



CITY OF WATERTOWN

Historical Commission

Elisabeth Loukas, Chair
Thomas Melone, Member
Susan Steele, Member
Marilynne Roach, Member
Joseph Panto, Member
Matthew Walter, Member
Richard Glenn, Member
Edward G. McCourt, Member

The Historical Commission of the City of Watertown will hold a remote public meeting on Thursday January 12, 2023 at 7:00 p.m. The meeting will be held remotely with participation and public access provided as follows;

HISTORICAL COMMISSION MEETING THURSDAY, JANUARY 12, 2023 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

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- 1. Introduction
 - A. Welcome to Edward G. McCourt, newly appointed member of the Historical Commission
 - 2. Acceptance of Minutes
 - A. Review and Acceptance of the minutes from the December 8, 2023 meeting of the Historical Commission.
 - 3. Public Hearing-
 - A. Public Hearing to determine if the house and garage at 300-302 Waverley Ave. are preferably preserved and if a demolition delay will be imposed. 300-302 Waverley Ave., LLC, Owner Robert LeBlance, Applicant

4. Tribute
 - A. To JB Jones, long time member of the Historical Commission, Recipient of the 2017 Special Recognition Award at the Historic Preservation Awards, and friend.
5. Discussion
 - A. The scope of work to be included in the application to the Massachusetts Historical Commission responding to the letter inviting Watertown Historical Commission to submit a full application for a \$20,000 survey and planning grant.
6. Agent Report
7. Discussion
 - A. Historic Preservation Awards- Options for Nomination Categories

300-302 Waverley Ave. Lot #27 #4310

May 1, 1922.

Two Family House

Owner F. W. Mac Farland

Arch. ----

Builder Owner

Size 26' x 26' x 48'

Cost \$8000.

Material Wood

300-302 Waverly Ave

Lot# 27

Permit# 29

February 27, 1989

Vinyl Siding

Owner

Joseph Harswith

Builder

A. J. Aiello, Jr.

Cost

7,000

302 Waverley Avenue

No. 128

May 17, 1950.

Two car garage

Owner: John J Hauswirth

Arch: ----

Builder: E. C. Young Co. Randolph

Class: 3d - woof

Size: 20' x 20'

Foundation: Concrete

Roof: Asphalt

Cost: \$1,000.

Plans: yes

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: 300-302 Waverley Avenue Watertown, MA

Ward Shifman 300-302 Waverley Avenue LLC	300-302 Waverley Avenue Watertown MA 02472	617-633-7703	wshifman@me.com
Owner Name	Address	Tel/Cell #	Email
Architect/Engineer Name Robert LeBlanc	Address 14 LeBlanc Lane Waltham, MA 02452	Tel/Cell # 781-983-5383	Email bobleblanc71@gmail.com
Builder Name	Address	Tel/Cell #	Email

License # CS-085662 Expiration 06-03-2023

Certificate of Insurance GL NN1434057 exp 8-1-23 WC WCC-500-5027511-2022A exp 8-1-23

Use & Occupancy of all Parts of Building: RESIDENTIAL If Dwelling, Number of Families 2

Dig Safe # 20224009186 (1-888-digsafe)

ARE DETACHED BUILDINGS INCLUDED? yes Describe: Detached 2 car garage at end of driveway

Provide a brief description of the type of building and the condition requiring issuance of permit:
2 Family Residence and detached 2 car garage

Provide a brief description of the proposed reuse, reconstruction or replacement:
New 2 Family residence townhouse style with attached garages

Assessed Value: Building Only \$ 362,500+8,800= 371,300 Permit Fee: \$ 1981.00
(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) Robert LeBlanc of Newton Village Development Signature [Signature]
Address: 14 LeBlanc Lane City/State/Zip Waltham MA 02452
Tel/Cell: 781-983-5383 E-mail bobleblanc71@gmail.com Date: 10-11-23
Owner Signature Name: Ward Shifman Signature: Edward Shifman

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

Approved by:

Antonio Mancini, Zoning Enforcement Officer

Paul Johnson, Inspector of Buildings

Rev. 9/22/2022

SUMMARY

December 12, 2022

To: Historical Commission

From: Robert LeBlanc

300-302 Waverley Avenue is a two family residence built in 1930 with 11 rooms, 5 Bedrooms and 2 bathrooms. The interior of the house does not contain any of its original detail. All of the interior trim and doors have been replaced. The windows have been replaced with vinyl replacements, the exterior siding replaced with vinyl siding. I was not able to find any original photos of the residence and a search of Masslandrecords.com did find anyone who has lived there with historic ties. I would like to replace the two family with two townhouses.

Enclosed is a map of the abutting properties, proposed elevations, site plan and floor plan. .

Thank you for your consideration

Sincerely,



Robert LeBlanc, Applicant

Edward Shifman, Owner
300-302 Waverley Avenue LLC



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#298



#300-302
Subject Property



#293



#307

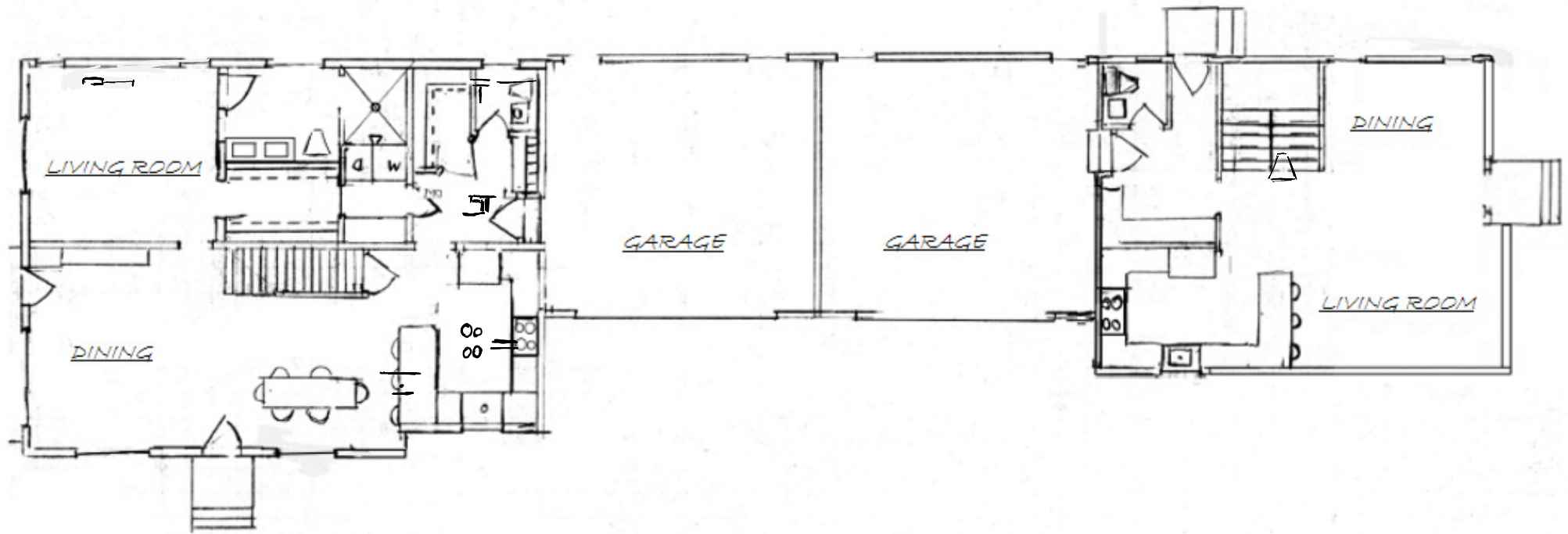


#301-303
DIRECTLY ACROSS THE STREET



#295-297







WAVERLEY (PUBLIC 50' WIDE) AVENUE

