes from the February 24, 2022 Historic District Commission Meeting
 - 2. Public Hearing
 - A. **18 Marshall St.** for installation of HVAC conduit (Certificate of Appropriateness). Harvey Steiner, Linda Sternberg, Applicants/Owners
 - 3. Public Hearing-
 - A. **39 Marshall St.** for the installation of a rock wall in the front yard (Certificate of Appropriateness). Franklin Vairinhos, Applicant/Owner
 - 4. Agent Report
 - A. Updates on projects in the Historic District

5. Discussion

- A. Historic District Design Guidelines discussion – Modern equipment such as HVAC, solar and utilities.



Town of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Historic District Commission
Tel: (617) 972-6426 • Fax: (617) 972-6484

Filed April 27, 2022
[Signature]
HDC 2202-04
Filing Number: _____

As owner or authorized trustee of the property at 18 Marshall Street
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:

1. Installation of split air conditioning units inside the house which requires placement of vertical conduit on southeast side of house as seen in Exhibit A attached, of which approximately 10 feet is visible from Marshall Street. The conduit will be painted after installation to match the color of the clapboards or trim on the house depending on the final placement of the conduit.
2. Installation of split air conditioning units which requires placement of vertical conduit on southwest side of house as seen in Exhibit B attached, of which the upper portion is visible from Palfrey Street. The conduit will be painted to match the color of the clapboards or trim depending on the final placement of the conduit.

All drawings in Exhibits A and B are preliminary and will be supplemented, if necessary.

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: <u>Linda Sternberg and Harvey Steiner</u>	
Mailing Address: <u>18 Marshall St, Watertown MA 02472</u>	
Telephone: <u>617-923-7044</u>	Fax: <u>617-722-8350</u>
Email: <u>lssternberg@sternberglaw.com</u>	
Signature of Property Owner or Authorized Condo Trustee of Record (Required): <u>[Signature]</u>	
Name of Applicant, if not Record Owner: _____	
Mailing Address: _____	
Telephone: _____	Fax: _____
Email: _____	



Exhibit A

Project: 18 Marshall St
Date: 3/23/2022, 4:26pm
Creator: jimmy smithell



Exhibit B

Project: 18 Marshall St
Date: 3/23/2022, 4:04pm
Creator: jimmy smithell



Town of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Historic District Commission
Tel: (617) 972-6426 • Fax: (617) 972-6484

Filed 5-3-2022
[Signature]
HDC 2202-05
Filing Number: _____

As owner or authorized trustee of the property at 39 MARSHALL STREET
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:

- 1) Repair landing and steps on front porch with same
existing materials, ie wood [see Photo 1][Photo 2]
- Note: banister does not need replacing and will
remain as is
- 2) Replace cement walkway and steps leading to sidewalk
with i) 3 granite steps (7' wide, 1' deep, 7" high),
ii) pavers for walkway (overall dimension: 7' wide
and 9' long) [See Photo 1]
- 3) Build wall around perimeter of front lawn with
same materials used for existing driveway wall [Photo 3]
- wall height is 17" at maximum height [Photos 4 & 5]
- Note: See attachment for details on pavers

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: FRANKLIN VAIRINHOS

Mailing Address: 39 MARSHALL ST WATERTOWN

Telephone: 484 431 9562

Fax: _____

Email: COSMOIN.PARIS@HOTMAIL.COM

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

[Signature]

Name of Applicant, if not Record Owner: _____

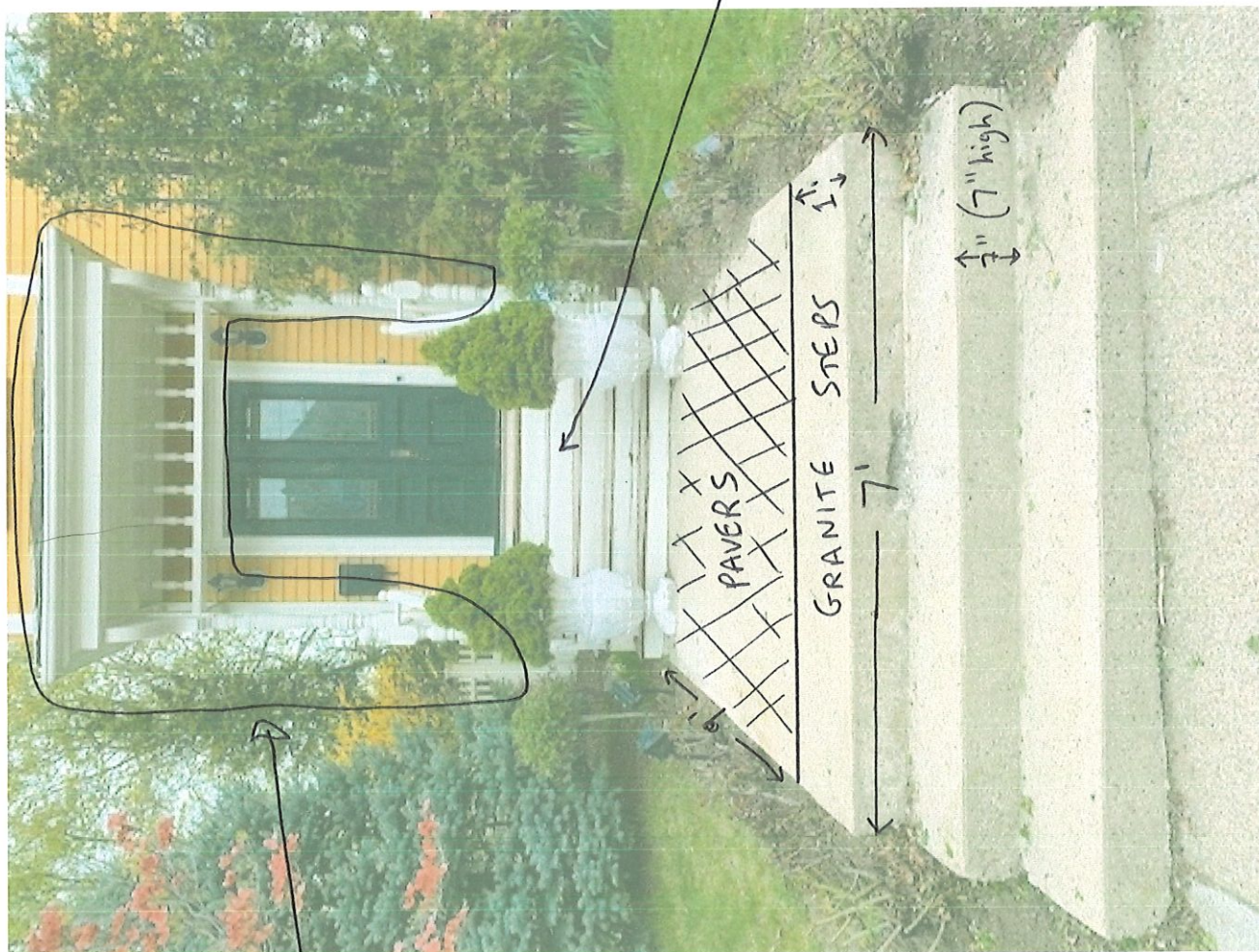
Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

Photo # 1

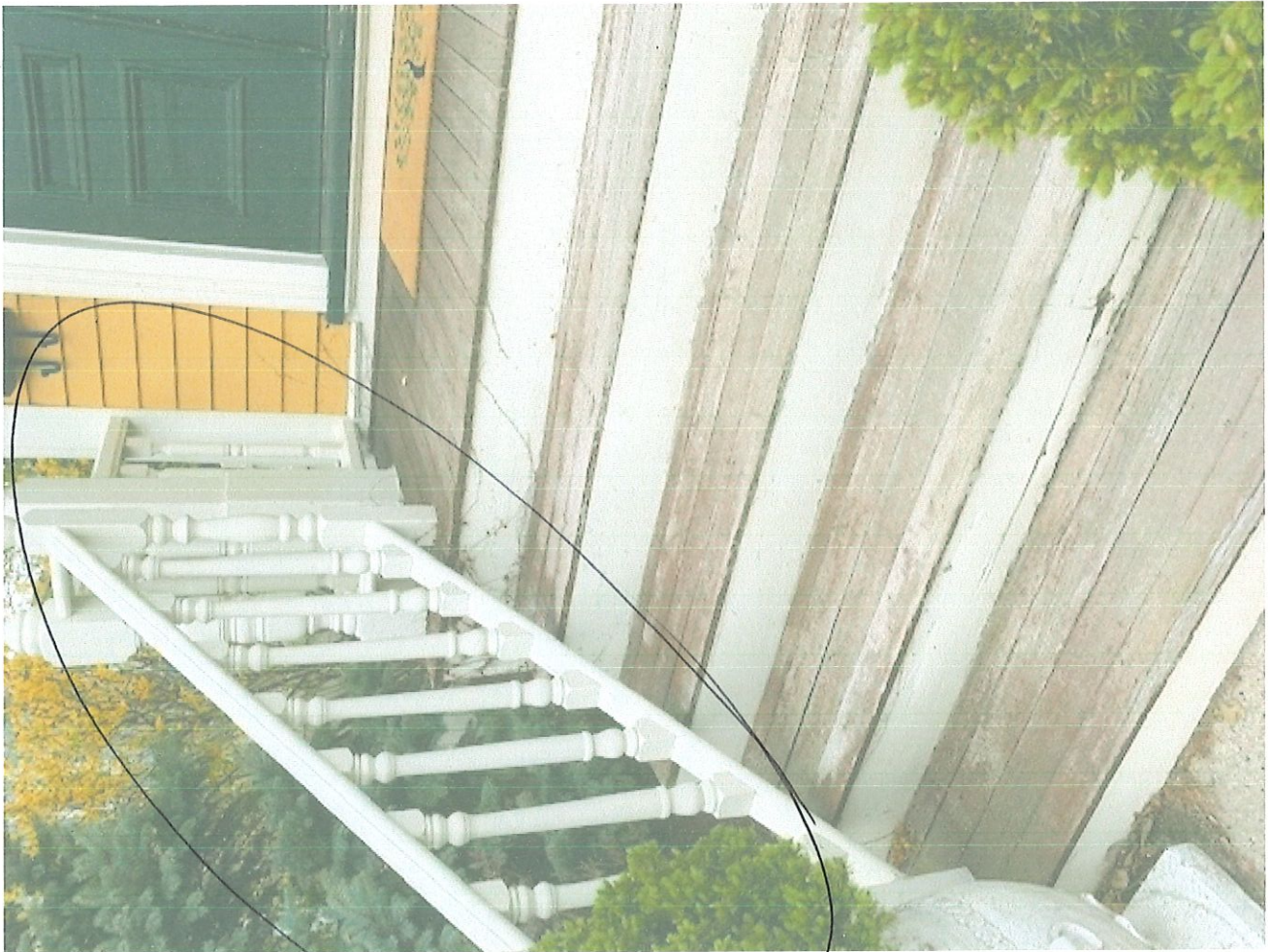


No
modifications

Steps and landing
to be repaired
with wood

Photo # 2 A

← Steps and landing
to be repaired with
wood



No modifications



Photo # 2B

← No modifications

Repair steps &
landing with wood



No modifications

Photo # 3



Photo # 4



Photo # 5



Rock wall
with limestone
top
(see photo 3)

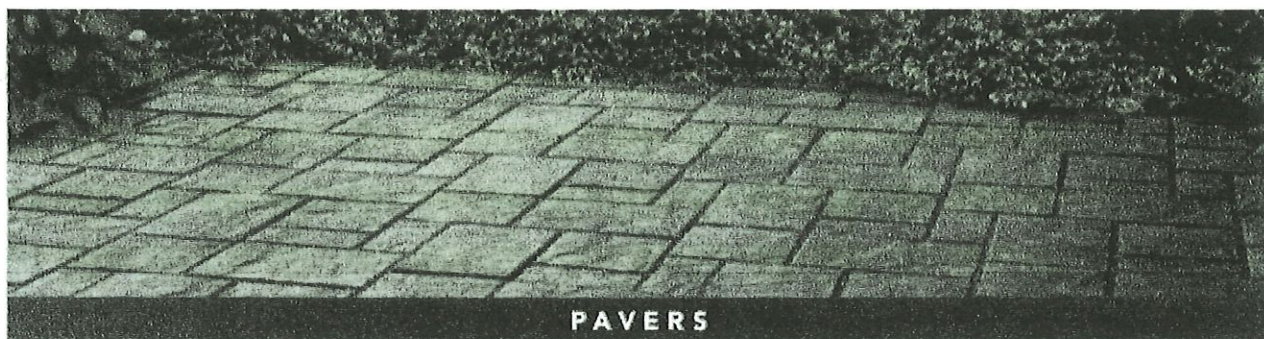
Eco-Panorama™ Demi 80mm

Product No. 366

Our extensive portfolio of permeable pavers mitigates stormwater flow rates and improves water quality without the need for additional drainage systems. Proven through many years of successful projects, enlarged lugs on the sidewalls of these units create quarter-inch joints which, when filled with a properly-sized aggregate, drain water to the permeable base. This action filters stormwater, reduces peak flow rates, and recharges groundwater sources to create a sustainable pavement option.

- Medium vehicular applications
- Made of durable concrete with iron oxide pigments which helps prevent fading from extended UV exposure. Meets or exceeds applicable requirements of ASTM C936 and C1782.
- Initial infiltration rate exceeds 700 in/hour per ASTM C1781.
- Riven stone surfaces and softened edges create the natural look of weathered flagstone
- Designed to be installed in an efficient repeating runner or ashlar pattern, with equal numbers of 1/2, square, and 3/2 stones

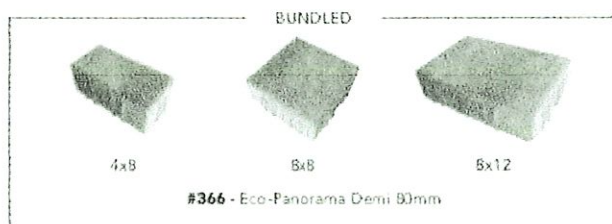
Product Cutsheets (/edit/pdf/366.pdf?width=900&height=480)



ECO-PANORAMA™

The Eco-Panorama series looks great, mitigates stormwater flow rates, and improves water quality that can be included in the project's green infrastructure best management practices. Proven through years of successful projects, enlarged lugs on the sidewalls of Eco-Panorama units create quarter-inch joints which, when filled with a properly-sized aggregate, drain water to the permeable base. This infiltration filters stormwater, reduces peak flow rates, and recharges groundwater sources to create a sustainable pavement option.

UNITS



Before specifying a specific product, please confirm availability with your local Keystone Hardscapes producer.

UNIT DIMENSIONS

PRODUCT		DIMENSIONS			PRODUCT #
		Width	Length	Height	
Demi 80mm	4x8	8.00" 203.2mm	4.00" 101.6mm	3.15" 80mm	366
	8x8	8.00" 203.2mm	8.00" 203.2mm		
	8x12	8.00" 203.2mm	12.00" 304.8mm		

FEATURES & BENEFITS

Perfect For:

- Light vehicular applications.
- Made of durable concrete with iron oxide pigments that will not fade with extended UV exposure. Meets or exceeds applicable requirements of ASTM C936.

Ease of Installation

- Infiltration rate >758 in/hour per ASTM C1781.
- Designed to be installed in an efficient repeating runner or ashlar pattern, with equal numbers of 1/2, square, and 3/2 stones.

Aesthetics

- Riven stone surfaces and softened edges create the natural look of weathered flagstone.

Note: Unit color, dimensions, weight, and availability varies by manufacturer.

