



Historical Commission Meeting

Thursday, February 13, 2025 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 February 13, 2025, 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
 - 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 January 9, 2025, Historical Commission meeting.
- 2. Public Hearings
 - A. To determine if the house at **136 Acton St.** is preferably preserved and if a demolition delay will be imposed. Scott Dyer, Applicant/Timothy and Courtney Maguire, Owners
- 3. Discussion
 - A. Historic Preservation Awards
- 4. CPC Update
- 5. Agent Report

Historical Commission Members

Joseph Panto

Elise Loukas
Chair

Richard Glenn

Marilynne Roach

Edward G. McCourt

Matthew Walter

136 Acton Street, Watertown

Historic Commission – Project Information

Project Information

PROPOSED PROJECT

The owners of 136 Acton Street are proposing to update their 1940s Cape with an addition to the left of the house, a small extension to an existing single-story structure at the rear, and a reconfigured second floor.

The existing structure is on a corner lot and is non-conforming in virtually all directions. The proposed changes will be within the current footprint perimeter.

HISTORIC COMMISSION REVIEW – OVERVIEW OF ISSUES

The Historic Commission has determined that a full review and public hearing will be required for this project.

We have made a careful effort to keep the proposed changes modest, and to maintain the scale and massing of the neighborhood. We are increasing the footprint somewhat and changing the style of the house from a Cape to more of a Dutch Colonial. The ridge height will be increased by about 4 FT.

The window types and finishes, although being replaced and updated, will maintain the same look and feel of the existing finishes.

We believe that the proposed design echoes and enhances the smaller scale typology and massing which is a distinctive feature of this particular neighborhood in Watertown.

ZONING AND OTHER REGULATORY CONSTRAINTS

Zoning relief WILL BE REQUIRED for the small mudroom extension at the rear. We believe that the requested change is reasonable and is NOT detrimental to the neighborhood. The mudroom extension will not be visible from any street angles and is only slightly visible from the abutter behind due to an existing fence and trees.

EXISTING NON-CONFORMITIES

- The existing structure has a number of existing dimensional nonconformities. None of the proposed changes affect those dimensions
 - Lot Area: At 5,001 SF, the lot is substantially below the 6,000 SF minimum
 - Dimensionally, it is non-conforming on ALL four sides.

RELIEF REQUIRED

- LEFT SIDE: None of the new construction on the LEFT SIDE will be in the setback area. There will be no change to the existing non-conformity on this side.
- FRONT – ACTON AND BRANDLEY: The new construction will be just outside of the FRONT setback areas on both sides. There will be no change to the existing non-conformity on either frontages.
- ROOF – ACTON AND REAR: As we are adding a higher ceiling second floor and raising the ridge, the roof edge at the front and rear will be outside the setback. The ridge height will change from 22.0 FT to 26.5 FT.
- REAR/RIGHT SIDE: A portion of the existing one-story section on the RIGHT SIDE/REAR will be extended within setback area but will be NO CLOSER to the property line than the existing non-conformity.

Property Overview

PROPERTY HISTORY AND OVERVIEW

Property Class	Single-Family
Zoning	S-6
Land Area	5,001 SF
Style	Cape
Year Built	1940
Number of Stories	1.5

Zoning and Dimensional Compliance Information

District S6	Required	Actual/Proposed	Compliance Status
Lot Size	6,000 SF	5,001 SF	EXISTING NONCONFORMING
Minimum Frontage	65.0 LF	139.63	CONFORMS
Minimum Setback - Front ACTON	25.0 FT	24.5 FT – EXISTING NO CHANGE PROPOSED	EXISTING NONCONFORMING
Minimum Side Yard -- LEFT	10.0 FT	6.4 FT – EXISTING NO CHANGE PROPOSED	EXISTING NONCONFORMING
Minimum Side Yard -- RIGHT BRANDLEY	12.0 FT	18.1 FT – EXISTING NO CHANGE PROPOSED	CONFORMS
Minimum Rear Yard	20.0 FT	5.5 FT – EXISTING NO CHANGE PROPOSED	EXISTING NONCONFORMING
Height	35.0 FT 2.5	22.0 FT – EXISTING 26.5 FT -- PROPOSED	CONFORMS

Property Context and Abutters



Criteria for Zoning Relief

RELIEVES A HARDSHIP

The relief request for 136 Acton is relatively simple. It is a small, existing older home, that was built on a lot that was created prior to the establishment of the current zoning districts and their dimensional regulations. It was automatically made non-conforming and constrained by dimensional limits designed for S6 lots.

AN IMPROVEMENT TO THE NEIGHBORHOOD – NOT A DETRIMENT

The fundamental guideline for the granting of dimensional relief requested, especially when there is already an existing non-conformity, is that the proposed change is not detrimental to the neighborhood. The owners have been very careful to minimize the scale of the small extension at the rear of the house. It will be detailed and finished in keeping with the features of the existing home.

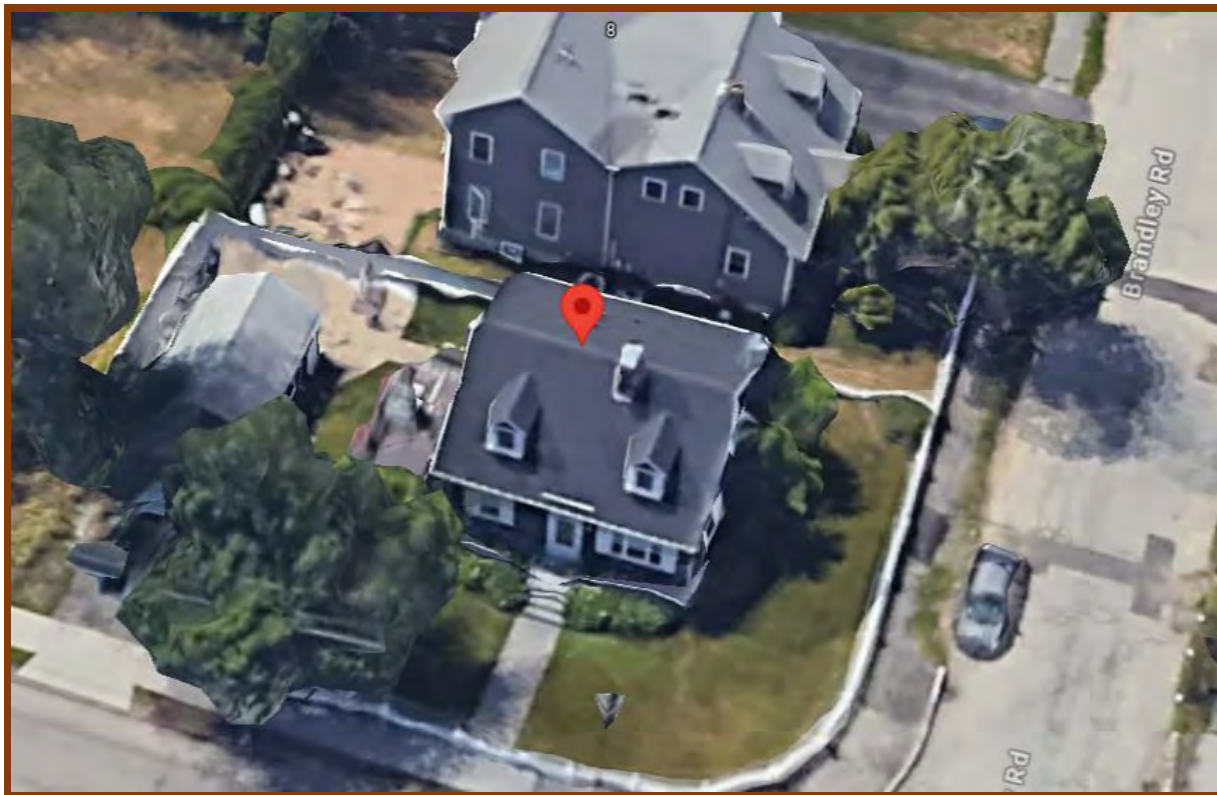
We believe that the proposed design (conforming AND non-conforming portions) will actually be an aesthetic improvement to the neighborhood. We also propose that the strategy being proposed is much more measured and respectful than many of the recent/current projects in the City at large.

IMPACT ON ABUTTERS

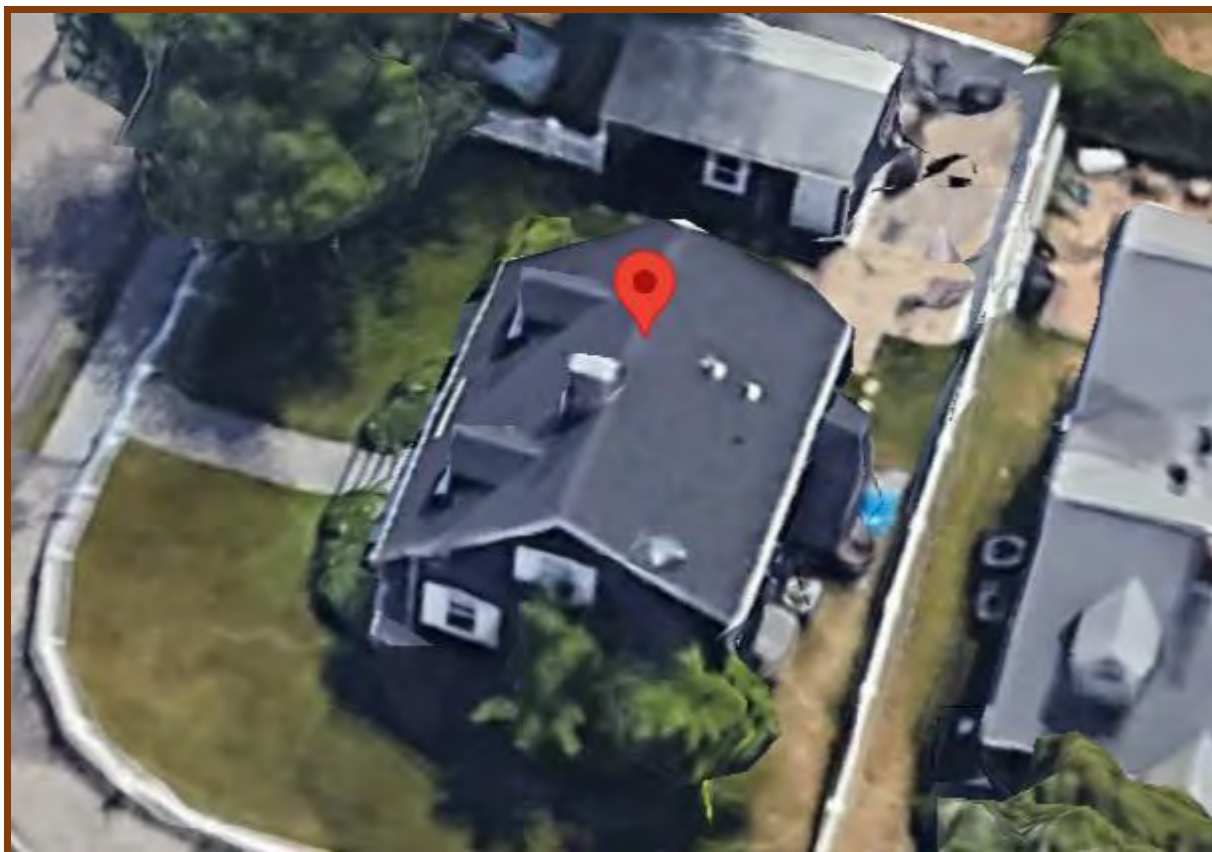
The only abutter that will have any kind of clear sightline of the non-conforming extension is the neighbor at 8 Brandly. They have also recently completed a two-story addition just adjacent to the proposed extension.

This sightline is additionally protected by an existing fence and a series of trees and shrubs between the homes at the property line. (See street photos below.)

Aerial View - Front



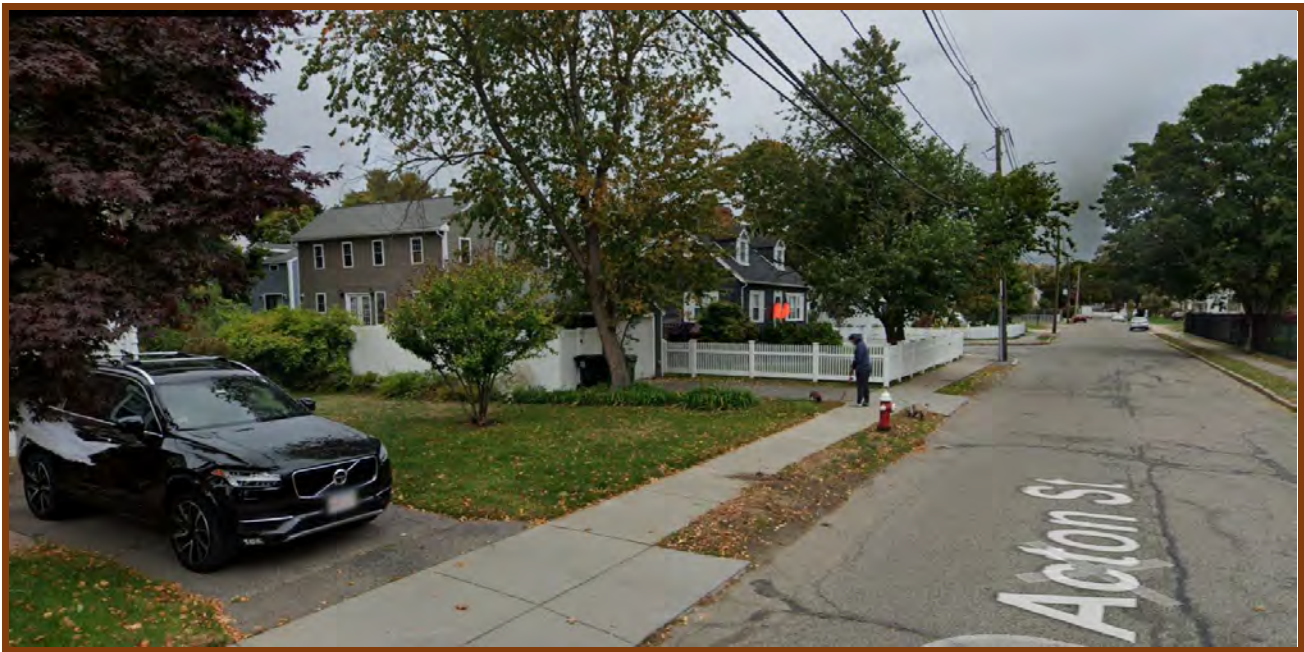
Aerial View -- Rear



Streetscape – Acton Street – Facing East



Streetscape – Acton Street – Facing West



Streetscape – Brandley Road – Facing North -- Close



Streetscape – Brandley Road – Facing North -- Far



Existing Elevation -- Front



Existing Elevation -- Rear



Existing Elevation -- Left



Existing Elevation – Right





City of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Historical Commission
(617) 972-6426 • Fax: (617) 972-6484

Susan C. Jenness, Clerk
sjenness@watertown-ma.gov

TO: Paul Johnson, Inspector of Buildings

FROM: Steve Magoon, Assistant City Manager for Community Development and Planning

RE: 136 Acton Street

DATE: January 14, 2025

Pursuant to §§153.03 and 153.04 of the Watertown Demolition Delay Ordinance, the Chair of the Historical Commission and Chair's designee have concluded their preliminary review of the building permit application for **136 Acton Street (BP-24-1150)**.

<i>Property</i>	<i>Preservation Status</i>	<i>Building Permit Application</i>
136 Acton Street	Public hearing before Historical Commission necessary	Building Permit application may not proceed at this time.

CC: Scott Dyer
Tony Mancini, Zoning Enforcement Officer
Elise Loukas, HC Chair

Existing Elevation -- Front



Existing Elevation -- Rear



Existing Elevation -- Left



Existing Elevation -- Right



Maguire Residence Additions/Extensions

136 Acton Street
Watertown, MA 02472



Copper Beech Design
66 Woodchester Drive
Weston MA 02493
617-308-8099

**Maguire
Residence
Additions/Extensions**
136 Acton Street
Watertown, MA 02472

Copper Beech Design

66 Woodchester Drive Weston MA 02493
617-308-8099
info@copperbeechdesign.com
www.copperbeechdesign.com
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Drawings/specifications remain the property
of Copper Beech Design unless otherwise designated. Client may retain paper/digital
copies, but they shall not be used for future additions or for completion of this Project
by others, except by agreement in writing.



Project Overview

Created	09-25-24	Description
Revision Date	09-25-24	PROOF SET V1
1.	11-18-24	HIST / ZBA REVIEW SET V1
2.		
3.		
4.		

136 Acton Street, Watertown

Project Information/Context

Project Information

PROPOSED PROJECT

The owners of 136 Acton Street are proposing to update their 1940s Cape with an addition to the left of the house, a small extension to an existing single-story structure at the rear, and a reconfigured second floor.

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- REAR/RIGHT SIDE: A portion of the existing one-story section on the RIGHT SIDE/REAR will be extended within setback area but will be NO CLOSER to the property line than the existing non-conformity.

Zoning and Dimensional Compliance Information

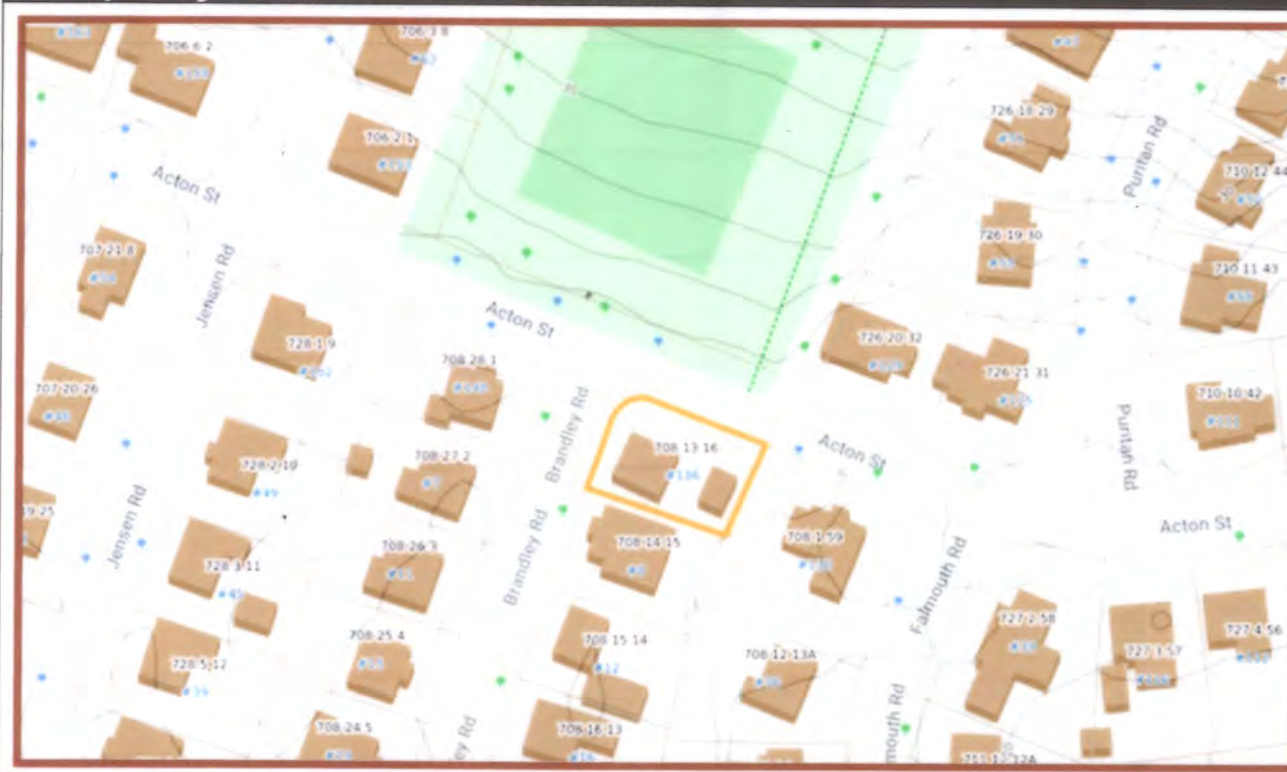
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Style	Cape
Year Built	1940
Number of Stories	1.5

Property Context and Abutters



Aerial View - Front



Aerial View -- Rear



Codes and Standards

All wall, floor, and roof framing as per MA Building Code 780 CMR, 2015 IBC One and Two Family Code, and AWC Wood Frame Construction Manual.

All new foundation walls, footings, and floor slabs as per MA Building Code 780 CMR, 2015 IBC One and Two Family Code.

Energy conservation elements as per 2021 International Energy Conservation Code (IECC) as amended by MA BBRS, OR MA “Stretch” Code.



EXISTING BUILDING COVERAGE = 19.2%
EXISTING IMPERVIOUS COVERAGE = 27.2%
I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

OWNER: TIMOTHY & COURTNEY MAGUIRE

PROPOSED PLOT PLAN
#136 ACTON STREET
IN
WATERTOWN, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 10/24/2024

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7806PP1.DWG

Project Metrics

GROSS FLOOR AREA

EXISTING GFA
FIRST FLOOR = 712.0 SF
SECOND FLOOR = 476.0 SF
TOTAL GFA = 1,188.0 SF

PROPOSED GFA
FIRST FLOOR = 1,001.5 SF
SECOND FLOOR = 913.5 SF
TOTAL GFA = 1,915.0 SF

NOTE: GARAGE NOT INCLUDED

Project Information Site + Context

Created	11-18-24
Revision Date	Description
1. 11-18-24	HIST / ZBA REVIEW SET V1
2.	
3.	
4.	

Copper Beech Design

66 Woodchester Drive Weston MA 02493

617-308-8099
info@copperbeechdesign.com
www.copperbeechdesign.com

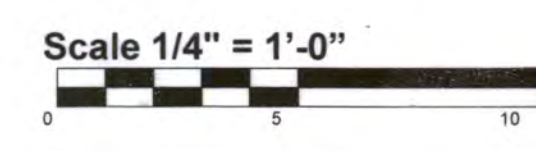
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Maguire
Residence
Additions/Extensions
136 Acton Street
Watertown, MA 02472



Existing Conditions
First Floor



**Maguire
Residence**
Additions/Extensions
136 Acton Street
Watertown, MA 02472

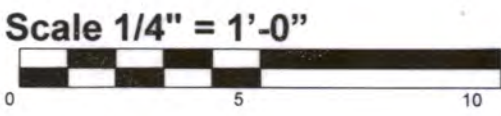
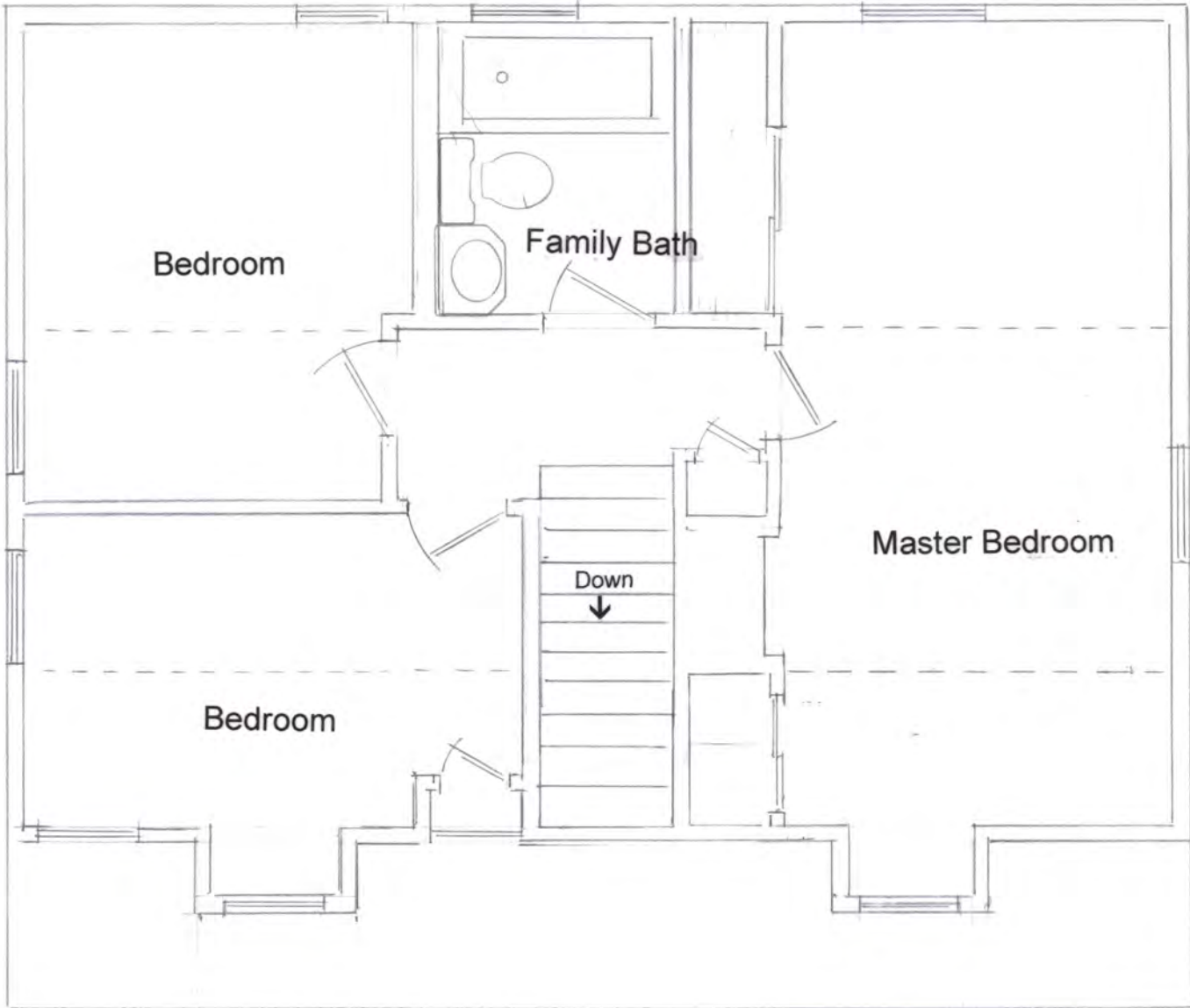


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**Existing Conditions
First Floor**

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1. 11-18-24	HIST / ZBA REVIEW SET V1
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Existing Conditions
Second Floor



**Maguire
Residence**
Additions/Extensions
136 Acton Street
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**Existing Conditions
Second Floor**

Created	11-18-24
Revision Date	Description
1. 11-18-24	HIST / ZBA REVIEW SET V1
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3.	
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Proposed Changes
First Floor

Created	11-18-24
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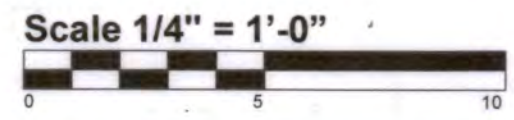
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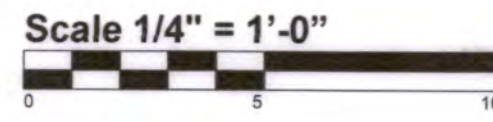
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Residence
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136 Acton Street
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Proposed Changes
First Floor



Proposed Changes
Second Floor



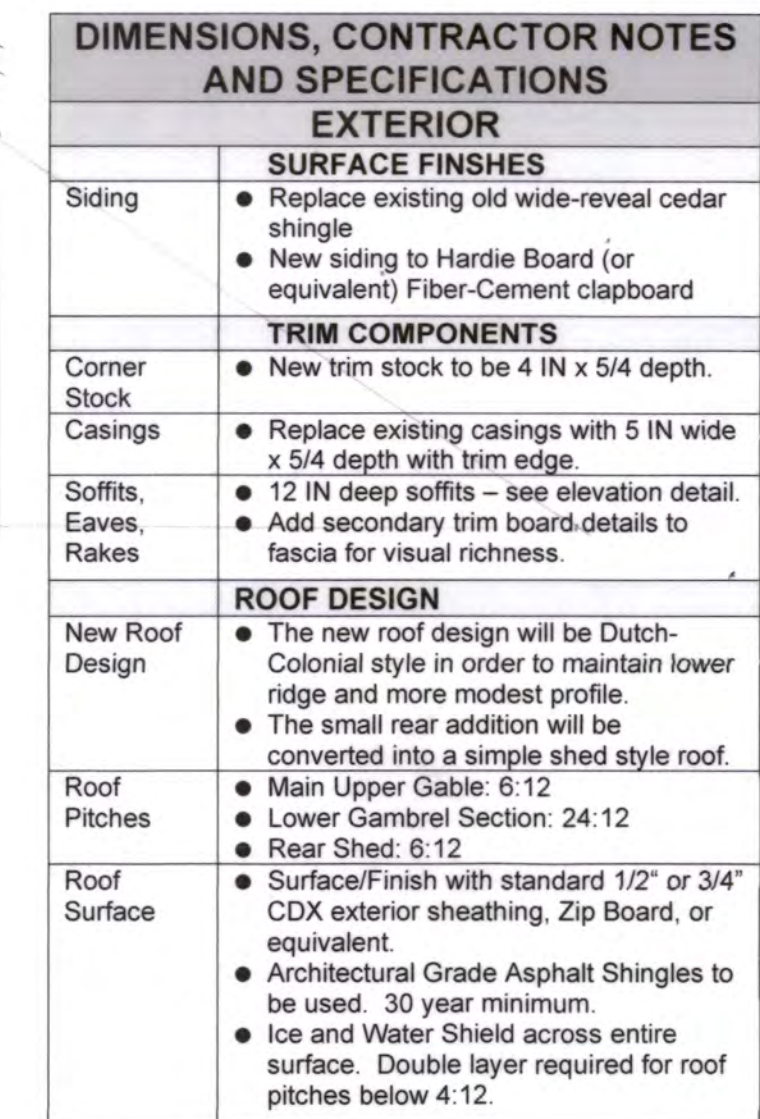
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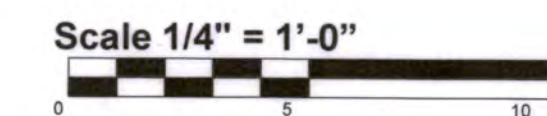
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**Proposed Changes
Second Floor**

Created	11-18-24
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1. 11-18-24	HIST / ZBA REVIEW SET V1
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3.	
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Proposed Changes Front Elevation



Existing Conditions
Front Elevation

10

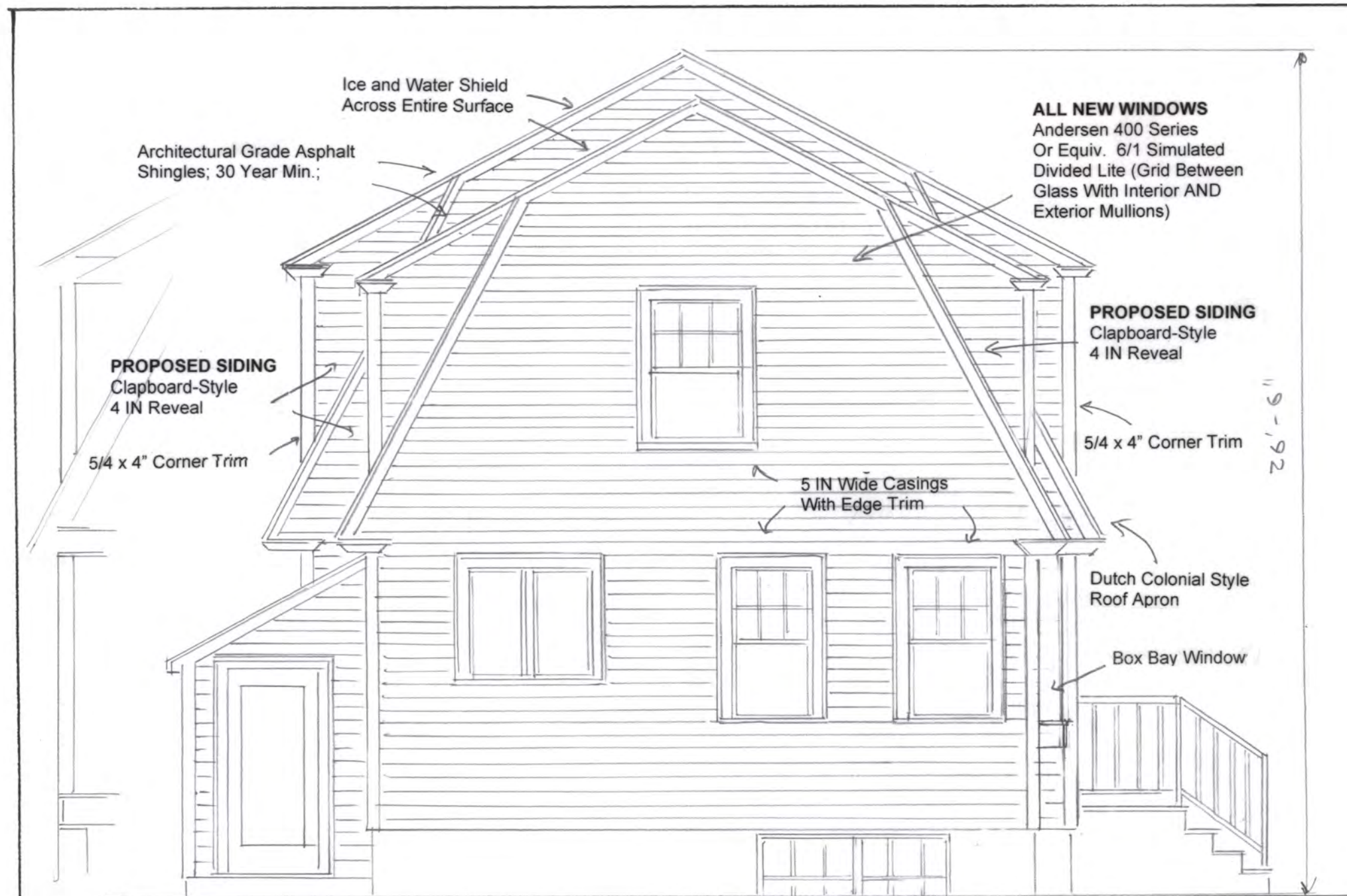
**Existing/Proposed
Front Elevation**

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1. 11-18-24	HIST / ZBA REVIEW SET V1
2.	
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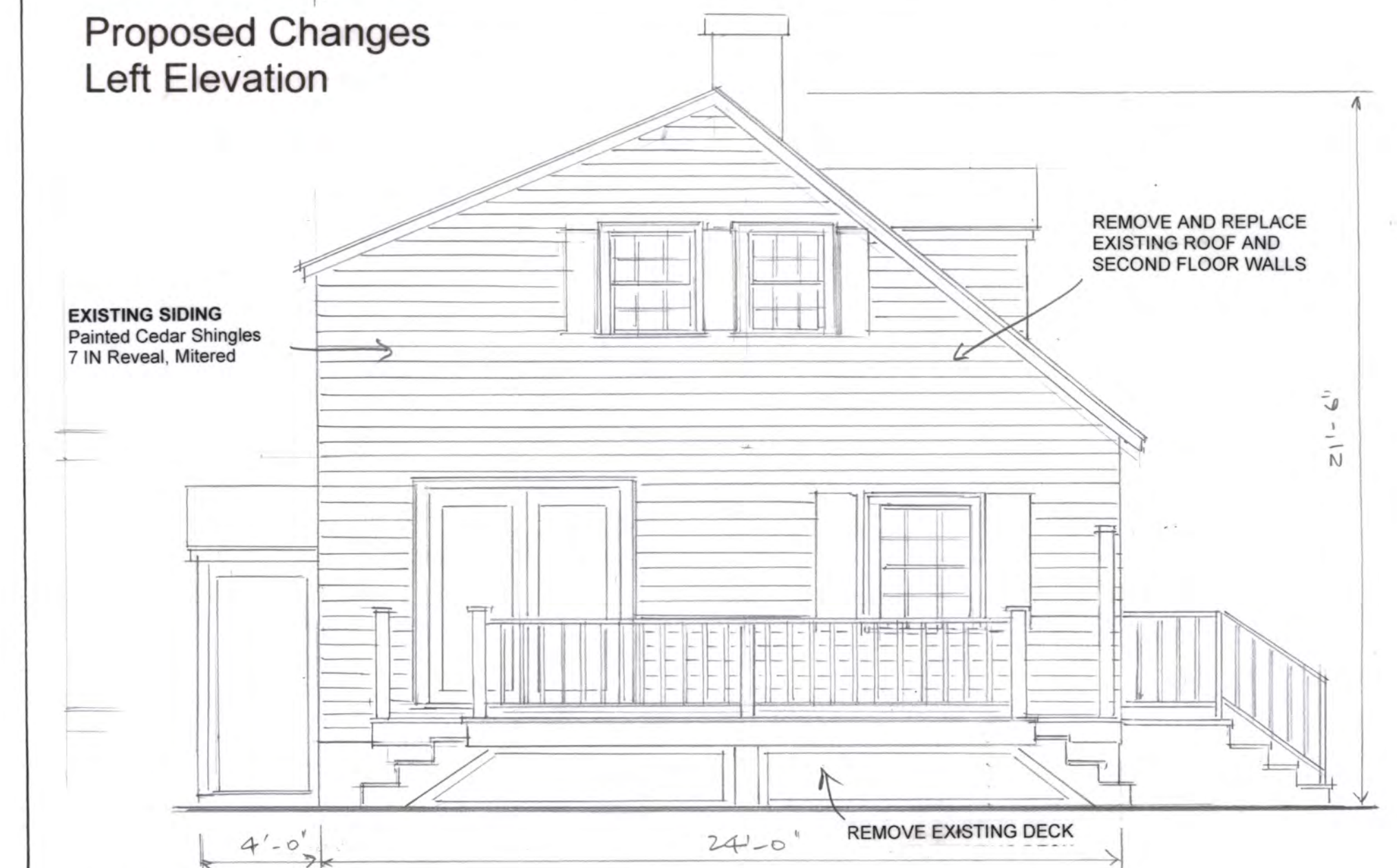
Copper Beech Design
66 Woodchester Drive Weston MA 02493



**Maguire
Residence
Additions/Extensions**
136 Acton Street
Watertown, MA 02472

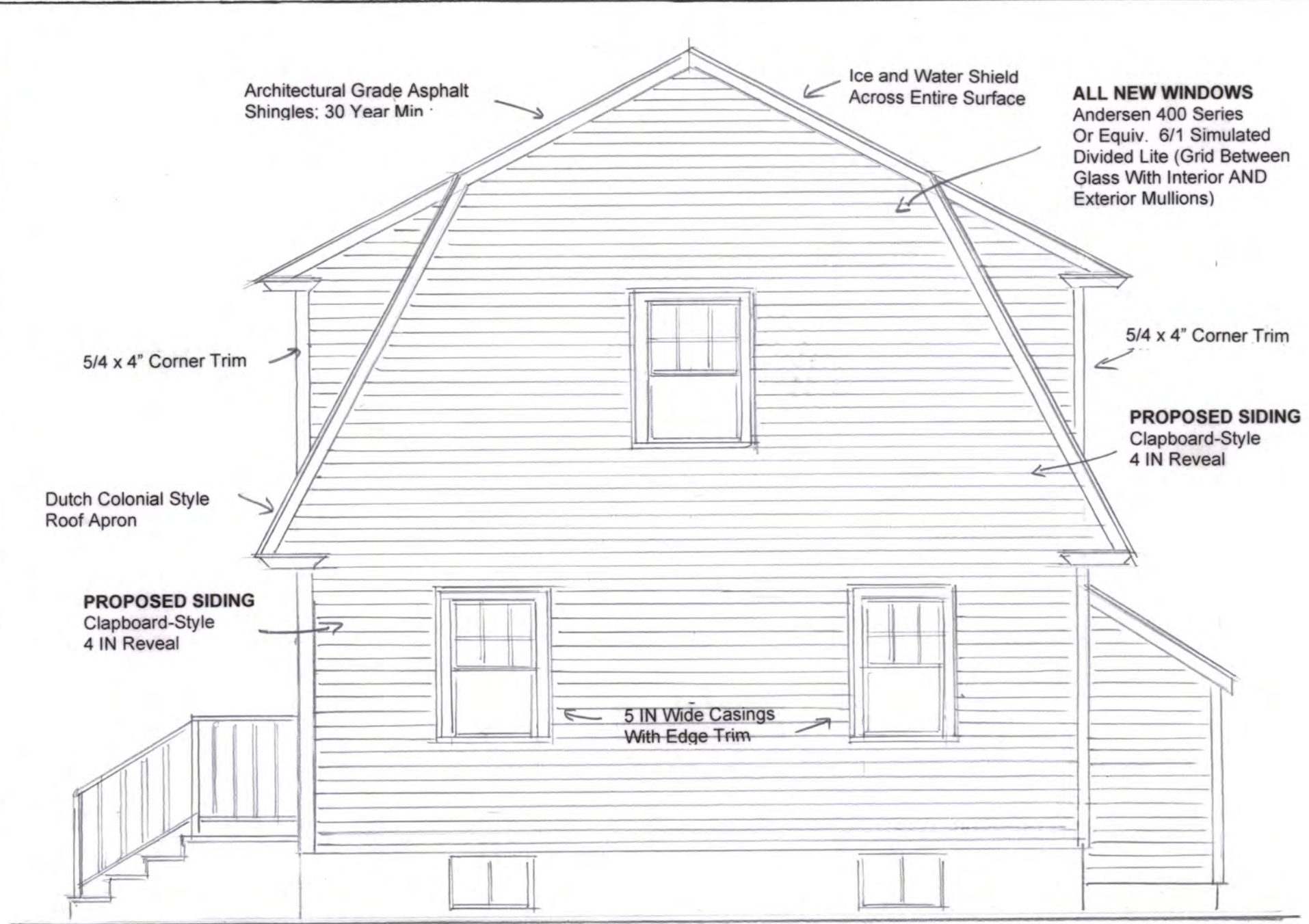


Proposed Changes
Left Elevation

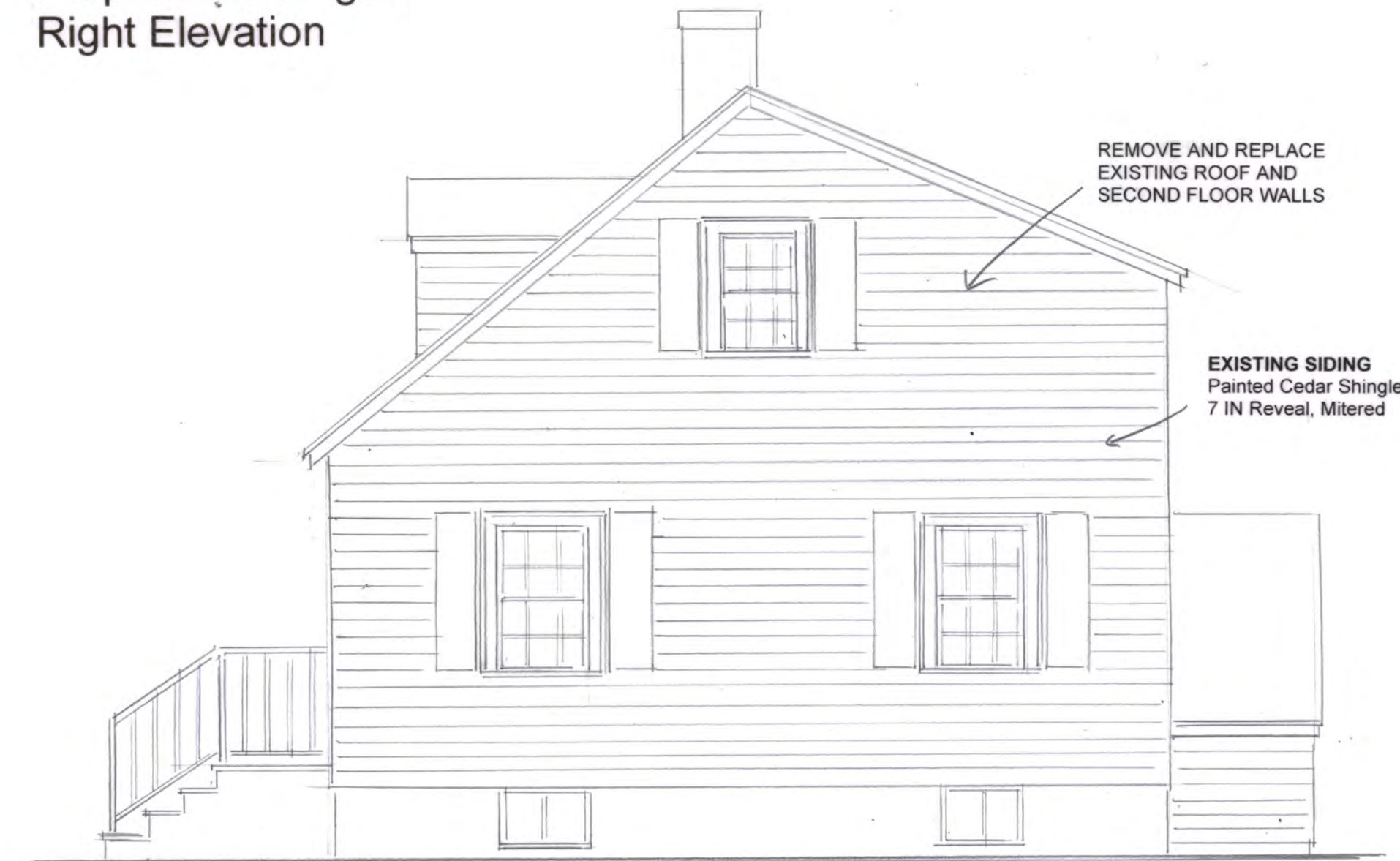


Existing Conditions
Left Elevation

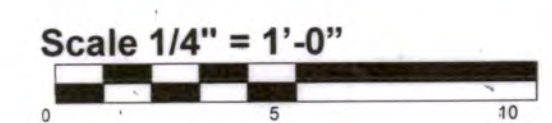
DIMENSIONS, CONTRACTOR NOTES AND SPECIFICATIONS	
EXTERIOR	
Siding	● Replace existing old wide-reveal cedar shingle ● New siding to Hardie Board (or equivalent) Fiber-Cement clapboard
TRIM COMPONENTS	
Corner Stock	● New trim stock to be 4 IN x 5/4 depth.
Casings	● Replace existing casings with 5 IN wide x 5/4 depth with trim edge.
Soffits, Eaves, Rakes	● 12 IN deep soffits – see elevation detail. ● Add secondary trim board details to fascia for visual richness.
ROOF DESIGN	
New Roof Design	● The new roof design will be Dutch-Colonial style in order to maintain lower ridge and more modest profile. ● The small rear addition will be converted into a simple shed style roof.
Roof Pitches	● Main Upper Gable: 6:12 ● Lower Gambrel Section: 24:12 ● Rear Shed: 6:12
Roof Surface	● Surface/Finish with standard 1/2" or 3/4" CDX exterior sheathing, Zip Board, or equivalent. ● Architectural Grade Asphalt Shingles to be used. 30 year minimum. ● Ice and Water Shield across entire surface. Double layer required for roof pitches below 4:12.



Proposed Changes
Right Elevation



Existing Conditions
Right Elevation



Existing/Proposed
Left/Right Elevations

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ALL NEW WINDOWS
Andersen 400 Series
Or Equiv. 6/1 Simulated
Divided Lite (Grid Between
Glass With Interior AND
Exterior Mullions)

PROPOSED SIDING
Clapboard-Style
4 IN Reveal

5/4 x 4" Corner Trim

5 IN Wide Casings
With Edge Trim

Architectural Grade Asphalt
Shingles; 30 Year Min.;

Dutch Colonial Style
Roof Apron

PROPOSED SIDING
Clapboard-Style
4 IN Reveal

5/4 x 4" Corner Trim

EXTEND EXISTING
REAR STAIRWAY
STRUCTURE

Proposed Changes
Rear Elevation

REMOVE AND REPLACE
EXISTING ROOF AND
SECOND FLOOR WALLS

EXISTING SIDING
Painted Cedar Shingles
7 IN Reveal, Mitered

Existing Conditions
Rear Elevation

DIMENSIONS, CONTRACTOR NOTES
AND SPECIFICATIONS

EXTERIOR	
SURFACE FINISHES	
Siding	- Replace existing old wide-reveal cedar shingle - New siding to Hardie Board (or equivalent) Fiber-Cement clapboard
TRIM COMPONENTS	
Corner Stock	New trim stock to be 4 IN x 5/4 depth.
Casings	Replace existing casings with 5 IN wide x 5/4 depth with trim edge.
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Scale 1/4" = 1'-0"

12

Existing/Proposed
Rear Elevation

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1.	11-18-24	
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Copper Beech Design

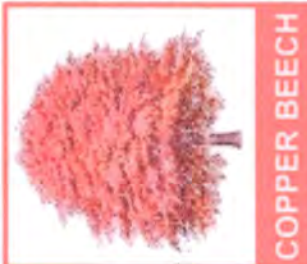
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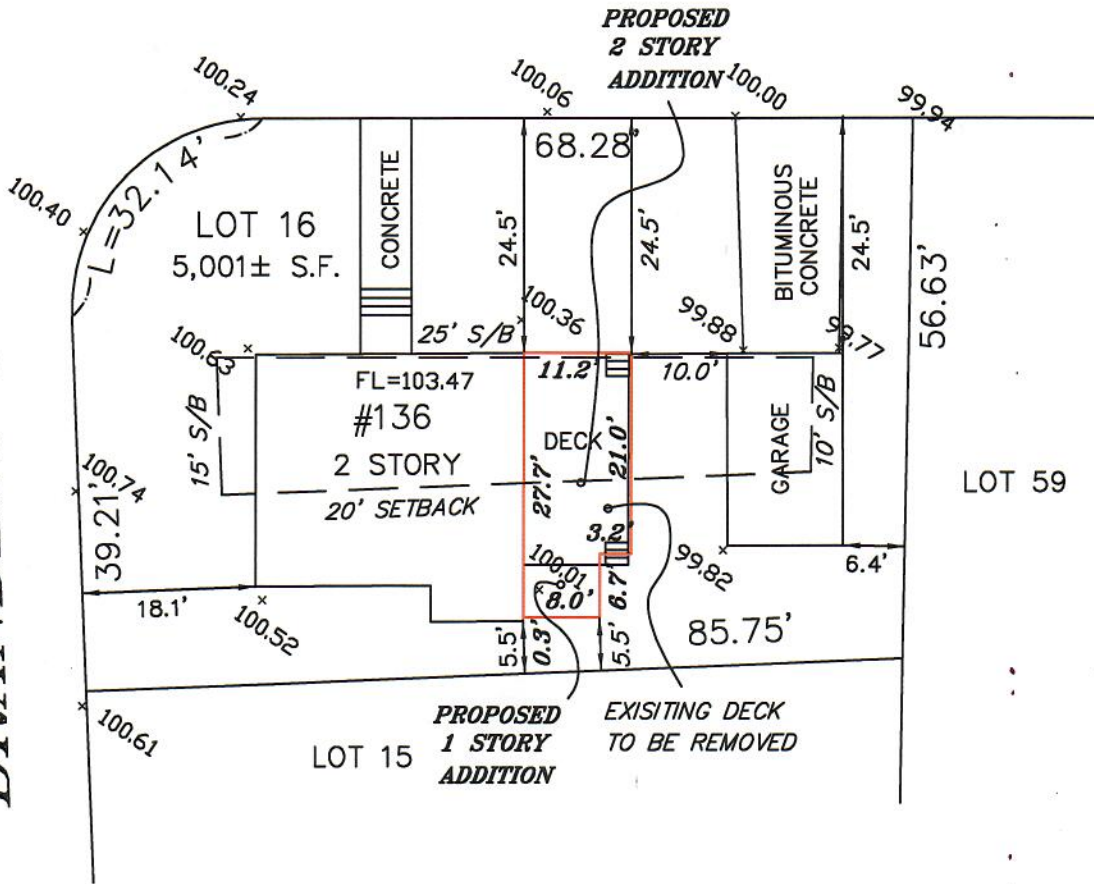


Maguire
Residence
Additions/Extensions
136 Acton Street
Watertown, MA 02472

ACTON STREET



BRANDLEY ROAD



ZONED - S-10

EXISTING BUILDING COVERAGE = 19.2%

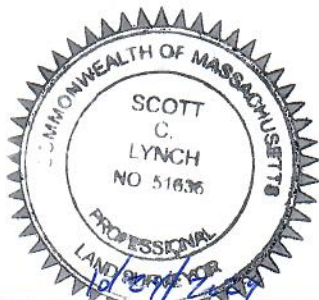
EXISTING IMPERVIOUS COVERAGE = 27.2%

PROPOSED BUILDING COVERAGE = 25.1%

PROPOSED IMPERVIOUS COVERAGE = 33.0%

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

OWNER: TIMOTHY & COURTNEY MAGUIRE



Scott

SCOTT LYNCH, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#136 ACTON STREET
IN
WATERTOWN, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 10/24/2024



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7606PP1.DWG

Streetscape Overview – 136 Acton Street – Acton Street North Side Elevation



159 ACTON ST.
Approx. Ht. = 21.0 FT
TLA = 1,022 SF



153 ACTON ST.
Approx. Ht. = 21.0 FT
TLA = 1,032 SF



BROWN FIELD



129 ACTON ST.
Prop. Ht. = 23.0
Prop. TLA = 1,110 SF

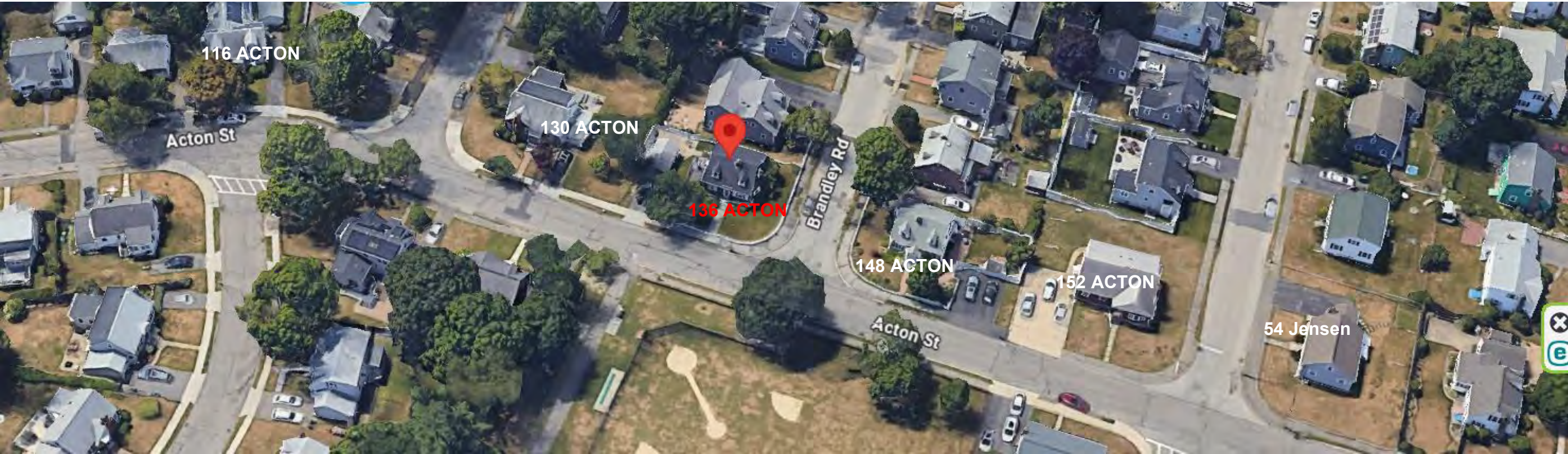


125 ACTON ST.
Approx. Ht. = 24.0 FT
TLA = 1,744 SF

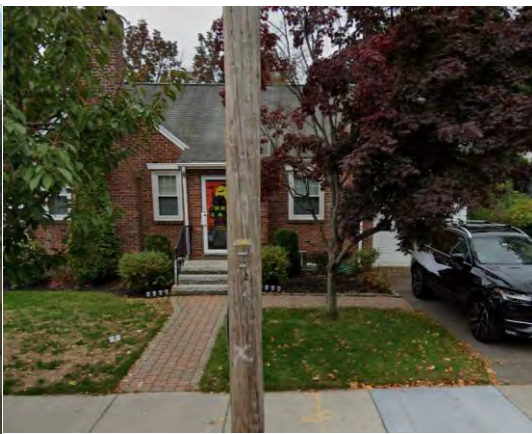


111 ACTON ST.
Approx. Ht. = 22.0 FT
TLA = 1,152 SF

Streetscape Overview – 136 Acton Street – Acton Street South Side Elevation



116 ACTON ST.
Approx. Ht. = 22.0 FT
TLA = 1,258 SF



130 ACTON ST.
Approx. Ht. = 22.0 FT
TLA = 1,574 SF



136 ACTON ST.
Approx. Ht. = 26.5 FT
Existing TLA = 1,180 SF
Prop. Ht. = 26.5 FT
Prop. TLA = 1,915 SF



148 ACTON ST.
Approx. Ht. = 22.0
TLA = 1,176 SF

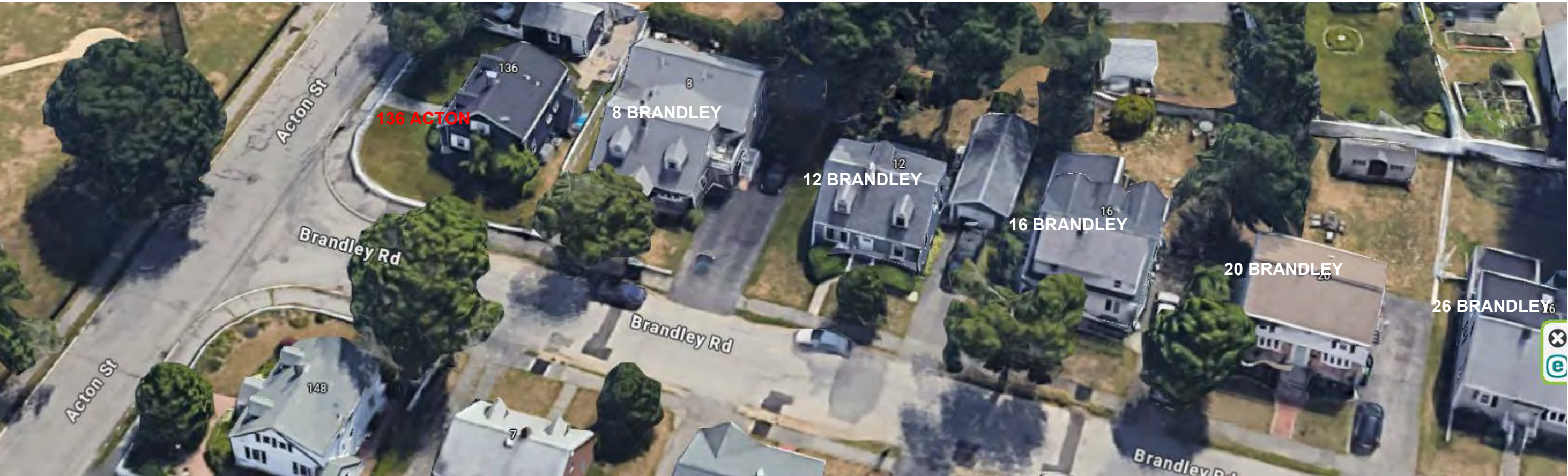


152 ACTON ST.
Approx. Ht. = 23.0 FT
TLA = 1,904 SF



54 JENSEN
Approx. Ht. = 24.0 FT
TLA = 1.392

Streetscape Overview – 136 Acton Street – Brandley Street East Side Elevation



136 ACTON ST.
Approx. Ht. = 22.0 FT
Existing TLA = 1,180
Prop. Ht. = 26.5 FT
Prop. TLA = 1,915 SF



8 BRANDLEY ST.
Approx. Ht. = 28.0 FT
TLA = 2,613 SF



12 BRANDLEY ST.
Approx. Ht. = 22.0 FT
TLA = 1,216 SF



16 BRANDLEY ST.
Approx. Ht. = 32.5
TLA = 1,845 SF



20 BRANDLEY ST.
Approx. Ht. = 28.0 FT
TLA = 1,542 SF



26 BRANDLEY ST
Approx. Ht. = 22.0 FT
TLA = 1,160 SF

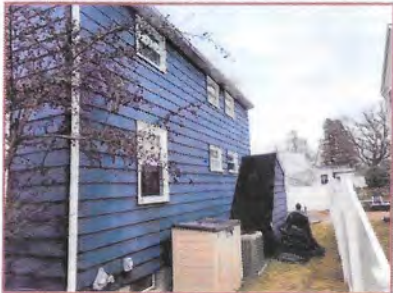
Existing Elevation -- Front



Existing Elevation -- Left



Existing Elevation -- Rear



Existing Elevation -- Right



Maguire Residence Additions/Extensions

136 Acton Street
Watertown, MA 02472



Copper Beech Design

66 Woodchester Drive
Watertown MA 02493
617-308-8099

1

Project Overview

Created	09-25-24
Revised Date	09-25-24
1	09-25-24
2	11-18-24
3	
4	

Copper Beech Design
66 Woodchester Drive Watertown MA 02493
617-308-8099
www.copperbeechdesign.com



**Maguire
Residence
Additions/Extensions**
136 Acton Street
Watertown, MA 02472

Countdown
Cura

136 Acton Street, Watertown Project Information/Context

Project Information

PROPOSED PROJECT

The owners of 136 Acton Street are proposing to update their 1940s Cape with an addition to the left of the house, a small extension to an existing single-story structure at the rear, and a reconfigured second floor. The existing structure is on a corner lot and is non-conforming in virtually all directions. The proposed changes will be within the current footprint perimeter.

ZONING AND OTHER REGULATORY CONSTRAINTS

Zoning relief WILL BE REQUIRED for the small mudroom extension at the rear. We believe that the requested change is reasonable and is NOT detrimental to the neighborhood. The mudroom extension will not be visible from any street angles and is only slightly visible from the abutter behind due to an existing fence and trees.

EXISTING NON-CONFORMITIES

- The existing structure has a number of existing dimensional nonconformities. None of the proposed changes affect these dimensions.
 - Lot Area: At 5,001 SF, the lot is substantially below the 6,000 SF minimum.
 - Dimensionality: It is non-conforming on ALL four sides.

RELIEF REQUIRED

- LEFT SIDE: None of the new construction on the LEFT SIDE will be in the setback area. There will be no change to the existing non-conformity on this side.
- FRONT - ACTON AND BRANDLEY: The new construction will be outside of the FRONT setback areas on both sides. There will be no change to the existing non-conformity on either frontages.
- REAR/RIGHT SIDE: A portion of the existing one-story section on the RIGHT SIDE/REAR will be extended within setback area but will be NO CLOSER to the property line than the existing non-conformity.

Zoning and Dimensional Compliance Information

District 58	Required	Actual/Proposed	Compliance Status
Lot Size	6,000 SF	5,001 SF	EXISTING NONCONFORMING
Minimum Frontage	65.0 LF	139.03	CONFORMS
Minimum Setback - Front ACTON	25.0 FT	24.5 FT - EXISTING NO CHANGE PROPOSED	EXISTING NONCONFORMING
Minimum Side Yard - LEFT	10.0 FT	6.4 FT - EXISTING NO CHANGE PROPOSED	EXISTING NONCONFORMING
Minimum Side Yard - RIGHT BRANDLEY	12.0 FT	18.1 FT - EXISTING NO CHANGE PROPOSED	CONFORMS
Minimum Rear Yard	20.0 FT	6.5 FT - EXISTING NO CHANGE PROPOSED	EXISTING NONCONFORMING
Height	35.0 FT	22.0 FT - EXISTING 20.5 FT - PROPOSED	CONFORMS

Property Overview

PROPERTY HISTORY AND OVERVIEW

Property Class	Single-Family
Zoning	S-6
Land Area	5,001 SF
Style	Cape
Year Built	1940
Number of Stories	1.5

Property Context and Abutters



Aerial View - Front



Aerial View -- Rear



Codes and Standards

All wall, floor, and roof framing as per MA Building Code 780 CMR, 2015 IBC One and Two Family Code, and AWC Wood Frame Construction Manual.

All new foundation walls, footings, and floor slabs as per MA Building Code 780 CMR, 2015 IBC One and Two Family Code.

Energy conservation elements as per 2021 International Energy Conservation Code (IECC) as amended by MA BBRS, OR MA "Stretch" Code.



Project Metrics

GROSS FLOOR AREA	
EXISTING GFA	
FIRST FLOOR =	712.0 SF
SECOND FLOOR =	476.0 SF
TOTAL GFA =	1,188.0 SF
PROPOSED GFA	
FIRST FLOOR =	1,501.5 SF
SECOND FLOOR =	913.0 SF
TOTAL GFA =	1,815.0 SF

NOTE: GARAGE NOT INCLUDED

Project Information Site + Context

Copper Beech Design

65 Woodchuck Drive Weston MA 02483

617-208-8999

www.copperbeechdesign.com

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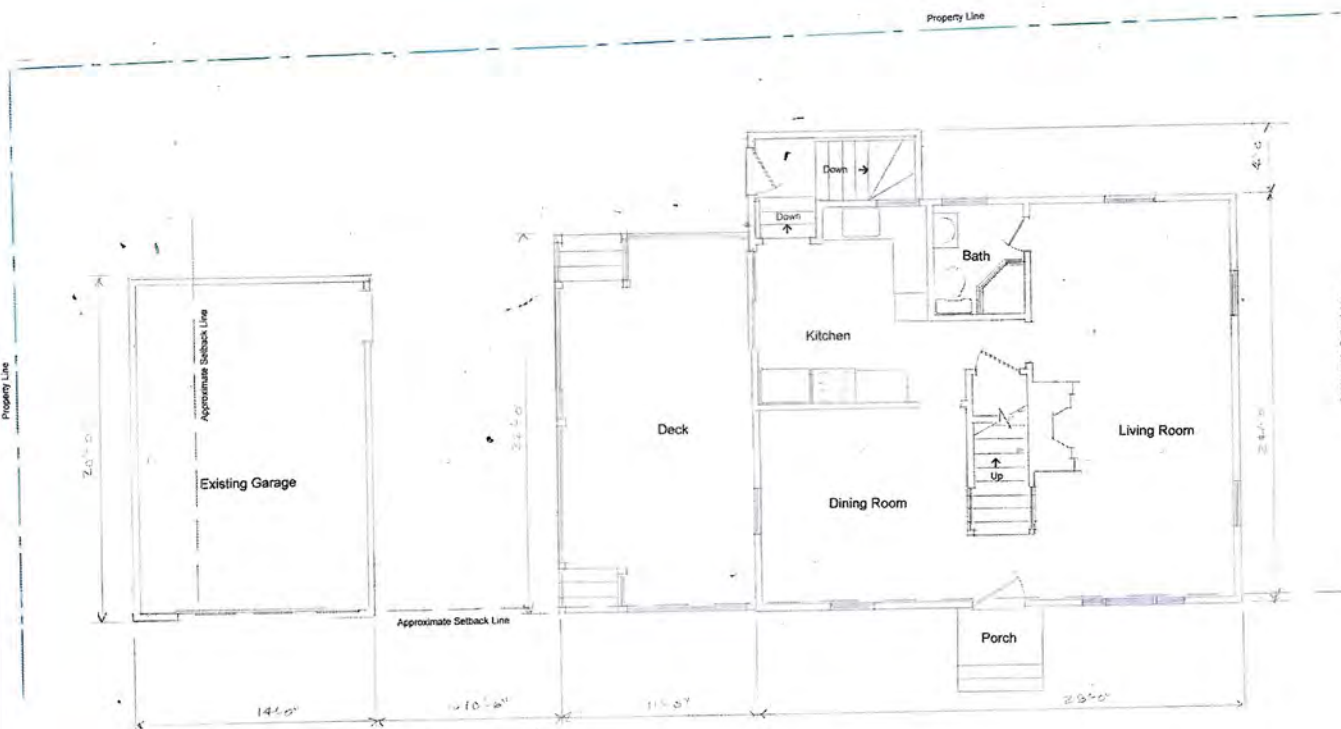
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11-18-24

11-18-24

Maguire
Residence
Additions/Extensions
136 Acton Street
Watertown, MA 02472

Courtney
C



Existing Conditions
First Floor

Scale 1/4" = 1'-0"

Continued

**Maguire
Residence
Additions/Extensions**
136 Acton Street
Watertown, MA 02472



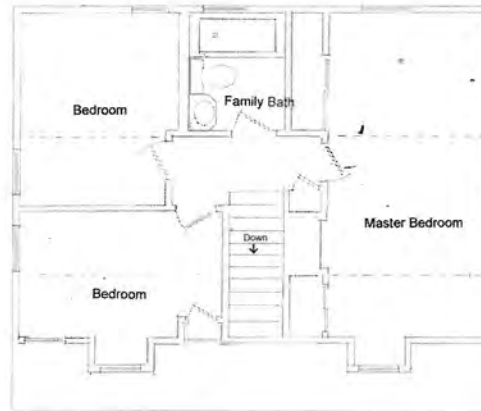
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**Existing Conditions
First Floor**

Created	11-18-24
Revised	11-18-24
1	11-18-24
2	HST / ZBA REVIEW SET V1
3	
4	

4

Existing Conditions
Second Floor



Scale 1/4" = 1'-0"

**Maguire
Residence
Additions/Extensions**
136 Acton Street
Watertown, MA 02472



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**Existing Conditions
Second Floor**

Created	11-18-24
1	11-18-24
2	11-18-24
3	11-18-24
4	11-18-24

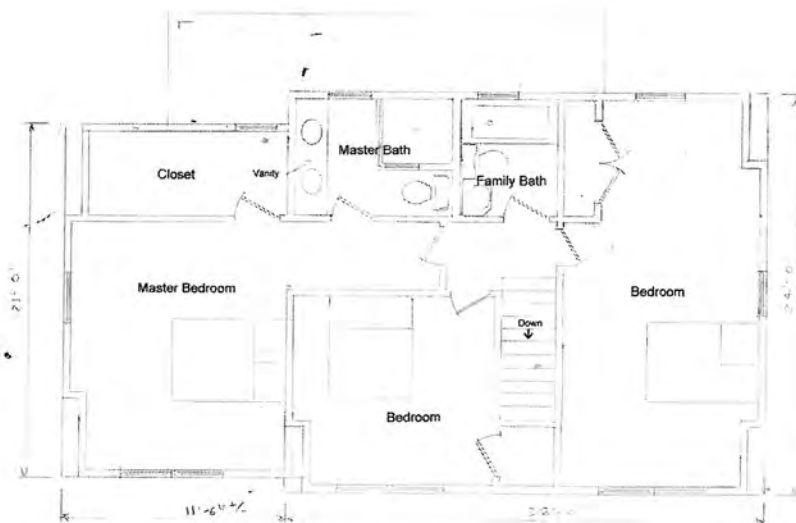
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Continued



Conty

Proposed Changes
Second Floor



Scale 1/4" = 1'-0"

**Maguire
Residence**
Additions/Extensions
136 Acton Street
Watertown, MA 02472



Copper Beech Design
685 Worcester Street, Suite 100
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**Proposed Changes
Second Floor**

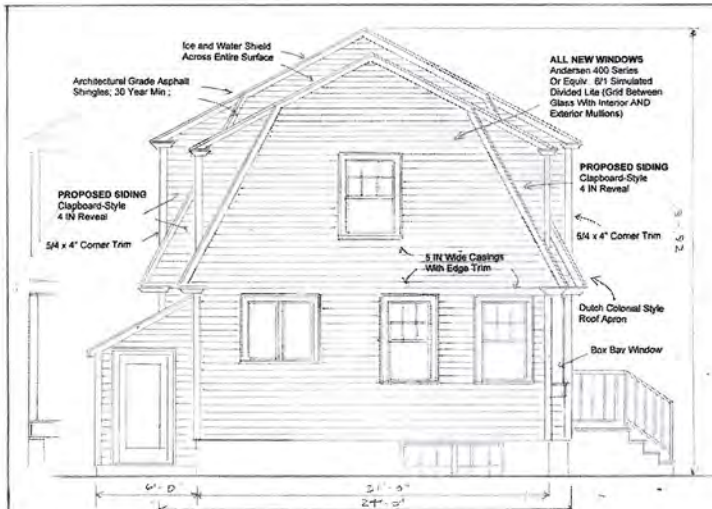
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Revision Date	Description
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2.	
3.	
4.	

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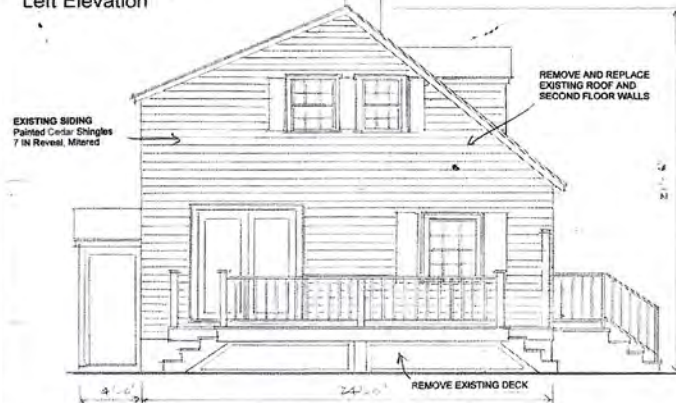
Contyner



Handwritten signature



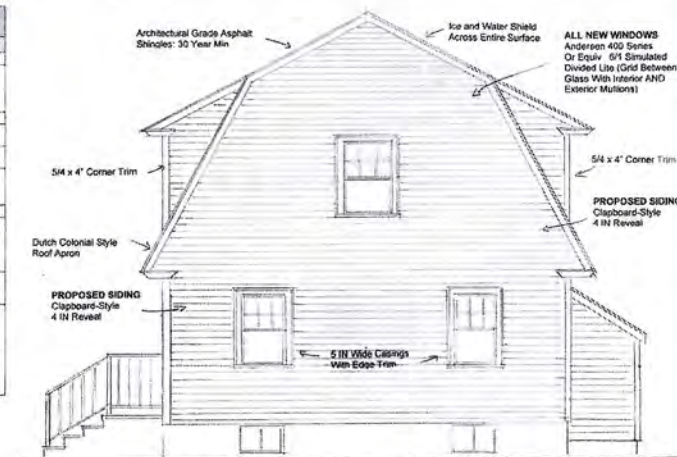
Proposed Changes
Left Elevation



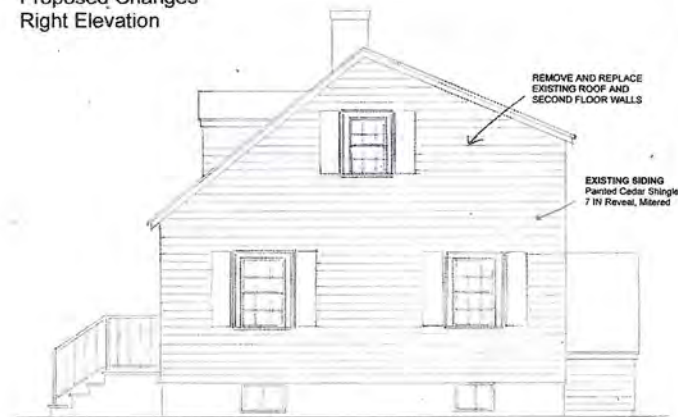
Existing Conditions
Left Elevation

DIMENSIONS, CONTRACTOR NOTES AND SPECIFICATIONS

EXTERIOR	
Siding	- Replace existing old wide-reveal cedar shingle - New siding to Hardie Board (or equivalent) Fiber-Cement clapboard
Trim Components	New trim stock to be 4 IN x 5/4 depth
Corner Stock	Replace existing casings with 5 IN wide x 5/4 depth with trim edge
Soffits, Eaves, Rakes	12 IN deep soffits - see elevation detail - Add secondary trim board details to fascia for visual richness
New Roof Design	- The new roof design will be Dutch-Colonial style in order to maintain lower ridge and more modest profile - The small rear addition will be converted into a simple shed style roof
Roof Pitches	- Main Upper Gable: 6:12 - Lower Gambrel Section: 24:12 - Rear Shed: 6:12
Roof Surface	- Surface Finish with standard 1/2" or 3/4" CDX exterior sheathing, Zip Board, or equivalent - Architectural Grade Asphalt Shingles to be used 30 year minimum - Ice and Water Shield across entire surface. Double layer required for roof pitches below 4:12



Proposed Changes
Right Elevation



Existing Conditions
Right Elevation

Existing/Proposed
Left/Right Elevations

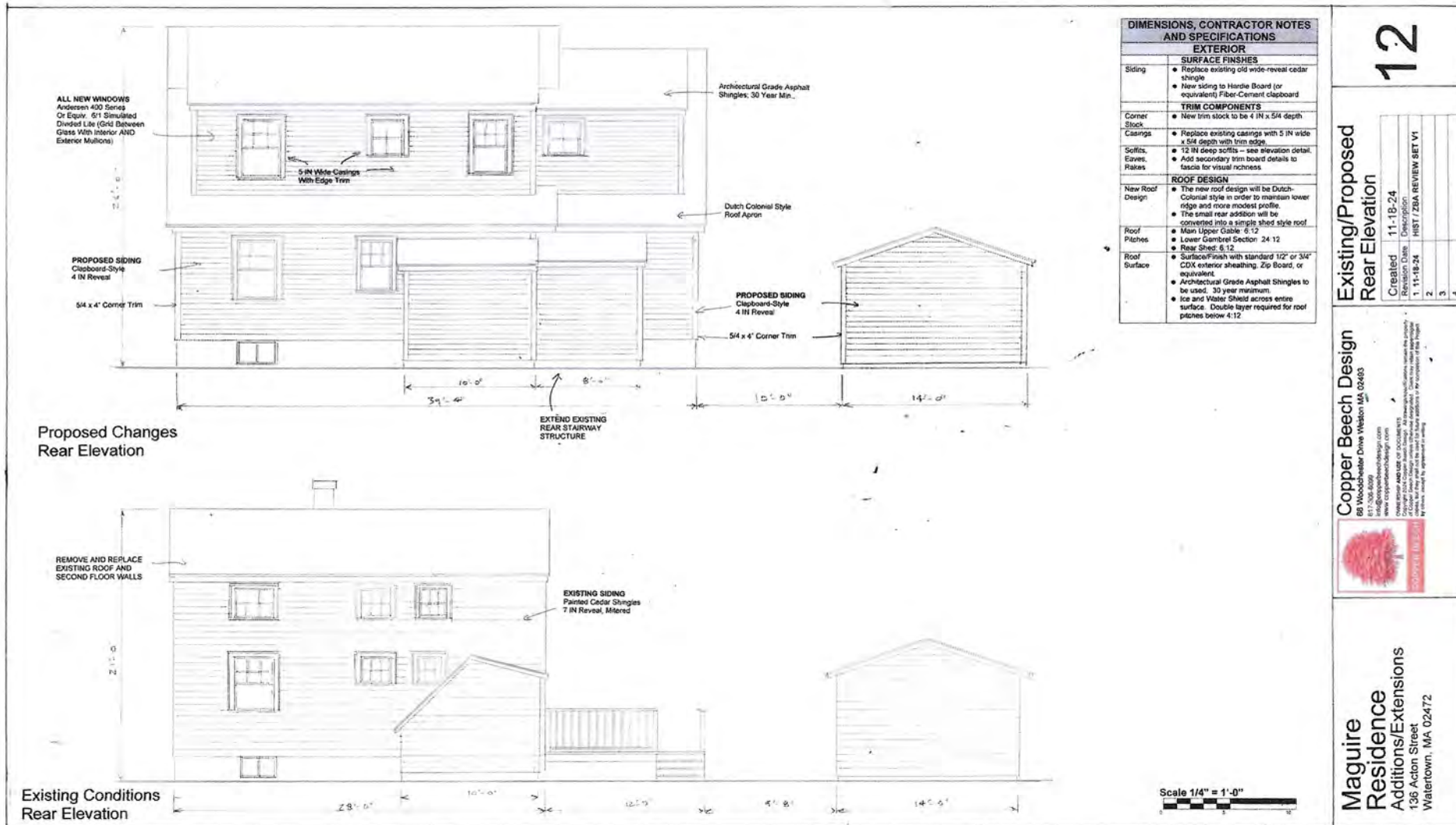
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Revision	1
Description	11-18-24
Revision	2
Description	11-18-24
Revision	3
Description	11-18-24
Revision	4
Description	11-18-24

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617-305-8006
www.copperbeechdesign.com



Maguire
Residence
Additions/Extensions
136 Acton Street
Watertown, MA 02472

Conty



Cautlyn

12

Existing/Proposed
Rear Elevation

Created	11-18-24
Revised	
Revision Date	Description
1	11-18-24 HIST / ZBA REVIEW SET V1
2	
3	
4	

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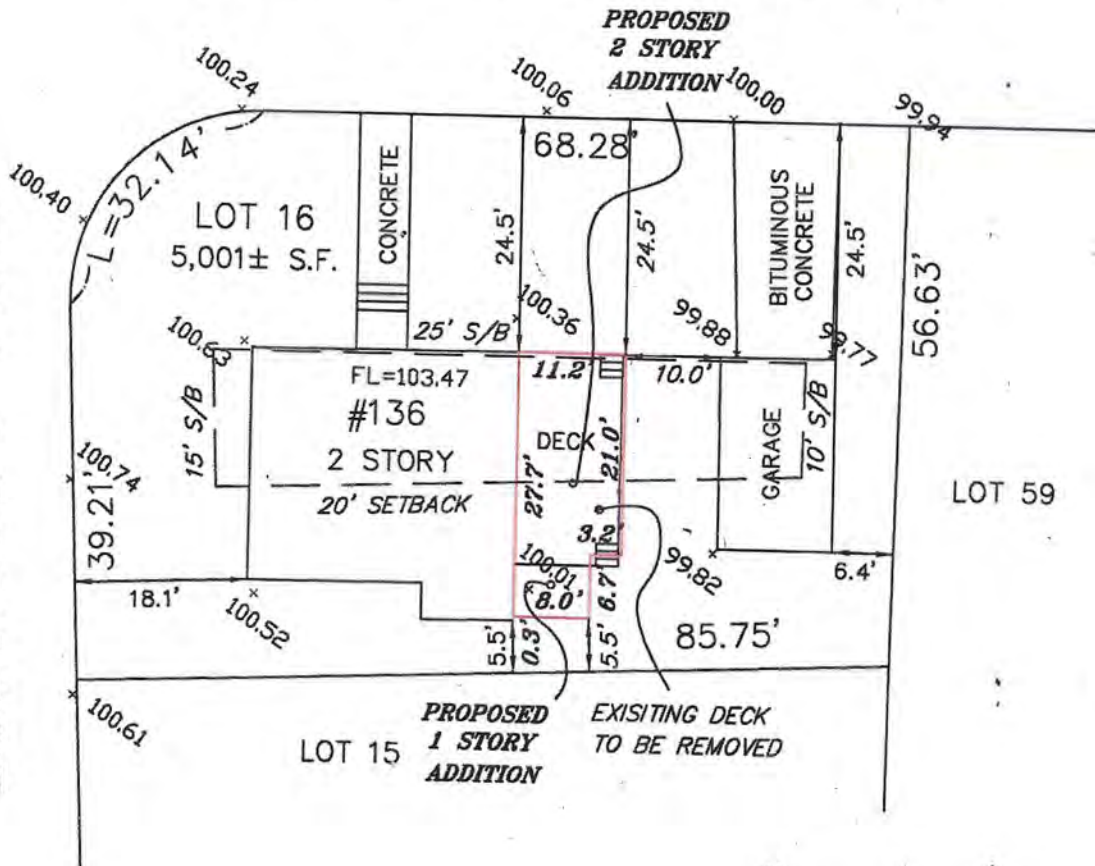


Maguire
Residence
Additions/Extensions
136 Acton Street
Watertown, MA 02472

ACTON STREET



BRANDLEY ROAD



ZONED - S-10

EXISTING BUILDING COVERAGE = 19.2%

EXISTING IMPERVIOUS COVERAGE = 27.2%

PROPOSED BUILDING COVERAGE = 25.1%

PROPOSED IMPERVIOUS COVERAGE = 33.0%

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

Timothy & Courtney Maguire

OWNER: TIMOTHY & COURTNEY MAGUIRE



Scott Lynch

SCOTT LYNCH, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#136 ACTON STREET
IN
WATERTOWN, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 10/24/2024



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7606PP1.DWG

To: The Watertown Historical Commission and the Watertown
Planning and Zoning Board
Address: 136 Acton Street

We have reviewed the proposed plans that were shown to us by Courtney and Tim Maguire for their proposed addition at 136 Acton Street. We have no issues with their proposal for an addition and 2nd floor remodel of their home. We believe that what they are proposing is appropriate and will serve to maintain the character of the neighborhood.

We support their request.

Name: Subhan Suhail Owens

Address: 8 Bradley st

To: The Watertown Historical Commission and the Watertown
Planning and Zoning Board
Address: 136 Acton Street

We have reviewed the proposed plans that were shown to us by Courtney and Tim Maguire for their proposed addition at 136 Acton Street. We have no issues with their proposal for an addition and 2nd floor remodel of their home. We believe that what they are proposing is appropriate and will serve to maintain the character of the neighborhood.

We support their request.

Name: Patricia R. Kelly

Address: 7 Brandley St Watertown, MA.

To: The Watertown Historical Commission and the Watertown
Planning and Zoning Board
Address: 136 Acton Street

We have reviewed the proposed plans that were shown to us by Courtney and Tim Maguire for their proposed addition at 136 Acton Street. We have no issues with their proposal for an addition and 2nd floor remodel of their home. We believe that what they are proposing is appropriate and will serve to maintain the character of the neighborhood.

We support their request.

Name: Kevin Kelly

Address: 7 Brandy Rd Watertown, Ma

To: The Watertown Historical Commission and the Watertown
Planning and Zoning Board
Address: 136 Acton Street

We have reviewed the proposed plans that were shown to us by Courtney and Tim Maguire for their proposed addition at 136 Acton Street. We have no issues with their proposal for an addition and 2nd floor remodel of their home. We believe that what they are proposing is appropriate and will serve to maintain the character of the neighborhood.

We support their request.

Name: Anthony T. Annunziato + Virginia Rice

Address: 148 Acton Street

(ANTHONY T. ANNUNZIATO / VIRGINIA A RICE
Homeowners)

1/22/24

To: The Watertown Historical Commission and the Watertown
Planning and Zoning Board
Address: 136 Acton Street

We have reviewed the proposed plans that were shown to us by Courtney and Tim Maguire for their proposed addition at 136 Acton Street. We have no issues with their proposal for an addition and 2nd floor remodel of their home. We believe that what they are proposing is appropriate and will serve to maintain the character of the neighborhood.

We support their request.

Name: Lesley & Ken Melling
Address: 130 Acton St.