



## Historical Commission Meeting

Thursday, July 11, 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 Thursday, July 11, 2024, at 7:00 pm. Location: Remote Participation Only
  - 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](mailto: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. (Continued to next meeting).-Review and acceptance of Minutes from the May 9, 2024, Historical Commission meeting.
  - B. Review and acceptance of Minutes from the June 13, 2024, Historical Commission meeting.
- 2. Public Hearings
  - A. THIS APPLICATION IS ON HOLD AND WILL NOT BE HEARD AT THIS MEETING- To determine if the house at 20 Keith St. is preferably preserved and if a demolition delay will be imposed.
  - B. To determine if the house at 100 Beechwood Ave. is preferably preserved and if a demolition delay will be imposed., Naomi Depina, Applicant/Owner
- 3. CPC Update
- 4. Agent Report

#### **Historical Commission Members**

Joseph Panto

Elise Loukas  
Chair

Richard Glenn

Marilynne Roach

Edward G. McCourt

Matthew Walter

Susan Steele

To Whom It May Concern,

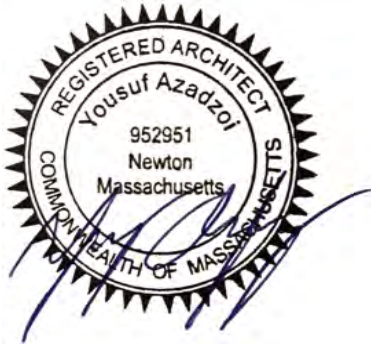
Me and my fiancé are current residents of over 5 years on Sycamore Street. We are active members of the community and purchased the house at 100 Beechwood Ave in hopes of expanding our roots in Watertown. The current house layout and square footage is not sufficient for us and hence our proposed plans to add a story to the current footprint of the house. Upon reviewing the history of the house, it was noted an architect named John Kingston was the architect for 100 Beechwood in 1909. Although the architect is listed in the national archives of residential architects of Massachusetts, we don't believe the house is a significant historic house. The proposed architecture keeps in mind the aesthetic that were originally designed by John Kingston and aims to preserve as much of the aesthetics of the original build while meeting our square footage needs in our first home as we look to expand our family and lay our roots in Watertown.

Best,  
Naomi DePina and Ash Nagpal

100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472

PROPOSED RENOVATION, 2ND FLOOR RENOVATION, AND ATTIC FLOOR ADDITION

| DRAWING LIST |                               |
|--------------|-------------------------------|
| A 1          | EXISTING BASEMENT PLAN        |
| A 2          | EXISTING FIRST FLOOR PLAN     |
| A 3          | EXISTING SECOND FLOOR PLAN    |
| A 4          | PROPOSED BASEMENT PLAN        |
| A 5          | PROPOSED FIRST FLOOR PLAN     |
| A 6          | PROPOSED SECOND FLOOR PLAN    |
| A 7          | PROPOSED ATTIC PLAN           |
| A 8          | EXISTING FRONT ELEVATION      |
| A 9          | EXISTING RIGHT SIDE ELEVATION |
| A 10         | EXISTING REAR ELEVATION       |
| A 11         | EXISTING LEFT SIDE ELEVATION  |
| A 12         | PROPOSED FRONT ELEVATION      |
| A 13         | PROPOSED RIGHT SIDE ELEVATION |
| A 14         | PROPOSED REAR ELEVATION       |
| A 15         | PROPOSED LEFT SIDE ELEVATION  |
| A 16         | CONCRETE DETAILS              |
| A 17         | ATTIC HALF STORY CALCS        |
| A 18         | BASEMENT HALF STORY CALCS     |
| A 19         | ATTIC FLOOR FRAMING PLAN      |
| A 20         | ROOF FRAMING PLAN             |
| U 1          | BASEMENT UNDERPIN DETAILS     |



*NAOMI DEPINA*  
26 JUN 24

DEMO NOTES

FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF DEMOLITION OPERATIONS. REFERENCE ARCHITECT PRIOR TO THE START OF ANY WORK IF THERE ARE ANY DISCREPANCIES AT (617) 697-9292.

- A. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION. CONDUCTION DEMOLITION OPERATIONS TO MINIMIZE THE DEVELOPMENT AND SPREAD OF DUST.
- B. REMOVE INTERIOR OF EXISTING DWELLING ENTIRELY INCLUDING: ALL CEILING SYSTEMS, ALL NON-STRUCTURAL INTERIOR WALLS, INCLUDING WINDOWS AND DOORS, ALL INTERIOR PARTITIONS, BUILT-INS, FIXTURES AND APPLIANCES, ALL FLOOR FINISHES, DECKS, STOOPS AND PATIOS, PER THE OWNER'S INSTRUCTIONS. REMOVE EXISTING SEWER SYSTEM AND WATER SYSTEM TO ENTRY POINT OF FOUNDATION.
- C. "REMOVE" SHALL MEAN COMPLETELY AND ENTIRELY FROM THE BUILDING AND SITE ALL EXISTING WORK DESIGNED FOR REMOVAL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL REGULATIONS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TERMINATING PLUMBING AND ELECTRICAL WORK WHERE ITEMS ARE REMOVED, BY DEAD-ENDING PIPING AND WIRES AT APPROPRIATE LOCATIONS IN SAFE, CODE CONFORMING AND PERMANENT MANNER.
- E. CONTRACTOR TO VERIFY LOCATION OF EXISTING SEWER SYSTEM.
- F. REMOVE EXISITING WINDOW UNITS AS INDICATED ON PLANS, TO BARE ROUGH OPENINGS (INTERIOR, EXTERIOR CASING TO BE REMOVED).
- G. REMOVE EXISTING WALLS AS INDICATED ON PLANS. BASEMENT WALLS TO BE SAW-CUT AT LCOATIONS SHOWN.
- H. REMOVE EXISTING DOORS AND THEIR ENTIRETIES AS SHOWN ON PLANS.
- I. REMOVE EXISTING PLUMBING FIXTURES AND THEIR ENITIRETIES. ALL ROUGH PLUMBING TO BE CUT & CAPPED. REFERENCE LICENSED PLUMBER FOR NEW FIXTURE TIE INS.
- J. REMOVE EXISTING ELECTRICAL FIXTURES AND THEIR ENTIRETIES. ALL ROUGH ELECTRICAL TO BE CUT & CAPPED. REFERENCE LICENSED ELECTRICIAN FOR NEW FIXTURE TIE INS.
- K. REMOVE ALL INTERIOR FINISHES AS SHOWN ON PLAN AND PREPARE SURFACE SUBSTRATE TO RECIEVE NEW FINISH.
- L. TEMPORARY PROTECTION: DURING DEMOLOTITION OF DESIGNATED AREAS, CONTRACTORS SHALL PROVIDE ADEQUATE TEMPORARY PROTECTION AND SHALL SECURE ADJACENT AREAS FROM DUST, DEBRIS AND WEATHER.
- M. PATCHING AND REPAIR: ALL FLOORS, WALLS, CEILINGS ETC. SHALL BE PATCHED AND REPAIRED IN A WORKMAN LIKE MANNER TO MATCH THE SURROUNDING SURFACE AREAS WHERE THERE IS DAMAGE BECAUSE OF REMOVAL OR REPLACEMENT OF EXISTING CONSTRUCTION.
- N. ALL AREAS TO BE KEPT CLEAN AND MAINTAIN MEANS OF EGRESS AT ALL TIMES.

NOTES

- 1. PER IEBC 2015, BUILDING ALTERATION IS CLASSIFIED AS A "LEVEL 3" ALTERATION. ALL WORK TO COMPLY WITH CHAPTER 8 OF THE 2015 IEBC.
- 2. AIR-BORNE SOUND INSULATION FOR WALL ASSEMBLY SHALL MEET AN STC RATING OF 45 WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, DUCTS, ETC., SHALL BE SEALED, LINED INSULATED OR OTHERWISE TREATED TO MAINTAIN CLASS RATING. REFERENCE 780 CMR IRC AK102, 780 CMR IRC AK103.

100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472

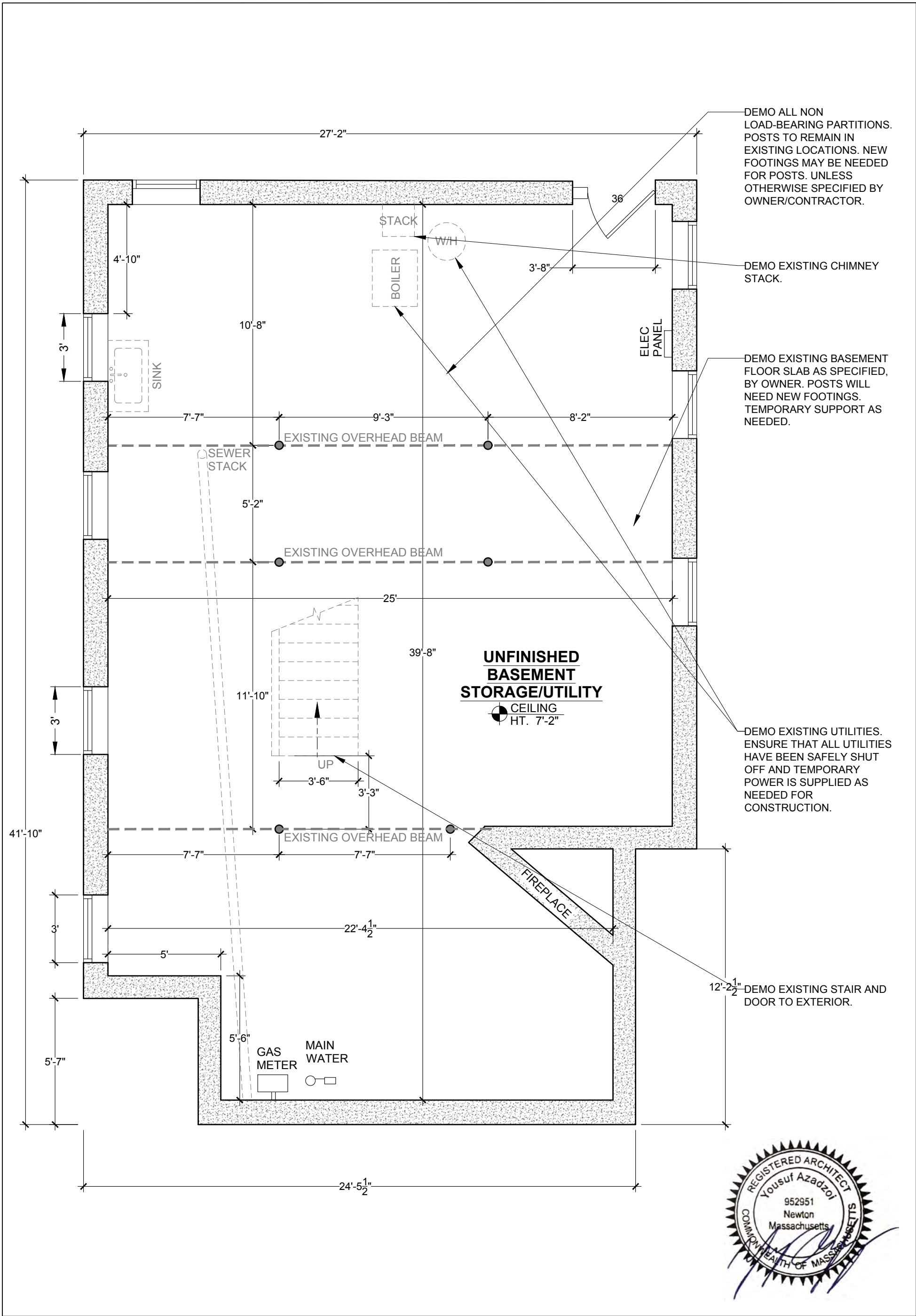
COVER SHEET

DATE: 5.29.2024  
SCALE: AS NOTED  
DRAWN: YA  
CHECKED: NA

AZAD ARCHITECTS  
DESIGNERS/PLANNERS

280 CALIFORNIA ST. #1, NEWTON, MA 02458  
TEL: 617.697.9292  
EMAIL: YOUSUF@AZADARCHITECTS.COM

C1



100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
EXISTING CONDITIONS

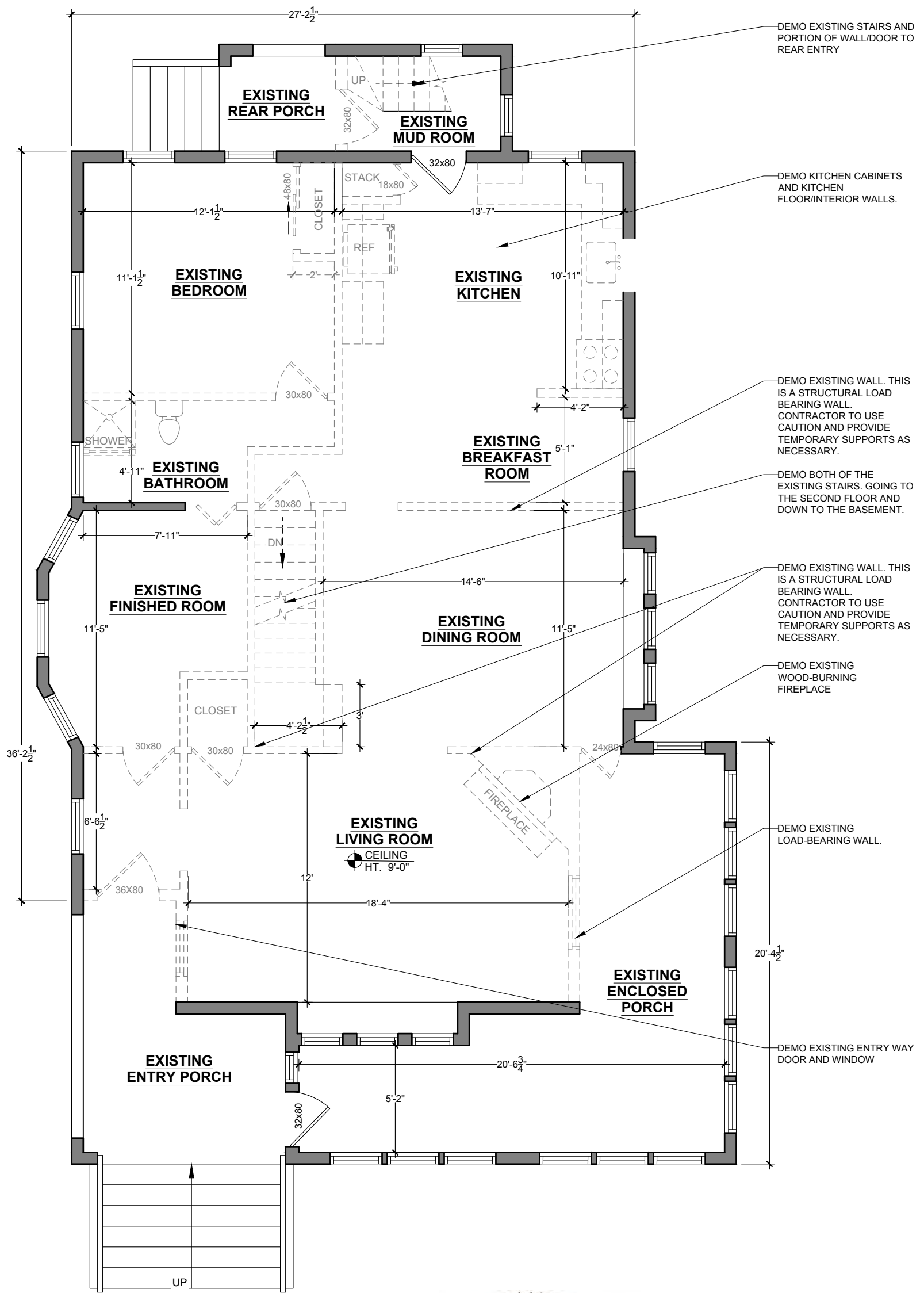
EXISTING BASEMENT  
FLOOR PLAN

**Azad Architects**  
Designners/Planners

280 California St, #1, Newton, MA 02458  
Tel: 617-697-9292,  
E-mail: Yousuf@azadarchitects.com

DATE: 5.29.2024  
SCALE: 1/4" = 1'-0"  
DRAWN: YA  
CHECKED: NA

**A1**



100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
EXISTING CONDITIONS

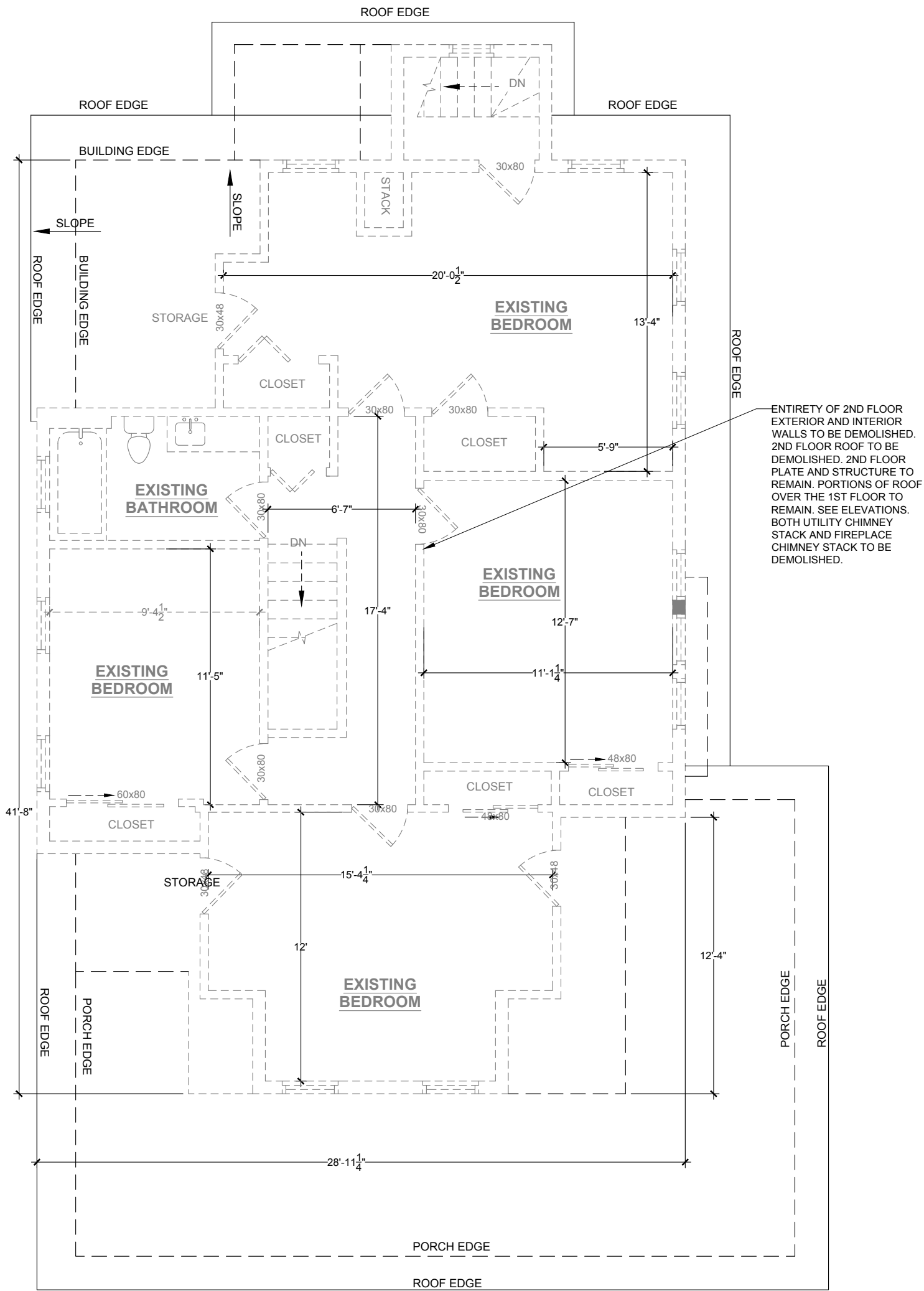
EXISTING FIRST  
FLOOR PLAN

Azad Architects  
Designners/Planners

280 California St, #1, Newton, MA 02458  
Tel: 617-697-9292,  
E-mail: Yousuf@azadarchitects.com

DATE: 5.29.2024  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

A2



#### NOTES

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2. 1 HR FIRE RATED WALL ASSEMBLY IN ALL NEWLY CONSTRUCTED WALLS WHICH SEPARATE UNIT SPACES AND UNIT SPACE TO COMMON AREAS..
3. AIR-BORNE SOUND INSULATION FOR WALL ASSEMBLY SHALL MEET AN STC RATING OF 45 WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, DUCTS, ETC., SHALL BE SEALED, LINED INSULATED OR OTHERWISE TREATED TO MAINTAIN CLASS RATING. REFERENCE 780 CMR IRC AK102, 780 CMR IRC AK103.



#### LEGEND

- EXISTING WALLS
- WALLS TO BE DEMO'D

100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
EXISTING CONDITIONS

#### EXISTING SECOND FLOOR PLAN

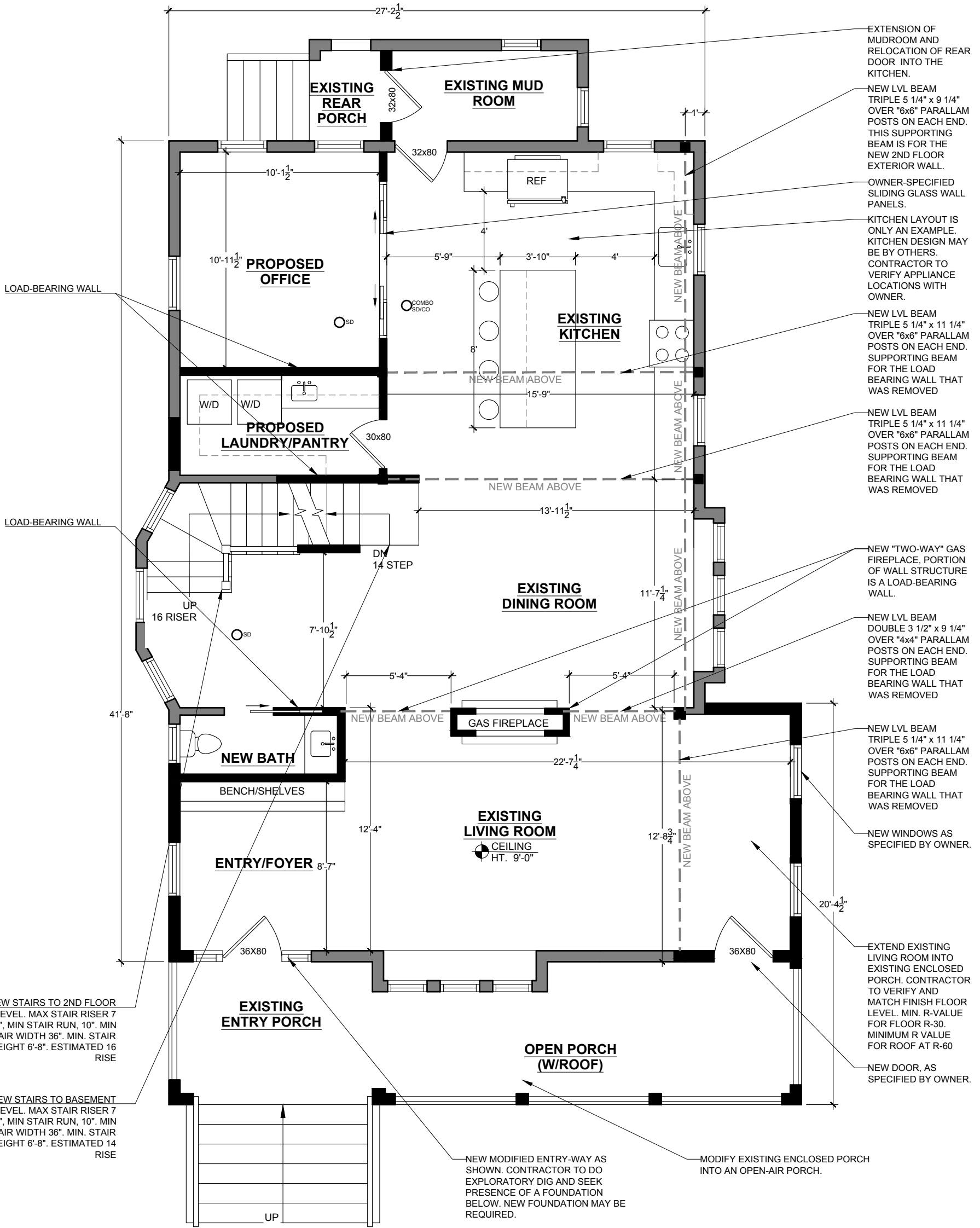
**Azad Architects**  
Designners/Planners

280 California St, #1, Newton, MA 02458  
Tel: 617-697-9292,  
E-mail: Yousuf@azadarchitects.com

DATE: 5.29.2024  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

**A3**

Page 8 of 48



#### NOTES

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#### LEGEND

- EXISTING WALLS
- NEW WALLS
- SD SMOKE DETECTOR
- COMBO SD/CO COMBINATION CO2 & SMOKE DETECTOR

100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

#### PROPOSED FIRST FLOOR PLAN

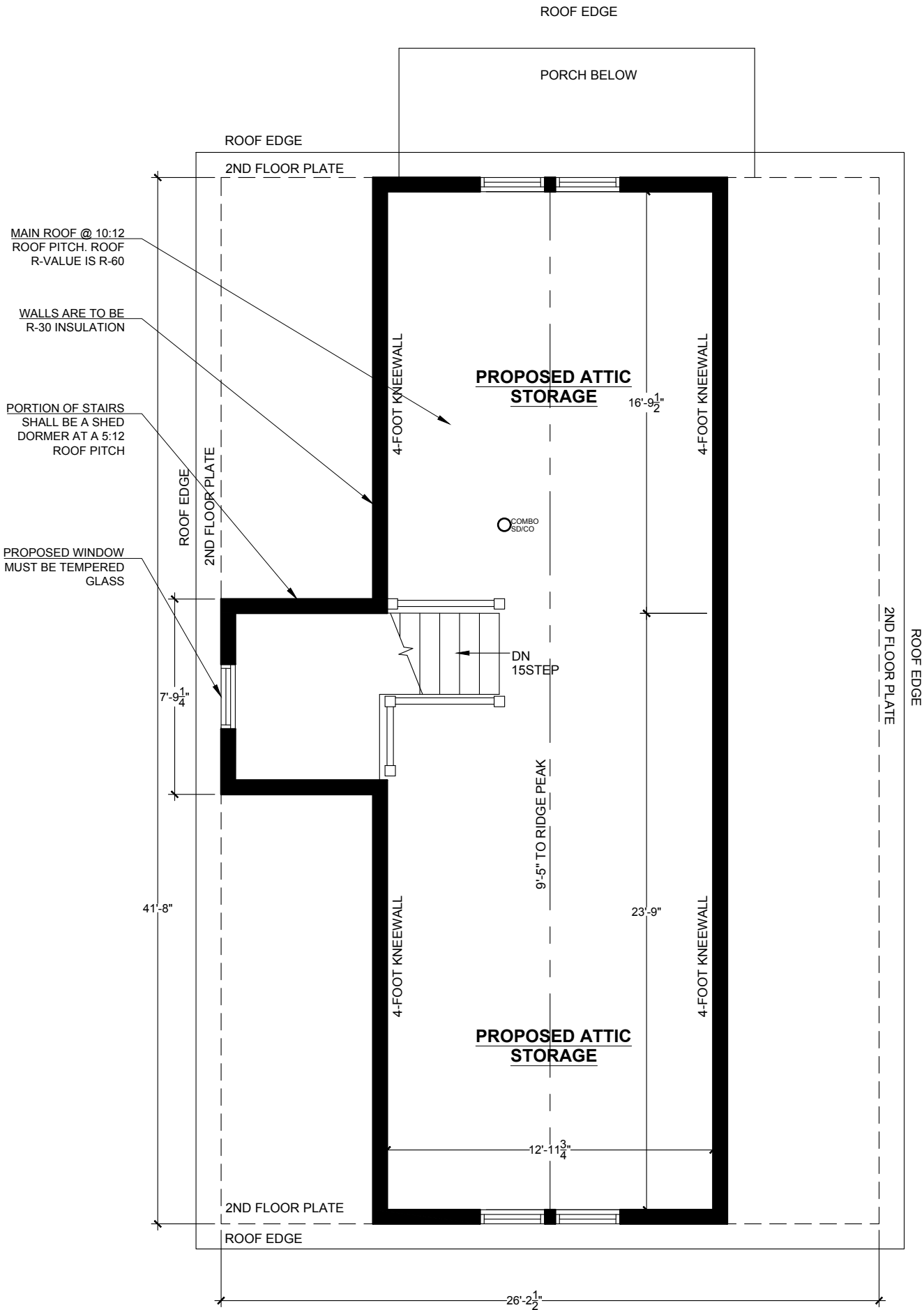
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Tel: 617-697-9292,  
E-mail: Yousuf@azadarchitects.com

DATE: 5.29.2024  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

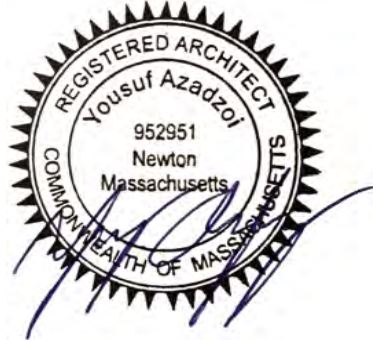
**A5**





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#### LEGEND

- EXISTING WALLS
- NEW WALLS
- SD SMOKE DETECTOR
- COMBO SMOKE DETECTOR

100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

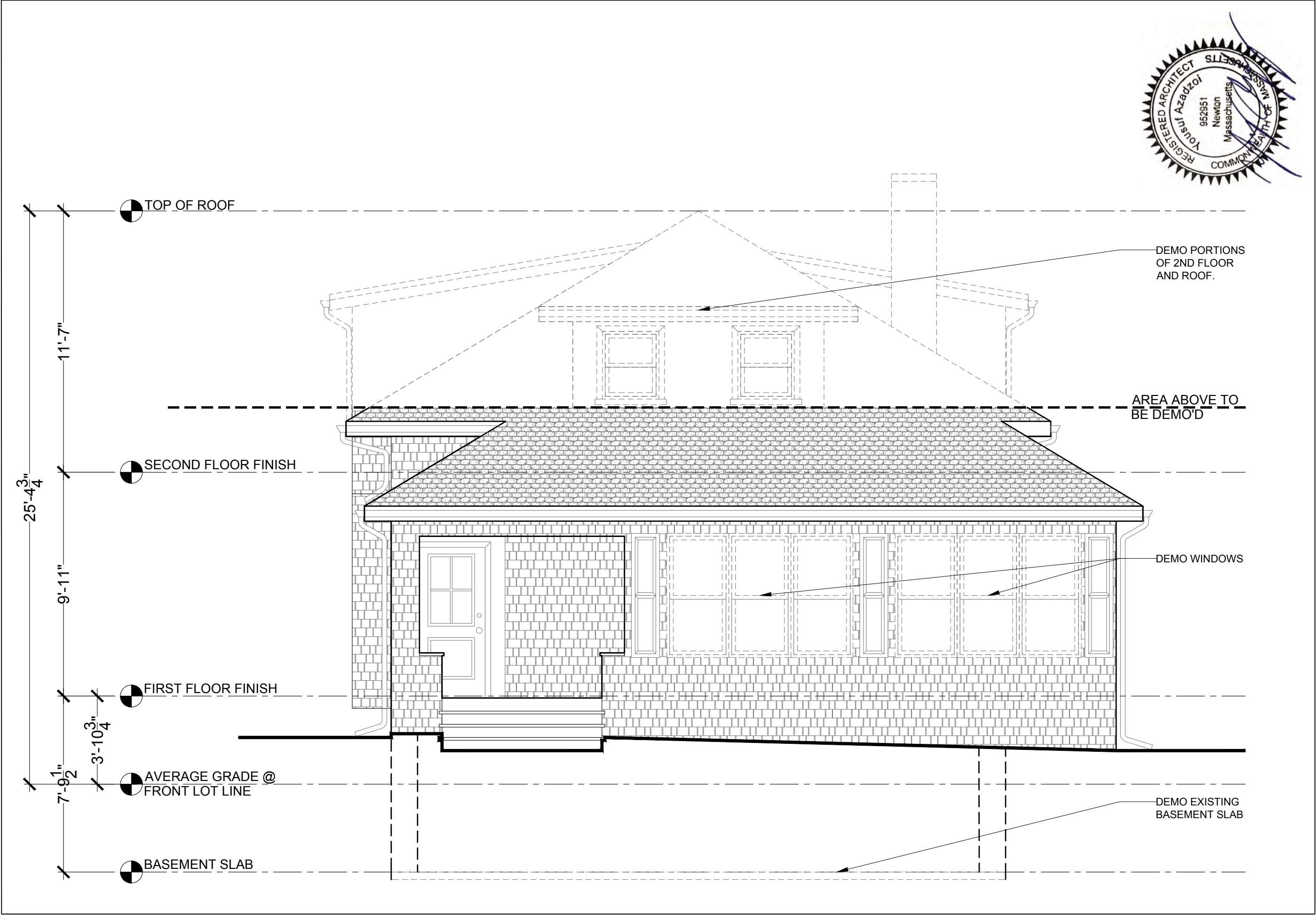
#### PROPOSED ATTIC FLOOR PLAN

**Azad Architects**  
Designners/Planners

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Tel: 617-697-9292,  
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DATE: 5.29.2024  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

**A7**



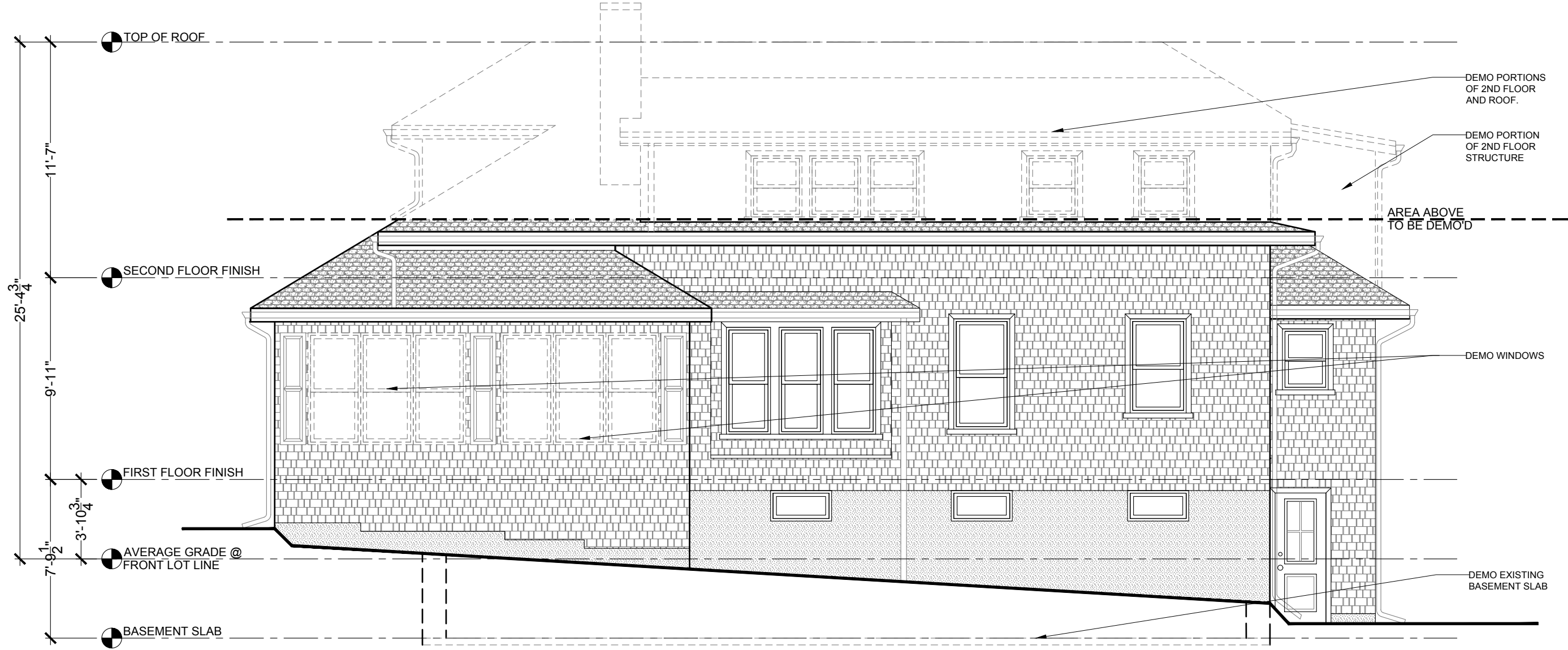
100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
EXISTING CONDITIONS

EXISTING FRONT  
ELEVATION

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Designers/Planners  
280 California St, #1, Newton, MA 02458  
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E-mail: Yousuf@azadarchitects.com

DATE: 5.29.2024  
SCALE: 1/4" = 1'-0"  
DRAWN: YA  
CHECKED: NA

A8



100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
EXISTING CONDITIONS

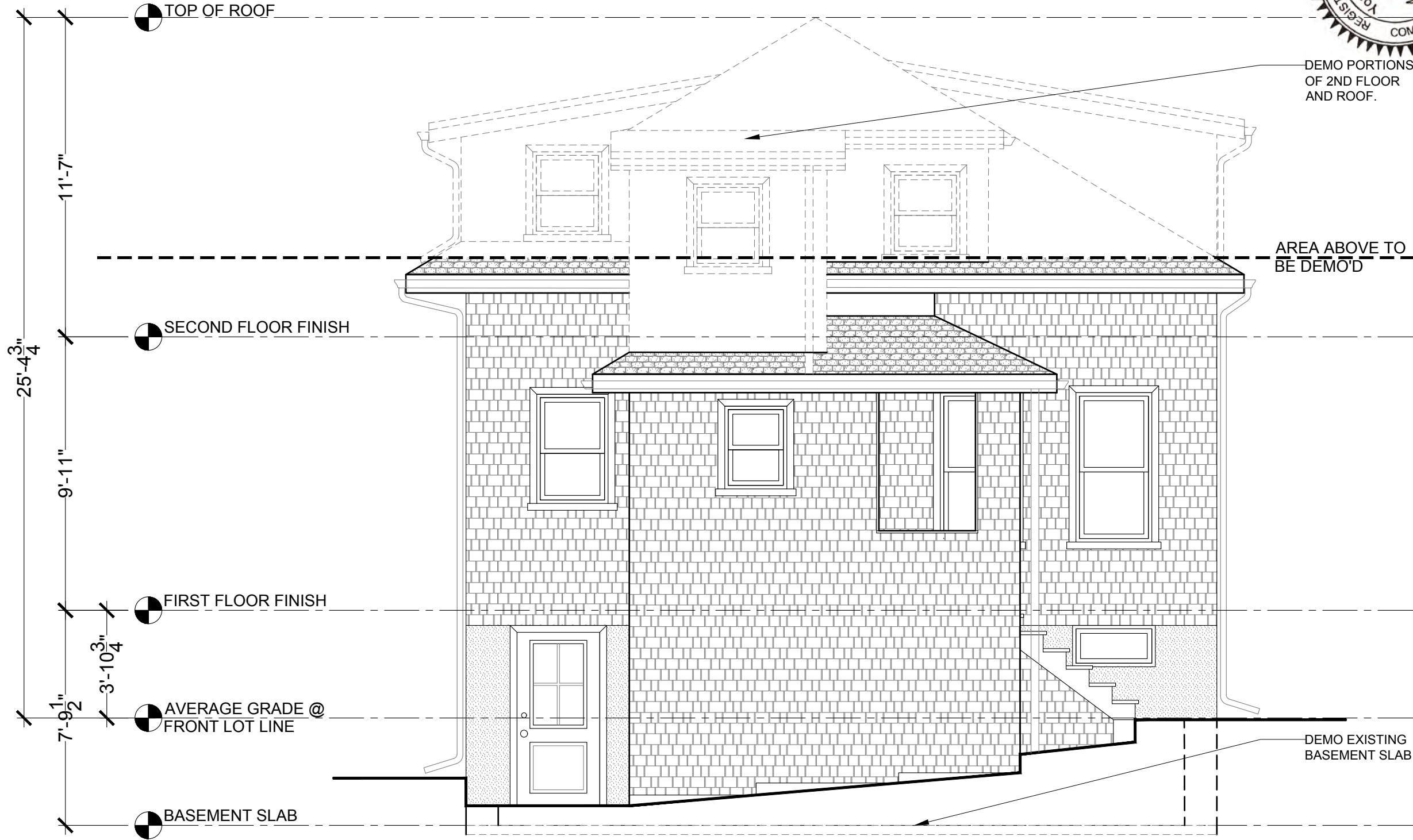
EXISTING RIGHT  
SIDE ELEVATION

**Azad Architects**  
Designers/Planners

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Tel: 617-697-9292,  
E-mail: [Yousuf@azadarchitects.com](mailto:Yousuf@azadarchitects.com)

DATE: 5.29.2024  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

A9



100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
EXISTING CONDITIONS

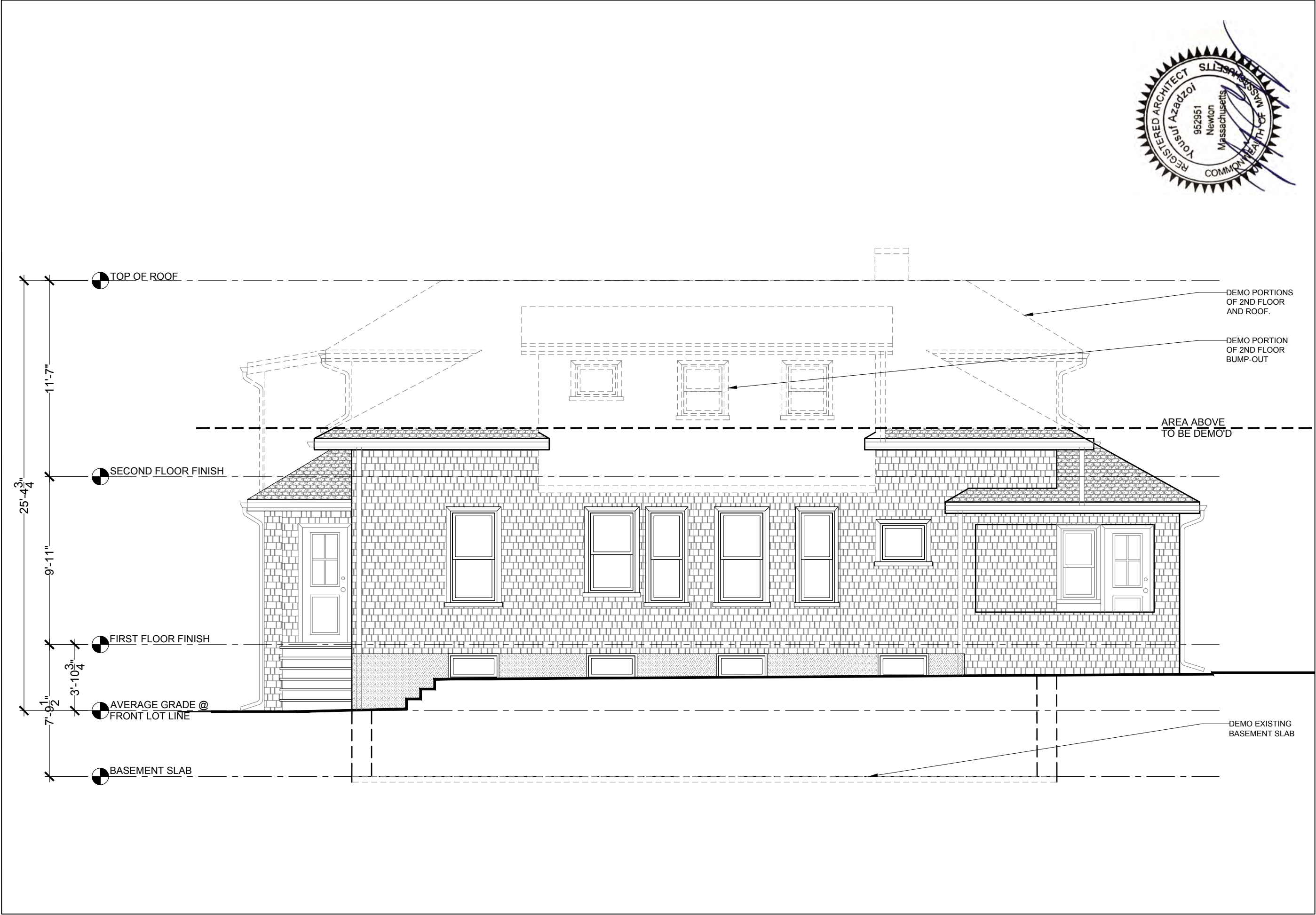
EXISTING REAR  
ELEVATION

**Azad Architects**  
Designers/Planners

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DATE: 5.29.2024  
SCALE: 1/4" = 1'-0"  
DRAWN: YA  
CHECKED: NA

**A10**



EXISTING LEFT SIDE  
ELEVATION

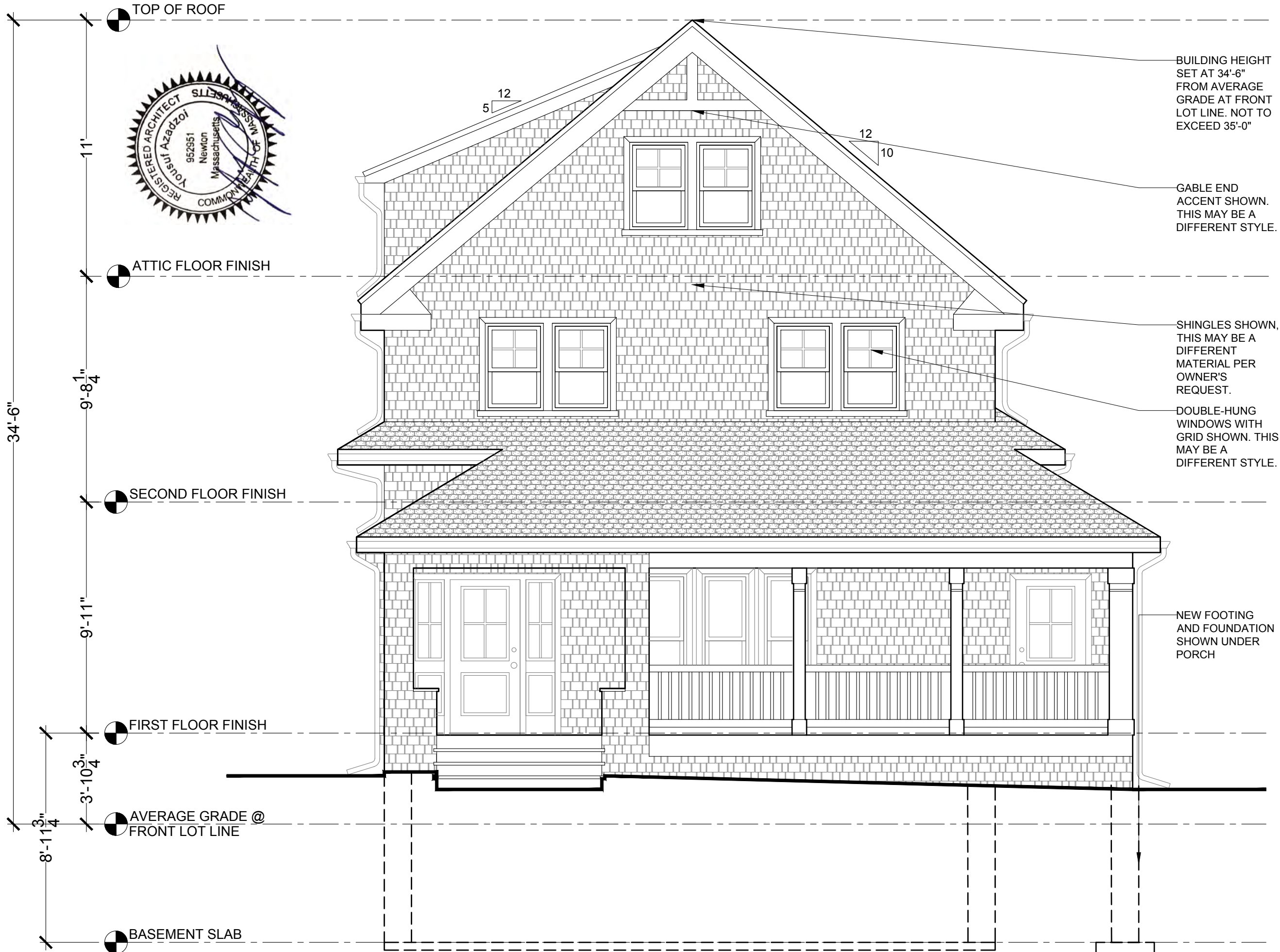
100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
EXISTING CONDITIONS

**Azad Architects**  
Designers/Planners

280 California St, #1, Newton, MA 02458  
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DATE: 5.29.2024  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

A11



PROPOSED FRONT  
ELEVATION

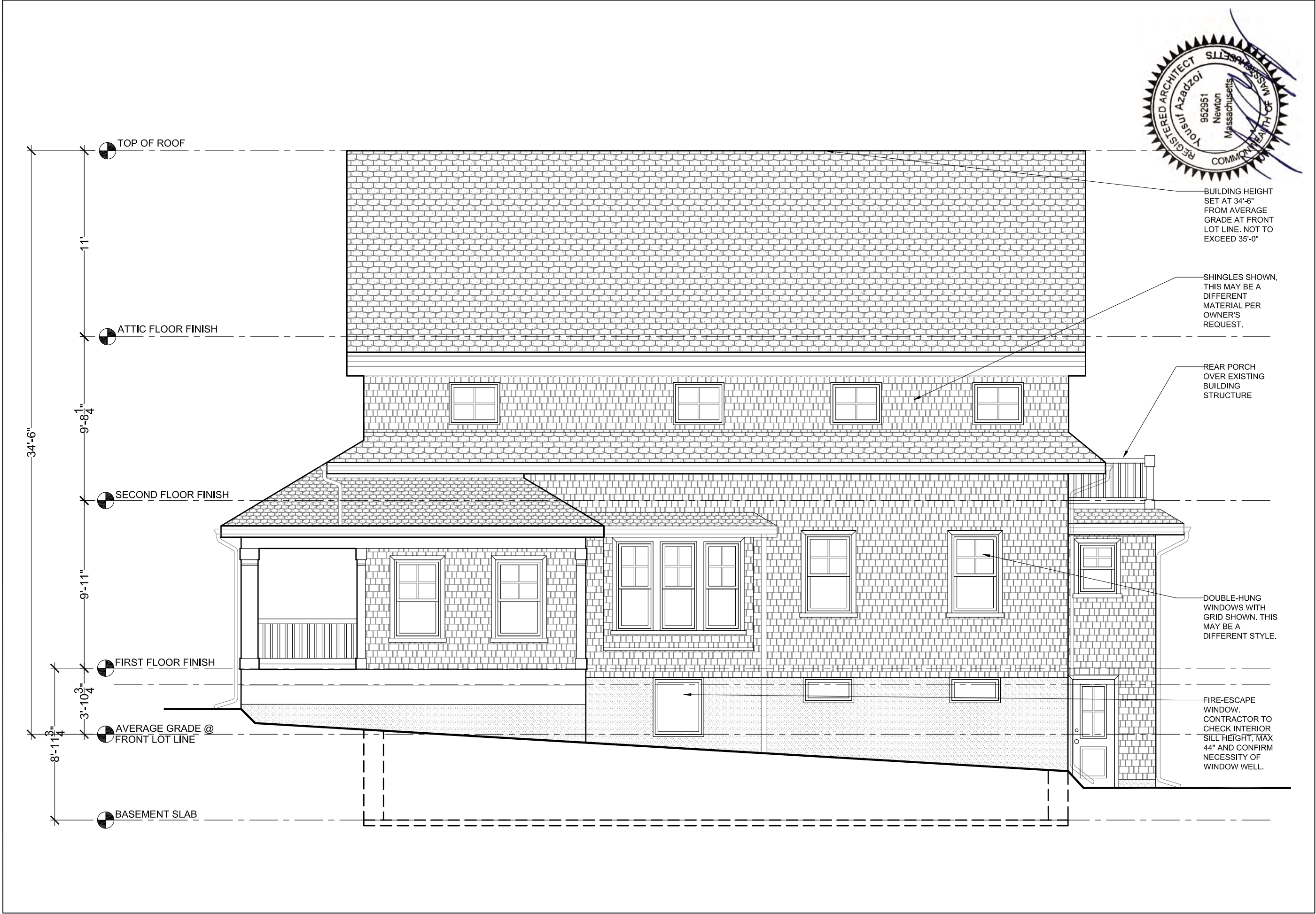
100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

**Azad Architects**  
Designers/Planners

280 California St, #1, Newton, MA 02458  
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DATE: 5.29.2024  
SCALE: 1/4" = 1'-0"  
DRAWN: YA  
CHECKED: NA

**A12**



100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

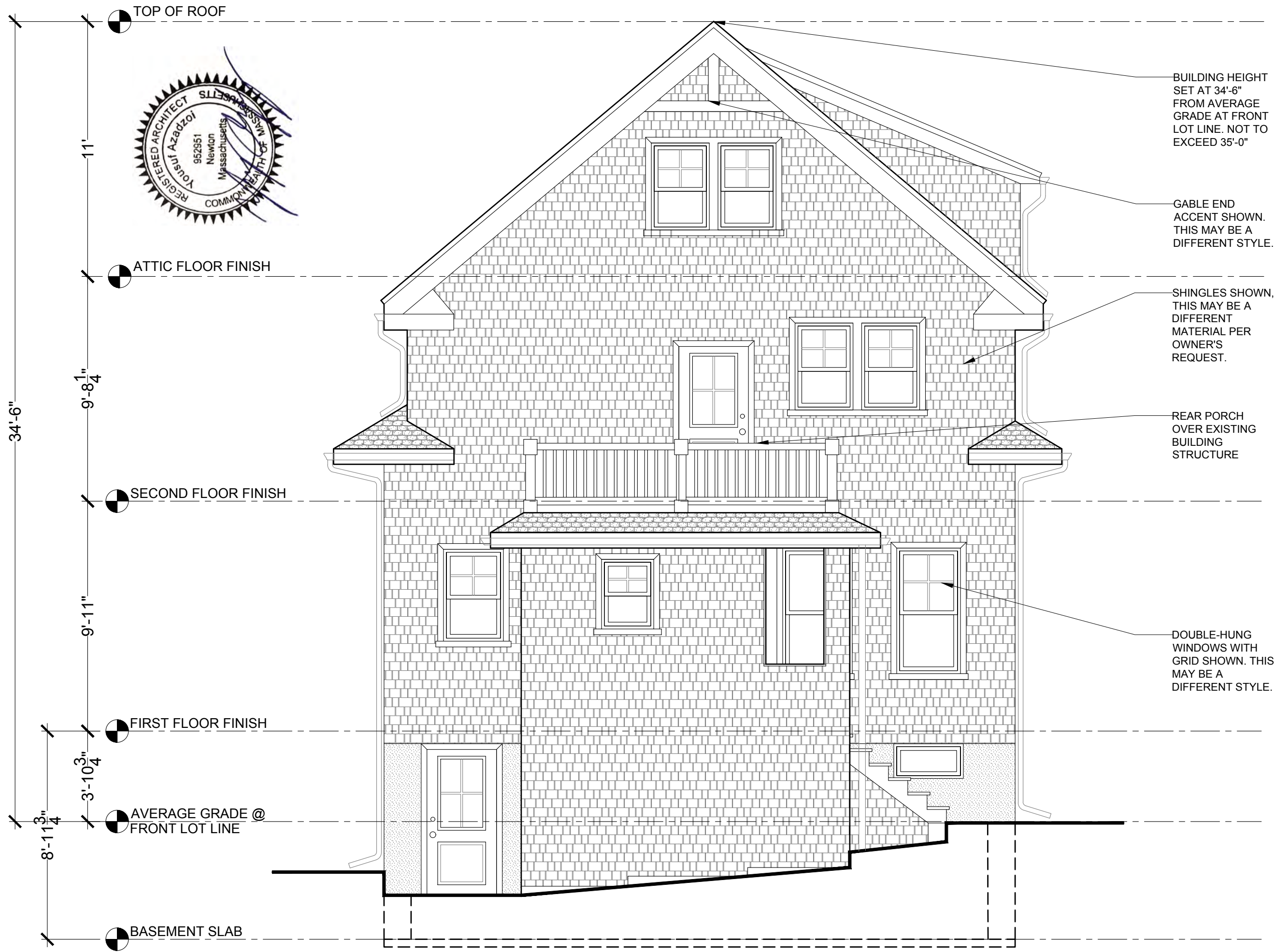
PROPOSED RIGHT  
SIDE ELEVATION

**Azad Architects**  
Designers/Planners

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SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

**A13**



100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

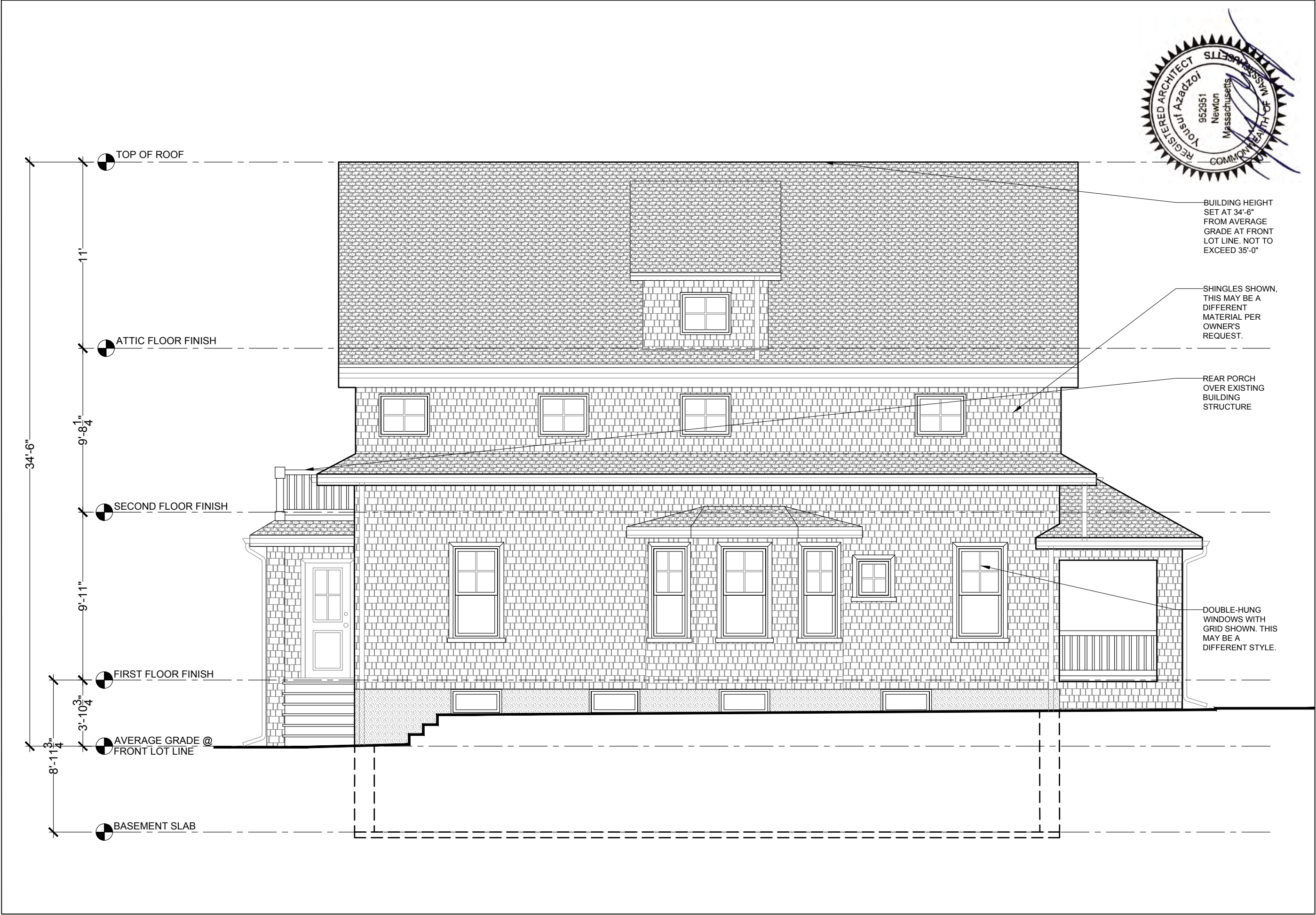
PROPOSED REAR  
ELEVATION

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Designers/Planners

280 California St, #1, Newton, MA 02458  
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DATE: 5.29.2024  
SCALE: 1/4" = 1'-0"  
DRAWN: YA  
CHECKED: NA

**A14**



BUILDING HEIGHT  
SET AT 34'-6"  
FROM AVERAGE  
GRADE AT FRONT  
LOT LINE. NOT TO  
EXCEED 35'-0"

SHINGLES SHOWN,  
THIS MAY BE A  
DIFFERENT  
MATERIAL PER  
OWNER'S  
REQUEST.

REAR PORCH  
OVER EXISTING  
BUILDING  
STRUCTURE

DOUBLE-HUNG  
WINDOWS WITH  
GRID SHOWN. THIS  
MAY BE A  
DIFFERENT STYLE.

100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

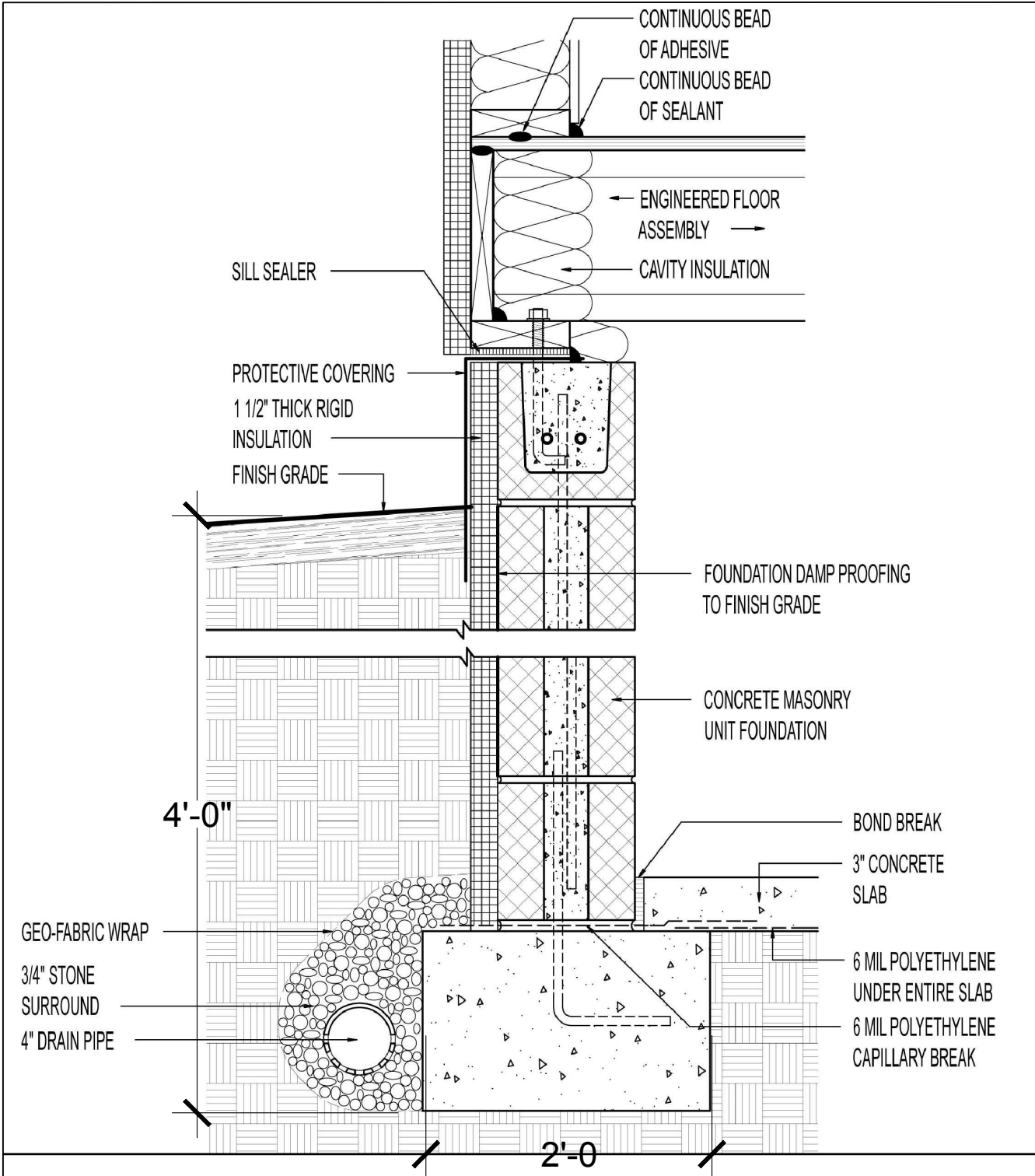
PROPOSED LEFT  
SIDE ELEVATION

**Azad Architects**  
Designers/Planners

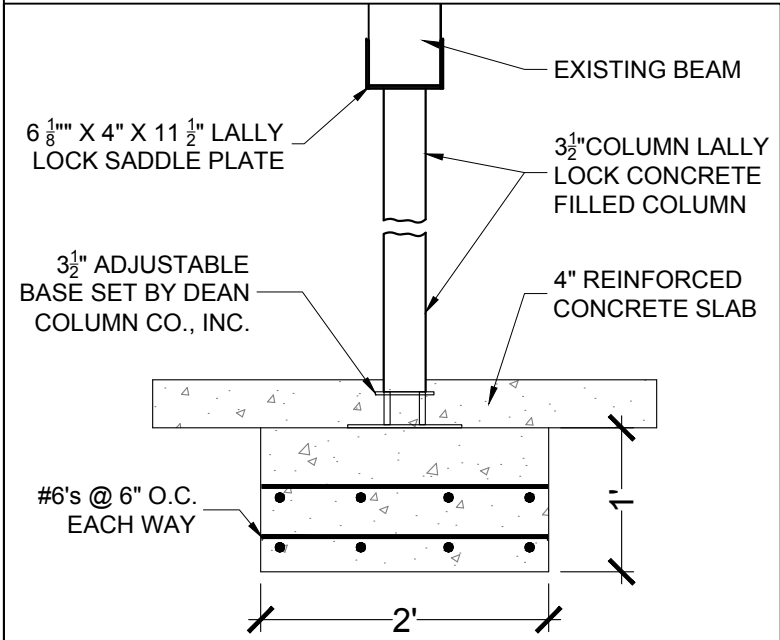
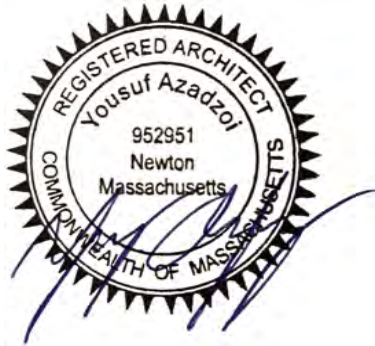
280 California St, #1, Newton, MA 02458  
Tel: 617-697-9292,  
E-mail: Yousuf@azadarchitects.com

DATE: 5.29.2024  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

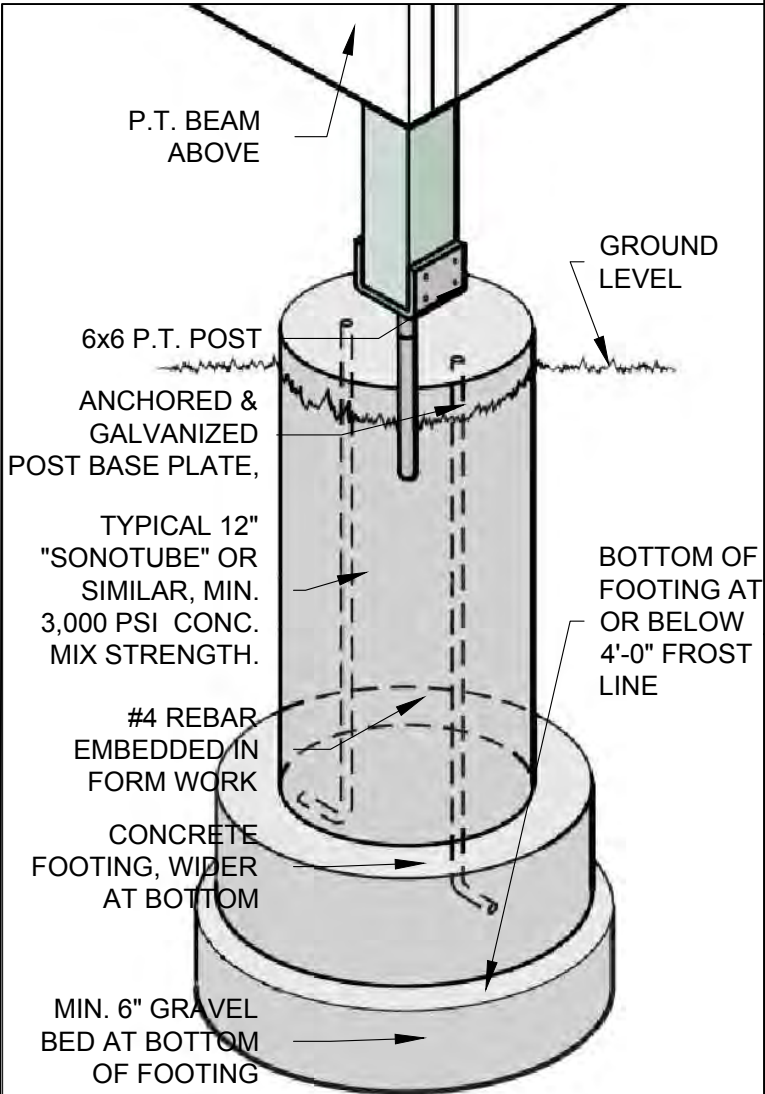
**A15**



TYPICAL FOUNDATION DETAIL  
SCALE: 1" = 1'-0"



TYPICAL FOOTING DETAIL  
SCALE: 3/4" = 1'-0"



TYP. SONOTUBE DETAIL  
SCALE: N.T.S.

100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

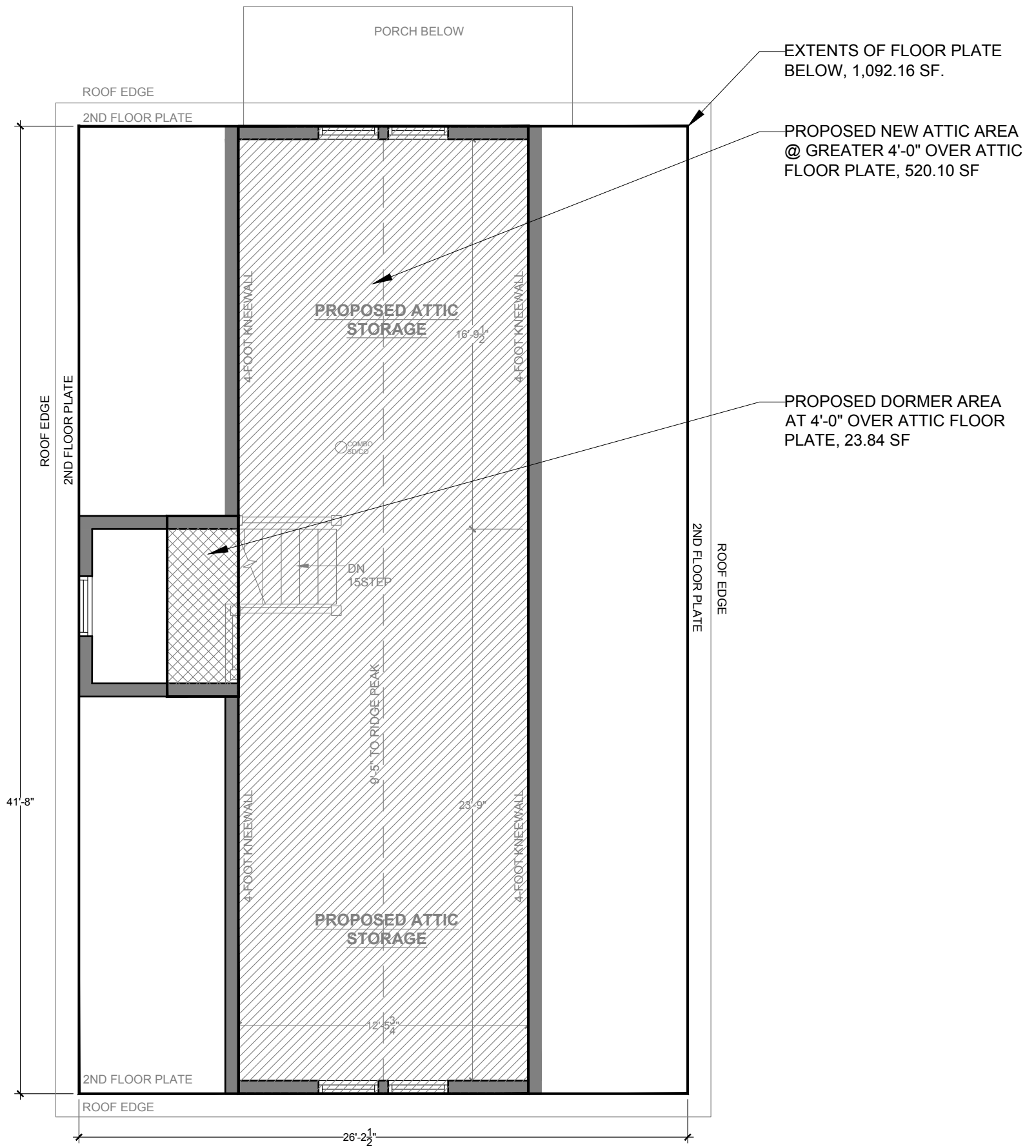
**Azad Architects**  
Designners/Planners

TYPICAL FOOTING &  
FOUNDATION DETAILS

280 California St, #1, Newton, MA 02458  
Tel: 617-697-9292,  
E-mail: Yousuf@azadarchitects.com

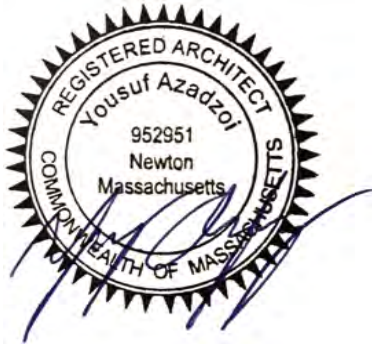
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SCALE: VARIES  
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CHECKED: NA

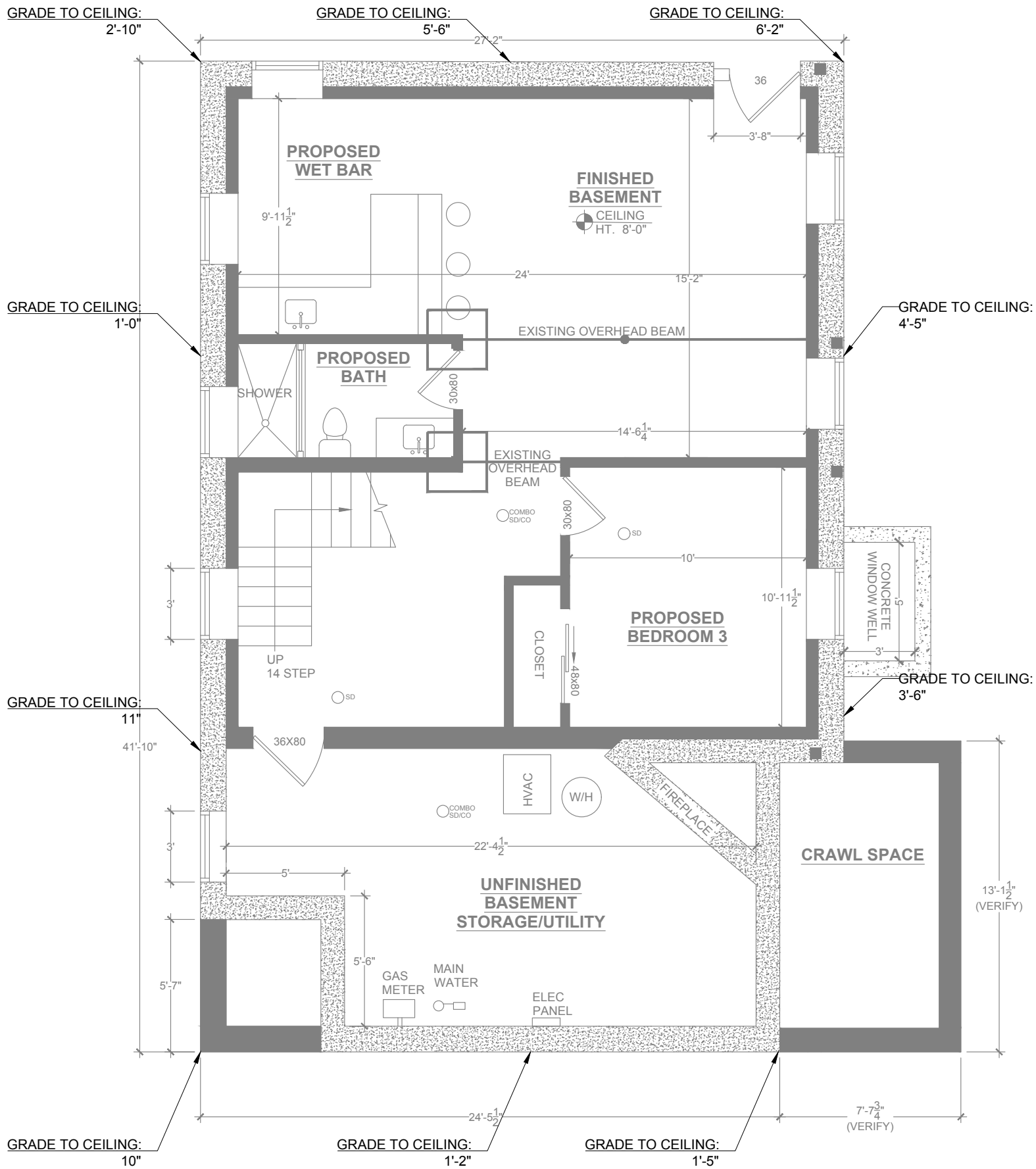
**A16**



HALF-STORY CALC.

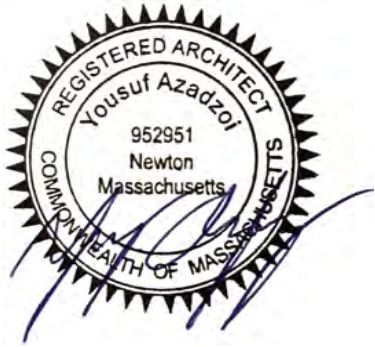
|                               |             |                              |
|-------------------------------|-------------|------------------------------|
| GROSS FLOOR AREA              | 1,092.16 SF | SCOPE OF WORK:               |
| EXISTING AREA > 7' HEIGHT     | 0 SF        | ATTIC FLOOR DOES NOT EXIST   |
| ATTIC LEVEL > 4' HEIGHT       | 520.10 SF   | CURRENTLY. BUILD OUT NEW 2ND |
| DORMER "A" > 4' HEIGHT        | 23.84 SF    | FLOOR AND CREATE NEW ATTIC   |
|                               |             | SPACE.                       |
| TOTAL SQUARE FEET             | 543.94 SF   |                              |
| PERCENTAGE (543.94/1092.16) = | 49.8%       |                              |





**NOTE**

BASEMENT CEILING HEIGHT: 8'-0" MIN.  
AVERAGE OF GRADE TO CEILING HEIGHT AS MEASURED ON SITE: ~3'-2"  
**NOTE: THE BASEMENT IS NOT A "HALF-STORY"**



100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

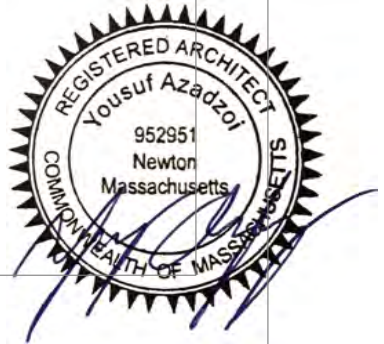
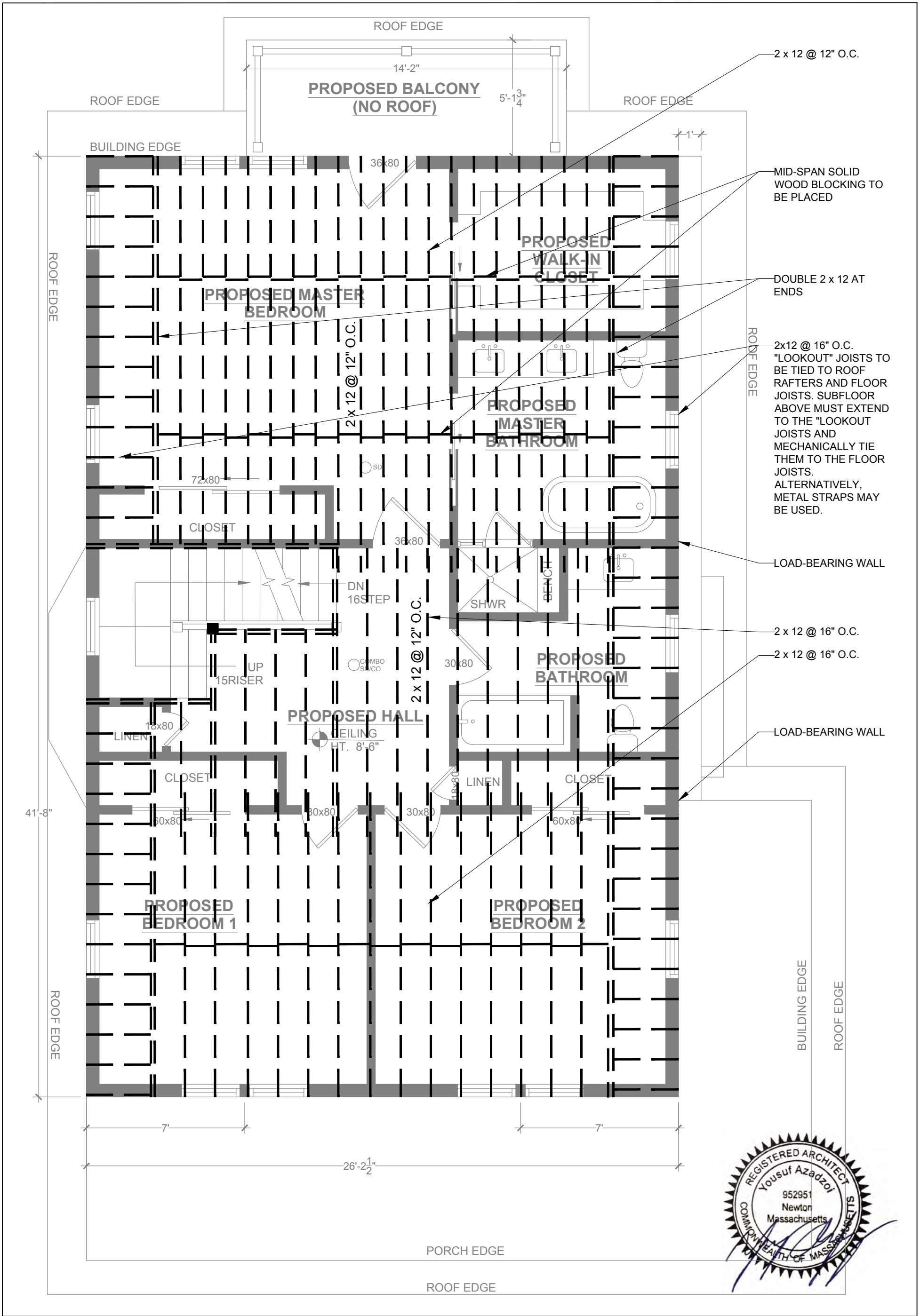
PROPOSED  
BASEMENT HALF  
STORY CALC

**Azad Architects**  
Designners/Planners

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Tel: 617-697-9292,  
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DATE: 5.29.2024  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

**A18**



100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

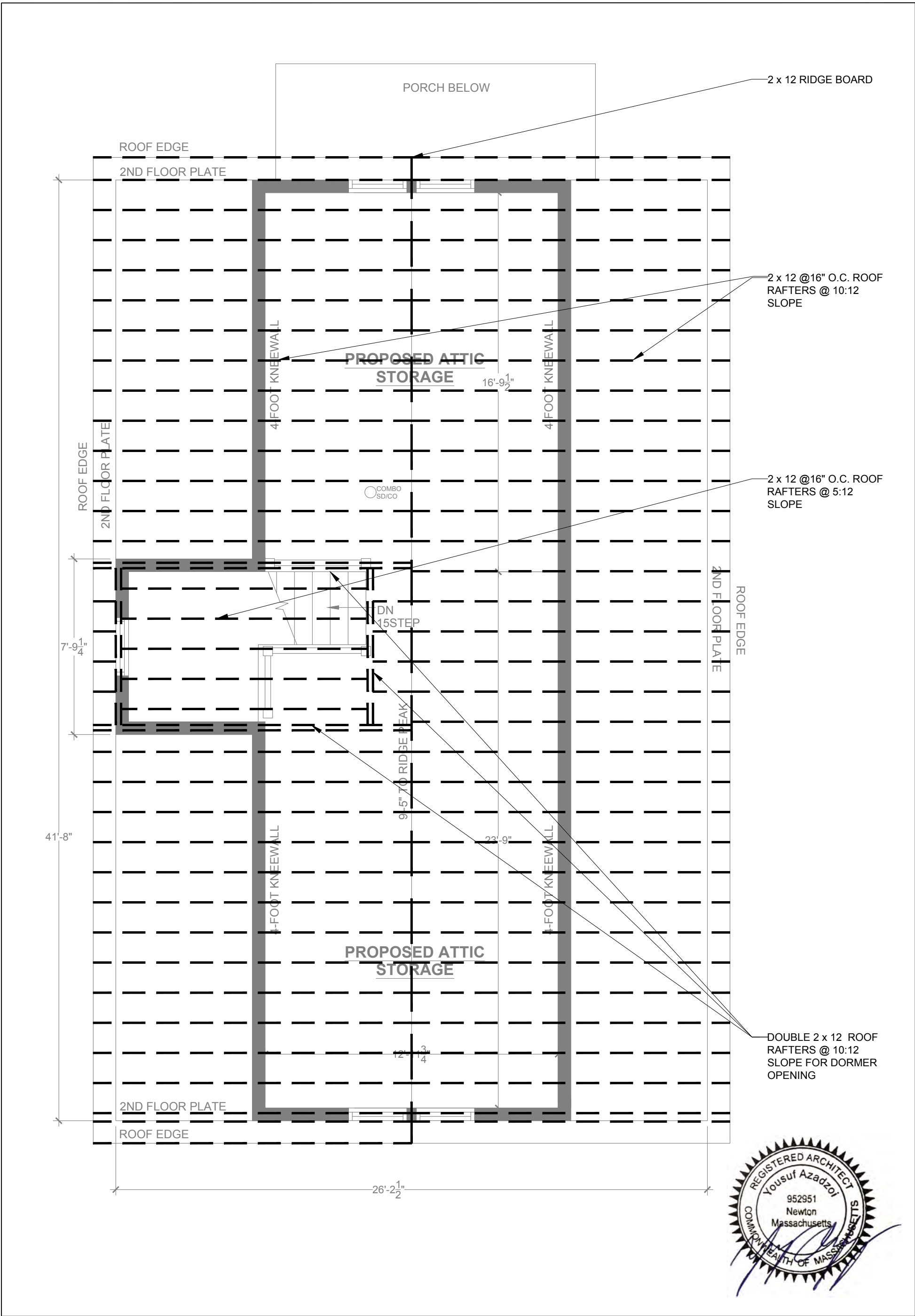
**Azad Architects**  
Designners/Planners

PROPOSED ATTIC  
FLOOR FRAMING  
PLAN

280 California St, #1, Newton, MA 02458  
Tel: 617-697-9292,  
E-mail: Yousuf@azadarchitects.com

DATE: 5.29.2024  
SCALE: 1/4" = 1'-0"  
DRAWN: YA  
CHECKED: NA

**A19**



100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

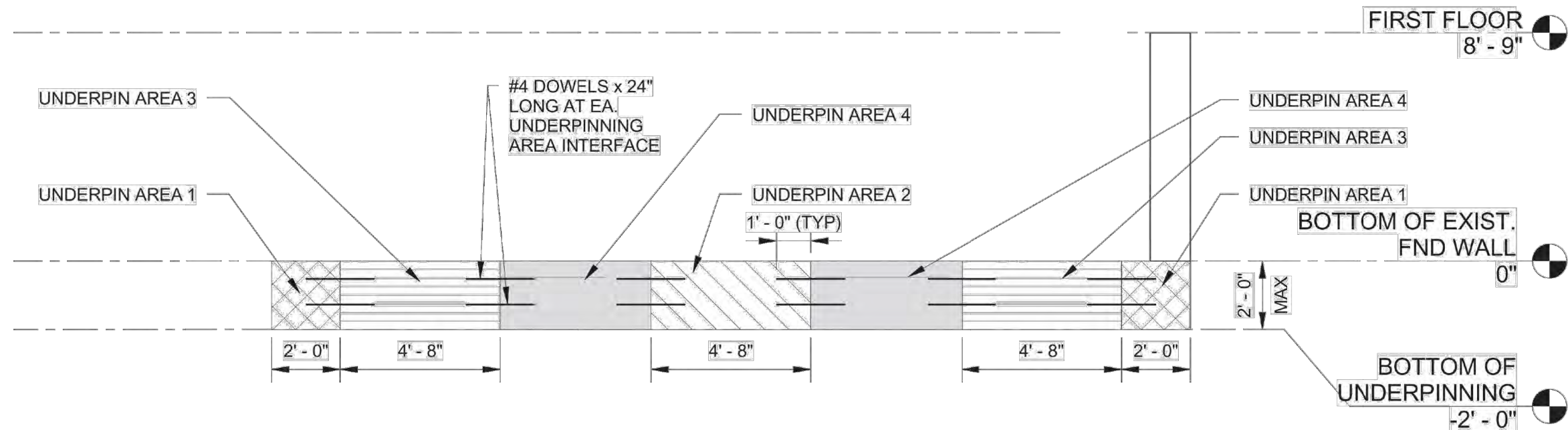
**Azad Architects**  
Designners/Planners

PROPOSED ROOF  
FRAMING PLAN

280 California St, #1, Newton, MA 02458  
Tel: 617-697-9292,  
E-mail: Yousuf@azadarchitects.com

DATE: 5.29.2024  
SCALE: 1/4" = 1'-0"  
DRAWN: YA  
CHECKED: NA

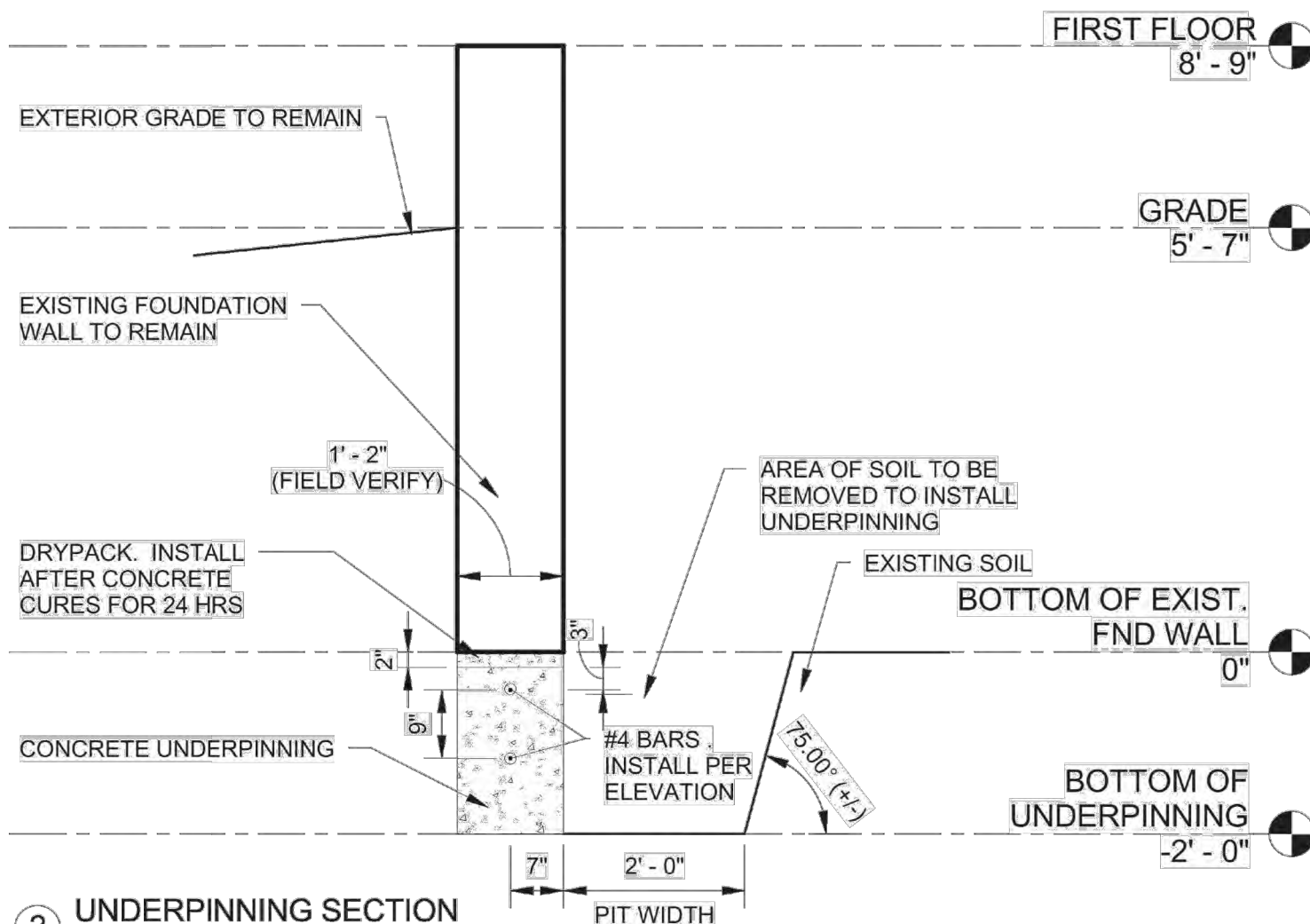
**A20**



1 TYPICAL UNDERPINNING ELEVATION  
1/4" = 1'-0"

UNDERPINNING INSTALLATION NOTES:

1. SECTIONS MARKED AS UNDERPINNING AREA 1 SHOULD BE WORKED FIRST. EXCAVATE MATERIAL BELOW EXISTING FOOTING, INSTALL BARS AS SHOWN (PUSH BARS INTO ADJACENT SOIL TO ALLOW LAP OF BARS AT ADJACENT UNDERPINNING), THEN POUR CONCRETE. CONSOLIDATE (VIBRATE) CONCRETE AS CONCRETE IS BEING POURED.
2. WORK SECTIONS MARKED AS UNDERPINNING AREA 2 NEXT. REPEAT ACTIONS DESCRIBED ABOVE.
3. WORK SECTIONS MARKED AS UNDERPINNING AREA 3 NEXT. INSTALL BARS AS SHOWN, THEN POUR CONCRETE. CONSOLIDATE (VIBRATE) CONCRETE AS CONCRETE IS BEING POURED.
4. CONTINUE TO WORK UNDERPINNING AREAS IN AREA NUMBER SEQUENCE UNTIL ENTIRE WALL IS UNDERPINNED.
5. ALL WALLS SCHEDULED TO BE UNDERPINNED SHALL BE SEQUENCED IN THE SAME MANNER AS INDICATED ON THE TYPICAL UNDERPINNING ELEVATION SHOWN ON THIS DRAWING.
6. SEE OTHER DRAWINGS FOR NEW PIT LAYOUT AND SUPPORT OF EXISTING FOUNDATION WALL AT EXISTING TRENCHES.
7. ALL REINFORCING BARS TO BE ASTM A615,  $f_y = 60,000$  PSI. LENGTH OF ALL BARS TO BE 42" MINIMUM.
8. STRENGTH OF CONCRETE TO BE 4,000 PSI.
9. DRYPACK TO BE A MIX OF 5000 PSI GROUT AND SAND. USE 2 1/2 PARTS CLEAN SAND, 1 PART GROUT, AND ENOUGH WATER TO PROVIDE A CONSISTANCY OF MOLDING CLAY. USE A 2x MEMBER TO INSTALL THE MIX. COMPACT THE MIX WHILE INSTALLING.



2 UNDERPINNING SECTION  
1/2" = 1'-0"

TYPICAL STRUCTURAL  
UNDERPINNING  
DETAILS

100 BEECHWOOD AVENUE  
WATERTOWN, MA 02472  
PROPOSED DRAWINGS

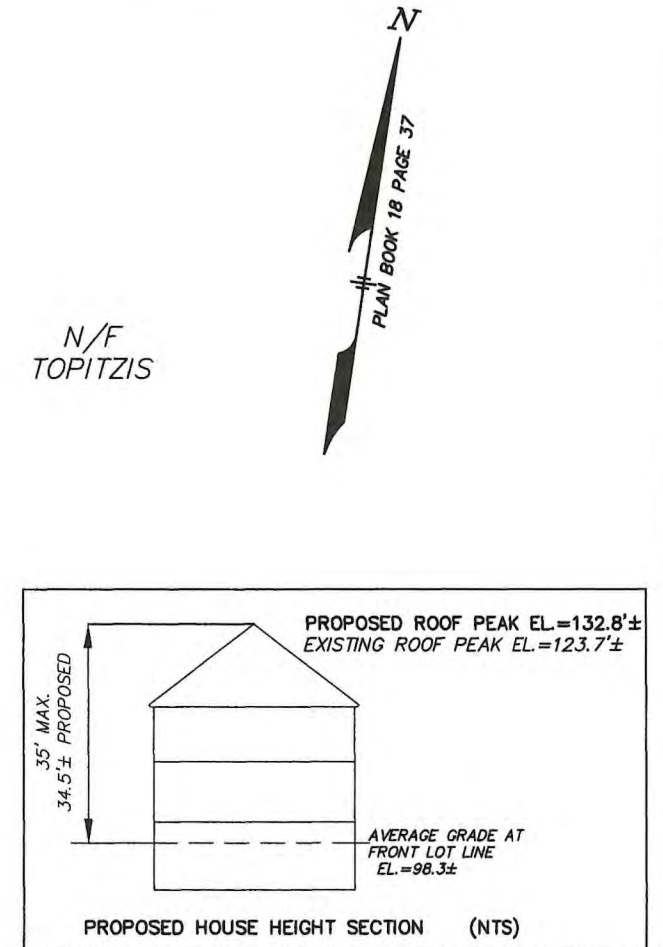
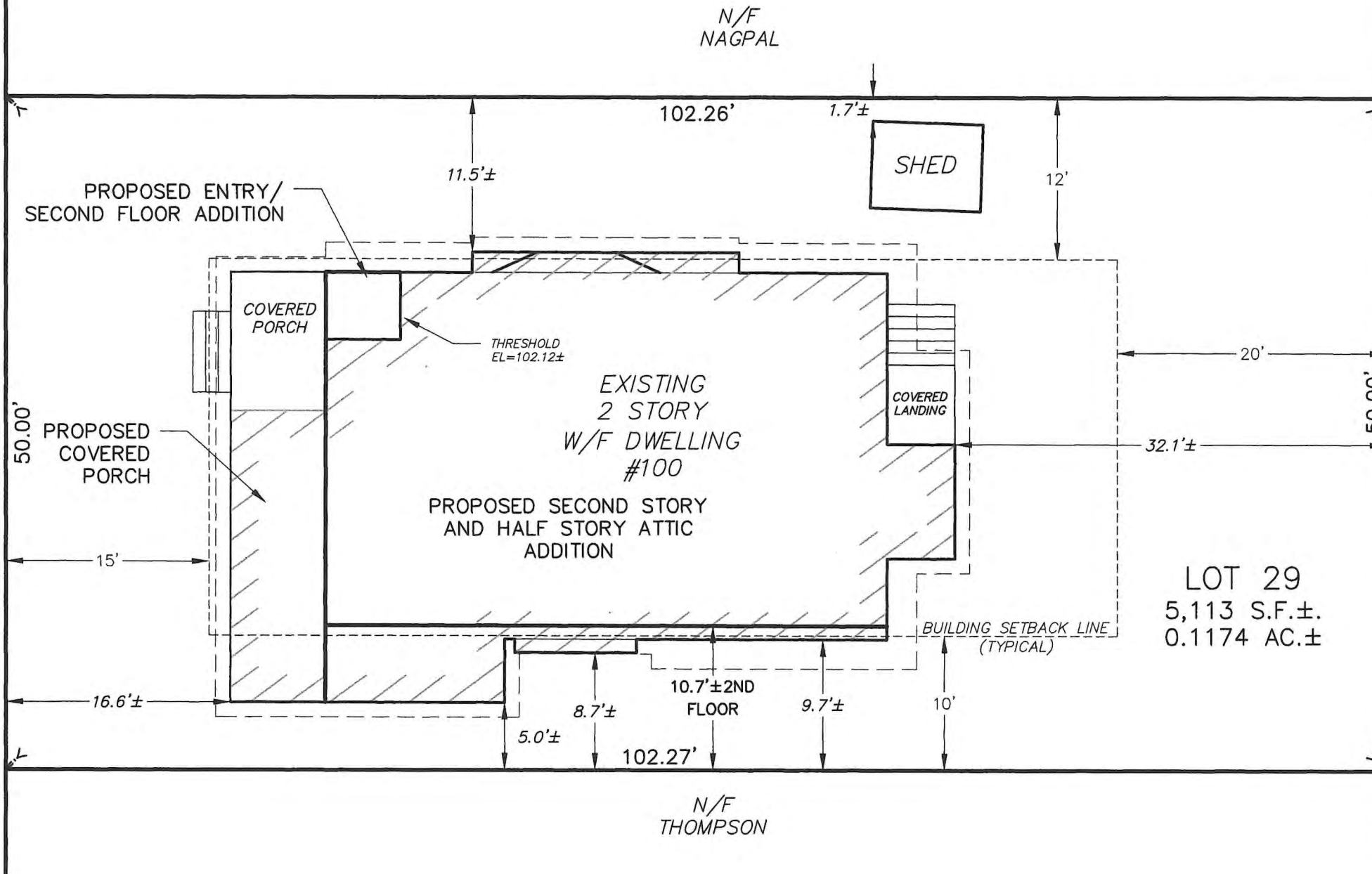
**Azad Architects**  
Designers/Planners

280 California St., #1, Newton, MA 02458  
Tel: 617-697-9292,  
E-mail: Yousuf@azadarchitects.com

DATE: 5.29.2024  
SCALE: AS NOTED  
DRAWN: YA  
CHECKED: NA

U1

**BEECHWOOD AVE**  
(PUBLIC - 45' WIDE)



PROPOSED PLOT PLAN  
IN

ZONING DISTRICT

TWO FAMILY

REFERENCE

DEED BOOK 1612 PAGE 166 CERT#284072  
PLAN BOOK 18 PAGE 37

THE EXISTING DWELLING AND THE PROPOSED ADDITIONS ON THIS  
PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A  
SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE  
MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0556  
E DATED: JUNE 4, 2010.

DATE REGISTERED PROFESSIONAL LAND SURVEYOR



6/5/24 *[Signature]*  
26 JUN 24 *[Signature]* NAOMI DEPIWA

**WATERTOWN, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

FOR: NAGPAL  
SCALE: 1"=10' MAY 30, 2024

**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

(7521.P.PPL.dwg) 100 Beechwood Avenue SM-7521

96 Beechwood Ave

104 Beechwood Ave

100 Beechwood Ave



96 Beechwood Ave

104 Beechwood Ave

100 Beechwood Ave

100 Beechwood Ave



96 Beechwood Ave



104 Beechwood Ave



100 Beechwood Ave

104 Beechwood Ave



96 Beechwood Ave



100 Beechwood Ave

104 Beechwood Ave



100 Beechwood Ave



100 Beechwood Ave



100 Beechwood Ave





100 Beechwood Rear

104 Beechwood Ave



100 Beechwood Rear Window

104 Beechwood Ave

100 Beechwood Ave



104 Beechwood Ave

100 Beechwood Ave

A photograph of the rear exterior of a two-story house. The house features light-colored horizontal siding on the main level and darker, weathered shingles on the upper level. There are several windows with white frames; some show signs of age and wear. A prominent section of the upper-level siding is missing, revealing the underlying wooden structure. The sky is clear blue, and green foliage is visible on the right side.

100 Beechwood Ave Rear

Ceiling and Roof in need of immediate repair





100 Beechwood Ave.

Lot # 19

#595

Aug. 23, 1909

Dwelling

Owner

William Bake

Arch.

John Kingston

Builder

Homer Coderre

Size

26x41x20'6"

Cost

\$4200.00

Material

Wood

100 Beechwood Ave

No. 133

July 21, 1941

Alter. 1 fam. to 2 fam.

Owner:

Maude Herbst

Builder:

Peter J. White- 26 Royal St. Town

Cost:

\$900.

No. 695

Application for Permit to Build

WOOD AND FRAME.

Street, *Deerhurst Ave.*  
Owner, *William Baker*  
Architect, *John Kingston*  
Builder, *Henry Cordere*

PERMIT GRANTED.

*August 23* 1909

*Filed Aug 23 1909.*  
*Wm. H. Brown*  
Inspector of Building

DIAGRAM

# Application for Permit to Build.

Watertown, Mass., Aug 21 1909

TO THE

INSPECTOR OF BUILDINGS.

The undersigned hereby applies for a permit to build, according to the following specifications:—

1. If in a block, how many buildings will be erected? .....
2. Material? Wood Purpose of Building? Residence
3. What is the Owner's name? William Baker
4. " " Architect's " John Kingston
5. " " Builder's " Homer Codriss
6. " " Location? Beachwood Ave.
7. " " nearest street? North Beacon
8. If a dwelling, for how many families? one Is there to be a store in lower story? .....
9. Size of lot, No. of feet front, 50 ft ; No. of feet rear, 50 ; No. of feet deep, 102.87
10. Size of building, No. of feet front, 26.10 ; No. of feet rear, 26.10 ; No. of feet deep, 102.79  
41'-4" long 20'-6"
11. No. of feet in height above foundation? .....
12. Does the proposed structure stand within 24 inches of the line adjoining premises? no distance, 13 feet
13. Distance from surrounding buildings, front ..... feet; side 37 feet; side ..... feet; rear 100 feet
14. Distance back from line of street? 24 ft
15. Size of posts? 4 x 6
16. " girts? 6 x 8
17. " floor timber? 2 x 8
18. " sills? 4 x 8
19. " girders? 6 x 8
20. " plates? 2 x 4
21. What is the material of foundation? Cement Is the foundation laid with mortar? Yes
22. Underpinning, material of? Cement height of? 22 feet
23. Will the roof be flat, pitch, mansard, or hip? pitched
24. Will the building be heated by steam, furnace, stove, or grate? No are all the flues lined? Yes
25. Plumbing? Open
26. Probable cost above land? 4200
- Plans submitted? .....

Show location by diagram on back of this form, giving relative distances from adjoining buildings.

[SIGN HERE,] William Baker  
[ADDRESS] 3 Walnut St  
Samuelville

# Application for Permit to Build

Street 100 Beckwood Ave

Owner Marion Thelbert

Architect John H. Thelbert

Builder John H. Thelbert

Permit Granted 500.00

Estimated July 21 1941

*[Signature]*

1. It is a block how many buildings will be erected? one
2. Materials brick Purpose of Building? residence
3. What is the Owner's name? Marion Thelbert
4. What is the Architect's name? John H. Thelbert
5. What is the Builder's name? John H. Thelbert
6. What is the location? 100 Beckwood Ave
7. What is the nearest street? Beckwood Ave
8. If a dwelling, for how many families? one
9. Size of building, No. of feet front 20 No. of feet rear 20 No. of feet deep 20
10. Will you apply for grade of street to Town Engineers?
11. What is the material of foundation?
12. Underpinning, material of?
13. Will the roof be flat, pitch, mansard or hip?
14. Will the building be heated by steam, furnace, stove or gas?
15. Plumbing? yes
16. Probable cost above land? 500.00

Plans submitted yes

These statements are made under penalty of perjury

(SIGN HERE)

(ADDRESS)

*[Signature]*  
John H. Thelbert  
25 Bedford St

Each Building on separate Application Blank.

Plans must be submitted with this application.

Write legibly. OWNERSHIP and detail must be complete.

No. 133

## Application for Permit to Build

Watertown, Mass.,

July 21 1941

TO THE

INSPECTOR OF BUILDINGS.

The undersigned hereby applies for a permit to build, according to the following specifications:—

1. If in a block, how many buildings will be erected? alter 1 fm to 2 fm
  2. Material? wood plaster etc. Purpose of Building? dwelling
  3. What is the Owner's name? Maudie Herbst
  4. What is the Architect's name? \_\_\_\_\_
  5. What is the Builder's name? Peter White
  6. What is the Location? 100 Beechwood Ave
  7. What is the nearest street? \_\_\_\_\_
  8. If a dwelling, for how many families? \_\_\_\_\_
  9. Size of building, No. of feet front \_\_\_\_\_; No. of feet rear \_\_\_\_\_; No. of feet deep \_\_\_\_\_
  10. Will you apply for grade of Street to Town Engineer? \_\_\_\_\_
  11. What is the material of foundation? \_\_\_\_\_
  12. Underpinning, material of? \_\_\_\_\_
  13. Will the roof be flat, pitch, mansard or hip? \_\_\_\_\_
  14. Will the building be heated by steam, furnace, stove or grate? \_\_\_\_\_
  15. Plumbing? 1 Kitchen 1 Bath
  16. Probable cost above land? 900.00
- Plans submitted? yes

These statements are made under penalty of perjury.

(SIGN HERE)

Peter White

(ADDRESS)

26 Royal St.