



Historic District Commission Meeting

Thursday, July 27, 2023 at 7:00 PM

Remote Access on Zoom

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on July 27, 2023 at 7:00 pm., with remote access only.
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92090463343>
- D. 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
- E. Public may comment through email: sjenness@watertown-ma.gov
- F. Please Visit the <https://www.watertown-ma.gov/213/Historic-District-Commission>

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- 1. Introduction
 - A. Jae Hyoung Kim, new member of the Historic District Commission, appointed by the Honorable City Council on February 14, 2023.
 - 2. Acceptance of Minutes
 - A. Review and accept minutes from the January 26, 2023 meeting.
 - 3. Public Hearing-
 - A. **9 Russell Ave.-** To review the application for Certificate of Appropriateness for the installation of clad windows in the basement of the Church of the Good Shepard.
Stephen Steadman, Applicant/Project Manager
 - 4. Agent Report

Harvey Steiner, Chair
Resident Appointee

Linda Sternberg
Vice Resident Appointee

Elizabeth K. Hayes
Resident Realtor

James Bensinger
Resident Property Owner
Appointee

Robert Bloomberg
Historical Society Appointee

Jae Hyoung Kim
Resident Appointee



City of Watertown

Administration Building

149 Main Street

Watertown, Massachusetts 02472

Historic District Commission

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

filed 6/28/23

Filing Number: HDC 2023-2

As owner or authorized trustee of the property at 9 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 report, dated March 27, 2023, by ASAP Environmental, for the Church of the Good Shepherd preschool area in the basement of the church, stated that a lead hazard existed from the sashes and exterior sills of all the four (4) exterior windows due to the application of lead-based paint, particularly on the sides of the sashes that rub against the window frames. Remediation of this hazard is required before a license can be obtained by a preschool that wishes to operate in this space. This hazard could most effectively and economically be remediated by the replacement of these 4 exterior windows, located in window wells, with 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. This choice is the same as was used for the rectory next door at 19 Russell Ave. These 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. Pictures are attached showing the previous windows, with views both from the sidewalk and closer up. As the windows are located in window wells they are barely noticeable. The installation of the new windows will be performed by Alpine Environmental, Billerica, MA, who are responsible for all the lead remediation in the space.

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):

John Goldberger - 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

Pictures of existing windows to be replaced in basement at Church of the Good Shepherd, 9 Russell Ave.



View of two basement windows on south side from Mt. Auburn St. sidewalk.



View of one basement window on east side (behind bush), not visible from Mt. Auburn St.



View of one window on north side, from ramp to parish house entrance.

Manufacturer's details for Marvin Ultimate Windows Series were presented for the previous Application for Certificate of Suitability for the windows at the Rand Memorial House at 19 Russell Ave. on May 25, 2022.

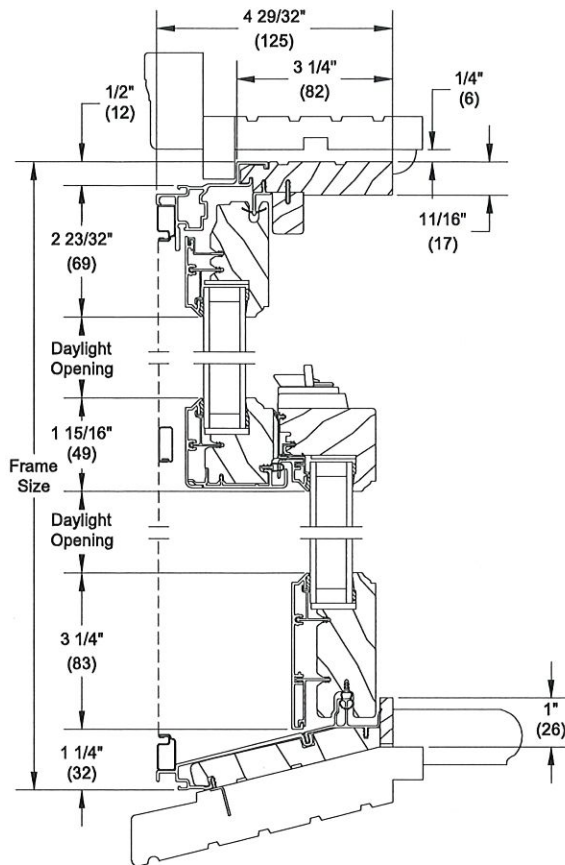
This application was approved by the Historical District Commission at their meeting of June 23, 2022.



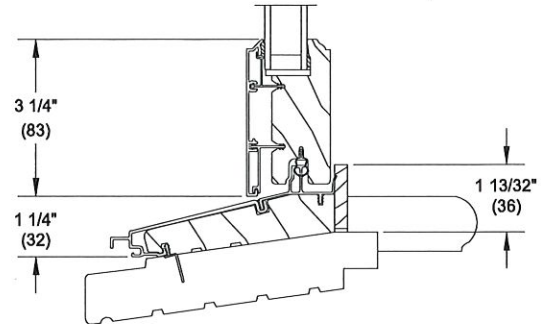
Closeup view of one window to be replaced. All are identical.

Section Details: Operating

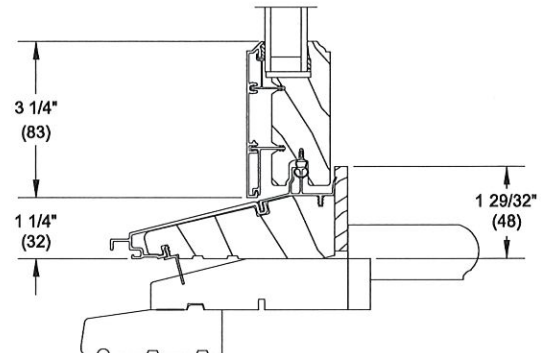
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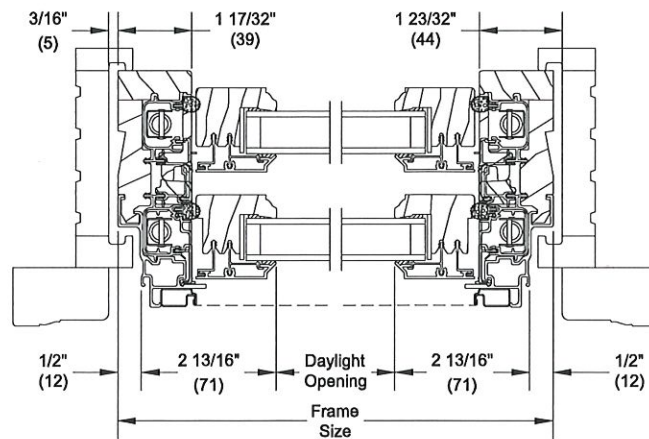
14 Degree Bevel Sill Option
Installed in existing frame



8 Degree Bevel Sill Option
Installed in existing frame



0 Degree Bevel Sill Option
Installed in existing frame

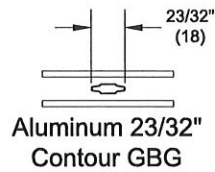


Jamb
Installed in existing frame

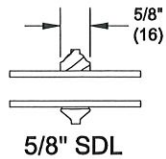
Standard Divided Lite Option



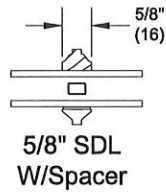
Insulating Glass



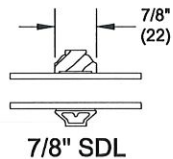
Aluminum 23/32"
Contour GBG



5/8" SDL



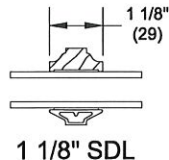
5/8" SDL
W/Spacer



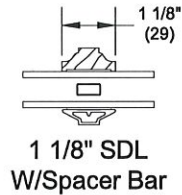
7/8" SDL



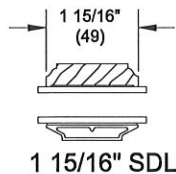
7/8" SDL
W/Spacer Bar



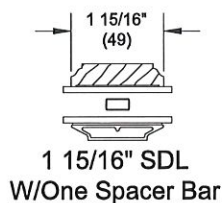
1 1/8" SDL



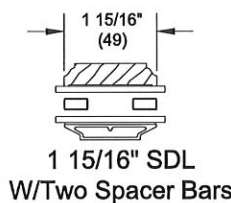
1 1/8" SDL
W/Spacer Bar



1 15/16" SDL



1 15/16" SDL
W/One Spacer Bar



1 15/16" SDL
W/Two Spacer Bars



2 13/32" SDL



2 13/32" SDL
W/One Spacer Bar



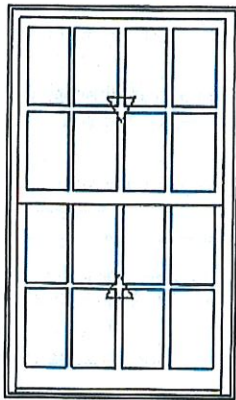
2 13/32" SDL
W/Two Spacer Bars

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	
Qty: 4		Ext. Net Price:	USD

MARVIN 



As Viewed From The Exterior

Entered As: IO
FS 35 1/4" X 57 25/64"
IO 35 5/8" X 56 3/4"
Egress Information
Width: 31 9/16" Height: 23 41/64"
Net Clear Opening: 5.18 SqFt
Performance Information
U-Factor: 0.26
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.4
Condensation Resistance: 48
CPD Number: MAR-N-441-00327-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #1149
AAMA/WDMA/CSA/101/LS.2/A440-11
LC-PG50 1153X2215 mm (45.38X87.19 in)
LC-PG50 DP +50/-50
FL28134

Wineberry Clad Exterior
Bare Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 35 5/8" X 56 3/4"
14° Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Wineberry Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E3/ERS w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 4W2H
Wineberry Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Wineberry Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E3/ERS w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 4W2H
Wineberry Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
Beige Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
Extruded Aluminum Half Screen
Wineberry Surround
Bright View Mesh
3 1/4" Jambs

***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD
6.250% Sales Tax: USD
Project Total Net Price: USD



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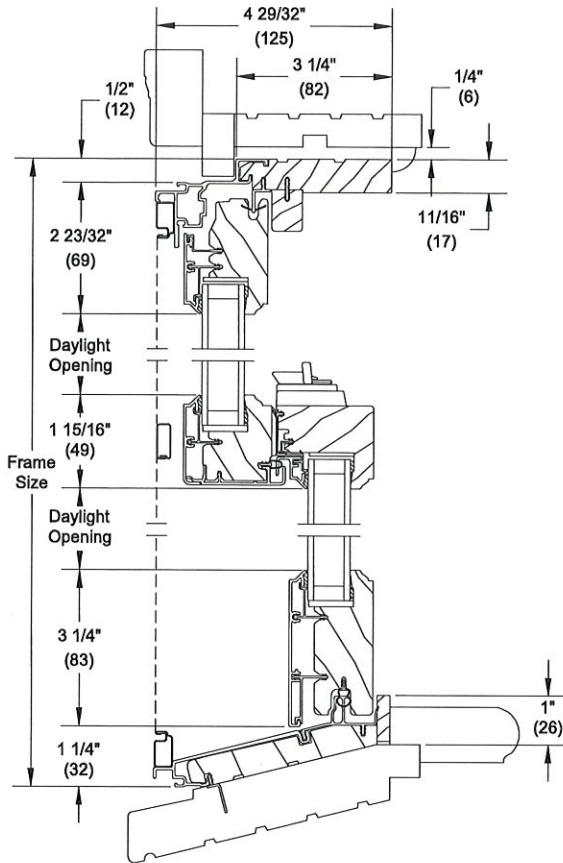
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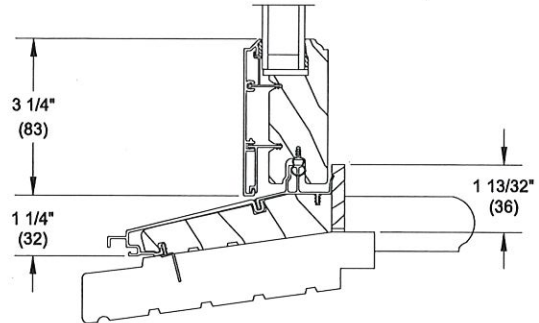
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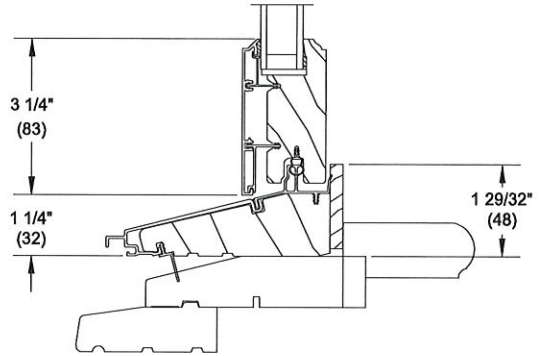
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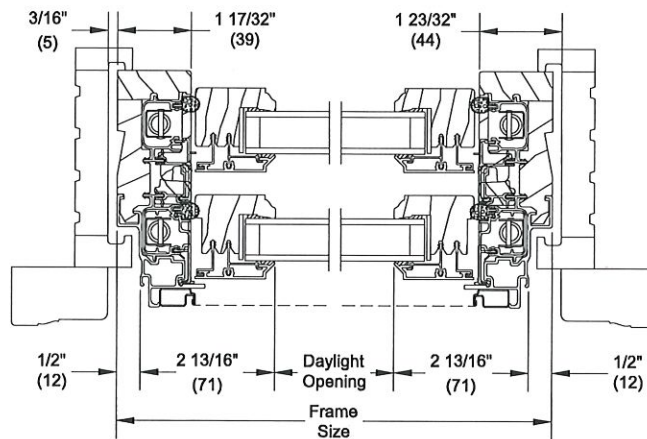
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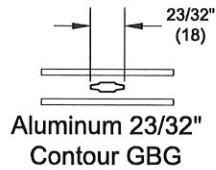


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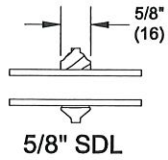
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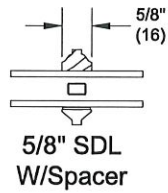
Insulating Glass



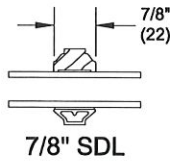
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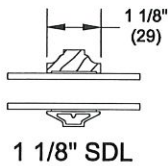
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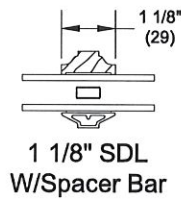
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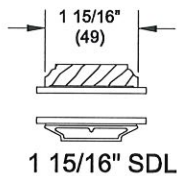
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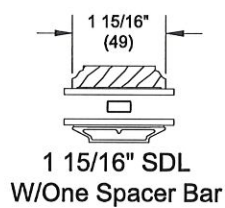
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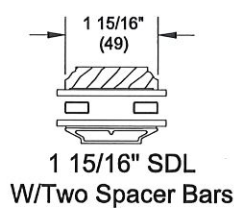
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1 15/16" SDL



1 15/16" SDL
W/One Spacer Bar



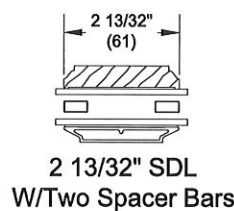
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2 13/32" SDL



2 13/32" SDL
W/One Spacer Bar



2 13/32" SDL
W/Two Spacer Bars

Example of Marvin Ultimate replacement window installed in 2022 at the Church of the Good Shepherd Rand Memorial House (Rectory), 19 Russell Ave. The windows to be installed at 9 Russell Ave. would be the same, except that the windows will be 6 over 6, with equal sized panes, that match the present configuration.

