



CITY OF WATERTOWN

Historic District Commission

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

The Historic District Commission of the City of Watertown will hold a remote public meeting on the fourth Thursday of June, held on June 23rd, 2022, at 7:00 p.m. in accordance with current State law/guidance and will be held remotely with participation and public access as follows.

HISTORIC DISTRICT COMMISSION MEETING THURSDAY, JUNE 23, 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 Minutes from the May 26, 2022 Historic District Commission Meeting
 - 2. Public Hearing-
 - A. **19 Russell Ave.** for installation of clad Marvin Ultimate Windows (Certificate of Appropriateness) in the rectory of the Church of the Good Shepard. Stephen Steadman, Applicant
 - 3. Discussion
 - A. St. John's United Methodist Church- located at 80 Mt. Auburn St., regarding solar installation and the stained glass windows. IMAI-Keller, Randall Imai and Toby Reid
 - 4. Agent Report



City 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 19 Russell Avenue in Watertown, Massachusetts, I hereby make application to the Watertown Historic District Commission for issuance of a Certificate of (check one): (X) Appropriateness, () Nonapplicability, or () Hardship for the alteration, construction, or demolition described below:

An inspection on July 12, 2021, by ASAP Environmental, at the Church of the Good Shepherd rectory, found that significant lead hazard existed from the sashes and sills of all the exterior windows due to the application of lead-based paint, particularly on the sides of the sashes that rub against the window frames. This hazard could most effectively and economically be remediated by the replacement of all the 33 windows in the house by windows with similar design and materials. Marvin Ultimate windows were chosen for the replacement; these are high quality windows marketed explicitly for historic window replacement. These Cottage Style windows use wood frames with the same pattern and sizes of lights as the original windows. The glazing is double glazing. The exterior color is wineberry, a very close match to the existing Benjamin Moore Cottage Red used on the trim. The Marvin windows have an aluminum cladding on the window sashes to provide increased durability, replacing the protection provided by the aluminum framed combination storm windows used together with the pre-existing windows. Use of the Marvin windows more closely represents the look of the house as it was built in 1909, as the house was built without the combination storm windows. A building permit was issued to us for the installation of the replacement windows and the installation was performed on May 18-20. An application for a Certificate of Nonapplicability was filed on May 18. Apparently, we should have applied for a Certificate of Appropriateness due to the aluminum cladding on the sashes. However, the cladding is appropriate as it does provide the protection that had been provided by the combination aluminum storm windows. Pictures are attached showing the previous windows and the newly installed Marvin windows, with views both from the sidewalk and close up. The attached specification package for the replacement windows is provided by McLeod and Moynihan, who obtained the windows for us. The installation was performed under the supervision of Gilman Guidelli & Bellow, Newton, custom builders.

Zoning Enforcement Officer

Inspector of Building

Name of Property Owner or Condo Trust of Record: Parish of the Church of the Good Shepherd

Mailing Address: 9 Russell Ave., Watertown, MA 02472

Telephone: 617-924-9420

Fax: _____

Email: goodshepherd.watertown@gmail.com

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

fr. Haber (Priest in Charge)

Name of Applicant, if not Record Owner: Stephen Steadman

Mailing Address: sgsteadman@gmail.com

Telephone: 617-823-5491

Fax: _____

Email: sgsteadman@gmail.com

Rand Memorial House
Rectory – Church of the Good Shepherd
19 Russell Ave
Watertown, MA



Before
installation
of new
windows



Detail

ULTIMATE WOOD DOUBLE HUNG



Products

Solutions

Inspiration

Why Marvin



The all-wood Marvin Signature® Ultimate Wood Double Hung window is a classic style ideal for historic projects where a wood exterior is needed to match original architectural details. Flexible design options like wood species and stains coupled with single hung or stationary sash configurations assist with historical accuracy, while wash mode makes cleaning easy.

Find Marvin products in your area. Connect with a dealer near you to get started.

FIND A DEALER

SIGNATURE COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

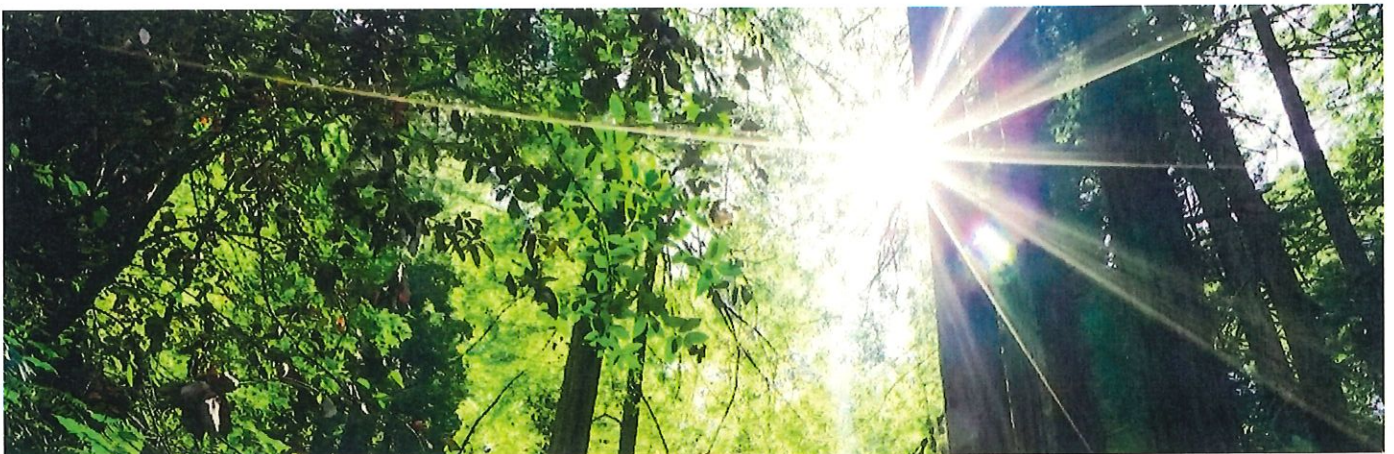
[➤ LEARN MORE](#)



Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

[➤ LEARN MORE](#)



Church of the Good Shepard 19 Russell Ave

Quote #: 6QA1V7H

A Proposal for Window and Door Products prepared for:
Job Site:
02472

Shipping Address:
MACLEOD & MOYNIHAN WINDOW & DOOR
10 WHEELER CT
WATERTOWN, MA 02472-2883

Project Description:
Historic Window Replacement

Featuring products from:

MARVIN



YOUR WINDOW & DOOR SPECIALISTS
TOM MAHONEY

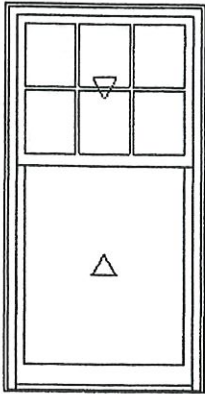
**MACLEOD & MOYNIHAN WINDOW &
DOOR**

**10 Wheeler Court
Watertown, MA 02472
Phone: (617) 923-5280**

Email: tmahoney@macmoy.com

This report was generated on 12/16/2021 3:11:57 PM using the Marvin Order Management System, version 0003.12.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

14	3rd Flr	Ultimate	Inside Opening 27 5/8" X 56 5/8" Double Hung Insert G2 IO 21 5/8" X 48 5/8" Entered as Inside Opening 21 5/8" X 48 5/8"	1,141.55	4	4,566.20
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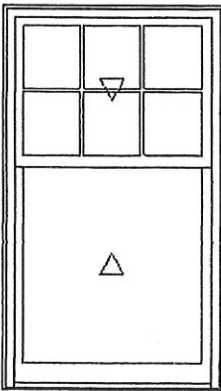
As Viewed From The Exterior

Entered As: IO
FS 33 1/8" X 63 17/64"
IO 33 1/2" X 62 5/8"
Egress Information
No Egress Information available.
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

Painted Interior Finish - White - Pine Sash Interior
G.S. 27 25/32" X 33 21/32"
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Half Screen
Wineberry Surround
Bright View Mesh
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Office	Net Price:		1,369.35
Qty: 1		Ext. Net Price:	USD	1,369.35

MARVIN



As Viewed From The Exterior

Entered As: IO
FS 36 1/4" X 63 17/64"
IO 36 5/8" X 62 5/8"
Egress Information
No Egress Information available.
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

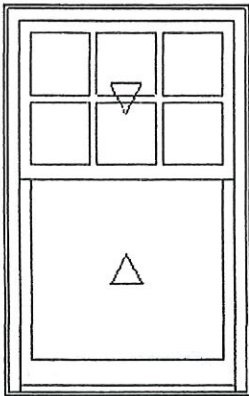
Wineberry Clad Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Double Hung Insert G2
Inside Opening 36 5/8" X 62 5/8"
14° Degree Frame Bevel
Cottage 2.0:5.0
Top Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 30 29/32" X 22 7/16"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Wineberry Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 30 29/32" X 33 21/32"
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Half Screen
Wineberry Surround
Bright View Mesh
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

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

Beige Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Half Screen
Wineberry Surround
Bright View Mesh
3 1/4" Jamb
***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Bedroom 1	Net Price:		1,141.59
Qty: 2		Ext. Net Price:	USD	2,283.10

MARVIN 



As Viewed From The Exterior

Entered As: IO
FS 30 1/4" X 47 9/64"
IO 30 5/8" X 46 1/2"
Egress Information
No Egress Information available.
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

Wineberry Clad Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Double Hung Insert G2
Inside Opening 30 5/8" X 46 1/2"
14° Degree Frame Bevel
Cottage 18.0:42.0
Top Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 24 29/32" X 17 1/8"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Wineberry Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 24 29/32" X 22 27/32"
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Half Screen
Wineberry Surround
Bright View Mesh
3 1/4" Jamb
***Note: Unit Availability and Price is Subject to Change

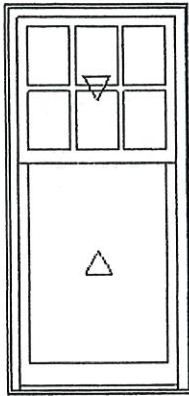
Line #7	Mark Unit: Bedroom 1	Net Price:		1,231.65
Qty: 2		Ext. Net Price:	USD	2,463.30

MARVIN 

Wineberry Clad Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Double Hung Insert G2
Inside Opening 27 5/8" X 56 1/2"
14° Degree Frame Bevel
Cottage 20.0:52.0
Top Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 21 29/32" X 19 7/32"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Wineberry Clad Ext - Painted Interior Finish - White - Pine Int

Line #9	Mark Unit: Bedroom 2	Net Price:	1,231.65
Qty: 2		Ext. Net Price: USD	2,463.30

MARVIN 



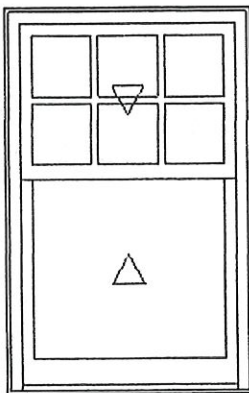
As Viewed From The Exterior

Entered As: IO
FS 27 1/4" X 57 9/64"
IO 27 5/8" X 56 1/2"
Egress Information
No Egress Information available.
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

Wineberry Clad Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Double Hung Insert G2
Inside Opening 27 5/8" X 56 1/2"
14° Degree Frame Bevel
Cottage 20.0:52.0
Top Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 21 29/32" X 19 7/32"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Wineberry Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 21 29/32" X 30 3/4"
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Half Screen
Wineberry Surround
Bright View Mesh
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: Bedroom 3	Net Price:	1,141.55
Qty: 2		Ext. Net Price: USD	2,283.10

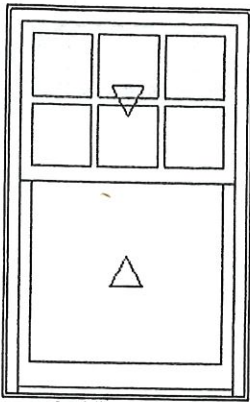
MARVIN 



As Viewed From The Exterior

Entered As: IO
FS 30 1/4" X 47 9/64"
IO 30 5/8" X 46 1/2"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.31

Wineberry Clad Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Double Hung Insert G2
Inside Opening 30 5/8" X 46 1/2"
14° Degree Frame Bevel
Cottage 18.0:42.0
Top Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 24 29/32" X 17 1/8"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Wineberry Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 24 29/32" X 22 27/32"
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package



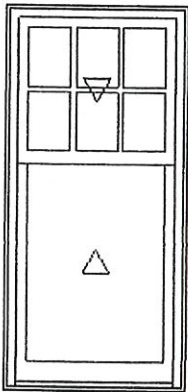
As Viewed From The Exterior

Entered As: IO
FS 30 1/4" X 47 9/64"
IO 30 5/8" X 46 1/2"
Egress Information
No Egress Information available.
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

Ogee Interior Glazing Profile
Bottom Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 24 29/32" X 22 27/32"
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Half Screen
Wineberry Surround
Bright View Mesh
3 1/4" Jamb
***Note: Unit Availability and Price is Subject to Change

Line #13	Mark Unit: Bedroom 4	Net Price:		1,231.65
Qty: 2		Ext. Net Price:	USD	2,463.30

MARVIN



As Viewed From The Exterior

Entered As: IO
FS 27 1/4" X 57 17/64"
IO 27 5/8" X 56 5/8"
Egress Information
No Egress Information available.
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

Wineberry Clad Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Double Hung Insert G2
Inside Opening 27 5/8" X 56 5/8"
14° Degree Frame Bevel
Cottage 20.0:52.0
Top Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 21 29/32" X 19 17/64"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Wineberry Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Wineberry Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 21 29/32" X 30 53/64"
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Half Screen
Wineberry Surround
Bright View Mesh
3 1/4" Jamb
***Note: Unit Availability and Price is Subject to Change

TERMS AND CONDITIONS

MacLeod & Moynihan Window & Door (MacLeod) is pleased to accept your special order. Please read the following and acknowledge your agreement by signing below. Due to the technical nature of our product, we recommend that you review the estimate with your licensed installer or architect.

It is upon the Customer to verify all sizes and specifications prior to ordering. MacLeod assumes no responsibility for measurements, dimensions, or specifications.

We make every effort to maintain our quoted process, but due to manufacturers changes we reserve the right to change our prices without notice.

Personal checks will not be accepted over \$500.00. Balance due upon delivery or within 10 days of arrival of product into Watertown, whichever comes first.

MacLeod reserves the right to make all outstanding invoices immediately due from you if MacLeod has reason to believe your financial condition has changed or if you have failed to timely pay any of MacLeods invoices. A Finance charge of 1 ½% per month (18% per annum) will be charged to all order not paid within 10 days of arrival of product into Watertown,

A \$50.00 charge will be applied to anyone issuing a worthless check.

Title in all goods remains with MacLeod until the goods are paid in full.

All delivery times quoted are approximate and are at the discretion of the manufacturer. All deliveries are tailgate only.

Production of your order may begin within hours of placement of your order, so changes may not always be possible. Orders that have been submitted for production that are still able to be changed will be charged a \$25.00 change order in addition to any changes from the manufacturer's change order charges.

Any claims for defective materials or shortage in shipments shall be waived unless written notice of specific claim is given within 24 hours of shipping, delivery or pick-up to MacLeod of the material claimed to be defective or missing.

Custom and made to order material may not be returned for credit. All other material will be charged a minimum 25% restocking charge in addition to any shipping charges. Returned material must be in their original condition and packaging. The manufacturers representative must approve all returns. Credit will be issued to the customer upon receipt of credit from the manufacturer.

MacLeod is not responsible for, does not authorize, and will not accept any charges for the cost of labor or material incurred by anyone for any installation, repair, of service or replacement.

**MACLEOD & MOYNIHAN
WINDOW & DOOR**

ESTIMATE

YOUR WINDOW AND DOOR SPECIALISTS

10 WHEELER COURT.
WATERTOWN, MA. 02472

617-923-5280 Direct
617-923-4031 FAX
tmahoney@macmoy.com

SUBMITTED TO:	DATE: August 25, 2021
AT: Gilman Guidellie	PROJECT: COTGS
PHONE:	19 Russell Ave
FAX:	
SALESPERSON: Thomas Mahoney	

LABEL	Qty	DESCRIPTION	PRICE	TOTAL
Hall	1	Radius Top Tilt Sash Kit DH Glass Size: 16 x 24 Boston Layout Red Painted Exterior White Painted Interior Insul Low E Glass w/argon 7/8" SDL 6/1 White Tilt Liners White DH Sash lock	\$2,689.00	\$2,689.00
Bath	1	Radius Top Tilt Sash Kit DH Glass Size: 16 x 24 Boston Layout Red Painted Exterior White Painted Interior Insul Low E Tempered Glass w/argon 7/8" SDL 6/1 White Tilt Liners White DH Sash lock	\$2,805.00	\$2,805.00
		****TEMPLATES REQUIRED****		
		QUOTE VALID FOR 30 DAYS		

DEPOSIT

BALANCE DUE \$5,837.38

Terms:

- 1) Changes cannot be made once the order has been placed.
- 2) Made to Order material cannot be returned for credit.
- 3) It is the customer's responsibility to comply with all building codes.
- 4) All lead times are approximate and are at the discretion of the manufacturer.
- 5) I confirm that I have confirmed all the sizes and specifications as detailed above and accept the order as written.

SUBTOTAL	\$5,494.00
6.25% MA TAX	\$343.38
TOTAL	\$5,837.38