



CITY OF WATERTOWN

Historical Commission

Elisabeth Loukas, Chair
Thomas Mellone, Member
Susan Steele, Member
Joseph Panto, Member
Matthew Walter, Member
Richard Glenn, Member

The Historical Commission of the City of Watertown will hold a remote public meeting on 9th day of December, 2021 at 7:00 p.m. Pursuant to Chapter 20 of the Acts of 2021, this meeting will only have remote opportunities for participation with public access provided as follows:

HISTORICAL COMMISSION MEETING THURSDAY, DECEMBER 9, 2021 AT 7:00 PM AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/?channel=1>
- B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/95648117955>
- C. 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#
- D. Public may comment through email: sjeness@watertown-ma.gov

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- 1. Acceptance of Minutes
 - A. Review of Minutes from November 4, 2021 Historical Commission Meeting
 - 2. Commission Discussion
 - A. **Public Hearing- 53 Copeland St.-** to review the demolition application for a one- family house. Roger Kane, C/O Kane Built, Inc., Applicant/Owner
 - 3. Commission Discussion
 - A. **Public Hearing- 119 Riverside St.-** to review the demolition application for the 2 car garage on the site. Anne and Theodore Hammett, Applicant/Owner
 - 4. Review-Discussion
 - A. Review and Acceptance of Meeting and Filing Dates for 2022
 - 5. Review-Discussion

- A. Demolition Delay Ordinance Review and Recommendation for updates
- 6. New Business
 - A. New Business and Updates for members of the Historical Commission

1. APPLICATION FOR PERMIT (Demo)

Building Department Application Form

BPA.21.1131

In accordance with 105 SEP 21 2021 11:05
In accordance with §110.0, Massachusetts State Building Code, "Application for Permit" the undersigned hereby applies for a permit to: **DEMOLISH/REMOVE/RAZE**

No. and Street: 53 COPELAND STREET Watertown, MA

KANE BUILT, INC
Owner Name

PO Box 620-636, NEWTON, MA 02462
Address

781-235-1461
Tel/Cell #

KANE@KANEBUILTHOMES.COM
Email

Architect/Engineer Name

Address

Tel/Cell #

Email

KANE BUILT, INC.

PO Box 620-636, NEWTON, MA 02462

781-235-1461

KANE@KANEBUILTHOMES.COM

Builder Name

Address

Tel/Cell #

Email

License # CS-002895 Expiration 4.9.22

Certificate of Insurance (ATTACHED)

Use & Occupancy of all Parts of Building: RESIDENTIAL If Dwelling, Number of Families 1

ARE DETACHED BUILDINGS INCLUDED? YES Describe: DILAPIDATED SHED

Provide a brief description of the type of building and the condition requiring issuance of permit:

SINGLE FAMILY HOUSE WITH A LOT OF DEFERRED MAINTENANCE
AND LACKING SUFFICIENT BUILDING ENVELOPE INSULATING FACTORS

Provide a brief description of the proposed reuse, reconstruction or replacement:

CONSTRUCTION OF A NEW TWO FAMILY HOUSE

Assessed Value: Building Only \$ 233,700 Permit Fee: \$ 1362.15
(Fee: \$15.00 per 1st \$1,000 Assessed Value of Bldg. \$7.50 for each \$1,000 up to \$100,000; \$4.50 for each \$1,000 over \$100,000)

Your Name (Please Print) ROGER KANE Signature [Signature]
Address: PO Box 620-636 City/State/Zip Newton, MA 02462
Tel/Cell: 781-235-1461 E-mail Kane@KanebuiltHomes.com Date: _____

Special Condition will apply to any proposed project when an area is in excess of one acre

Approved by:

Mike Mena, Zoning Enforcement Officer

Peter McLaughlin, Inspector of Buildings

3 Copeland Street

No. 179

Aug. 22, 1949

ne fam. dwelling - garage attached

wner: Nicola Morizio

rch: owner

uilder: owner

lass: 3d - wood

ize: 25 x 34

oundation: cement blocks

oof: pitch - asphalt

eat: H.W.

ost: \$6,000.

Plans: yes approved for lathing

9-19-49

53 Copeland St.

, No. 110

Oct. 10, 1972

Add. of one room and 5' to bedroom

Owner: Gerald R Mills - 53 Copeland St.

Arch: Ken Dennison

Builder: owner

Size: 14'6" x 16'

Found: conc. bl.

Roof: gable and shed

Material: asphalt shingles

Cost: \$5,000.

Plans: yes

53 Copeland St

Ref. 6-9-17

No. 82

July 1, 1976

In ground pool

Owner: Gerald Miles et ux

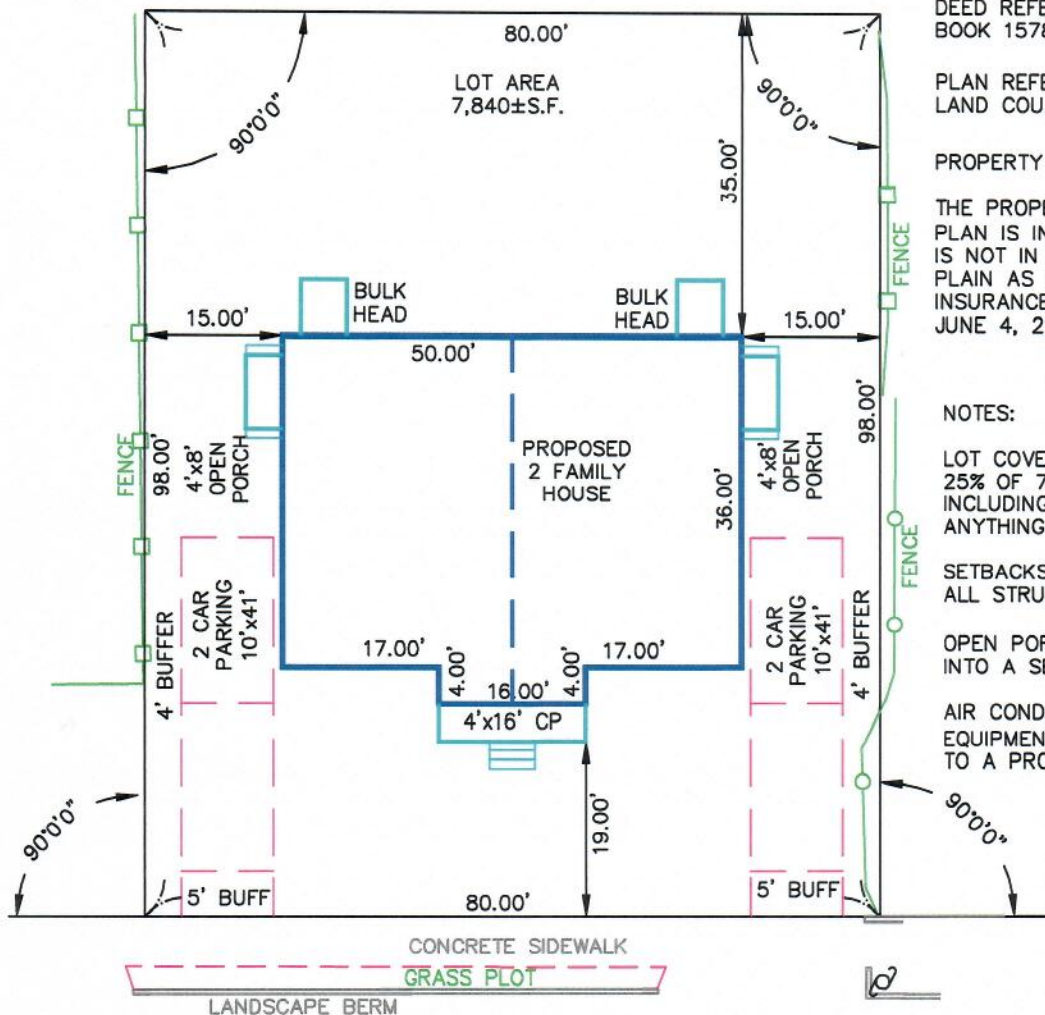
Arch: -----

Builder: Andrew Gunite - No. Billerica, Mass.

Size: 23 x 38

Cost: \$3,000.

Found: concrete.



COPELAND

(PUBLIC, 40' WIDE)

STREET

OWNER:
KANE BUILT INC

DEED REFERENCE:
BOOK 1578 PAGE 160

PLAN REFERENCE:
LAND COURT PLAN #21368A

PROPERTY LOCATED IN T ZONE.

THE PROPERTY SHOWN ON THIS
PLAN IS IN FLOOD ZONE "X" AND
IS NOT IN A 100 YEAR FLOOD
PLAIN AS DESIGNATED BY THE FLOOD
INSURANCE RATE MAP #25017C0552E
JUNE 4, 2010

NOTES:

LOT COVERAGE:
25% OF 7,840±S.F. = 2,352±S.F.
INCLUDING SIDING AND
ANYTHING COVERES

SETBACKS:
ALL STRUCTORS THAT ARE COVERED

OPEN PORCHES MAY PROJECT 4'
INTO A SETBACK

AIR CONDENSORS AND OTHER
EQUIPMENT NO CLOSER THEN 5'
TO A PROPERTY LINE

LOT COVERAGE:
25% OF 7,840±S.F. = 2,352±S.F.
PRO HOUSE / PORCH = 1,966±S.F. OR 25.1%

PLAN OF LAND ~ WATERTOWN, MA

SHOWING PROPOSED HOUSE

#53 COPELAND STREET

DATE: 10/15/21 SCALE: 1" = 20'

PREPARED BY:

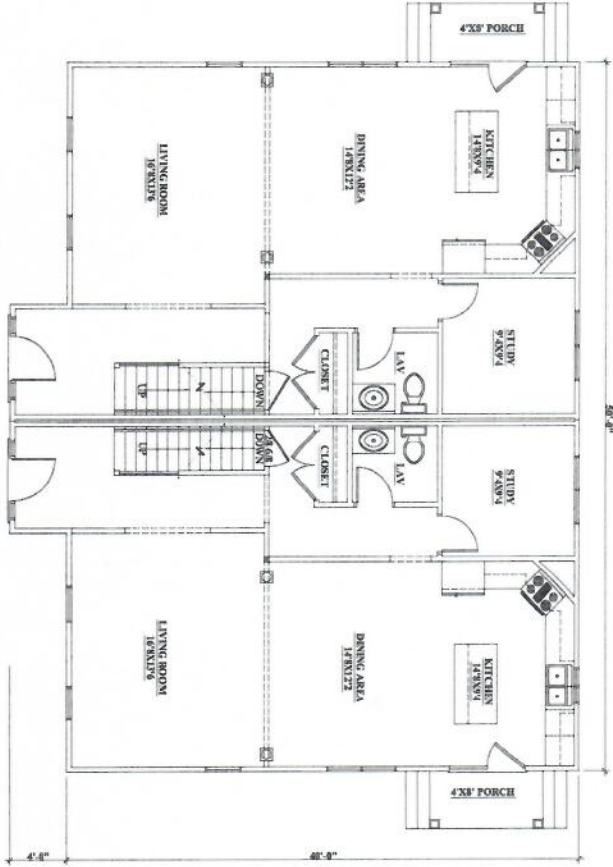
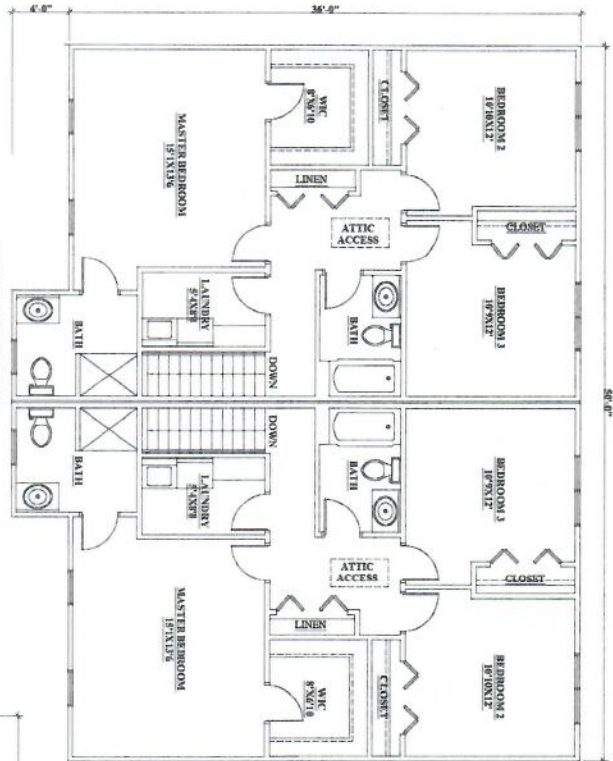
BIBBO BROTHERS AND ASSOCIATES
SURVEYING, ENGINEERING
& CONSTRUCTION CONSULTING

10 HAMMER STREET, WALTHAM, MA 02453

TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net

RALPH BIBBO, JR., MANAGER - ROBERT BIBBO, P.L.S.

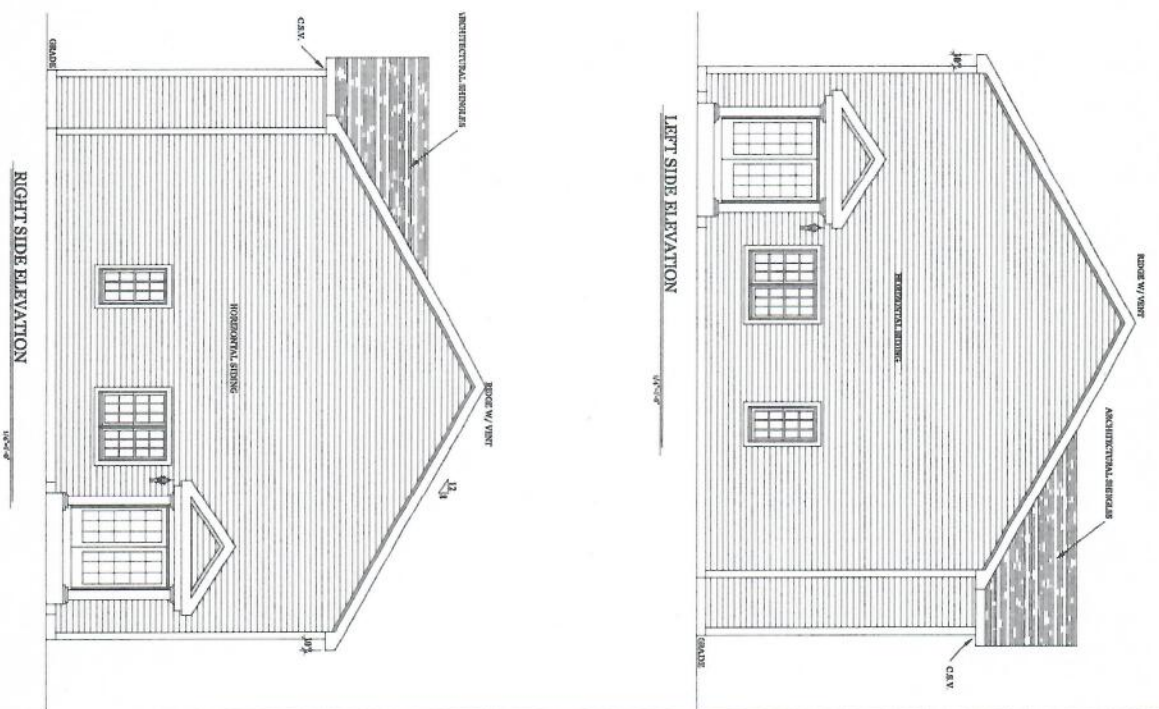
Copy Plan



2	TWO FAMILY RESIDENCE 53 COPELAND STREET WATERTOWN, MA		FLOOR PLANS		R.C. Searles & Associates Exclusive Home Designers Design / Build Phone No. 17 Glenwood St. (508) 466-3202 Holden Ma.	NOTES:
	DATE: 10/26/2021					
	SCALE: 1/4" = 1'-0"					
	CHECKED BY: RCS					

2 OF 2

Handwritten signature



NOTES:

R.C. Searles Associates
 Exclusive Home Designers
 Design / Build
 Phone No. 17 Glenwood St.
 (508) 466-3202 Holden Ma.

NOTICE OF COPYRIGHT
 Pursuant to the Federal Copyright Act, these plans whether a preliminary layout or sketch, full construction set, partial set, building set, study set or other work, contain the copyright notice and are duly registered with Library of Congress. Any reproduction or use of these plans without the express written consent of R.C. Searles Associates, Inc. is prohibited. These plans may be used only for the project for which they were prepared. Any use for other projects without the express written consent of R.C. Searles Associates, Inc. is prohibited. Any use or distribution of these plans without the express written consent of R.C. Searles Associates, Inc. is prohibited and any violation will be prosecuted to the fullest extent of the law.

TWO FAMILY RESIDENCE
 53 COPELAND STREET
 WATERTOWN, MA

ELEVATIONS

D-230.10.21
 DATE: 10/26/2021
 SCALE: 1/4" = 1'-0"
 DRAWN BY: RWS
 CHECKED BY: RCS

1
 1 OF 2

53 COPELAND



FRONT EXTERIOR

53 COPELAND



LEFT SIDE

53 COPELAND



REAR EXTERIOR

63 COPELAND



RIGHT SIDE



601 COPELAND
(LEFT SIDE NEIGHBOR)



47 COPELAND
(RIGHT SIDE NEIGHBOR)



50 & 54 COPELAND
(NEIGHBORS DIRECTLY ACROSS THE STREET)



54 COPELAND, 58 COPELAND & 62-64 COPELAND
(ACROSS THE STREET)



42-44 COPELAND, 46-48 COPELAND & 50 COPELAND
(ACROSS THE STREET)

Dec HC Agenda? BPA. 21-1359

1. APPLICATION FOR PERMIT (Demo)

Building Department Application Form

In accordance with §110.0, Massachusetts State Building Code, "Application for Permit" the undersigned hereby applies for a permit to: **DEMOLISH/REMOVE/RAZE**

No. and Street: 119 Riverside Street Watertown, MA

Abt, gnu/ce

Owner Name	Address	Tel/Cell #	Email
Anne & Theodore Hammett	119 Riverside Street, Watertown MA 02472	617-407-7830	TedHammett.Abt@gmail.co
Abigail Hammett	119 Riverside Street, Watertown MA 02472	917-535-270	119riverside street@gmail.cc
Architect/Engineer Name	Address	Tel/Cell #	Email
Erik Kortz	21 Westdale Ave Wilmington, MA 01887	857-251-5110	ebkortz@stellahomeservices.co
Builder Name	Address	Tel/Cell #	Email

License # CS-108729 Expiration 11/27/2022

Certificate of Insurance Travelers 7PJUB-7H6878601

Use & Occupancy of all Parts of Building: Accessory, Garage If Dwelling, Number of Families 1

ARE DETACHED BUILDINGS INCLUDED? No Describe: _____

Provide a brief description of the type of building and the condition requiring issuance of permit:
Complete demolition of free-standing garage

Provide a brief description of the proposed reuse, reconstruction or replacement:
No replacement structure proposed

Assessed Value: Building Only \$ 8,800 Permit Fee: \$ 72.75 73.50 act 8863
(Fee: \$15.00 per 1st \$1,000 Assessed Value of Bldg. \$7.50 for each \$1,000 up to \$100,000; \$4.50 for each \$1,000 over \$100,000)

Your Name (Please Print) Theodore Hammett + Anne H. Hammett Signature [Signature]
Address: 119 Riverside Street City/State/Zip Watertown MA 02472
Tel/Cell: 617-407-7830 E-mail TedHammett.Abt@gmail.com Date: 11/4/2021

Special Condition will apply to any proposed project when an area is in excess of one acre

Approved by:

Mike Mena, Zoning Enforcement Officer

Peter McLaughlin, Inspector of Buildings

9 Riverside St

Sept. 10, 1888

B. Cole

checked from records of Water & Bldg.
Depts. 721

? ? ? ? ?

119 Riverside St.

Lot# 4

#3894

April 9, 1921.

Two Car Garage, (3rd. Class)

Owner Mary E, White

Arch. ----

Builder Owner

Size 20' x 20' x 20'

Cost \$200.

Material Wood

February 10, 1987

New kitchen 1 & 1/2 bathroom and bedroom

Owner: Ted Mannett

Builder: D.A. Mac Arthur Inc

Plans: yes

Cost: \$48,000

RIVERSIDE ST.

#0456

FE: 8/23/06
NER: Theodore & Anne Hammett
LDER: Paptrick Hallahan
COST: \$6,000.
NS: Sk

move & replace front porch – same dimension 26' x 6'. complete 10-2-06

Date: 9/7/06
Owner: Theodore & Nancy Hammett
Builder: Patrick Hallahan
Est. Cost: \$9,000.
Plans: Sk & P

Raze existing deck & construct new deck same dimensions - *complete*
10-2-06

Theodore M. Hammett and Anne H. Hammett
119 Riverside Street
Watertown, MA 02472

November 9, 2021

Historical Commission
Town of Watertown Administration Building
149 Main Street
Watertown, Massachusetts 02472

Dear Watertown Historical Commission:

We hereby apply for a permit to demolish the detached garage behind our house at 119 Riverside Street. It is our understanding that the garage is not original to the house and we do not believe that it has any particular historical or architectural significance. Nor would its demolition disturb or detract from any desirable neighborhood architectural characteristic that currently exists. Indeed, there are currently very few garages on our street.

Attached please find photographs of the garage and the site plan (prepared by a licensed surveyor and signed by us) which shows the garage and the house. The garage will not be replaced with any new structure so no elevations or plans for a replacement project are included. The land on which the garage sits will become part of our back yard. We wish to demolish the garage in order to create more green space and to provide some additional available lot coverage area for a proposed renovation of the house.

Thank you for considering this request. We look forward to hearing from you.

Sincerely,

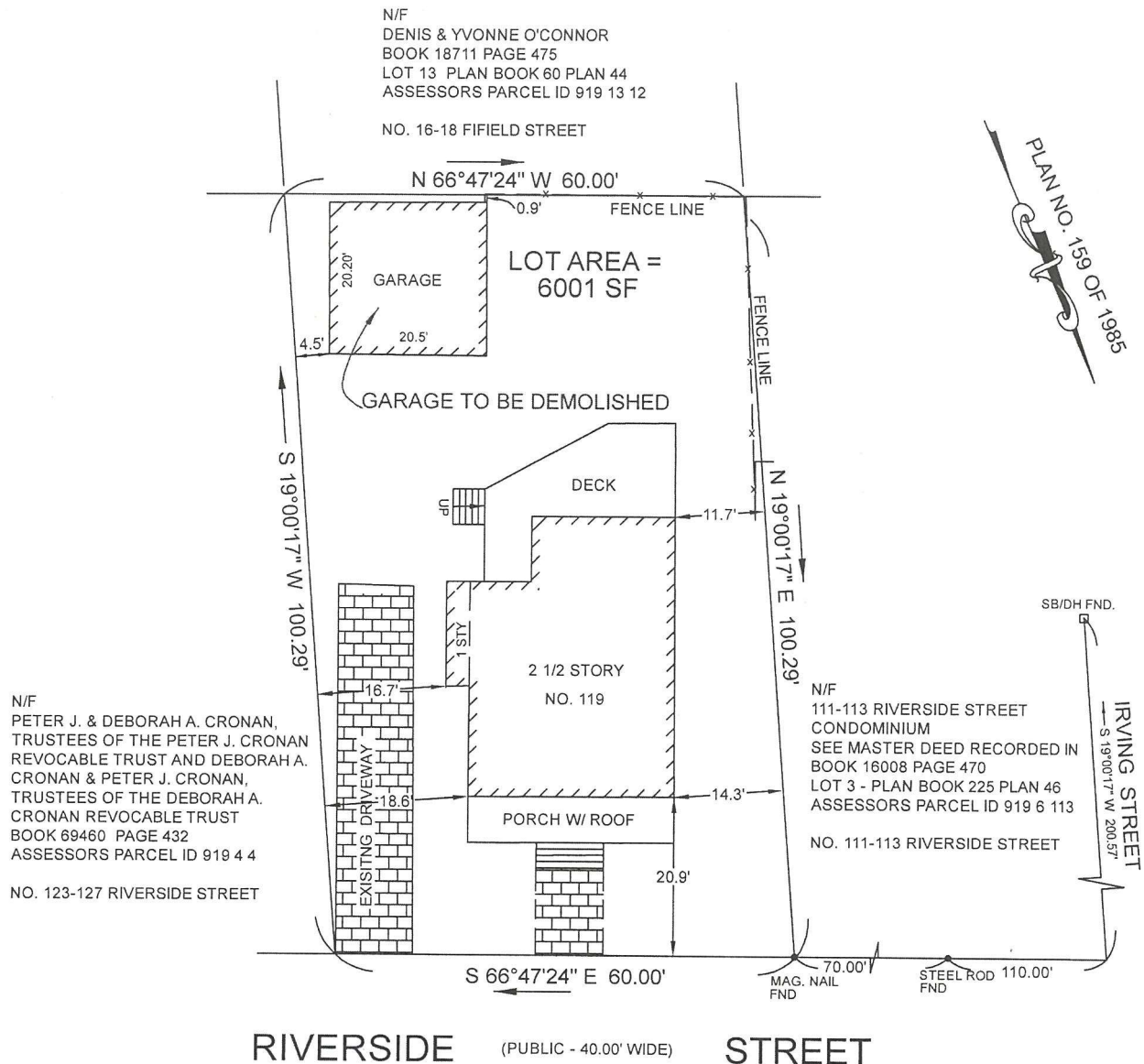


Theodore M. Hammett



Anne H. Hammett

Attachments: Site plan; Photos of garage



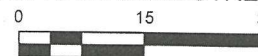
NOTES:

- 1.) RECORD OWNERS: ANNE HAAGA HAMMETT & THEODORE M. HAMMETT, TRUSTEES OF THE HAMMETT REALTY TRUST
- 2.) DEED REFERENCE: BOOK 31090 PAGE 484
- 3.) PLAN REFERENCE: PLAN BOOK 225 PLAN 46
- 4.) ASSESSORS PROPERTY ID: 919 5 4
- 5.) ZONING DISTRICT: T
- 6.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY

Michael J. Cameron
Ann H. Hammett



PLOT PLAN IN WATERTOWN, MA 119 RIVERSIDE STREET



SCALE: 1" = 15'-0"

OCTOBER 29, 2021

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324-9566



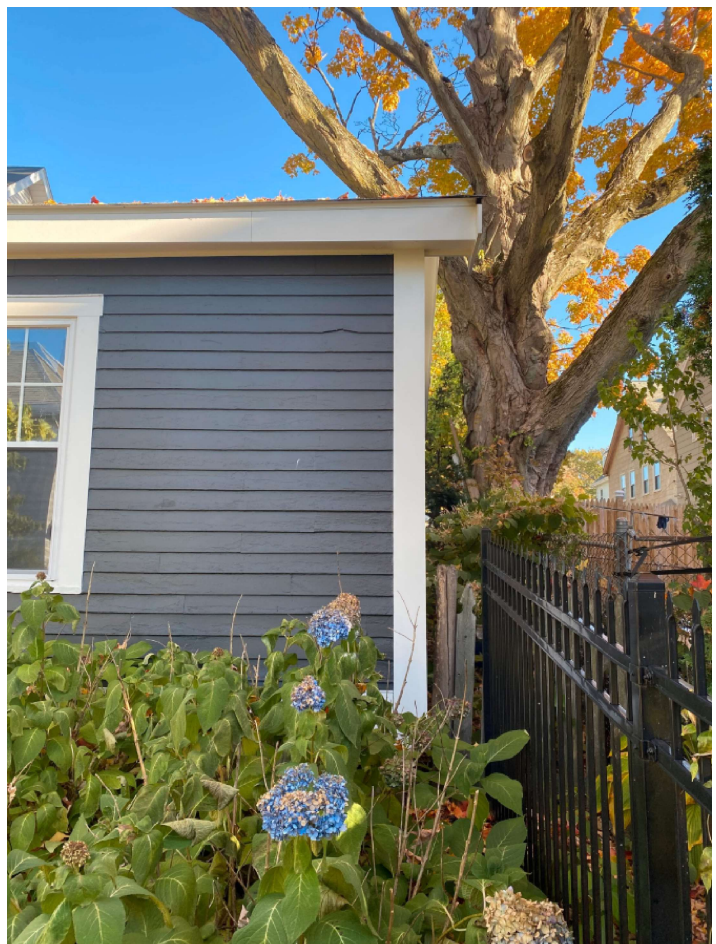
Garage from Public Way



Garage front



Garage side



Garage at property line



CITY OF WATERTOWN
Historical Commission
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Elisabeth Loukas, Chairperson
Marilynne K. Roach, Member
Thomas Mellone, Member
Joseph Panto, Member
Matthew Walter Member
Richard Glenn, Member

2022 HISTORICAL COMMISSION MEETINGS
AND FILING SCHEDULE
2nd Thursday of Each Month*
7:00 p.m.

Please check the updated meeting agenda on the City Website for the specific meeting participation information within 48 hours of the scheduled meeting.

Filing Deadline 5:00 p.m.	Additional Info. Deadline 12:00 p.m.	Meeting Date 7:00 p.m.
December 16	January 6	January 13
January 13	February 3	February 10
February 10	March 3	March 10
March 17	April 7	April 14
April 14	May 5	May 12
May 12	June 2	June 9
June 16	July 7	July 14
NO AUGUST MEETING		
August 17	September 8	*September 15-LD
September 15	October 6	October 13
October 13	November 3	November 10
November 10	December 1	December 8

FILING DEADLINE – This is last day to file to be scheduled for next month's Public Hearing.

ADDITIONAL INFORMATION DEADLINE – For applicants who have filed, this date is for additional supporting documentation not submitted at filing date.

*Moved for holiday.