



Historical Commission Meeting

Thursday, May 9, 2024 at 7:00 PM

Remote Participation Only

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 May 9, 2024, at 7:00 pm. Location: Remote Participation Only on Zoom.
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/95648117955>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 956 4811 7955
 - E. Public may comment through email: sjenness@watertown-ma.gov
 - F. Please Visit the Historical Commission Website here: <https://www.watertown-ma.gov/214/Historical-Commission>
-

- 1. Acceptance of Minutes
 - A. Review and Acceptance of Minutes from the April 11, 2024 meeting.
- 2. Public Hearings
 - A. 221 Acton St.- To determine if the house and garage at 221 Acton St. is preferably preserved and if a demolition delay will be imposed. Claudia Hall, Owner/Preferred Contracting, Applicant
- 3. 21 Fayette St.-
 - A. Review-New Plans and potential vote on Demolition Delay imposed (January 11, 2024). Nazar Vincent, Owner, Avatar Construction, Applicant
- 4. 34 Pearl Street – hearing on alleged violation of Chapter 153, Demolition of Historic Buildings - voluntary demolition; consideration of enforcement action – Cal-Kouf, LLC and Robert Calnan (owners).
- 5. CPC Update
- 6. Discussion and Vote
 - A. Discussion regarding the Historical Commission member on the Community Preservation Committee, (CPC), and a potential vote for the new upcoming term on the CPC.

7. Agent Report

Historical Commission Members

Joseph Panto	Elise Loukas Chair	Richard Glenn
Marilynne Roach		Edward G. McCourt
Susan Steele	Matthew Walter	Susan Steele

221 Acton Street – Public Hearing

Historic Commission Application – Detailed Information

Project Information

PROPOSED PROJECT

The owners of 221 Acton Street are proposing to tear down their existing Cape/Gambrell Colonial that was built in 1935 and replace it with a new colonial style home. The condition of the structure, plus the existing non-conformities make it virtually impossible to renovate and upgrade at a realistic cost versus the value of the structure.

The proposed replacement structure would be fully conforming and would be designed to fit into the existing neighborhood from a scale and stylistic standpoint.

The living area of the existing structure is only 1,237 SF, which is profoundly undersized for this growing family. The proposed structure will still be in scale with the typical floor areas of the neighborhood with a finished area of approximately 2,330 SF.

The new replacement structure is NOT going to be built and sold. It will become the existing owner's home for at least the next 15 years as they raise their children.

HISTORIC STATUS

The property at 221 Acton does not appear in the MACRIS database, nor does it appear to have any other designations or protections.

ZONING AND OTHER REGULATORY CONSTRAINTS

- Zoning relief will NOT be required for the new structure. The current house is significantly non-conforming. The new construction will be fully conforming.

Property Overview

PROPERTY HISTORY AND OVERVIEW

Property Class	Single-Family – Existing Structure
Zoning	S-6A
Land Area	3,820 SF
Style	Gambrel Colonial
Year Built	1935
Number of Stories	1.5
Rooms/Bedrooms	NA
Full Baths/Half Baths	NA

Proposed Materials and Finishes

MATERIALS AND FINISHES

The materials and finishes will be consistent with the predominant materials and finishes in the neighborhood. The siding will be primarily clapboard and the casings and trimwork will be typical for that type of finish. The primary roof will be standard architectural asphalt shingles, with secondary roofs and roof aprons covered with standing seam metal roofing. Windows will be primarily double hung, with a few casement windows in the kitchen and similar spaces.

221 Acton Street – Public Hearing

Historic Commission Application – Detailed Information

Neighborhood and Streetscape

NEIGHBORHOOD AND STREETScape

The existing home at 221 Acton is fairly typical for what is a very stylistically mixed neighborhood. There are Capes, Colonials, Ranches, two-families, and a lot of structures that are hard to label. Many of these homes have been expanded or rebuilt over the last 100 or so years, but many others are showing their age. The design has been pursued with the intent of staying within the context and scale of the neighborhood. Within one or two homes in either direction of 221 Acton are single story Capes, 2.5 story multi-families, and two-story colonials.

The Gross Floor Areas of the nearby homes range from about 1,200 SF to 3,000 SF. 221 Acton will be enlarging from a 1.5 story to a 2.5 story, staying within that Gross Floor Area range.

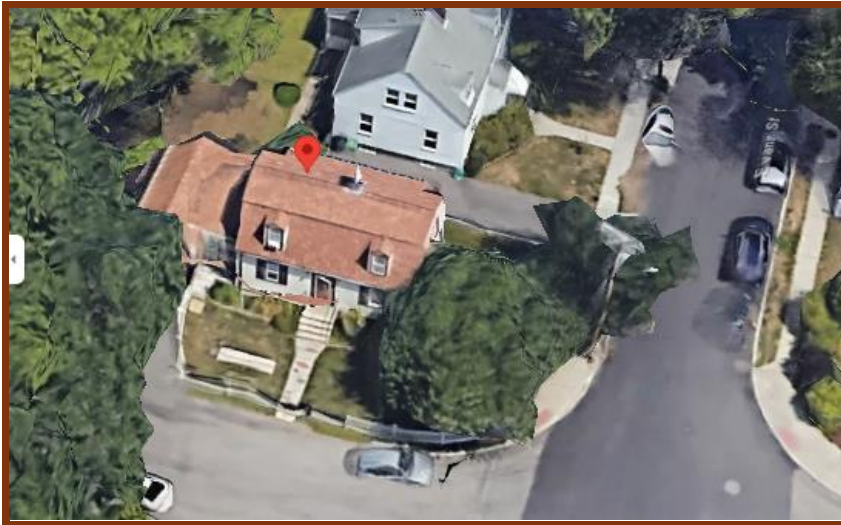
Property Context and Abutters



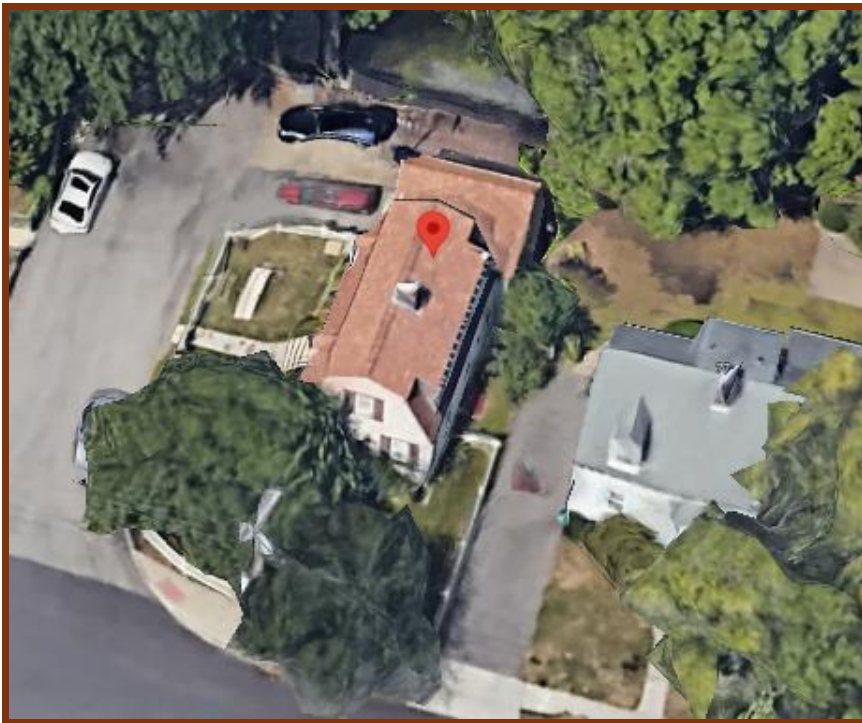
221 Acton Street – Public Hearing

Historic Commission Application – Detailed Information

Existing Elevation – Front Aerial



Existing Elevation – Right and Rear Aerial



221 Acton Street – Public Hearing

Historic Commission Application – Detailed Information

Streetscape – Approaching From Right – Evans St.



Streetscape – Approaching From Left – Evans St.



221 Acton Street – Public Hearing

Historic Commission Application – Detailed Information

Streetscape – Approaching From Right – Acton St.



Streetscape – Approaching From Rutland ROW





Hall Residence New Construction

221 Acton Street
Watertown, MA 02472



COPPER BEECH

Copper Beech Design

66 Woodchester Drive
Weston MA 02493
617-308-8099

**Hall Residence
New Construction**
221 Acton Street
Watertown, MA 02472



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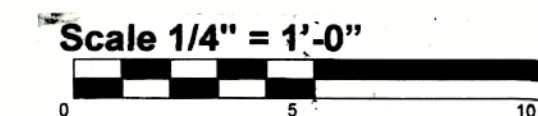
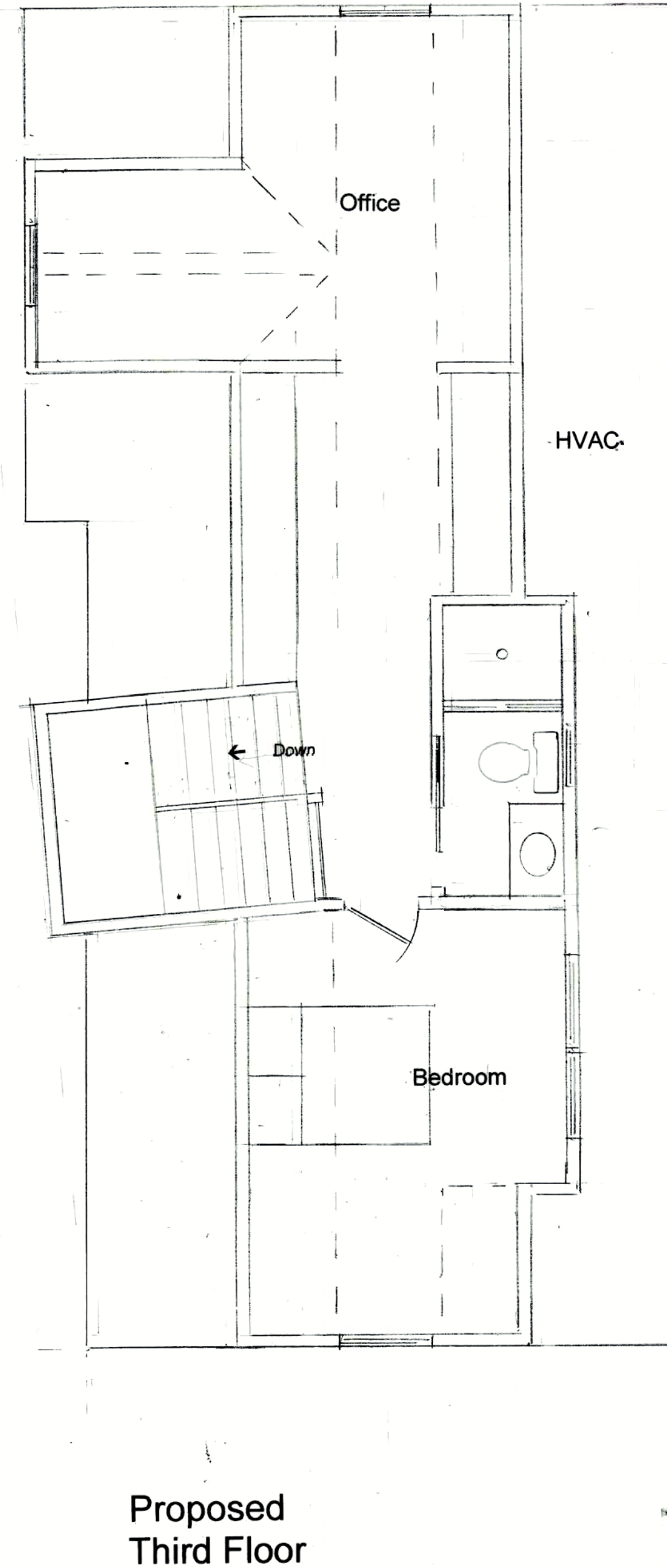
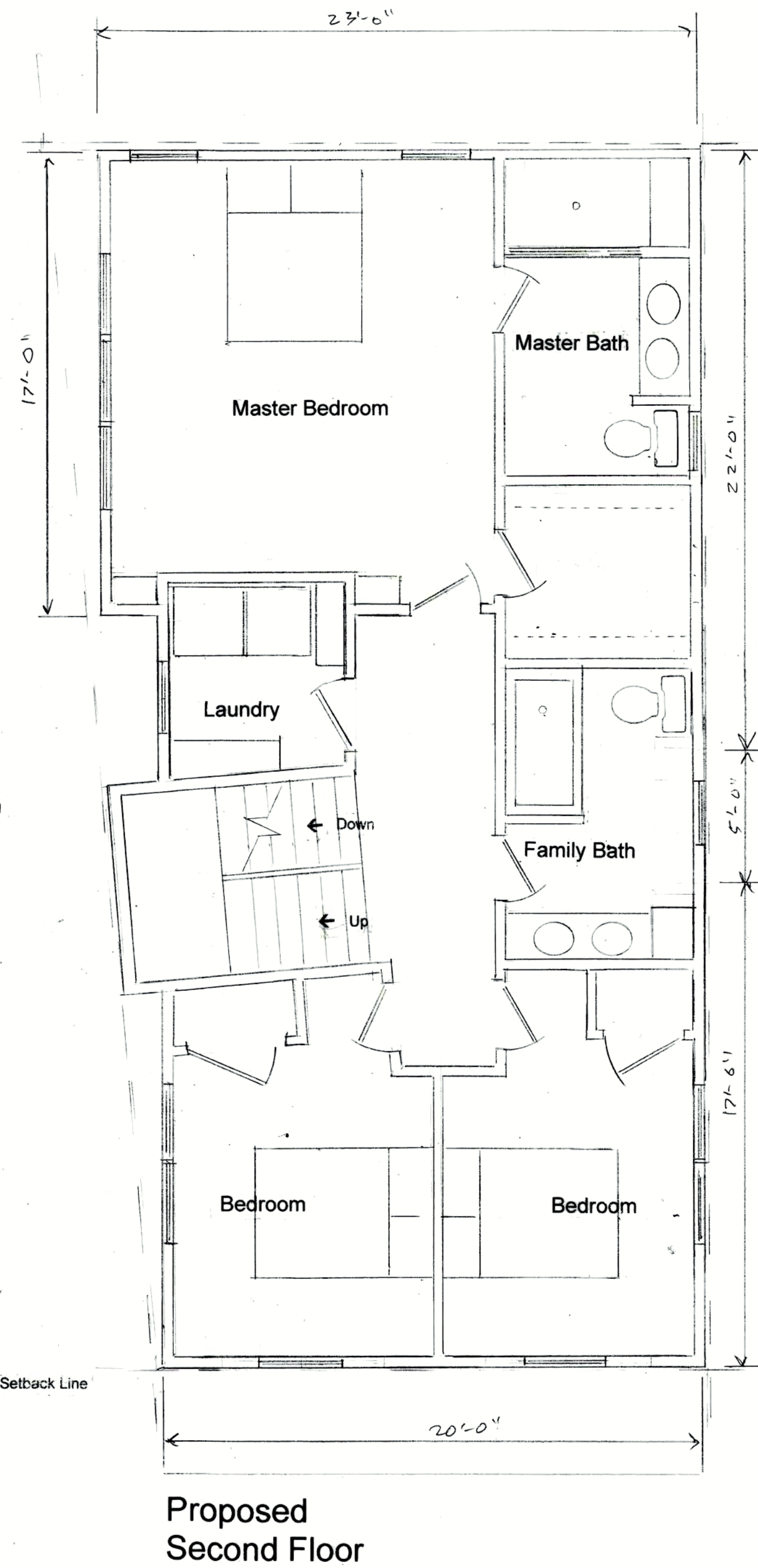
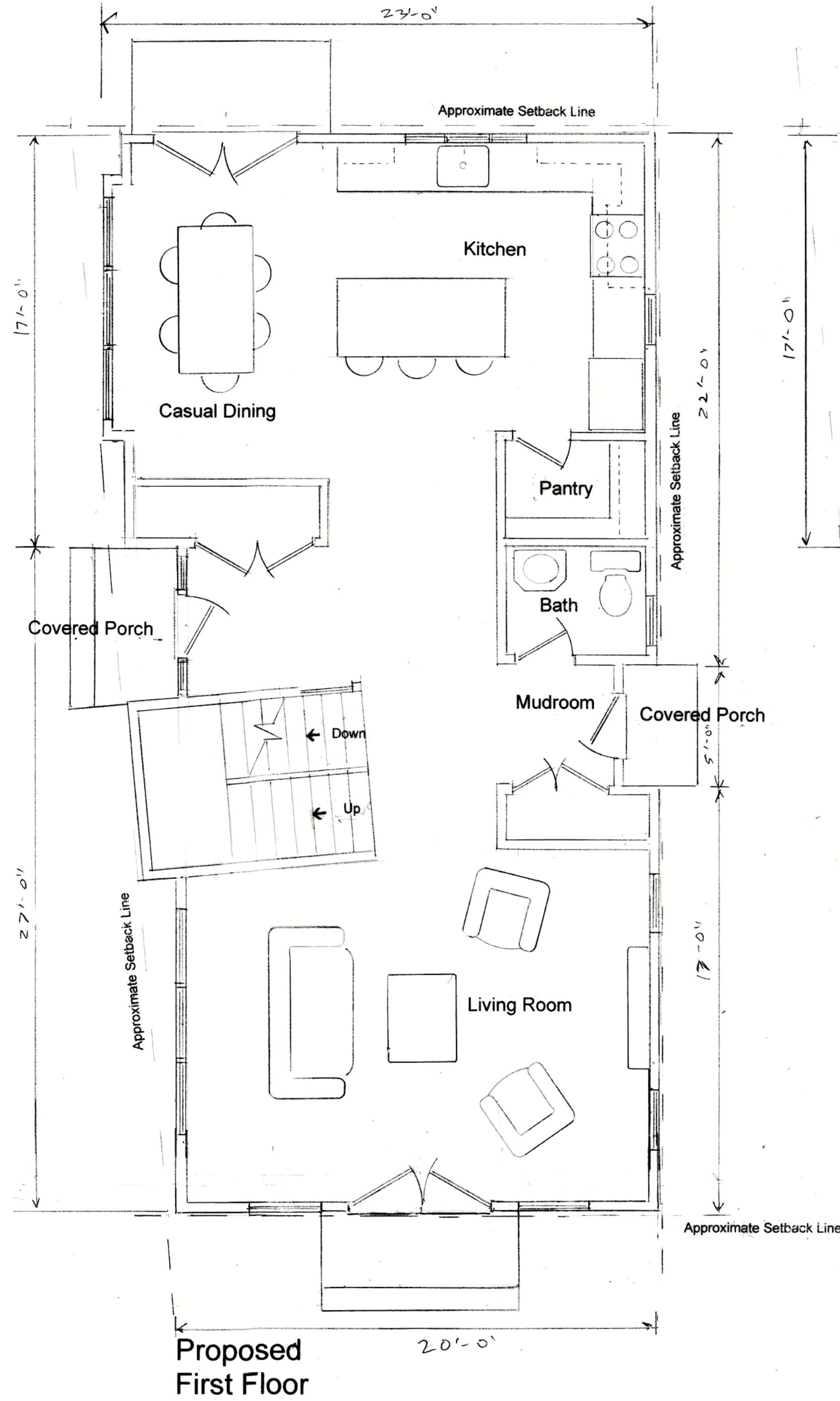
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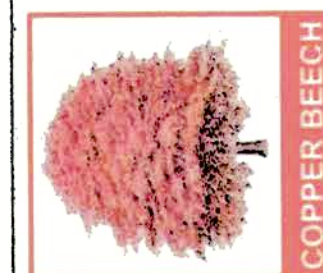
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Project Overview

Created	04-23-24
Revision Date	Description
1.	
2.	
3.	
4.	



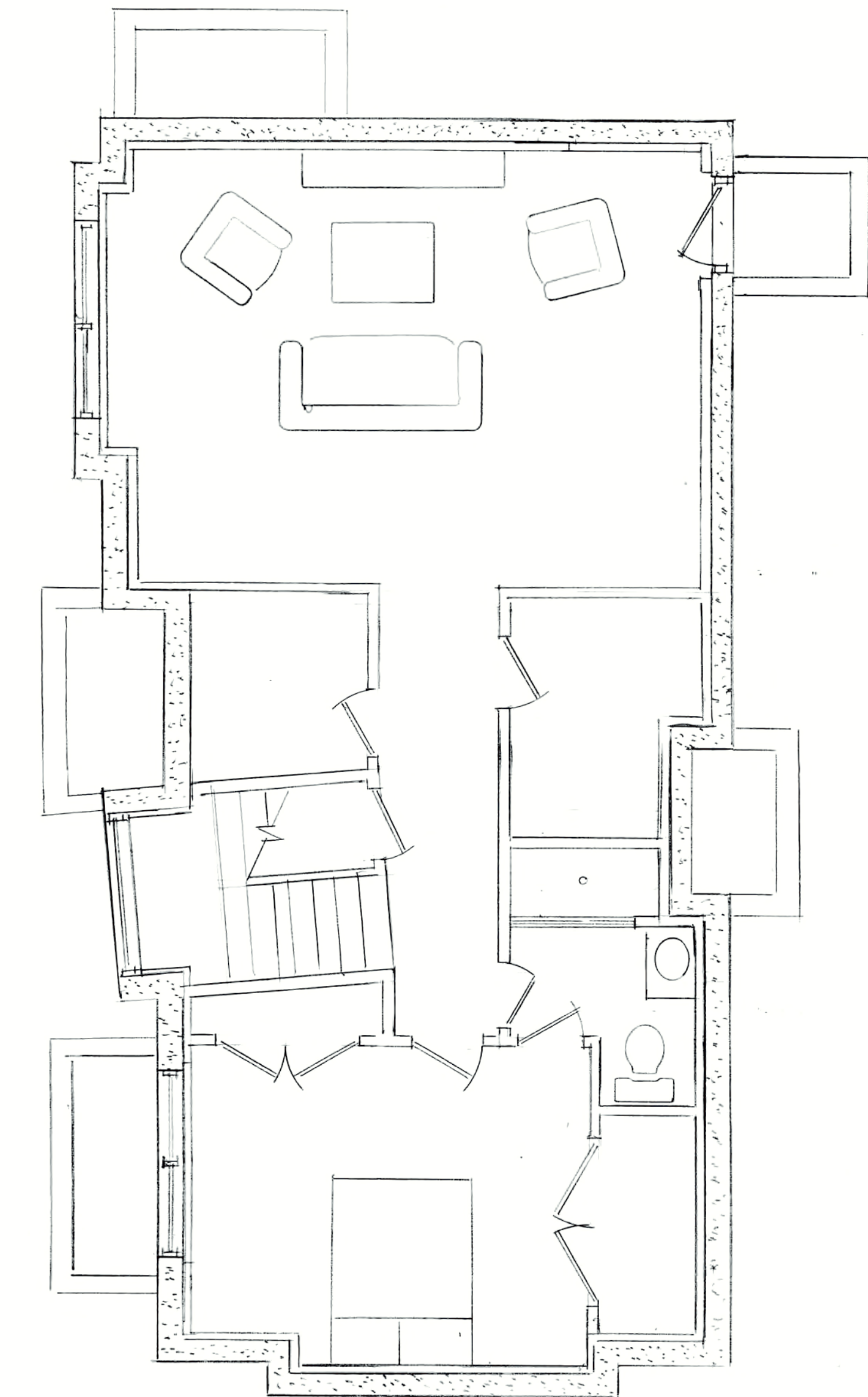
Hall Residence
 New Construction
 221 Acton Street
 Watertown, MA 02472



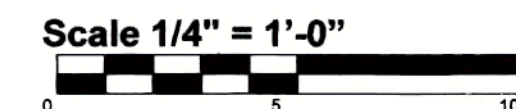
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Proposed Floors
 First, Second, Third



Proposed
Lower Floor



Hall Residence
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221 Acton Street
Watertown, MA 02472



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**Proposed
Lower Floor**

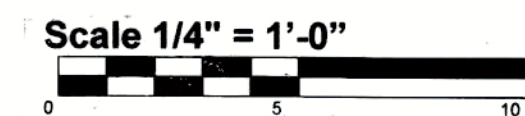
7



Proposed
Left Elevation



Proposed
Front Elevation



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Watertown, MA 02472



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**Proposed
Front/Left Elevations**

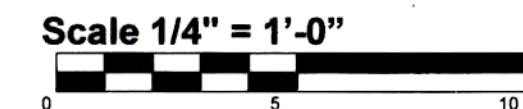
8



Proposed
Rear Elevation



Proposed
Right Elevation



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Watertown, MA 02472



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Proposed
Rear/Right Elevations

Streetscape Overview – 221 Acton Street – Evans Street Elevation



95 EVANS ST.
Approx. Ht. = 31.0 FT
TLA = 2,492

91 EVANS ST.
Approx. Ht. = 22.0 FT
TLA = 1,188 SF

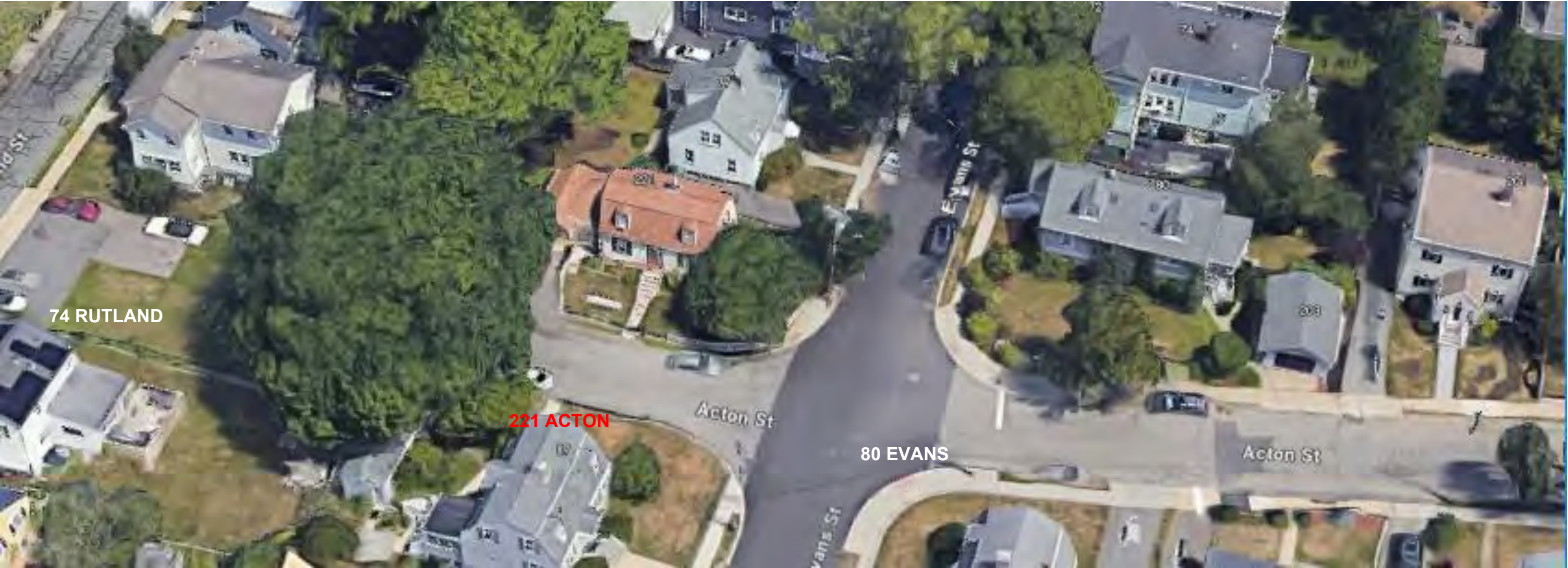
87 EVANS ST.
Approx. Ht. = 22.0 FT
TLA = 1,421 SF

221 ACTON ST.
Prop. Ht. = 32.5
Prop. TLA = 2,330 SF

77 EVANS ST.
Approx. Ht. = 22.0 FT
TLA = 1,170 SF

71-73 EVANS ST.
Approx. Ht. = 31.0 FT
TLA = 2,825

Streetscape Overview – 221 Acton Street – Acton Street Elevation



74 RUTLAND ST.
Approx. Ht. = 30.0 FT
TLA = 2,492



221 ACTON ST.
Prop. Ht. = 32.5 FT
Prop TLA = 2,330 SF



80 EVANS ST.
Approx. Ht. = 22.0 FT
TLA = 1,361 SF

Project Overview

Created	04-23-24
Revised	
Revised	
Revised	
Revised	
Revised	
Revised	
Revised	
Revised	
Revised	

Copper Beech Design

66 Woodchester Drive Weston MA 02453
 617-308-8099
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 OWNER AND LIST OF DOCUMENTS
 2-1-2024 Copper Beech Design was awarded the contract to design the exterior of the building. The owner is pleased with the design and the quality of the work. The owner is pleased with the design and the quality of the work.



Hall Residence

New Construction
 221 Acton Street
 Watertown, MA 02472



Hall Residence New Construction

221 Acton Street
 Watertown, MA 02472



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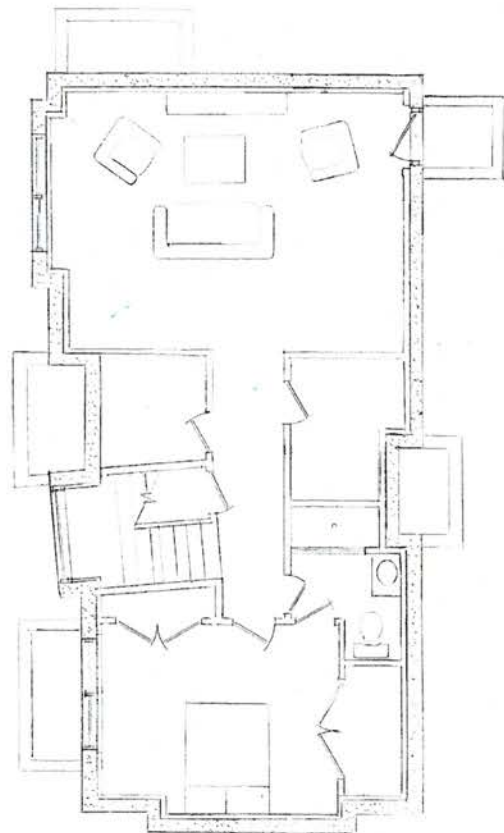
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Central Church Hall



Com blue

Edward Hall



Proposed
Lower Floor

Scale 1/4" = 1'-0"

Hall Residence
New Construction
221 Acton Street
Watertown, MA 02472



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Proposed
Lower Floor

7

Ce li Val

Edward Hall

Proposed
Front/Left Elevations

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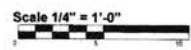
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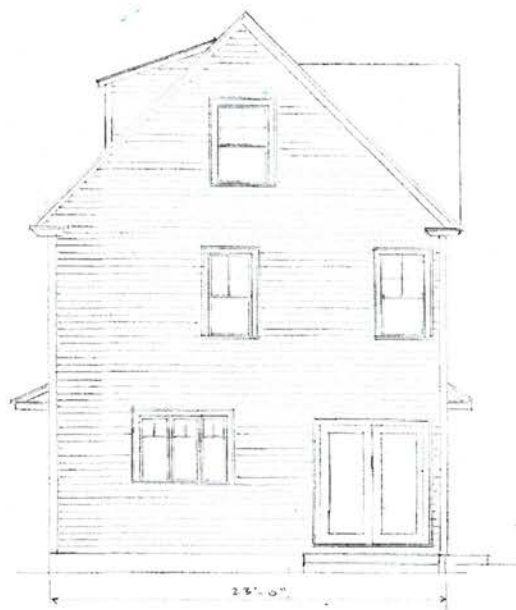
Proposed
Left Elevation



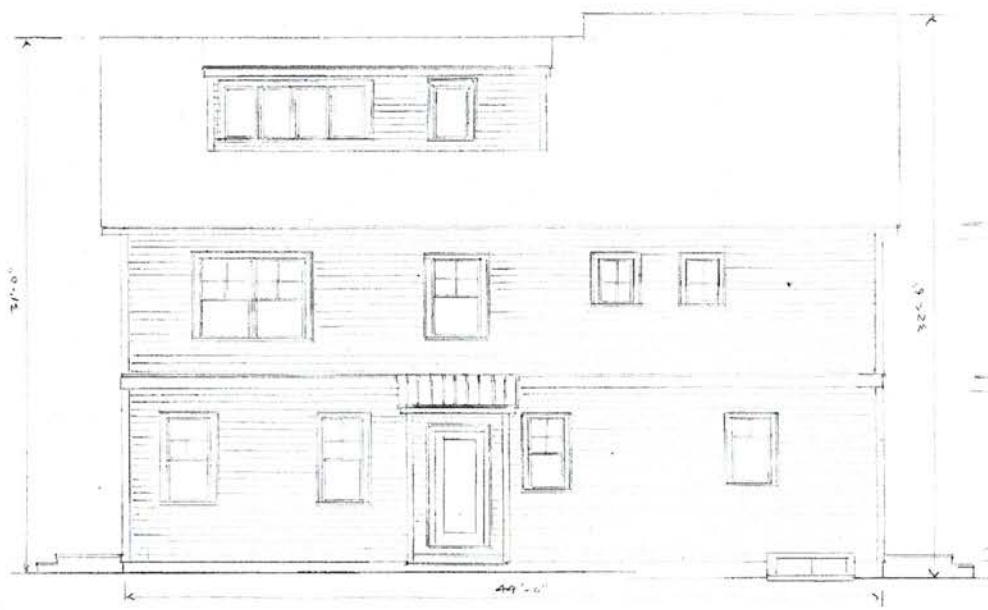
Proposed
Front Elevation



Cole Hill Edward Hall



Proposed
Rear Elevation



Proposed
Right Elevation

Scale 1/4" = 1'-0"

9

Proposed
Rear/Right Elevations

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Hall Residence
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Ce m Beech

Echeval Hall

221 Acton St.

Lot#20

#96

June 13, 1940

One Family Dwelling

Owner Jas. A. Carrig

Arch. Jas. H. McNaughton

Builder Owner

Size 31'x19' x 31'x 19 x 19

Cost \$3500.

Material Wood, Concrete etc.

221 Acton St.

Lot #

#114

May 17, 1946

Extending a breezeway

Owner

S. Harris

Arch.

--

Builder

William Jacobson

Size

5 foot extension

Cost

\$150.00

Material

Wood

221 Acton Street

Lot 20

No. 84

Sept. 8, 1977

Interior fire repairs

Owner: William et Joan Cobb

Arch: -----

Builder: John J. Kennefick Co. Inc.-Winchester, Mass

Found: In place

Heat: " "

Roof: " "

Cost: \$5,000.

Plans: No

221 Acton Street

Lot# 20

Permit# 174

June 20, 1988

Remodel Existing Rooms In Basement
Owner William C. Cobb

Builder Owner

Cost 3,000

Sketch

221 Acton St

Permit#247

July 27, 1990

Vinyl Siding & Repair Front Steps New Brick, No Size
Change

Owner Mr. Cobb

Contractor Ed Morrissey
Cost 6,000.

221 Acton St.

#108

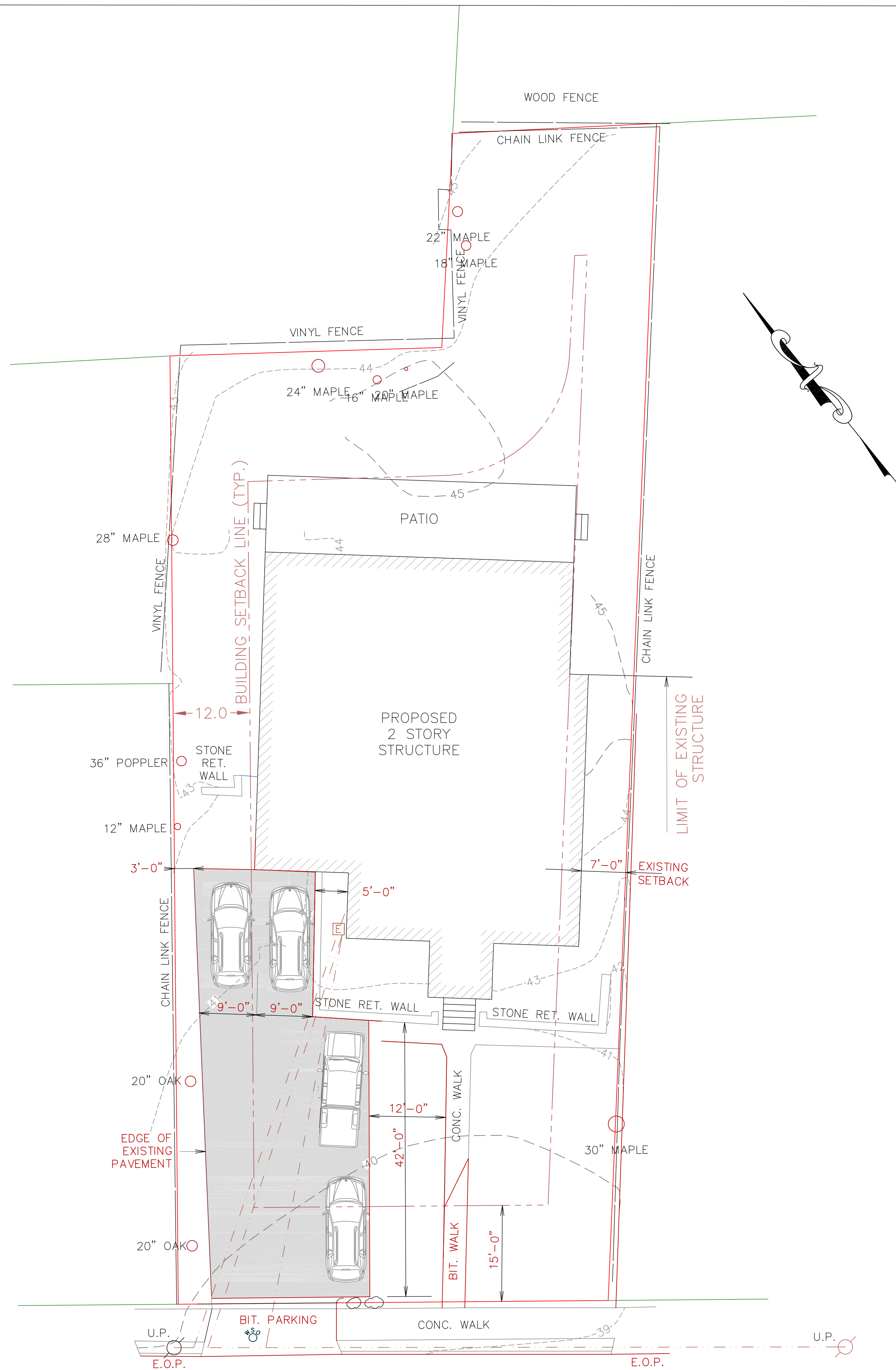
Date: March 30, 2001

Owner: Jane Rando

Builder: M.J. Cappellucci

Est. Cost: \$1,400.

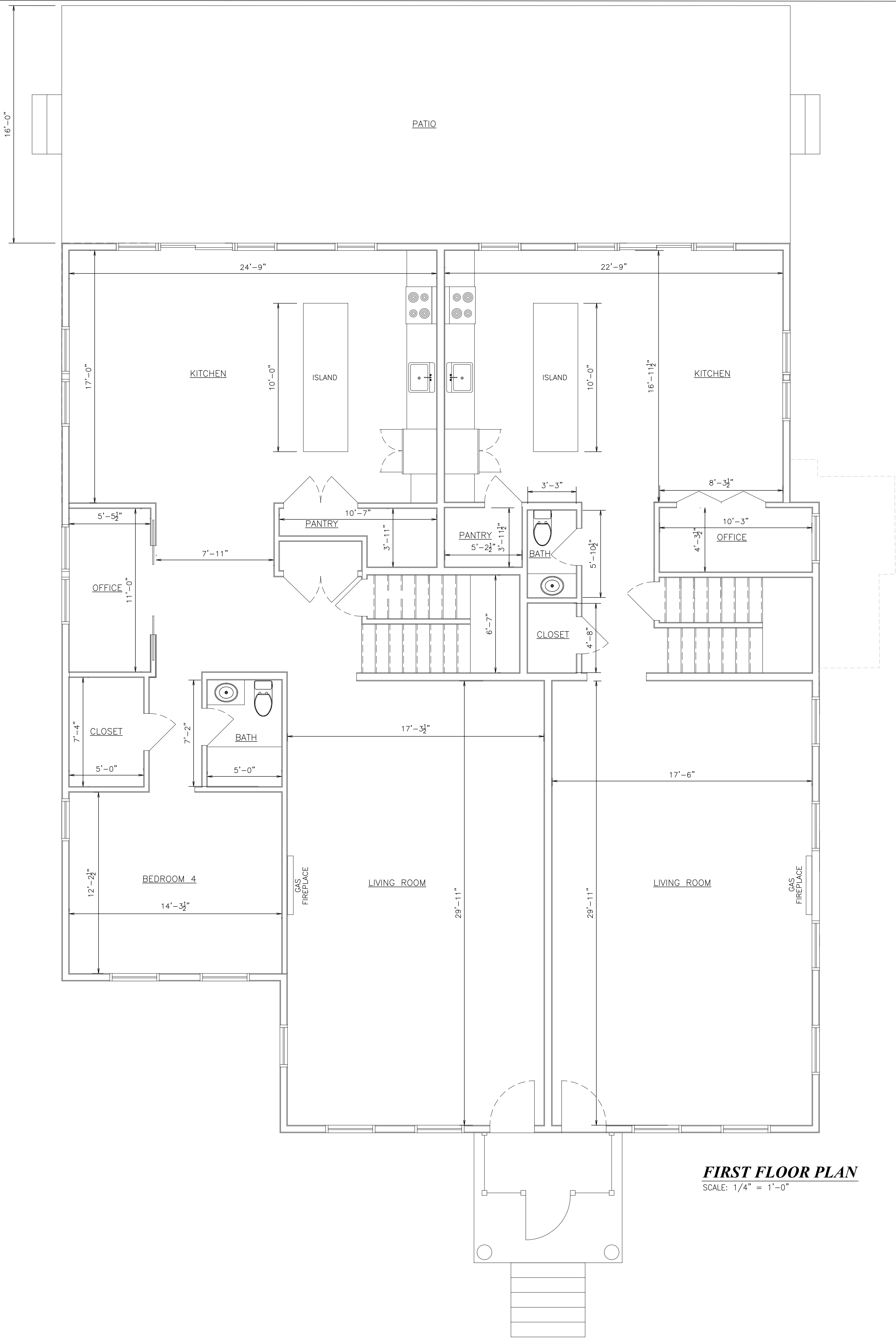
Install 3 dining room windows



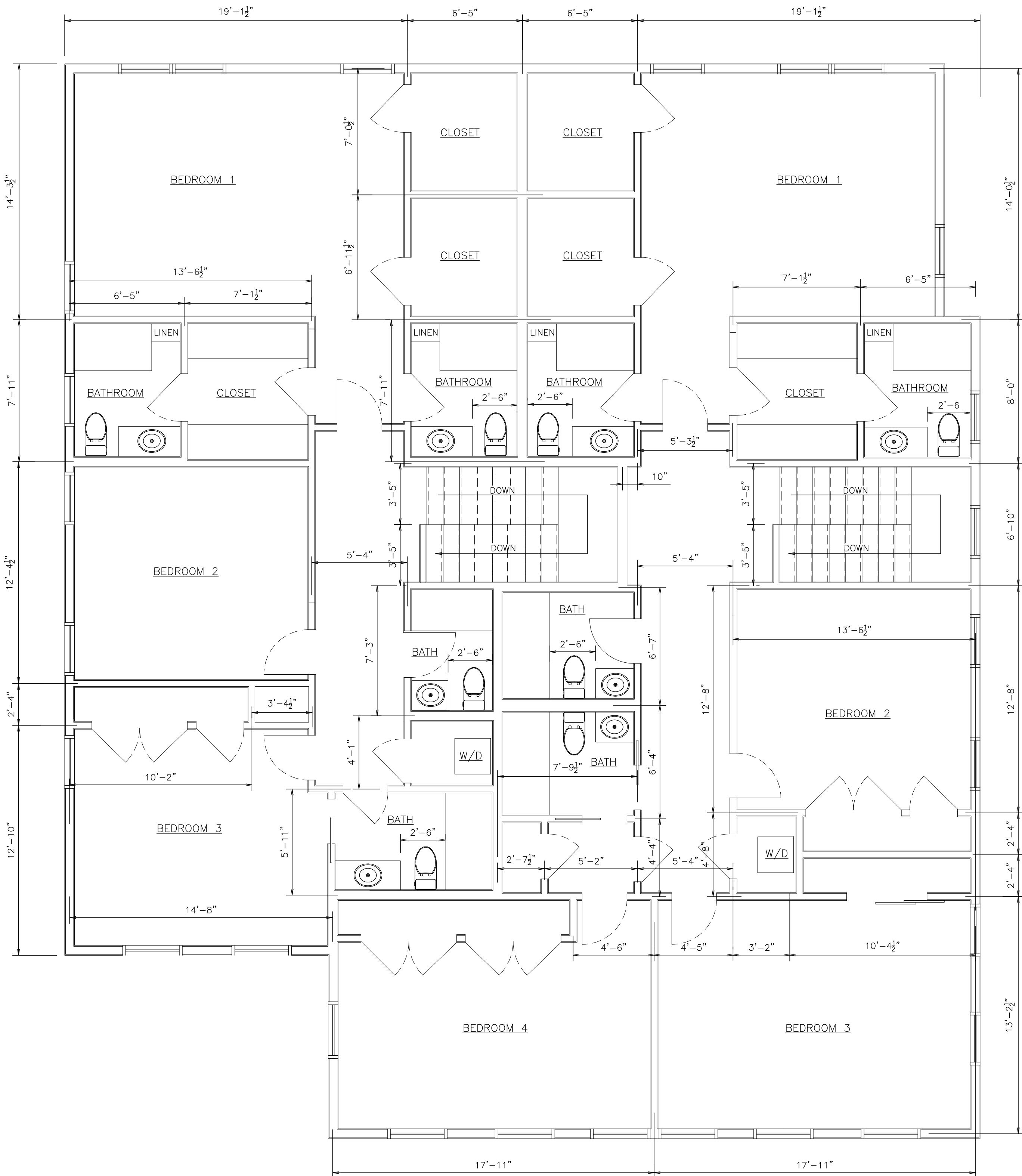
- PROPERTY LINE
- ABUTTERS
- EDGE OF PAVEMENT
- CONCRETE CURB
- O.H.W.
- CONTOUR MAJOR
- CONTOUR MINOR
- ELECTRIC METER
- UTILITY POLE
- WATER SHUT OFF

SITE PLAN
SCALE: 1" = 10'-0"

21 Fayette St. Watertown Ma.	SITE PLAN	SCALE 3/16"=1'-0"	DATE 23 APR, 2024
		S1	

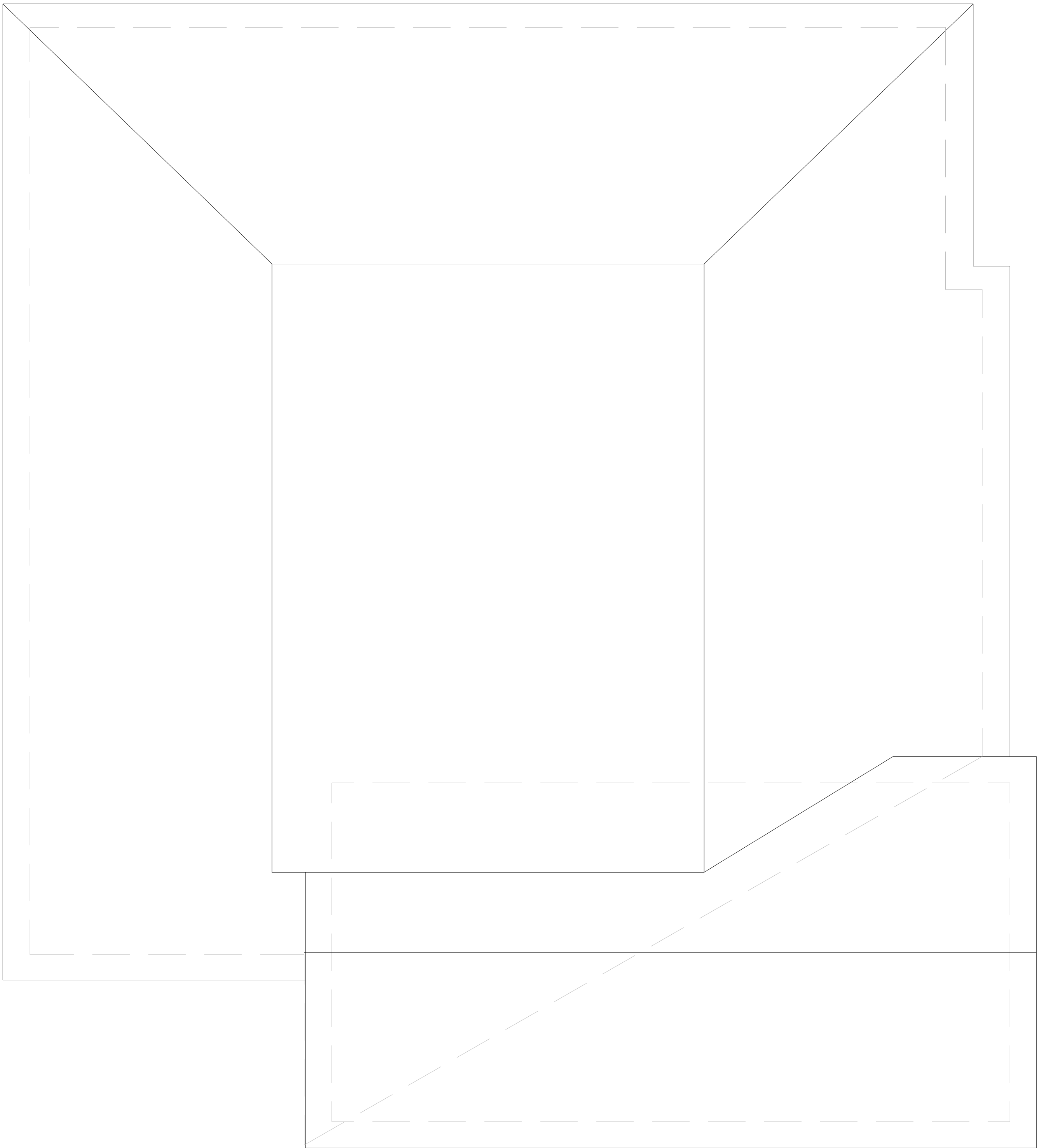


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

21 Fayette St. Watertown Ma.	FLOOR PLANS	SCALE: 1/4"=1'-0"	DATE 24 APR, 2024
		A1	



ROOF PLAN
SCALE: 1/4" = 1'-0"

21 Fayette St. Watertown Ma.	ROOF PLAN	SCALE 1/4"=1'-0"	DATE 23 APR, 2024
		A2	



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



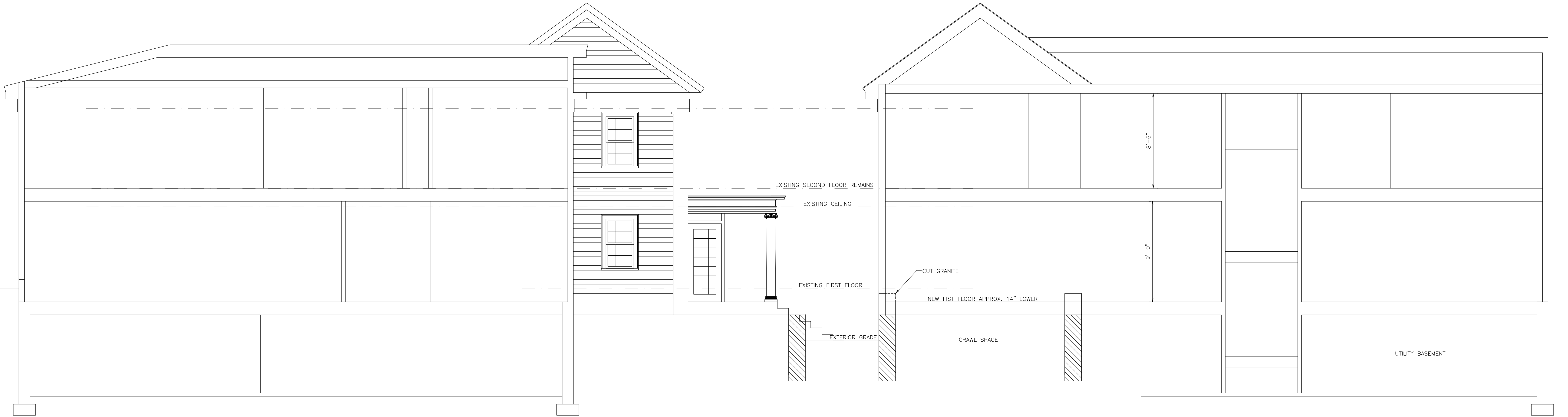
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

21 Fayette St.
Watertown Ma.

EXTERIOR
ELEVATIONS

SCALE 1/4"=1'-0"	DATE 24 APR, 2024
---------------------	----------------------

A3.0



SECTION VIEW
SCALE: 1/4" = 1'-0"

SECTION VIEW
SCALE: 1/4" = 1'-0"

21 Fayette St. Watertown Ma.	SECTION VIEW	SCALE 1/4"=1'-0"	DATE 24 MAR, 2024
		A4.0	