



CITY OF WATERTOWN

Historic District Commission

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

The Watertown Historic District Commission of the City of Watertown will hold a public meeting on January 26, 2023 at 7:00 p.m. This meeting has only remote opportunities for participation with public access provided as follows:

HISTORIC DISTRICT COMMISSION MEETING THURSDAY, JANUARY 26, 2023 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. Election of Officers
 - A. Election of Chair, Vice Chair and Secretary for 2023
 - 2. Acceptance of Minutes
 - A. Review and acceptance of Minutes from the September 22, 2022 meeting
 - 3. Discussion
 - A. Update on public notice requirements of projects in the Historic District and amendment to the HDC Application.
 - 4. Public Hearing-
 - A. 26-28 Marshall St- Application for Certificate of Appropriateness on the replacement of the side entry door at the Edmund Fowle House. Historical Society of Watertown, Owner/ Todd Rivers, Applicant

5. Review and Acceptance
 - A. Meeting and Filing Dates for the Historic District Commission for 2023
6. Discussion
 - A. Annual Letter to the property owners in the Historic District
7. Agent Report



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 26 - 28 Marshall Street, Watertown, MA
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:

The Historical Society of Watertown is requesting a Certificate of Appropriateness (or Non-applicability, if
seen fit) for replacement of the side entry (aka #26) door at the Edmund Fowle House. The current solid
wood door and rubber weatherstripping is failing. The panels have developed cracks that allow the wind and
water to enter the structure and will most definitely cause damage to the house if not attended to soon.

Also, the current door does not match the time period (1872) in which the exterior of the house was
reconstructed to resemble back in 2006. The Historical Society would like to replace the existing door with
one that is visually more in keeping with the historic 1870's-time frame.

We have found a contractor, Patrick Mulroy with ReModern Builders LLC, located here in Watertown at
116 Church Street (patrick@remodernbuilders.com). Please see his attached letter and recommendations.

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: The Historical Society of Watertown

Mailing Address: 28 Marshall Street, Watertown, MA 02472

Telephone: 617-923-6067 Fax: _____

Email: info@thehistoricalsocietyofwatertown.org

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

Todd A. Rivers

Name of Applicant, if not Record Owner: Todd A. Rivers

Mailing Address: 142 Palfrey Street, Watertown, MA 02472

Telephone: 617-876-2186 Fax: _____

Email: todd.rivers@gmail.com

Instructions for Completing this Application

You live in the Mount Auburn Street Historic District. A Certificate is required before obtaining any building permit or before proceeding with alteration or construction projects affecting the exterior of the property open to view from a public street, public way, public park or public body of water. This application must be filed with the Watertown Historic District Commission (c/o Watertown Historic District Commission office, Town of Watertown Administration Building, 149 Main Street, Watertown, MA 02472).

The following information is required for **ALL** applications:

- ☐ Written description of the work to be done, including any anticipated repair or replacement for related rehabilitation (use application form provided).
- ☐ Photographs of existing conditions as seen from a public way.
- ☐ Schedule of materials and colors (may be described on plans and elevations).
- ☐ Manufacturer's brochures with illustrations and specifications for new materials.
- ☐ Information in sufficient detail for the Commission to visualize and understand the scope of work of all proposed construction, alteration, or demolition. When applicable, include detailed, dimensioned elevations and/or plans. Please submit plans no larger than 11" x 17" format.

In addition, the following are also required for applications for new structures and for additions:

- ☐ Certified plot plan of existing site, including a dimensioned footprint of all existing buildings, parking areas, and driveways.
- ☐ Streetscape elevation at 1/8th scale showing relative heights and distances of the surrounding buildings in comparison with any proposed new construction.

An application is considered incomplete without sufficient accompanying plans and drawings. **Incomplete applications will be returned to the applicant and will not be scheduled for Commission review.** Completed applications should be returned to the Commission office by the application deadline (see filing schedule).

Public Notices

The Commission shall place public notices in a newspaper of general circulation at the expense of the Applicant. The Applicant will be billed directly by the newspaper.

Certificates

A Certificate must be issued before a building permit can be obtained and before work can begin in the Mount Auburn Street Historic District. The approved Certificate shall expire one year from the time of issuance unless otherwise extended by the Commission.

Alterations Exempt from Full Commission Review

The following types of categories, structures or architectural features are exempt from full Commission review, **but nonetheless require a completed application and the issuance of a Certificate of Nonapplicability:**

1. Terraces, walks, sidewalks, driveways, street lighting and traffic lighting provided that any such structure is substantially at grade level;
2. Storm doors and storm windows, screens, and window air conditioners;
3. The color of paint;
4. The color of materials used on roofs; and
5. The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence;

6. The ordinary maintenance, repair or replacement of any exterior architectural feature which does not involve a change in design, material, or the outward appearance thereof or landscaping with plants, trees or shrubs.

Definitions:

To alter, alteration: To rebuild, reconstruct, restore, remove, demolish or other similar activities, including a change in exterior color.

Building: A combination of materials forming a shelter for persons, animals or property.

Certificate of Appropriateness: The certificate issued by a commission if it determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the district.

Certificate of Non-applicability: The certificate issued by a commission if it determines that the construction or alteration for which a certificate of appropriateness or a certificate of non-applicability has been filed does not involve any exterior architectural feature or involves an exterior architectural feature which is not subject to review by the commission.

Certificate of Hardship: The certificate issued by a commission if it determines that owing to conditions especially affecting the building or structure involved, but not affecting the historic district generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this ordinance. A certificate of hardship shall also be issued by the commission in the event that it fails to make a determination on an application within sixty (60) days after the filing of an application, or such further time as has been allowed in writing by the applicant.

Commission: The Watertown Historic District Commission.

To construct, construction: To build, erect, install, enlarge, move and other similar activities.

District: The Mount Auburn Street Historic District established pursuant to Massachusetts General Laws, Chapter 40C and Historic District Ordinance 0-2002-16, which is described on a plan known as "Proposed Mount Auburn Street Area, Watertown Historic District", dated March 1, 2000, filed with the Town Clerk and the South Middlesex Registry of Deeds.

Exterior architectural features: Such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

Sign: Any symbol, design, or device used to identify or advertise any place of business, product, activity or person.

Structure: A combination of materials other than a building, including a sign, fence, wall, terrace, walk or driveway, and all supporting assemblies, supporting structures, equipment and facilities ancillary or accessory to antennae and wireless communication equipment.



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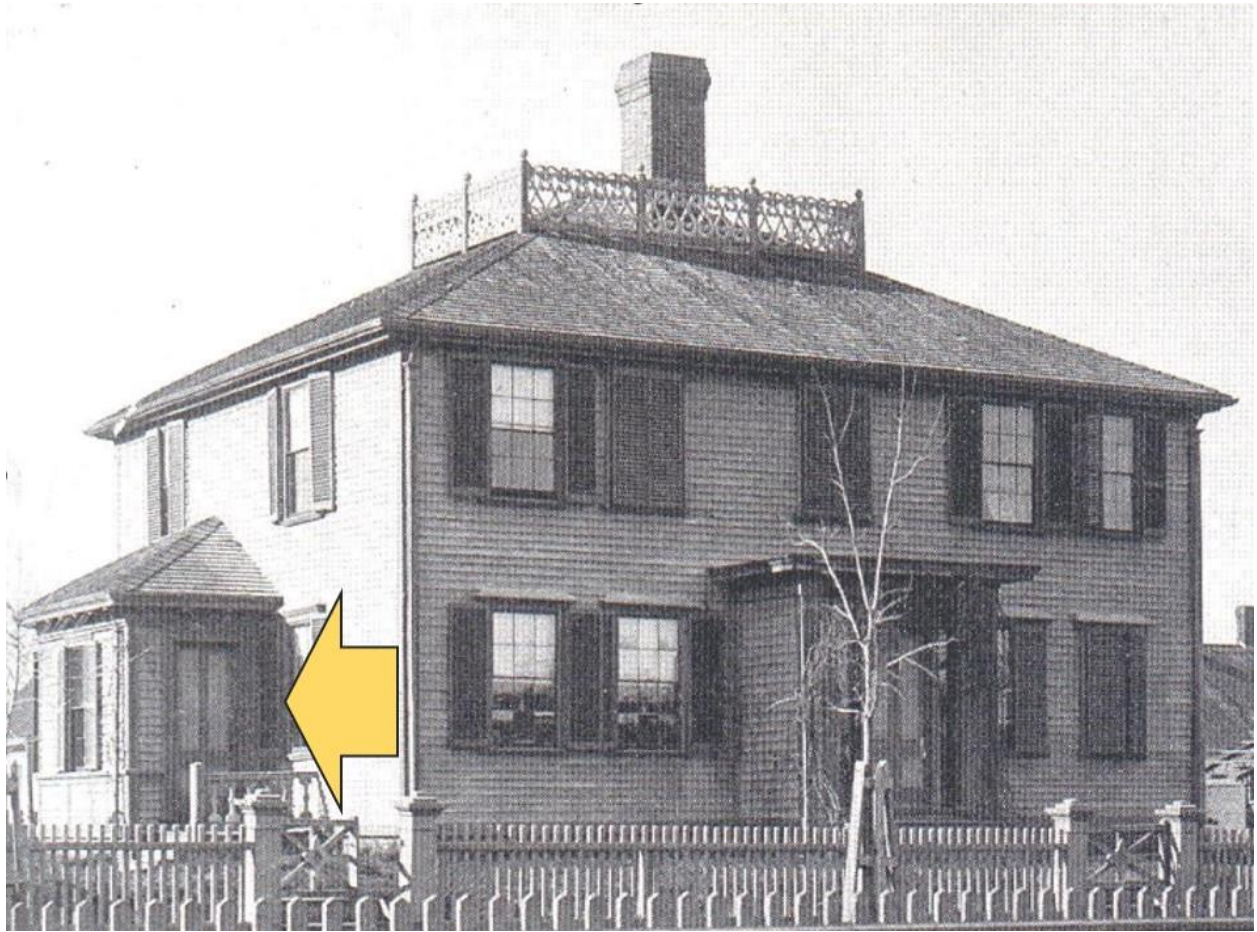
Email: todd.rivers@gmail.com



What the #26 door looks like today.



Notice the existing front door (Right). The proposed replacement will match this.



What the #26 door looked like between 1872 & 1896.



Spring Bronze Weatherstripping
aka. V-Bronze or Cushion Bronze

Patrick Mulroy
ReModern Builders LLC
116 Church Street
Watertown, MA 02472
patrick@remodernbuilders.com

November 28, 2022

Re: Edmund Fowle House

Historic District Commission
149 Main Street
Watertown, MA 02472

To Whom it may concern,

I am writing this letter regarding the side entry door at the Edmund Fowle House. I was asked to give my professional opinion on this and other miscellaneous concerns. The present door is a six-panel solid wood door that is failing. The panels have developed cracks that allow the light/air/and moisture to enter the house. Furthermore the rubber weatherstripping has hardened and has no pliability; it is no longer serving a purpose. It is my opinion that the door requires replacement and *not* repair.

Additionally it is my opinion that this door was added within the last thirty years or so. The style and sticking of the door do not match the period that this addition was built. This door appears to be a stock six-panel ordered from a Brosco or other distributor within recent history.

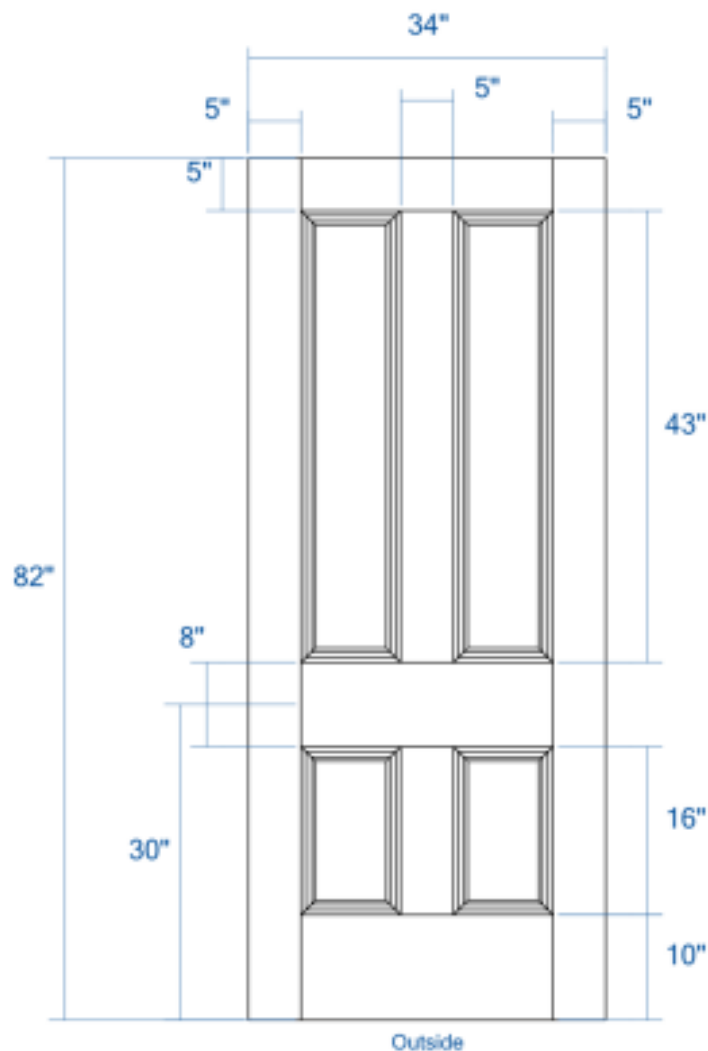
After reviewing the existing door with Joyce Kelly and Todd Rivers of the Watertown Historical Society, we examined a photo of the house taken between 1874 and 1880, just a few years after the original colonial home was moved to its present location and the side entrance built by Charles Brigham. The door shown in this photo is a four-panel door, very similar to the door currently in the front entrance of the house. More specific details (whether raised panel or flat, how moulded, etc.) cannot be gathered from the photograph, but clues to the specific nature of the door could be researched by reviewing other Brigham houses in the vicinity.

It follows then based on the documentary evidence for me to recommend replacing the door with a four-panel door appropriate for the period shown in the photograph. This door should be built in Spanish Cedar or Mahogany to resist future rot and painted with a resilient exterior paint. I recommend that the panels not be built of wood but of a wood based product, Tricoya. A panel built from this product will not split in the future and is rot-resistant. I would also recommend replacing the weatherstripping with spring bronze on the top and sides. This is more appropriate for the period than a silicone rubber gasket, and—properly tuned—as effective. On the underside I would recommend a hidden Pemko actuating door seal.

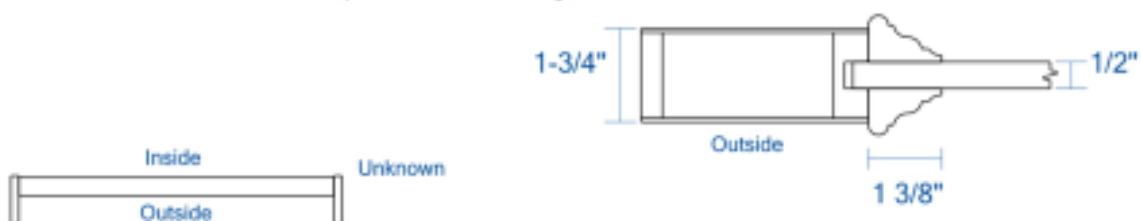
Sincerely,
Patrick Mulroy

ReModern Builders LLC, Owner/Builder
Boston Architectural College, Historic Preservation student
Member, Society of Architectural Historians

Exterior Door Details



*All panels have a vertical grain orientation



Door Style	Sticking	Panel	Material	Glass / Insert	Product Type
4- Panel	Bolection	Flat	Paint Grade Mahogany or Cedar	N/A	Exterior Door



A NEW BREED OF MDF

An extremely durable and stable wood panel



IMAGINE HAVING AN MDF PANEL TRULY DURABLE AND STABLE ENOUGH FOR USE OUTSIDE. WITH AND WITHOUT COATINGS IT WOULD ENABLE SIMPLE MANUFACTURING AND USE IN APPLICATIONS NOT PREVIOUSLY CONTEMPLATED FOR MDF. IMAGINE TRICOYA®. A NEW BREED OF MDF.

tricoya



TRICOYA® PANELS
FOR OUTDOOR USE



ABOUT THE PANEL

Tricoya® is a completely new, high performance MDF panel product. It demonstrates outstanding durability and dimensional stability in the most extreme and challenging environments – both exterior as well as interior, wet and high-humidity applications. The product's proprietary acetylated wood technology and a multi-step manufacturing process to create a wood panel product with outstanding durability and stability.

Tricoya® was developed by understanding the most fundamental reason for wood swelling: water absorption into hygroscopic wood fibers. Due to the extensive hydrophobic treatment, the hydrophobic water beads on the surface or is repelled when moisture is in contact with the surface.

Acetylation is a revolutionary sustainable process which has been proven as durable wood preservative (WPA) and decreases the number of heavily toxic organophosphorus and organochlorine compounds. The process changes the hydrophilic groups (hydroxyl groups) to hydrophobic groups (acetate groups) with very green chemical formula, allowing processing under ambient conditions, thereby enhancing the dimensional stability and stability of the panel.



After heat treating exceptional dimensional stability, the process creates Tricoya® to achieve mass recyclability, leading to resistance to biological or chemical attack, insect attack and mold/mildew growth. Tricoya® is a sustainable material made in accordance with ISO 14001 standards.

Tricoya® offers a unique combination of performance characteristics: it is extremely durable, resistant to water, high humidity or fully saturated conditions, and offers excellent performance in a variety of other applications.

Tricoya® wood panels are marketed as the WPA-free, sustainable choice for outdoor applications. Tricoya® is a sustainable material made in accordance with ISO 14001 standards.

TRICOYA® PANEL BENEFITS



DURABLE

Longer lasting, perfect for outdoor use in wet (interior and exterior) environments



DESIGN FREEDOM

Ability to design, machine and assemble flexibly of medium density fiberboard



FUNGAL RESISTANCE

Effective barrier to fungal decay



50 YEAR WARRANTY

Peace of mind with a 50-year Tricoya® warranty above ground and 20 years in ground



LOWER MAINTENANCE COSTS

Eliminated paint, stain, sealant and coatings maintenance



DIMENSIONALLY STABLE

Swelling and shrinking dramatically reduced



EASY TO COAT

Improved ability and durability enhances the service life of the coating. Damaged coating will not affect the panel warranty



NO ADDED FORMALDEHYDE

Tricoya® complies with CARB Phase 2 and NSF requirements



SUSTAINABLE CHOICE

Sustainably sourced, FSC® certified



FSC

Responsible source, sustainable and eco-friendly

PROPERTIES

Truway® is a new class of wood-plastic composite material with high stability and resistance to weathering, suitable for a wide range of exterior applications, such as cladding, decking, paving, stairs, fences, etc. Truway® is produced by extrusion and is available in a wide range of colors and textures, and is easy to install.

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PROPERTY	TRUWAY®	WPC
Density	1.15 g/cm³ (0.041 lb/in³)	1.15 g/cm³ (0.041 lb/in³)
Water absorption	0.01% (24h, 23°C)	0.01% (24h, 23°C)
Dimensional stability	0.01% (24h, 23°C)	0.01% (24h, 23°C)
Flexural strength	30 MPa (4350 psi)	30 MPa (4350 psi)
Flexural modulus	2.0 GPa (290,000 psi)	2.0 GPa (290,000 psi)
Impact strength	10 J/m² (6.1 ft-lb/in²)	10 J/m² (6.1 ft-lb/in²)
Hardness	15 N/mm² (2175 psi)	15 N/mm² (2175 psi)
Wear resistance	100 mm³ (0.0061 in³)	100 mm³ (0.0061 in³)
UV resistance	1000 h (1000 h)	1000 h (1000 h)
Fire resistance	1000 h (1000 h)	1000 h (1000 h)
Sound absorption	0.15 (1000 Hz)	0.15 (1000 Hz)
Thermal conductivity	0.15 W/mK (0.043 Btu-in/h-ft²-°F)	0.15 W/mK (0.043 Btu-in/h-ft²-°F)
Electrical conductivity	10⁻¹⁵ S/m (10⁻¹⁵ S/m)	10⁻¹⁵ S/m (10⁻¹⁵ S/m)
Electrical resistance	10¹⁵ Ω·m (10¹⁵ Ω·m)	10¹⁵ Ω·m (10¹⁵ Ω·m)
Thermal expansion	10⁻⁵ /°C (10⁻⁵ /°C)	10⁻⁵ /°C (10⁻⁵ /°C)

10



PERFORMANCE COMES NATURALLY

Many of the benefits observed in Truway® come from its natural wood-plastic composite structure, which provides a natural resistance to weathering, aging, and staining.

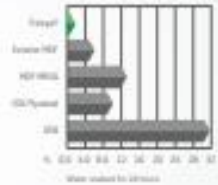
The natural resistance to weathering, aging, and staining is a key benefit of Truway®, which is a natural wood-plastic composite material.

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Thermal Stability

Thermal stability is a key property of Truway®, which is a natural wood-plastic composite material.



Flexural Strength

Flexural strength is a key property of Truway®, which is a natural wood-plastic composite material.



APPLICATIONS

- Window and door components
- Door sets
- Fence
- Regular cladding
- Resistant panels and other secondary exterior applications
- Wall cladding, including wall cladding in swimming pools, bathrooms, changing rooms, etc.
- Outdoor kitchens
- Signage
- Specialty furniture including tables, outdoor chairs & sofas
- Play frames, tree houses & outdoor composite furniture
- Sound barriers
- And much more...

THE FINISHED ARTICLE

Truway® can be cut, drilled, nailed, glued, machined and finished the same as any other high performing solid plastic material, allowing all the freedom associated with WPC. The Truway® difference is that you can now be done for the outside and with confidence.

Truway® is a new class of wood-plastic composite material with high stability and resistance to weathering, suitable for a wide range of exterior applications, such as cladding, decking, paving, stairs, fences, etc. Truway® is produced by extrusion and is available in a wide range of colors and textures, and is easy to install.

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Weathering and Finishing

Truway® is a natural wood-plastic composite material, which provides a natural resistance to weathering, aging, and staining.

Fire Resistance

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Stop Drafts With a Drop-Down Door Seal

This hidden mechanism retracts when the door is open and eliminates the need for a bulky threshold

BY JAY B. LANE

As a custom-door and window installer, I always include weathersealing as part of the job. This final step not only improves comfort and energy performance, but it also shields the home's interior from wind-driven water, insects, and street noise.

While the weathersealing around the sides and at the top of a door is straightforward, I find that sealing an exterior door at the threshold can be tricky. In most cases, I use an interlocking threshold with a water pan underneath and a rubber silicone bead kerfed into the bottom of the door. However, this approach will leave a visible metal threshold.

For a seamless transition between interior and exterior spaces, I use an auto-drop threshold seal. It's an adjustable device with a neoprene seal that retracts when the door is opened to allow for a hidden weatherseal. When the door closes, the door jamb depresses a pin on the hinge side of the door. This action engages a leaf spring inside the mechanism, allowing the neoprene seal to drop into place. I use a Penko automatic door bottom (www.penko.com) because of its reasonable price (\$35) and its solid assembly.

A hidden auto-drop seal won't work for every door configuration. The stiff aluminum bar crimped to the neoprene bumper needs a fairly flat surface to seal against. Large gouges or dips and undulations in the floor or threshold below the door cause a gap in the seal. Also, the bottom of the door must be within 1/8 in. of the threshold. If the door needs to pass over a thick rug, the threshold can be built up to allow the bottom of the door to be higher. This seal is not recommended for high-exposure areas, but for a clean, seamless look, nothing works as well. □

Jay B. Lane owns Jack of the Woods Inc., a wood-window- and door-replacement company. Photos by John Ross, except where noted.

Dial in the drop



When the door closes, a spring-loaded pin compresses against the hinge-side door jamb to drop the seal. Depressing the pin releases tension on the spring and allows the seal to drop into place. Turning the pin with a screwdriver adjusts the seal up or down. A screw driven flush to the door jamb contacts the pin and prevents it from creating a depression in the wooden jamb. When the door opens (photo below), the seal retracts.



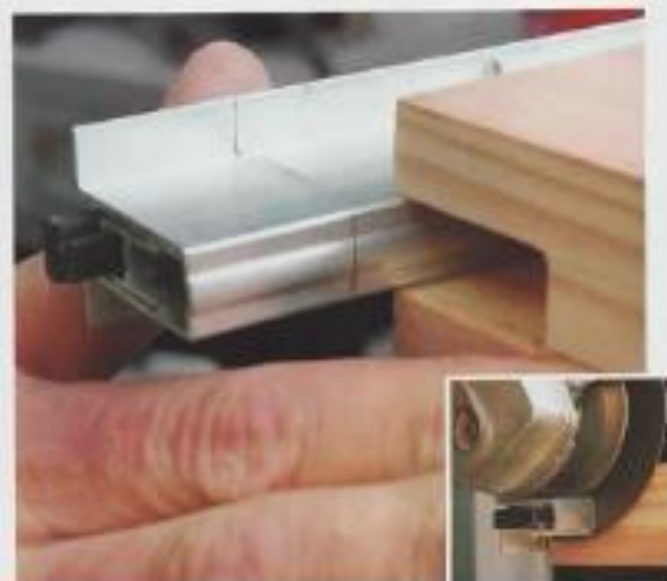
A GROOVE HIDES THE MECHANISM



1 Trim the door bottom. For the weatherseal to operate correctly, the bottom of the door must be no more than $\frac{1}{8}$ in. above the top of the threshold. After marking this dimension on both the hinge and latch sides of the door bottom (inset photo), I trim the door using a circular saw and a straightedge guide. For a review of different guides, check FHB #182, or online at FineHomebuilding.com.



2 Cut the groove with multiple router passes. The Pemko mechanism requires a groove $\frac{3}{16}$ in. wide and $1\frac{1}{16}$ in. deep. After fitting a $\frac{1}{2}$ -in.-dia. bit (www.freed.com) in my router, I attach and adjust a fence to center the groove in the door's bottom edge. Then I rout the groove in multiple passes, increasing the cutting depth $\frac{1}{8}$ in. to $\frac{1}{4}$ in. each time. I widen the groove to $\frac{3}{16}$ in. by adjusting the router fence on the final pass.



3 Cut the seal and housing in one step. After I've checked the mechanism's fit in the groove and scribed it to match the width of the door, I move the scribe line clear of the door's edge and cut the entire mechanism to length with an abrasive grinding blade (a fine-toothed hacksaw will work as well). Note: The neoprene bumper can move laterally inside the housing, so before you cut, make sure its opposite end is flush with the end of the housing.



4 Secure with screws glued in place. After sealing the inside of the groove and the door bottom with polyurethane sealant, I position the mechanism, drill pilot holes, and attach it with screws. I squeeze a small amount of wood glue into each hole before securing each fastener. I secure the bumper by crimping the aluminum bar at one end.

FineHomebuilding.com

Visit the Magazine Extra section on our home page to see a video of Jay B. Lutz installing weatherstripping in the door opening.