



CITY OF WATERTOWN

Historical Commission

Elisabeth Loukas, Chair
Susan Steele, Member
Marilynne K. Roach, Member
Joseph Panto, Member
Matthew Walter, Member
Edward McCourt, Member

The Historical Commission of the City of Watertown will hold a remote public meeting on Thursday February 9, 2023 at 7:00 p.m. The meeting will be held remotely with participation and public access provided as follows;

HISTORICAL COMMISSION MEETING THURSDAY, FEBRUARY 9, 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

-
- 1. Acceptance of Minutes
 - A. Review and acceptance of minutes from the January 12, 2023 meeting.
 - 2. Public Hearing-
 - A. To determine if the house and accessory structures at **33 Hovey St.** are preferably preserved and if a demolition delay will be imposed. 33 Hovey St., LLC, Owner/Scott Miller, Applicant
 - 3. Public Hearing-
 - A. To determine if the structure at **50 Columbia St. (Watertown High School)** is preferably preserved and if a demolition delay will be imposed. City of Watertown, Owners/James S. Jordan-A.B Architects, LLC Applicant
 - 4. Agent Report

5. Commission Discussion
 - A. Historic Preservation Awards
6. Updates
 - A. CPC Updates by Matthew Walter
7. New Business
 - A. Thomans Melone

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: 33 Hovey Street Watertown, MA
33 Hovey St LLC
Scott Miller, MGR
Owner Name
John Dugger
Architect/Engineer Name
Darrell Sanders
Builder Name
Address 30 Katherine Rd Watertown
Address 25 Beach Rd Gloucester
Address 25 Doty Ave Danvers 01923
Tel/Cell # 617-216-9260
Tel/Cell # 978-618-3391
Tel/Cell # 978-815-5450
Email Scott@autographproperties.com
Email Isdaia@comcast.net
Email Ecce modeling@icloud.com
License # CS-068153 Expiration 10/7/24

Certificate of Insurance _____

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

Dig Safe # _____ (1-888-digsafe)

ARE DETACHED BUILDINGS INCLUDED? yes Describe: There is a shed

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

2 Bedroom Single Family home with aluminum siding. Very poor condition. Back yard is covered by old inground pool + shed. Completely paved in Rear.

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

Replacement of Existing home with new construction
2 unit Town home building

Assessed Value: Building Only \$ 542,500 Permit Fee: \$ 2,748.75
(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) Scott Miller Signature [Signature]
Address: 30 Katherine Rd City/State/Zip Watertown MA
Tel/Cell: 617-216-9260 E-mail Scott@Autographproperties.com Date: 1/4/23

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

33 Hovey St.

Lot#~~84~~

#4097

September 26, 1921.

One Family House

Owner Nathan B. Benedict

Arch. -----

Builder Benjamin Anderson

Size 34' x 34' x 28'

Cost \$3500.

Material Wood

33 Hovey St.

Lot#~~84~~

#4100

September 28, 1921.

Two Car Garage

Owner Nathan B. Benedict

Arch. -----

Builder Benjamin Anderson

Size 18' x 18' x 18'

Cost \$500.

Material Wood

33 Hovey Street

Ref. 4-35-21-80

No. 17

March 23, 1977

In ground pool

Owner: Jos. Giannino et ux - 33 Hovey St.

Arch: Andrew Gunita Co Inc. - Billerica, Mass

Builder: " " " " " " "

Size: 15 x 30

Found: concrete

Cost: \$5,000.

Plans: Yes

BUILDING DEPARTMENT
CITY OF WATERTOWN
149 MAIN STREET
WATERTOWN, MA 02472

NOTES

RECEIPT

DATE

1/4/23

NO.

977729

RECEIVED FROM

33 Hovey LLC / Scott Miller

ADDRESS

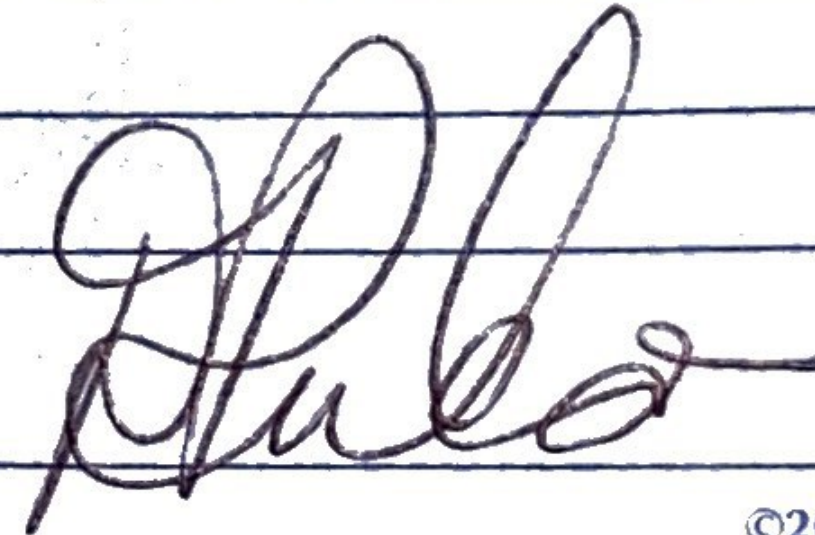
33 Hovey ST.

Demo Application \$ 2749.00

FOR

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	#0103	
BALANCE DUE			MONEY ORDER		

BY



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Address
25 Doty Ave Danvers 01923
Address
Tel/Cell # 617-216-9260
Tel/Cell # 978-618-3391
Tel/Cell # 978-815-5450
Email Scott@autographproperties.com
Email Isdaia@comcast.net
Email Erremodeling@icloud.com

License # CS-068153 Expiration 10/7/24

Certificate of Insurance _____

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

Dig Safe # _____ (1-888-digsafe)

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2 unit Townhome building

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Address: 30 Katherine Rd City/State/Zip Watertown MA
Tel/Cell: 617-216-9260 E-mail Scott@autographproperties.com Date: 1/4/23

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Approved by:

Antonio Mancini, Zoning Enforcement Officer

Paul Johnson, Inspector of Buildings

Rev. 9/22/2022



2. Historical Commission

City of Watertown

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

HISTORICAL COMMISSION DEMOLITION REVIEW

REQUIRED SUBMISSIONS

The Watertown Historical Commission will review your application for demolition at a scheduled public hearing before a demolition permit may be issued. Watertown's Demolition Delay Ordinance is administered by the Watertown Historical Commission to protect from destruction significant buildings that it is in the public interest to preserve. When the Historical Commission determines that a building is significant and should be preserved, it can delay demolition for up to twelve months. This period allows the Commission, the owner, and the community to explore avenues to preserve the building or mitigate its loss.

Ten copies of the following materials **must** be submitted to the Watertown Historical Commission office (City of Watertown Administration Building, 149 Main Street, Watertown, MA 02472) in order for the demolition review to proceed, in copies no larger than 11" x 17", by the *Additional Information Deadline* of the corresponding scheduled public hearing (see attached *Filing Schedule*):

- Dimensioned site plan of existing building and of the proposed replacement project, **signed by the current record owner of the property (and if the current record owner is not the applicant, then the applicant must also sign)**. The site plan should indicate the relationship to the surrounding structures and properties.
- Schematic elevation drawings of the proposed replacement project **signed by the current record owner of the property (and if the current record owner is not the applicant, then the applicant must also sign)**. Dimensions and construction materials should be indicated. Elevations that demonstrate the relationship to neighboring structures are preferred.
- Exterior photographs of the existing building and abutters as seen from a public way.
- If the structure is 'Condemned' by the Building Inspector, no Historical Commission review is needed.

Rev. 9/22/2022

3. Health Department



City of Watertown
Board of Health - 1st Floor
Administration Building
149 Main Street Watertown, MA 02472
PHONE: (617) 972-6446
FAX: (617) 972-6499

GUIDELINES FOR PEST CONTROL

Prior to excavation or demolition of a building, the owner shall comply with the following:

1. Hire a licensed, reputable Pest Control Operator to assess and survey the property to identify pest and rodent activity and develop a Pest Control Plan as needed. Implement pre-demolition plan.
2. Provide the Health and the Building Departments with a copy of the pest control plan that details strategies to eliminate pest activity on site and prevent off-site migration of pests, as follows:
 - Full site assessment and survey detailing areas detailing evidence of general pest activity on site, if any ;
 - Methods for eliminating activity prior to demolition including rodenticides, traps, etc. used as well as dates of service;
 - Plan for preventing pest migration off site during demolition and construction – baiting, trapping, perimeter trapping, and/or other methods as well as proposed frequency of service;
 - Last pest control site visit shall be no later than two weeks prior to demolition.
3. The pest control operator should continue to monitor the demolition site for the duration of the project and take whatever action necessary to control the pest infestation.
4. The pest control operator shall file a report with the Health Dept. every one to two weeks, at Health Dept. discretion, summarizing his or her findings.

ASBESTOS AND LEAD ABATEMENT

Owner/Contractor shall have building(s) assessed for presence of asbestos by a DLS certified asbestos consultant, and may only be abated by a DLS licensed contractor, in accordance with EPA, Mass. DEP and Mass. DOS requirements. The work must be filed with MA DEP prior to any abatement work being conducted, and clearance testing must be provided. **Provide evidence of assessment, abatement and clearance testing.**

Any and all painted masonry units must be removed from the site.

I, _____ owner/contractor of _____ hereby
attest to compliance with the requirements for pest control, asbestos and lead.

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4. Utility Sign Off

In accordance with §123.1, Massachusetts State Building Code, "Service Connections" with regard to Demolition of Buildings, please note:

"Before a building can be demolished or removed, the owner or agent shall notify all utilities having service connections within the building such as water, electric, gas, sewer and other connections (telephone/cable). A permit to demolish or remove a building shall not be issued until a release is obtained from the utilities stating their respective service connections a appurtenant equipment such as meters and regulators have been removed or sealed and plugged in a safe manner."

THIS FORM MUST BE COMPLETED AND SUBMITTED TO THE BUILDING DEPARTMENT. A PERMIT WILL NOT BE ISSUED IF THIS FORM IS NOT COMPLETED.

LOCATION OF PROPERTY 33 Hovey Street Watertown, MA

I certify that, as a representative of my company/department, said utility has been disconnected:

Electric Company – Print Name	Title	Signature	Date
Gas Company – Print Name	Title	Signature	Date
Telephone/Cable Co – Print Name	Title	Signature	Date
*Watertown DPW – Print Name	Title	Signature	Date

The following is required for Watertown Department of Public Works Sign-off:

1. A two-year performance bond in the amount of \$10,000 made payable to the CITY of Watertown
2. Domestic water service shall be disconnected at main and corporation shut off
3. Fire service shall have two foot section removed at property line beyond gate at side walk.
Remaining pipe from gate shall be capped
4. Sewer and drain service shall be disconnected at main and plugged
5. Street opening permit required from Public Works prior to digging sidewalk or street
6. All sidewalk and apron shall be left in good repair and replaced if damaged.

*All water/sewer and sidewalk work to be coordinated with DPW. All project areas in excess of one acre must meet additional DPW requirements (i.e., storm water, etc.).

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5. Department Notification and Sign-Off

City of Watertown

It is the intent of (your name):

Scott Miller

to demolish the building located at (address):

33 Hovey Street

including (list detached structures):

Shed

Said work to commence on (date):

asap

I have been notified of such work and my signature below indicates my approval:

_____ Fire Dept - Print Name 99 Main St.	_____ Title	_____ Signature	_____ Date
_____ Plumbing/Gas- Print Name 149 Main St. 2nd Floor	_____ Title	_____ Signature	_____ Date
_____ Police Dept/Traffic Div - Print Name 552 Main St.	_____ Title	_____ Signature	_____ Date
_____ Inspector of Wires - Print Name 149 Main St. - 2nd Floor	_____ Title	_____ Signature	_____ Date
_____ Board of Health - Print Name 149 Main St.-1st Floor	_____ Title	_____ Signature	_____ Date
_____ Historical Commission - Print Name 149 Main St.-3rd Floor	_____ Title	_____ Signature	_____ Date

Note: Contractor responsible to comply with any 'SPECIAL PROVISIONS' as required by a City Department (Planning, Zoning, Health, DPW).

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6. DEBRIS FORM

In accordance with the provisions of MGL c. 40, §54, a condition of Building Permit Number _____
Is that the debris resulting from this work shall be disposed of in a properly licensed solid waste disposal
facility as defined by MGL c. 111, §150A.

The debris will be disposed of in:

Location of Facility _____

Signature of Permit Applicant _____ Date _____

AFFIDAVIT

As a result of the provisions of MGL c. 40, §54, I acknowledge as a condition of Razing Permit Number _____
all debris resulting from the said construction activity governed by the Building Permit shall be disposed of in a properly
licensed solid waste disposal facility as defined by MGL c. 111, §150A.

I certify that I will notify the Building Official by _____ (two months maximum) of the location of
the solid waste disposal facility where the debris resulting from the said construction activity shall be disposed of and I
shall submit the appropriate form for attachment to the building permit.

Signature of Permit Applicant _____ Date _____

Print Name of Permit Applicant _____

Firm Name _____

Address _____

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7. Safeguards That Must be in Place Prior to Commencing Work

- All sites involving Demolition must be protected with the use of a six foot high fence of adequate strength to resist wind and impact loads of 250 ft.lbs.
- Also suitable hay bales, silt bags for catch basins, and silt fence around the perimeter must be installed prior to commencing demo.
- A source of adequate water must be available to provide acceptable level of 'Dust Control'. Also the contractor is responsible to prevent debris and soil from being brought from the site onto CITY Streets.
- Any equipment that passes over a CITY Sidewalk, for the purpose of demo process, must obtain a 'Crossing' Permit from the Department of Public Works.

Refer to IBC c. 33, §3306.10

8. Notice to Abutters

An 'ABUTTER' is considered any property owner that has property that directly abuts the property where the work is being performed.

In all cases, a minimum 48 hour Notice-Of-Intent must be sent to all abutters, by Certified Mail, to alert them of the commencement of the work.

A copy of the notice, copies of the Certified Mail receipts, and a list of the addresses the notice was sent to must be enclosed.

I, _____ certify that I have sent notice to the all of the abutting properties of the property at _____ that demolition of this site is taking place on _____.

Signature _____ Date _____

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9. Prohibition of Noise Emissions

In accordance with § 95.01, The City of Watertown Massachusetts, Code of Ordinances, the applicant will adhere to the "Prohibition of Noise Emissions":

(A) No person owning, leasing or controlling a source of sound shall willfully, negligently, or through failure to provide necessary equipment, service, or maintenance or to take necessary precautions cause, suffer, allow or permit unnecessary emissions from said source of sound that may cause noise.

(B) Division (A) of this section shall pertain to, but shall not be limited to, prolonged unattended sounding of burglar alarms, construction and demolition equipment which characteristically emit sound but which may be fitted and accommodated with equipment such as enclosures to suppress sound or may be operated in a manner so as to suppress sound, suppressible and preventable industrial and commercial sources of sound, and other man-made sounds that cause noise.

(C) All devices employed in construction or demolition shall be prohibited from use during the hours of:

(1) 7:00 p.m. to 7:00 a.m. from Monday through Friday.

(2) 7:00 p.m. on Fridays through 8:00 a.m. on Saturdays

(3) NO WORK ON SUNDAYS.
(Ord. 6, passed 9-13-1983; Am. Ord. 14, passed 3-12-1996)

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New 2 Unit Dwelling

33 Hovey Street
Watertown, MA

33 Hovey Street, LLC

DEVELOPER

Dunder Development Services

25 Beach Road 978-618-3391 jsdala@comcast.net
Gloucester, MA 01930

© 2022 All rights reserved

SD 3.3.3

DDS

A-1

Tuesday, January 31, 2023

GROSS AREA : 2612.5 SQ FT
FAR: 50%
 $5225 \times .50 = 2612.5 > 1300 = 49\%$

The figure contains two detailed floor plans. The First Floor Plan (left) shows a layout with a Living Area, Kitchen, Dining Area, and a rear porch. The Second Floor Plan (right) shows two bedrooms, a master bedroom, a bathroom, and a central hall. Both plans include room dimensions and structural notes like 'LNT B' and 'Set Back'.

The Roof Plan shows the footprint of the building with various roof sections and slopes indicated by arrows and lines. It includes structural details like roof pitches and setbacks.

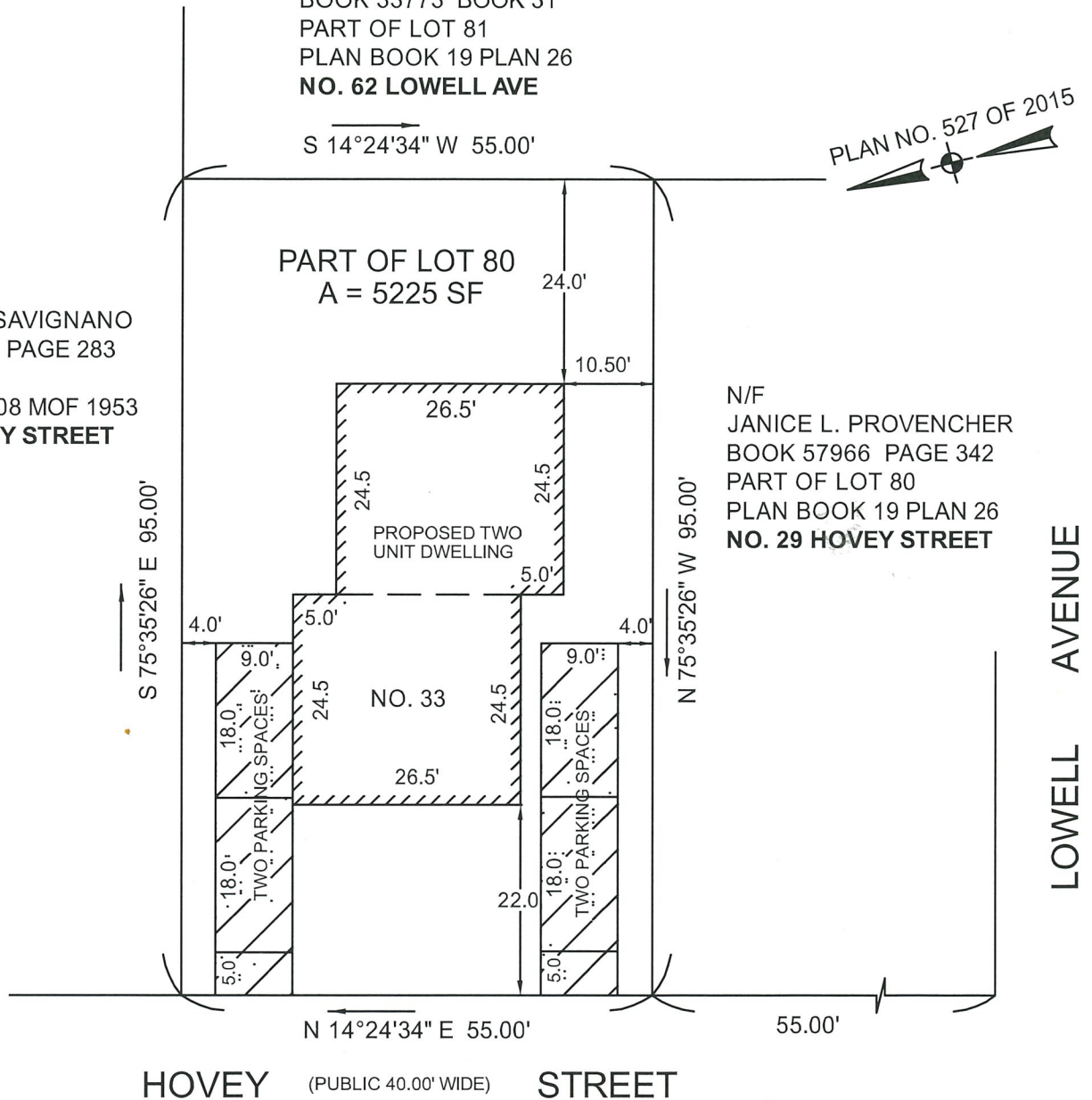
This figure includes a West Elevation of the building and a vertical section. The elevation shows the exterior facade with windows, doors, and a two-car garage. The section to the right shows the internal structure, including the roof, subfloor, and slab, with height markers for 'PEAK', 'TOP OF PLATE', 'TOP OF SUBFLOOR', 'TOP OF SLAB', and 'AVERAGE GRADE'. A tree is shown to the left of the building for scale.

Page 15 of 68

N/F
C. SMOKEY EULE &
JULIANNE HERTZ
BOOK 33773 BOOK 31
PART OF LOT 81
PLAN BOOK 19 PLAN 26
NO. 62 LOWELL AVE

N/F
ROSALIE M. SAVIGNANO
BOOK 51751 PAGE 283
LOT 79-B
PLAN NO. 2008 MOF 1953
NO. 37 HOVEY STREET

N/F
JANICE L. PROVENCHER
BOOK 57966 PAGE 342
PART OF LOT 80
PLAN BOOK 19 PLAN 26
NO. 29 HOVEY STREET



NOTES:

- 1.) RECORD OWNER: JOSEPH F. & PATRICIA B. GIANNINO
- 2.) DEED REFERENCE : BOOK 11703 PAGE 229
- 3.) PLAN REFERENCE: PLAN BOOK 19 PLAN 26



PLOT PLAN SHOWING
PROPOSED DWELLING
IN

WATERTOWN, MA
44 YORK AVENUE



SCALE: 1" = 20'-0"

OCTOBER 21, 2022

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

33 Hovey St

Proposed Construction Materials

Roof: Asphalt Architectural

Siding: Cement Fiber Siding, James Hardy

Windows: Black Windows, Four over one or 2 over one, better quality, we typically use Andersen or Pella.

Driveways: Asphalt with a stone or brick apron as it meets the sidewalk.

Landscaping: Grass throughout with planting beds and designated out door space with patio or deck for each unit.



33 Hovey Street



Rear of 33 Hovey St



Rear of 33
Hovey St



2 Family to the left of 33 Hovey St



Single family to the right of
33 Hovey Street



Down the street to the left



Down the street to the right

1. APPLICATION FOR PERMIT (Demo)BLDG. INSPECTOR
CITY OF WATERTOWN**Building Department Application Form**

2022 JAN -3 PM 5:02

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: 50 Columbia Street
(Watertown High School) Watertown, MA

Town of Watertown	<u>149 Main Street, Watertown, MA</u>	<u>N/A</u>	<u>N/A</u>
Owner Name	Address	Tel/Cell #	Email
<u>Ai3 Architects, LLC</u>	<u>526 Boston Post Road, Wayland, MA</u>	<u>(508) 358-0790</u>	<u>jordan@ai3architects.com</u>
Architect/Engineer Name	Address	Tel/Cell #	Email
<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Builder Name	Address	Tel/Cell #	Email

License # TBD Expiration TBD

Certificate of Insurance TBD

Use & Occupancy of all Parts of Building: Educational If Dwelling, Number of Families N/A

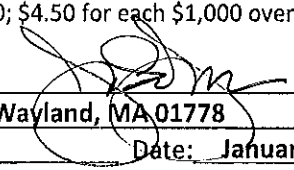
Dig Safe # N/A (1-888-digsafe)

ARE DETACHED BUILDINGS INCLUDED? N/A Describe: N/A

Provide a brief description of the type of building and the condition requiring issuance of permit:
Existing Watertown High School; demolition required for proposed construction of new school building

Provide a brief description of the proposed reuse, reconstruction or replacement:
New 200,139 SF high school

Assessed Value: Building Only \$ \$17,497,700 (building only)
\$21,524,700 (Total) 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) James S. Jordan- Ai3 Architects, LLC Signature 
Address: 526 Boston Post Road City/State/Zip Wayland, MA 01778
Tel/Cell: (508) 358-0790 E-mail jordan@ai3architects.com Date: January 3, 2023

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



December 14, 2022

Susan C. Jenness
Office of Conservation and Historical Preservation
149 Main Street
Watertown, MA 02472

Re: Historical Commission Demolition Review Submission – Watertown High School

Dear Susan,

Please accept this letter and associated attachments as an extension to our Demolition Review Submission to the Watertown Historical Commission which began with an informational presentation to the Watertown Historical Commission on November 12, 2020. The presentation reviewed the challenges of a renovation/addition option (Option 2) to the original 1925 high school building and the impact to the 1937 Phillips Building to accommodate the overall educational program goals. During this informational meeting, the Design Team noted Option 2 does not build or utilize the site in a manner consistent with Town-wide planning priorities and goals noted below:

- To build capacity on sites to preserve or increase green space and open space
- To provide parking under building footprints instead of with surface lots
- To provide compact, energy efficient building envelopes to minimize or eliminate greenhouse gas emissions associated with operating the building

During the informational meeting, the Design Team identified options to incorporate artifacts, historical displays, or details that pay homage to former buildings new school projects have replaced. Several examples were shared from cities and towns such as Fall River, Franklin, Plymouth, Quincy, Abington, Marshfield, Natick, and Norwood.

The Watertown School Building Committee has spent the past three years holding public meetings, public forums, and neighborhood meetings to determine the best approach to meet the facility, educational, sustainability, community, and neighborhood goals for the Watertown High School. Ultimately, it was determined that the demolition of the existing Watertown High School and replacement with an all-new facility was the best strategy for meeting the identified goals. On December 2, 2020, the Watertown School Building Committee unanimously voted to support a new Watertown High School project which included the demolition of the existing Watertown High School to build a new compact, energy efficient high school with parking underneath the building, allowing for the inclusion of a small multi-use field on the campus, which the current high school site does not have. The Watertown School Committee also overwhelmingly supported the decision.





The Design Team, with the support of the School Building Committee, submitted the Project Notification Form (PNF) dated November 1, 2021, to the Massachusetts Historical Commission on November 16, 2021. The PNF identified the decision of the Watertown School Building Committee, City Council, and School Committee to replace the existing Watertown High School with a new, modern high school facility. On December 30, 2021, the Massachusetts Historical Commission determined that the new Watertown High School Project, which included the demolition of the existing high school, is unlikely to affect significant historic or archaeological resources.

We appreciate the Commission's review of this Submission and are eager to provide any additional information that may be required.

Applicant:

James S. Jordan AIA, Partner
Ai3 Architects, LLC
526 Boston Post Road
Wayland, MA 01778

Owner:

Town of Watertown, represented by the Watertown School Building Committee
Mark S. Sideris, Building Committee Chairman and Town Council President
Town Administration Building
149 Main Street
Watertown, MA 02472

Building & Location:

Watertown High School
50 Columbia Street
Watertown, MA 02472

Existing Building Description:

The Watertown High School, located at 50 Columbia Street, is a very small and restrictive 4.27-acre parcel covered by the high school building with a small amount of parking, typically causing teachers and guests to park in the adjacent residential neighborhood. The existing high school site is bounded by Columbia Street, Broadway Street, Common Street, and the Common Street Cemetery. There are no other private or public buildings on the high school site. The school property's tight boundaries to surrounding streets on three sides and a cemetery on the fourth side prohibit building expansion, parking



expansion, or the necessary green space, unless a major reconfiguration of the building's footprint were to be completed.

The original high school opened in 1929. The building serves approximately 750 students (grades 9-12) and between 75-100 full and part-time teachers and staff. The original three-story building was constructed in 1929. The smaller 1929 building preserved surrounding green space, and the rear lawn was sufficiently sized to accommodate a running track and field. However, the building would quickly be declared insufficient to support school needs, and future expansions would ultimately absorb the surrounding green space. In 1950, the overcrowded high school building received two additions totaling 28,942sf that included primarily classrooms. There was a need for more than the added space, but the desire to preserve recreation and green space for student and community use resulted in efforts to avoid further building expansion. Although choosing to add small additions at the northeast and southeast corners of the existing building may have preserved the rear lawn, it significantly altered the primary façade and symmetrical layout of the building along Columbia Street. In the late 1970's, a much larger addition (65,203sf) was constructed and in 2004, the final addition established the school's outdoor courtyard and current size of 165,000 square feet.

Proposed Building Description:

The new Watertown High School is located on the current high school site. The 200,032 square foot School is organized into two zones: the community core, consisting of the performing arts and physical education programs along Columbia Street and the academic core along the Common Street edge. The "Academic Core" is designed with flexible, collaborative zones embedded into the academic neighborhoods with central access to the Learning Commons. The "Community Core" contains the athletics and performing arts programs and more "expressive" career technical education programs.

The academic core is subdivided into six academic neighborhoods; allowing the designed student population of 720 to be subdivided into smaller student populations to foster strong connections between students and faculty. Each academic neighborhood will contain a shared academic collaboration zone that will provide flexible, hands-on learning opportunities outside each classroom neighborhood. The equal distribution and inclusion of special educational programs throughout the academic core provides universal access for all students to each program offered at Watertown High School.

The Community Core is located along Columbia Street. The two-story core allows the community connection to programs offered in the new high school, such as: gymnasium and walking track,

performing arts programs including the auditorium, band, and choral; and the early childhood learning program. The primary student pick-up and drop-off is located on Columbia Street, the same location as the existing high school. The community core is located above the underground parking garage, which maximizes open space consistent with Watertown's Master Plan. A "flex" field is located along the Common Street edge of the campus, which allows outdoor dining, learning, and recreation opportunities for the school and community.

There are many positive features of the new Watertown High School design such as:

- Single Campus solution located on the existing high school site.
- Ideal placement of STEM/STEAM programs equally distributed throughout the school.
- Successfully addresses universal access campus goals.
- The most cost effective solution and shortest construction duration of all options studied.
- The single campus solution minimizes safety and security concerns and provides an uncomplicated building management approach.
- Swing Space at Moxley Field eliminates the disruption to students during construction.
- A compact building footprint maximizes open space for outdoor learning and physical education needs.
- Underground parking that supports the Watertown Master Plan and maximizes green space for school and community use.
- Simplified building organization provides improved way-finding, sight-lines, security, and natural daylighting.
- Expansive roof area for photo-voltaic panels to assist the City in obtaining net zero energy.
- Maximizes green space on the campus with the inclusion of the Flex Field near Common Street.
- The existing fields and amenities on Victory Field and the Stadium site remain undisturbed, and these fields are not impacted during the construction of the new Watertown High School.
- Allows flexible collaborative space within the academic core and near all six academic neighborhoods for long-term science projects and hands-on vocational collaboration opportunities outside every classroom.
- Each academic common area will be equipped with the necessary audio/video equipment to serve as a distance learning space, allowing students to engage in hands-on learning activities while simultaneously broadcasting their efforts to students in the outside world.
- Maintain current central location of the high school facilities in the City.

The new High School will be the first LEED 4.0 platinum certified and Net Zero Energy high school in the country. The new Watertown High School project was overwhelmingly supported by the School Building Committee, School Committee, Town Council, and community members.



If the Commission requires any additional information, please feel free to contact me directly.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. S. Jordan', is written over a faint, circular, light-gray watermark or background graphic.

James S. Jordan AIA, Partner
Ai3 Architects, LLC

Attachments:

- Watertown Building Committee Rationale for New Construction vs. Renovation
- Photographs of existing buildings and abutters
- Existing site plan
- Existing floor plans
- Proposed site plan
- Existing and Proposed Site Comparison
- Proposed floor plans
- Proposed building elevations
- Proposed building renderings

cc: Mark S. Sideris, Building Committee Chairman and Town Council President



Watertown Building Committee Rationale for New Construction vs. Renovation

The Watertown School Building Committee has spent the past three years holding public meetings, public forums, and neighborhood meetings to determine the best approach to meet the facility, educational, sustainability, community, and neighborhood goals for the Watertown High School. These goals included but were not limited to:

1. Provide a 21st Century educational environment that meets the visioning and educational programming goals of the School Department and all parties who participated in the planning and visioning of the high school, which began with the Master Plan Study in 2016. This includes the appropriate program spaces, adjacencies, and thoughtful and functional organization.
2. Provide the additional program space to accommodate the projected enrollment for the high school and the future goals for preparing high school children for 21st century employment opportunities.
3. Provide a “Green and Sustainable” facility which eliminates carbon emissions and has ultra-low energy usage.
4. Create a new facility that would meet LEED Platinum guidelines and requirements.
5. Incorporate the use of alternative energy to achieve Net Zero Energy.
6. Increase open space and green space on the existing high school site.
7. Improve parking and circulation conditions and alleviate parking in the surrounding neighborhood.
8. Create additional outdoor recreational and educational opportunities.
9. Incorporate neighborhood input into the site and building development.

The Committee spent the majority of 2020 developing and evaluating multiple options and sub-options for renovation and expansion to the existing high school. Unfortunately, the renovation/addition options failed to meet many of the identified goals for various reasons. Each of these schools includes numerous building additions that result in sprawling floor plans that are extremely inefficient educationally, functionally, and environmentally. The neighbors who attended public forums were particularly vocal in their criticism of the renovation/addition options, as they were often described (by the neighborhood participants) as continued attempts to expand buildings whose additions were poorly planned. The community voiced a desire to start with a clean slate and create a building and site which achieved all goals.

Ultimately, the Committee began a more intensive study of all-new construction options and their potential advantages to the Town, School Department, neighborhoods, and community. These options included a two-campus solution that would occupy the existing high school site and the existing Phillips Administration building site connected by a walking bridge. Ultimately, the Building Committee with the full support of the School Committee, Town Council, neighborhood, and the Massachusetts School

Building Authority decided the all-new construction option consolidated on the existing high school site was the most fiscally responsible and educational sound solution for the children of Watertown. The following is a summary of the advantages that were discussed/identified as being associated with all-new construction:

1. All-new construction provides an opportunity to consolidate the sprawling building footprint into a more compact building, which provides additional open space and green space on the site.
2. An all-new building provides an opportunity to create an efficient exterior building envelope which meets goals associated with energy reduction.
3. An all-new building provides an opportunity to create appropriately sized educational spaces and organize those spaces to support 21st Century learning practices.
4. An all-new building provides an opportunity to greatly improve student security and safety systems throughout the buildings and campus.
5. An all-new building provides an opportunity to incorporate new mechanical, electrical, ventilation, and plumbing systems throughout the building in lieu of continuing to expand or modify outdated building systems.
6. An all-new building was the only means for achieving LEED Platinum and Net Zero Energy goals desired by the Town and community.
7. An all-new building will provide a greater opportunity to create an accessible environment which incorporates principles of universal design.

Additionally, the following challenges associated with renovation and addition were discussed by the Committee, the neighborhood, the school administration, and the community:

1. The existing building does not meet current structural seismic requirements, and the structural frames do not allow significant modifications to the existing building layout. Additionally, the existing high school cannot accommodate additional stories without complete demolition and the installation of a new foundation and structure.
2. The existing building does not include insulation in exterior walls of the original construction and 1950's addition. Modifications to create a well-insulated building exterior would be highly invasive and prohibitively expensive.
3. Renovation to the existing high school building would require students to remain in the existing building during construction and would be disruptive, complex, and lengthy.
4. The existing building was not designed to incorporate modern heating and ventilations systems (for example, very limited above-ceiling space). Retrofitted systems would be limited to those which would fit inside the existing building.
5. The inability to consolidate the building footprint into a more compact layout would result in the loss of green space, parking, and open space.

6. The existing building includes numerous challenges to accessibility including floor levels that were not aligned when additions were added, doorways that are too narrow, and areas that are not fully accessible. These challenges can be partially resolved with modifications but will never be as accessible as a new facility that incorporates universal design strategies.
7. The existing high school was originally designed as a small school in 1929 with a limited number of pupils and programs. As the school was expanded in 1950, 1970 and 2004, the organization and functionality was compromised; a compromise that cannot be rectified with continued additions.

After a comprehensive vetting of the renovation/addition options versus the new construction options, the Committee ultimately supported all-new construction at the existing high school site. This decision was subsequently supported by the Town Council, the School Committee, and the neighborhood. Each of the Building Committee's public discussions are documented by a complete visual presentation and are available for review.



Aerial view of the existing Watertown High School



View of Watertown High School from Common Street



View of Watertown High School Main Entry from Columbia Street



View of Watertown High School from Common Street



View east from Robbins Road



View west from abutter on Broadway



View southwest from Broadway parking lot



View north from Broadway parking lot

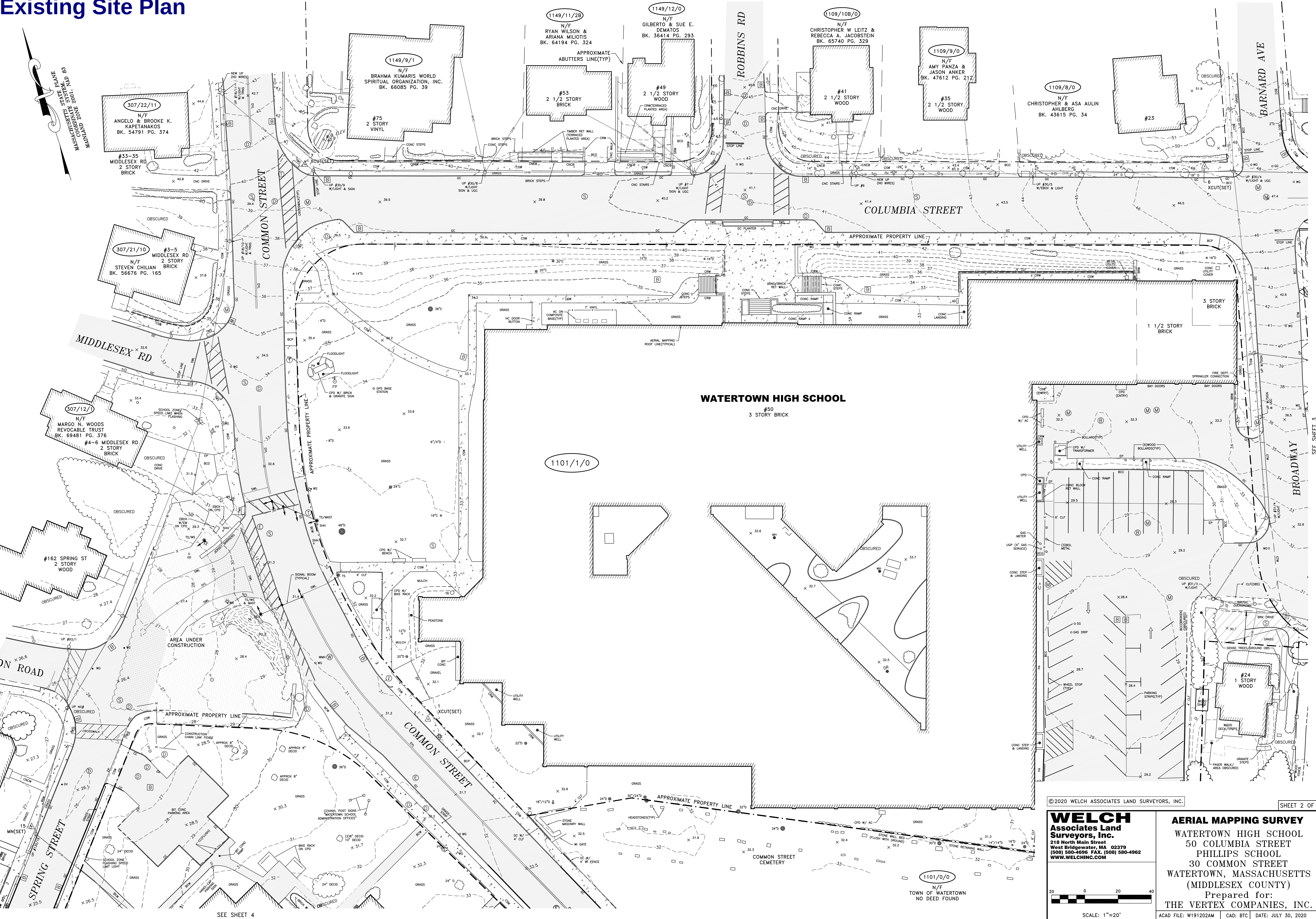


View west from Robbins Road



View east from Robbins Road

Existing Site Plan



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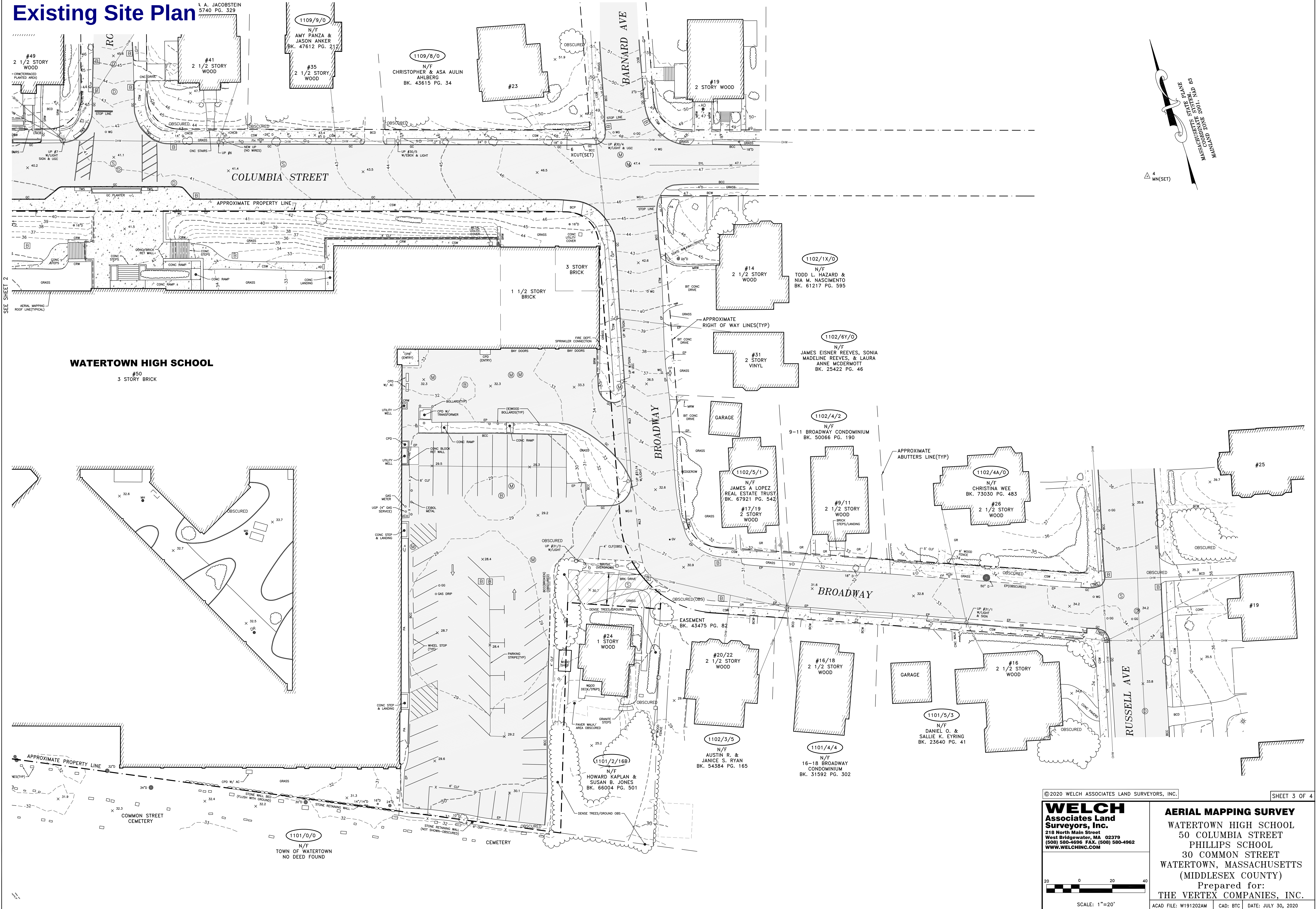
WELCH
Associates Land
Surveyors, Inc.
218 North Main Street
West Bridgewater, MA 02379
(508) 580-4696 FAX: (508) 580-4962
WWW.WELCHINC.COM

AERIAL MAPPING SURVEY
WATERTOWN HIGH SCHOOL
50 COLUMBIA STREET
PHILLIPS SCHOOL
30 COMMON STREET
WATERTOWN, MASSACHUSETTS
(MIDDLESEX COUNTY)
Prepared for:
THE VERTEX COMPANIES, INC.
ACAD FILE: W191202AM CAD: BTC DATE: JULY 30, 2020

SHEET 2 OF 4

SCALE: 1"=20'

Existing Site Plan



Existing Watertown High School Lower Floor Level



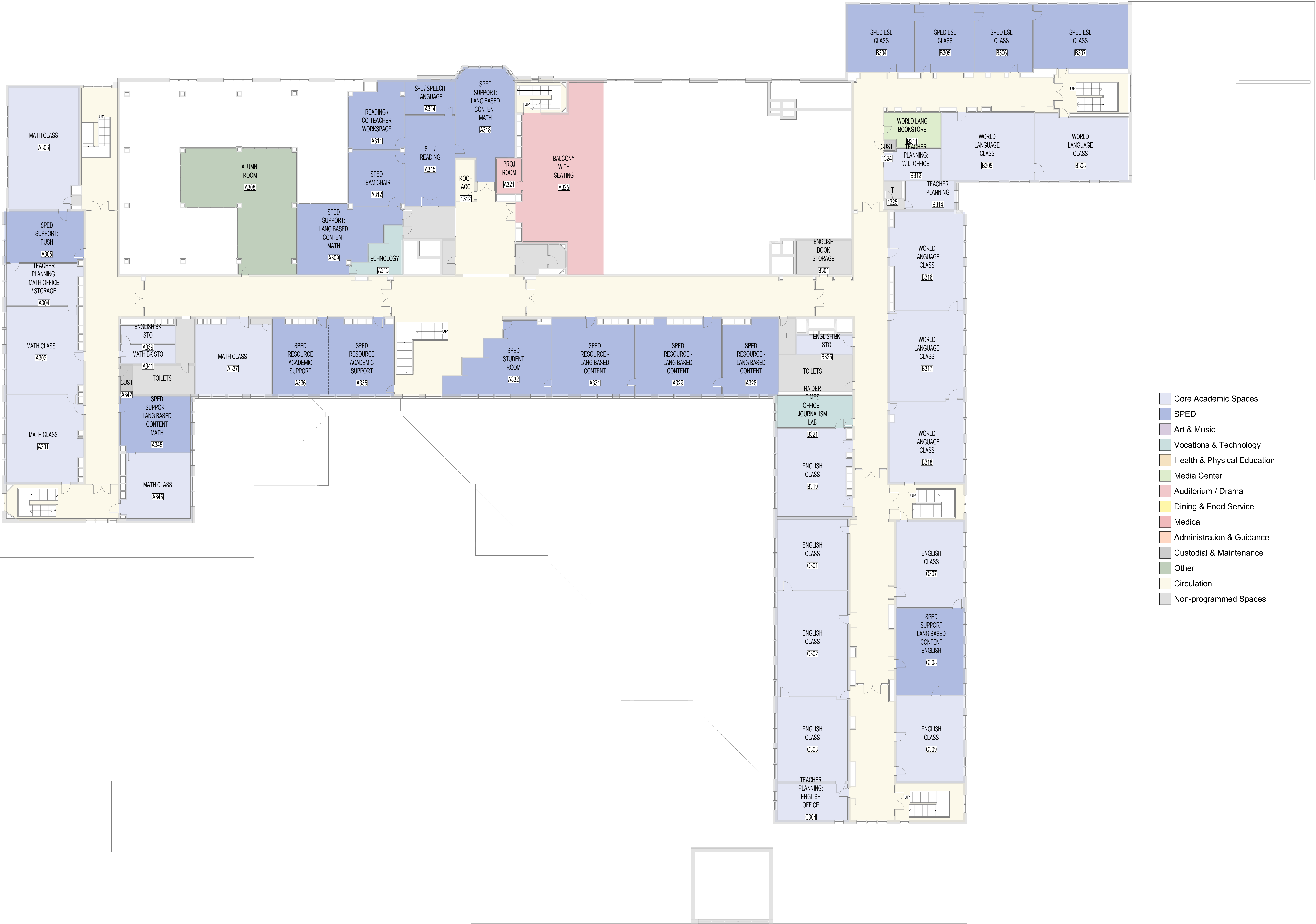
Existing Watertown High School
First Floor Level



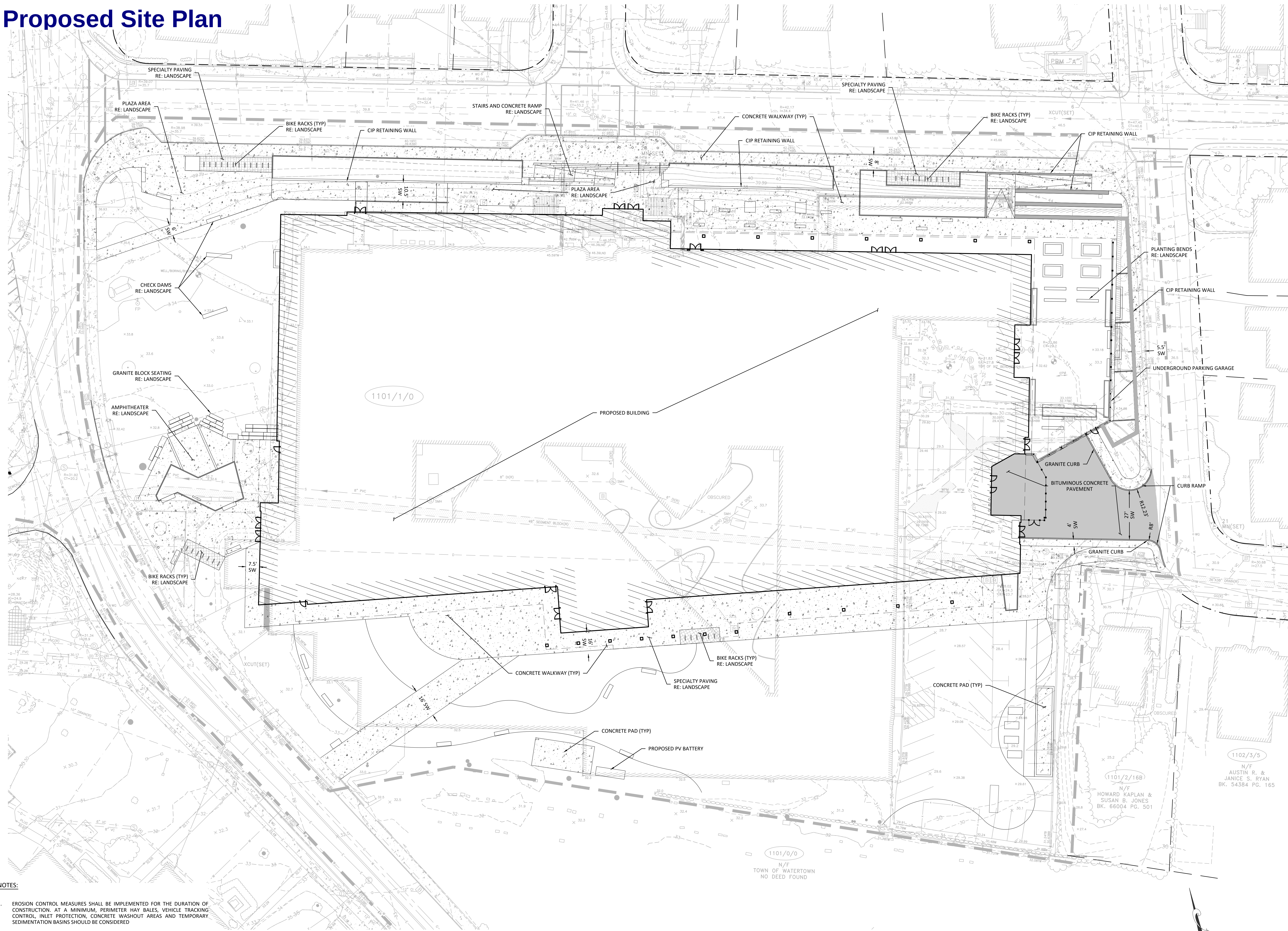
Existing Watertown High School
Second Floor Level



Existing Watertown High School
Third Floor Level



Proposed Site Plan



NOTES:

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED FOR THE DURATION OF CONSTRUCTION. AT A MINIMUM, PERIMETER HAY BALES, VEHICLE TRACKING CONTROL, INLET PROTECTION, CONCRETE WASHOUT AREAS AND TEMPORARY SEDIMENTATION BASINS SHOULD BE CONSIDERED
- GRANITE CURB SHALL BE PROVIDED IN ALL PARKING AREAS AT THE EDGE OF THE PAVEMENT AND ADJACENT TO SIDEWALKS
- CURB, BERM, AND WALKWAY RADII SHALL BE 3 FEET UNLESS NOTED ON PLANS.
- WHERE SIDEWALKS INTERSECT CURB LINES, ADA, MAAB COMPLIANT CURB RAMP WITH DETECTABLE WARNING PANEL SHALL BE INSTALLED. DETECTABLE WARNING PANELS SHALL BE CAST IRON, SEE SPECIFICATION SECTION 32 13 12.
- CURB & GUTTER RELATED DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS ONSITE SHALL BE EPOXY RESIN.
- CONCRETE WALKWAY MATERIALS SHOWN FOR CLARITY ONLY. REFER TO LANDSCAPE PLANS FOR ALL WALKWAY MATERIALS, FINISHES, AND SCORING.



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VERTEX

The Vertex Companies, Inc.
400 Libbey Parkway
Weymouth, MA 02189
PHONE 781.952.6000
www.vertexeng.com

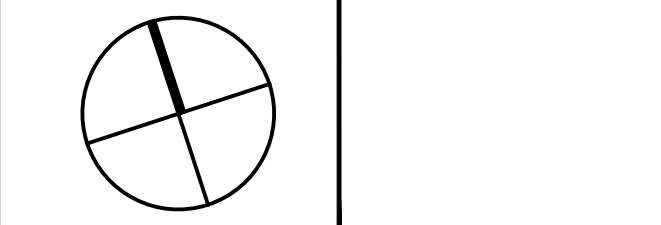


50 Columbia Street
Watertown, MA 02472

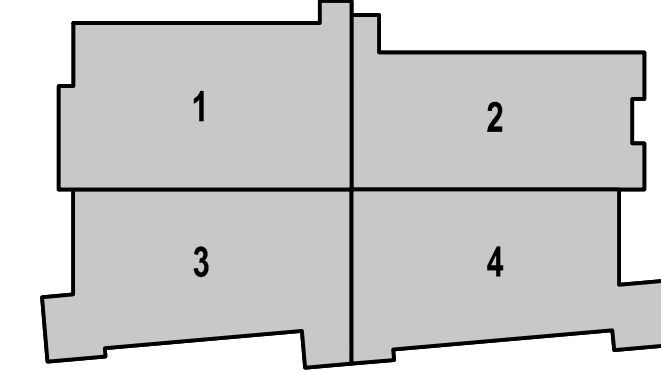
KEYNOTE LEGEND:

90% CONSTRUCTION DOCUMENTS

NORTH ARROW



KEYPLAN



DRAWING NAME:

SITE PLAN

DRAWN BY: STLD

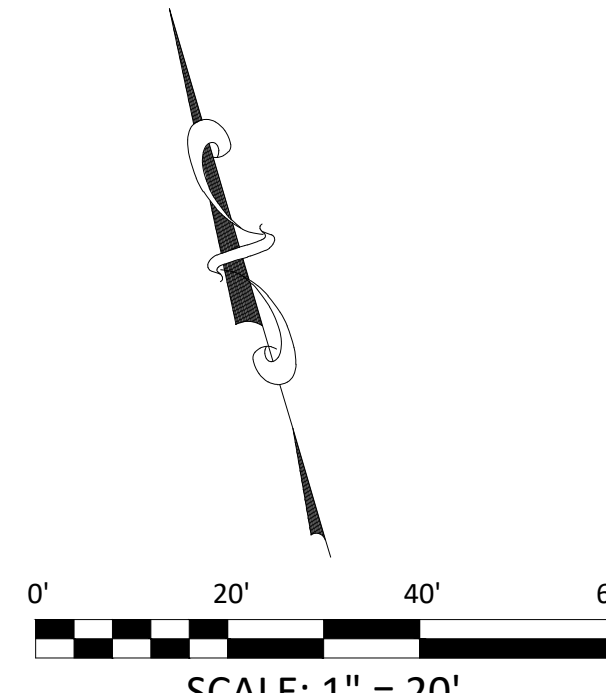
REVIEWED BY: A/C

SCALE: AS NOTED DRAWING NUMBER:

JOB NO.: 61602

DATE: DECEMBER 23, 2022

C2.0

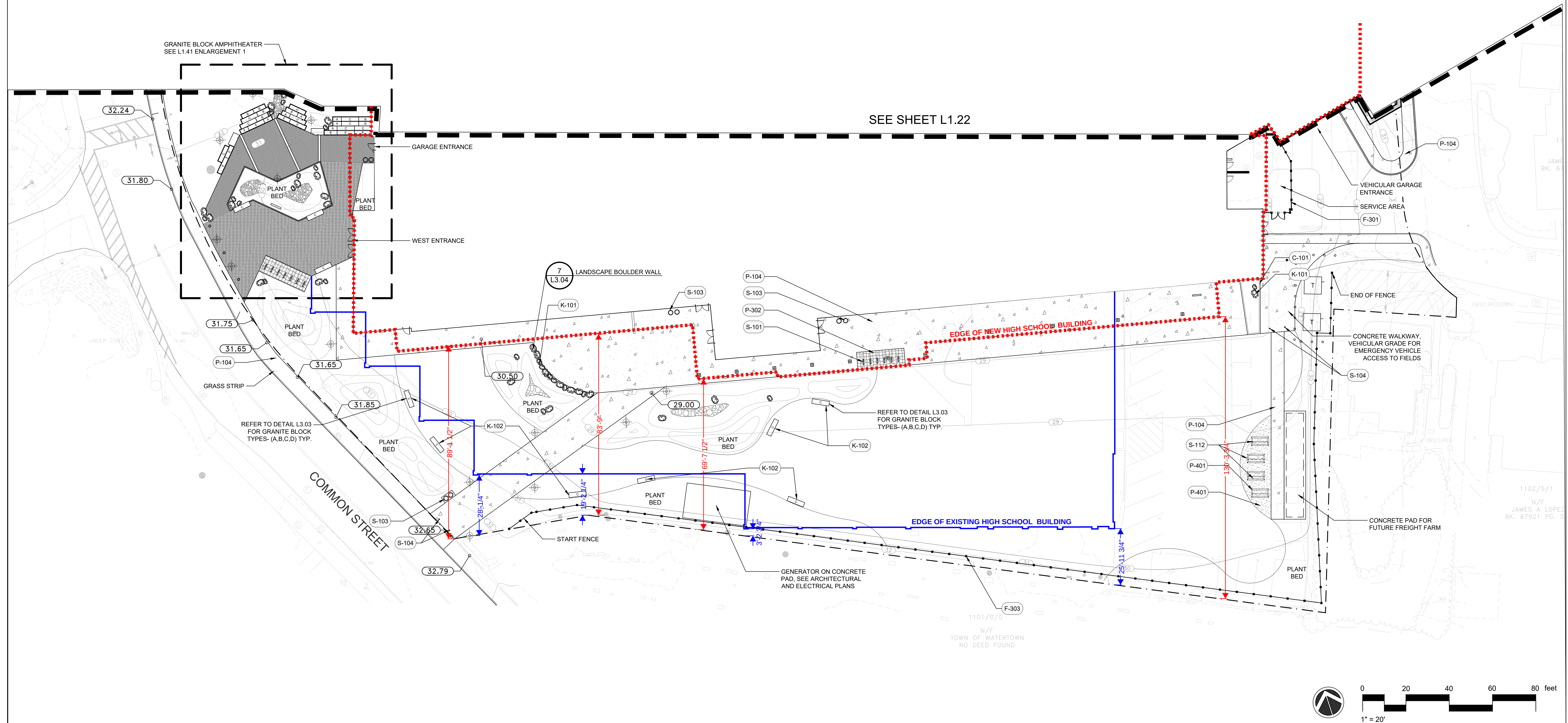


Site Plan Overlay on Existing Conditions (south side)

	SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL	SPEC. SECTION
		GRANITE LANDSCAPE CURB	56 lf	9/L3.01	04 43 16
		METAL SCREEN ENCLOSURE	46 lf	5/L3.04	05 500
		ORNAMENTAL FENCE	566 lf	4/L3.04	32 31 19
		ROCK DESCRIPTION	26	4/L3.04	32 94 50
		LANDSCAPE BOULDER	56 lf	9/L3.03	04 43 16
		ROCK DESCRIPTION	138 sf	3/L3.01	31 37 00
		RIVER STONE SURFACE			
		UNIT PAVING DESCRIPTION	176 sf	4/L3.01	32 14 00
		COBBLESTONE PAVERS			
		STABILIZED STONE DUST DESCRIPTION	492 sf	13/L3.01	32 15 40
		STONE DUST SURFACE			
		SITE FURNISHINGS DESCRIPTION	6	6/L3.03	32 33 00
		BIKE RACK			
		LITTER/RECYCLE RECEPTACLE	6	1/L3.03	32 33 00
					
		COLLAPSIBLE BOLLARD	4	2/L3.04	32 33 00
					
		FIBERGLASS RAISED PLANTER	3	7/L3.03	32 33 00
					
		FIBERGLASS ADA RAISED PLANTER	1	8/L3.03	32 33 00
					
		WALL DESCRIPTION	27 lf	8/L3.01	03 30 00
		CONCRETE SEAT WALL			

NOTE:

1. SEE CIVIL ENGINEERING PLANS FOR GRADING, DRAINAGE AND UTILITIES.
2. REFER TO CIVIL ENGINEERING PLANS FOR LIMIT OF DISTURBANCE (LOD).
3. SEE ELECTRICAL ENGINEERING PLANS FOR ELECTRICAL LAYOUT.
4. SEE LIGHTING AND LAYOUT PLANS FOR LIGHTING FIXTURES, LIGHT-LED LIGHTED BOLLARDS, LIGHT COLUMNS AND FLAG POLE DOWNLIGHT.
5. SEE LANDING PLANS FOR PLANTING TYPES AND LAYOUT.
6. ALL PLANTING ARE PERPENDICULAR OR PARALLEL TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
7. ACCESSIBLE RAMP SHALL BE PER THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY AND MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) GUIDELINES AND INCLUDE DETECTABLE WARNING MATS.
8. ALL SITE CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF NORWODD AND STATE OF MASSACHUSETTS, SPECIFICATIONS AND DETAILS.



WATERTOWN HIGH SCHOOL

COLUMBIA ST
TERTOWN, MA 02472

NOTE LEGEND:

100% CONSTRUCTION DOCUMENTS

ORTH ARROW

PLAN

DRAWING NAME:

HARDSCAPE PLAN 2

AWN BY: YF JF JL

VIEWED BY: AE

SCALE: 1"=20'-0" | DRAWING NUMBER:

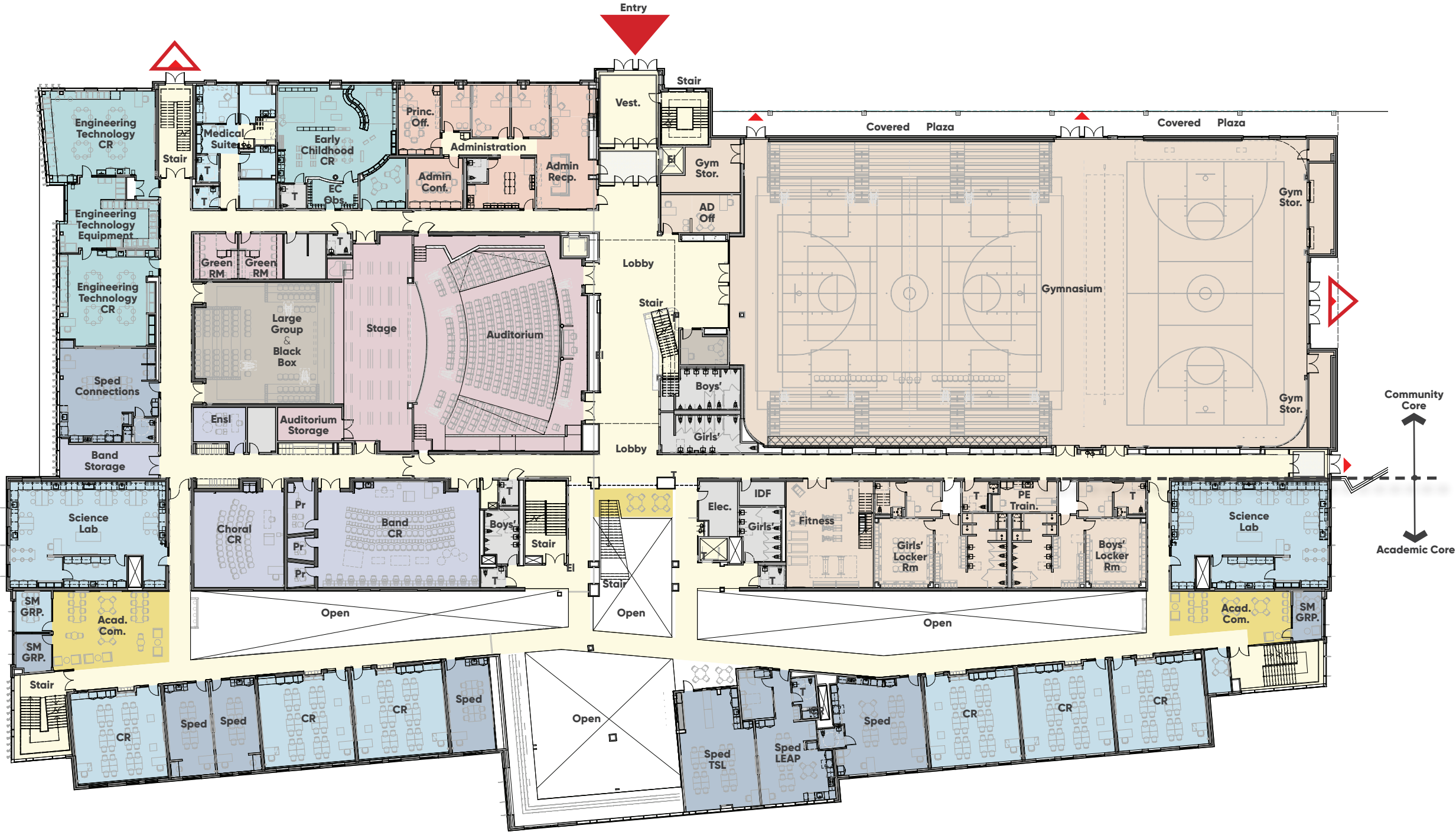
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1.23

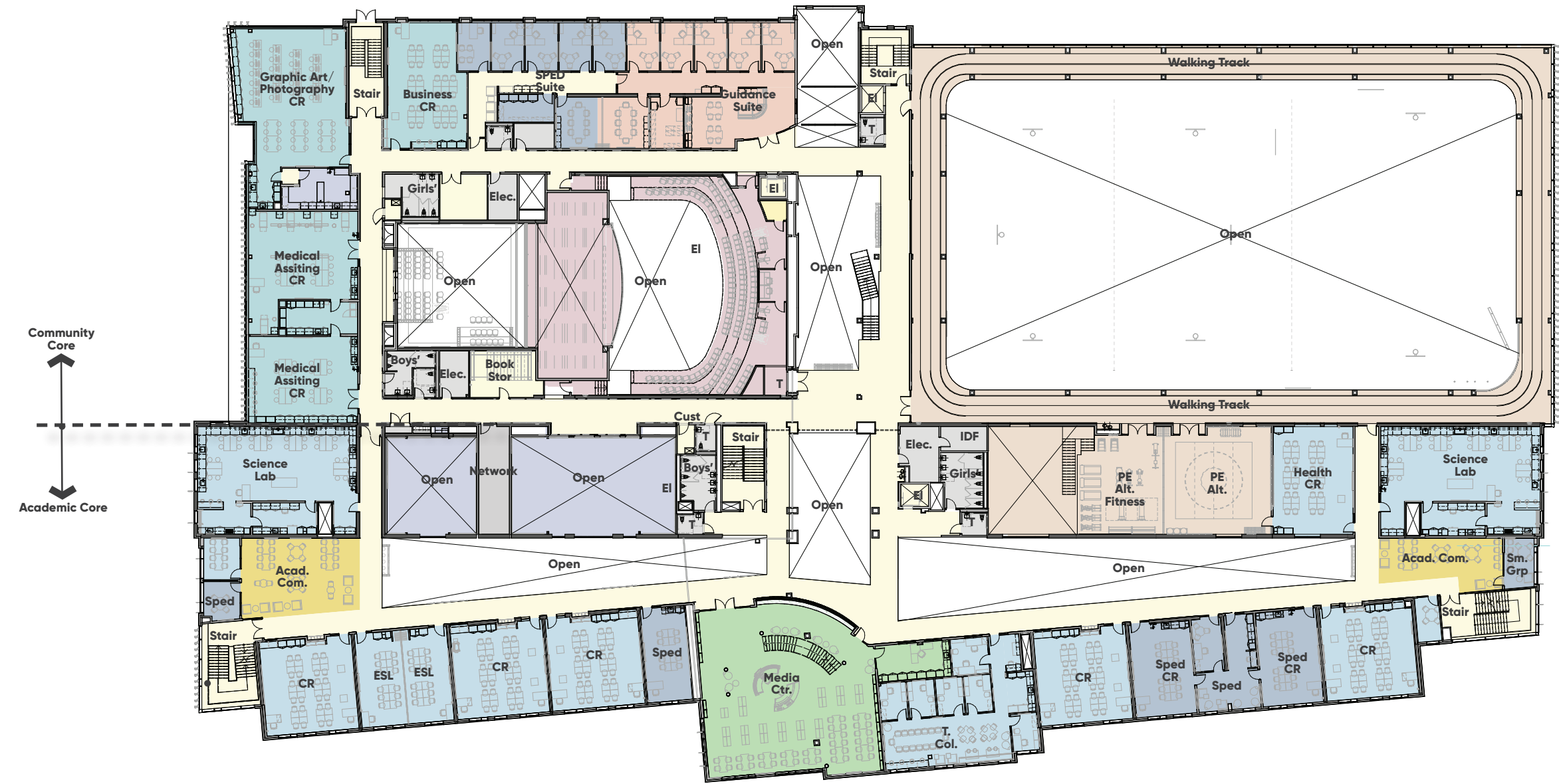
Ground Level Floor Plan



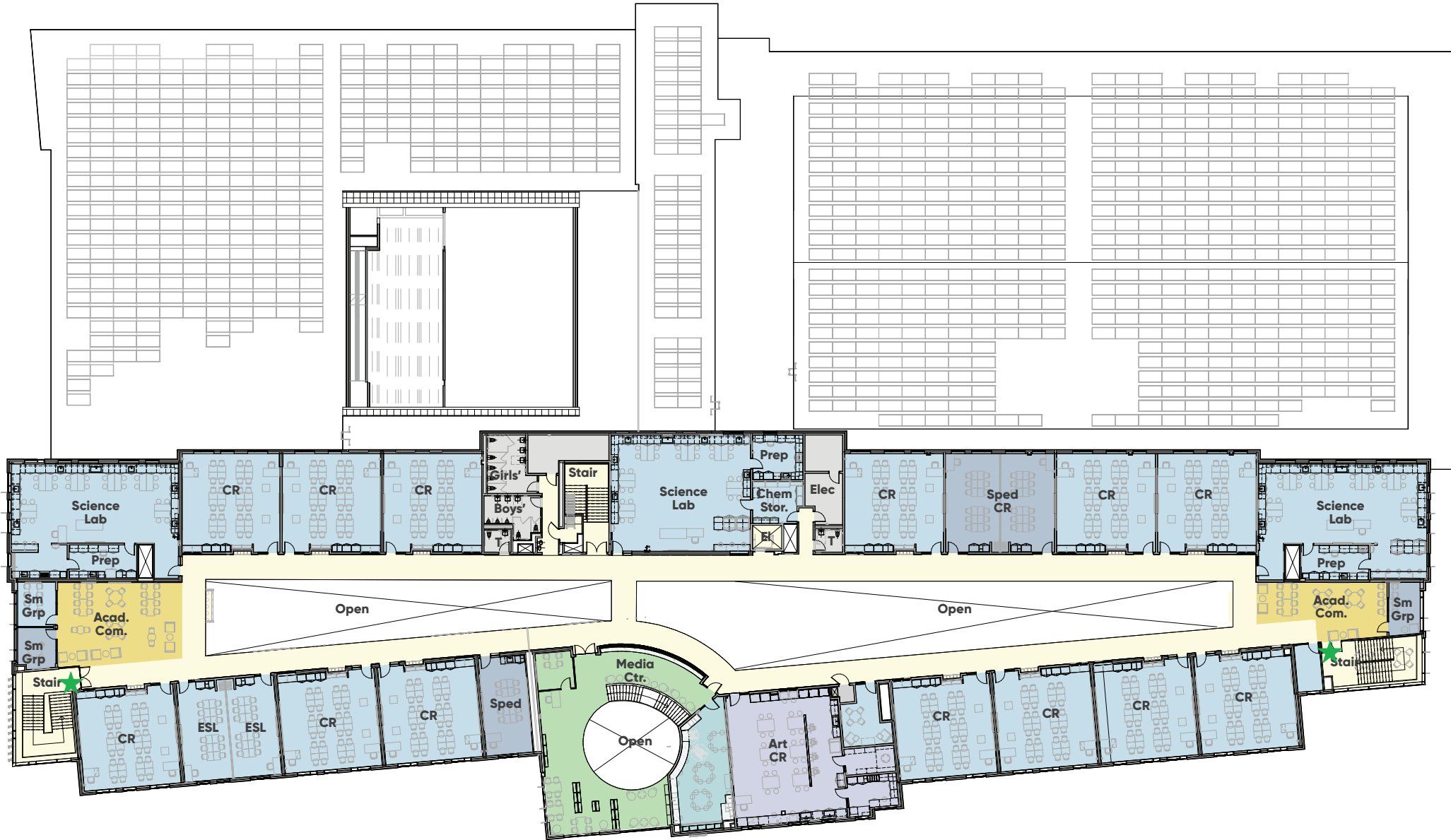
First Level Floor Plan



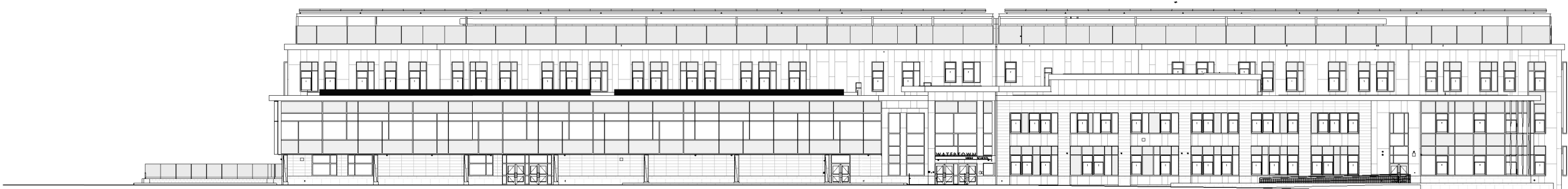
Second Level Floor Plan



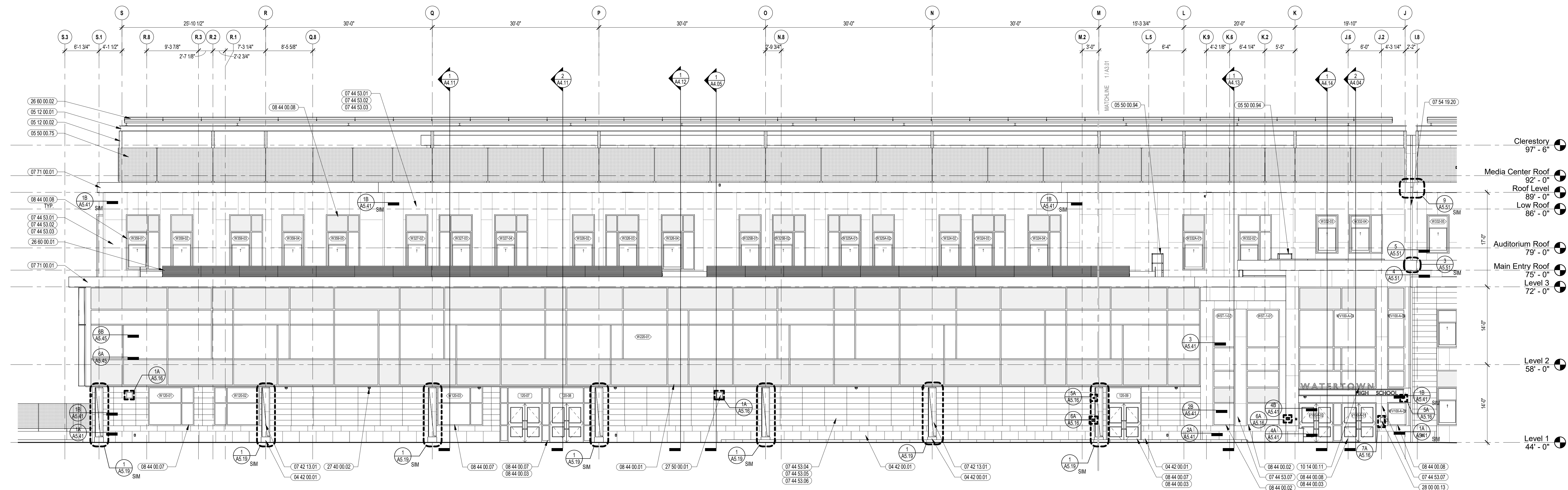
Third Level Floor Plan



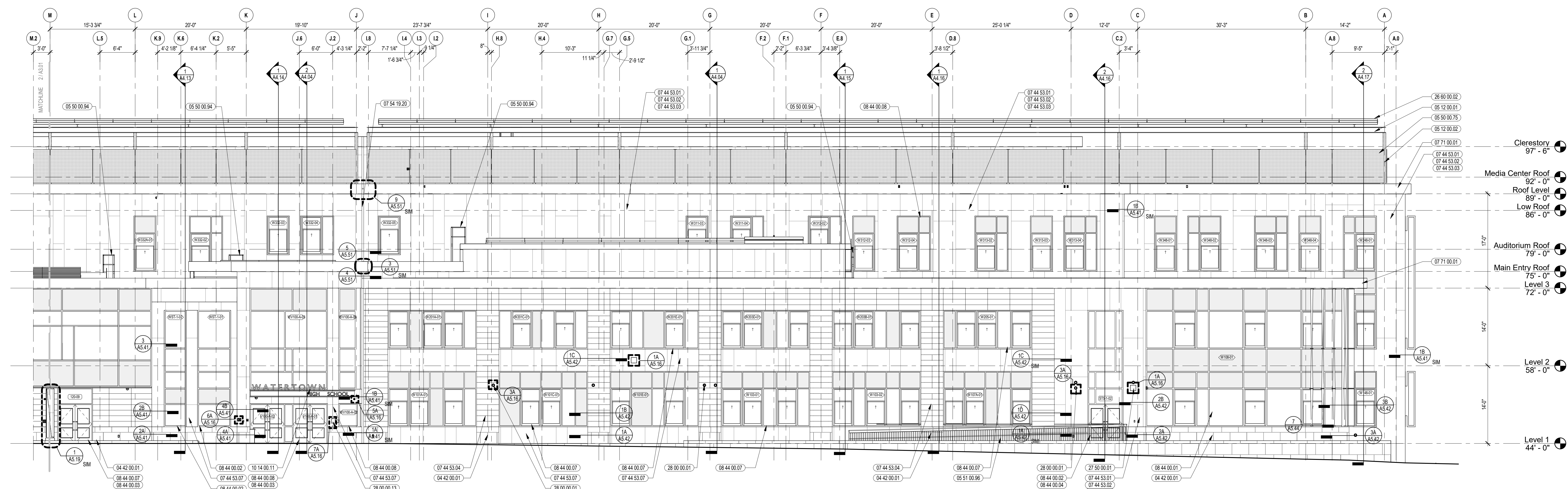
Proposed Building Elevations



3 OVERALL NORTH ELEVATION
1" = 40'-0"



2 PARTIAL NORTH ELEVATION
1/8" = 1'-0"



1 PARTIAL NORTH ELEVATION
1/8" = 1'-0"

Ai3

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W

Raiders

50 COLUMBIA STREET
WATERTOWN, MA 02472

KEYNOTE LEGEND:

04 42 00 01 2" STONE VENEER

05 12 00 02 STEEL BEAM - SEE STRUCTURAL

05 12 00 02 STEEL COLUMN - SEE STRUCTURAL

05 50 00 75 DECORATIVE METAL PANEL - EQUIPMENT SCREEN

05 50 00 84 ROOF ACCESS LADDER - EXTERIOR

05 51 00 86 STEEL PIPE RAIL - 1-1/2" NCH I.D. - EXTERIOR

07 42 12 01 ALUMINUM COMPOSITE PANEL

07 44 53 01 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 1

07 44 53 02 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 2

07 44 53 03 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 3

07 44 53 04 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 1

07 44 53 05 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 2

07 44 53 06 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 3

07 44 53 07 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3 - TEXTURE 1

07 54 19 20 PVC EXPANSION JOINT

07 71 00 01 FACTORY FABRICATED FASOIA TRIM/ROOF EDGE - CUSTOM COLOR

08 44 00 01 ALUMINUM CURTAIN WALL FRAME - COLOR 1

08 44 00 02 ALUMINUM CURTAIN WALL FRAME - COLOR 2

08 44 00 03 ALUMINUM ENTRANCE DOOR - COLOR 1

08 44 00 04 ALUMINUM ENTRANCE DOOR - COLOR 2

08 44 00 07 ALUMINUM STOREFRONT FRAME - COLOR 1

08 44 00 08 ALUMINUM STOREFRONT FRAME - COLOR 2

10 14 00 11 EXTERIOR SIGNAGE - TYPE AS SCHEDULED

26 60 00 01 ROOF MOUNTED PHOTOVOLTAIC PANEL

26 60 00 02 CANOPY MOUNTED PHOTOVOLTAIC PANEL

27 00 00 01 CAMERA - SEE TECHNOLOGY

27 00 00 01 PA SPEAKER - SEE TECHNOLOGY

LEGEND

ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL, COLOR 1

ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL, COLOR 2

ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL, COLOR 3

NATURAL STONE BASE

SPANDREL GLASS

GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.

2. COORDINATE EXACT LOCATION OF SPEAKERS, CAMERAS, AND LIGHTING WITH ARCHITECT PRIOR TO INSTALLATION.

3. REFER TO A3.31-A3.36 FOR UHPC LAYOUT, COLORS, AND TEXTURES.

4. REFER TO A3.31-A3.38 FOR EXTERIOR SUNSHADE TYPES.

90% CONSTRUCTION DOCUMENTS

NORTH ARROW

KEY PLAN

DRAWING NAME:

EXTERIOR ELEVATIONS

DRAWN BY:

S.J.L.

REVIEWED BY:

A.C.

SCALE:

As Indicated

DRAWING NUMBER:

A3.01

JOB NO.:

1902.00

DATE:

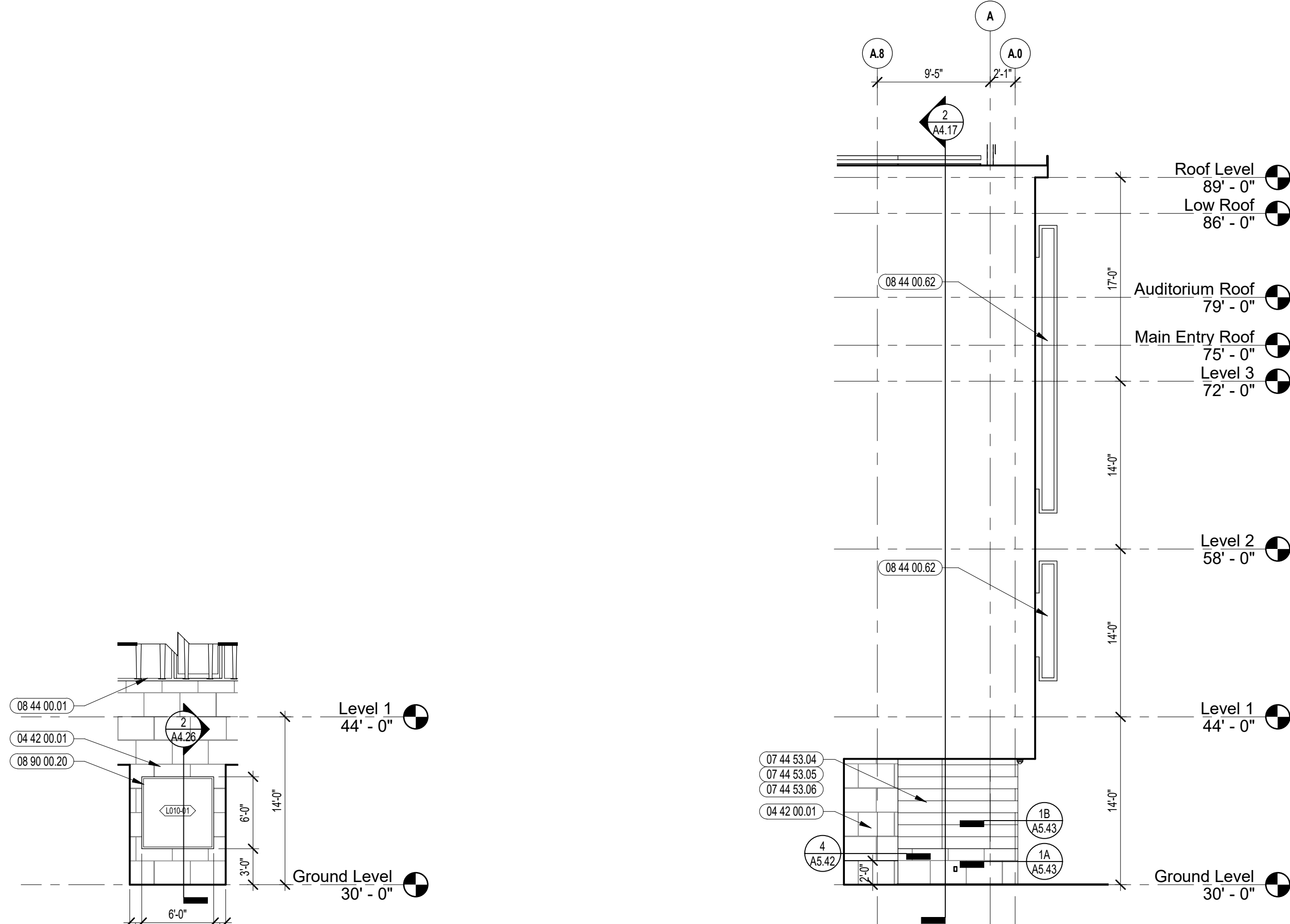
12/23/2022

Page 51 of 68

Proposed Building Elevations

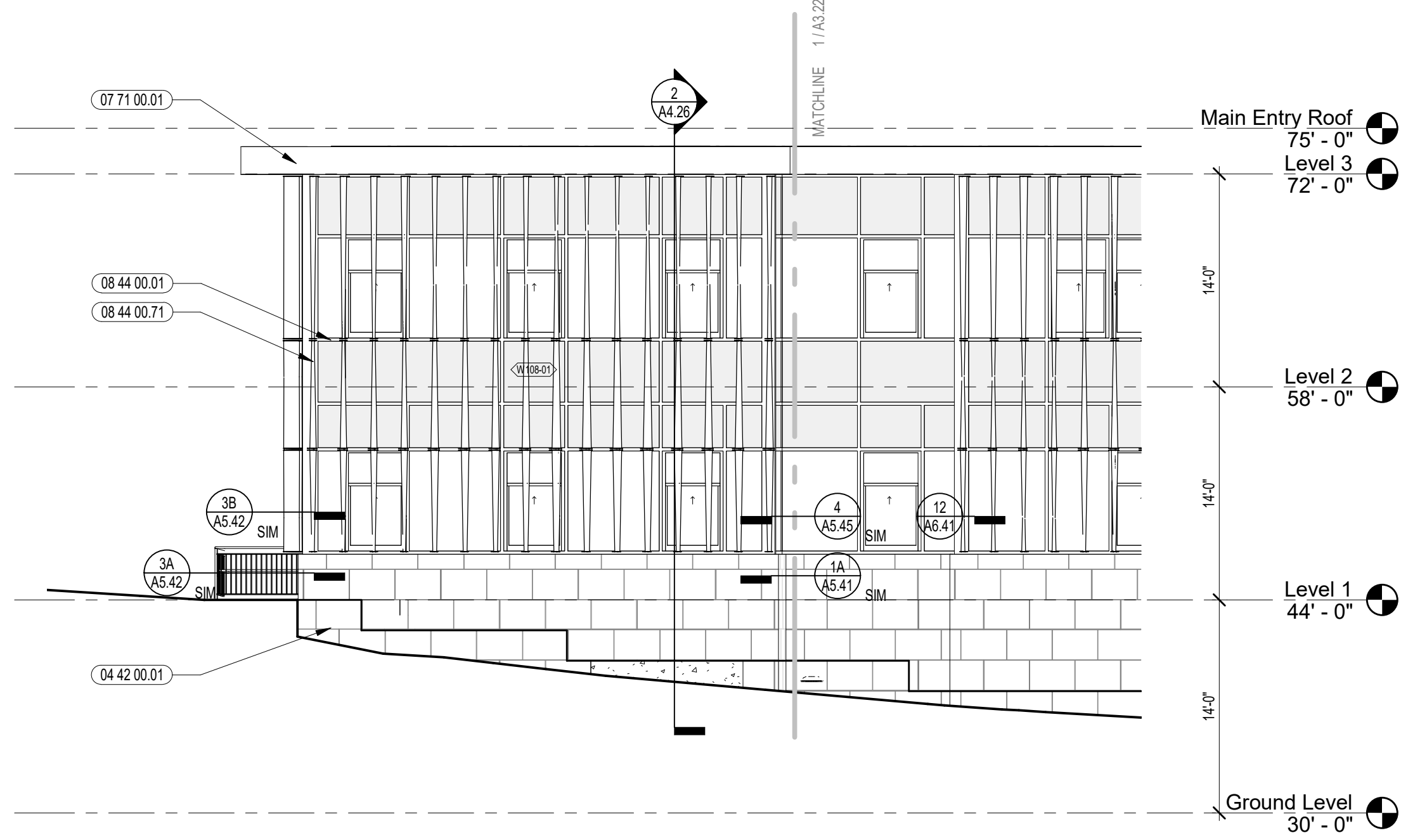


5 OVERALL WEST ELEVATION
1" = 40'-0"

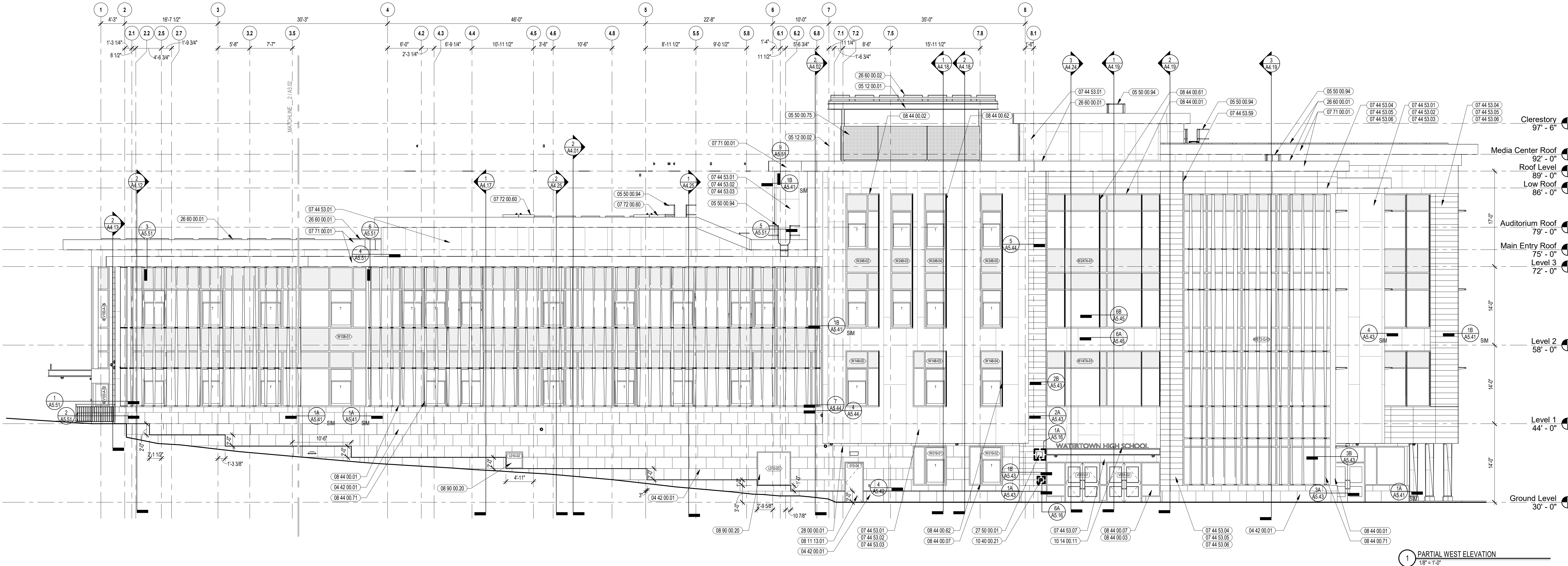


4 PARTIAL WEST ELEVATION
1/8" = 1'-0"

3 PARTIAL NORTH ELEVATION
1/8" = 1'-0"



2 PARTIAL WEST ELEVATION
1/8" = 1'-0"



1 PARTIAL WEST ELEVATION
1/8" = 1'-0"



50 COLUMBIA STREET
WATERTOWN, MA 02472

KEYNOTE LEGEND:

04 42 00 01	2" STONE VENEER
05 12 00 01	STEEL BEAM - SEE STRUCTURAL
05 12 00 02	STEEL COLUMN - SEE STRUCTURAL
05 50 00 75	DECORATIVE METAL PANEL - EQUIPMENT SCREEN
05 50 00 84	ROOF ACCESS LADDER - EXTERIOR
07 44 53 01	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 1
07 44 53 02	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 2
07 44 53 03	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 3
07 44 53 04	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 1
07 44 53 05	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 2
07 44 53 06	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 3
07 44 53 07	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3 - TEXTURE 1
07 44 53 08	VERTICAL REVEAL
07 71 00 01	FACTORY FABRICATED FASCIA TRIM/ROOF EDGE - CUSTOM COLOR
07 72 00 80	HEAT AND SMOKE VENT - 5'-0" x 10'-0"
08 11 13 01	DOOR AND FRAME - SEE DOOR SCHEDULE
08 44 00 01	ALUMINUM CURTAIN WALL FRAME - COLOR 1
08 44 00 02	ALUMINUM CURTAIN WALL FRAME - COLOR 2
08 44 00 03	ALUMINUM ENTRANCE DOOR - COLOR 1
08 44 00 07	ALUMINUM STOREFRONT FRAME - COLOR 1
08 44 00 81	ALUMINUM VERTICAL SUNSHADE ASSEMBLY - TYPE 1 - COLOR 1
08 44 00 82	ALUMINUM VERTICAL SUNSHADE ASSEMBLY - TYPE 1 - COLOR 2
08 44 00 71	ALUMINUM VERTICAL SUNSHADE ASSEMBLY - TYPE 2 - COLOR 1
08 90 00 20	ALUMINUM LOUVER - SEE ELEVATIONS AND SPECIFICATION
10 14 00 11	EXTERIOR SIGNAGE - TYPE AS SCHEDULED
10 40 00 21	EMERGENCY KEY CABINET
26 60 00 01	ROOF MOUNTED PHOTOVOLTAIC PANEL
26 60 00 02	CANOPY MOUNTED PHOTOVOLTAIC PANEL
27 50 00 01	PA SPEAKER - SEE TECHNOLOGY

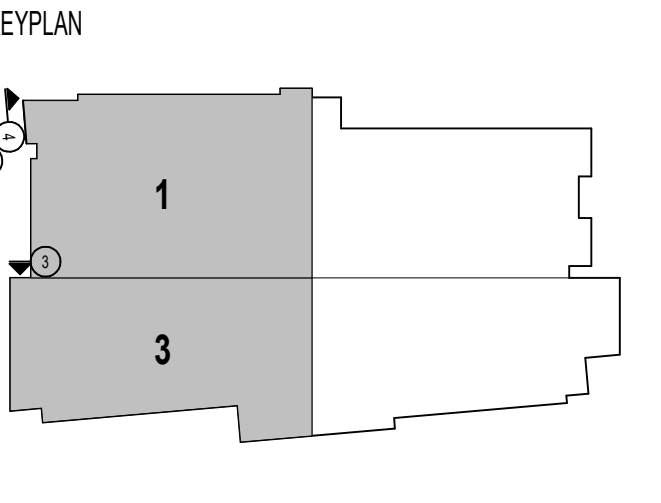
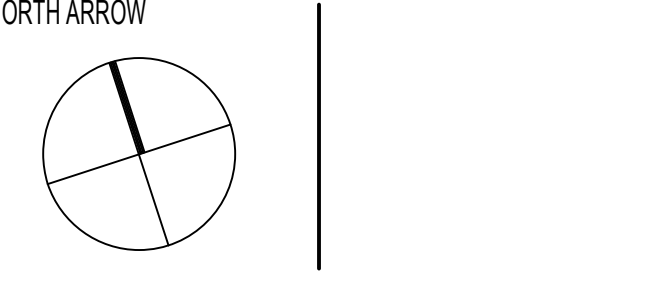
LEGEND

ULTRA HIGH PERFORMANCE CONCRETE PAINSCREEN PANEL - COLOR 1	
ULTRA HIGH PERFORMANCE CONCRETE PAINSCREEN PANEL - COLOR 2	
ULTRA HIGH PERFORMANCE CONCRETE PAINSCREEN PANEL - COLOR 3	
NATURAL STONE BASE	
SPANDREL GLASS	

GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
2. COORDINATE EXACT LOCATION OF SPEAKERS, CAMERAS, AND LIGHTING WITH ARCHITECT PRIOR TO INSTALLATION.
3. REFER TO A3.74-A3.76 FOR UNIFORM LAYOUT, COLORS, AND TEXTURES.
4. REFER TO A3.31-A3.33 FOR EXTERIOR SUNSHADE TYPES.

90% CONSTRUCTION DOCUMENTS



DRAWING NAME:

EXTERIOR ELEVATIONS

DRAWN BY: S.J.L.

REVIEWED BY: A.C.

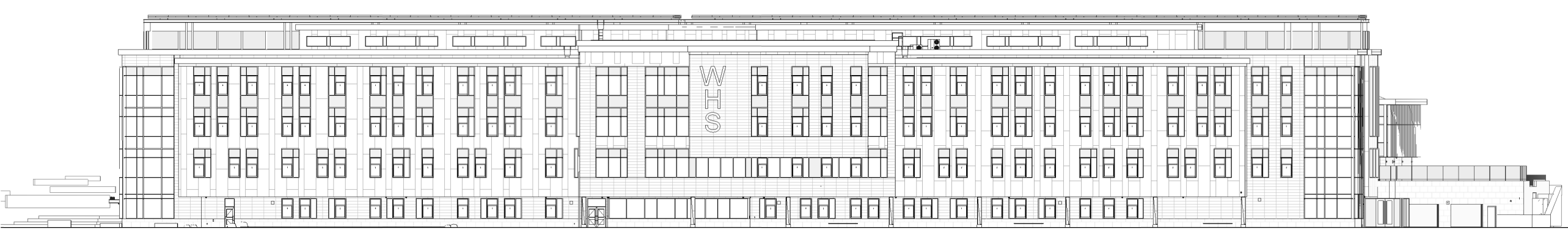
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JOB NO.: 1902.00

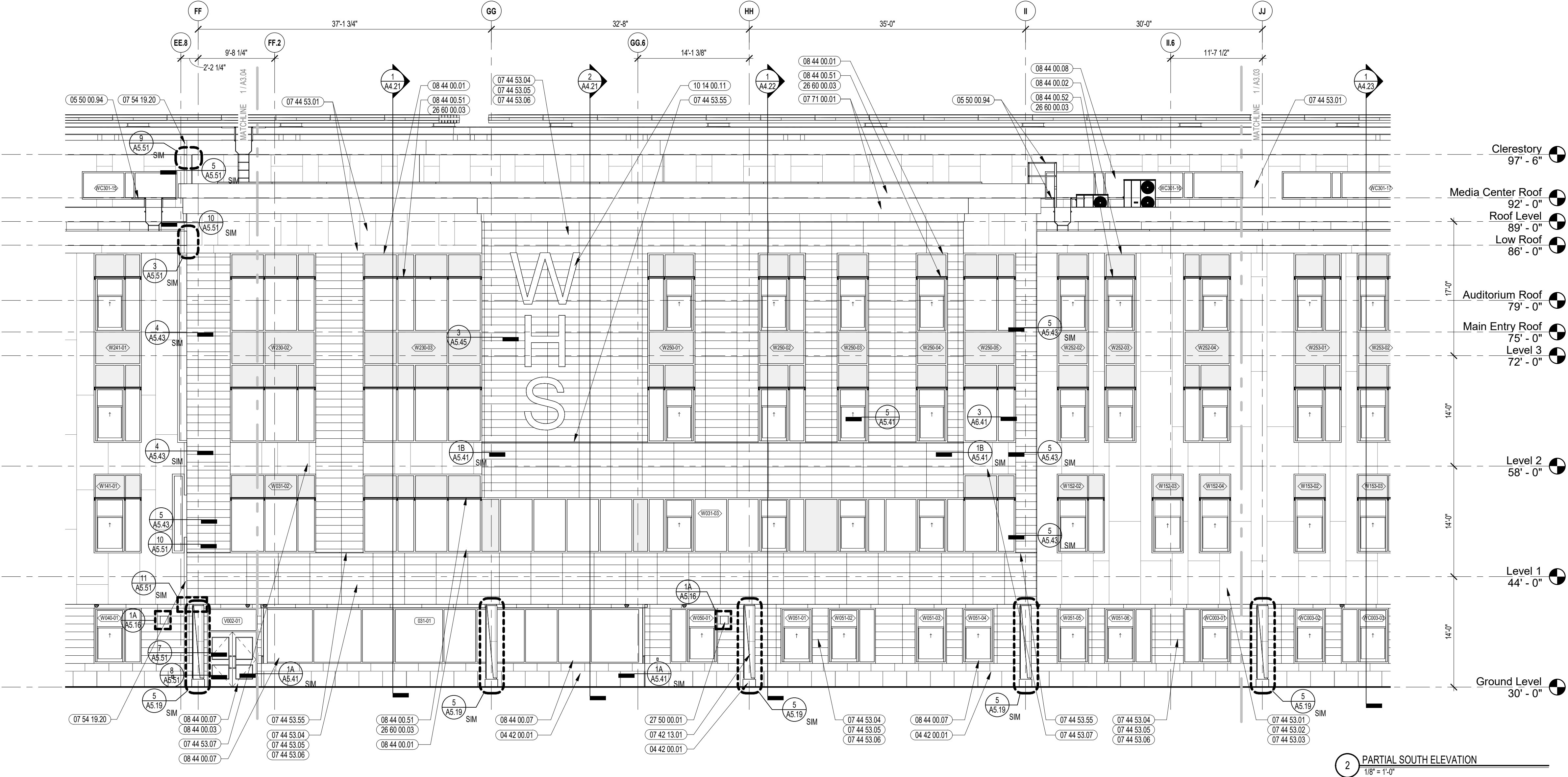
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DRAWING NUMBER: A3.02

Proposed Building Elevations

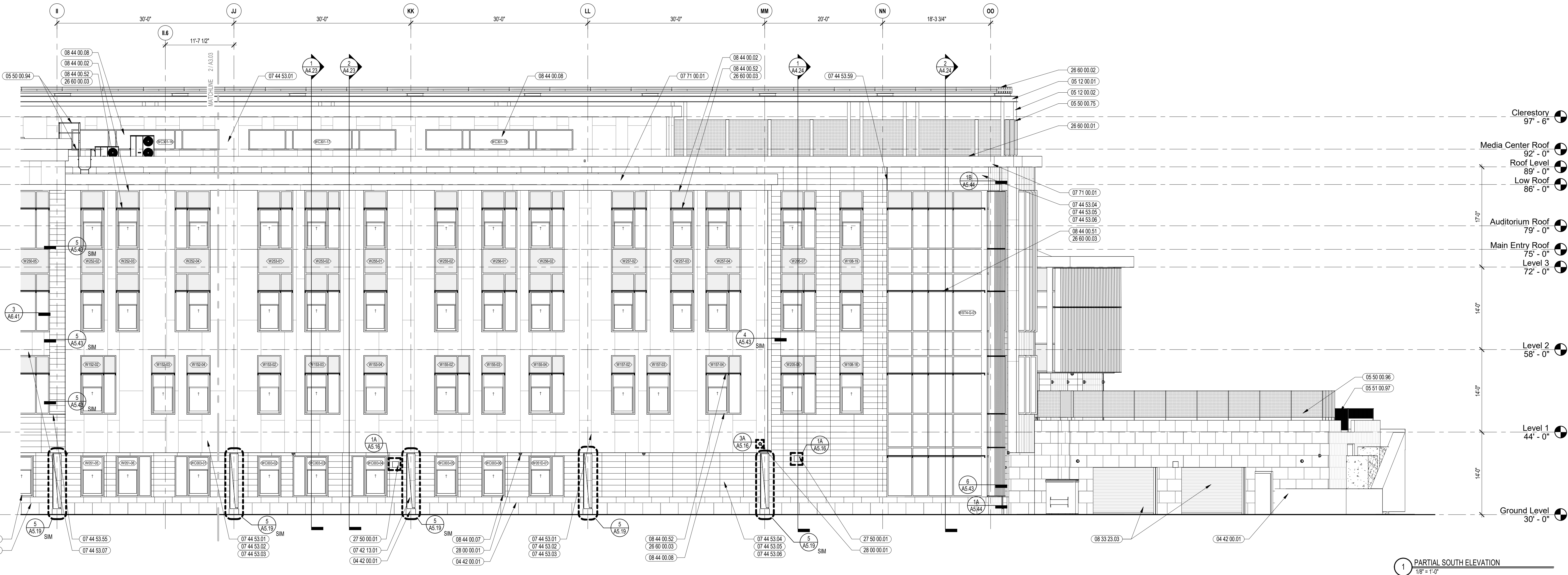


3 OVERALL SOUTH ELEVATION
1" = 40'-0"



- Clerestory
97' - 6"
- Media Center Roof
92' - 0"
- Roof Level
89' - 0"
- Low Roof
86' - 0"
- Auditorium Roof
79' - 0"
- Main Entry Roof
75' - 0"
- Level 3
72' - 0"
- Level 2
58' - 0"
- Level 1
44' - 0"
- Ground Level
30' - 0"

2 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



- Clerestory
97' - 6"
- Media Center Roof
92' - 0"
- Roof Level
89' - 0"
- Low Roof
86' - 0"
- Auditorium Roof
79' - 0"
- Main Entry Roof
75' - 0"
- Level 3
72' - 0"
- Level 2
58' - 0"
- Level 1
44' - 0"
- Ground Level
30' - 0"

1 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



50 COLUMBIA STREET
WATERTOWN, MA 02472

KEYNOTE LEGEND:

04 42 00 01	2" STONE VENEER
05 12 00 01	STEEL BEAM - SEE STRUCTURAL
05 12 00 02	STEEL COLUMN - SEE STRUCTURAL
05 50 00 01	ROOF ACCESS LADDER - EXTERIOR
05 50 00 02	ROOF ACCESS LADDER - EXTERIOR
05 50 00 03	ROOF ACCESS LADDER - EXTERIOR
05 50 00 04	ROOF ACCESS LADDER - EXTERIOR
05 50 00 05	ROOF ACCESS LADDER - EXTERIOR
05 50 00 06	ROOF ACCESS LADDER - EXTERIOR
05 50 00 07	STEEL PIPE QUADRANT - 1 1/2 INCH NOM. DIA. - EXTERIOR
07 42 13 01	ALUMINUM COMPOSITE PANEL
07 44 53 01	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1
07 44 53 02	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1
07 44 53 03	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1
07 44 53 04	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1
07 44 53 05	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2
07 44 53 06	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2
07 44 53 07	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2
07 44 53 08	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 09	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 10	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 11	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 12	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 13	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 14	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 15	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 16	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 17	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 18	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 19	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 20	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 21	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 22	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 23	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 24	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 25	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 26	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 27	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 28	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 29	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 30	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 31	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 32	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 33	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 34	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 35	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 36	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 37	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 38	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 39	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 40	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 41	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 42	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 43	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 44	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 45	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 46	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 47	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 48	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 49	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 50	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 51	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 52	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 53	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 54	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 55	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 56	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 57	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 58	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 59	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 60	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 61	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 62	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 63	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 64	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 65	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 66	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 67	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 68	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 69	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 70	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 71	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 72	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 73	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 74	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 75	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 76	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 77	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 78	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 79	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 80	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 81	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 82	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 83	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 84	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 85	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 86	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 87	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 88	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 89	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 90	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 91	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 92	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 93	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 94	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 95	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 96	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 97	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 98	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 99	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3
07 44 53 100	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3

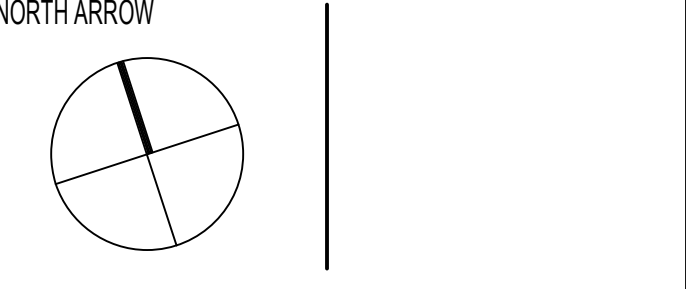
LEGEND

ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL, COLOR 1	
ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL, COLOR 2	
ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL, COLOR 3	
NATURAL STONE BASE	
SPANDREL GLASS	

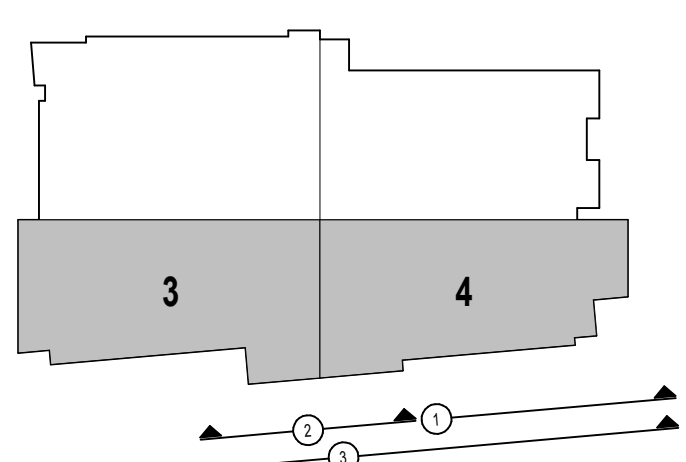
GENERAL NOTES:

- REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
- COORDINATE EXACT LOCATION OF SPEAKERS, CAMERAS, AND LIGHTING WITH ARCHITECT PRIOR TO INSTALLATION.
- REFER TO A3.21-A3.26 FOR UNFPC LAYOUT, COLORS, AND TEXTURES.
- REFER TO A3.31-A3.33 FOR EXTERIOR SUNSHADE TYPES.

90% CONSTRUCTION DOCUMENTS



KEYPLAN



DRAWING NAME:

EXTERIOR ELEVATIONS

DRAWN BY: S.J.L.
REVIEWED BY: A.C.
SCALE: As indicated
JOB NO.: 1902.00
DATE: 12/23/2022
DRAWING NUMBER: A3.03

Proposed Building Elevations



526 Boston Post Rd
508.358.0790
Wayland, MA
www.ai3architects.com



50 COLUMBIA STREET
WATERTOWN, MA 02472

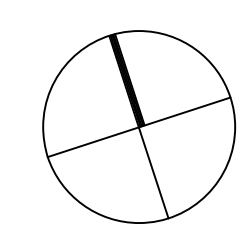
- KEYNOTE LEGEND:
- 04 42 00.01 2" STONE VENEER
 - 05 02 00.01 STEEL BEAM - SEE STRUCTURAL
 - 05 12 00.02 STEEL COLUMN - SEE STRUCTURAL
 - 05 50 00.04 DECORATIVE METAL PANEL - EQUIPMENT SCREEN
 - 05 50 00.04 ROOF ACCESS LADDER - EXTERIOR
 - 07 42 13.01 ALUMINUM COMPOSITE PANEL
 - 07 44 53.01 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 1
 - 07 44 53.02 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 2
 - 07 44 53.03 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 3
 - 07 44 53.04 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 1
 - 07 44 53.05 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 2
 - 07 44 53.06 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 3
 - 07 44 53.07 ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3 - TEXTURE 1
 - 07 44 53.08 HORIZONTAL REVEAL
 - 07 54 19.20 PVC EXPANSION JOINT
 - 07 71 00.01 FACTORY FABRICATED FASOIA TRIM/ROOF EDGE - CUSTOM COLOR
 - 08 11 13.01 DOOR AND FRAME - SEE DOOR SCHEDULE
 - 08 44 00.01 ALUMINUM CURTAIN WALL FRAME - COLOR 1
 - 08 44 00.02 ALUMINUM CURTAIN WALL FRAME - COLOR 2
 - 08 44 00.03 ALUMINUM ENTRANCE DOOR - COLOR 1
 - 08 44 00.07 ALUMINUM STOREFRONT FRAME - COLOR 1
 - 08 44 00.08 ALUMINUM STOREFRONT FRAME - COLOR 2
 - 08 44 00.09 ALUMINUM HORIZONTAL SUNSHADE ASSEMBLY - COLOR 1
 - 08 44 00.10 ALUMINUM HORIZONTAL SUNSHADE ASSEMBLY - COLOR 2
 - 08 44 00.11 ALUMINUM VERTICAL SUNSHADE ASSEMBLY - TYPE 1 - COLOR 1
 - 26 60 00.01 ROOF MOUNTED PHOTOVOLTAIC PANEL
 - 26 60 00.02 CANOPY MOUNTED PHOTOVOLTAIC PANEL
 - 26 60 00.03 SUNSHADE MOUNTED PHOTOVOLTAIC PANEL

- LEGEND
- ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL - COLOR 1
 - ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL - COLOR 2
 - ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL - COLOR 3
 - NATURAL STONE BASE
 - SPANDREL GLASS

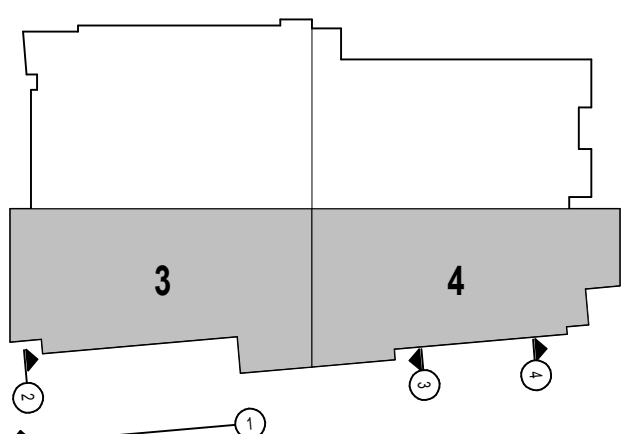
- GENERAL NOTES:
1. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
 2. COORDINATE EXACT LOCATION OF SPEAKERS, CAMERAS, AND LIGHTING WITH ARCHITECT PRIOR TO INSTALLATION.
 3. REFER TO A3.21-A3.26 FOR UHPCP LAYOUT, COLORS, AND TEXTURES.
 4. REFER TO A3.31-A3.33B FOR EXTERIOR SUNSHADE TYPES.

90% CONSTRUCTION DOCUMENTS

NORTH ARROW



KEYPLAN

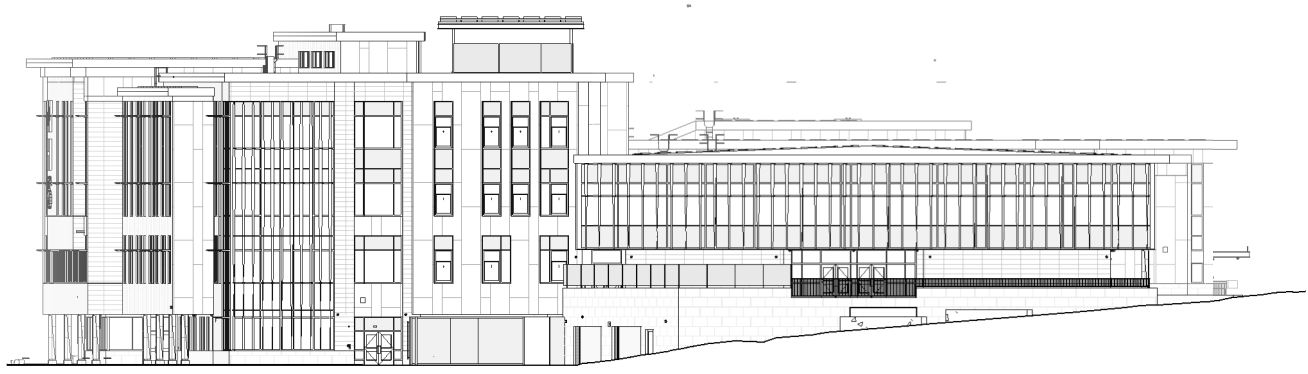


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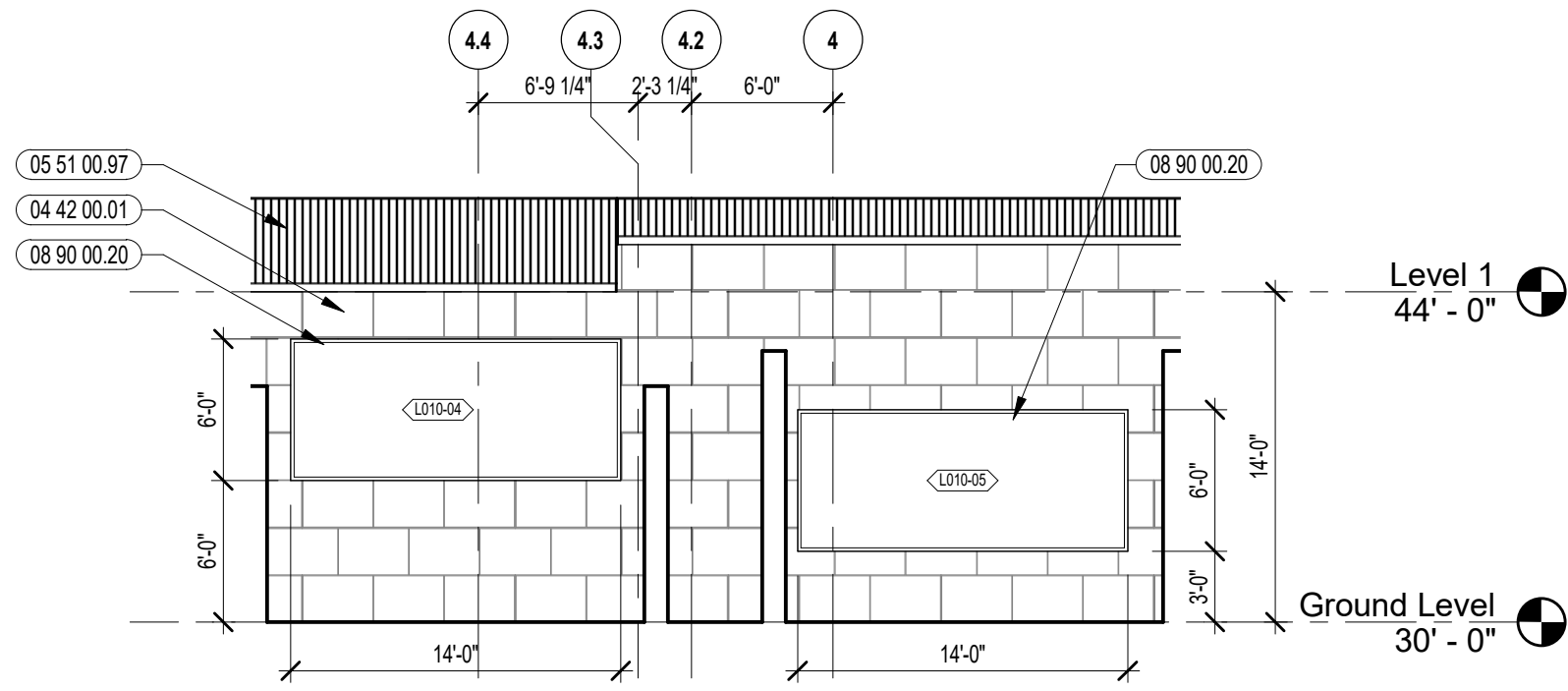
EXTERIOR ELEVATIONS

DRAWN BY: S.J.L.
REVIEWED BY: A.C.
SCALE: As indicated
JOB NO.: 1902.00
DATE: 12/23/2022
DRAWING NUMBER: A3.04

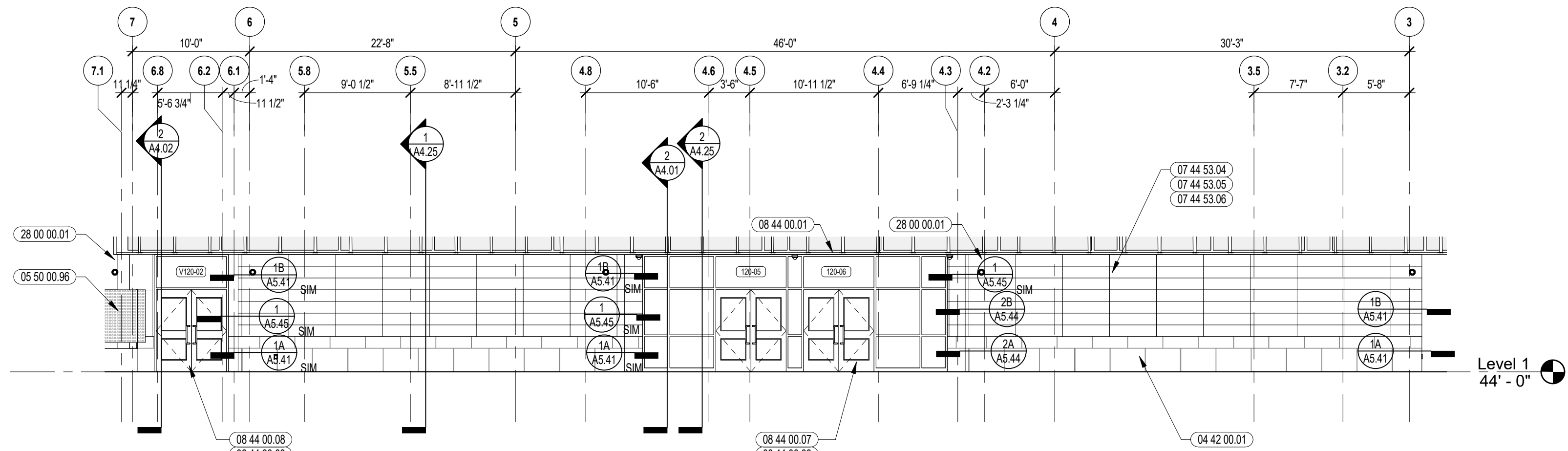
Proposed Building Elevations



5 OVERALL EAST ELEVATION
1" = 40'-0"

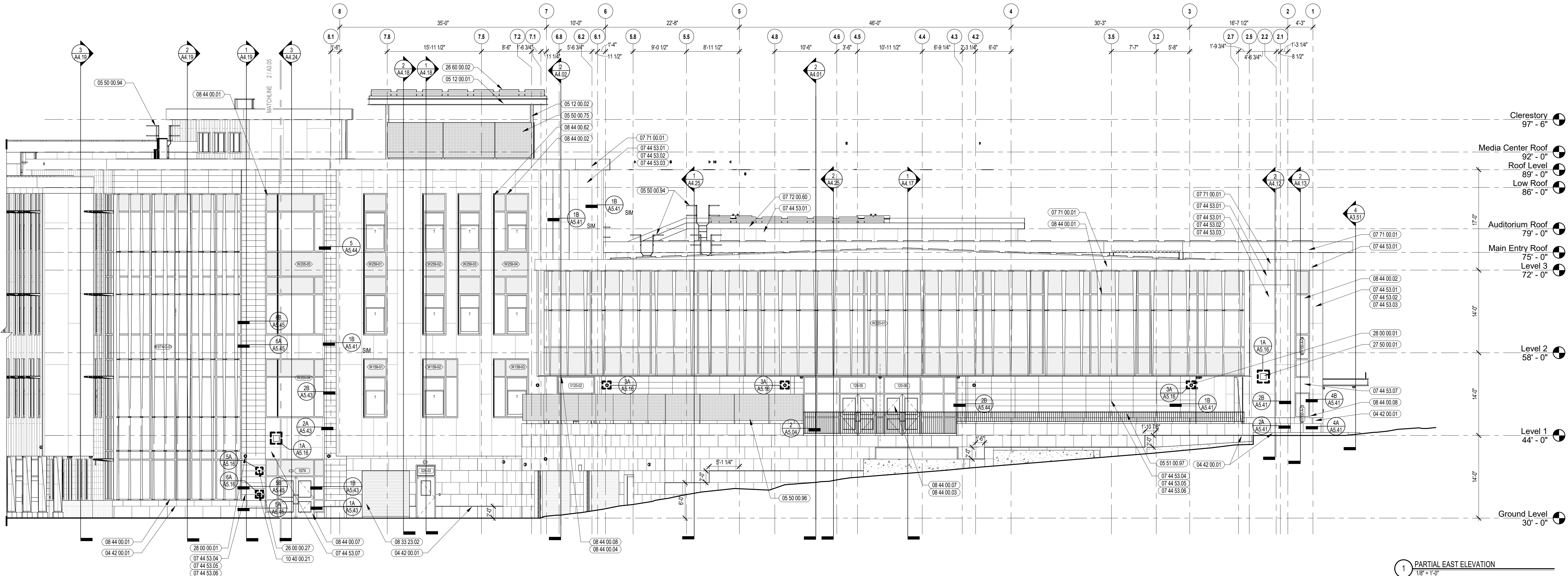


4 PARTIAL EAST ELEVATION
1/8" = 1'-0"



3 PARTIAL EAST ELEVATION
1/8" = 1'-0"

2 PARTIAL EAST ELEVATION
1/8" = 1'-0"



1 PARTIAL EAST ELEVATION
1/8" = 1'-0"



KEYNOTE LEGEND:

04 42 00.01	2" STONE VENEER
05 50 00.01	STEEL BEAM - SEE STRUCTURAL
05 12 00.02	STEEL COLUMN - SEE STRUCTURAL
05 50 00.03	ROOF ACCESS LADDER - EXTERIOR
05 50 00.04	ROOF ACCESS LADDER - EXTERIOR
05 50 00.05	METAL SCREEN PANEL
05 50 00.07	STEEL PIPE GUARDRAIL - 1 1/2 INCH DIA. - EXTERIOR
07 42 13.01	ALUMINUM COMPOSITE PANEL
07 44 53.01	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 1
07 44 53.02	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 2
07 44 53.03	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 1 - TEXTURE 3
07 44 53.04	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 1
07 44 53.05	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 2
07 44 53.06	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 2 - TEXTURE 3
07 44 53.07	ULTRA HIGH PERFORMANCE CONCRETE PANEL - COLOR 3 - TEXTURE 1
07 71 00.01	FACTORY FABRICATED FASCIA TRIM/ROOF EDGE - CUSTOM COLOR
07 72 00.00	HEAT AND SMOKE VENT - 5'0" x 10'0"
08 33 23.02	TYPE CM2 - EXTERIOR - POWER OPERATED - RECEIVING AND GENERAL SUPPLY
08 44 00.01	ALUMINUM CURTAIN WALL FRAME - COLOR 1
08 44 00.02	ALUMINUM CURTAIN WALL FRAME - COLOR 2
08 44 00.03	ALUMINUM ENTRANCE DOOR - COLOR 1
08 44 00.04	ALUMINUM ENTRANCE DOOR - COLOR 2
08 44 00.07	ALUMINUM STOREFRONT FRAME - COLOR 1
08 44 00.08	ALUMINUM STOREFRONT FRAME - COLOR 2
08 44 00.09	ALUMINUM VERTICAL SUNSHADE ASSEMBLY - TYPE 1 - COLOR 2
08 90 00.00	ALUMINUM LOUVER - SEE ELEVATIONS AND SPECIFICATION
09 40 00.01	EMERGENCY KEY CABINET
09 40 00.02	FIRE BRACON - SEE ELECTRICAL

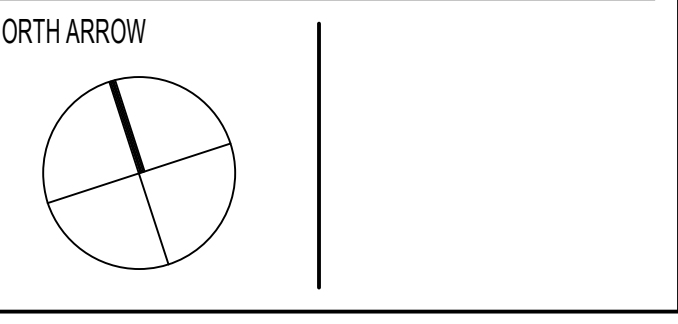
LEGEND

ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL, COLOR 1	
ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL, COLOR 2	
ULTRA HIGH PERFORMANCE CONCRETE RAINSCREEN PANEL, COLOR 3	
NATURAL STONE BASE	
SPANDREL GLASS	

GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
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90% CONSTRUCTION DOCUMENTS



DRAWING NAME:

EXTERIOR ELEVATIONS

DRAWN BY: S.J.L.

REVIEWED BY: A.C.

SCALE: As indicated

JOB NO.: 1902.00

DATE: 12/23/2022

DRAWING NUMBER: A3.05



Proposed Rendering (view from Columbia Street)



Proposed Rendering (view from Columbia Street & Broadway)



Proposed Rendering (view from Common Street)



Proposed Rendering (view from Common & Columbia Street)



Proposed Rendering (view from Common Street)



Proposed Rendering (view from Columbia Street)

50 Columbia St.

#184

Date: June 27, 1995
Owner: Town of Watertown (High School)
Builder: New England Builders
Arch: Strenakovsky & Hoit
Est. Cost: \$122,000.

Handicap renovations front entrance

50 Columbia Rd - Watertown High School

Permit# 299

September 15, 1989

New Wood Gym Floor Over Existing Rubber Floor On 1st Flr

Owner Town of Watertown

Arch Horne Assoc.

Builder Floors Inc. of New England

Cost 130,000.

Plans No

50 Columbia St.

#288

Date: July 6, 1999
Owner: Town of Watertown
Builder: Capeway Roofing
Est. Cost: \$947,300.

Strip & reroof entire school building

50 Columbia St.

#242

Date: June 16, 2000
Owner: Watertown Public School,s
Builder: SPC Construction
Est. Cost: \$100,000.
Plans: Y

Interior renovations to basement locker room area;
construction of Fitness Center

mbia St.

#290

July 11, 2000

Town of Watertown

: Meadows Construction

st: \$300,000.

Y

renovations two floors

umbia St. TEMP 180 DAYS

C.O.

April 5, 2001

to: Watertown Community Fitness Center

e of: Recreation Facility - BASEMENT

as: BOOSTER CLUB FITNESS CENTER

OF OPERATION: PUBLIC

Monday - Friday 5:30 am - 7:00 am

4:30 pm - 9:00 pm

Sat-Sun hours: 8:00 am - 1:00 pm

Closed on holidays

High School students: regular school schedule hours
rough 1st floor only.

MORNING HOURS: Restricted access via Common St. →

door only. No parking in rear of school (Broadway)

Columbia St.

#115

(WATERTOWN HIGH SCHOOL)

e: April 11, 2002
er: Town of Watertown
lder: Monaco Restorations, Inc.
. Cost: \$289,400.

1 entrance stair modifications; masonry repairs;
ver window & sealant replacement; lintel coating

MBIA ST.

WHS

#107

4/16/03
Town of Watertown
P.J. Rogan Co.
\$3,305,900.
Y

novations 1st, 2nd, 3rd floors: bathrooms, auditorium, classrooms

7-7-04

Town of Watertown

: Trace Construction

st: \$2,600,000.

Y

tion of new men's and women's lockers & shower bases; new 980 sf
1; selective demolition for library & lecture hall

CERTIFICATE OF OCCUPANCY

UMBIA ST.

ued: 3/8/05
o: Watertown High School
as: Watertown High Schoo.
of: New addition, renovate kitchen, locker rooms

3/27/05

Watertown Cable Access Corp.

Prism Builders, Inc.

\$396,500.

Y

TV studio & offices in 5000 sf area including demo, metal framing—
completed

CERTIFICATE OF OCCUPANCY

A ST. (HIGH SCHOOL)

9/19/05

Peter Zawadzki

Watertown Community Access

Community Cable access Studio