



CITY OF WATERTOWN

Historical Commission

Elise Loukas, Chair
Marilynne K. Roach, Member
Thomas Melone, Member
Susan Steele, Member
Joseph Panto, Member
Matthew Walter, Member
Richard Glenn, Member

The Historical Commission of the City of Watertown will hold a public meeting on the second Thursday of the month, on March 10, 2022 at 7:00 p.m. in accordance with Chapter 20 of the Acts of 2021, the meeting and public hearing will be conducted via remote means.

HISTORICAL COMMISSION MEETING THURSDAY, MARCH 10, 2022 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:sjenness@watertown-ma.gov

-
- 1. Acceptance of Minutes
 - A. Review and Acceptance of Minutes from the January 13, 2022 Historical Commission Meeting
 - 2. Public Hearing-
 - A. **44 York Ave-** to determine if the house and accessory structures at this site are preferably preserved and if a delay will be imposed. Scott Miller/Applicant, A & Q Acquisition/Owner
 - 3. Public Hearing-
 - A. **101 Marshall St-** to determine if the garage at this site is preferably preserved and if a delay will be imposed. Mike Vining, Applicant/ John Berglund, Owner
 - 4. Review-Discussion
 - A. Demolition Delay Ordinance Review for updates

5. Updates

- A. Community Preservation Committee Updates by Matthew Walter
- B. Updates on the Campus Wide Lighting and Signage Proposal- Letter from Massachusetts Historical Commission

BPA-22-79
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**

2022 JAN 20 4 11:03

No. and Street: 44 York ave Watertown, MA

A & Q Development LLC	44 York Ave, Watertown, Ma.	978-815-5450	ecremodeling@icloud.com
Owner Name	Address	Tel/Cell #	Email
John Dugger	25 Beach Rd. Gloucester, Ma. 01930	978-618-3391	jsdaia1@comcast.net
Architect/Engineer Name	Address	Tel/Cell #	Email
Darrell Sanders	25 Doty Ave, Danvers, Ma. 01923	978-815-5450	ecremodeling@icloud.com
Builder Name	Address	Tel/Cell #	Email

License # CS-068153 Expiration 10/07/2022

Certificate of Insurance The Main Street America Group, Policy MPT6557M

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

ARE DETACHED BUILDINGS INCLUDED? Yes Describe: Garage

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

Standard Cape, Very Poor condition, Masonary front stairs and chimney are failing, Interior Electrical and Plumbing needs to be totally redone. Structural sagging

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

Residential 2 Family side by side attached

Assessed Value: Building Only \$ 194,000.00 Permit Fee: \$ 1180.50
(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) Darrell Sanders Signature [Signature]
Address: 25 Doty Ave City/State/Zip Danvers, Ma. 01923
Tel/Cell: 978-815-5450 E-mail ecremodeling@icloud.com Date: 1/18/2022

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

York Ave
Healey-Avenue

No. 54

April 15, 1954

le Fam. Dwelling.

ner: James Duffy
oh: private plans
lder: owner

. Stories: 1½ - No. Rooms 4

ass: 3d-wood

ze: 32 x 24

and: Concrete

of: Gable

st: Oil - H.M.

st: \$7,000.

ns: yes

St. name changed June 1960

York Ave.
Healey-Avenue

No. 142

Sept. 9, 1957

r garage attached to porch.

James C. Grassia

r: owner

3d-wood - No. Stories 1 No. Rooms 1

12 x 24

Concrete

Gable

none

\$700.

yes

St. name changed June 1960

44 York Ave.

#147

Date: May 21, 1997

Owner: Simoes

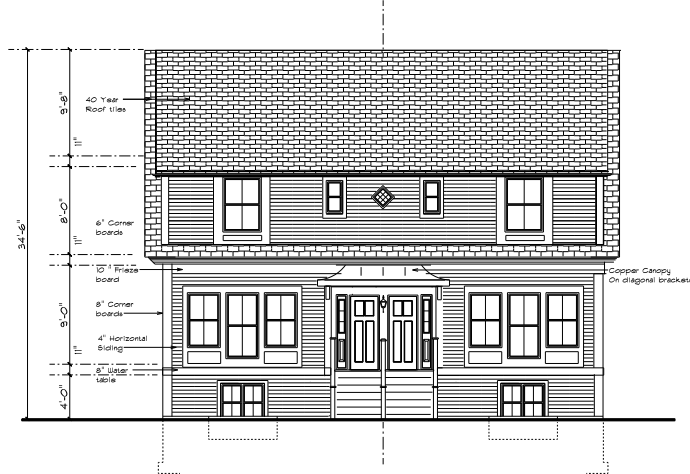
Builder: Stormtite Alum. Products

Est. Cost: \$7,000.

Installation of Vinyl Siding



Rear Elevation



Front Elevation



Left Side
Right Side similar

Preliminary Concept 44 York Avenue Watertown, MA



Dugger Development Services
© 2020
100 Main Road
Watertown, MA 02459
978-685-3391

DESIGNER

BUILDER

New Double Residence
38 York Avenue
Watertown, MA

PROJECT

ACTION

09/18/2020

Fig. 6-2020

A-3

Scale
1/8" = 1'

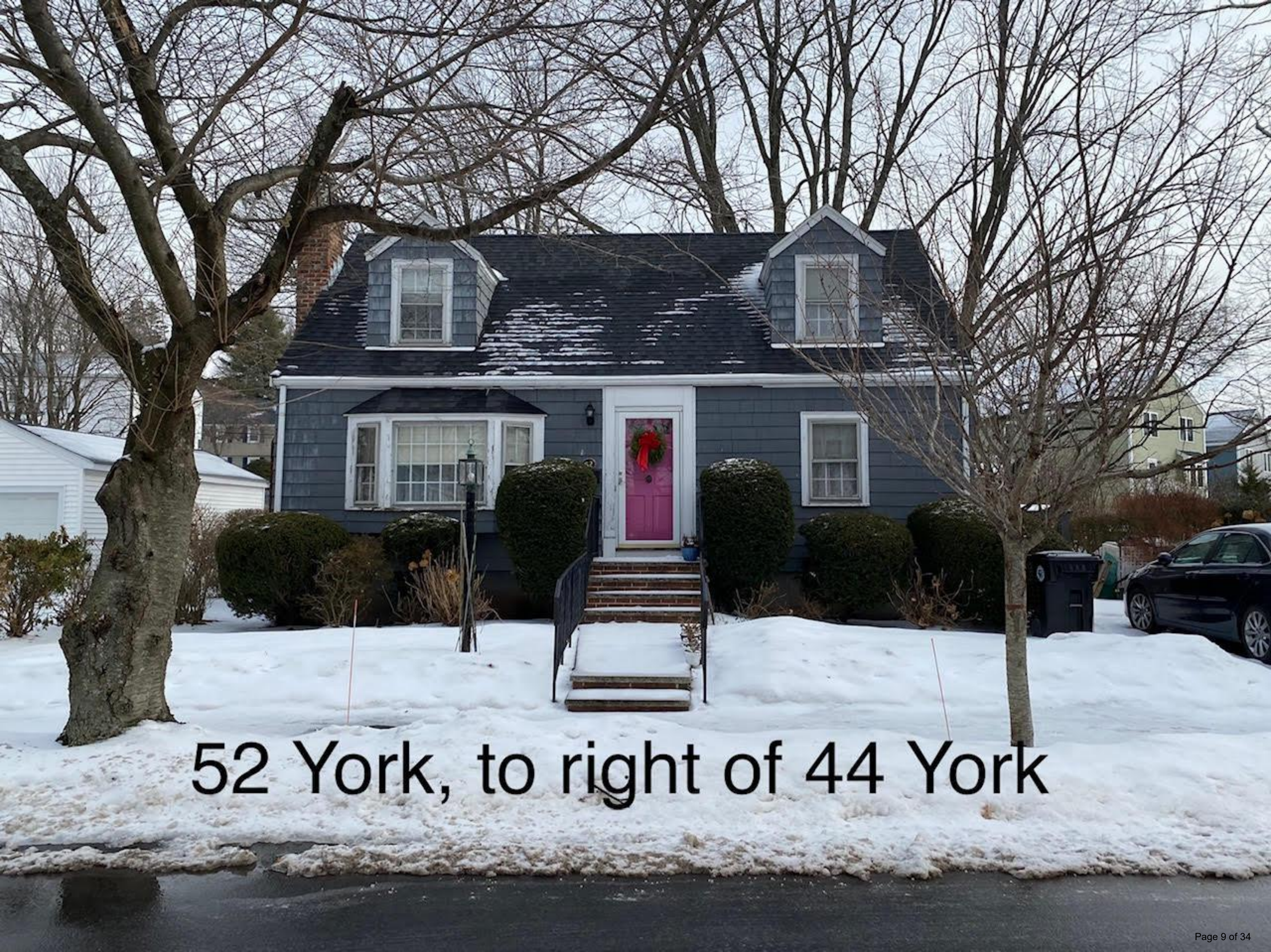
Darrell Sanders
Applicant and Trustee



44 York Ave



36-38 York, to left of 44 York



52 York, to right of 44 York



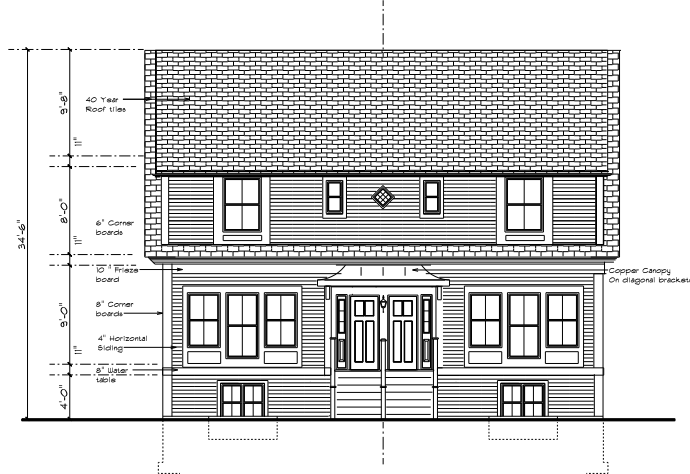
2 family directly across the street



A row of 2 families
across the street



Rear Elevation



Front Elevation



Left Side
Right Side similar

Preliminary Concept

44 York Avenue Watertown, MA



Dugger Development Services
© 2020
100 Main Street
Watertown, MA 02459
978-685-3391

DESIGNER

BUILDER

New Double Residence
38 York Avenue
Watertown, MA

PROJECT

ACTION

09/18/2020

Page 16 of 2020

A-3

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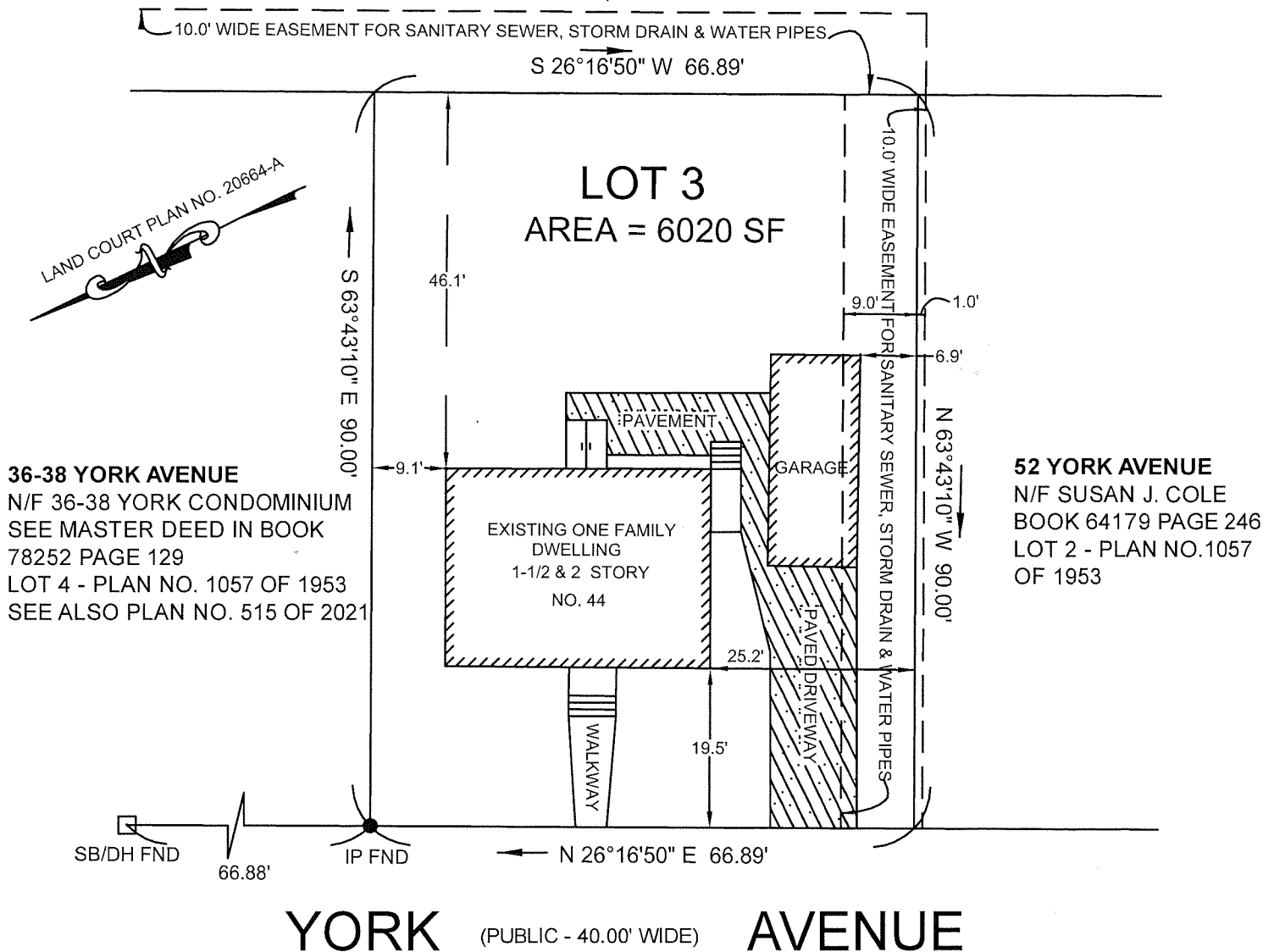
Darrell Sanders
Applicant and Trustee

43-45 WILSON AVENUE

N/F MARISA J. POLES-PECKHAM, TRUSTEE
OF THE JOSEPH POLES REVOCABLE
TRUST & JOSEPH POLES, TRUSTEE OF
THE MARISA
J. POLES-PECKHAM REVOCABLE TRUST
BOOK 74223 PAGE 233
LOT 9 - PLAN NO. 1057 OF 1953

47 WILSON AVENUE

N/F PETER & CYNTHIA DEMOS
BOOK 12516 PAGE 557
LOT 10 - PLAN NO. 1057 OF 1953

**NOTES:**

- 1.) RECORD OWNER: JOSEPH F. & ELISABETH G. SIMOES
CO-TRUSTEES OF THE JFS/EGS REALTY TRUST
- 2.) DEED REFERENCE : BOOK 30777 PAGE 535
- 3.) PLAN REFERENCE: PLAN NO 1057 OF 1953
- 4.) SEE EASEMENT RECORDED IN BOOK 8249 PAGE 484
SEE ALSO PLAN NO. 664 OF 1954

**PLOT PLAN SHOWING
EXISTING DWELLING
IN
WATERTOWN, MA
44 YORK AVENUE**

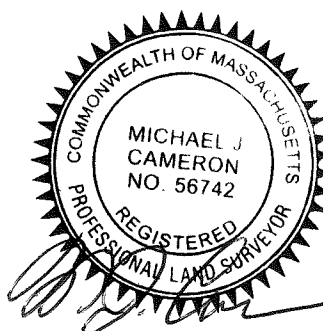
0 20 40



SCALE: 1" = 20'-0"

JANUARY 25, 2022

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

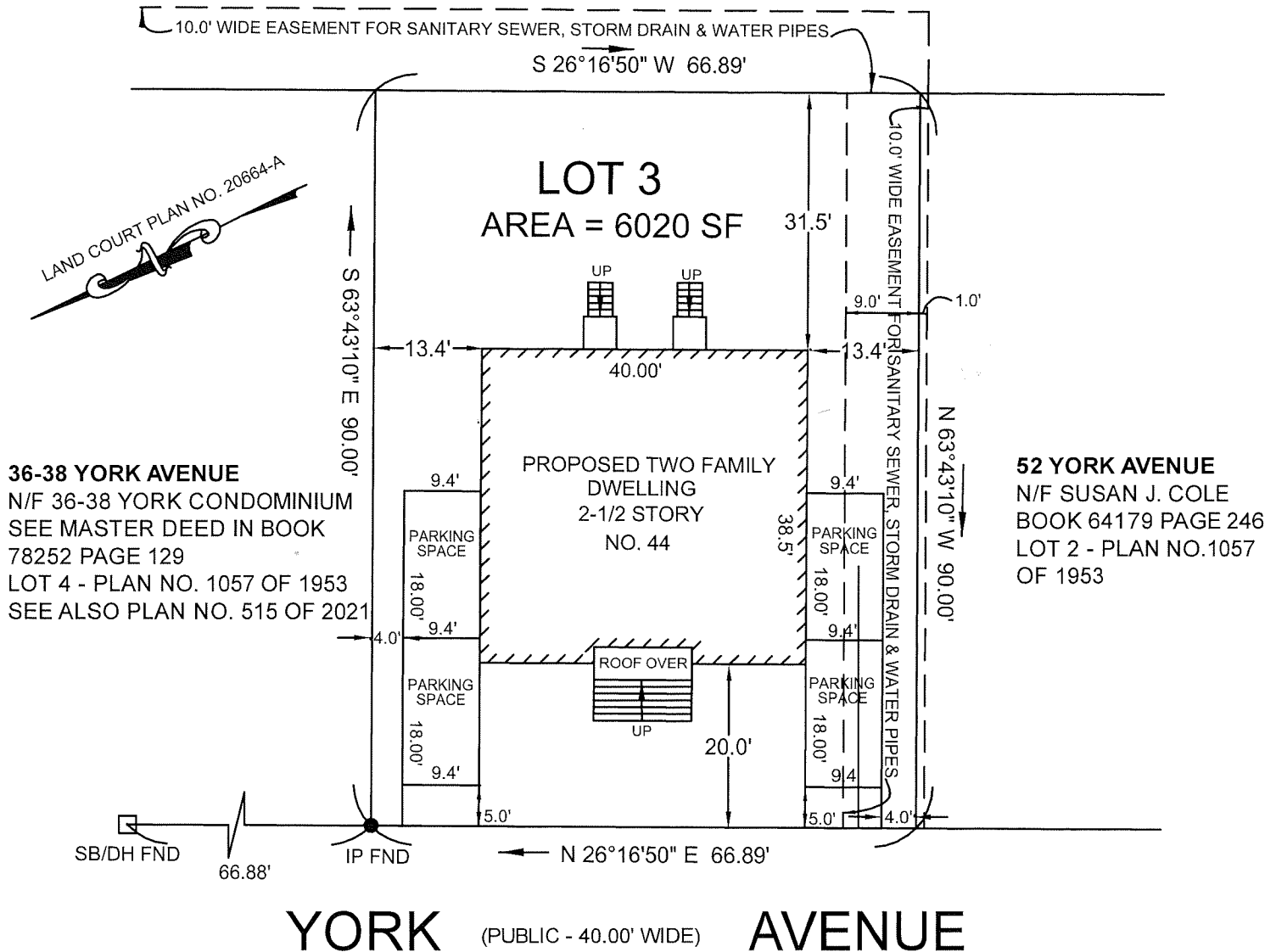


43-45 WILSON AVENUE

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OF THE JOSEPH POLES REVOCABLE
TRUST & JOSEPH POLES, TRUSTEE OF
THE MARISA
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BOOK 74223 PAGE 233
LOT 9 - PLAN NO. 1057 OF 1953

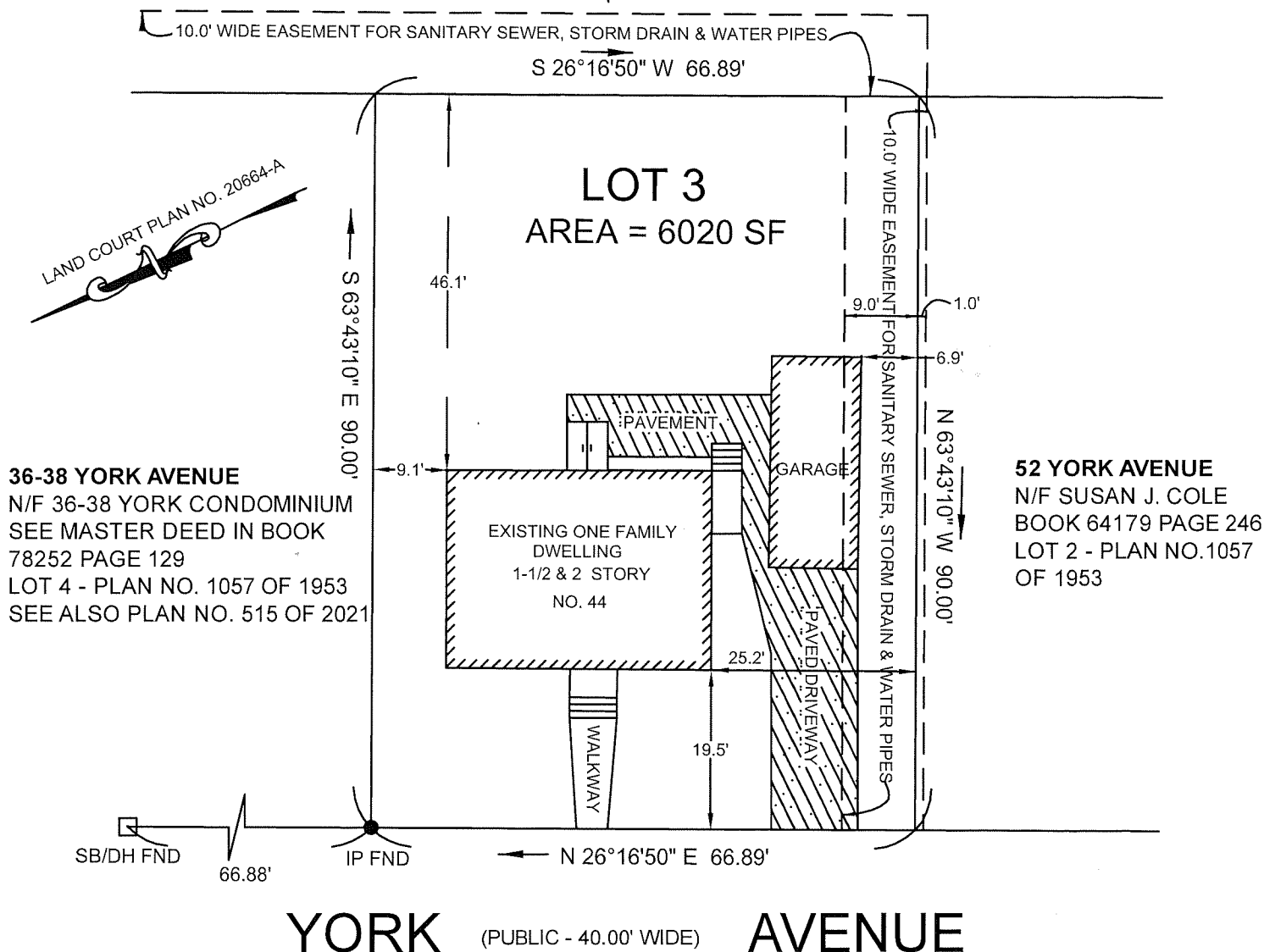
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N/F PETER & CYNTHIA DEMOS
BOOK 12516 PAGE 557
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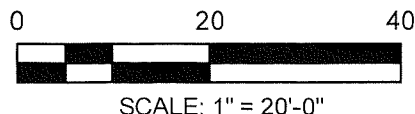
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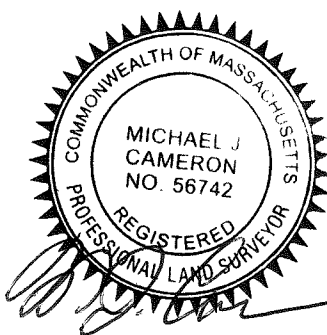
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PLOT PLAN SHOWING
EXISTING DWELLING
IN
WATERTOWN, MA
44 YORK AVENUE



JANUARY 25, 2022

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P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566

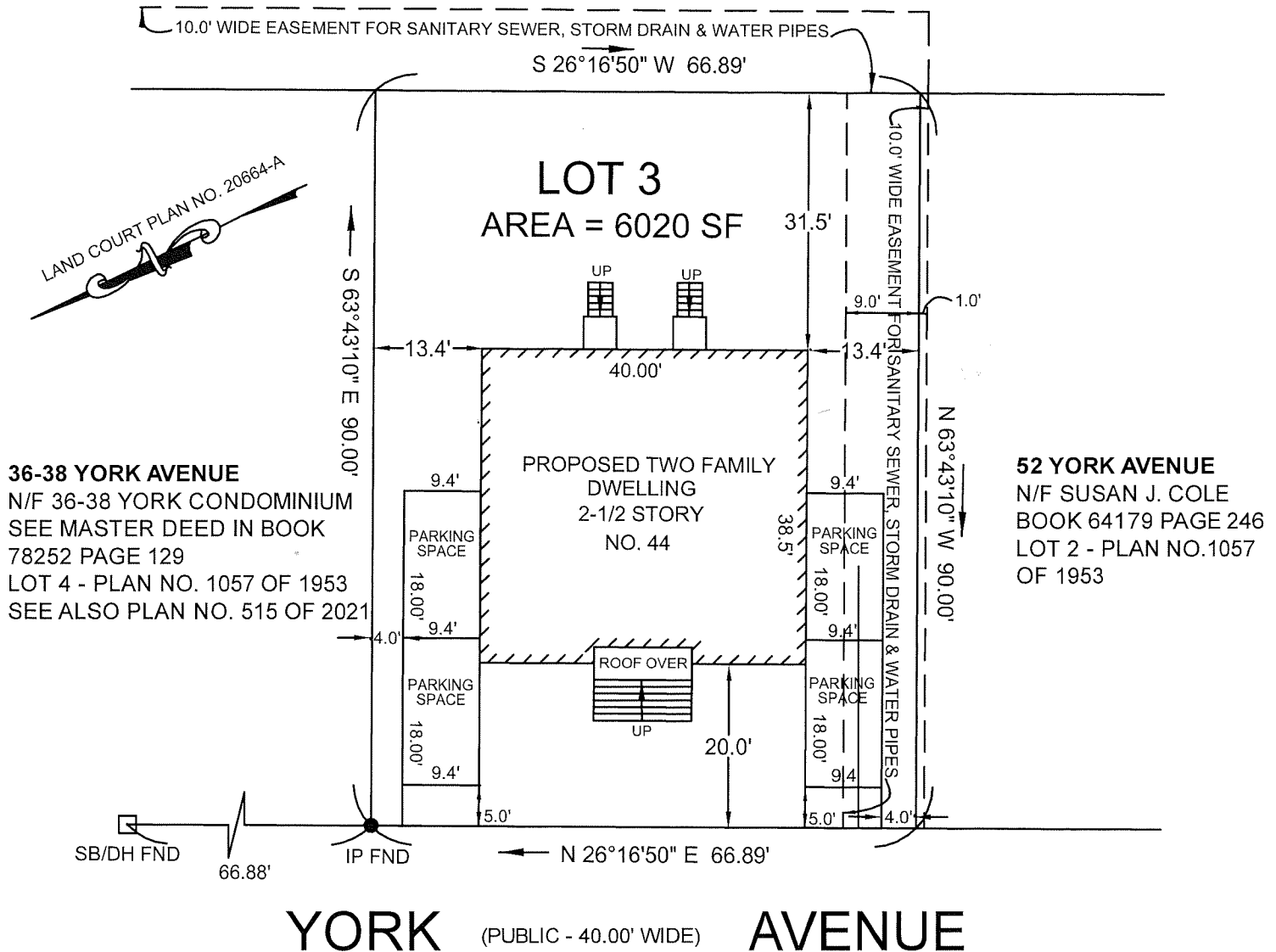


43-45 WILSON AVENUE

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47 WILSON AVENUE

N/F PETER & CYNTHIA DEMOS
BOOK 12516 PAGE 557
LOT 10 - PLAN NO. 1057 OF 1953



✓ BPA-22-69

1. APPLICATION FOR PERMIT (Demo)

TOWN OF WATERTOWN

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**

2022 FEB -8 A 10:13

No. and Street: 101 Marshal St. Watertown, MA

Jeff Sousa 101 Marshal St 617-470-0224 Sousa.jms@gmail.com
Owner Name Address Tel/Cell # Email
Matt Piekarski 614 Nehwa St. Milford NH 603-259-0125 Matt@envisionary
Architect/Engineer Name Address Tel/Cell # Email
Berglund Ent. Inc. 10 Morrison Rd Burlington MA 978-580-1606 lines.com
Builder Name Address Tel/Cell # Email
License # CS 064592 Expiration 11/25/22 Bergent@comcast.net

Certificate of Insurance Desantis Ins Agency CLAS45009811

Use & Occupancy of all Parts of Building: Garage 2 car If Dwelling, Number of Families _____

Dig Safe # 20214004613 (1-888-digsafe)

ARE DETACHED BUILDINGS INCLUDED? yes Describe: Garage 2 car

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

We are looking for permission to demolish a detached
2 car Garage

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

New addition to existing house including new
2 car garage

Assessed Value: Building Only \$ 110,900.00 Permit Fee: \$ _____
(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) John Berglund Signature John Berglund
Address: 10 Morrison Rd City/State/Zip Burlington MA 01803
Tel/Cell: 978-580-1606 E-mail Bergent@comcast.net Date: 2/8/22

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

Rev. 06-06-18

101 Marshall St.

Lot# 59 #4083

September 9, 1921.

Two Car Garage

Owner Mrs. Charles O'Neil

Arch. ----

Builder Brooks-Skinner

Size 18' x 18' x 18'

Cost \$750.

Material Wood

101 Marshall St.

Lot # 59 #13094

October 24, 1931

Enclose Piazza

Owner Homer C. Perkins

Arch. ---

Builder Owner

Size

Cost \$100.00

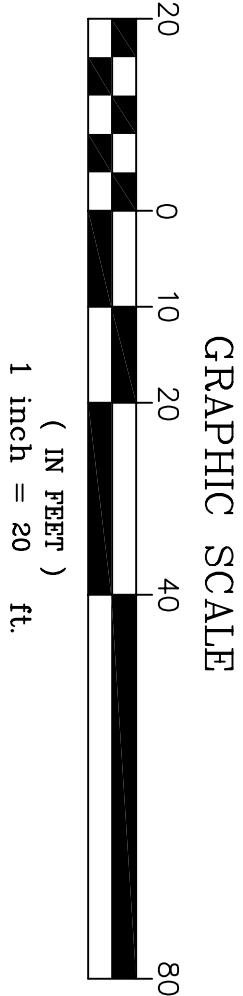
Material Wood & Glass

PLOT PLAN
101 MARSHALL ST.
WATERTOWN, MA

ZONING DISTRICT: S-6		
ZONING DIMENSIONS: (EXISTING SINGLE FAMILY)		
LOT REQUIREMENTS	REQUIRED	PROPOSED
1. AREA (SF)	6000 SF	7893 SF
2. BUILDING COVERAGE (MAX)	25%	24%
3. OPEN SPACE (MIN)	15%	67%
4. FRONTAGE (FT)	65	76
5. FRONT SETBACK (FEET)	25	16 (GRANDFATHERED)
6. SIDE SETBACK (FEET)	12/10	14/11
7. REAR SETBACK (FEET)	20	26
8. HEIGHT (FEET)	35	36.72 (GRANDFATHERED)
9. STORIES	2.5	2.5
10. FLOOR AREA RATIO (MAX)	---	---
11. IMPERVIOUS AREA (MAX)	85%	33%
(1) GRANDFATHERED		



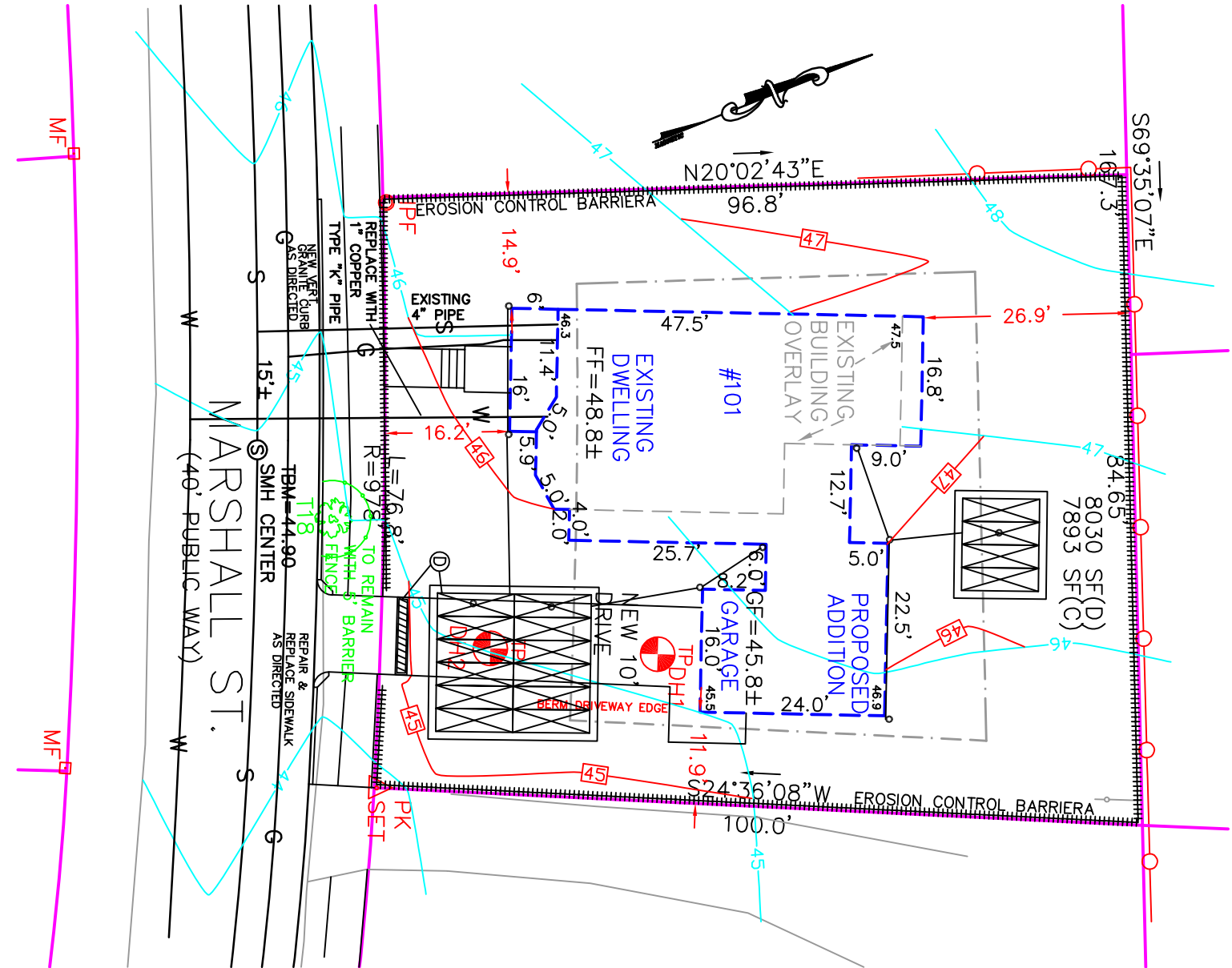
LOCUS PLAN
1"=100'



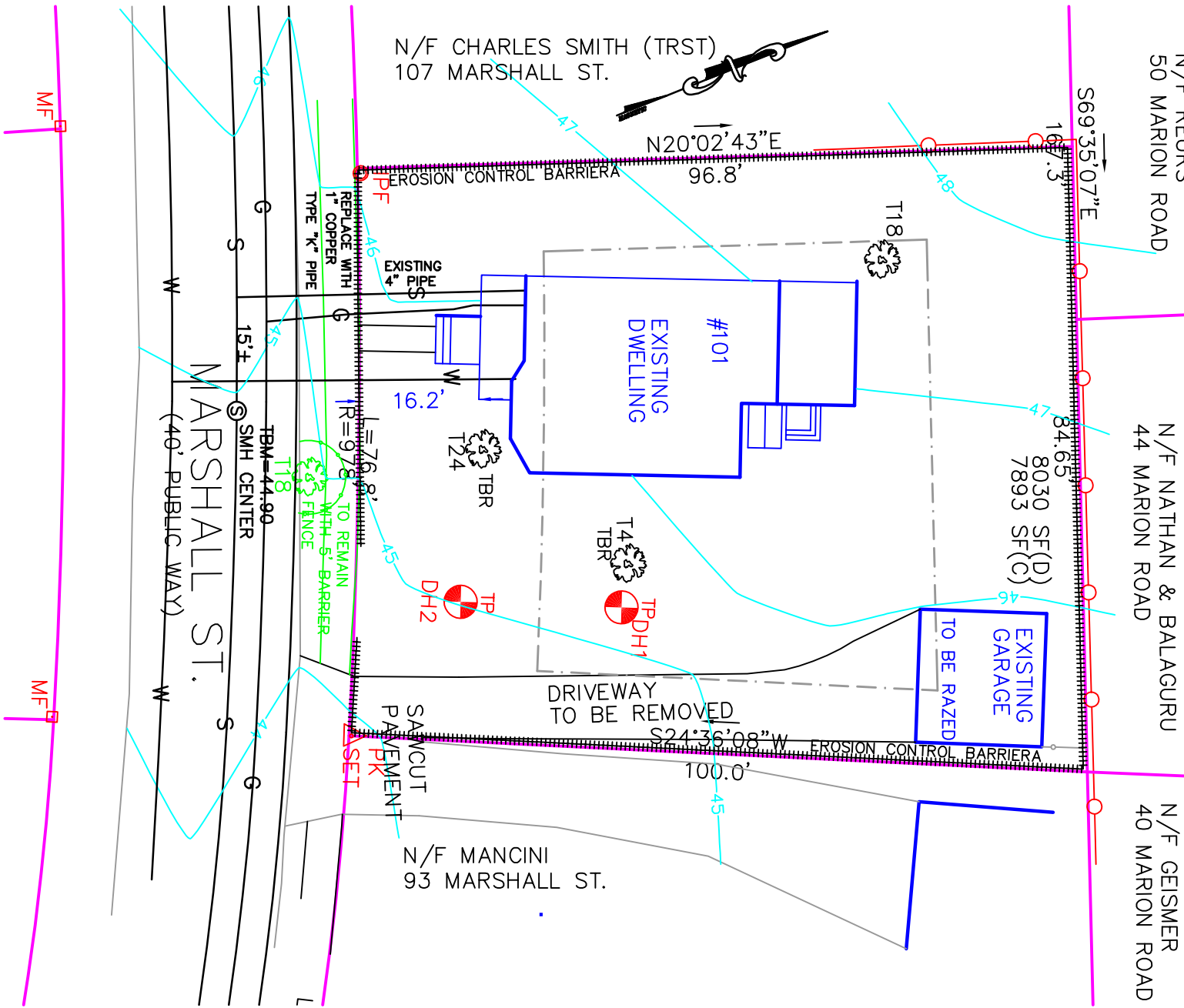
DATE: 24 DEC. 2021
REVISED: 24 JAN. 2022

RECORD OWNER
JEFFREY SOUSA
101 MARSHAL ST.
WATERTOWN, MA

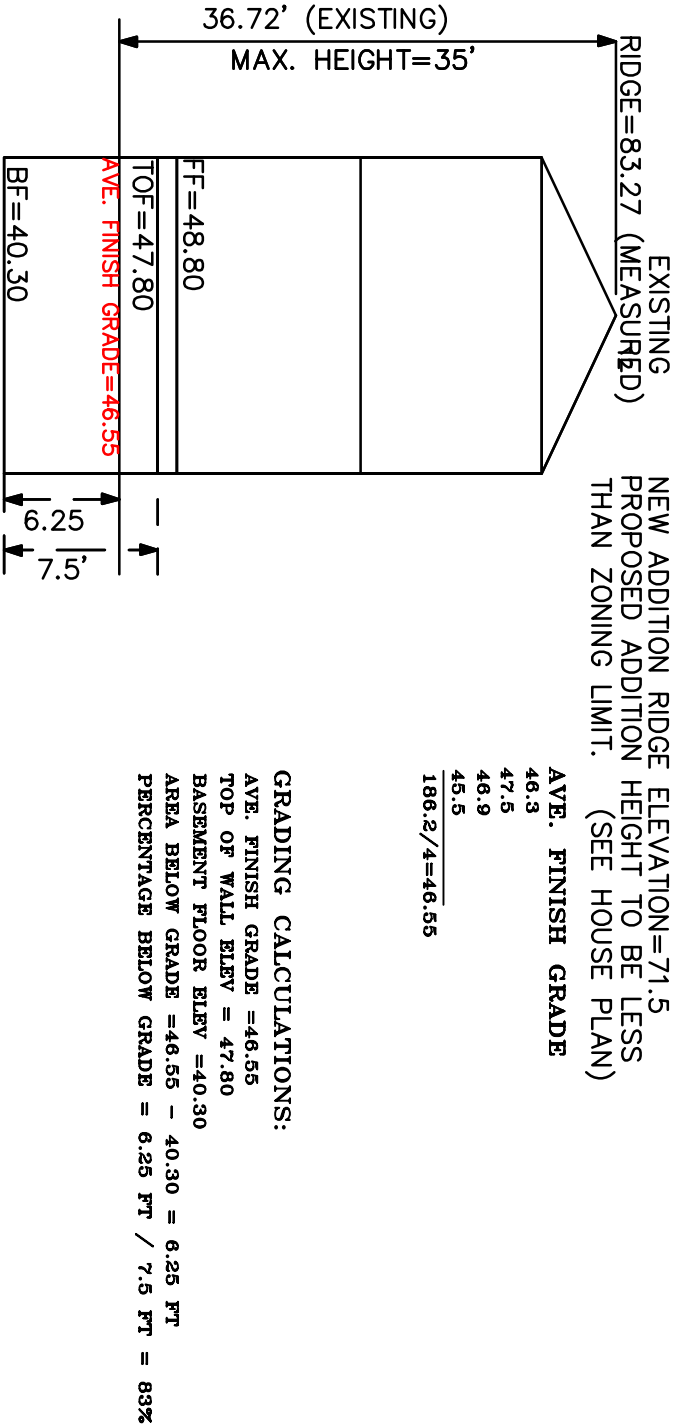
PREPARED BY:
H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
(EMAIL: HST1A@ATT.NET)



PROPOSED SITE
1"=20'



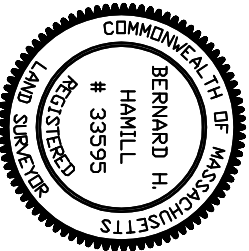
EXISTING SITE
1"=20'



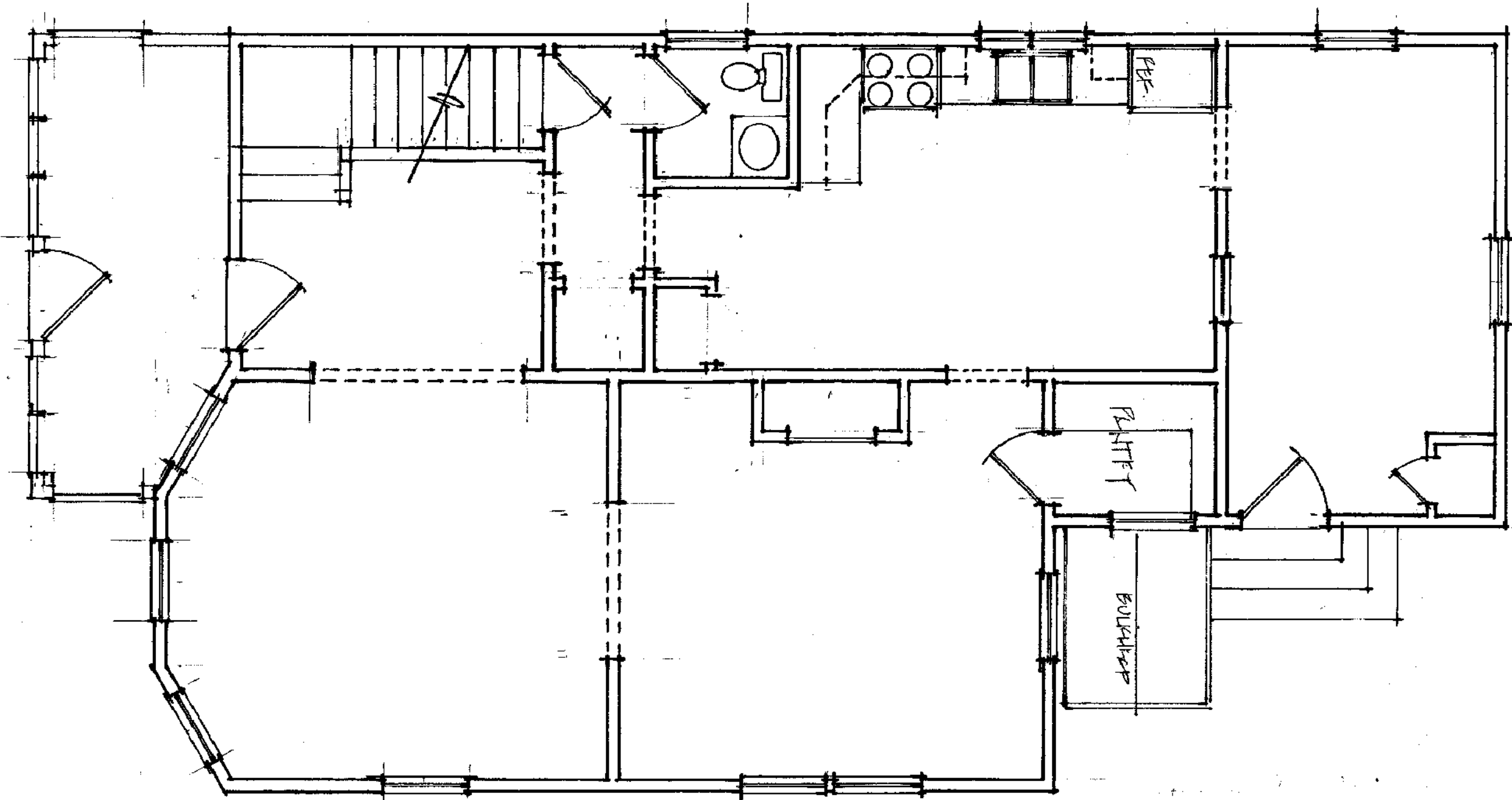
HOUSE PROFILE
NTS

NOTE:
BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO ESTABLISH PROPERTY LINES.

CERTIFICATION:
PLAN WAS SOURCED FROM EXISTING PLANS IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR TOWNSHIP INSPECTION AND APPROVED BY THE MASSACHUSETTS ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS. A. THE BUILDING DOES NOT CONTRARY TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN OF WATERTOWN, MA. THE LOT IS "GRANDFATHERED". B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN. MAP 6007C0566E DATED 4 JUNE 2010. C. THE SITE IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.



BERNARD H. HAMILL
MASSACHUSETTS PLS #33595



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

DRAWINGS SIGNED AND
SEALED FOR STRUCTURAL
DESIGN ONLY

H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
HSTAR@ATT.NET



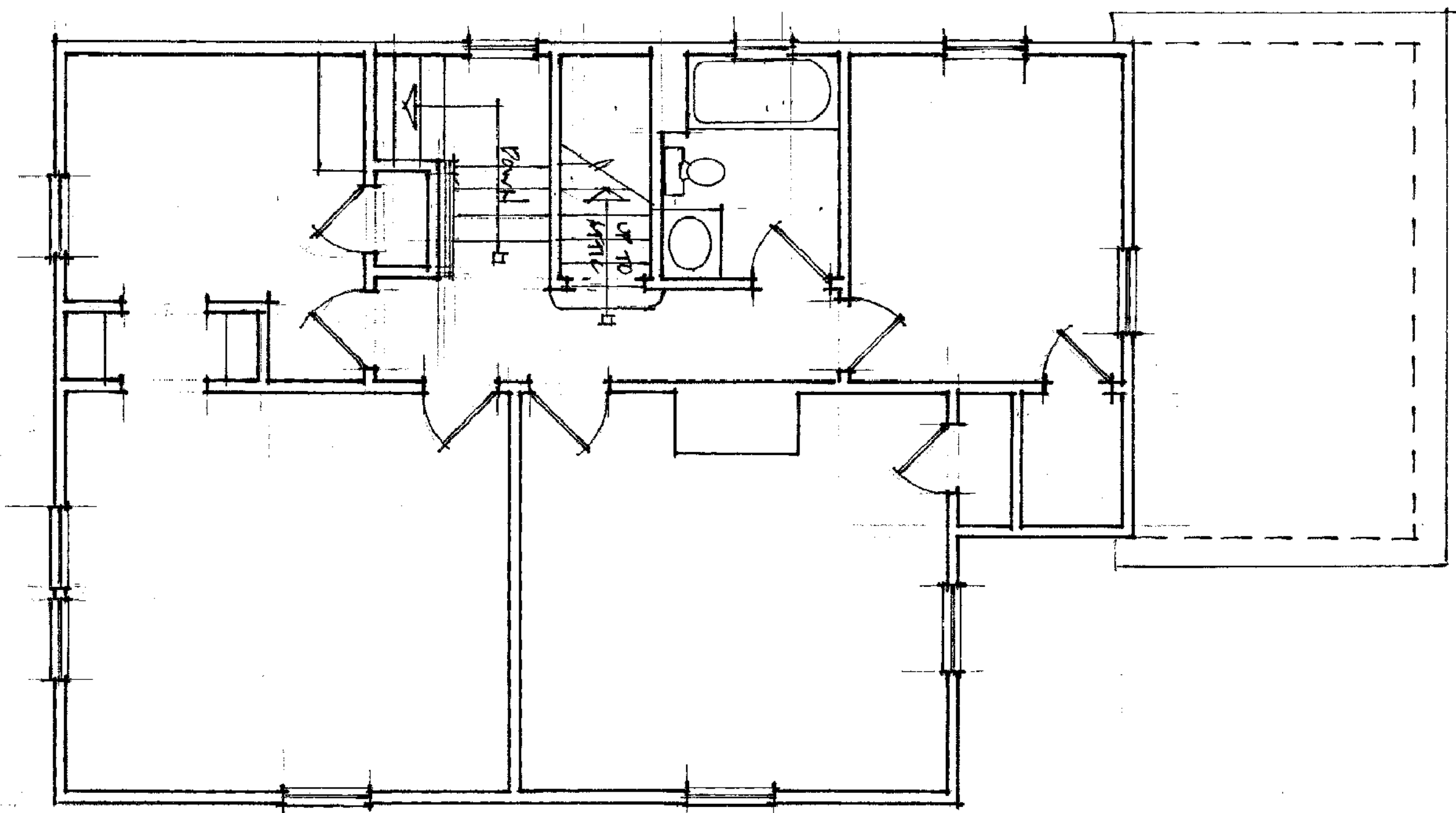
Bernard H. Hamill
BERNARD H. HAMILL
PE #32401
7 DEC. 2021

PROPOSED RENOVATIONS
101 MARSHALL STREET
WATERTOWN, N.H.

ENVISIONARYLINES, LLC
RESIDENTIAL DESIGN SOLUTIONS
614 Nashua Street, #203
Milford, New Hampshire 03055
matt@envisionarylines.com
Cell (603) 759-0125

DATE	REVISIONS:
AUG 4, 2021	
AUG 30, 2021	
NOV 12, 2021	
NOV 15, 2021	
DEC 1, 2021	

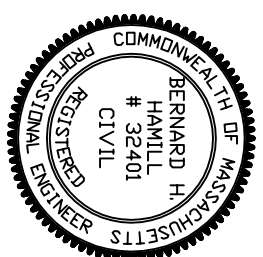
Sheet



EXISTING UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

DRAWINGS SIGNED AND
SEALED FOR STRUCTURAL
DESIGN ONLY

H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
HSTAR@ATT.NET



Bernard H. Hamill
BERNARD H. HAMILL
PE #32401
7 DEC. 2021

PROPOSED RENOVATIONS
101 MARSHALL STREET
WATERTOWN, NH.

ENVISIONARYLINES, LLC
RESIDENTIAL DESIGN SOLUTIONS
614 Nashua Street, #203
Milford, New Hampshire 03055
matt@envisionarylines.com
Cell (603)759-0125

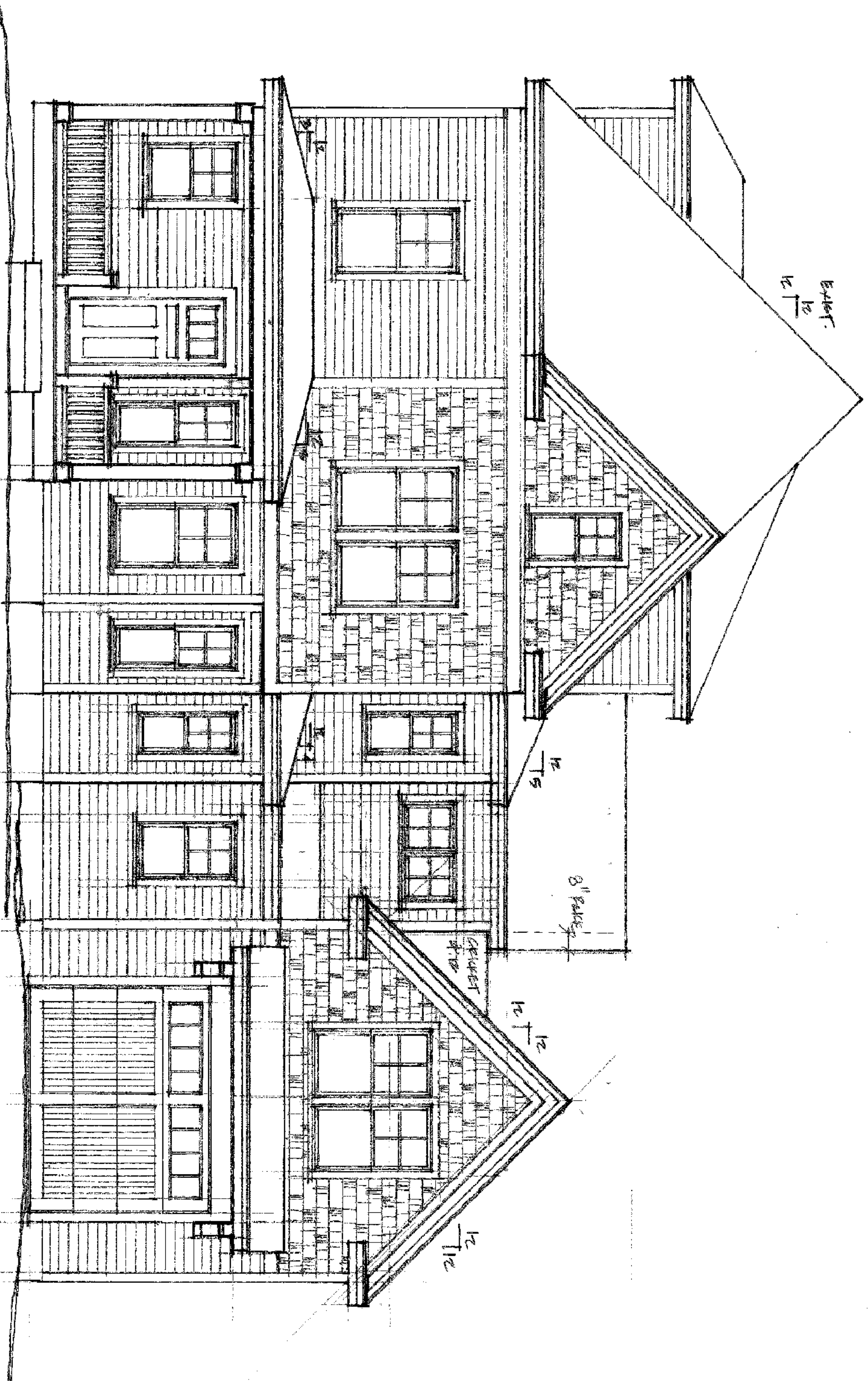
DATE
APR 4, 2021
REV
10/15/2019
APR 30, 2021
NOV 12, 2021
NOV 19, 2021

DATE

2

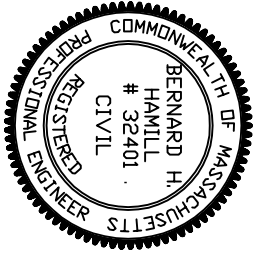
WINDOW SCHEDULE - ANDERSEN 400 SERIES TILT/WRSH				
MARK	QTY	NUMBER	ROUGH OPENING	NOTES
A		TW1842	11'-0 1/8" X 4'-4 7/8"	DOUBLE-HUNG
B		TW24523	8'-0 3/8" X 5'-4 7/8"	DOUBLE-HUNG - TRIPLE UNIT W/ 2 - 3" STUD POCKETS
C		TW2852	2'-10 1/8" X 5'-4 7/8"	DOUBLE-HUNG
D		TW28522	5'-11 1/4" X 5'-4 7/8"	DOUBLE-HUNG - MILLION W/ 1 - 3" STUD POCKET
E		TW24310	2'-6 1/8" X 4'-0 7/8"	DOUBLE-HUNG
F		C24	4'-0 1/2" X 4'-0 1/2"	DOUBLE-CASEMENT
G		TW2056	2'-3 1/8" X 5'-9 7/8"	DOUBLE-HUNG
H		TW3456	3'-2 1/8" X 5'-9 7/8"	DOUBLE-HUNG
I		TW18310	11'-0 1/8" X 4'-0 7/8"	DOUBLE-HUNG
J		TW210410	3'-0 1/8" X 5'-0 7/8"	DOUBLE-HUNG
K		TW2104102	6'-3 1/4" X 5'-0 7/8"	DOUBLE-HUNG - MILLION W/ 1 - 3" STUD POCKET
L		TW1832	11'-0 1/8" X 3'-4 7/8"	DOUBLE-HUNG
M		TW2446	2'-6 1/8" X 4'-4 7/8"	DOUBLE-HUNG
N		TW2104103	8'-0 3/8" X 5'-0 7/8"	DOUBLE-HUNG - TRIPLE UNIT - MILLION TOGETHER
O		C22	4'-0 1/2" X 2'-0 5/8"	DOUBLE-CASEMENT OR FIXED SASH ELEVATION
P		CUSTOM	11'-0 1/8" X 11'-0 1/8"	FIXED SASH ELEVATION
Q		TW2846	2'-10 1/8" X 4'-8 7/8"	DOUBLE-HUNG - TEMPERED LOWER SASH
R				
S				
T				
U				
V				

DOOR SCHEDULE				
MARK	QTY	SIZE	STYLE	NOTES
1		3'-0" x 7'-0"	SOLID CORE	
2		3'-0" x 7'-0"	SOLID CORE	4 LIGHT DOOR SEE ELEVATION
3		2'-6" x 7'-0"	PROCOR	CRAFTSMAN STYLE III
4		2'-6" x 7'-0"	PROCOR - POCKET DOOR	CRAFTSMAN STYLE III
5		2'-6" x 7'-0"	PROCOR	CRAFTSMAN STYLE III
6		1'-6" x 7'-0"	PROCOR	CRAFTSMAN STYLE III
7		4'-0" x 7'-0"	PROCOR - DEL. OPS PAIR 2'-0" OPS	CRAFTSMAN STYLE III
8		5'-0" x 7'-0"	PROCOR - DEL. OPS PAIR 2'-6" OPS	CRAFTSMAN STYLE III
9		3'-0" x 7'-0"	EXTENSION INSULATED	PULL VIEW GLASS DOOR
10		10'-0" x 7'-0"	EXTENSION INSULATED	4-PANEL GL. BING DOOR
11		10'-0" x 8'-0"	EXTENSION INSULATED	OVERHEAD GARAGE DOOR
12				
13				
14				
15				
16				
17				
18				
19				
20				



DRAWINGS SIGNED AND
SEALED FOR STRUCTURAL
DESIGN ONLY

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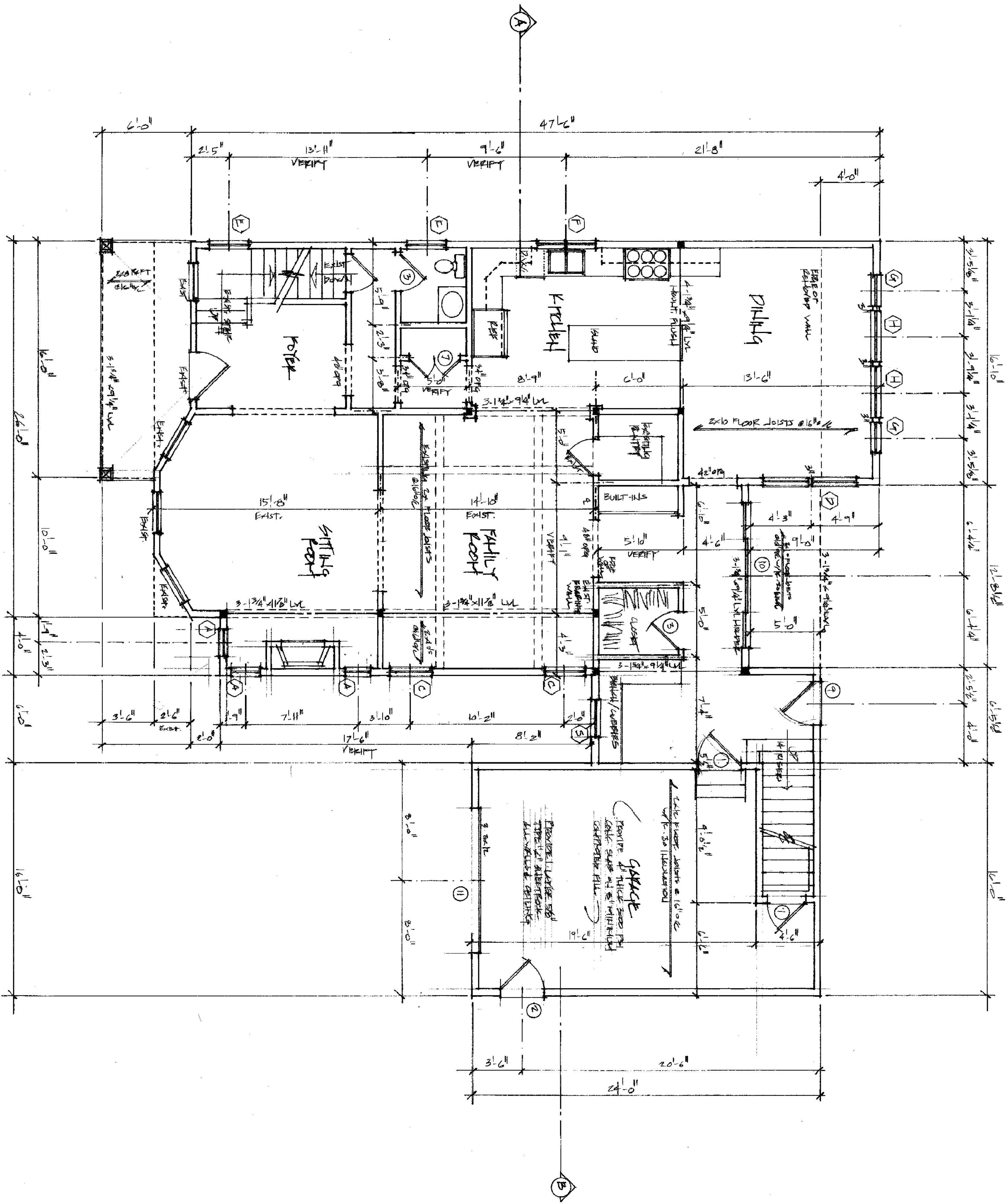


Bernard H. Hamill
BERNARD H. HAMILL
PE #32401
7 DEC. 2021

DATE: Aug 5, 2021
REV: 1/1/21
Aug 12, 2021
Aug 23, 2021
Aug 30, 2021
Nov 4, 2021
Nov 15, 2021

PROPOSED RENOVATIONS
101 MARSHALL STREET
WATERTOWN, MA.

ENVISIONARY LINES, LLC
RESIDENTIAL DESIGN SOLUTIONS
614 Nashua Street, #203
Milford, New Hampshire 03055
matt@envisionarylines.com
Cell (603) 759-0125



1st FLOOR PLAN

Scale: 1/4" = 1'-0"

1,403 SQUARE FEET

DRAWINGS SIGNED AND
SEALED FOR STRUCTURAL
DESIGN ONLY

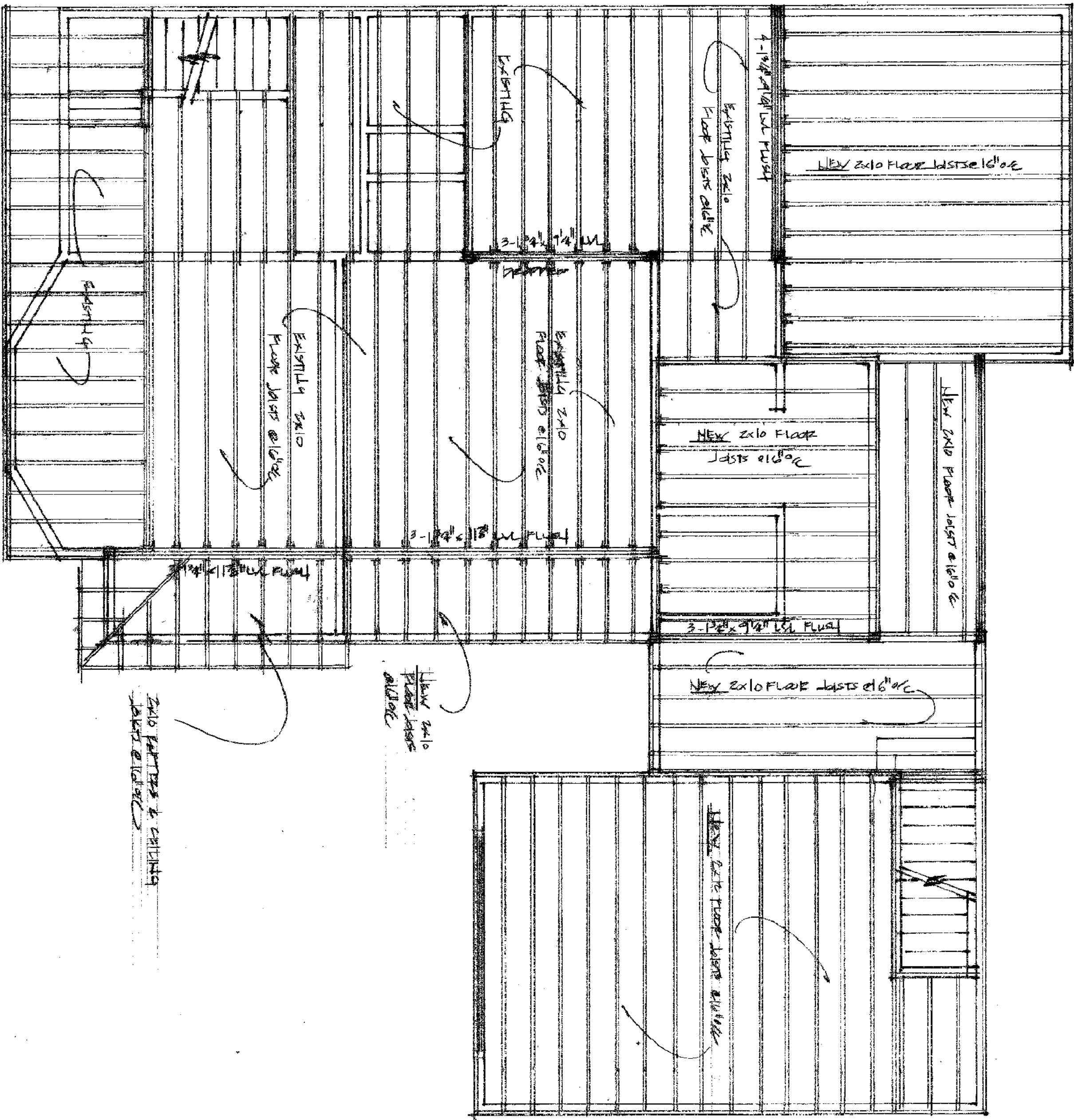
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7 DEC. 2021

PROPOSED RENOVATIONS
101 MARSHALL STREET
WATERTOWN, ME.

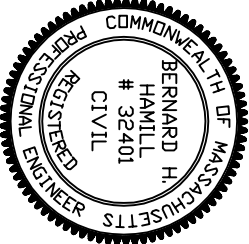
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Milford, New Hampshire 03055
matt@envisionarylines.com
Cell (603) 759-0125



UPPER FLOOR FINISH PLAN
SCALE: 1/8\"/>

DRAWINGS SIGNED AND
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DESIGN ONLY

H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
HSTAR@ATT.NET


Bernard H. Hamill
PE #332401
7 DEC 2021

PROPOSED RENOVATIONS
101 MARSHALL STREET
WATERTOWN, ME

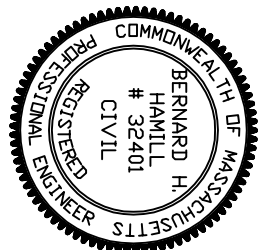
ENVISIONARYLINES, LLC
RESIDENTIAL DESIGN SOLUTIONS
614 Nashua Street, #203
Milford, New Hampshire 03055
matt@envisionarylines.com
Cell (603)759-0125

DATE:
Nov 30, 2024
REVISED:
4F



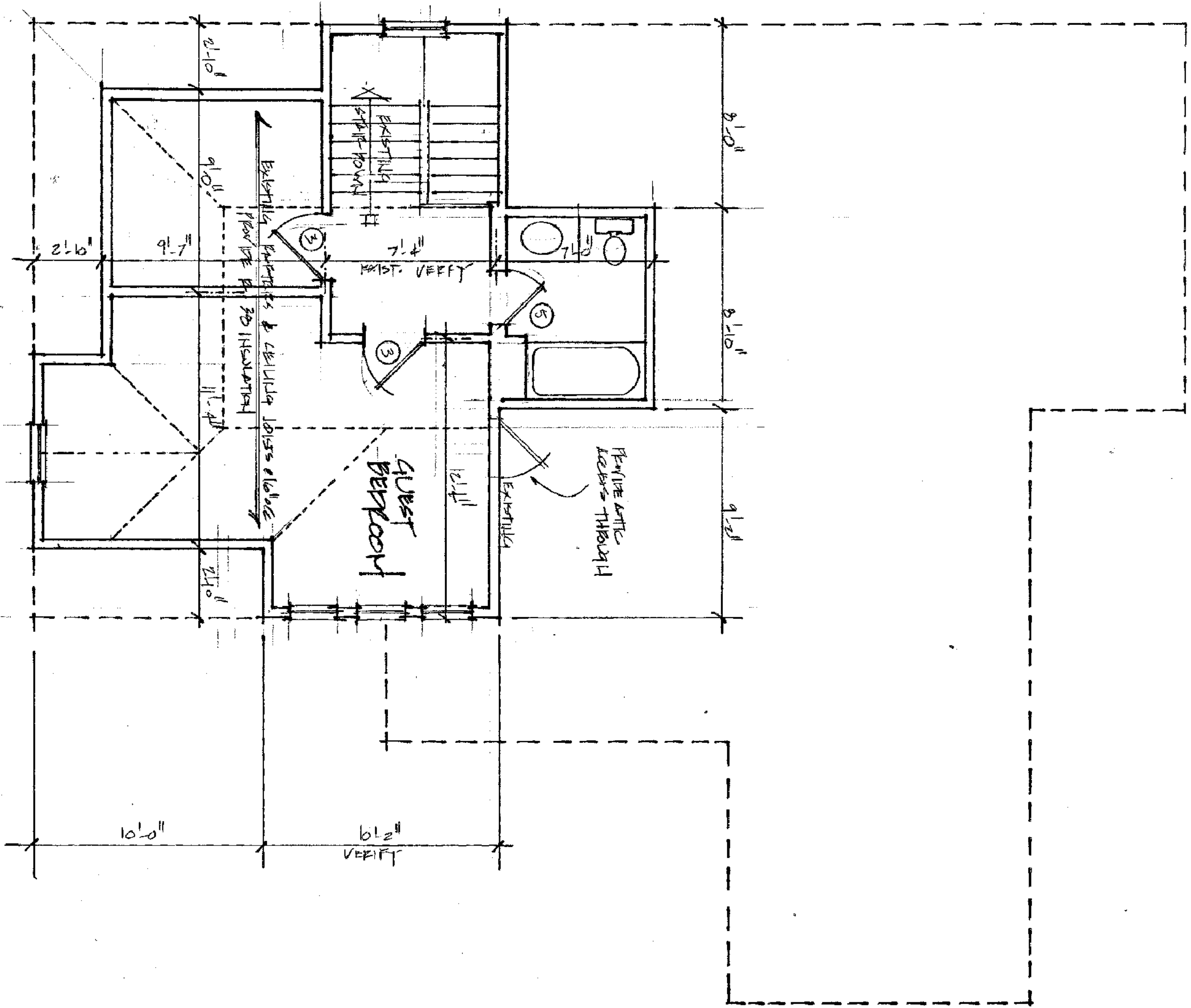
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BERNARD H. HAMILL
PE #32401
7 DEC. 2021



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WATERTOWN, MA.

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ATTN: FLOOR PLAN
SCALE: 1/8" = 1'-0"

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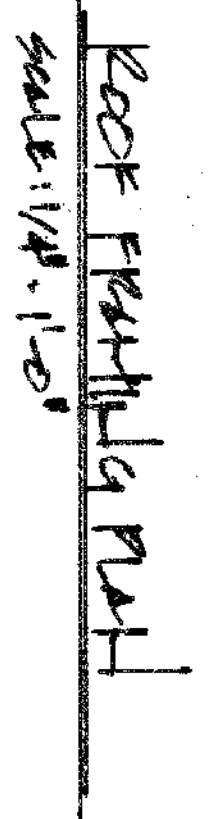
BERNARD H. HAMILL
PE #32401
7 DEC. 2021

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RESIDENTIAL DESIGN SOLUTIONS
614 Nashua Street, #203
Milford, New Hampshire 03055
matt@envisionarylines.com
Cell (603)759-0125

PROPOSED RENOVATIONS
101 MARSHALL STREET
WATERBURY, MA

DATE:
Aug 25, 2021
REVISIONS:
Aug 30, 2021
Nov 12, 2021
Nov 15, 2021

PAGE:
6



GENERAL SPECIFICATIONS FOR WOOD CONSTRUCTION

GENERAL REQUIREMENTS

- A. Owner/contractor is responsible for insuring that all construction is in compliance with all State and Local Building Codes. All Drawings must be reviewed and verified by Owner/contractor prior to starting any construction. All dimensions and structural requirements shall be in accordance with the applicable building codes and all construction materials and methods approved by the Local Building Official prior to construction.
- B. It is understood that if there are any discrepancies found on the drawings, the Designer shall be responsible for clarifying them. The Designer shall be responsible for obtaining any construction materials and methods approved by the Local Building Official prior to construction.
- C. All Contractors, Sub-Contractors, suppliers and fabricators shall be responsible for the supply and design of appropriate materials and workmanship as shown on the drawings. All materials and methods shall be in accordance with the applicable building codes and all construction materials and methods approved by the Local Building Official prior to construction.
- D. Drawings provided are in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- E. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- F. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- G. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- H. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
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- J. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- K. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- L. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
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- U. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- V. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- W. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- X. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- Y. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.
- Z. Drawings shall be in compliance with current 2015 IRC Codes, MA State Codes, and the International Building Ordinance.

WOOD AND PLASTICS

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DOORS AND WINDOWS

- A. Exterior doors including those to garages unless otherwise noted, shall be 1-3/4" thick metal or fiberglass clad insulated units as specified by owner/contractor.
- B. Provide doors and windows of the size, type and design as shown on drawings. Provide doors and windows of the size, type and design as shown on drawings.
- C. Provide doors and windows of the size, type and design as shown on drawings.
- D. Provide doors and windows of the size, type and design as shown on drawings.
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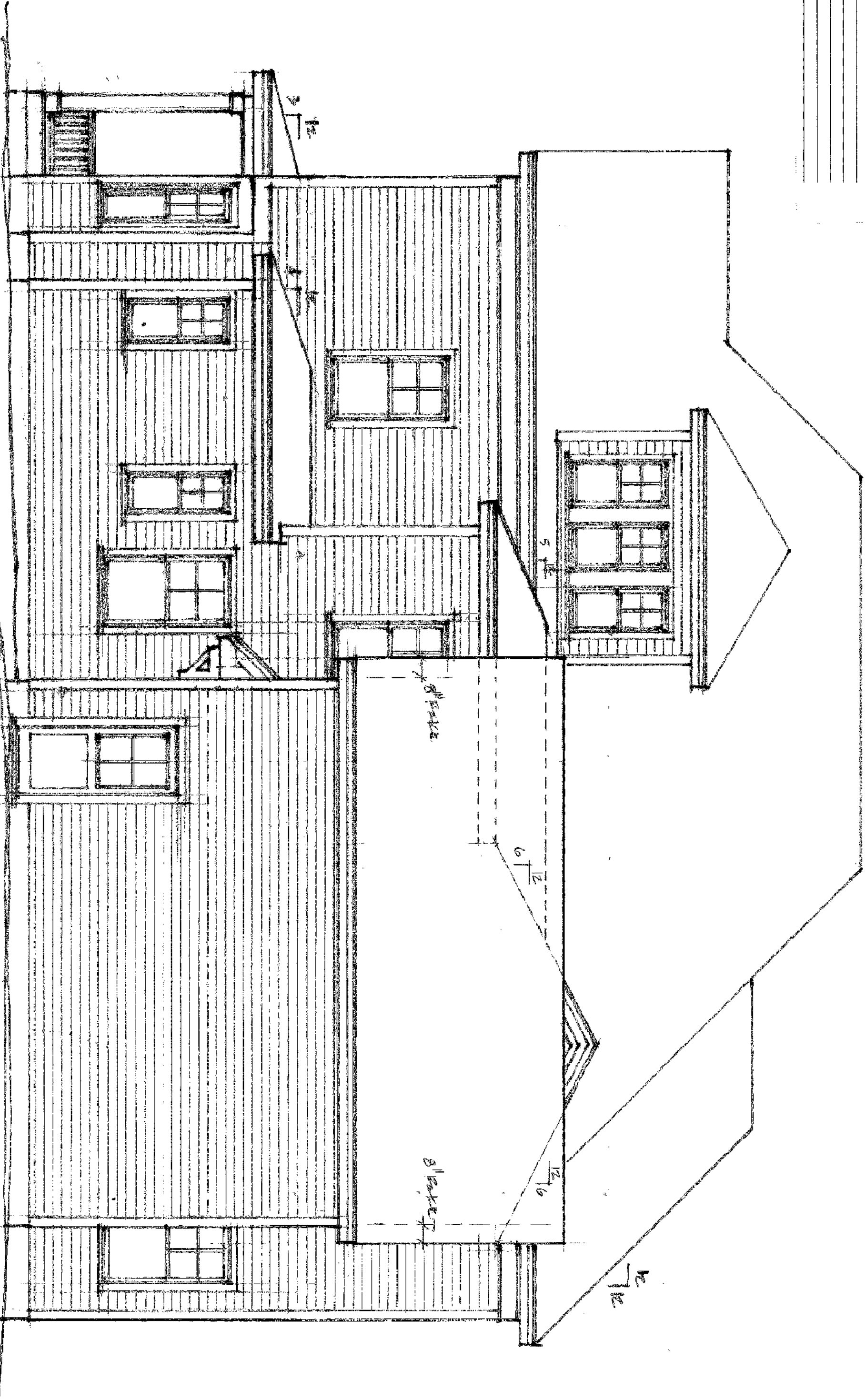
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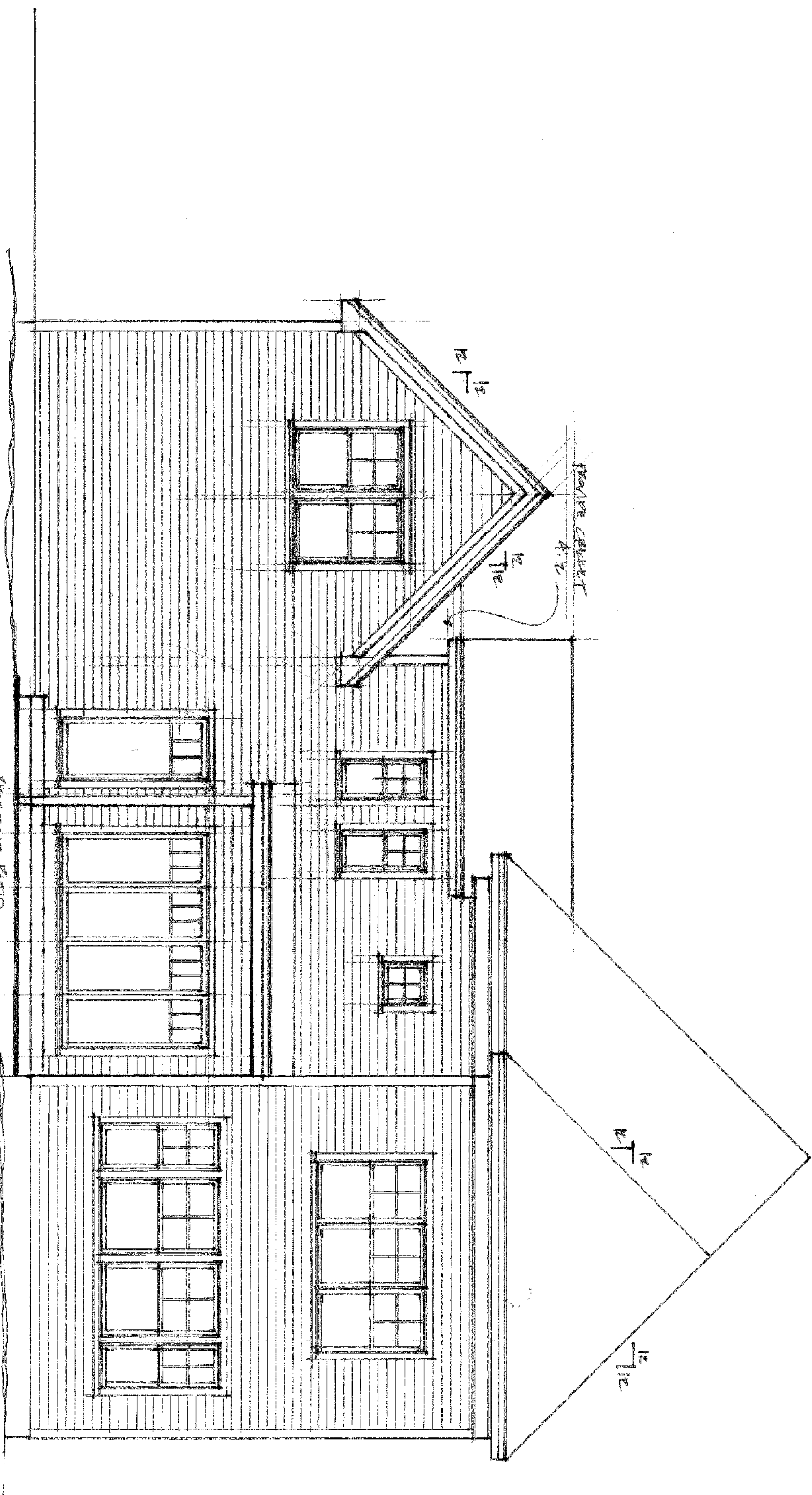


FLIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
HSTAR@ATT.NET

BERNARD H. HAMILL
REGISTERED PROFESSIONAL CIVIL ENGINEER
NOV 12, 2001
PE #32401
7 DEC. 2021

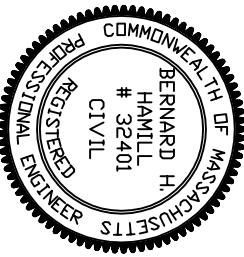


REAR ELEVATION

SCALE: 1/8" = 1'-0"

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BERNARD H. HAMILL
PE #32401
7 DEC. 2021

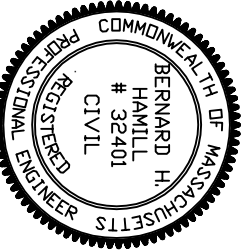
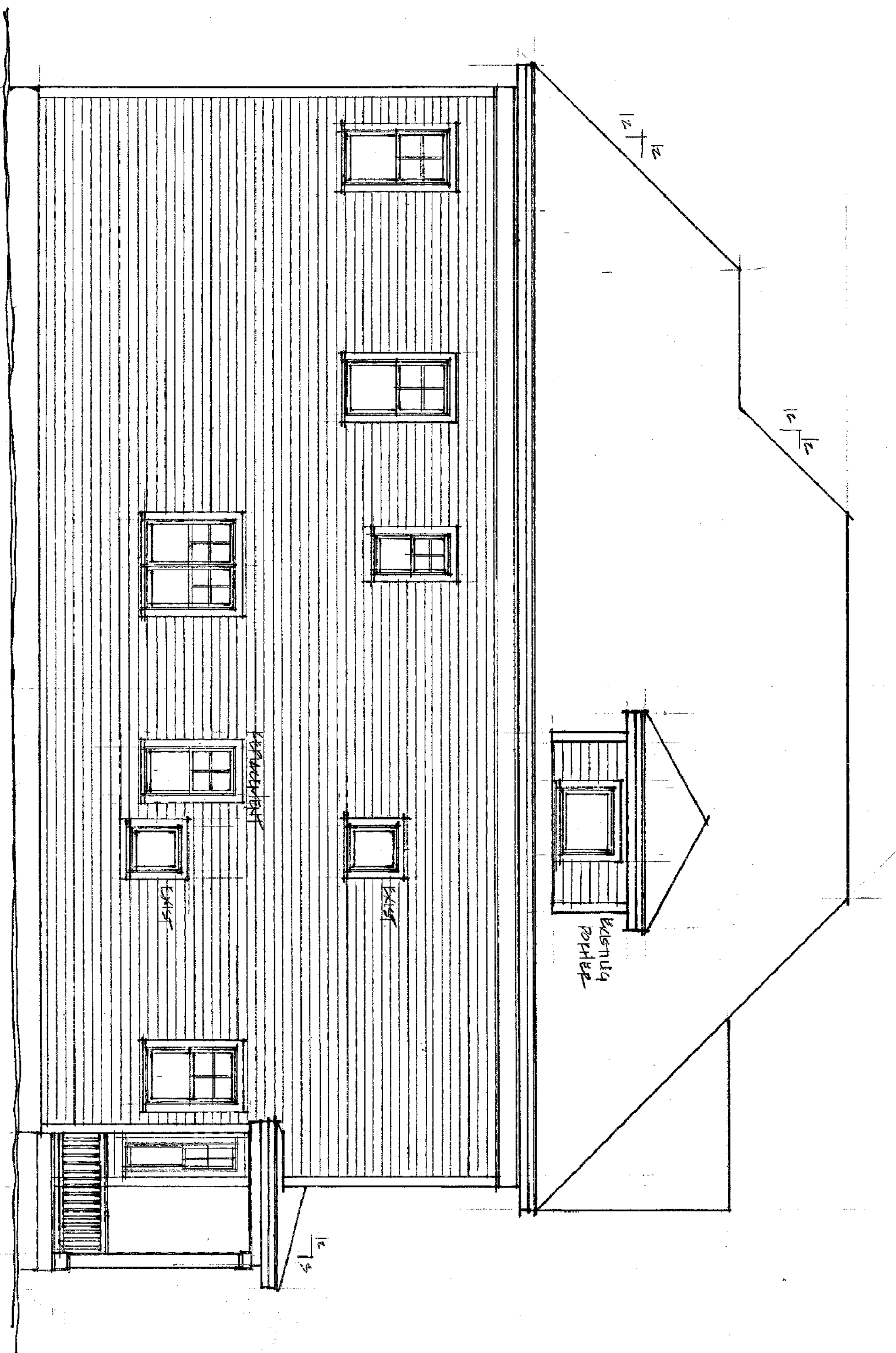
PROPOSED RENOVATIONS
101 MARSHALL STREET
WATERTOWN, NH

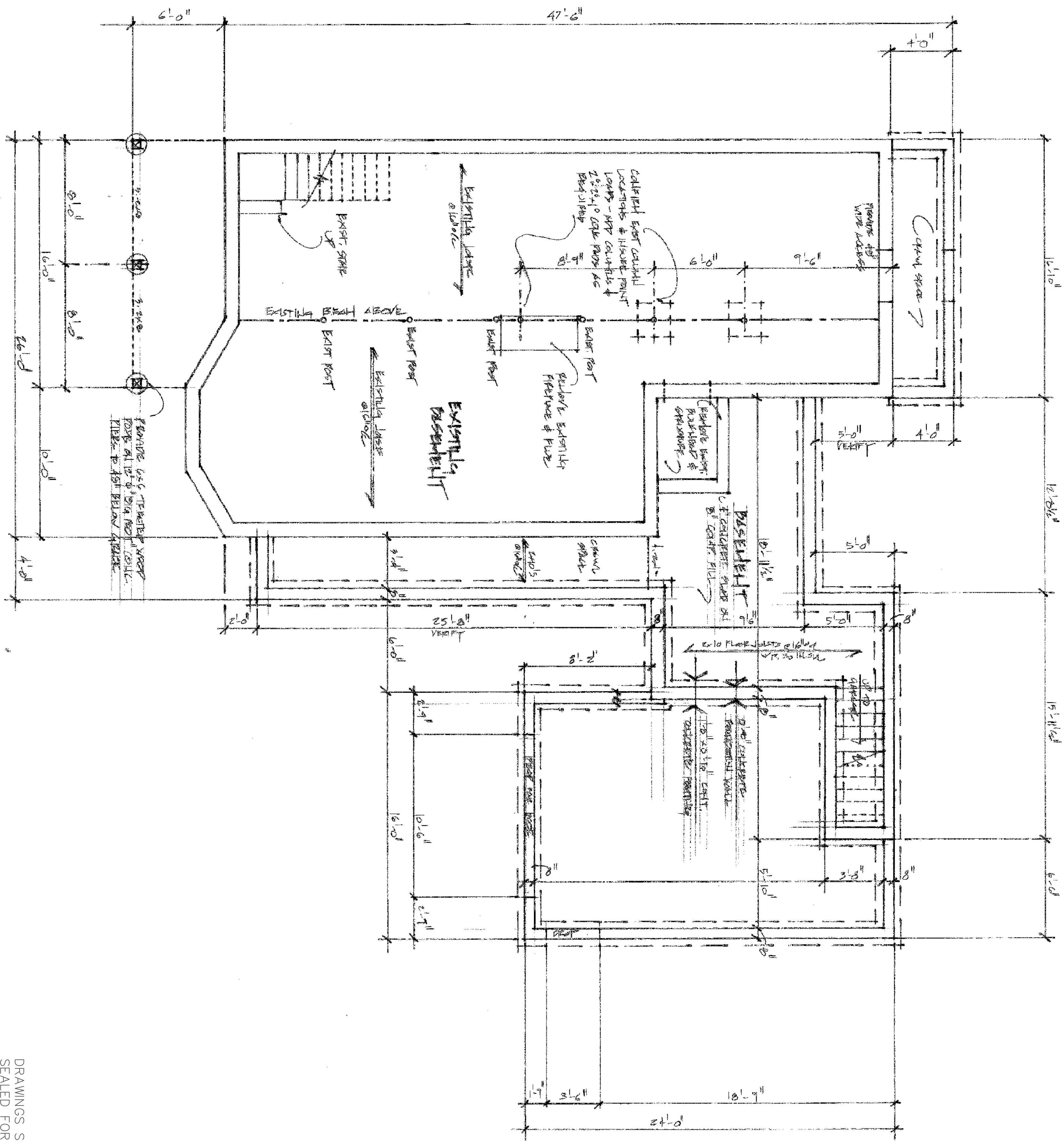
DATE:
Aug 25, 2021
DESIGNED:
Aug 30, 2021
Rev 15, 2021

Notes:

8

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

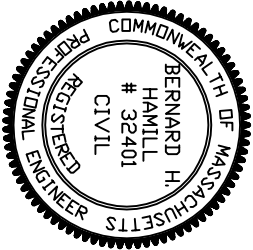




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200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
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HSTAR@ATT.NET

Bernard H. Hamill
BERNARD H. HAMILL
PE #52401
7 DEC. 2021



PROPOSED RENOVATIONS
101 MARSHALL STREET
WATERTOWN, MA.

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614 Nashua Street, #203
Milford, New Hampshire 03055
matt@envisionarylines.com
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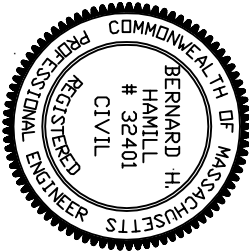
DATE:
Aug 25, 2021
DESIGNED BY:
Aug 29, 2021
Nov 15, 2021
Nov 15, 2021

10

DATE	Aug 30, 2021
REVISIONS	
NOR 15, 2021	

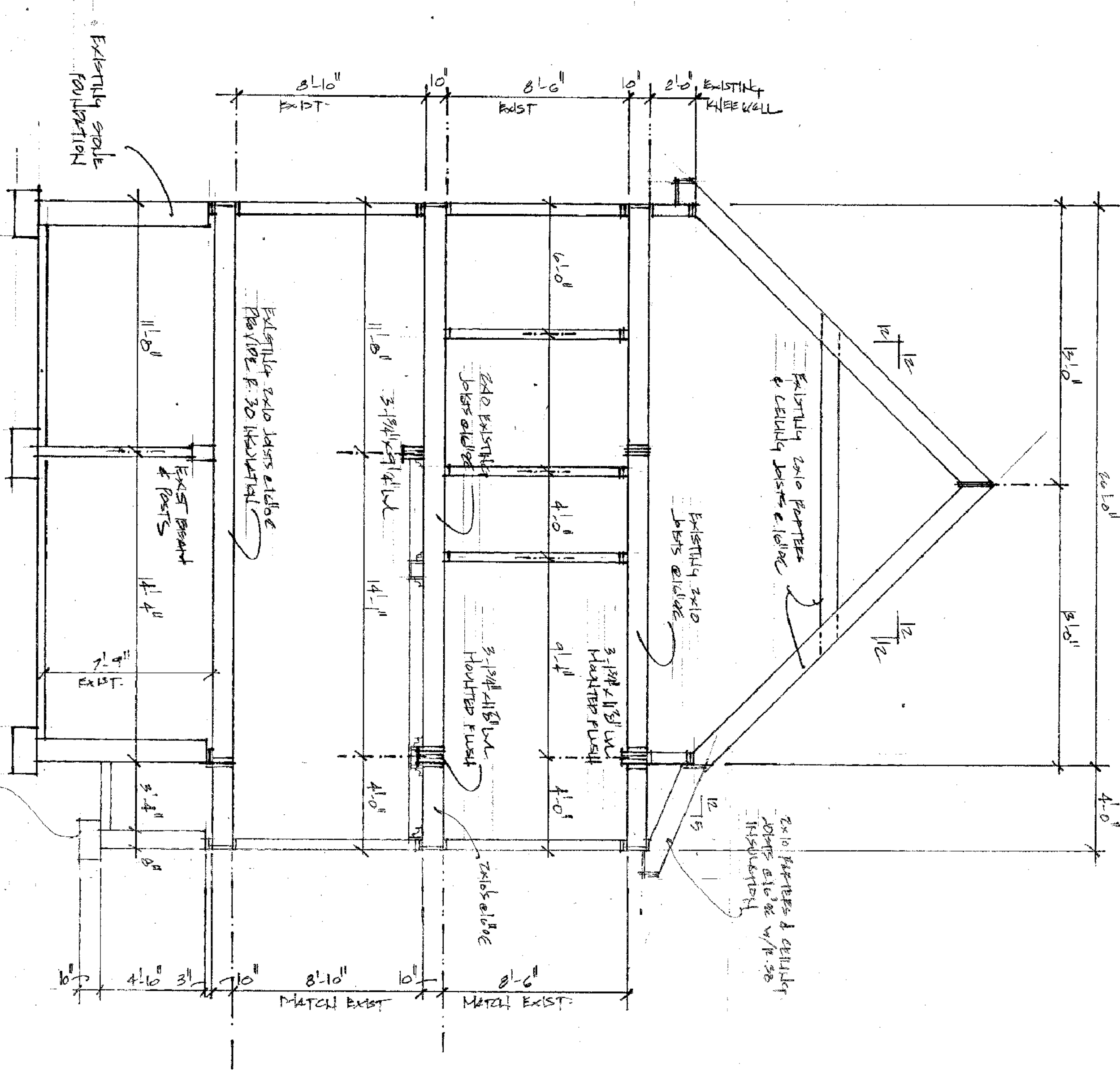
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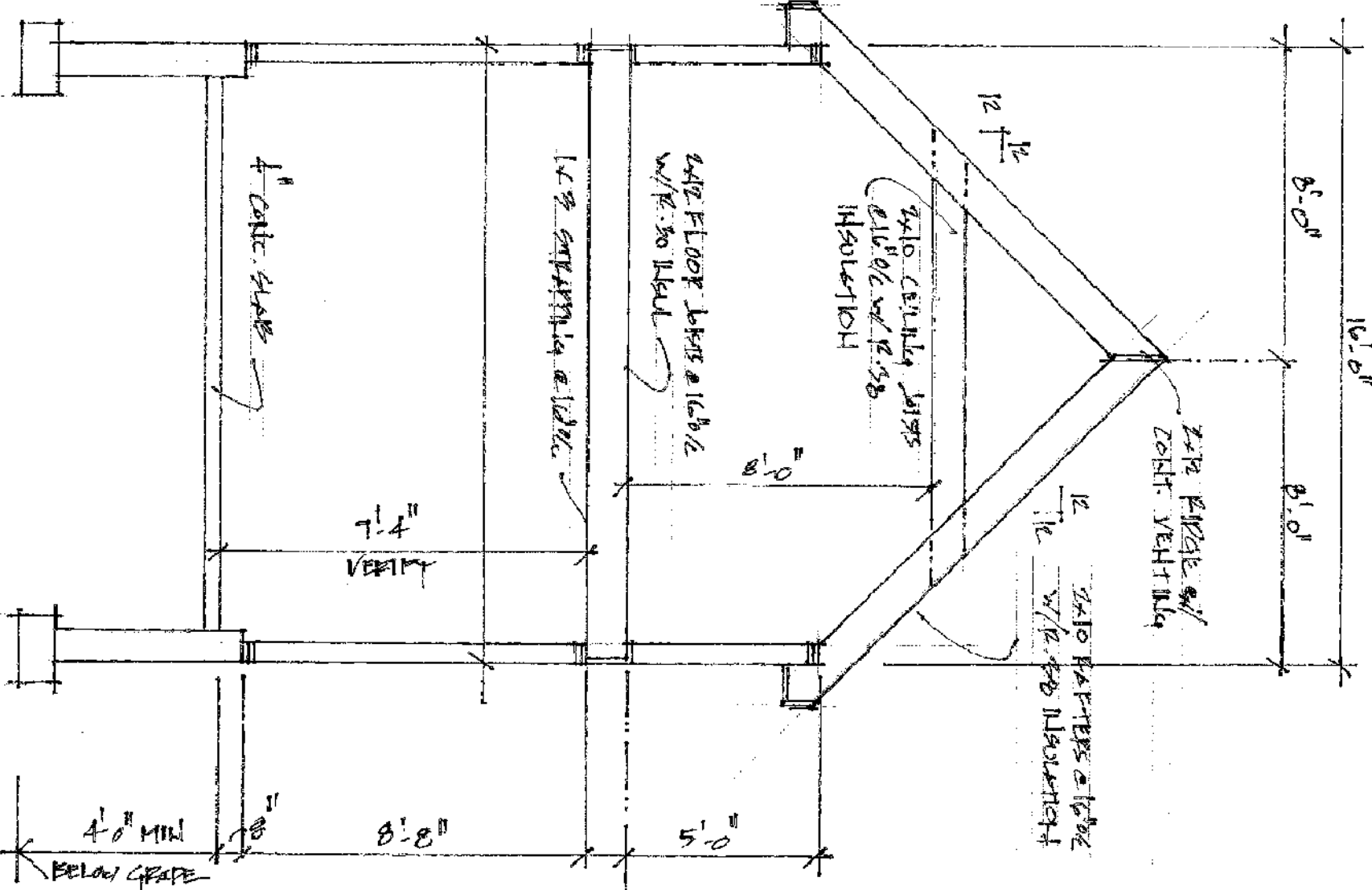
Bernard H. Hamill
PE #32401

POUR TO BE SET BY
WOOD WALL TO 48"
W/ FLOOR GRADE



Cross Section "A"

Scale: 1/4" = 1'-0"



Cross Section "B"

Scale: 1/4" = 1'-0"

TYPICAL ROOF CONSTRUCTION
30 Year Composite Architectural Roof Shingles on 15# Fiberglass Impregnated Building Paper on 5/8" Plywood sheathing on Roof Framing members as noted on plans and cross sections.
Provide 3/8" wide starter course of 1/2" x 6" Water Shield" (or equivalent) at all soffits and valleys, and on entire roof area if soffits are not on gable end roof areas and insure proper venting from soffit ridge.

TYPICAL SOFFIT DETAIL
Provide continuous metal drip edge at all soffits and rake edges. Typical 1'-0" overhang at soffits unless noted. Provide 2x6 fascia board (or similar) w/ 1x3 blocking. Provide continuous soffit and ridge venting.

TYPICAL EXTERIOR WALL CONSTRUCTION
Provide siding as shown on exterior elevations.
Provide air-infiltration barrier on 1/2" plywood or 7/16" Asph/Flt sheathing over SPF #2 or better 2x6 studs @ 16" o/c with R-2 fiber batt insulation in entire cavity.
Provide 1/2" gypsum wallboard on interior face and use 1-layer of 5/8" Type X, fire-rated sheetrock on all walls and ceiling in garage areas.
Provide 1-layer of water-resistant gypsum wallboard on all bathrooms and wet areas.

TYPICAL FLOOR CONSTRUCTION
Provide 3/4" A.P.A. Rated 1/4" and 1/2" T&G plywood flooring (or equivalent) to be glued and finger-nailed to floor framing members as noted.
Provide 4-2x12 stringers at each stair location with 3/4" plywood (or 3/4" hardwood) treads and 3/4" pipe risers (or equivalent) 7-3/4" rise maximum and 10" tread minimum.

TYPICAL SILL DETAIL
Provide 2x6 treated wood plates on foam foundation. Sealer with metal anchor straps or 12" bolts @ 3'-6" o/c. Sill to be minimum 8" above finished grade.



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

February 7, 2022

Suzie Markin
Alexandria Real Estate Equities, Inc.
400 Technology Square, #101
Cambridge, MA 02139

RE: Campus-wide Lighting and Signage Upgrades, Arsenal on the Charles, Watertown, MA; MHC# RC.30213

Dear Ms. Markin:

Staff of the Massachusetts Historical Commission (MHC) have reviewed the information, submitted by Epsilon Associates, received on January 11, 2022 for the project referenced above and have the following comments.

The Watertown Arsenal Historic District is listed in the National Register of Historic Places.

The proposed project consists of replacing the existing wayfinding signage with new consistent signage directed at facilitating the movement of vehicular, pedestrian, and bicycle users through the campus. The signage program is summarized in the Campus Wayfinding & Signage Design Development Plan submitted. The proposed project also consists of an upgrade to existing building and campus lighting. The proposed lighting plan scope of work will provide a cohesive lighting design throughout campus.

The proposed project is subject to review by MHC in accordance with the preservation restriction (M.G.L. Chapter 184, sections 31-33) held by the MHC. The MHC holds a Preservation Restriction on the Watertown Arsenal as a result of the transfer of the property from the United States Department of the Army (Army) to the Watertown Arsenal Development Corporation and then to subsequent owners, including Athena Arsenal LLC. The Preservation Restriction was recorded in the Middlesex County South Register of Deeds, Book 29012, Page 420 on August 25, 1998.

After review of MHC's files and the information submitted, MHC has determined that the proposed project will have "no adverse effect" (950 CMR 71.07(2)(b)(2)).

The project is approved under the terms of the preservation restriction provided that the condition listed above is met.

These comments are offered to assist in compliance with the terms of the preservation restriction. Please do not hesitate to contact Elizabeth Sherva of my staff if you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Brona Simon".

Brona Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

xc: Douglas Kelleher, Epsilon Associates
Watertown Historical Commission