



CITY OF WATERTOWN

Historical Commission

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

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

HISTORICAL COMMISSION MEETING THURSDAY, JUNE 8, 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 April 13, 2023 Historical Commission Meeting.
 - 2. Acceptance of Minutes
 - A. Review and Accept Minutes from the May 11, 2023 Historical Commission Meeting.
 - 3. Public Hearing-
 - A. **34 Hawthorne Street-** to determine if the house and garage located at **34 Hawthorne St.** are preferably preserved and if a demolition delay will be imposed. Robert Calnan, Applicant, Kouf-Cal, LLC
 - 4. Public Hearing-

- A. **112 Forrest St.** Request to review new information about the feasibility of restoration to the house and garage and review of the one-year demolition delay imposed at the November 10, 2022 public hearing.
- 5. Commission Discussion
 - A. Historic Preservation Awards Ceremony 2023
- 6. Commission Discussion
 - A. Memorial Day Parade 2023
- 7. CPC Update
- 8. Agent Report



June 18, 2023
HC Agenda

04/10/2023

DEMO-23-1

Demolition Permit Application

Status: Active

Date Created: Mar 30, 2023

Applicant

robert calnan
bobcalnan@hotmail.com
166 Circle Drive
Waltham, Massachusetts 02452
17818448702

Primary Location

34 HAWTHORNE STREET
WATERTOWN, MA 02472

Owner:

kouf-Cal LLC
166 Circle Drive HAWTHORNE ST Waltham, MA 02452

Internal Use

Staff Project Name

--

New Field

Uploaded by ... on

Property Owner Information

Name

Kouf-Cal LLC

Phone No.

17818448702

Email

bobcalnan@hotmail.com

Mailing Address

166 Circle Drive

City

Waltham

State

MA

Zip

02452

Permit Information

Assessed Value - Building Only (\$)

385,800

Are detached buildings included?

Yes

Please Describe

one car garage

Use & Occupancy of all Parts of Building

--

If Dwelling, Number of Units

2

Type of Demolition

Full

Dig Safe

--

Year Built

1890

Is this property over 50 years old?

Yes

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.

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

two family home that has been condemned

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

replace with a two family dwelling

Is there a contractor assigned to the project?

Yes

A contractor **must** be assigned before a demolition permit will be issued.

Architect / Engineer Information

Name

H-Star Engineering

City

New Ipswich

Zip

03078

Email

hstar@att.net

Address

200 Greenville Rd

State

N.H.

Phone No.

9789733078

Builder Information

Name of CSL Holder

ROBERT F CALNAN

License Expiration Date

06/26/2024

Street Address

166 Circle Drive, Waltham, MA, 02452

State

MA

Email

bobcalnan@hotmail.com

Company Name

--

Company City

Waltham

Company Zip Code

02452

License No.

CS-049606

License Status

Active

City

Waltham

Zip Code

02452

Telephone No.

17818448702

Company Street Address

166 Circle Drive

Company State

MA

According to the database maintained by the Commonwealth of Massachusetts, your license has expired.

34 Hawthorn St.

Lot#

#2209

September 16, 1915

Garage

Owner Truman Richardson

Arch. Private

Builder A. L. Hutchins

Size 10' x 10' x 12'

Cost \$25.00.

Material Iron

Unofficial Property Record Card - Watertown, MA

General Property Data

Parcel ID **325 1 0**
Prior Parcel ID **00935035 -325 1 0-**
Property Owner **VIOLA CORBIN EILEEN M. AND
SEANA DAVIS, JAMES DAVIS PATRICIA
CORBIN DAVIS**
Mailing Address **34 HAWTHORNE ST**

City **WATERTOWN**
Mailing State **MA** Zip **02472**
ParcelZoning **S-6**

Account Number **9350-35**
Property Location **34 HAWTHORNE ST**
Property Use **TWO FAM**
Most Recent Sale Date **3/7/1991**
Legal Reference **21037 294**
Grantor **CORBIN, J FREDERICK ET UX**
Sale Price **1**
Land Area **0.191 acres**

Current Property Assessment

Card 1 Value Building Value **335,200** Xtra Features Value **600** Land Value **518,300** Total Value **854,100**

Building Description

Building Style **2 MULTI FLAT**
of Living Units **2**
Year Built **1890**
Building Grade **AVERAGE**
Building Condition **Average**
Finished Area (SF) **2414.25**
Number Rooms **8**
of 3/4 Baths **1**

Foundation Type **BRICK/STN**
Frame Type **WOOD**
Roof Structure **HIP**
Roof Cover **SLATE**
Siding **ASBESTOS**
Interior Walls **PLASTER**
of Bedrooms **3**
of 1/2 Baths **0**

Flooring Type **SOFTWOOD**
Basement Floor **CONCRETE**
Heating Type **FORCED H/W**
Heating Fuel **GAS**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **2**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.191 acres of land mainly classified as TWO FAM with a(n) 2 MULTI FLAT style building, built about 1890 , having ASBESTOS exterior and SLATE roof cover, with 2 unit(s), 8 room(s), 3 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.



Scott White
Local Building Inspector

CITY OF
WATERTOWN
*Department of
Community Development and
Planning*
BUILDING INSPECTION
DIVISION

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6480
Fax: 617-926-7778
www.watertown-ma.gov
swhite@watertown-ma.gov

March 17, 2023

Mr. Ari Koufos
34 Hawthorne St.
Watertown, MA 02472

Subject: Condemnation of Dwelling located at 34 Hawthorne St., Watertown, MA 02472

Dear Ari:

I have received and reviewed the letter provided by Bernard H. Hamill from H-Star Engineering, Inc., indicating that the above-mentioned structure has been evaluated and that he has observed structural deficiencies during his inspection.

This structure may be taken down as soon as the proper permits and signoffs are obtained (ie: completion of requirements such as abutters notice, debris removal, in addition to other requirements as listed in the demolition application.)

Please be advised, only if you intend to reconstruct in the same footprint or larger, you are required to provide a certified plot plan showing the location of all buildings, including accessory structures.

The necessary application/paperwork for the Razing of the structure can be obtained online via our new portal ViewPoint/OpenGov. The link to access this new portal is <https://watertownma.viewpointcloud.com>

If you have any questions, please feel free to contact me.

Sincerely,

Scott White
Local Building Inspector
City of Watertown

cc: Paul Johnson, CBO, Building Commissioner
Tony Mancini, Zoning
Matt Shuman, DPW
Susan Jenness, Historic Commission

H-STAR ENGINEERING, INC.

200 Greenville Road
New Ipswich, NH 03071
(978) 973-3078
(HSTAR@WORLDNET.ATT.NET)

13 Feb. 2023

Watertown Building Dept.
149 Main St
2nd Floor
Watertown, MA 02472-4410

RE: Structural Inspection of Dwelling at 34 Hawthorne St., Watertown, MA

Dear Sirs:

The purpose of this report is to outline structural deficiencies observed during my inspection on 9 Feb. 2023 of the dwelling located at 34 Hawthorne St., Watertown, MA.

The dwelling appears to have been constructed in the 1890's or earlier using native materials such as a field stone foundation and rough wood framing. The deed to the property traces back to 1895. Several upgrades to the plumbing and heating system have been made along with electrical upgrades which no longer meet fire safety codes. The foundation interior has been imperfectly sealed with mortar and shows signs of differential settlement. The concrete floor in the basement is a relatively recent construction and retrofitted to accommodate columns which support the main structural beams. Fruitless adjustments have been made to the columns and base pedestals to level and support the upper floors. The exterior of the house has also been modified with both asbestos shingles and replacement windows. These upgrades are typical of the neighborhood in general, but are not in keeping with maintaining either historical consistency or value.

The following structural defects were noted in the course of the inspection:

1. Photo 1 shows the front of the building and indicates settlement of the top plate beneath the dormer.
2. Photo 2 confirms the roof damage indicated in the aerial view of the building.
3. Photo 5 shows a substandard electrical system which poses a hazard to life and property safety. Furthermore, complete foundation failure is self evident in photos 6-14.
4. Photo 15 shows inadequate footings along with corroded lally columns. The upper floors have buckled and warped due to settlement of the footings.
5. Photo 17 confirms separation of the floor boards. The floors are uneven and out of level throughout the building.
6. Photos 18-21 depict water damage throughout the building. Cracking of walls and ceiling suggest severe structural deficiencies throughout the building due to the unimpeded water leaks in the roof.

7. Photo 22 shows the loss of structural integrity of the front porch support. Complete replacement is required.
8. Photo 23 shows typical exterior foundation cracks with an ineffective effort by the previous owner to prevent water infiltration by parging the gaps.
9. The existing detached one car garage is warped and buckled beyond repair as shown in Photo 24.
10. The aerial view of the existing building shows significant roof discoloration which indicates substantial water damage and possible structural deterioration.

In summary, the existing dwelling has been modified and renovated several times since it was originally constructed. The photos and narrative do not fully detail all of the deficiencies and defects found during the inspection, but do provide an overview of the character of the building. However, the structural components of the dwelling are decidedly substandard and continue to deteriorate. Cosmetic repairs to the building will not correct inherent structural damage and flaws. Replacement of the structure with a new dwelling meeting the requirements of the current building code is recommended.

If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,

Bernard H. Hamill

Bernard H. Hamill, PE, RLS

Photos Attached



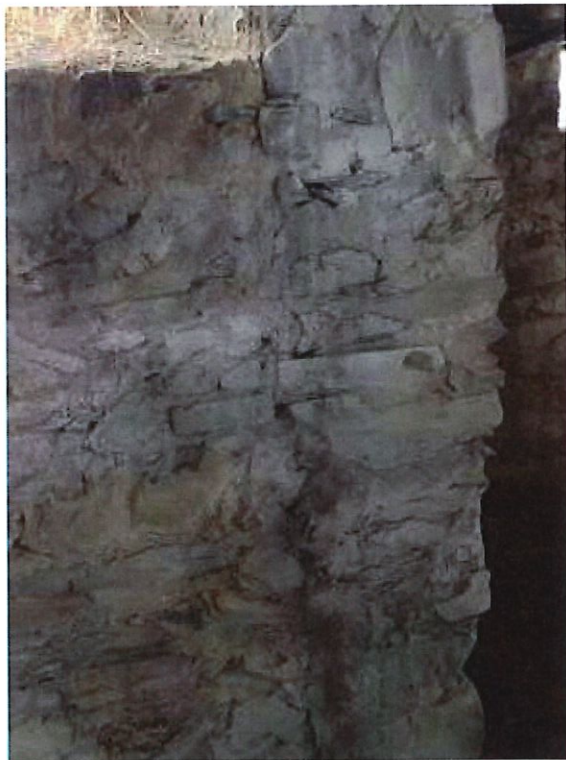
Damaged Foundation– Photo 5
With Tube & Knob Wiring



Foundation Crack– Photo 6



Foundation Split- Photo 7



Foundation Crack w/ Seepage- Photo 8



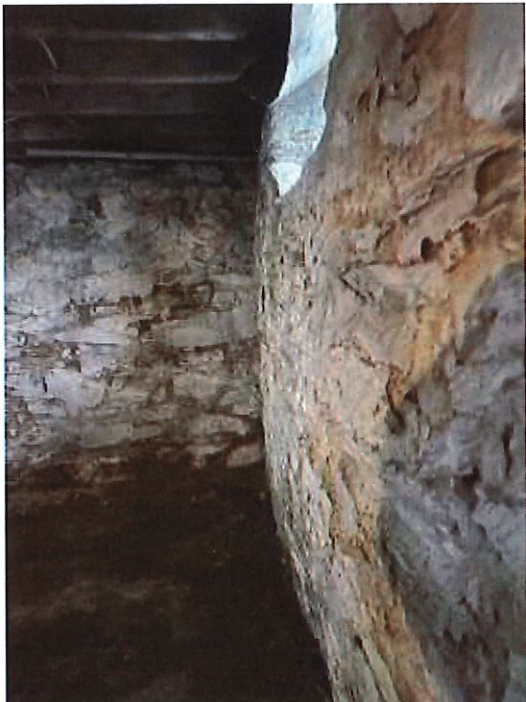
Buckled Foundation– Photo 9



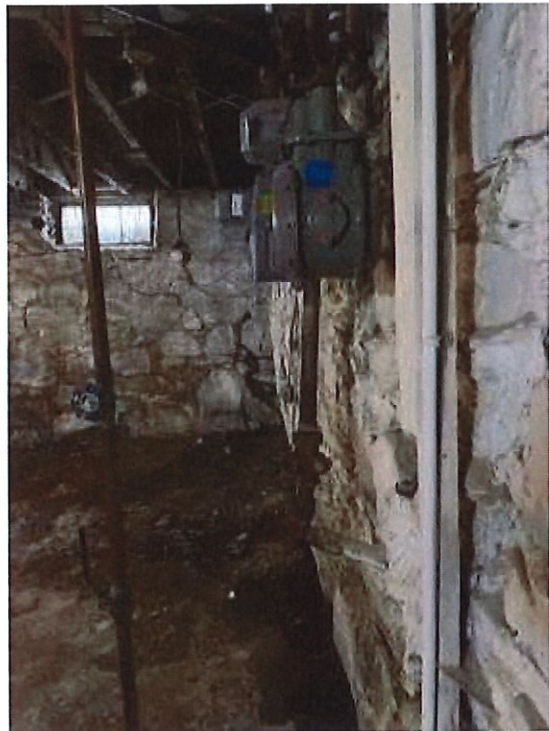
Foundation Crack w/ Seepage– Photo 10



Cracked Foundation– Photo 11



Bowed Foundation Wall– Photo 12



Bowed Foundation Wall w/ Seepage– Photo 13



Foundation Stone Displacement– Photo 14
w/ Hanging Electrical Wires



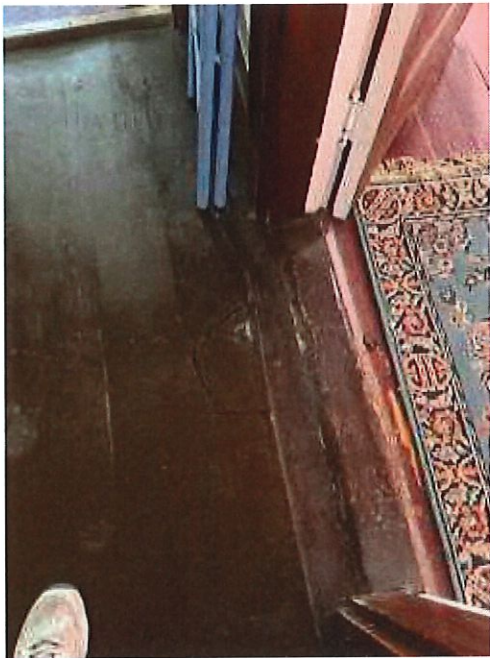
Substandard Support Pier– Photo 15
w/ Corroded Lally Columns



Water Damaged Subflooring– Photo 16

Photos
34 Hawthorne St., Watertown, MA

9 Feb. 2023



Flooring Cracked & – Photo 17
Surface Out of Level



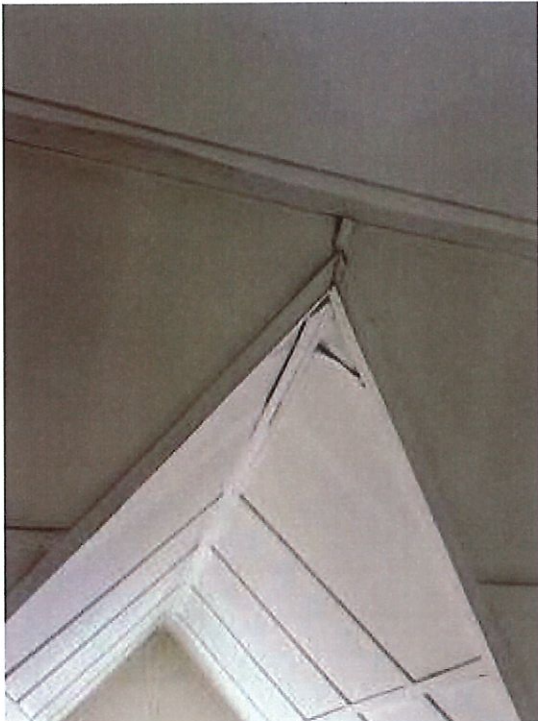
Wall Cracks due to– Photo 18
Unsupported Roof Load



Roof Rafter Movement– Photo 19



Water Damage to Roof & Ceiling– Photo 20



Roof Dormer Separation from Roof– Photo 21



Front Porch Foundation Settlement & Failure– Photo 22

Photos
34 Hawthorne St., Watertown, MA

9 Feb. 2023



Foundation Crack w/ Cosmetic Parge– Photo 23



Garage Structural Warp– Photo 24

Assessment and Sales Report

Location & Ownership Information			
Address: 34 Hawthorne St Watertown, MA 02472		Zoning: S-6	
Map Ref: M: 0325 B: 0001 L: 0000		Owner 2:	
Owner 1: Kouf-Cal Llc			
Owner Address: 34 Hawthorne St Watertown, MA 02472			

Property Information			
Use: 2-Family Residence		Style: Family Flat	
Levels: 3		Lot Size: 0.19 Acres (8,324 SqFt)	
Total Rooms: 8		Bedrooms: 3	
Full Baths: 3		Half Baths: 0	
Year Built: 1890		Basement Type:	
Total Area: 4,487 SqFt		Total Living Area: 2,414 SqFt	
First Floor Area: 0 SqFt		Addl.Floor Area: 0 SqFt	
Attic Area: 0 SqFt		Finished Basement: 0 SqFt	
Unfinished Basement: 1,083 SqFt		Total Basement: 1,083 SqFt	
Attached Garage: 0		Other Garage: 0	
Heat Type: Forced Hot Water		Fuel Type: Natural Gas	
Roof Type: Hip		Exterior:	
Air Conditioned: No		Fireplaces: 1	
Foundation:		Condition: Average	

Assessment Information			
Last Sale Date: 03/22/2023		Last Sale Price: \$934,000	
Last Sale Book: 81349		Last Sale Page: 87	
Land Value: \$518,300		Building Value: \$335,800	
Misc. Improv.: \$0		Total Value: \$854,100	
Fiscal Year: 2023		Estimated Tax: \$11,599	
Map Ref: M: 0325 B: 0001 L: 0000		Tax Rate (Res): 13.58	
Tax Rate (Comm): 19.73		Tax Rate (Ind): 19.73	

Sales History			
Recent Sale #1			
Sale Price: \$934,000		Sale Date: 03/22/2023	
Buyer Name: Kouf-Cal Llc		Seller Name: Patricia C Davis	
Lender Name: Jnr Lending T		Mortgage Amount: \$1,750,000	
Sale Book: 81349		Sale Page: 87	

MLS Property History							
MLS #	Status	Type	Address	Town	List Date	List Price	Sale Price
73076045	SLD	SF	34 Hawthorne St	Watertown, MA	02/03/2023	\$900,000	\$934,000

Public record information is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.



























EXISTING PLOT PLAN TWO FAMILY DWELLING 34 HAWTHORNE ST. WATERTOWN, MA



EXISTING DWELLING



Bernard H. Hamill

BERNARD H. HAMILL MASSACHUSETTS PLS #33595

DATE: 3 MAY 2023

RECORD OWNER
KOUF-CAL 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)

ZONING DISTRICT: S-6
REFERENCE:
SUBJECT TO EASEMENTS AND/OR
RESTRICTIONS AS SHOWN AND/OR RECORDED.
SEE DEED BOOK 81349 PAGE 87 MSRD.
SEE ASSESSORS MAP 325 PARCEL 1-0
SEE PLAN 1516 OF 1948 MSRD
SEE PLAN BOOK 104 PLAN 47 MSRD

An Kouf

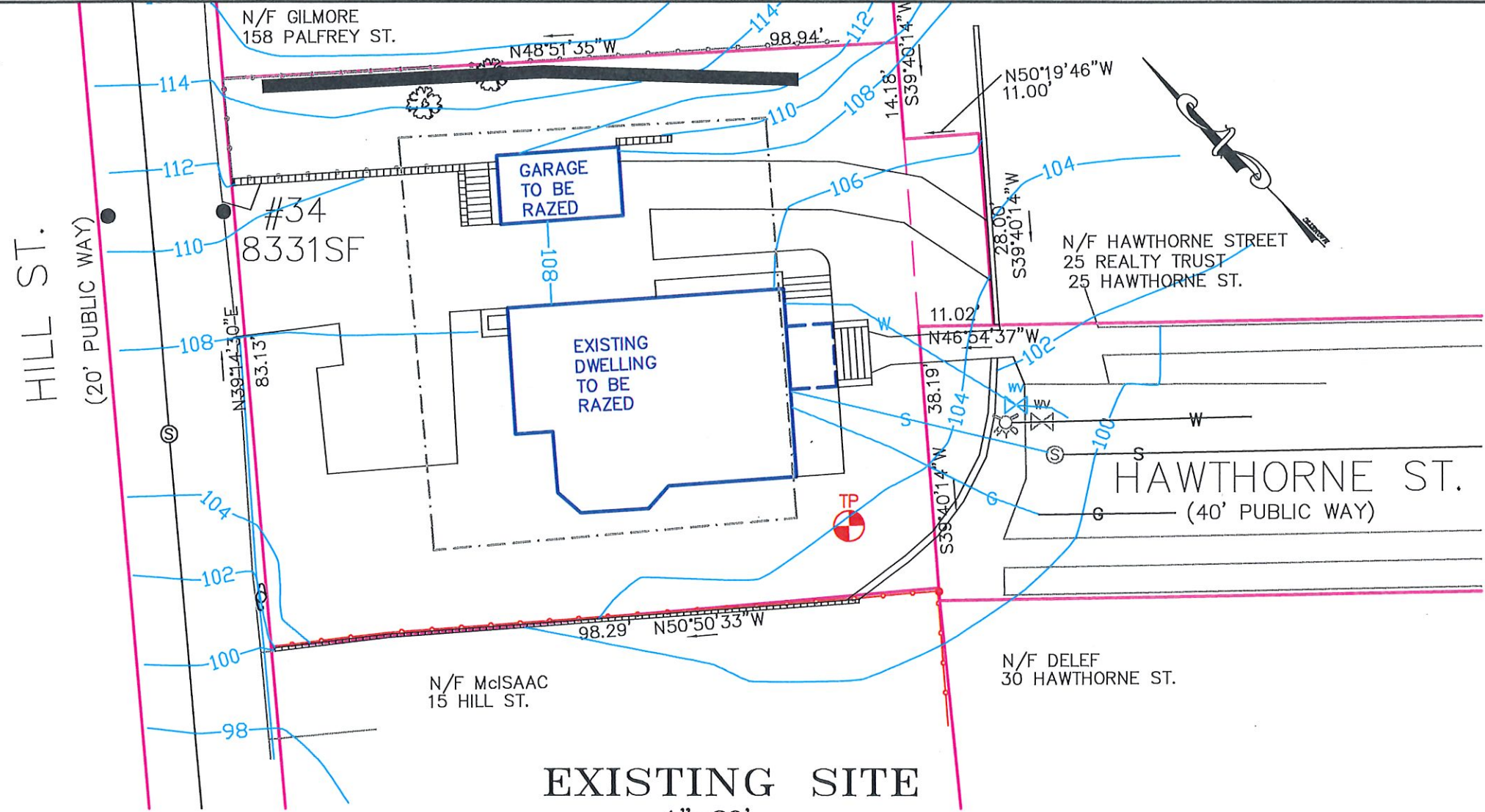
NOTE:
BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY
FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO
ESTABLISH PROPERTY LINES.

CERTIFICATION:
PLAN WAS COMPILED FROM EXISTING PLANS IN ACCORDANCE
WITH THE TECHNICAL STANDARDS FOR FOUNDATION
INSPECTIONS AS ADOPTED BY THE MASSACHUSETTS
ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.

A. THE BUILDING CONFORMS TO THE DIMENSIONAL
REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN
OF WATERTOWN, MA. LOT IS "GRANDFATHERED".

B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN.

C. THE SITE IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.



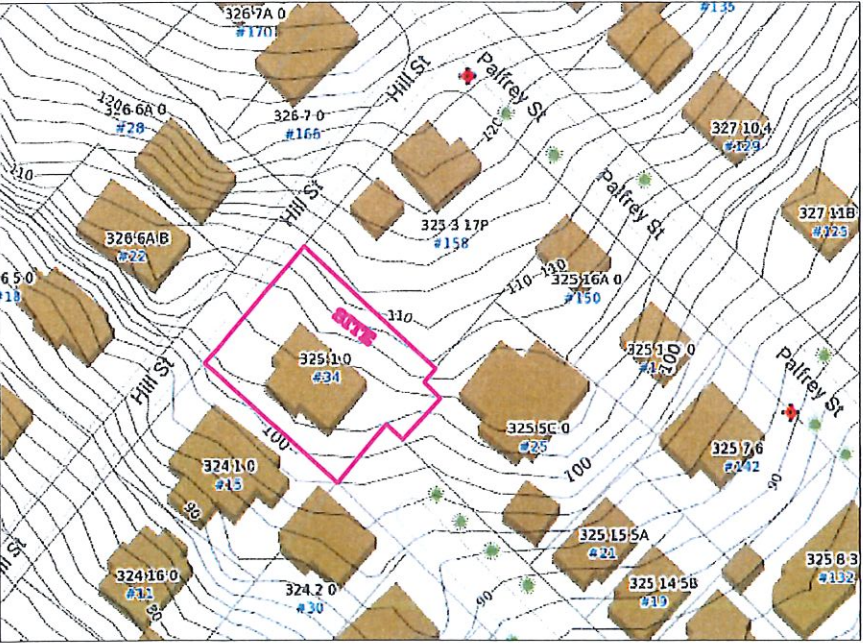
EXISTING SITE

1"=20'

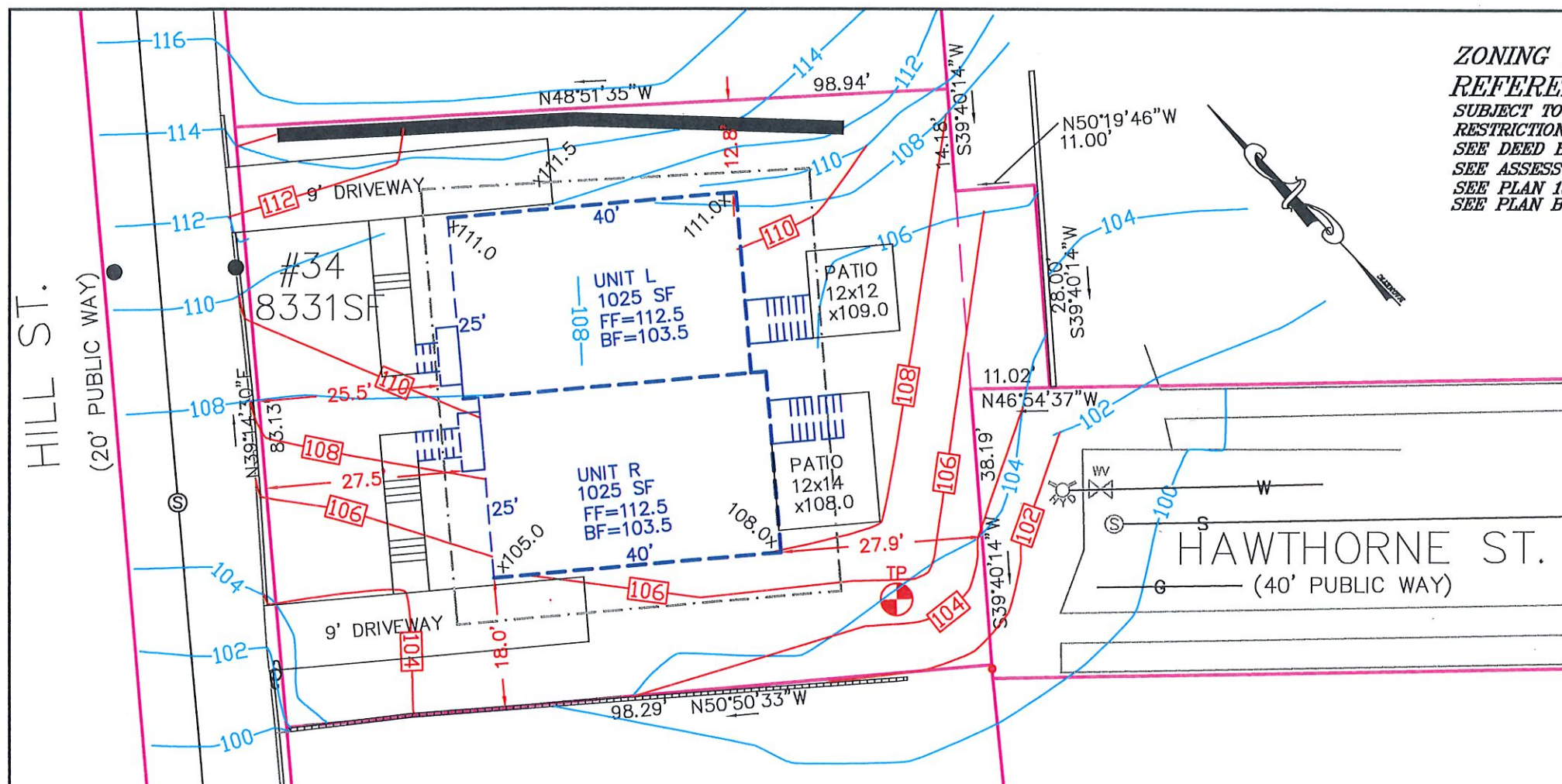
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOCUS PLAN
1"=100'



PROPOSED SITE

1"=20'

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

ZONING DISTRICT: S-6

ZONING DIMENSIONS: (EXISTING TWO FAMILY)

LOT REQUIREMENTS	REQUIRED	PROPOSED
1. AREA (SF)	6000 SF	8331 SF (SURVEY)
2. BUILDING COVERAGE (MAX)	25%	24.6%
3. OPEN SPACE (MIN)	15%	55%
4. FRONTAGE (FT)	65	83
5. FRONT SETBACK (FEET)	25	25.5
6. SIDE SETBACK (FEET)	10/12	12/18
7. REAR SETBACK (FEET)	20	27
8. HEIGHT (FEET)	35	34.25
9. STORIES	2.5	2.5
10. FLOOR AREA RATIO (MAX)	---	---
11. IMPERVIOUS AREA (MAX)	85%	41%

NOTE:

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

CERTIFICATION:

PLAN WAS COMPILED FROM EXISTING PLANS IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR FOUNDATION INSPECTIONS AS ADOPTED BY THE MASSACHUSETTS ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.

A. THE BUILDING CONFORMS TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN OF WATERTOWN, MA. LOT IS "GRANDFATHERED".
B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN.

C. THE SITE IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.

ZONING DISTRICT: S-6

REFERENCE:

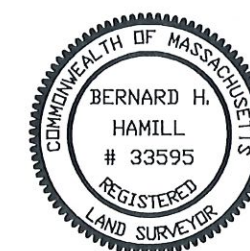
SUBJECT TO EASEMENTS AND/OR RESTRICTIONS AS SHOWN AND/OR RECORDED.
SEE DEED BOOK 81349 PAGE 87 MSRD.
SEE ASSESSORS MAP 325 PARCEL 1-0
SEE PLAN 1518 OF 1948 MSRD
SEE PLAN BOOK 104 PLAN 47 MSRD

PROPOSED PLOT PLAN UNIT L & UNIT R 34 HAWTHORNE ST. WATERTOWN, MA



FRONT ELEVATION

PROPOSED DWELLING



Bernard H. Hamill

BERNARD H. HAMILL MASSACHUSETTS PLS #33595

DATE: 3 MAY 2023

RECORD OWNER

KOUF-CAL LLC

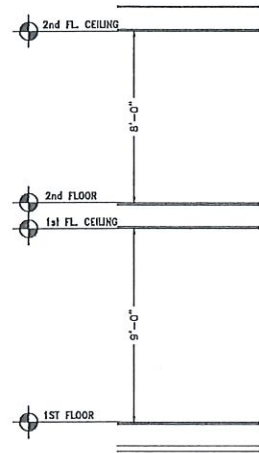
166 CIRCLE DRIVE
WALTHAM, MA

PREPARED BY:

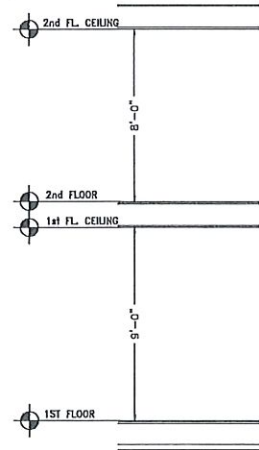
H-STAR ENGINEERING

200 GREENVILLE ROAD
NEW IPSWICH, NH 03071

(978) 973-3078
(EMAIL: HSTAR@ATT.NET)

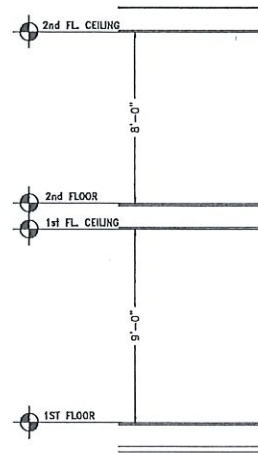


FRONT ELEVATION

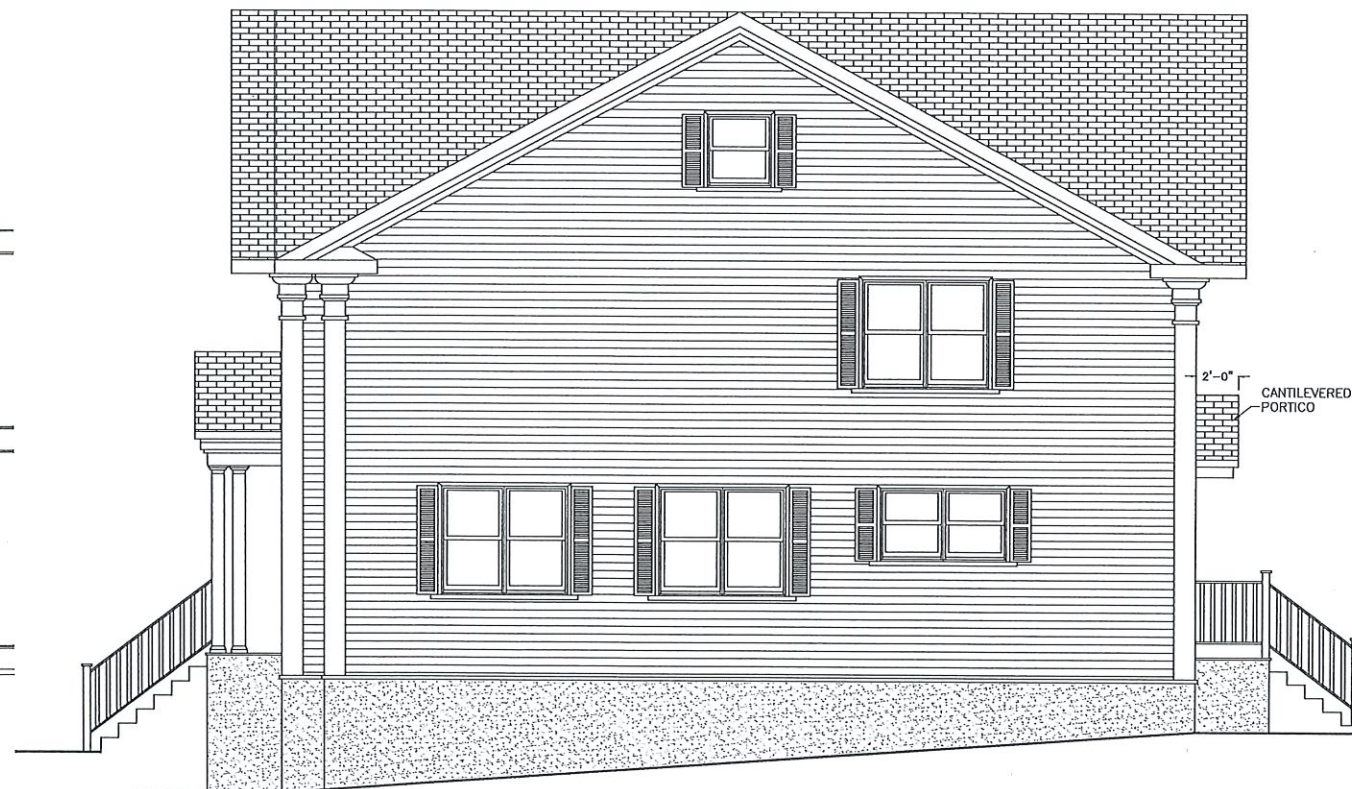
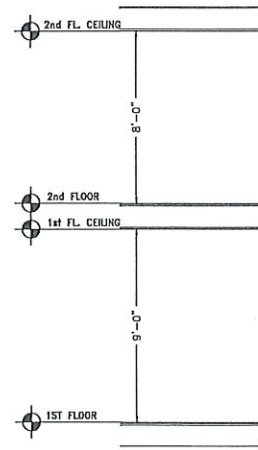


LEFT ELEVATION

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.	
ELEVATIONS	
34 HAWTHORNE STREET, WATERTOWN, MASSACHUSETTS	
RAV & Assoc., Inc.	
21 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. DRAWING No.
DATE: 04/20/2023	DRAWN BY: G.F. A-3
	CHECKED BY: R.A.V.



REAR ELEVATION



RIGHT ELEVATION

Sam Kempf

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.	
ELEVATIONS 34 HAWTHORNE STREET, WATERTOWN, MASSACHUSETTS RAV & Assoc., Inc. 21 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. DRAWING No.
DATE: 04/20/2023	DRAWN BY: G.F. A-4
	CHECKED BY: R.A.V.

April 28, 2023

Dear Susan Jennes & Watertown Historical Commission,

This letter is in reference to a decision of the Historical District Commission on November 10, 2022 regarding 112 Forest Street demolition permit.

We were finally able to close and get access to the house. We are writing this letter to respectfully ask the commission for the following two items:

1. To be added to the Historical Commissions June 8, 2023 meeting schedule. We would like to present to the commission that due to the current condition of the home it is not financially feasible to restore the home as per the provision of "Permit Application 153.03 F1".
2. We would also like to ask the commission over the next few weeks to visit the site. We can allow you access anytime that is convenient for you.

Included with this letter is a detailed report with photos and a description of the homes condition.

Respectfully submitted,

112 Forest Street, LLC,

Kamel Alhady, Manager 617-851-4564, Kalhady@msn.com

George Mavrogiannidis, Manager 617-320-5564, Gmavros1@aol.com

419 Mount Auburn Street

Watertown, MA 02472

NORDESIGN & BUILD, LLC
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

SITE VISIT REPORT
4/25/23

RE: 112 FOREST STREET
WATERTOWN MA

TWO FAMILY HOUSE

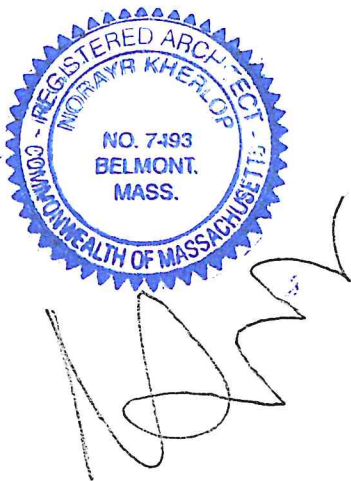
I visited this two family residence on 4/25/23 and noted the following observations that are highlighted in the attached photographs.

The building has not been maintained properly even after haphazard additions had been performed. The floors are all sagging, egress conditions unsafe and the space configuration as existing is not conducive to current standards. There are structural changes and improvements that are required, changes in the exterior envelope and the finishes have to be made and also other modifications that may become necessary after selective demolition.

The proposed work will include complete new plumbing, HVAC, insulation, exterior and interior finishes and landscaping. There will be a significant financial hardship if the existing structure is kept and the resulting patchwork will not contribute to the "pursuit of happiness" of a family.

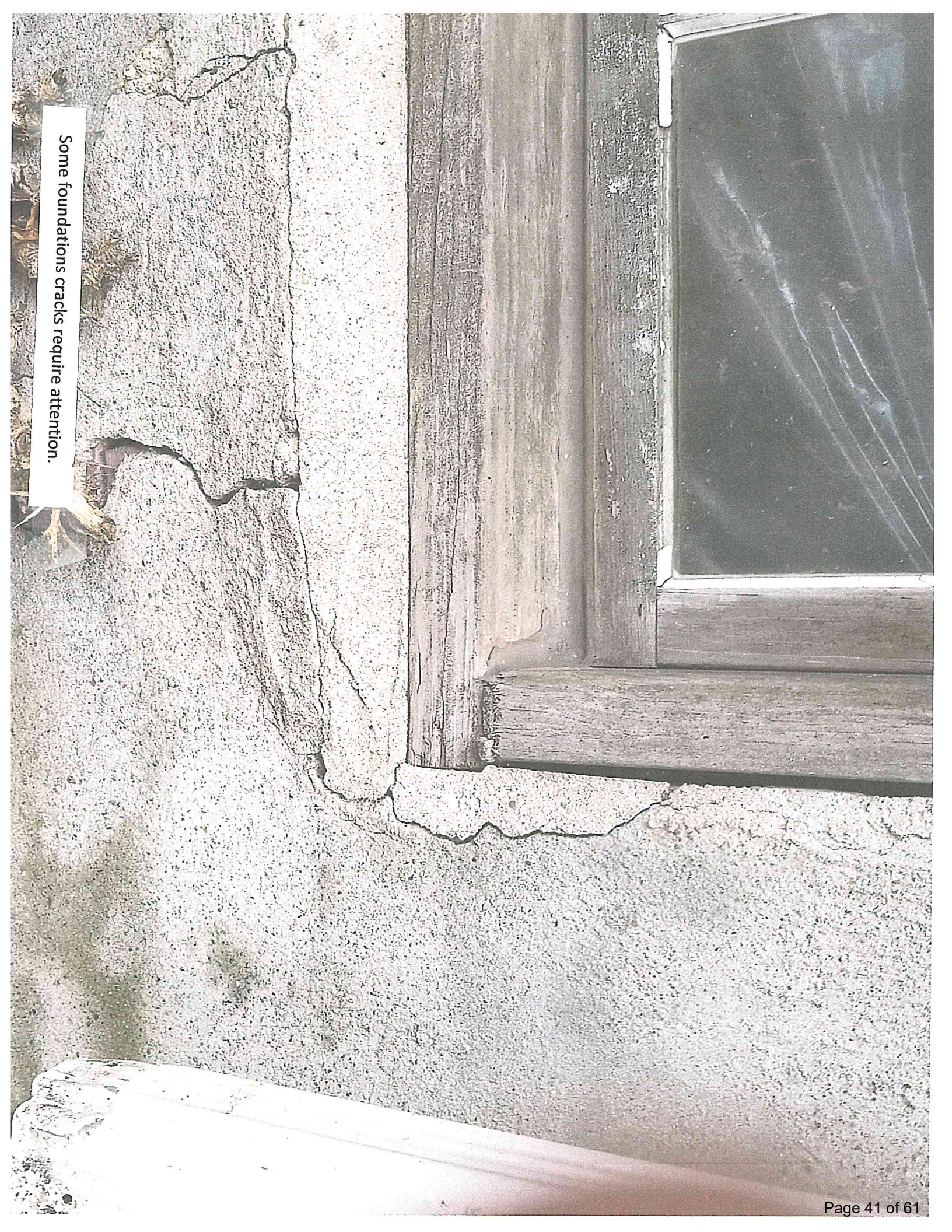
Norman Norayr Kherlop

Norman Norayr Kherlop, CDT, RA
of Nordesign & Build, LLC

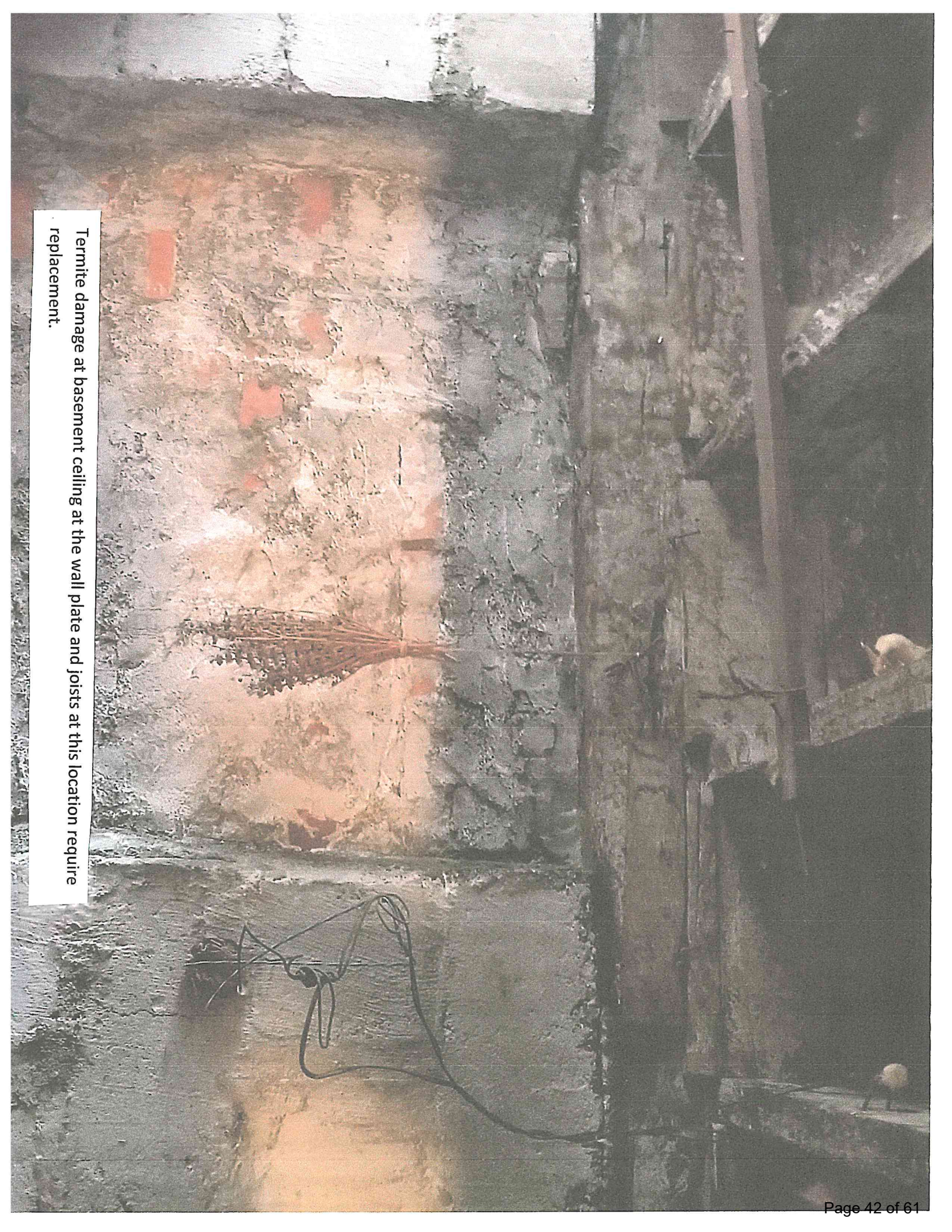




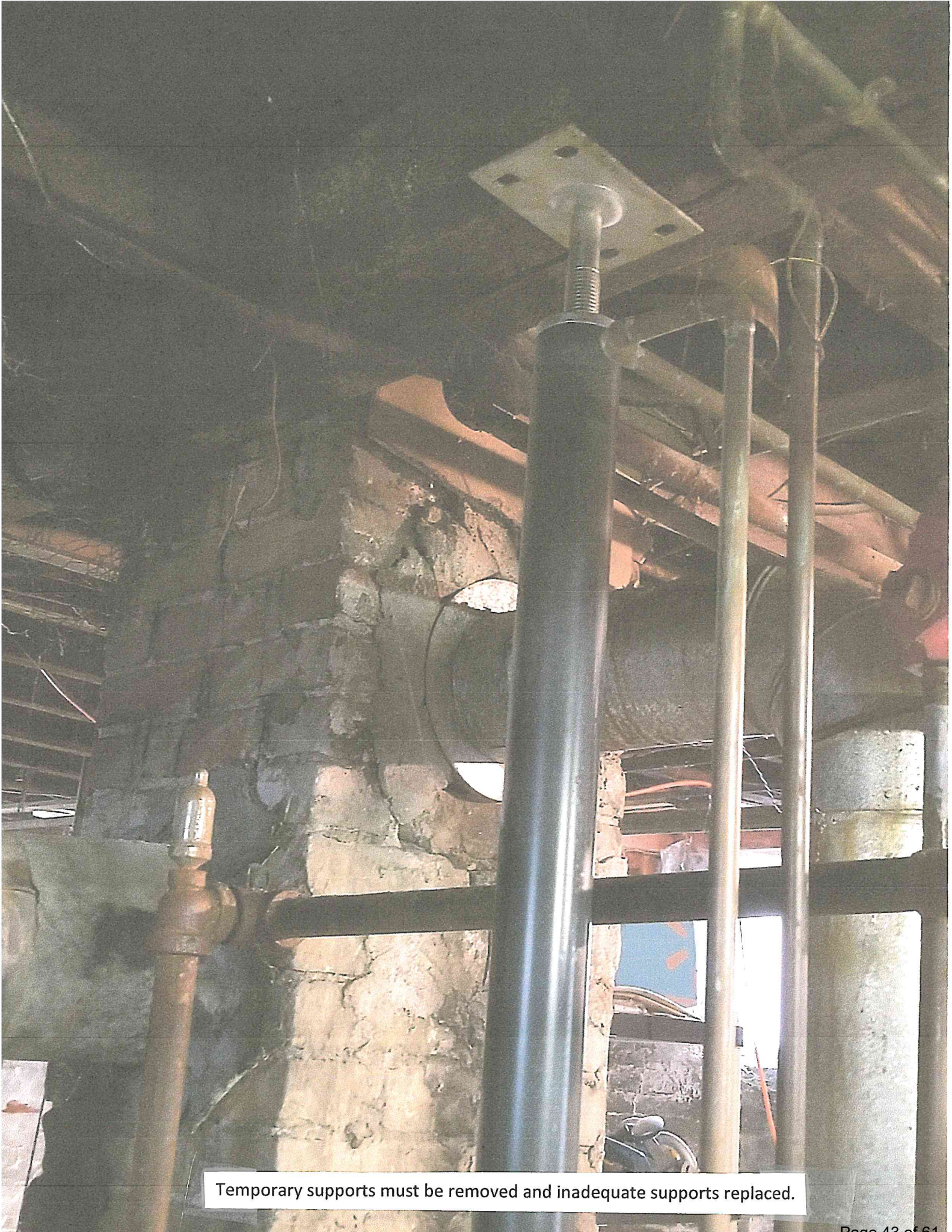
The foundation is a combination of brick and field stone. All the joints require raking and repointing. Casual patching has been done in the past which remains to be unsatisfactory.

A photograph showing a concrete foundation wall with severe structural damage. A large, jagged vertical crack runs down the center of the wall, with significant crumbling and spalling of the concrete surface. To the right of the crack is a weathered wooden door frame. The concrete is light gray and heavily textured with exposed aggregate and debris. The wood is dark brown and shows signs of decay. A white rectangular label is placed on the left side of the image, containing the text "Some foundations cracks require attention." in black font.

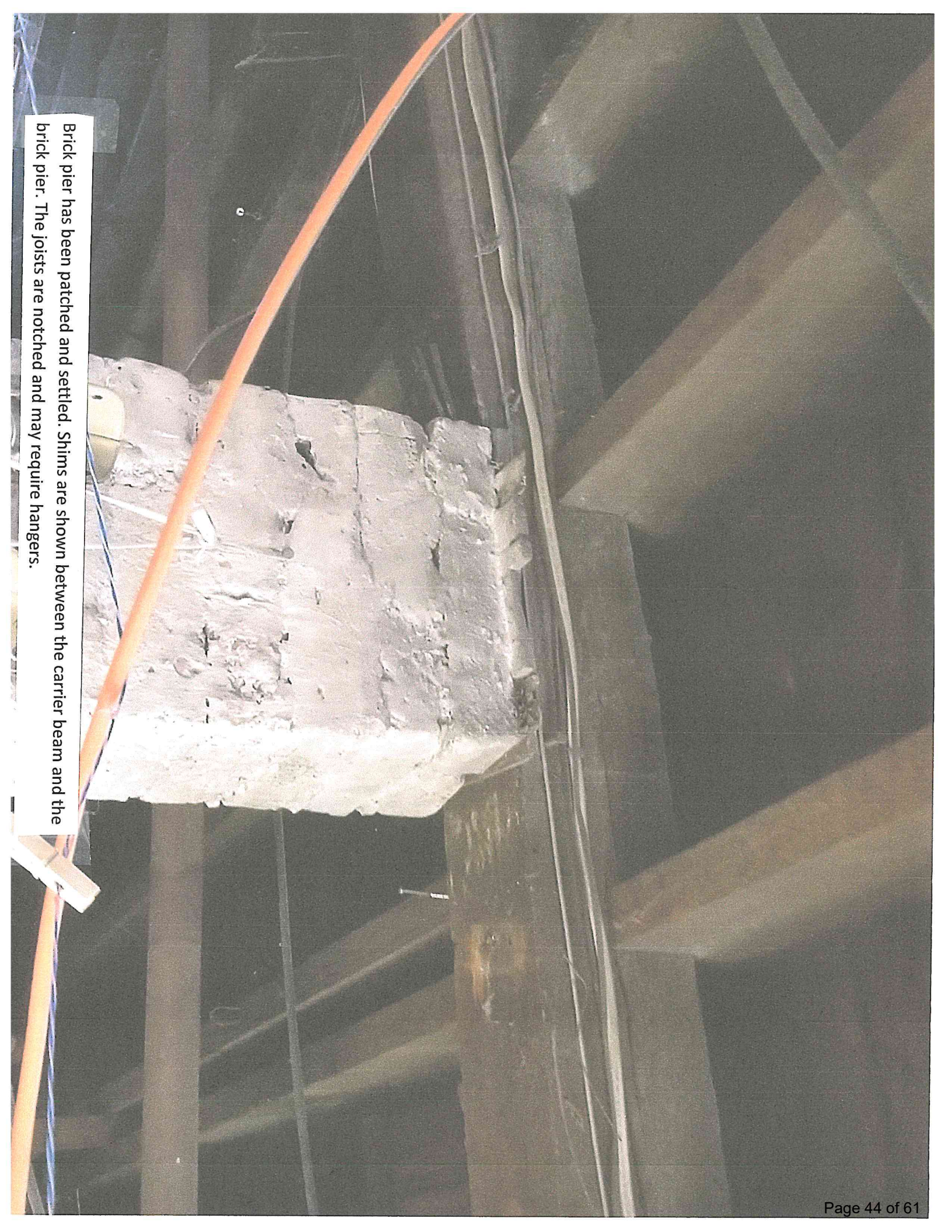
Some foundations cracks require attention.



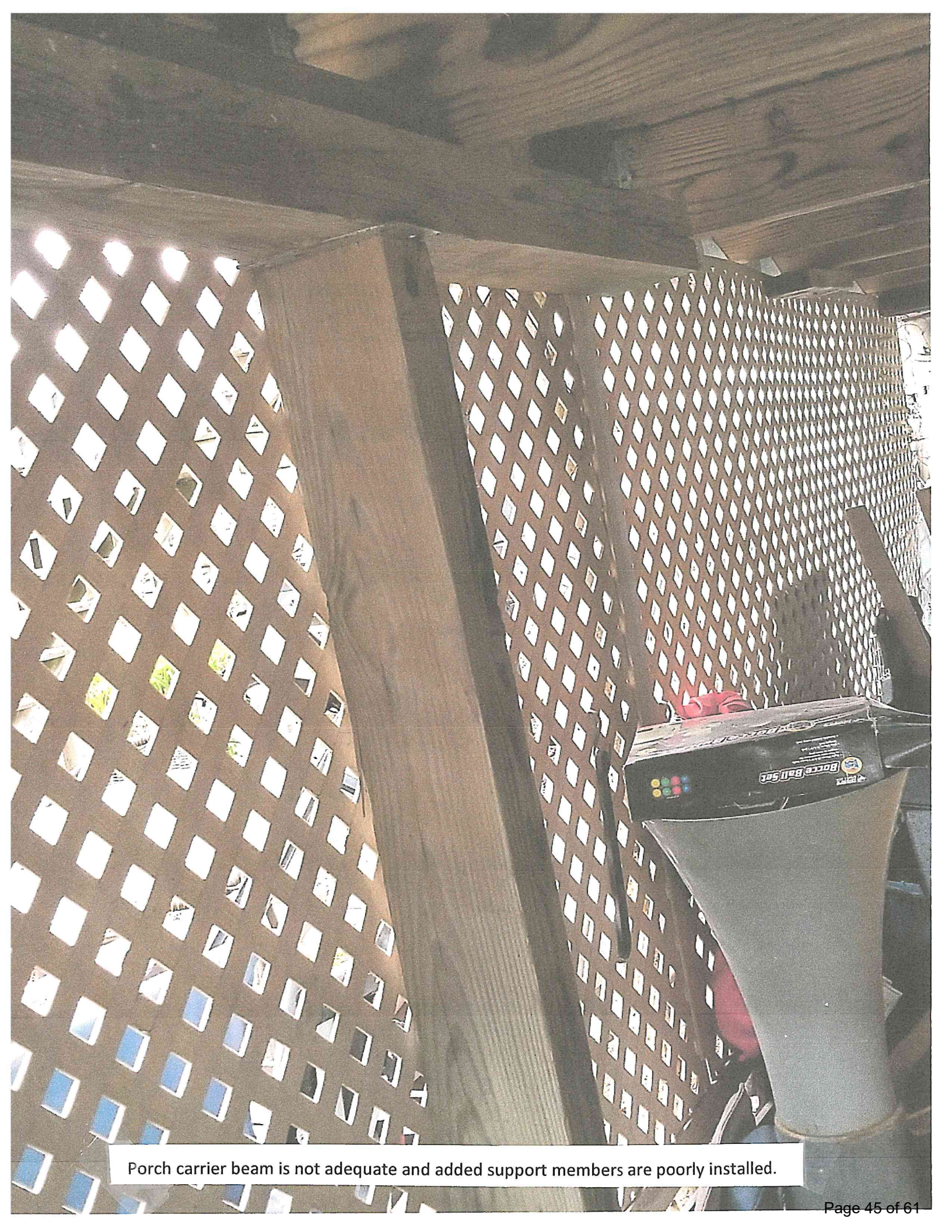
Termite damage at basement ceiling at the wall plate and joists at this location require replacement.



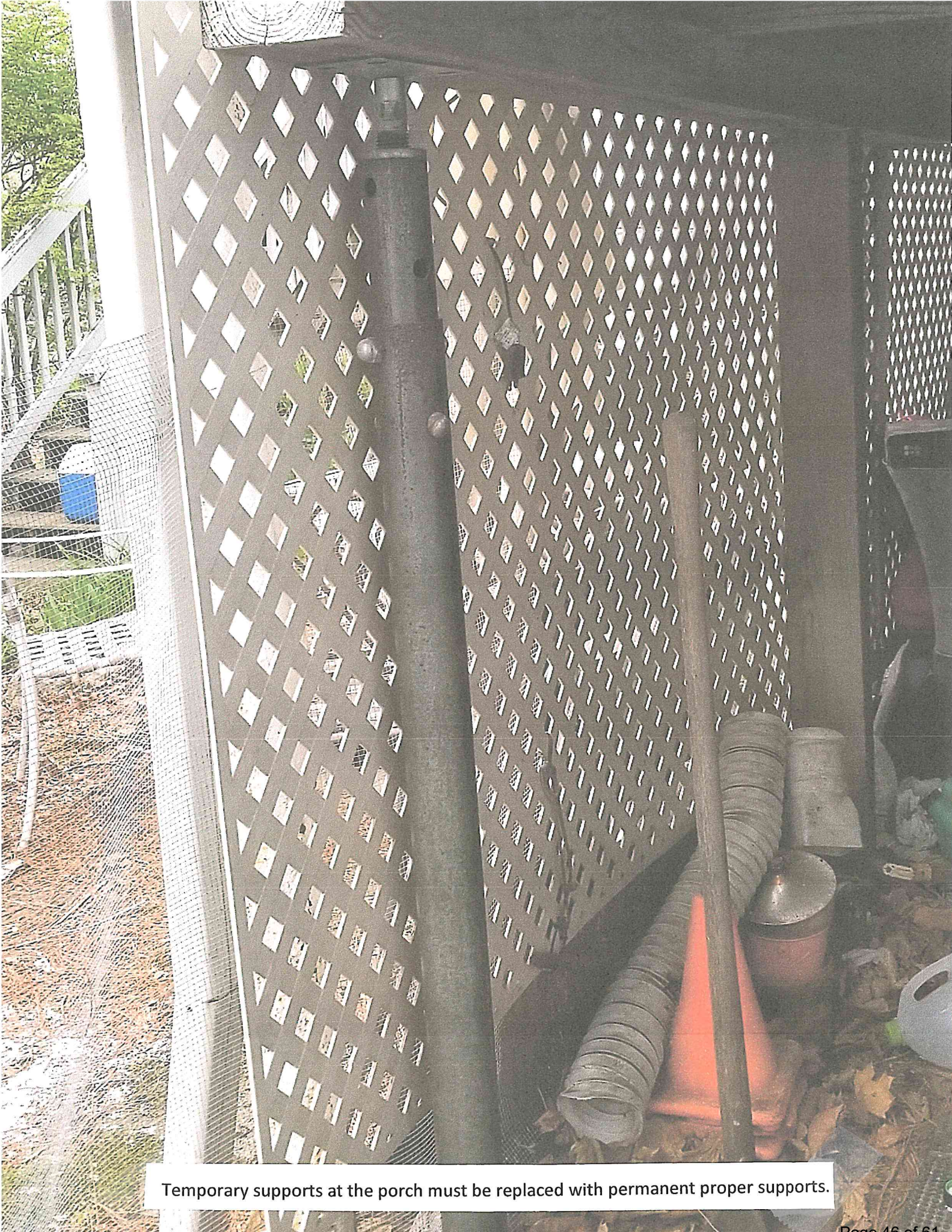
Temporary supports must be removed and inadequate supports replaced.



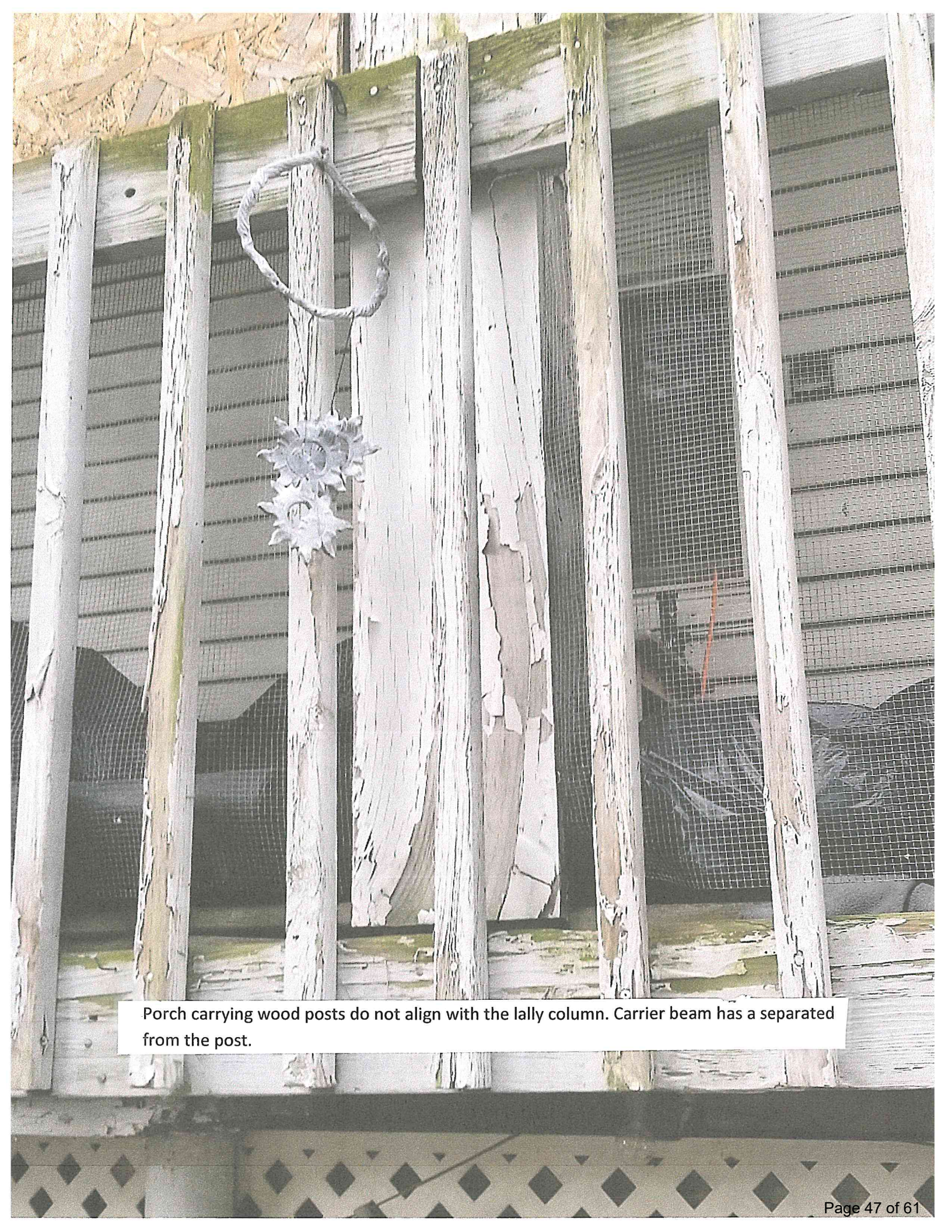
Brick pier has been patched and settled. Shims are shown between the carrier beam and the brick pier. The joists are notched and may require hangers.



Porch carrier beam is not adequate and added support members are poorly installed.



Temporary supports at the porch must be replaced with permanent proper supports.



Porch carrying wood posts do not align with the lally column. Carrier beam has a separated from the post.



Porch supports & rear stairs have crack and need replacement.



Emergency exit from the basement is unsatisfactory. Steep steps, low headroom doorway and door swing cannot be reversed.



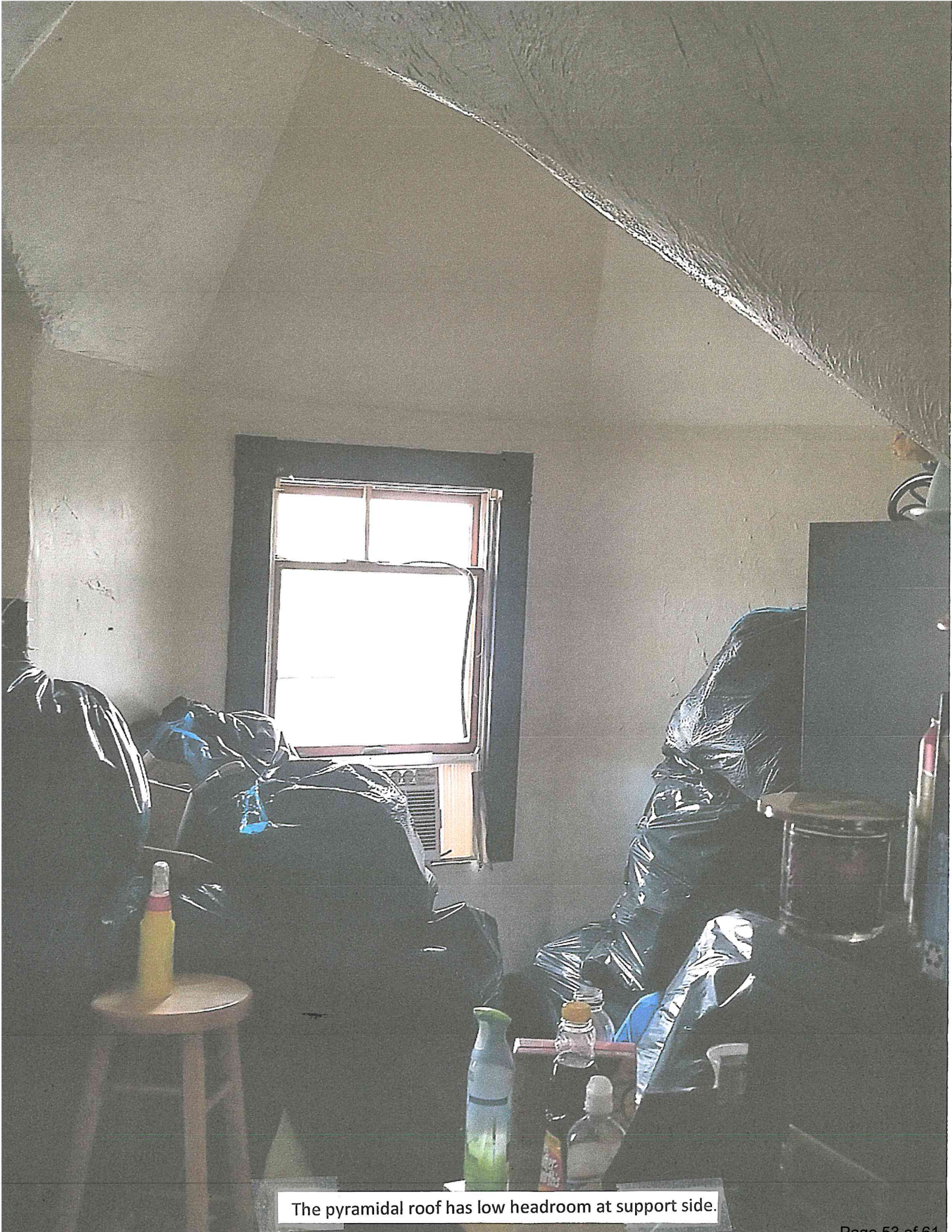
Steps to second floor are steep and unsafe.



at stairs is less than 80". Reframing required.

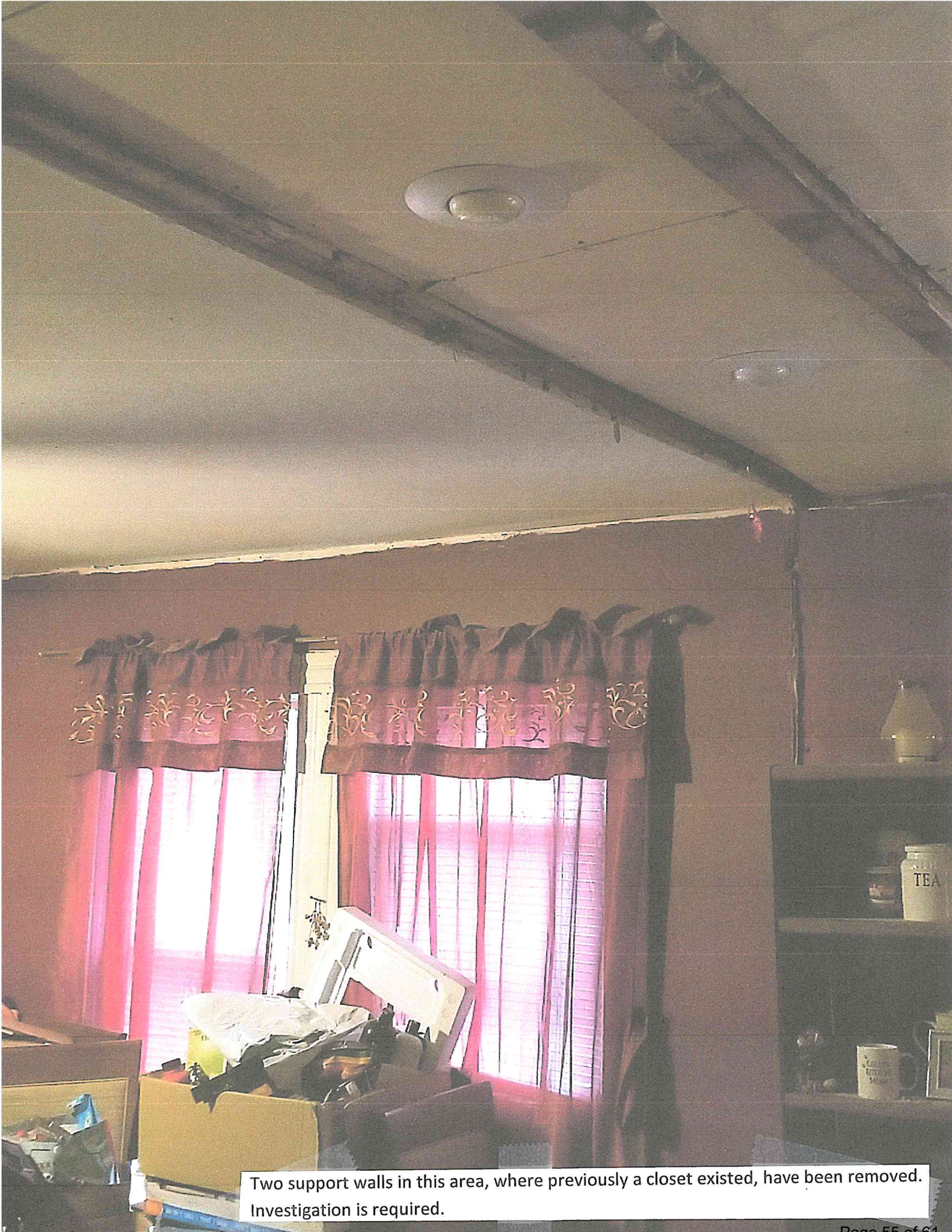


The ceiling of this room is at 78" and the beam is at 70 1/2" clearance. The room above has to be reframed.

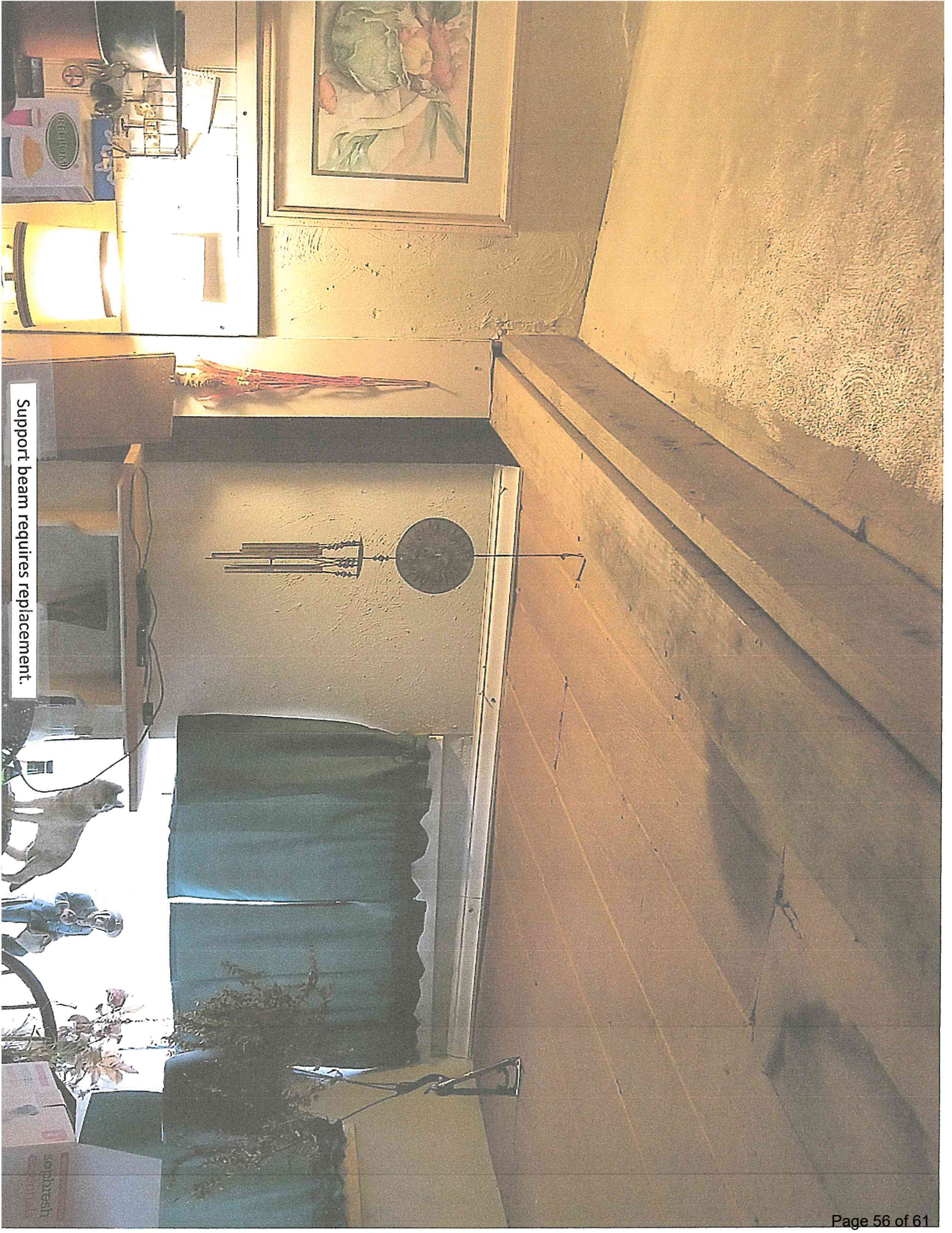


The pyramidal roof has low headroom at support side.

The floor above this room has settled and the ceiling paneling yielded. Structural work required.



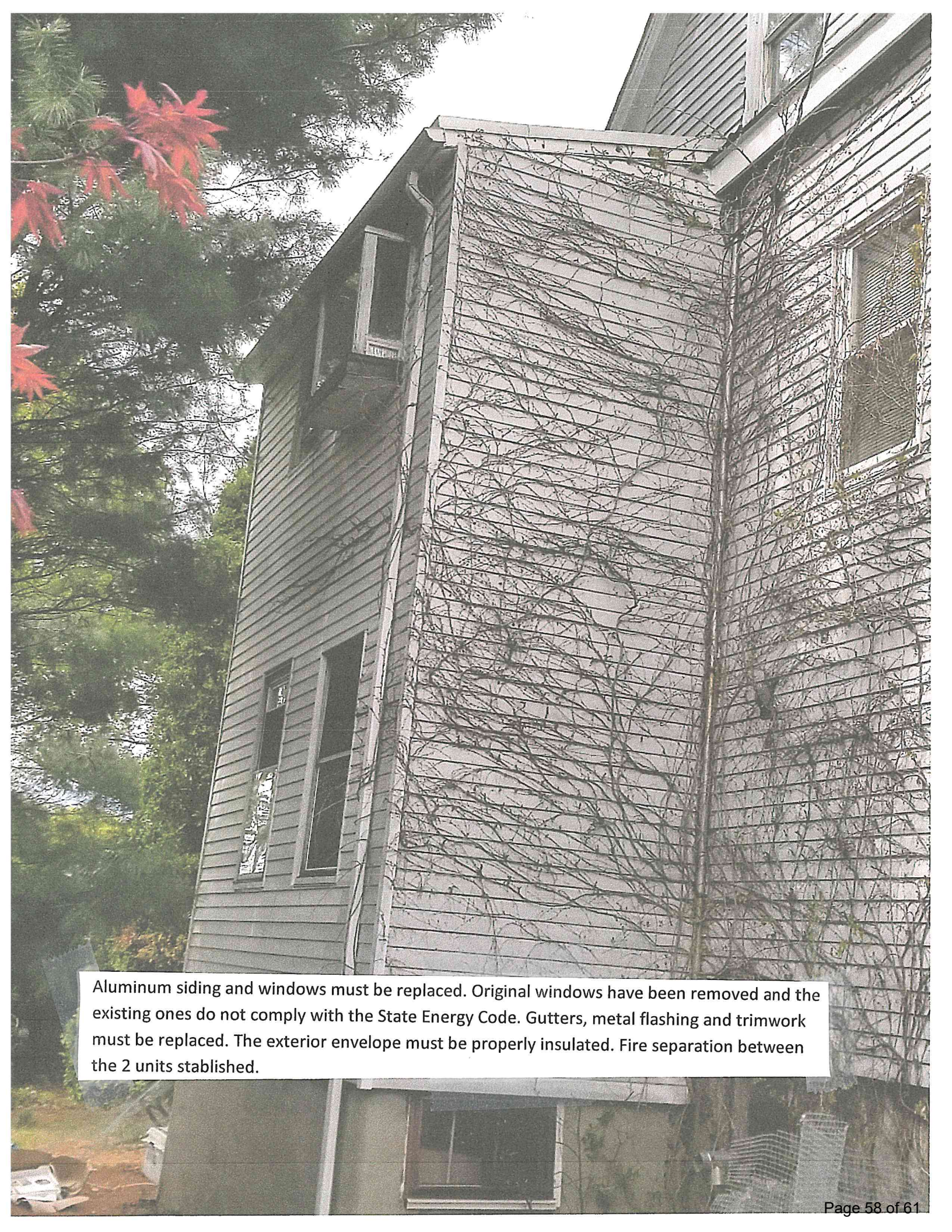
Two support walls in this area, where previously a closet existed, have been removed. Investigation is required.



Support beam requires replacement.



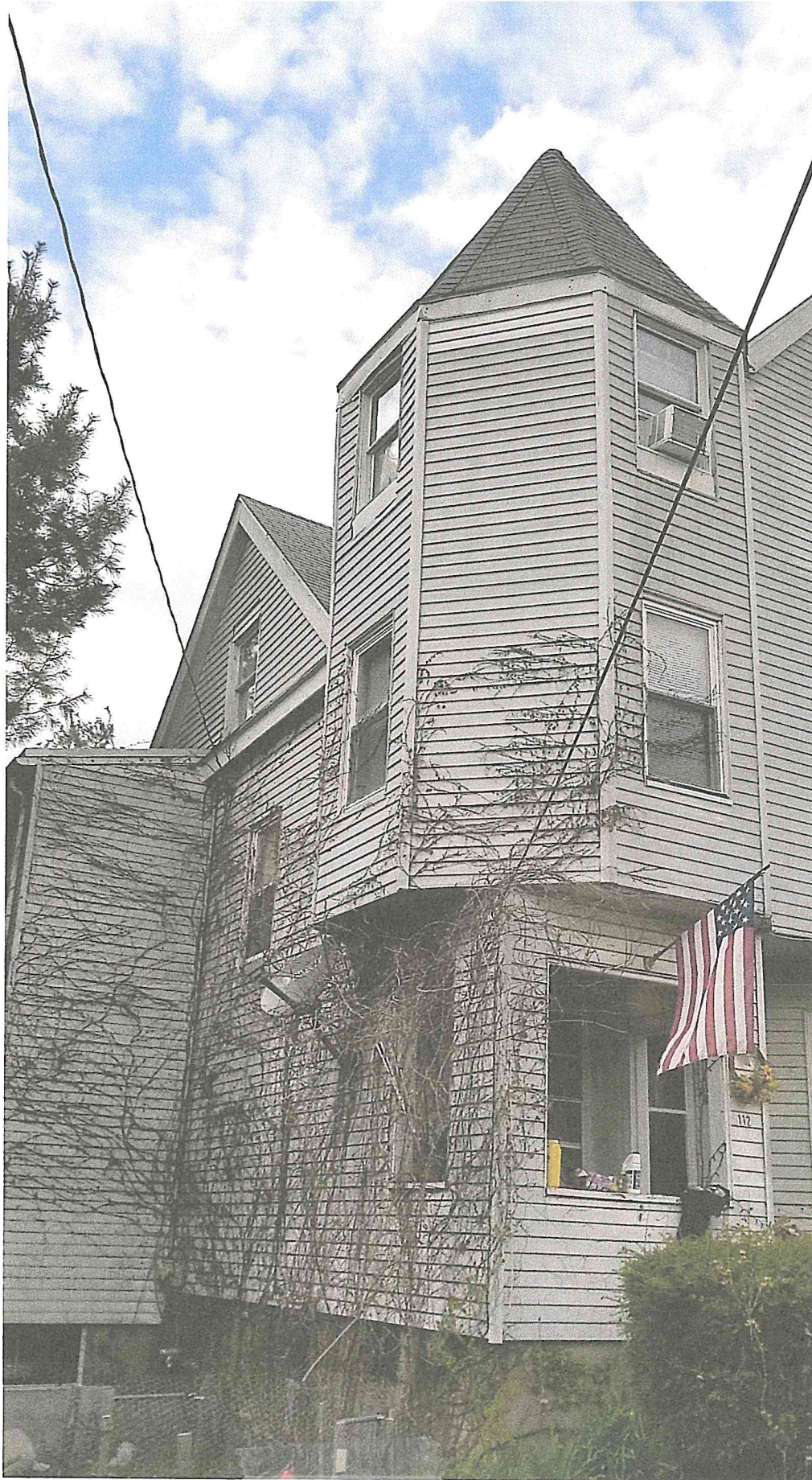
Support beam requires replacement.



Aluminum siding and windows must be replaced. Original windows have been removed and the existing ones do not comply with the State Energy Code. Gutters, metal flashing and trimwork must be replaced. The exterior envelope must be properly insulated. Fire separation between the 2 units established.



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

Susan C. Jenness, Clerk
sjenness@watertown-ma.gov

TO: Paul Johnson, Inspector of Buildings

FROM: Steve Magoon, Director of Community Development and Planning, Assistant City Manager

RE: 112 Forrest St. (House and Garage)

DATE: November 17, 2022

The Watertown Historical Commission (HC) held a remote public hearing on November 10, 2022, to review the demolition application filed for the house and garage at **112 Forrest St.**

At the public hearing, a motion was made that the structures at **112 Forrest St.** were *preferably preserved*. 7 members of the commission were polled and 1 abstained due to technical difficulties, and the remaining 6 agreed the structures were *historically and/or architecturally significant*. A motion was made to place a one-year delay on the demolition of the structures. One member abstained and the remaining six agreed to impose a one-year delay.

Property	Preservation Status	Delay Period
112 Forrest St.	Preferably Preserved (6 Polled and agreed, 1 abstained)	1 year Delay (6 polled and agreed, 1 abstained)

NOTICE TO APPLICANT: (1) *The Building Department requires you to submit a completed Demolition Permit application within 180 days of this letter; if you miss this deadline, you will need to file a new Demolition permit application with the Building Department to proceed. Once the Demolition Permit is issued, you have 180-days to commence demolition, or the permit will become void.*

(2) *This Letter of Determination is valid for one year, i.e., you have one year from the date of this letter to proceed with the demolition guidelines approved by the Historical Commission.*

CC: Kamal Alhady, Applicant
Tony Mancini, Zoning Enforcement Officer
Elise Loukas, HC Chairperson