



Historical Commission Meeting

Thursday, June 26, 2025 at 5:00 PM

Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2025, 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 June 26, 2025 at 5:00 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. Public Hearings

- A. To determine if the house at 57 Pequotsette St. is preferably preserved and if a demolition delay will be imposed. Jennifer J. Chung-Clark, Trustee, Owner/Scott Dyer, Applicant

Historical Commission Members

Joseph Panto

Elise Loukas
Chair

Richard Glenn

Marilynne Roach

Matthew Walter

Edward G. McCourt

Jamie Gordon

PROPOSED HOUSE RENOVATION

57 Pequossette ST- WATERTOWN -MA

LIST OF DRAWINGS:

- A-1 COVER SHEET AND NOTES
- A-2 EXISTING/PROPOSED FOUNDATION
- A-3 EXISTING / PROPOSED FIRST FLOOR
- A-4 EXISTING / PROPOSED 2ND FLOOR
- A-5 EXISTING / PROPOSED ELEVATION
- A-6 NEW ELEVATION / SCHEDULES
- A-7 ROOF PLAN / CROSS SECTION
- A-8 KITCHEN ELEVATION

SS1 -STRUCTURAL PLANS



GENERAL NOTES & SPECIFICATIONS

1.0 CONDITIONS OF CONTRACT

1.1 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION REGARDS TO FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES BIDDING AND CONSTRUCTION.

2.0 GENERAL

2.1 SCOPE OF WORK INCLUDES ALL WORK REQUIRED TO PROVIDE THE OWNERS THE WORK DEFINED IN THE CONSTRUCTION DOCUMENTS AND ALL BASE BUILDING CONSTRUCTION WITHIN THE IDENTIFIED SCOPE IN FULL INTENDED OPERATION

2.2 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY AND DAMAGE OF ANY KIND RESULTING FROM THIS WORK, TO PERSONS OR PROPERTY.

2.3 RENTAL CHARGES , SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE CONTRACTOR'S RESPONSIBILITY

2.4 PROJECT SHALL NOT BE COMPLETED UNTIL ALL NECESSARY AFFIDAVITS , CERTIFICATION AGENCY APPROVALS AND INSURANCE CONDITIONS OF THIS CONTRACT HAVE BEEN FULFILLED TO THE SATISFACTION OF THE OWNER. APPLICABLE REQUIREMENTS OF THE GENERAL CONDITIONS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:

- A. FINAL CLEANUP
- B. COMPLETION OF ALL PUNCH LIST ITEMS.
- C. SUBMISSION OF WAIVERS OF LIEN COVERING THIS CONTRACTOR AND HIS SUBCONTRACTORS AND SUPPLIERS.
- D. COMPLETE SET OF TAGS, CHARTS, DIAGRAMS, INSTRUCTION BOOKLETS, ETC. AS REQUIRED FOR MECHANICAL AND ELECTRICAL INSTALLATIONS.
- E. SUBMISSION OF ALL BUILDING DEPARTMENT APPROVALS AND CERTIFICATIONS.
- F. WARRANTIES IN THE NAME OF THE OWNER, PRODUCT INFORMATION AND COPIES OF SUBMITTALS.

2.5 THIS JOB IS DESIGN/ BUILD FOR THE FOLLOWING SYSTEMS: ELECTRICAL, MECHANICAL, PLUMBING, CONTRACTORS ARE REQUIRED TO FINALIZE THE DESIGN OF THEIR RESPECTIVE SYSTEMS FOR FULL AND PROPER OPERATIONS ACCORDING TO THE APPLICABLE LAWS AND SPECIFICATIONS IN THE PROJECT MANUAL, IN ORDER TO SATISFY INTENDED FUNCTION AND DESIGN OF MECHANICAL AND ELECTRICAL DRAWINGS PROVIDED HERE.

2.6 CONTRACTOR TO PROVIDE EMERGENCY ACCESS TO THE BUILDING TWO MEANS OF EGRESS AT ALL TIMES. AREA TO BE CLEARED OF DEBRIS, PARTITIONED OFF AND LIT FOR CONTINUAL ACCESSIBILITY OF TOW EXITS. TWO EXITS NEED TO BE PROVIDED DURING THE CONSTRUCTION AND DEMOLITION

3.0 DOCUMENTS

3.1 THESE DOCUMENTS HAVE BEEN COMPILED WITH THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT INDICATED IN THE DOCUMENTS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED ALL CONDITIONS, DIMENSIONS, AND OTHER INFORMATION HEREIN SUPPLIED.

3.2 ALL DIMENSIONS AND LAYOUTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR/ OWNER TO COORDINATE THE ARCHITECTURAL DRAWINGS WITH APPROVED SITE PLAN. ANY INCONSISTENCIES DISCREPANCIES OR AMBIGUITIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

3.3 ALL WORKING STANDARDS SHALL REFLECT IRC 2009 & 780 CMR 8TH EDITION AMENDMENTS OF BUILDING CODE FOR ONE/TWO FAMILY DWELLING.

3.4 CONTRACTOR SHALL REVIEW AND REPORT ANY INCONSISTENCIES

3.5 CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, AND SHALL PAY AND OBTAIN BUILDING PERMITS AND ALL NECESSARY APPROVALS. CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE.

3.6 CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION

4.0 TRADES

4.1 THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS. SAMPLES OF ALL FINISH MATERIAL SHALL BE SUBMITTED TO OWNER AND/OR DESIGNER FOR APPROVAL, INCLUDING PAINT SAMPLE. ANY FINISHES THAT ARE PURCHASED BEFORE APPROVAL AND ARE SUBSEQUENTLY REJECTED ARE THE RESPONSIBILITY OF THE CONTRACTOR , NO SUBSTITUTIONS WILL BE CONSIDERED FOR PRODUCTS OR METHODS THAT CANNOT BE PROVIDED AS A RESULT OF CONTRACTOR'S FAILURE TO ORDER PRODUCTS IN A TIMELY MANNER. PURSUE THE WORK PROMPTLY, OR TO COORDINATE THE VARIOUS ACTIVITIES PROPERLY.

4.2 THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE OWNER'S AND/OR DESIGNER FOR APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE OWNER AND/OR DESIGNER IN WRITING OF SUCH DEVIATION AT THE TIMES OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLE, OR SIMILAR SUBMITTALS BY THE OWNER'S AND/OR DESIGNER APPROVAL THEREOF

4.3 HVAC CONTRACTOR TO PROVIDE DESIGN-BUILD SERVICES. ALL WORK TO BE IN COMPLIANCE W/780 CMR BUILDING CODE 7TH EDITION INCLUDING LAYOUT/INSTALLATION DRAWINGS WITH COMPLETE LISTING AND SIZES OF ALL EQUIPMENT PROPOSED FOR USE UPON ACCEPTANCE SUBMIT THESE DRAWINGS TO THE OWNER AND/OR DESIGNER FOR REVIEW AND APPROVAL. LOCATE TO SCALE ALL EQUIPMENT, PLUS SIZES AND ROUTING OF ALL DUCT WORK OR PIPING. GENERAL CONTRACTOR SHALL COORDINATE THIS LAYOUT WITH FRAMERS, PRIOR TO FRAMING PROVIDE ACOUSTIC DUCT INSTALLATION FOR SUPPLY AND RETURN DUCTS WITHIN 10'-0" OF CONNECTION TO FORCED-AIR EQUIPMENT OR OTHERS. PROVIDE QUIET OPERATING EXHAUST FAN IN ALL KITCHEN RANGE(S), BATHROOMS AND LAUNDRY ROOM IN LIVING SPACE, DUCTED TO EXTERIOR. PROVIDE MAKE UP/COMBUSTION AIR PER CODE REQUIREMENTS WITH PRE-HEAT.

4.4 PLUMBING CONTRACTOR TO PROVIDE DESIGN BUILD SERVICES. ALL WORK TO BE IN COMPLIANCE W/248 CMR OF THE PLUMBING CODE. PROVIDE BUILDING INSPECTOR WITH ANY AND ALL REQUIRED DRAWINGS, I.E. RISER DIAGRAMS ETC. WITH PERMIT APPLICATION SUBMIT A COMPLETE PROPOSED FIXTURE SCHEDULE FOR THE OWNER AND IOR DESIGNER FOR REVIEW AND APPROVAL. SEE SITE PLAN FOR LOCATIONS OF REQUIRED TIE-INS . ALL SUPPLY PIPING TO BE TYPE "L" COPPER MINIMUM 1/2" ID. FOR BRANCH LINES AND MINIMUM 3/4" I.D FOR ALL TRUNK LINES. INSULATE ALL HOT WATER LINES. ALL DRAINAGE LINES TO BE PVC OF SIZES AS REQUIRED BY CODE. VENT ALL FIXTURES, INCLUDING ANY BOW VENTS. PROTECTION OF TUB IS THIS CONTRACTOR'S RESPONSIBILITY. REVIEW SPECIFICS OF PIPE DISTRIBUTION WITH GENERAL CONTRACTOR AND FRAMING CONTRACTOR. FOLLOW CODE GUIDELINES FOR CUTTING AND NOTCHING FRAMING MEMBERS. SCHEDULE ALL INSPECTIONS IN A TIMELY MANNER.

4.5 ELECTRICAL CONTRACTOR TO PROVIDE DESIGN & BUILD SERVICES. ALL WORK TO BE IN COMPLIANCE W/527 CMR & NFPA 90 REQUIREMENTS, COORDINATE UTILITY COMPANY REQUIREMENTS WITH ARCHITECT AND SITE CONTRACTOR. COORDINATE ALL TRENCHING WITH GENERAL CONTRACTOR, SERVICE TO BE DESIGNED FOR 200 AMP WITH CIRCUIT BREAKER PANEL BOARD SIZED ADEQUATELY. COORDINATE WITH HVAC FOR CONTRACTOR FOR A/C LOAD. REVIEW LAYOUT IN FIELD WITH ARCHITECT AND GENERAL CONTRACTOR TO VERIFY LOCATIONS OF ALL SWITCHING AND LIGHTING. CONTRACTOR MUST GIVE ALLOWANCES FOR LIGHTING IN CONTRACT; OWNER TO SELECT ALL LIGHTING FIXTURES AND APPLIANCES FOR CONTRACTOR TO INSTALL. PROVIDE PERMIT AND SCHEDULE ALL INSPECTIONS IN A TIMELY FASHION. PROVIDE CARBON MONOXIDE, SMOKE AND HEAT DETECTORS PER CODE REQUIREMENTS.

4.6 IF CONFLICTS OCCUR BETWEEN DWGS AND SPECS OR PRODUCTS, PROCEDURES, ETC. THE MORE STRINGENT DETAIL AND HIGHER QUALITY SHALL BE CONSIDERED THE INTENT OF THE CONTRACT DOCUMENTS. OWNER'S AND/OR DESIGNER'S CONFORMATION IS REQUIRED.

4.7 THE INTENT OF CONTRACT DOCS & RESPECTIVE DESIGN BUILD DISCIPLINES REPRESENT A COMPLETE INSTALLATION PER INDUSTRY AND TRADE STANDARDS FOR SIMILAR TYPES OF CONSTRUCTION IN THE GEOGRAPHIC REGION. ES. OR SIMILAR SUBMITTALS BY THE OWNER'S AND/ OR DESIGNER'S APPROVAL THEREOF.

CONSTRUCTION CODES

MASSACHUSETTS 10TH EDITION BASE CODE

2015 IRC - INTERNATIONAL RESIDENTIAL CODE
780 CMR - MA AMENDMENTS TO THE IRC
2015 IEBC - INTERNATIONAL EXISTING BUILDING CODE
2021 IECC - INTERNATIONAL ENERGY CONSERVATION CODE
2015 IMC - INTERNATIONAL MECHANICAL CODE
2015 IFC - INTERNATIONAL FIRE CODE
527 CMR - MA FIRE PREVENTION AND ELECTRICAL REGULATIONS
521 CMR - MA ACCESSIBILITY REGULATIONS
248 CMR - MA PLUMBING REGULATIONS

OCCUPANCY GROUP CLASSIFICATION: A2
CONSTRUCTION TYPE/ CLASSIFICATION: VB

ZONING:
CURRENT USE: ONE FAMILY

Jen Chung-Clark

6/16/2025

SHEET NUMBER

A-1
Revision #:

SCALE: SEE VIEW

DATE:5/6/25

DRAWN BY:
RB

**COVER SHEET AND
NOTES**

57 Pequossette St - WATERTOWN-MA

PERMIT SET FOR
CONSTRUCTION

RB DESIGNERS

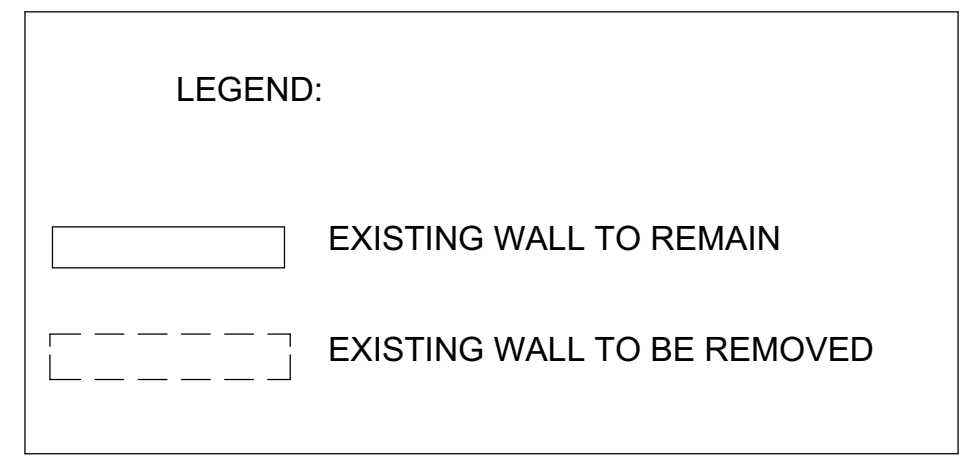
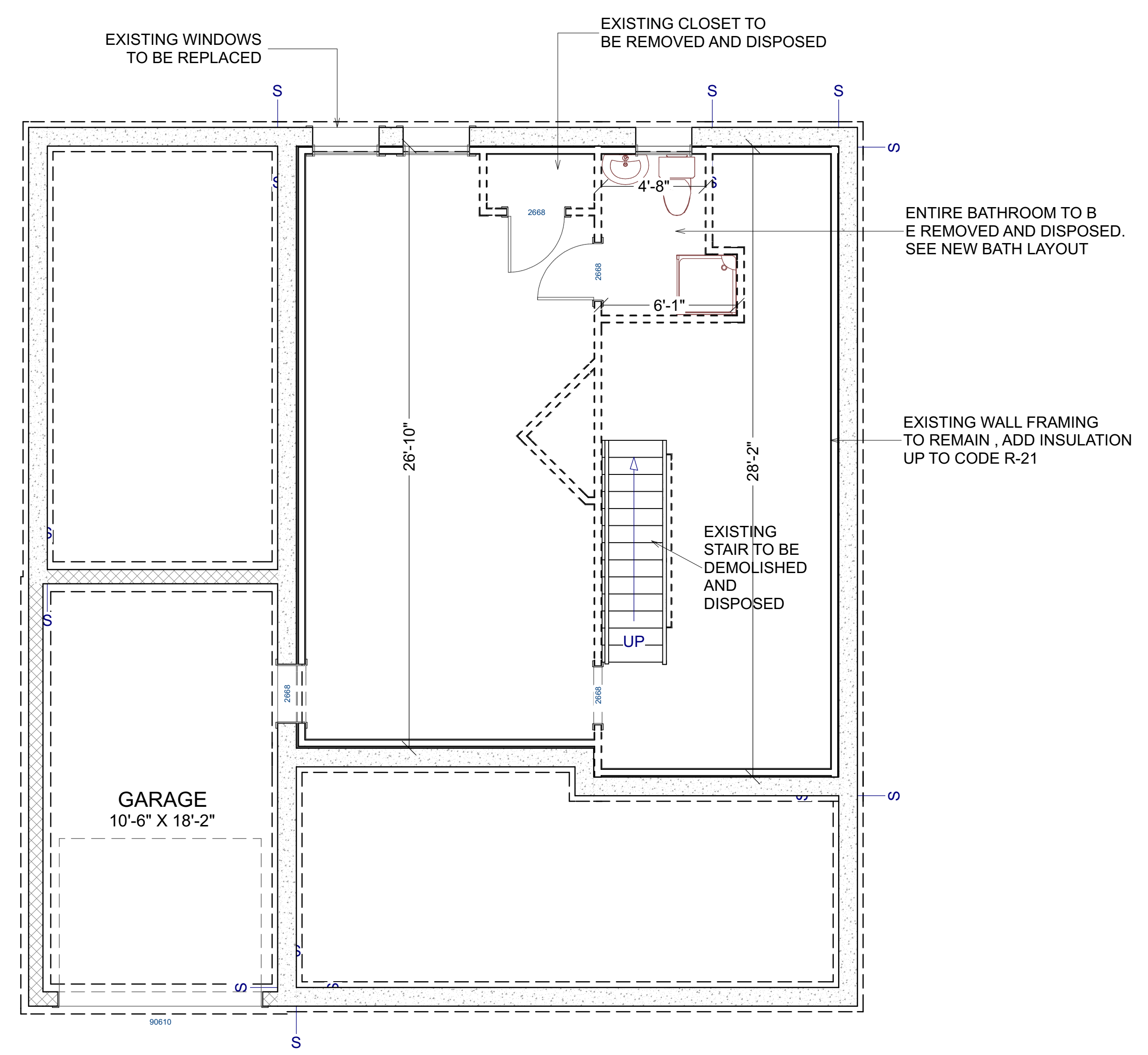
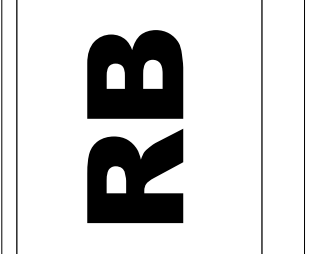
RENATA BARBOSA
(978) 310-6643
resbarbosa@gmail.com

RB

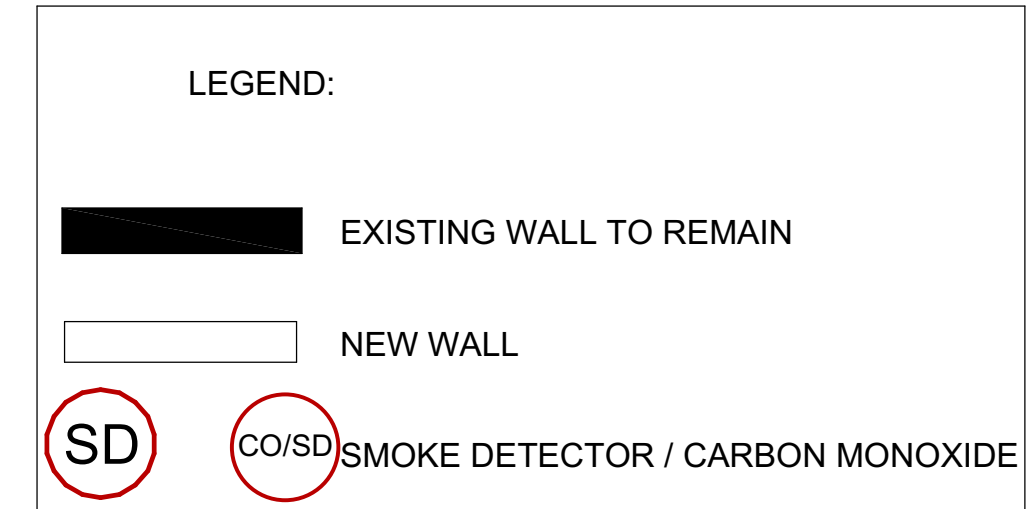
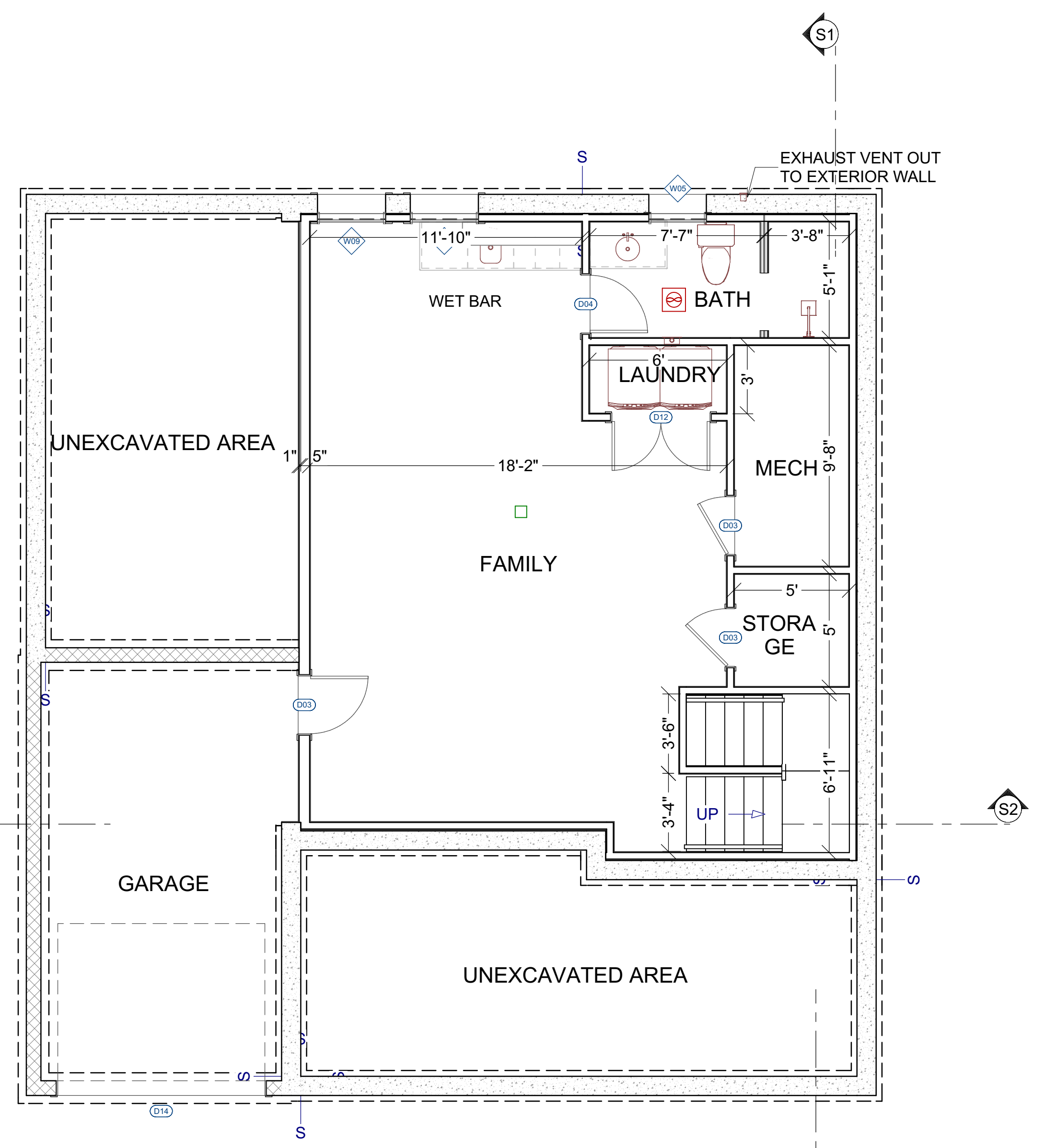
**EXISTING /
PROPOSED
FOUNDATION**

57 Pequotsette St - WATERTOWN-MA
PERMIT SET FOR
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RENATA BARBOSA
(978) 310-6643
resbarbosa@gmail.com



EXISTING FOUNDATION PLAN
1/4" = 1'

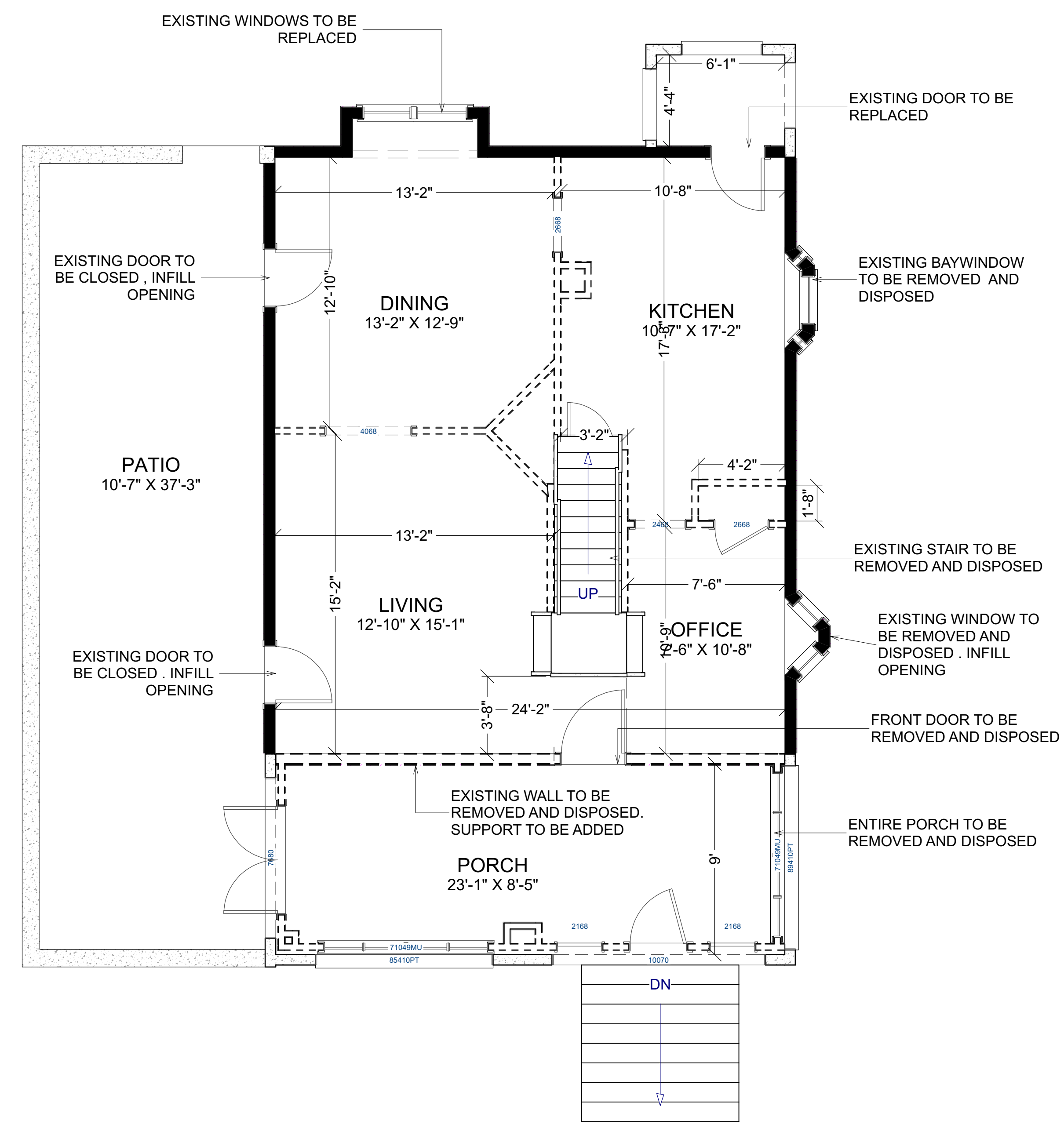
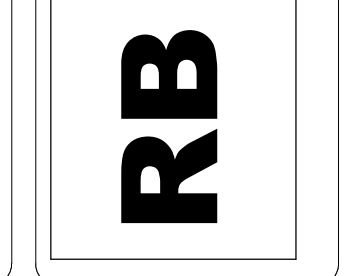


PROPOSED FOUNDATION PLAN
1/4" = 1'

**EXISTING /
PROPOSED
FIRST FLOOR**

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RB DESIGNERS
RENATA BARBOSA
(978) 310-6643
resbarbosa@gmail.com

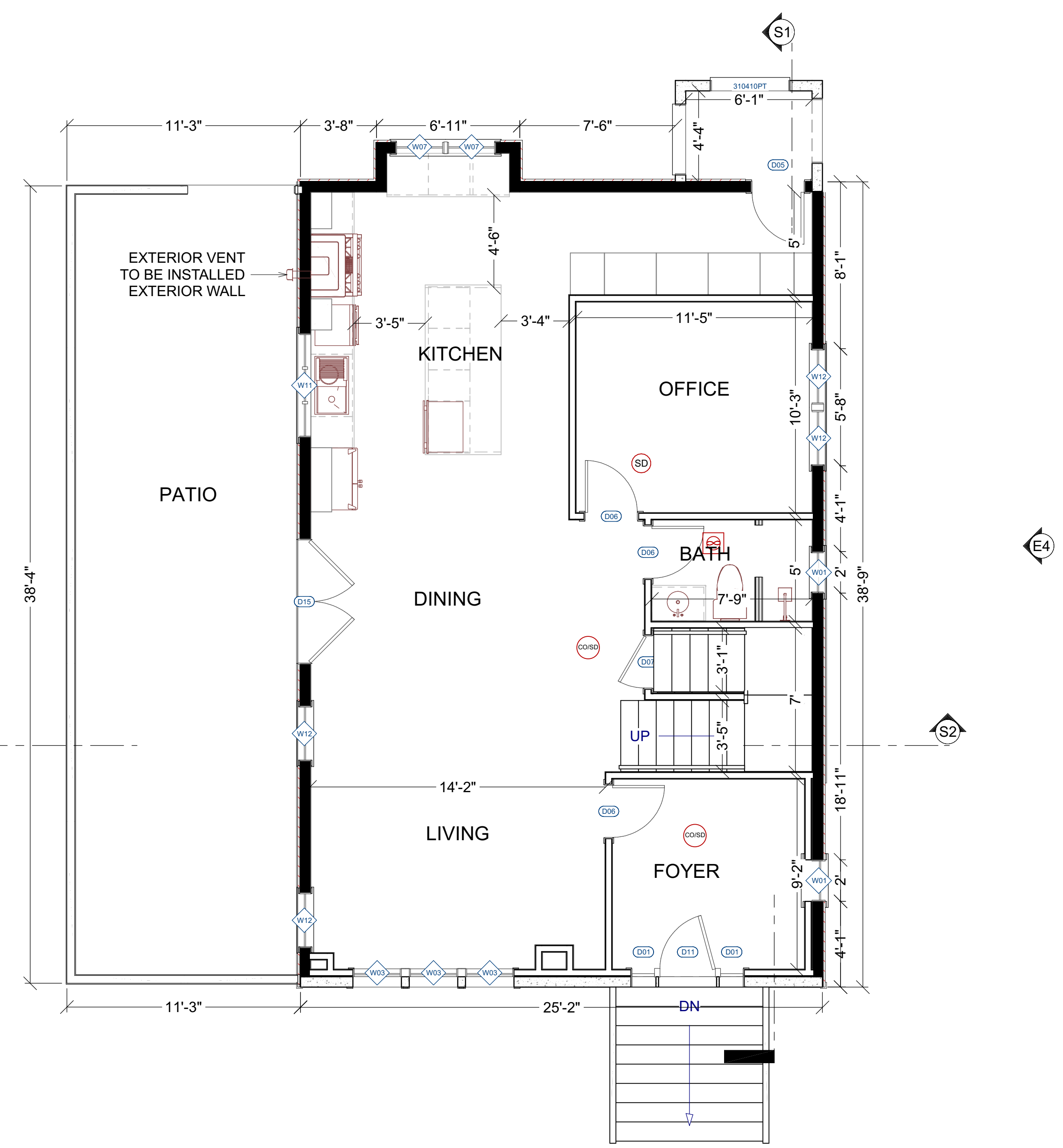


EXISTING 1ST FLOOR PLAN
1/4" = 1'

LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

PROPOSED 1ST FLOOR PLAN
1/4" = 1'



LEGEND:

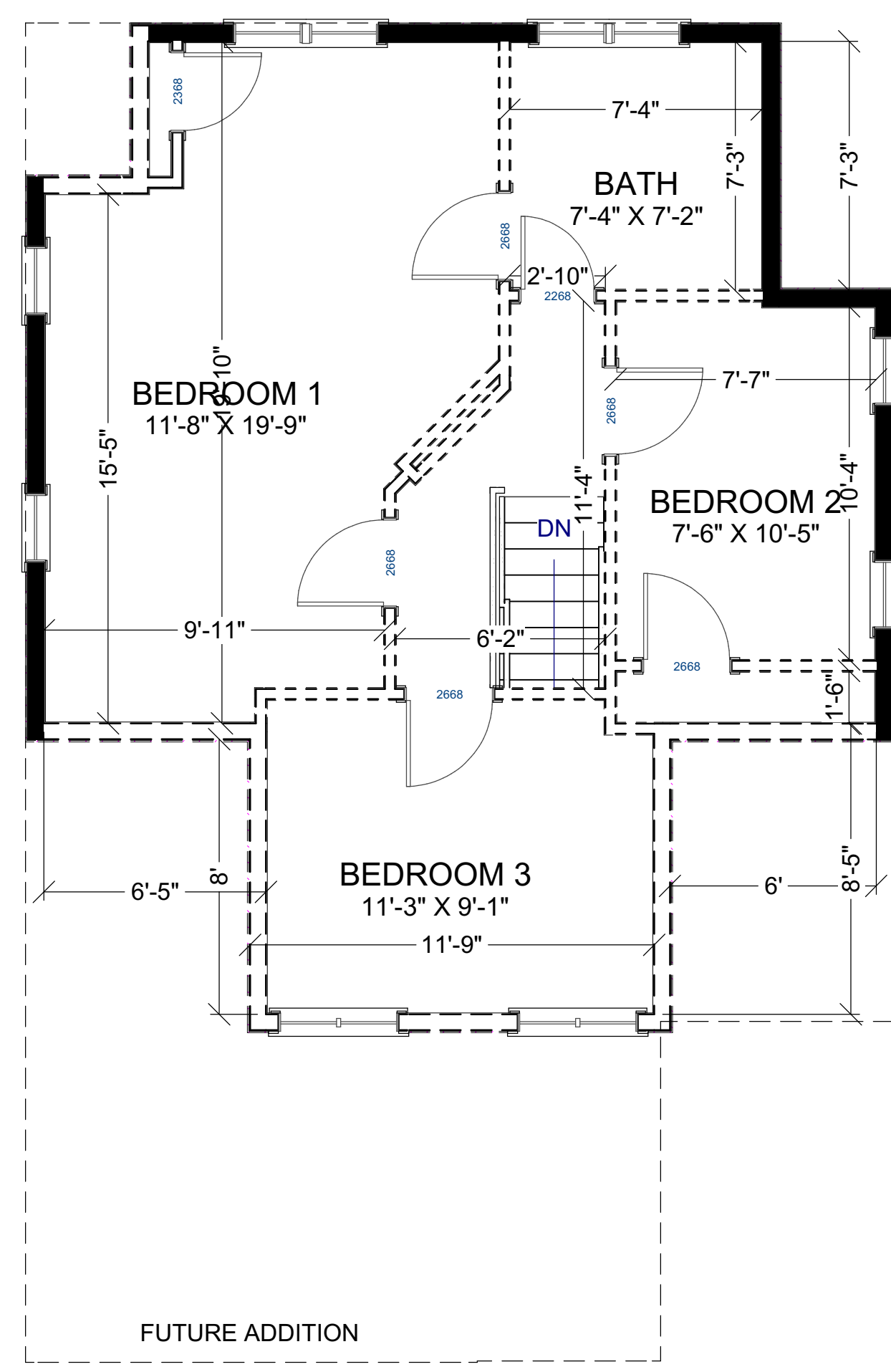
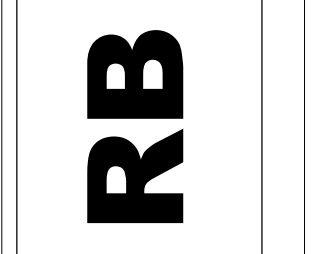
- EXISTING WALL TO REMAIN
- NEW WALL
- SD
- CO/SD SMOKE DETECTOR / CARBON MONOXIDE

**EXISTING /
PROPOSED
2ND FLOOR**

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RENATA BARBOSA
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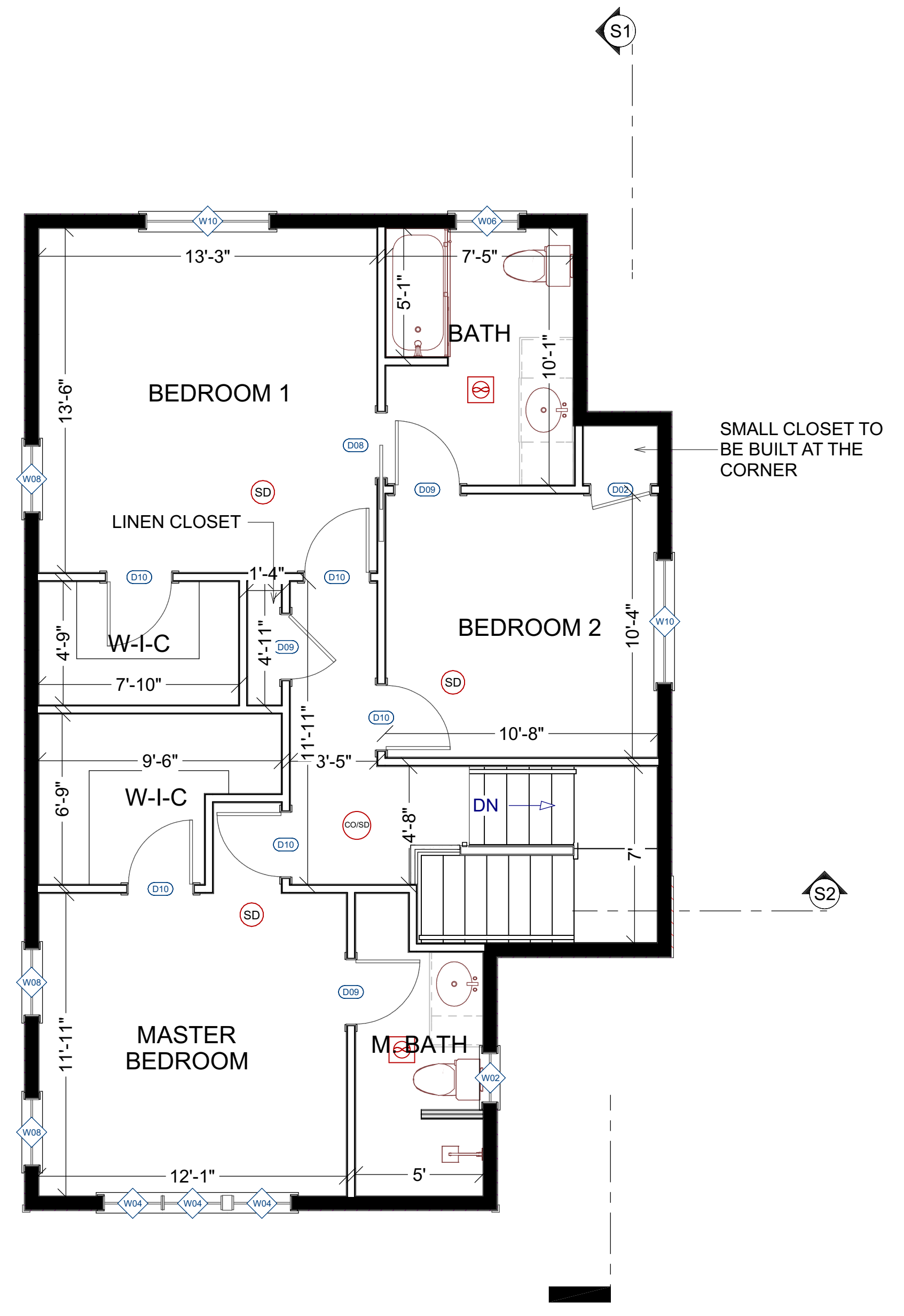
EXISTING 2ND FLOOR PLAN
1/4" = 1'

LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

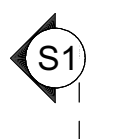


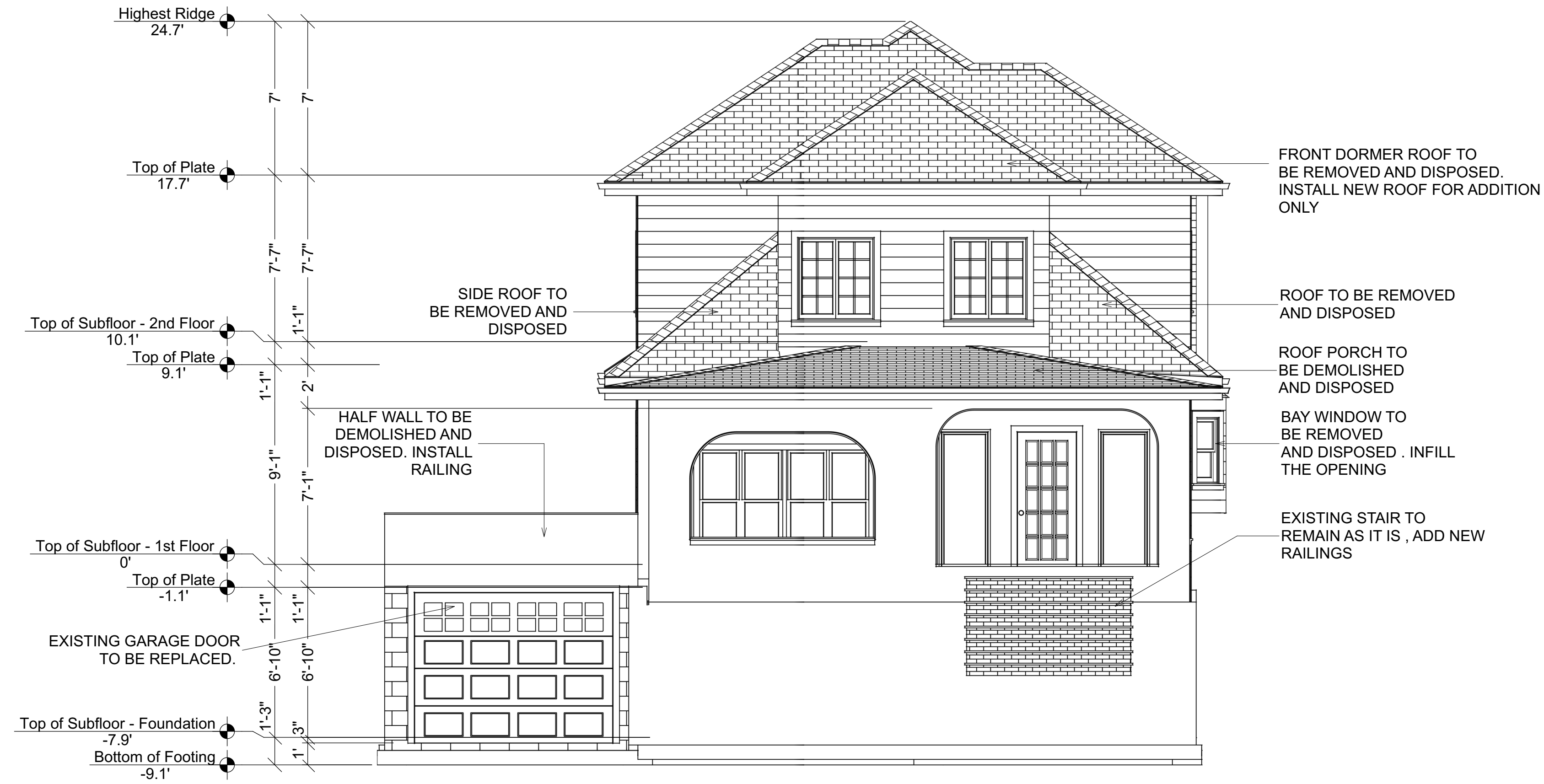
PROPOSED 2ND FLOOR PLAN
1/4" = 1'



LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL
- SD SMOKE DETECTOR
- CO/SD SMOKE DETECTOR





EXISTING FRONT ELEVATION

1/4" = 1'



PROPOSED FRONT ELEVATION

1/4" = 1'

SHEET NUMBER

A-5

Revision #:

SCALE: SEE VIEW

DATE: 5/6/25

DRAWN BY: RB

**EXISTING /
PROPOSED
ELEVATION**

57 Pequotsette St - WATERTOWN-MA

PERMIT SET FOR
CONSTRUCTION

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RENATA BARBOSA
(978) 310-6643
resbarbosa@gmail.com

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PROPOSED RIGHT ELEVATION

1/4" = 1'



PROPOSED LEFT ELEVATION

1/4" = 1'

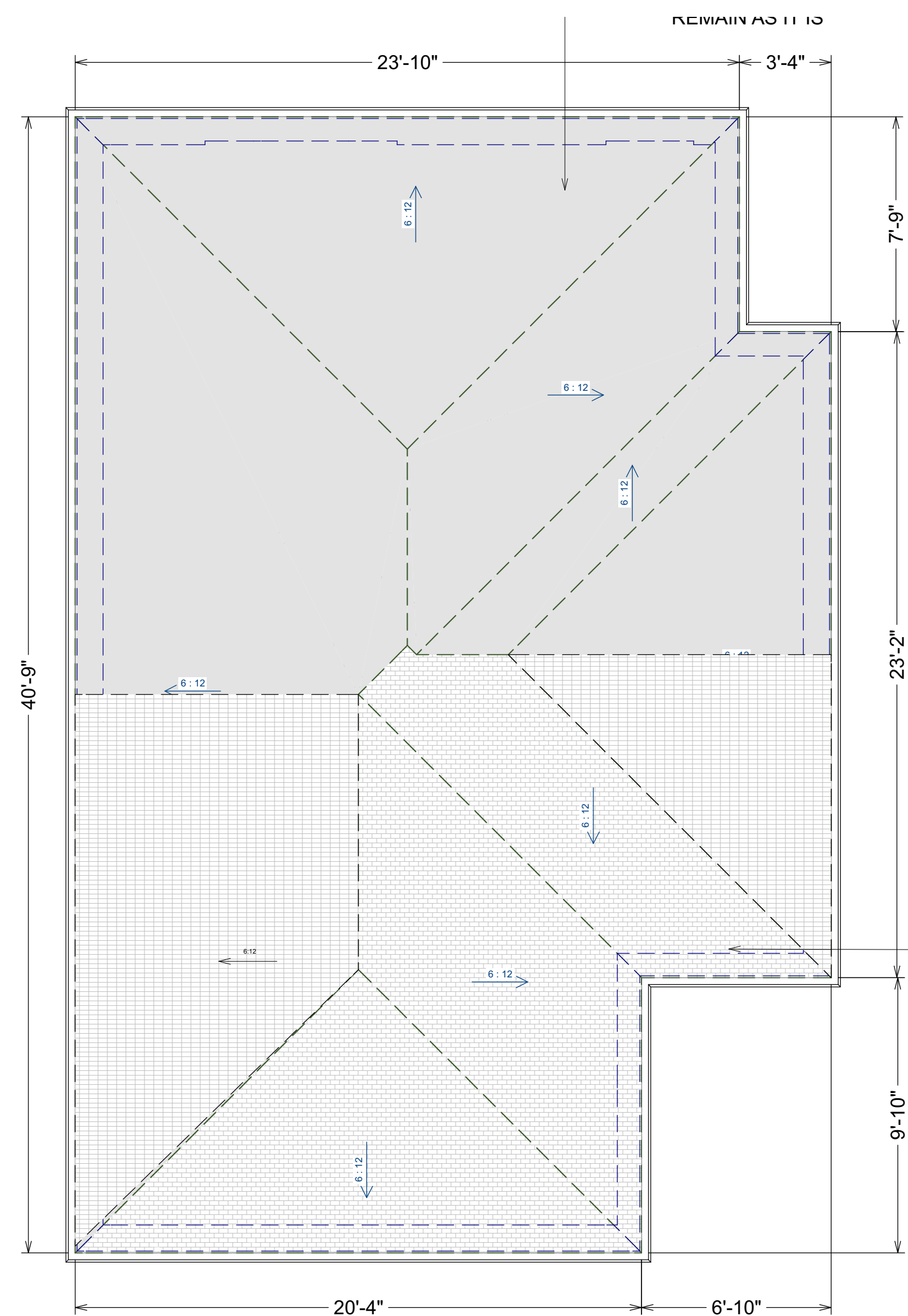


PROPOSED REAR ELEVATION

1/4" = 1'

DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	U-FACTOR	SHGC	
D01	1168	2	1	1168		15"X83"	FIXED-DOOR SL05	2X6X18" (2)	0.3	0.3
D02	2368	1	2	2368 L IN		29 1/2"X82 1/2"	HINGED-DOOR P04	2X6X32 1/2" (2)	0.3	0.3
D03	2668	3	0	2668 L IN		32"X82 1/2"	HINGED-DOOR P04	2X6X32" (2)	0.3	0.3
D04	2668	1	0	2668 R IN		32"X82 1/2"	HINGED-DOOR P04	2X6X32" (2)	0.3	0.3
D05	2668	1	1	2668 L EX		32"X83"	EXT. HINGED-DOOR E16	2X6X35" (2)	0.3	0.3
D06	2668	3	1	2668 L IN		32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	0.3	0.3
D07	2668	1	1	2668 R IN		32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	0.3	0.3
D08	2668	1	2	2668 L		62"X82 1/2"	POCKET-DOOR P04	2X6X65" (2)	0.3	0.3
D09	2668	3	2	2668 L IN		32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	0.3	0.3
D10	2668	5	2	2668 R IN		32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	0.3	0.3
D11	2868	1	1	2868 R EX		34"X83"	EXT. HINGED-DOOR E13.2	2X6X37" (2)	0.3	0.3
D12	4368	1	0	4368 L/R IN		53"X82 1/2"	DOUBLE HINGED-DOOR P04	2X6X53" (2)	0.3	0.3
D14	90610	1	0	90610		110"X85"	GARAGE-HAMPT - STOCKTON DECRATRIM	2X12X110" (2)	0.3	0.3
D15	ELOFD6065 XX	1	1	51168		72"X80"	DOUBLE HINGED-GLASS PANEL	2X6X75" (2)	0.3	0.3

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	TEMPERED	U-FACTOR	SHGC
W01	2034SC	2	1	2034SC		25"X41"	SINGLE CASEMENT-HL	2X6X28" (2)	YES	0.3
W02	20211SC	1	2	20211SC		25"X36"	SINGLE CASEMENT-HL	2X6X28" (2)		0.3
W03	2449DH	3	1	2449DH		29"X58"	DOUBLE HUNG	2X6X32" (2)		0.3
W04	2449DH	3	2	2449DH		29"X58"	DOUBLE HUNG	2X6X32" (2)		0.3
W05	2616	1	0	2616		30 1/2"X18"	FIXED GLASS	2X6X33 1/2" (2)		0.3
W06	2634DH	1	2	2634DH		31"X41"	DOUBLE HUNG	2X6X34" (2)		0.3
W07	2434DH	2	1	2434DH		29"X41"	DOUBLE HUNG	2X6X32" (2)		0.3
W08	2849DH	3	2	2849DH		33"X58"	DOUBLE HUNG	2X6X36" (2)		0.3
W09	3016	2	0	3016		36"X18"	FIXED GLASS	2X6X36" (2)		0.3
W10	41149MU	2	2	41149		59 9/16"X58"	MULLED UNIT	2X6X62 9/16" (2)		0.3
W11	5034TC	1	1	5034TC		61"X41"	TRIPLE CASEMENT-LHL/CHL/RHR	2X6X64" (2)		0.3
W12	2849DH	4	1	2849DH		33"X58"	DOUBLE HUNG	2X6X36" (2)		0.3



PROPOSED ROOF PLAN
1/4" = 1'



S1 CROSS SECTION
1/4" = 1'

NEW FRONT DORMER ROOF
ATTACHED TO THE EXISTING
ROOFING



S2 CROSS SECTION
1/4" = 1'

SHEET NUMBER
A-7
Revision #:

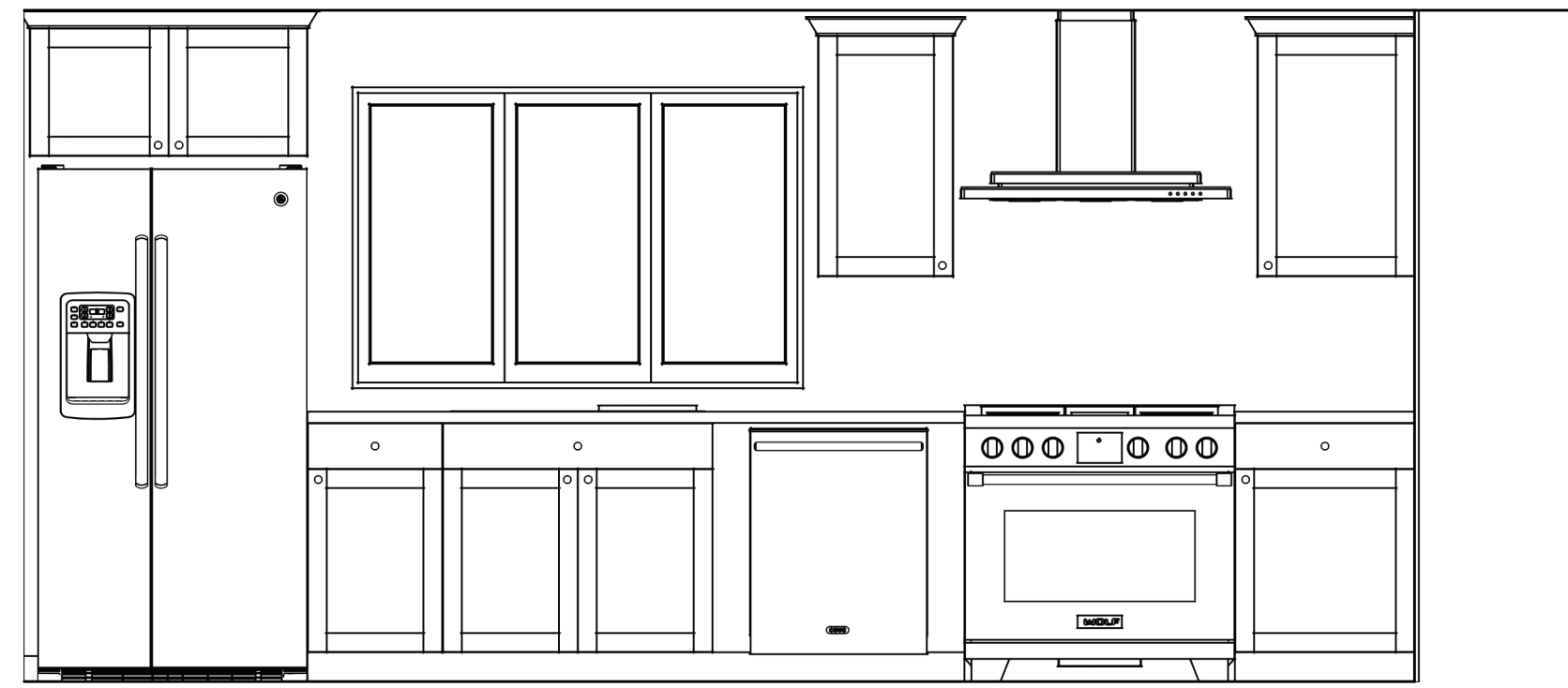
SCALE: SEE VIEW
DATE: 5/6/25
DRAWN BY:
RB

**ROOF PLAN /
SECTIONS**

57 Pequotsette St - WATERTOWN-MA
PERMIT SET FOR
CONSTRUCTION

RB DESIGNERS
RENATA BARBOSA
(978) 310-6643
resbarbosa@gmail.com

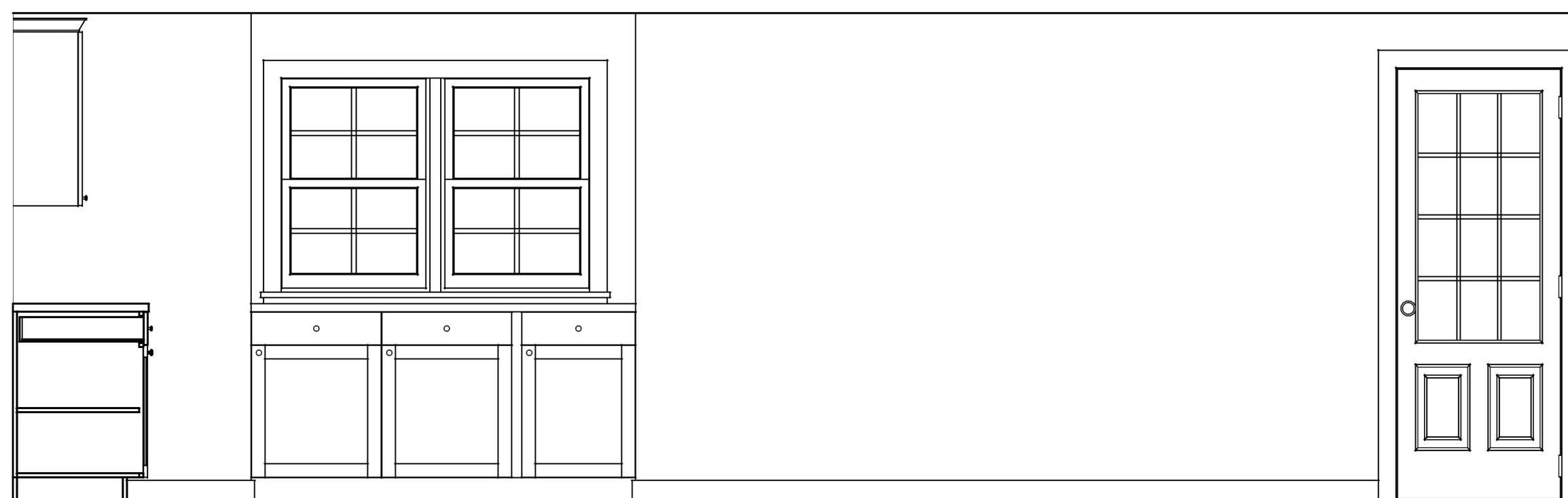
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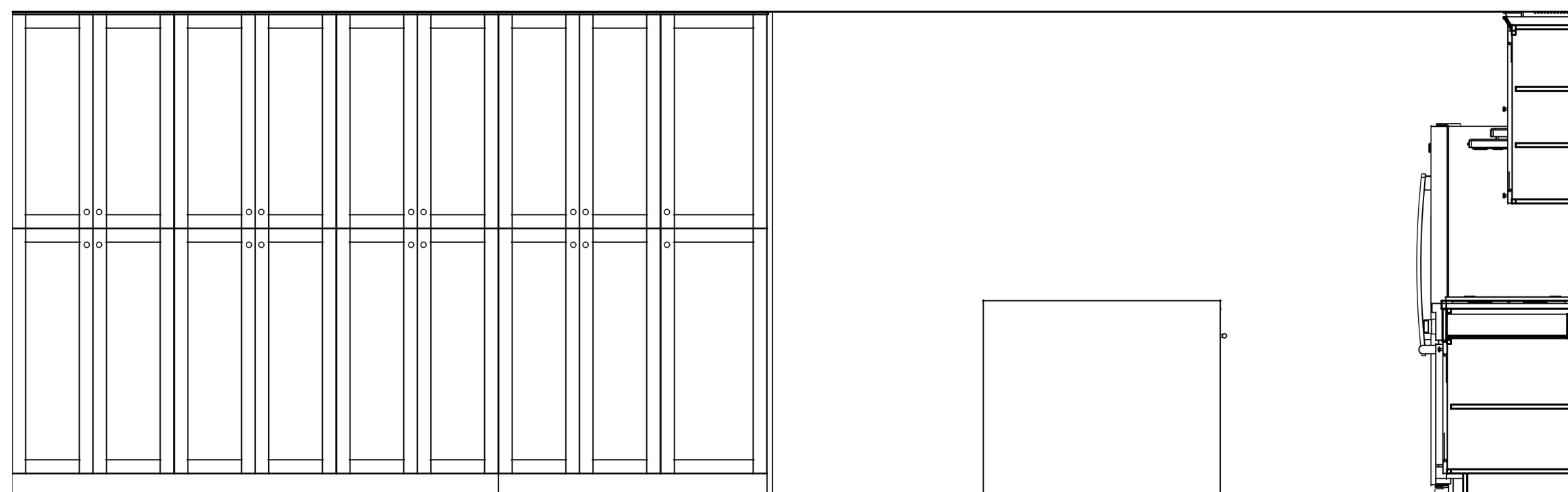
K1 KITCHEN ELEVATION
1/4" = 1'



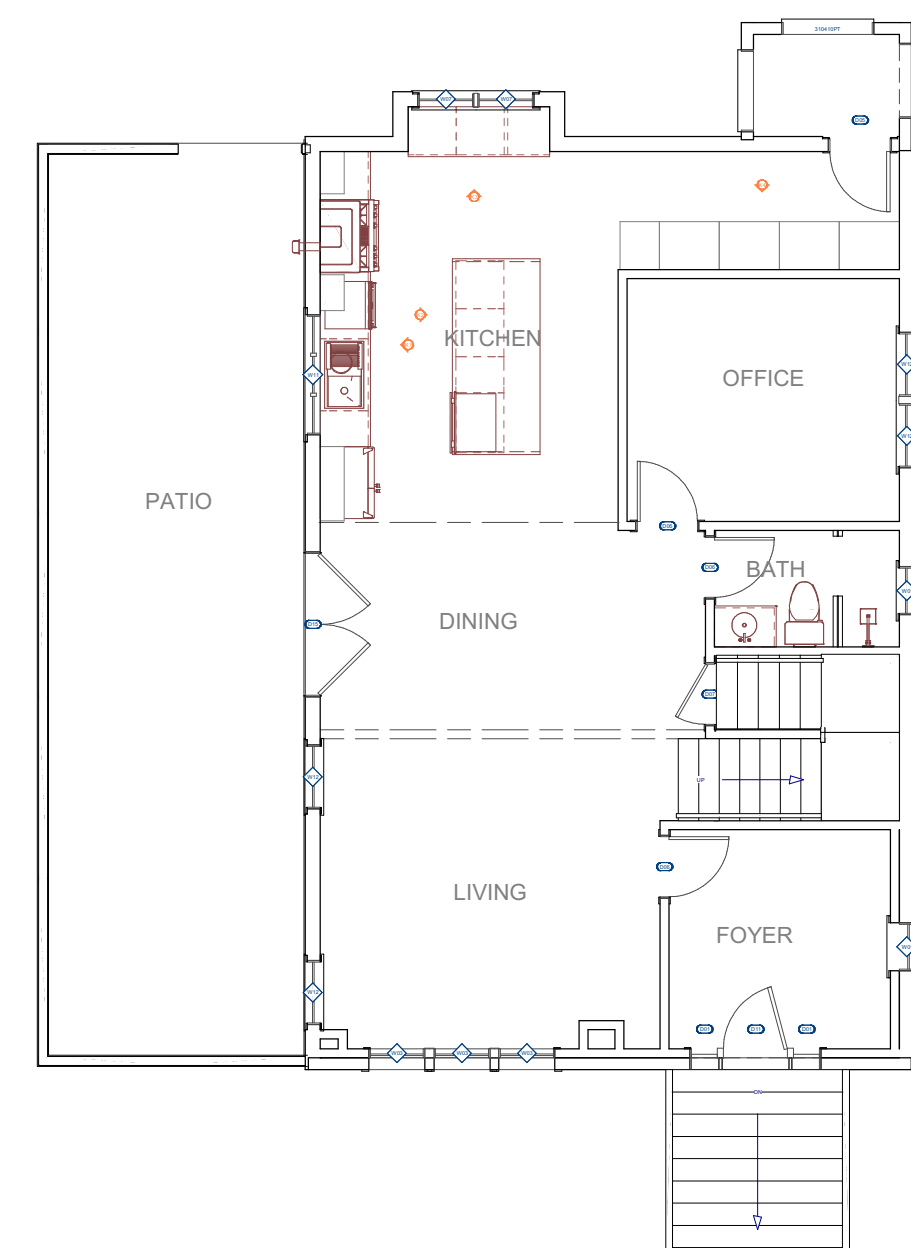
K2 KITCHEN ELEVATION
1/4" = 1'



K3 KITCHEN ELEVATION
1/4" = 1'



K4 KITCHEN ELEVATION
1/4" = 1'



MAP PLAN

SHEET NUMBER
A-8
Revision #:

SCALE: SEE VIEW
DATE: 5/6/25
DRAWN BY:
RB

**KITCHEN ELEVATION/
DETAILS**

57 Pequotsette St - WATERTOWN-MA
PERMIT SET FOR
CONSTRUCTION

RB DESIGNERS
RENATA BARBOSA
(978) 310-6643
resbarbosa@gmail.com

RB

57 PEQUOSSETTE PHOTOS

Photos of subject property



Front



View from left/front



Front windows close-up

Photos of nearby properties



57 Pequossette and 53 Pequossette to right



53 Pequossette and 47-45 Pequossette to right



57 Pequossette and 63-65 Pequossette to left



63-65 Pequossette



63-65 Pequossette and 69 Pequossette and 318 Charles River Rd farther left



50 Pequossette



54 Pequossette