



CITY OF WATERTOWN

Historical Commission

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

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

HISTORICAL COMMISSION MEETING THURSDAY, MARCH 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 the Minutes from the February 9, 2023 Historical Commission meeting.
 - 2. Public Hearing-
 - A. (Continued from the February 9, 2023 meeting) To determine if the structures at **50 Columbia St.** (Watertown High School) are preferably preserved and if a demolition delay will be imposed. City of Watertown, Owners/James S. Jordan-A.B Architects, LLC Applicant
 - 3. Public Hearing-
 - A. To determine if the house and garage at **34 Pearl St.** are preferably preserved and if a demolition delay will be imposed. Kenneth Leitner, Representative, Robert Calnan, Applicant, Cal-Kouff, LLC Owner

4. CPC Update
 - A. Update by Matthew Walter
5. Agent Report
6. Commission Discussion
 - A. Historic Preservation Awards

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: 34 Pearl Street Watertown, MA

<u>Cal-Kouf LLC</u>	<u>166 Circle Drive, Waltham, MA 02452</u>	<u>781-844-8702</u>	<u>bobcalnan@hotmail.com</u>
Owner Name	Address	Tel/Cell #	Email
<u>Rav & Associates, Inc.</u>	<u>31 Highland Avenue, Needham, MA 02094</u>	<u>781-449-8200</u>	
Architect/Engineer Name	Address	Tel/Cell #	Email
<u>Robert F. Calnan</u>	<u>166 Circle Drive, Waltham, MA 02452</u>	<u>781-844-8702</u>	<u>bobcalnan@hotmail.com</u>
Builder Name	Address	Tel/Cell #	Email

License # CS-049606 Expiration 06/26/2024

Certificate of Insurance Liberty Mutual Policy: WC533SB221F8012

Use & Occupancy of all Parts of Building: Single-family with detached garage If Dwelling, Number of Families 1

Dig Safe # (1-888-digsafe)

ARE DETACHED BUILDINGS INCLUDED? Yes Describe: One-car garage

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

Demolish two-story single-family building with detached garage.

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

Two-family townhouse-style building with four (4) parking spaces.

Assessed Value: Building Only \$ Building: \$153,900 Garage: \$4,100 Permit Fee: \$ 1,021.50 (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) Robert F. Calnan Signature Robert F. Calnan
 Address: 166 Circle Drive City/State/Zip Waltham, MA 02452
 Tel/Cell: 781-844-8702 E-mail bobcalnan@hotmail.com Date: 02/07/2023

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

34 Pearl St. Lot# A #12480

February 27, 1930.

Sun Porch

Owner Percy M. Bond

Arch. " " "

Builder " " "

Size 6' x 6' x 12'

Cost \$250.

Material Wood

34 Pearl St. Lot #A #11164

November 1, 1927.

One Car Garage

Owner Percy M. Bond

Arch. ----

Builder Brooks Skinner

Size 10' x 10' x 18'

Cost \$150.

Material Metal

34 PEARL ST.

#1451

Date: 10/3/03
Owner: Joann Ross
Builder: Prospect Hill Plumbing
Est Cost: \$13,000.

Frame in one wall for bathroom 2nd floor

EXTERIOR DOORS AND WINDOWS SCHEDULE			
400-SERIES CASEMENT WINDOWS BY ANDERSEN WITH LOW-E INSULATING GLASS, UNLESS NOTED OTHERWISE			
No.	UNIT DIMENSIONS	MODEL	REMARKS
①	3'-0" x 8'-0"	CUSTOM	ENTRY DOOR
②	1'-2" x 8'-0"	CUSTOM	SIDE LIGHT
③	2'-7 1/2" x 5'-11 7/8"	CX16	*
④	2'-7 1/2" x 5'-11 7/8"	CX16	* SAFETY GLASS
⑤	2'-7 1/2" x 1'-0"	CTR2810	TRANSOM
⑥	2'-7 1/2" x 4'-4 13/16"	CX145	*
⑦	3'-0" x 8'-0"	CUSTOM	ENTRY DOOR

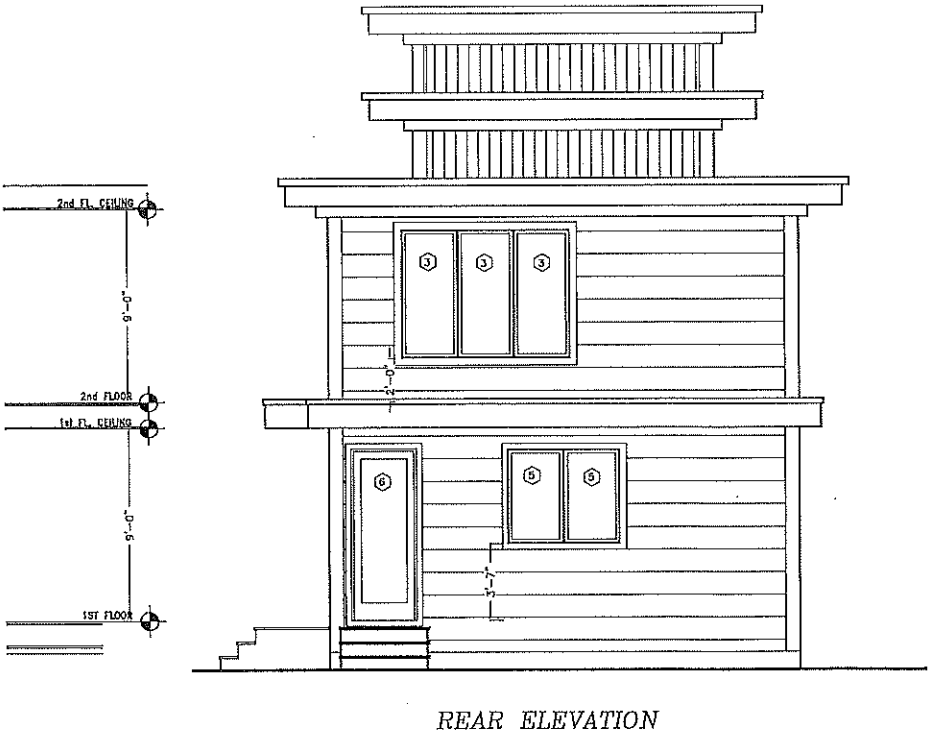
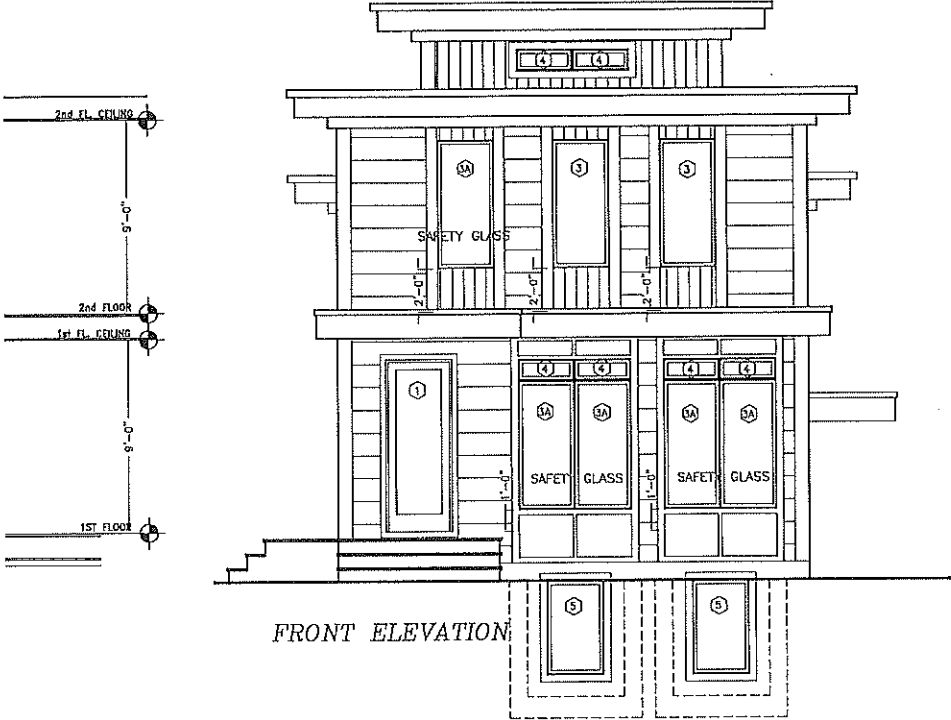
* EGRESS WINDOW MEETS OR EXCEEDS CLEAR OPENING OF 5.7 SF, CLEAR WIDTH 20" AND CLEAR HEIGHT 24"

NOTES:

CONTRACTOR MUST VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
CONTACT WINDOW MANUFACTURER FOR DETAILS. CONTACT THE OWNER FOR FINAL SELECTION
OF DOORS AND WINDOWS PRIOR TO ORDERING AND PRIOR TO FRAMING DOOR AND WINDOW OPENINGS.
VERIFY CLEAR OPENINGS IN ALL BEDROOMS. MINIMUM CLEAR OPENING MUST BE 20 IN (W) x 24 IN (H) AND HAVE MINIMUM OF 5.7 S.F. OF
CLEAR OPEN AREA FOR ANY WINDOW EXCEPT OF DOUBLE HUNG WINDOW (3.3 S.F. OF CLEAR OPEN AREA FOR DOUBLE HUNG WINDOW).
VERIFY LOCATIONS OF SAFETY GLASS WINDOWS AND DOORS PRIOR TO ORDERING WINDOWS AND DOORS.

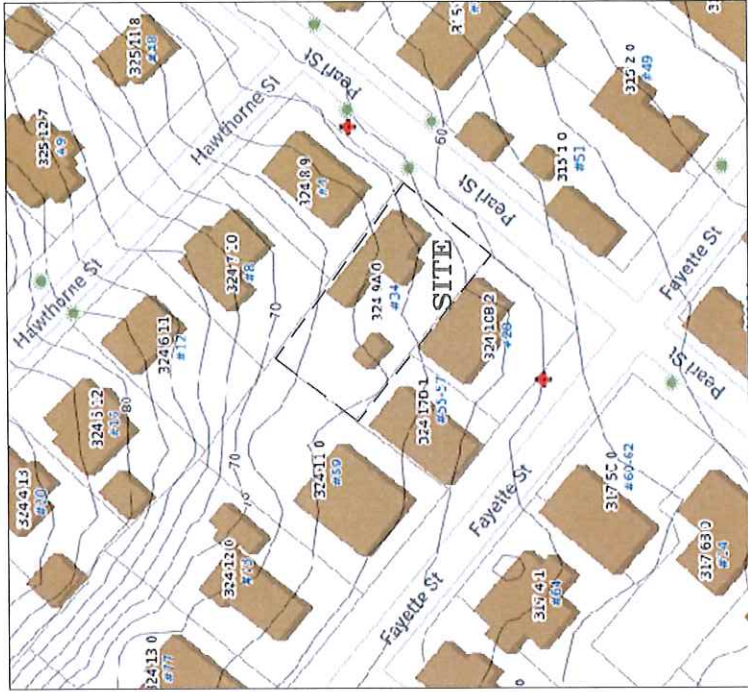
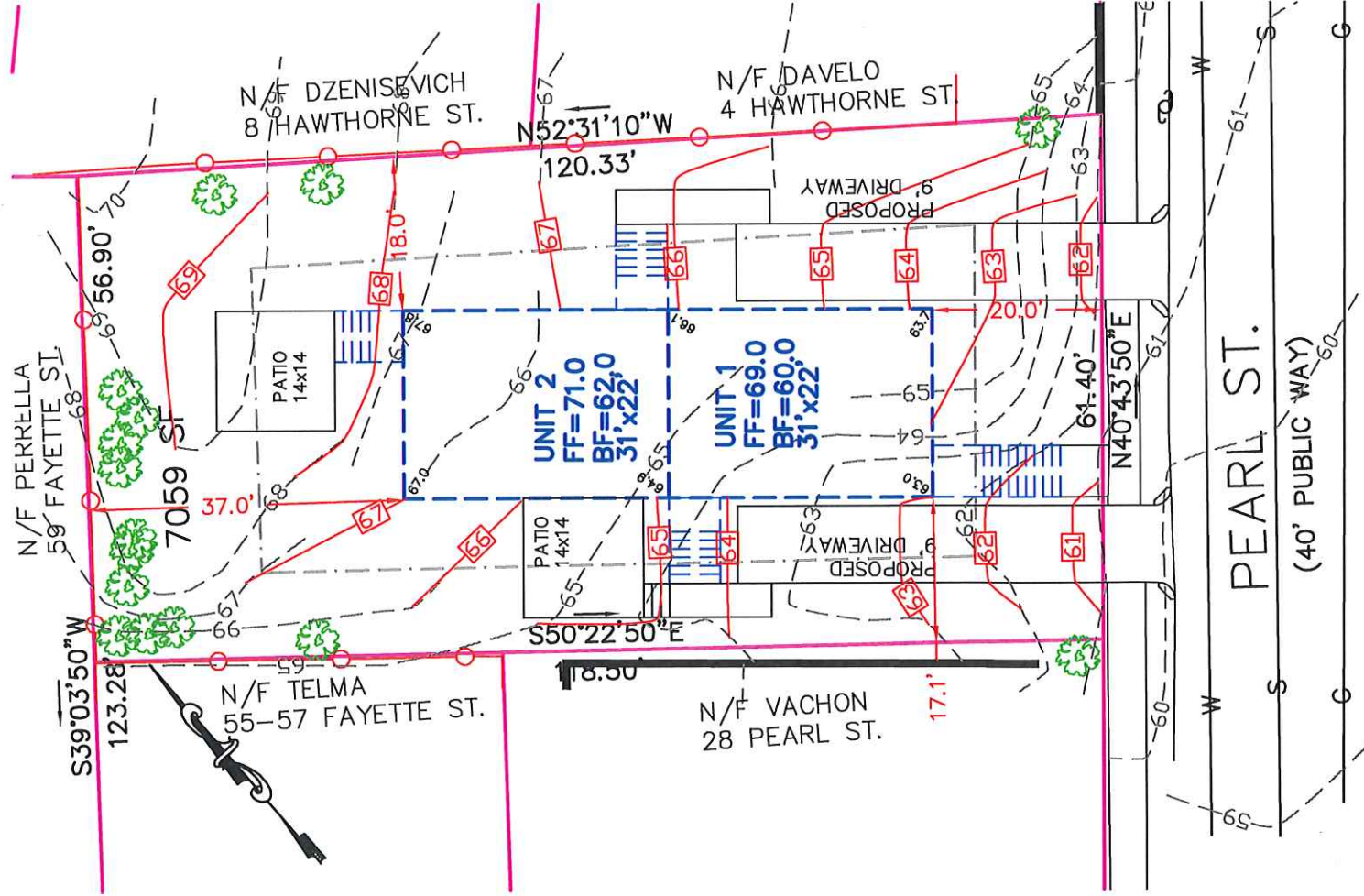
SPECIFIC LOCATIONS:

1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS;
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND SWINGING DOORS;
3. GLAZING IN STORM DOORS;
4. GLAZING IN UNFRAMED SWINGING DOORS;
5. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS, STEAM ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL
ENCLOSING THESE COMPONENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS
WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE
GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS THE FOLLOWING CONDITIONS:
 - a) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.;
 - b) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
 - c) EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR;
 - d) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.



DATE	REVISION
All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of RAV&Assoc., Inc. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of RAV&Assoc., Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and RAV&Assoc., Inc. must be notified of any variation from the dimensions and conditions shown by these drawings.	
FRONT AND REAR ELEVATIONS	
34 PEARL STREET WATERTOWN, MASSACHUSETTS	
RAV & Assoc., Inc. 31 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205	
SCALE: 1/4"=1'-0"	
APPROVED: R.A.V.	DESIGNED BY: I.M.
DATE:	DRAWN BY: I.K.
	CHECKED BY: R.A.V.
	DRAWING No. A-3

PROPOSED PLOT PLAN
34 PEARL ST., WATERTOWN, MA



LOCUS PLAN
1"=100'

PROPOSED SITE

1"=20'

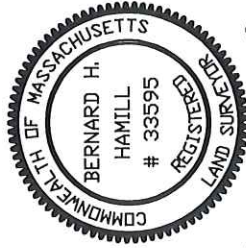
GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

ZONING DISTRICT: T(r)
REFERENCE:
SUBJECT TO EASEMENTS AND/OR
RESTRICTIONS AS SHOWN AND/OR RECORDED.
LC DEED BOOK 01217 PAGE 186 MSRD.
ASSESSORS MAP 924 PARCEL 9A-0
LC PLAN 9436A MSRD
LC PLAN 9436B MSRD



Bernard H. Hamill

DATE: 9 JAN. 2023

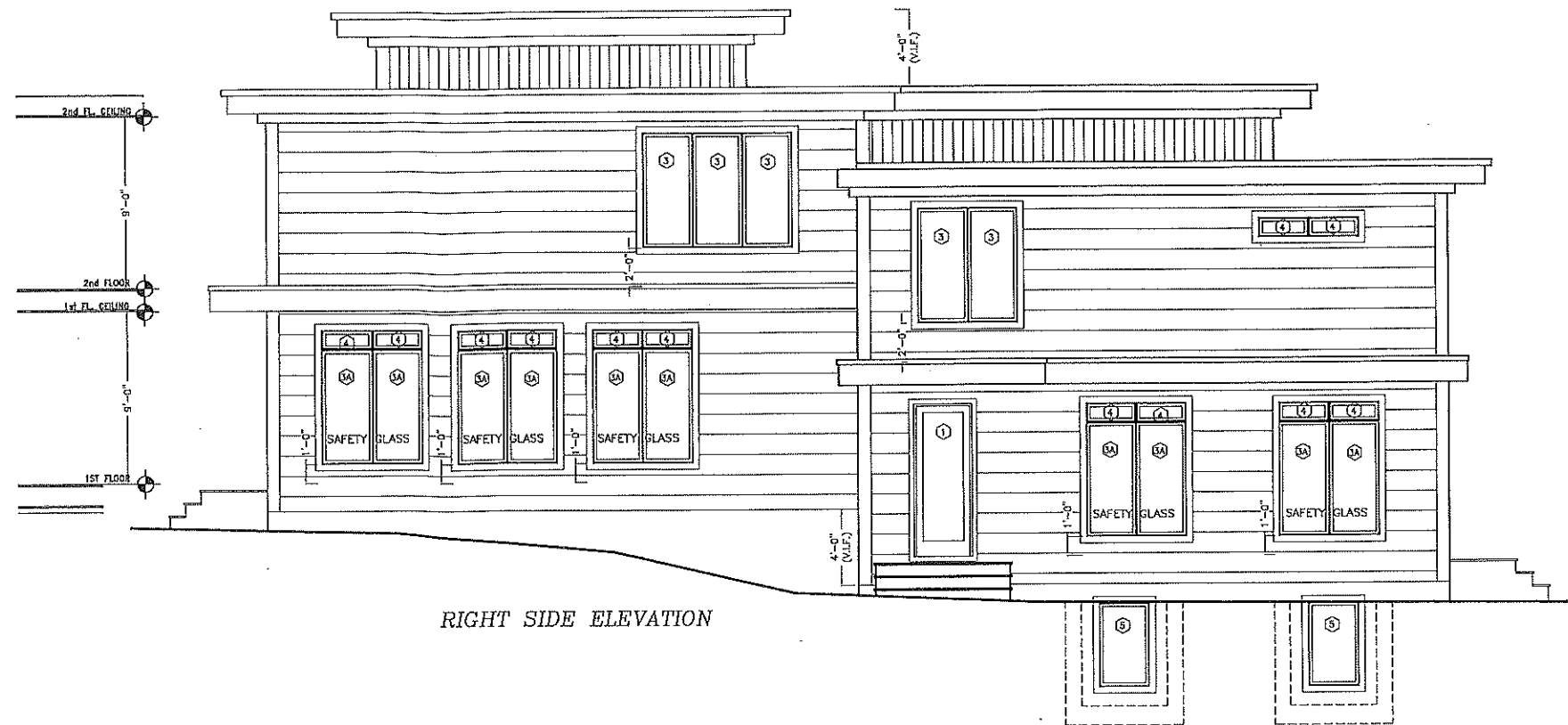
ZONING DISTRICT: T(r)
ZONING DIMENSIONS: (EXISTING SINGLE FAMILY DWELLING)

LOT REQUIREMENTS REQUIRED PROPOSED

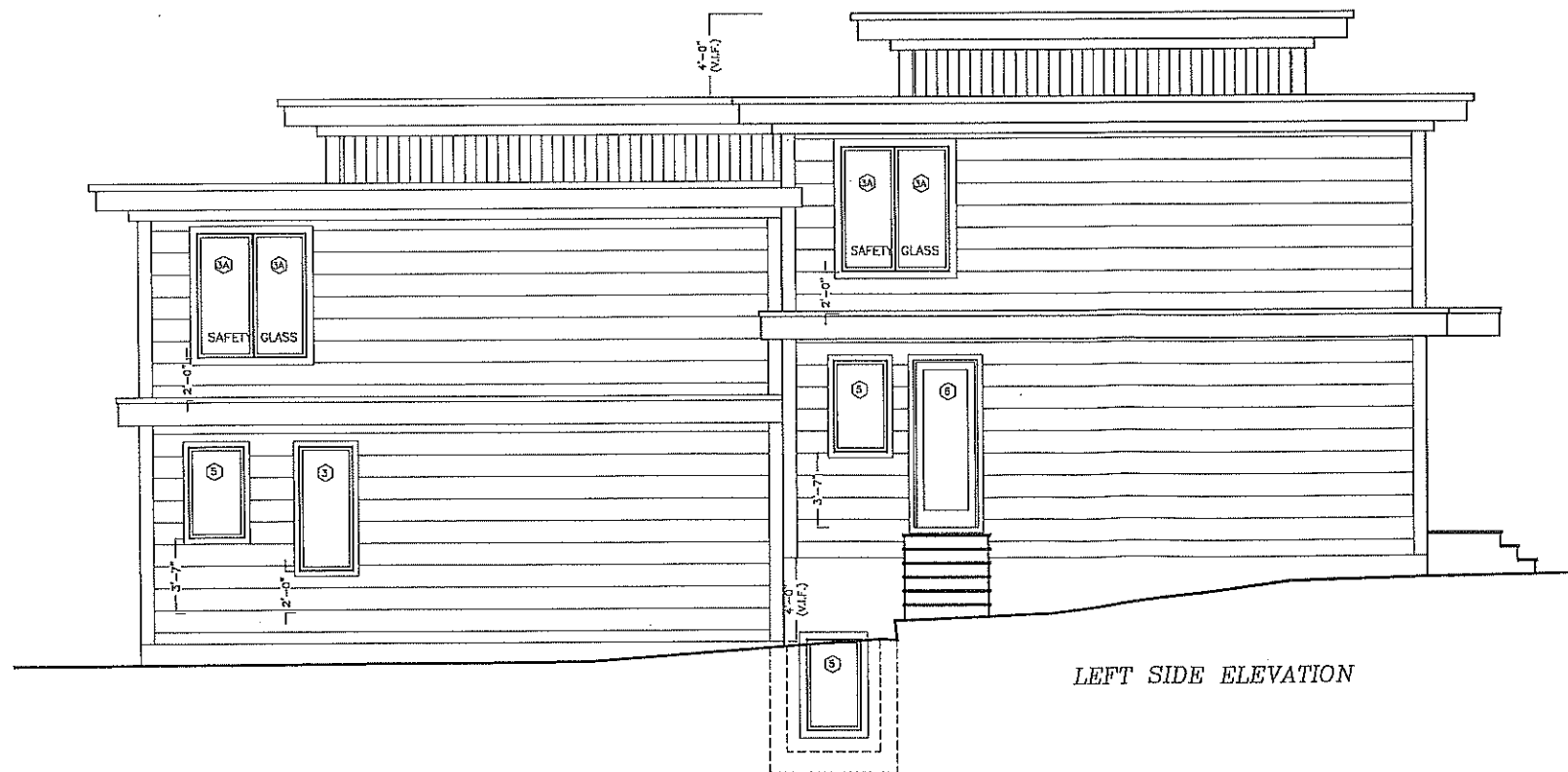
	5000 SF	7059 SF
1. AREA (SF)	5000	7059
2. BUILDING COVERAGE (MAX)	30%	19.3%
3. OPEN SPACE (MIN)	15%	58.5%
4. FRONTAGE (FT)	50	61.40
5. FRONT SETBACK (FEET)	15	20
6. SIDE SETBACK (FEET)	12/10	18/17
7. REAR SETBACK (FEET)	20	37
8. HEIGHT (FEET)	35	28+
9. STORIES	2.5	2.5
10. FLOOR AREA RATIO (MAX)	.50	.386
11. IMPERVIOUS AREA (MAX)	85%	41.5%

PREPARED FOR:
34 PEARL STREET LLC
166 CIRCLE DRIVE
WALTHAM, MA

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



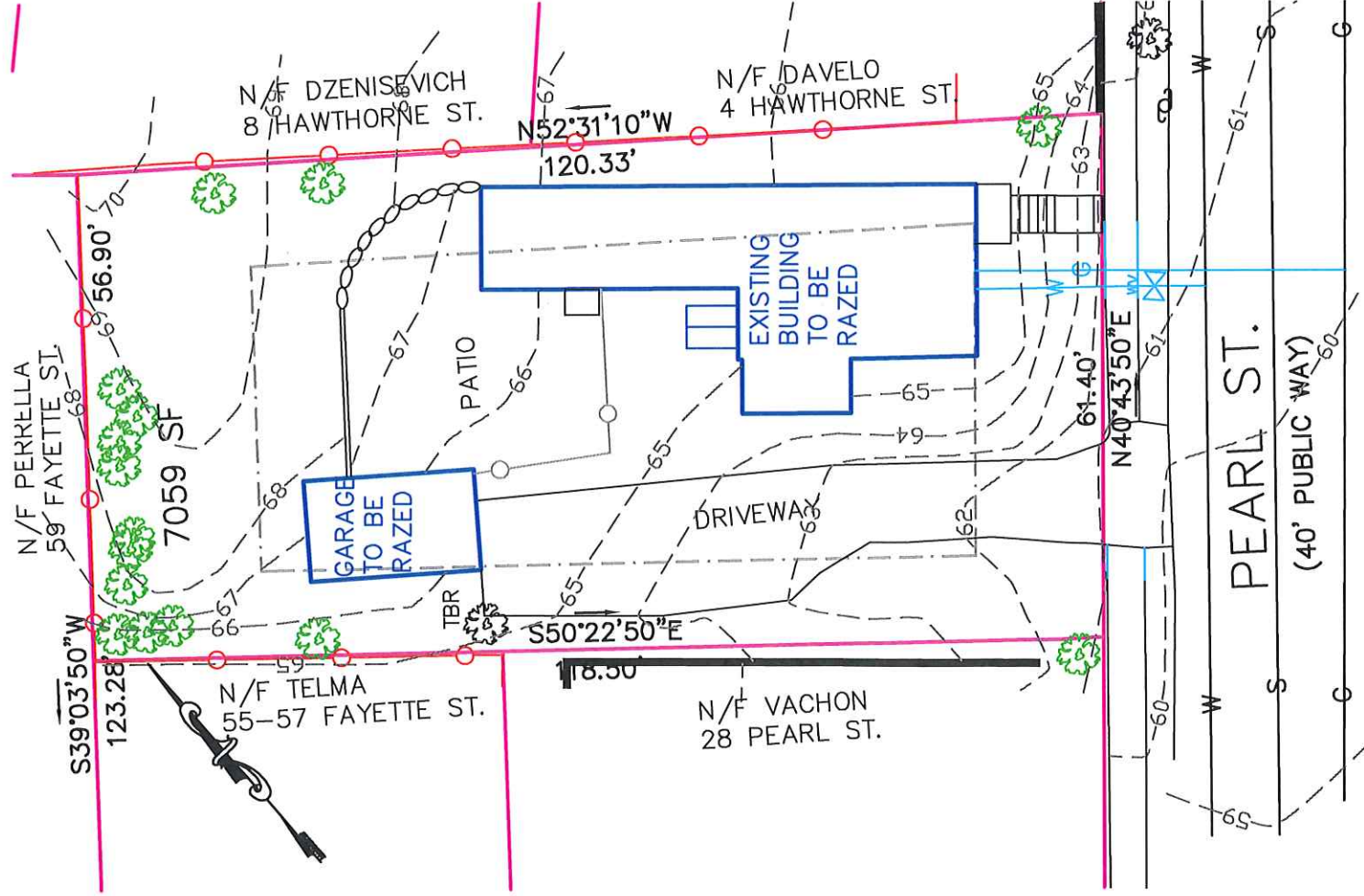
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

DATE	REVISION
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SIDE ELEVATIONS 34 PEARL STREET WATERTOWN, MASSACHUSETTS RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8305	
SCALE: 1/4"=1'-0"	
APPROVED: R.A.V.	DESIGNED BY: I.M.
DATE:	DRAWN BY: I.K.
	CHECKED BY: R.A.V.
	DRAWING No. A-4

EXISTING SITE
34 PEARL ST., WATERTOWN, MA

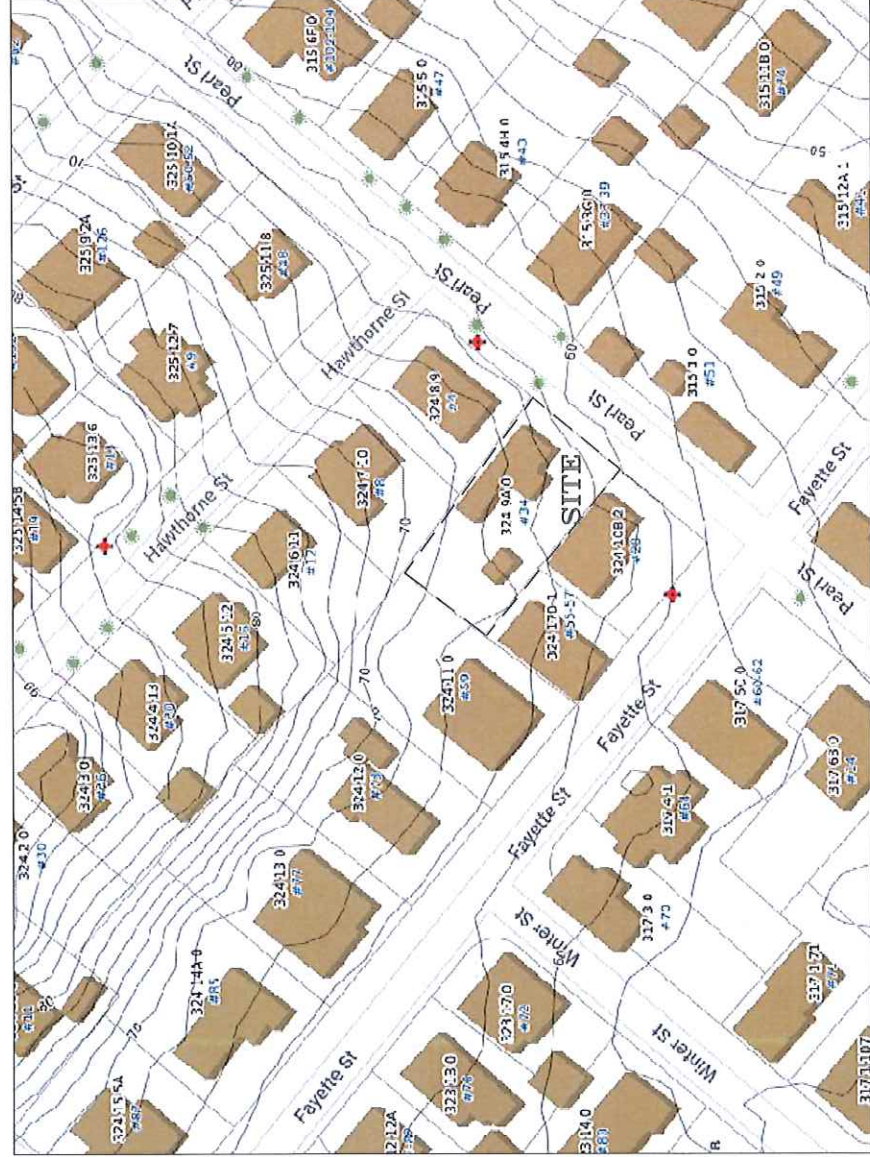


Robert P. Calnan

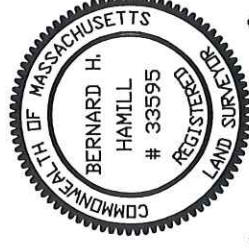
ZONING DISTRICT: T(r)
REFERENCE:

SUBJECT TO EASEMENTS AND/OR
RESTRICTIONS AS SHOWN AND/OR RECORDED.
IC DEED BOOK 01217 PAGE 166 MSRD.
ASSESSORS MAP 924 PARCEL 9A-0
IC PLAN 9436A MSRD
IC PLAN 9436B MSRD

EXISTING SITE
1"=20'



LOCUS PLAN
1"=100'



Bernard H. Hamill

DATE: 9 JAN. 2023

PREPARED FOR:
34 PEARL STREET LLC
166 CIRCLE DRIVE
WALTHAM, MA

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

Unofficial Property Record Card - Watertown, MA

General Property Data

Parcel ID 324 9A 0

Prior Parcel ID 01265017 -324 9A 0-

Property Owner ROSS JOHN HENRY

Mailing Address 397 MAIN ST

Account Number 12650-17

Property Location 34 PEARL ST

Property Use ONE FAM

Most Recent Sale Date 2/16/2000

Legal Reference 1167-95

Grantor RATTTO, JO ANN,

Sale Price 1

Land Area 0.162 acres

City NASHUA

Mailing State NH

Parcel/Zoning T

Zip 03060

Current Property Assessment

Card 1 Value	Building Value 153,900	Xtra Features Value 4,100	Land Value 490,600	Total Value 648,600
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Building Description

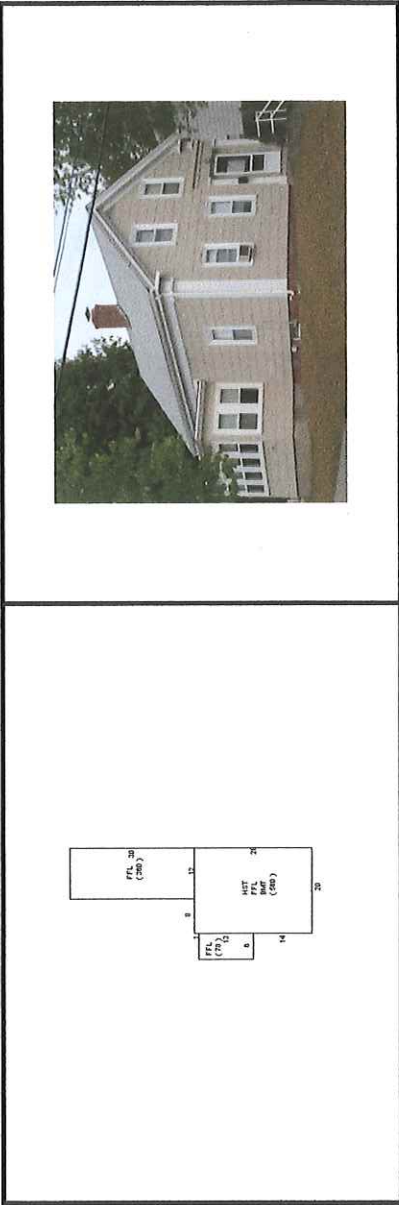
Building Style CONVENTNL OS	Foundation Type BRICK/STN	Flooring Type SOFTWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1830	Roof Structure GABLE	Heating Type STEAM
Building Grade AVG. (-)	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Average	Siding ASBESTOS	Air Conditioning 0%
Finished Area (SF) 1278	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 6	# of Bedrooms 2	# of Full Baths 1
# of 3/4 Baths 1	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.162 acres of land mainly classified as ONE FAM with a(n) CONVENTNL OS style building, built about 1830 , having ASBESTOS exterior and ASPHALT SH roof cover, with 1 unit(s), 6 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



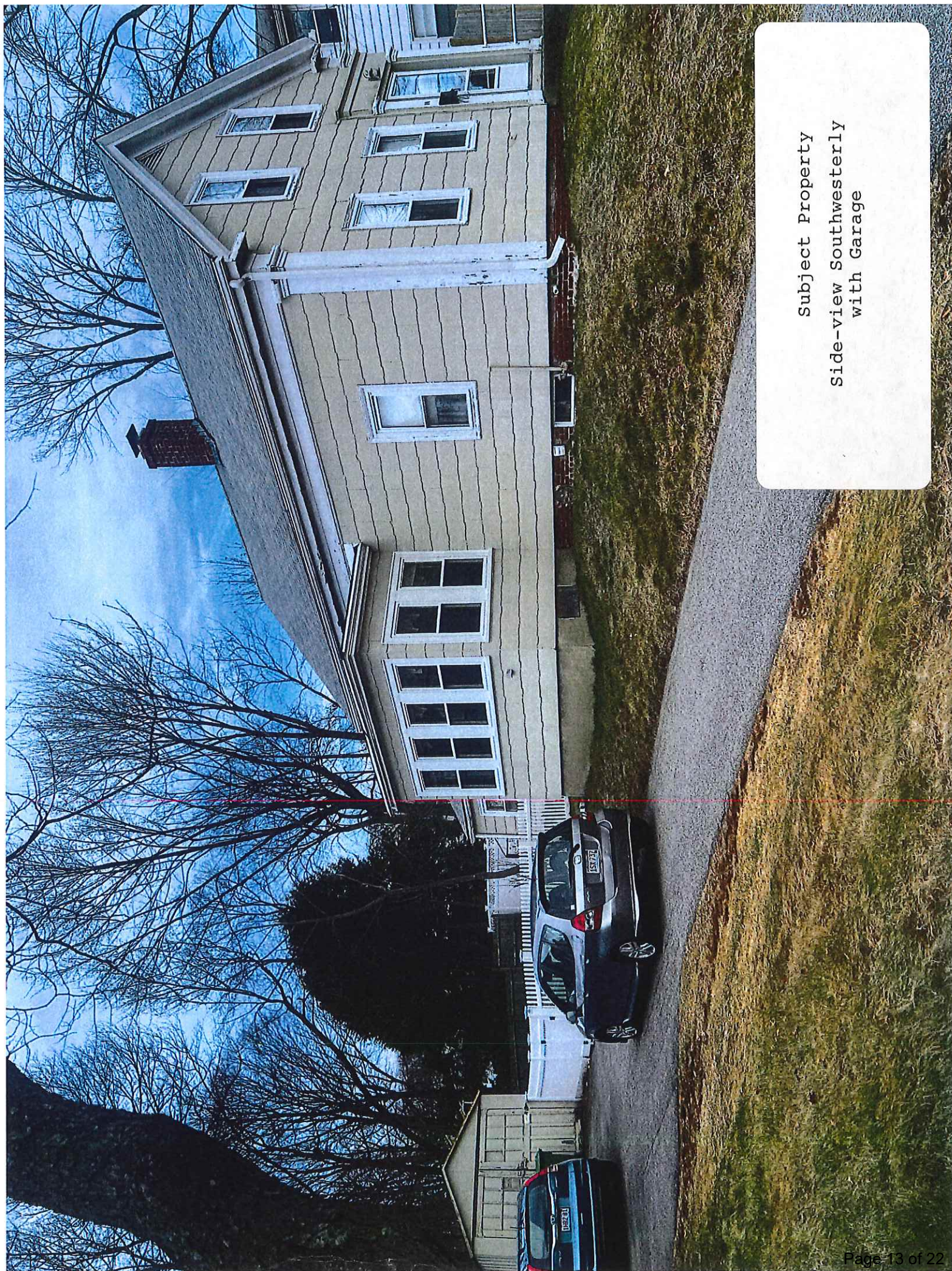
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



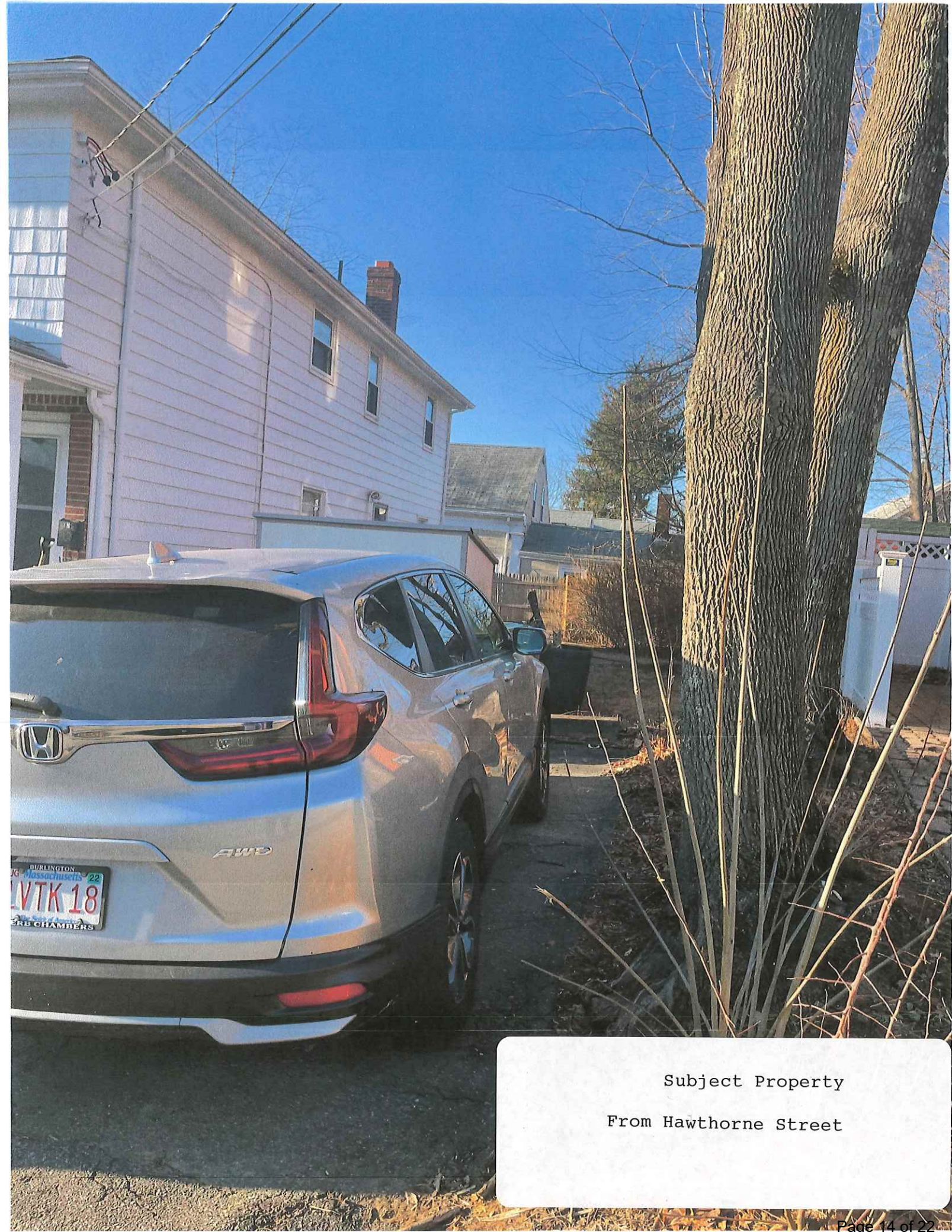
Subject Property



Subject Property
Side-view Northeasterly



Subject Property
Side-view Southwesterly
with Garage



Subject Property
From Hawthorne Street

Unofficial Property Record Card - Watertown, MA

General Property Data

Parcel ID 324 10B 2

Prior Parcel ID 1264021 -324 10B 2-

Property Owner VACHON AMY

Mailing Address 28 PEARL ST

Account Number 12640-21

Property Location 28 PEARL ST

Property Use ONE FAM

Most Recent Sale Date 12/7/2001

Legal Reference 1245-139

Grantor SHAFER, AMY L.,

Sale Price 1

Land Area 0.106 acres

City WATERTOWN

Mailing State MA

Parcel/Zoning T

Zip 02472

Current Property Assessment

Card 1 Value	Building Value 276,300	Xtra Features Value 0	Land Value 424,000	Total Value 700,300
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Building Description

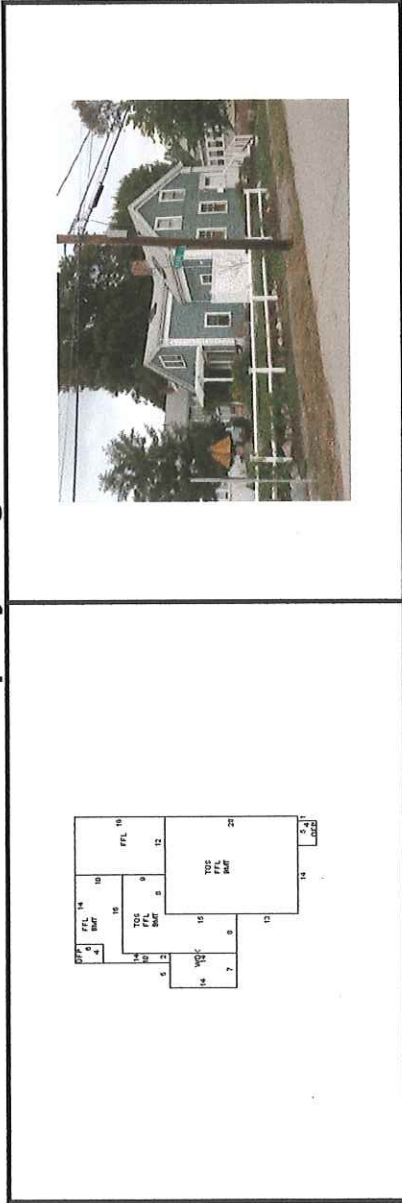
Building Style CONVENTNL OS	Foundation Type BRICK/STN	Flooring Type SOFTWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1830	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Avg-Good	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 1846	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 7	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 2	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.106 acres of land mainly classified as ONE FAM with a(n) CONVENTNL OS style building, built about 1830 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



28 Pearl Street
Abutter

Unofficial Property Record Card - Watertown, MA

General Property Data

Parcel ID 324 8 9

Prior Parcel ID 00923014 -324 8 9-

Property Owner DAVELIO LLC

Mailing Address 17 SURREY LN

City NEEDHAM

Mailing State MA

Parcel/Zoning T

Zip 02492

Account Number 9230-14

Property Location 4 HAWTHORNE ST

Property Use TWO FAM

Most Recent Sale Date 7/22/2014

Legal Reference 63951-448

Grantor TELIO,DAVID M

Sale Price 10

Land Area 0.116 acres

Current Property Assessment

Card 1 Value	Building Value 322,700	Xtra Features Value 0	Land Value 485,000	Total Value 807,700
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Building Description

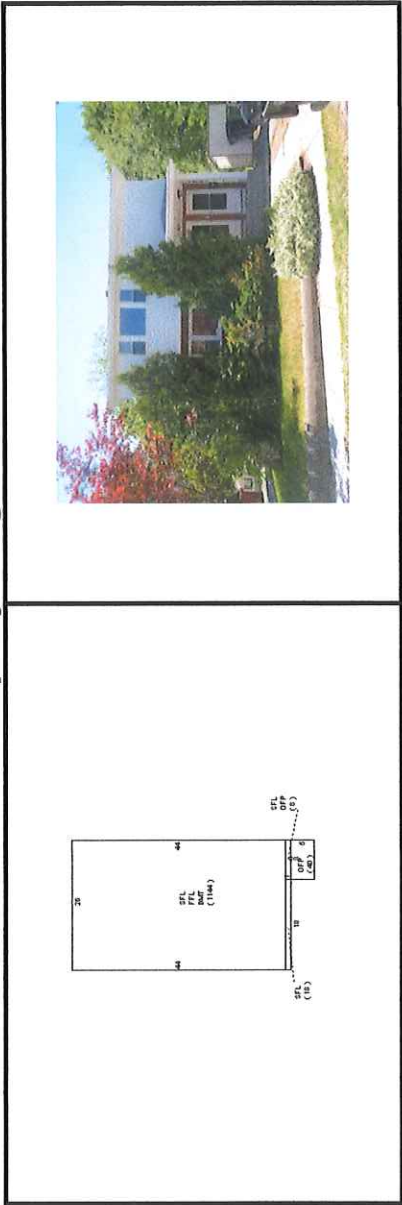
Building Style 2 MULTI FLAT	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 2	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1968	Roof Structure HIP	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding WOOD SHING	Air Conditioning 0%
Finished Area (SF) 2314	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 10	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

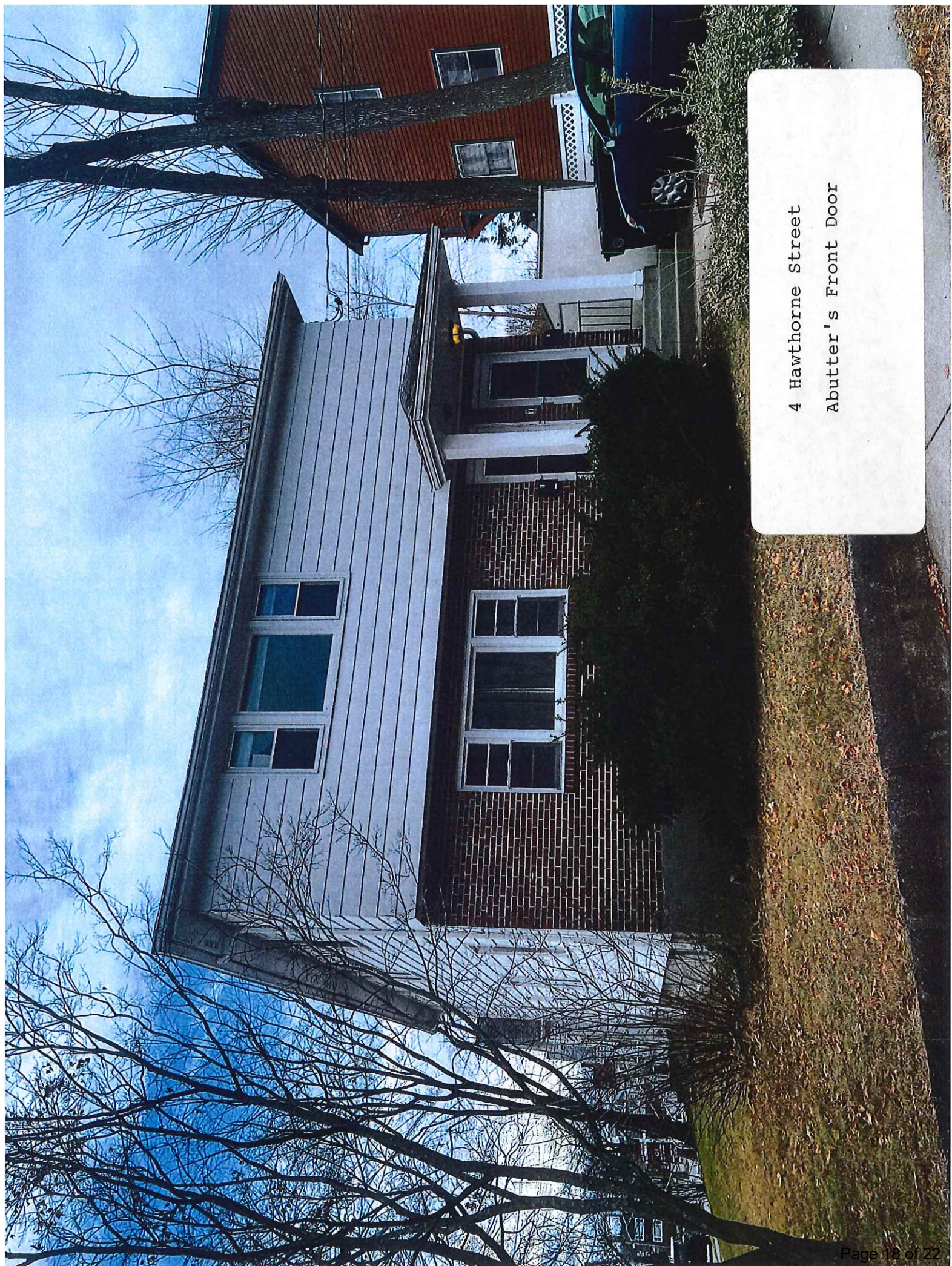
Narrative Description of Property

This property contains 0.116 acres of land mainly classified as TWO FAM with a(n) 2 MULTI FLAT style building, built about 1968 , having WOOD SHING exterior and ASPHALT SH roof cover, with 2 unit(s), 10 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



4 Hawthorne Street
Abutter's Front Door



4 Hawthorne Street

Side-view from Pearl Street

Southeasterly Abutter

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WAT.77
Historic Name:	Learned, Josiah Jr. House
Common Name:	
Address:	34 Pearl St
City/Town:	Watertown
Village/Neighborhood:	Watertown;
Local No:	
Year Constructed:	R 1840
Architectural Style(s):	Greek Revival;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	WAT.B
Designation(s):	
Building Materials:	Roof: Asphalt Shingle; Wall: Asbestos Shingle; Wood; Foundation: Brick; Concrete Unspecified;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, February 9, 2023 at 9:33 AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

Pl - WATER
USGS - NEWTON

Area <u>AB</u>	Form no. <u>77</u>
-------------------	-----------------------



Watertown

Address 34 Pearl Street

Historic Name _____

Original Residence

Present Same

Ownership: ☒ Private individual
Private organization _____

Public _____

Original owner J. Learned, Jr.

DESCRIPTION:

Date 1830-1850

Source maps

Style Greek Revival

Architect _____

Exterior wall fabric synthetic shingles
c.1950

Outbuildings 1 story 1 bay wood frame

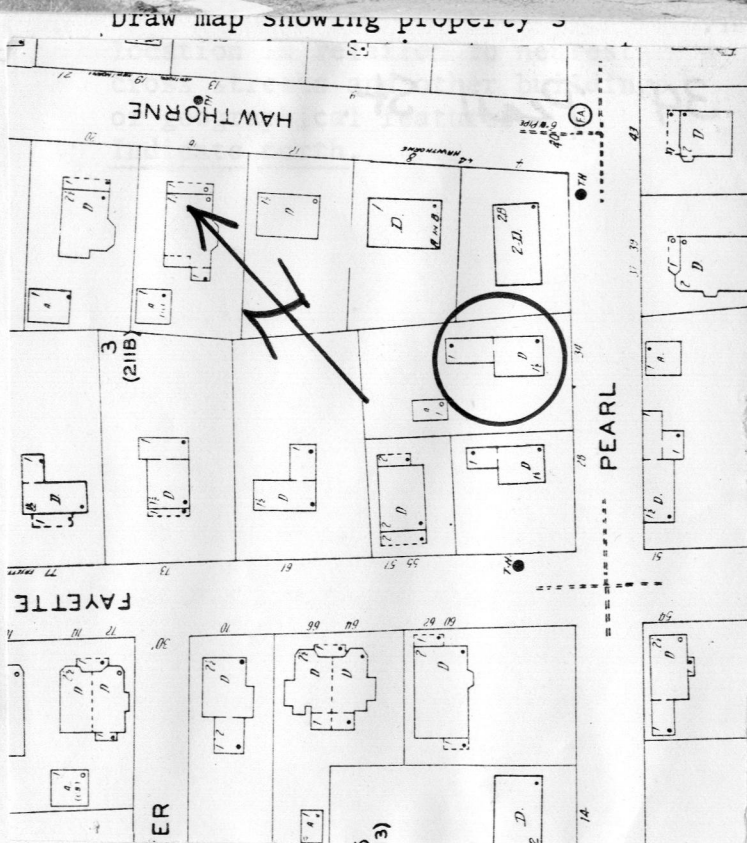
garage 1927

Major alterations (with dates) _____

1 story enclosed porch at rear of s. wall 1930.

Moved _____ Date _____

Approx. acreage 7,057 s.f.



Recorded by Architectural Preservation Assoc.

Organization Dept. of Comm. Devel. & Planning

Date September 10, 1982

Setting At front corner of lot in residential area.

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

Originally identical to the house next door (#28), this Greek Revival cottage is the better preserved of the two. The one and a half story house stands gable end to the street, three bays wide. The side entrance is flanked by pilasters which support a plain entablature with crown molding. Also typical of the style are the sidelights which flank the front door. Original details include the window surrounds, fasciated cornice and corner boards. Despite new siding and a one story enclosed side porch the basic integrity of the original design is preserved.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This and the house of 28 Pearl Street are the smallest of the Greek Revival house built in this mid-19th-Century working middle class neighborhood. It is one of the first cohesive neighborhoods to develop around the town center.

The house was undoubtedly built by Josiah Learned, who lived next door, for his son. It remained in the Learned family up into the 20th century.

BIBLIOGRAPHY and/or REFERENCES
Town maps, directories, building permits