



Historical Commission Meeting

Thursday, July 13, 2023 at 7:00 PM

Remote Meeting on Zoom

Agenda

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:

ACCESS INFORMATION:

- A. This meeting will be held Remotely on July 13, 2023 at 7:00 PM. Location: On Zoom
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/95648117955>
 - D. 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
 - E. Public may comment through email: sjenness@watertown-ma.gov
 - F. Please Visit the Historical Commission Website here: <https://www.watertown-ma.gov/214/Historical-Commission>
-

- 1. Acceptance of Minutes
 - A. Review and Acceptance of Minutes from the June 8, 2023 Historical Commission meeting.
- 2. Continued from June 8, 2023 Meeting-
 - A. 34 Hawthorne St- to determine if a demolition delay will be imposed on the house and garage located at **34 Hawthorne St.**, Robert Calnan, Applicant, Kouf-Cal, LLC
- 3. Public Hearing-
 - A. To determine if the house at **17 Puritan Rd.** is preferably preserved and if a demolition delay will be imposed. Shawn R. Fales/Representative/Joseph Mulcahy, Owner/Araz Ashjian
- 4. Public Hearing-
 - A. To determine if the building and accessory structures at **148 Waltham St.** are preferably preserved and if a demolition delay will be imposed. Brian P. Dundon, Representative/Watertown Owner, LLC C/O Nordblom Development Co., Inc. Owner
- 5. Applications for Community Preservation Committee
 - A. North Branch Library
- 6. Commission Discussion

- A. Historic Preservation Awards 2023
- 7. Commission Discussion
 - A. Memorial Day Parade 2023
- 8. CPC Update
- 9. Agent Report

Demolition Permit Application

DEMO-23-4

Submitted On: May 11, 2023

Applicant

 Araz Ashjian
 6179994446
 arazashjian@comcast.net

Primary Location

17 PURITAN ROAD
WATERTOWN, MA 02472

Property Owner Information

Name

Joseph Mulcahy

Email

jmulcahy@comcast.net

City

Mansfield

Zip

02048

Phone No.

5085231843

Mailing Address

6 Jameson Ct

State

MA

Permit Information

Assessed Value - Building Only (\$)

197900

Use & Occupancy of all Parts of Building

Residential

Type of Demolition

Full

Year Built

1943

Are detached buildings included?

No

If Dwelling, Number of Units

1

Dig Safe #

--

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

standard cape, very old and very poor condition

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

new single family residence

Is there a contractor assigned to the project?

Yes

Architect / Engineer Information

Name	Address
MJ Tavares Architects	--
City	State
Lynnfield	MA
Zip	Phone No.
01940	5085231843
Email	
mjtarchitects@verizon.net	

Builder Information

Name of CSL Holder	License No.
SHAWN R FALES	CS-096874
License Expiration Date	License Status
08/21/2024	Active
Street Address	City
45 ACADEMY AVE, Atkinson, NH, 03811	Atkinson
State	Zip Code
NH	03811
Email	Telephone No.
digit@comcast.net	7819835165
Company Name	Company Street Address
--	45 ACADEMY AVE
Company City	Company State
Atkinson	NH
Company Zip Code	
03811	

Prohibition of Noise Emissions

Applicant Signature

On the following screen, you will see a list of documents that must be provided for permit approval. You are able to submit without these documents, but they are required for a permit to be issued. You can log in at any point and use the "Add	I have read the statements above. true
--	--

Attachment" button to upload the documents once they are ready.

#17 Puritan Rd.

-Lot No.--

#167

Oct. 15, 1945.

Addition of two rooms in attic

Owner

Mrs. Jack Hyland

Arch.

BT

BT

Builder

-

Size

--

Cost

\$500.00

Material

Wood

17 PURITAN RD

#0338-08

Date: 8/07/08

Owner: Joan L. Mulcahy

Builder: Avdeno Chiemiento

Est. Cost: \$3000.

Plans:

Roofing on shed dormers; replace fascia boards

17 Puritan Rd.

Lot 21

#23

April 7, 1943

One family dwelling

Owner Paul Livoli

Arch. John P. Parkinson

Builder Paul Livoli

Size 32 x 32 x 24

Cost \$4500.

Material Wood, conc., etc.

17 Puritan Rd

No. 148

October 25, 1968

Enclose rear porch

Owner: George S Mulcahy - 17 Puritan Rd. Town

Arch: -----

Builder: Paul Lavorgna - Hyde Park Mass

Size: 4' x 7'6" - hgt. 10'

Found: Conc bl.

Roof: shed

Heat: In place

Cost: \$1,000.

Plans: No

Demolition Permit Application**DEMO-23-5**

Submitted On: May 15, 2023

Applicant

 Craig Griffin
 5089581298
 cgriffin@therichmondgroup.com

Primary Location

148 WALTHAM STREET
WATERTOWN, MA 02472

Property Owner Information**Name**

Watertown Owner LLC C/O Nordblom Development Company
Inc.

Phone No.

781-238-4875

Email

PONeil@nordblom.com

Mailing Address

148 Waltham St.

City

Watertown

State

MA

Zip

02472

Permit Information**Assessed Value - Building Only (\$)**

3400000

Are detached buildings included?

Yes

Please Describe

Building demo of exsting buidlings on the property.

Use & Occupancy of all Parts of Building

404

If Dwelling, Number of Units

--

Type of Demolition

Full

Dig Safe #

--

Year Built

1950

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

Demo exisiting building and provide a flat lot.

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

TBD.

Is there a contractor assigned to the project?

Yes

Architect / Engineer Information

Name

Brian P. Dundon

City

Stoneham

Zip

02180

Email

brian.dundon@rjoconnell.com

Address

80 Montvale Ave Suite 201

State

MA

Phone No.

781-279-0180

Builder Information

Name of CSL Holder

CRAIG M GRIFFIN

License Expiration Date

06/20/2025

Street Address

92 BOSTON POST RD, WAYLAND, MA, 01778

State

MA

Email

cgriffin@therichmondgroup.com

Company Name

--

Company City

Hopkinton

Company Zip Code

01748

License No.

CS-094017

License Status

Active

City

WAYLAND

Zip Code

01778

Telephone No.

508-958-1298

Company Street Address

77 Main St.

Company State

MA

Prohibition of Noise Emissions

Applicant Signature

On the following screen, you will see a list of documents that must be provided for permit approval. You are able to submit without these documents, but they are required for a permit to be issued. You can log in at any point and use the "Add Attachment" button to upload the documents once they are ready.

I have read the statements above.

true

148 Waltham St.

Lot#

#2338

December 17, 1915

Lumber Shed & Office

Owner Webster Lumber Co.

Arch. George E. Strum

Builder Ham & Strum

Size 79' x 75' x 99'6"

Cost \$7500.

Material Wood & Iron

148 Waltham St.

Lot#

#2343

December 24, 1915

Garage

Owner Webster Lumber Co.

Arch. George E. Strout

Builder Ham & Strum

Size 33' x 33' x 48'4"

Cost \$3000.

Material Concrete & Wood

148 Waltham St. Lot # #4600

October 18, 1922.

Garage Addition

Owner W. A. Webster Co.

Arch. ----

Builder Andrew Gray

Size 45' x 45' x 33'

Cost \$3000.

Material Cement & Wood

148 Waltham St. Lot # #4574

October 18, 1922.

Lumber Storage

Owner W. A. Webster Co.

Arch. ----

Builder Andrew W. Gray

Size 100' x 100' x 20'

Cost \$7000.

Material Wood & Steel

148 Waltham St.

Lot #

#7258

June 16, 1924.

Storehouse

Owner W. A. Webster Co.

Arch. -----

Builder A. W. Gray

Size 45' x 45' x 60'

Cost \$1500.

Material Wood & Metal Covering

148 Waltham St.

Lot #

#8469

October 24, 1925.

Six Car Garage

Owner Webster Lumber Co.

Arch. -----

Builder Owner

Size 50' x 50' x 30'

Cost \$5000.

Material Cement Blocks

148 Waltham St.

Lot#

#11646

July 24, 1928.

Store House

Owner W. A. Webster

Arch. " " "

Builder " " "

Size 40' x 40' x 70'

Cost \$1500.

Material Wood

148 Waltham St.

Lot #

#13082

October 15, 1931

Storage Shed

Owner Kimball Lumber Co.

Arch. ---

Builder Owner

Size 85' x 85' x 110'

Cost \$3,500

Material Wood

148 Waltham St. Lot # #140594

November 18, 1938.

Addition for Toilet Room

Owner Kimball Lumber Co.

Arch. " " "

Builder " " "

Size 5' x 5' x 5'

Cost \$150.

Material Wood, Plaster, etc.

148 Waltham St Lot# #140614

December 28, 1938.

Addition

Owner W. A. Webster

Arch. C, MacDorman

Builder Andrew W. Gray

Size 79' x 79' x 69'

Cost \$5000.

Material Wood, Concrete etc.

148 Waltham Street Lot #44

July 21, 1944

Alteration (office)

Owner Warehouse Realty Co.

Archh

Builder " "

Size

Cost \$2000.00

Material Wood

148 Waltham St.

No. 130

Nov. 1, 1967

Raze garage

Owner: V & P Realty Tr - 131 Linden St. Waltham

Wrecker: Able Bldg. Wrecking Co. - Waltham

~~156~~ Waltham St or
148 Green River Way

S-3-5B-2
Lot 2(A) No. 6
Jan. 31, 1968

Office building

Owner: Lopez Realty Tr - 148 Waltham St.
Arch: Peggerhouser Co. - Waltham St. Watertown
Builder: " " " " "
Size: 8 x 18
Found: masonry-poured
Roof: Asphalt shingles
Heat: Electric
Cost: \$2800.
Plans: Yes

148 Waltham Street

No. 28

April 18, 1972

Office bldg.

Owner: V & P Realty Trust - Linden St. Waltham Mass
Arch: Grossman - Union St. Braintree Mass
Builder: " " " "
Magerial: wood
Size: 48 x 24
Found: piers
Roof: wood- asphalt shingles
Cost: \$7,500.00
Plans: Yes

148 Waltham Street

RAZE Permit# 60

March 23, 1992

RAZE Utility/Office Building

Owner D & R Realty Trust

Vincent Lopez

Contractor

Owner

Cost

1,000.



CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201
Stoneham, MA 02180
781-279-0180

www.rjoconnell.com

June 12, 2023

Ms. Elizabeth Loukas, Chair
City of Watertown
c/o Historical Commission
149 Main St.
Watertown, MA 02472

via e-mail: sjenness@watertown-ma.gov

Regarding: Historical Significance Determination
148 Waltham Street
20121.00

Dear Ms. Loukas:

Introduction:

On behalf of the property owner, Watertown Owner LLC c/o The Nordblom Company, RJ O'Connell & Associates (RJOC) respectfully submits for the Historical Commission's consideration a written request seeking the Commission's determination if the existing structures that are planned to be razed on property located at 148 Waltham St are deemed "historically significant".

Existing Site Conditions

The property locus is comprised of a single parcel of land which totals 2.62 +/- ac (114,215 sf) in area and located at the southeasterly corner of the intersection of Waltham St and Green River Way. The property abuts Waltham Street and residential properties to the north, to the south by an industrial warehouse building on property N/F owned by Green River Way Realty Trust, to the east by a commercial warehouse building operated by Plumbing Supply House, N/F owned by Bridge Street Owner LLC and to the west by Green River Way and industrial property operated by AMTI, N/F owned by FARG LLC. The subject site is currently developed and occupied by three vacant structures comprised of a 1,170 +/- sf single story wood structure located at the northwesterly corner of the property and two (2) single story metal storage sheds of 10,932 +/- sf and 12,085 +/- sf in size surrounded by bituminous concrete surface area which supported parking, outdoor storage and loading activities. Landscaped areas are limited to vegetation overgrowth and invasive plantings that are located along the perimeter of the property boundaries. The former use of the property was a lumber yard operated by F.D. Sterritt Lumber Company. A review of the property card on file with the assessor's office indicates the existing structures were built in the 1950's.

Redevelopment Program:

The property owner proposes to raze the existing structures and construct a two-story, 67,000 +/- sf (33,500 +/- sf building footprint) building with associated parking to be utilized for office, science and technology type uses. The associated parking area to accommodate the various type uses has been designed to accommodate 137 parking spaces and will be located to the rear of the property for the purposes of screening it from public view from both Waltham Street and Green River Way. Accommodation for electric vehicle charging stations and bicycle parking stations are also provided on-site. The redevelopment of the property will significantly improve the visual appearance of the property which will include landscape buffers along the roadway frontages of Waltham Street and Green River Way as well as provide a landscape buffer to its adjacent property owners. The redevelopment of the site proposes to reduce the amount of impervious surface area by approximately 30,300 +/- sf as compared to the existing site conditions.

Permitting History

The property owner prepared and filed a special permit/site plan review application (Case # PB-2002-03) with the Planning Board in August 2022 and the Planning Board approved said application with conditions at its meeting held in September 2022 (see PB decision dated September 28, 2022).

Historic Commission Determination if Existing Structures are “Significant”

The property owner has prepared and filed a demolition permit with the building department to raze the existing structures in support of constructing a two-story, 67,000 +/- sf structure to be occupied by office, science and technology type tenants. Prior to a demolition permit being issued, the building department is requesting a written determination from the Historical Commission if the existing structures are deemed “Significant”, as the structures have been in existence for more than fifty (50) years. The existing structures have been evaluated by the owner’s structural engineer, McNamara – Salvia, for the purpose of determining if the structures were deemed safe. The evaluation as performed by McNamara-Salvia concluded that the structures are in a state of disrepair and outlived their useful life and recommended that they be demolished (a copy of McNamara-Salvia’s evaluation letter is enclosed herein).

Supporting Materials:

To assist the Commission with its review to determine if the existing structures are deemed “historically significant,” RJOC submits the following (in 11x17 format and electronically in pdf format).

- Existing Conditions Site Plan, prepared by Feldman Geospatial, dated October 2, 2019, last revised March 10, 2022
- Site Plan, prepared by RJ O’Connell & Associates, Dwg. No. HC-1, dated June 3, 2023.
- Existing Site Conditions Photographs
- Exterior Architectural Renderings, prepared by SGA Architects, Dwg. Nos. A-1 & A-2, dated August 5, 2022, last revised September 7, 2022.
- Building Elevation, prepared by SGA Architects, Dwg. No. A-3, dated August 5, 2022, last revised September 7, 2022.
- Building façade materials, prepared by SGA Architects, Dwg. Nos. A-4 and A-5, dated August 5, 2022, last revised September 7, 2022.

- Building Evaluation letter dated January 9, 2023, prepared by McNamara-Salvia

I trust the supporting documents submitted herein will meet with the Commission's approval such that this matter can be taken up at its July 13th meeting.

Upon the Commission's review, should you have any questions or need additional information, please do not hesitate to contact me at 781-279-0180 x103.

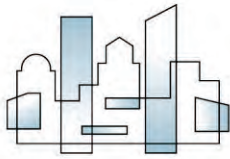
Sincerely,

RJ O'CONNELL & ASSOCIATES

A handwritten signature in black ink, appearing to read "Brian Dundon", written over the printed name.

Brian P. Dundon, PE
Vice President

cc: Todd Freemont-Smith
Patrick O'Neil
John Carlson
Matt McCreary
Russ Glen
Chris McDonnell



McNAMARA • SALVIA
STRUCTURAL ENGINEERS

MEMORANDUM

FOUNDING PRINCIPALS

Robert J. McNamara, P.E., S.E.
Joseph A. Salvia, P.E.

MANAGING PRINCIPALS

Boston

Mark F. Aho, P.E.
Neil A. Atkinson
John S. Matuszewski, P.E.
Adam C. McCarthy, P.E.
Benjamin B. Wild, P.E.

Miami

Andrew P. Sullivan, P.E., S.E.

New York

Ryan A. Dow, P.E., S.E.
Vladimir E. Seijas, P.E.
Bart A. Sullivan, P.E.

DATE:

January 9, 2023

TO:

Todd Fremont-Smith – Nordblom Company
Senior VP of Development & Dir. Of Mixed-Use Projects
Tfremont-smith@nordblom.com

Patrick O'Neill – Nordblom Company
Vice President
PONeill@nordblom.com

Russell T. Glen, AIA, LEED AP – The Richmond Group
Planner
RGlen@therichmondgroup.com

FROM:

John S. Matuszewski, P.E. – McNamara • Salvia
Principal
matuszewski@mcsal.com

RE:

148 Waltham Street – Watertown, Massachusetts
Existing Metal Sheds
Mc/Sal Project N° 2021454.001

It is our understanding that the existing metal shed structures located at 148 Waltham Street were built in the 1950's.

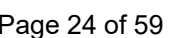
The existing sheds are framed with steel trusses, are uninsulated and generally unprotected from weather. On top of the unprotected steel structure, the sheds have bare metal siding and bare metal roof deck. The existing shed structure does not conform with current code requirements for wind and earthquake and in addition, much of the siding, roof deck, and structure is showing signs of rust and decay. The sheds in general are in a state of disrepair. In our professional opinion these sheds are beyond their useful life and should be demolished.

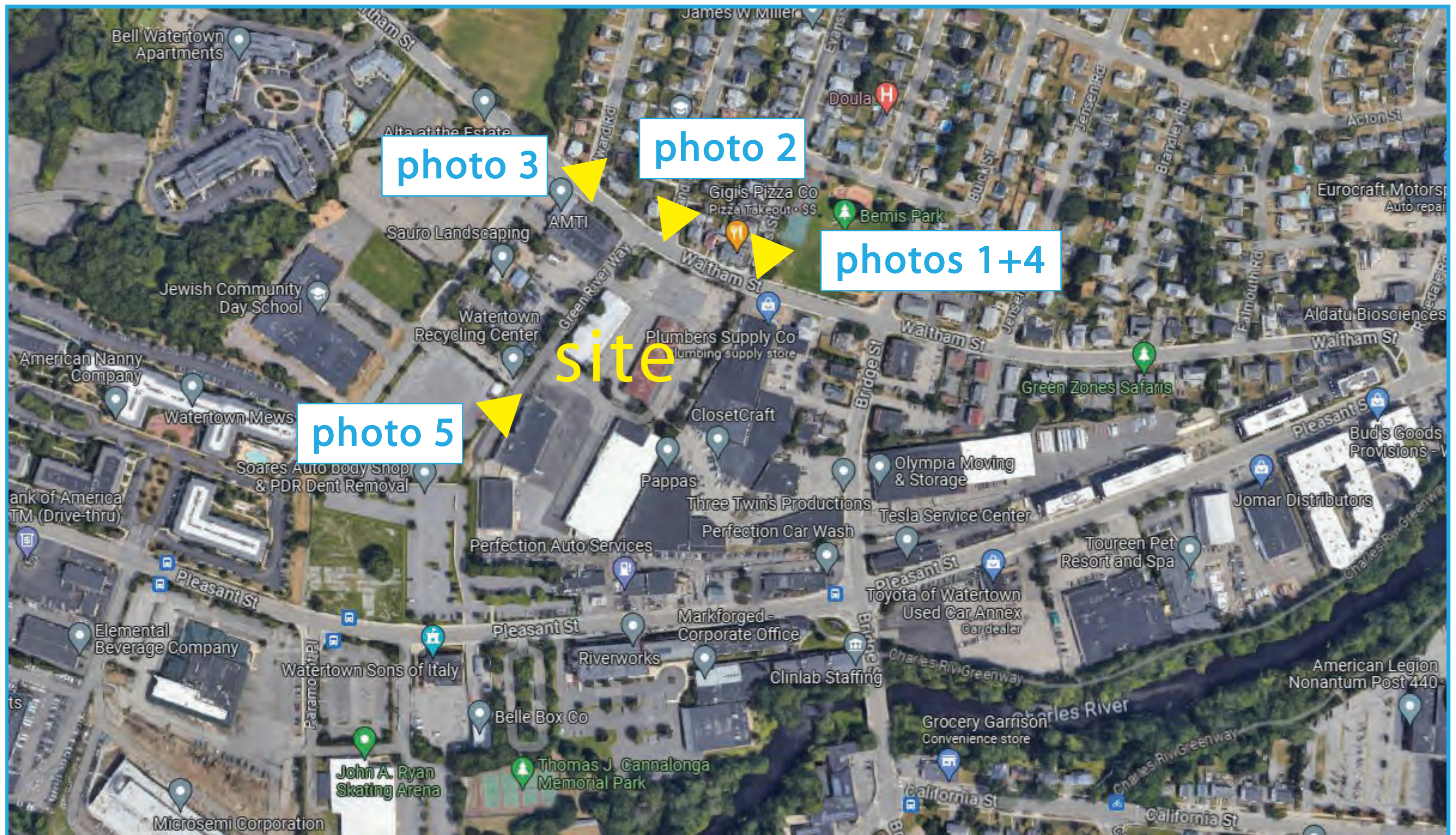
If you have any questions, please feel free to contact me at your convenience.

JSM/amr

The Richmond Group, and Nordblom Co. – 2301– MEMO – 148 Waltham Street – Watertown, MA – Existing Metal Sheds







148 WALTHAM STREET - WATERTOWN, MA

EXISTING CONDITION PHOTOS - LOCUS MAP

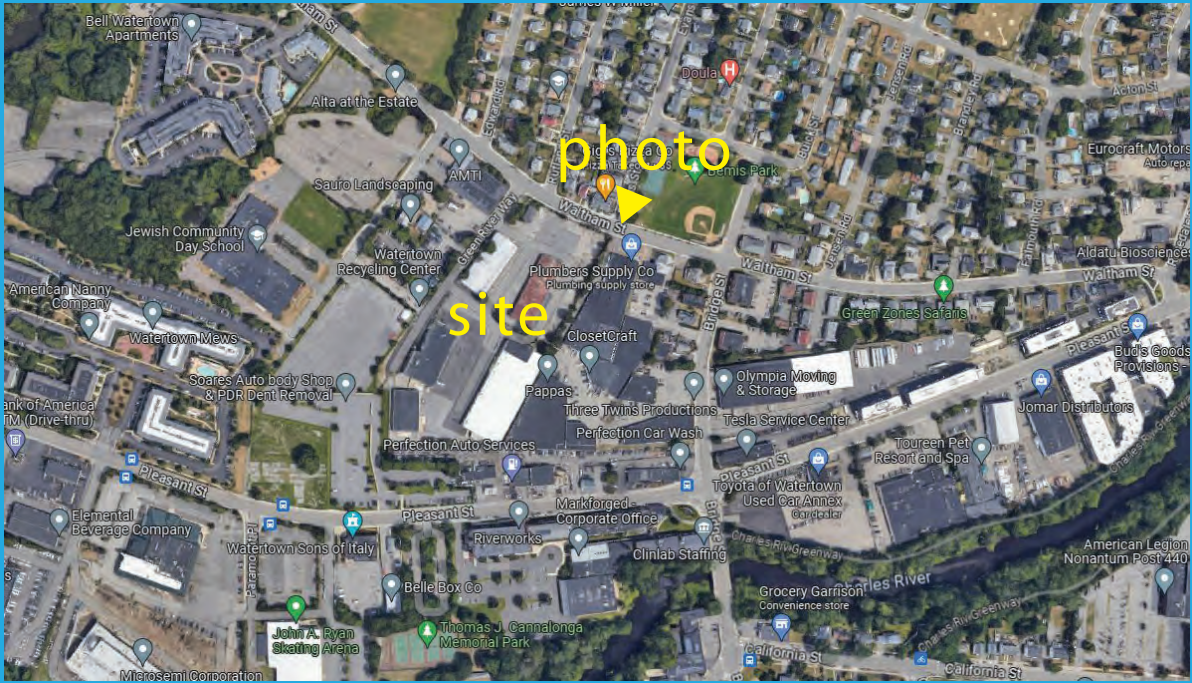


PHOTO 1



SITE

WALTHAM ST

EVANS ST

**N/F
GIGI PIZZA**

EVANS ST/WALTHAM ST INTERSECTION

LOOKING TOWARDS SITE

PHOTO 2



RUTLAND ST/WALTHAM ST INTERSECTION

LOOKING TOWARDS SITE



PHOTO 3



WALTHAM ST/GREEN RIVER WAY INTERSECTION
LOOKING TOWARDS SITE

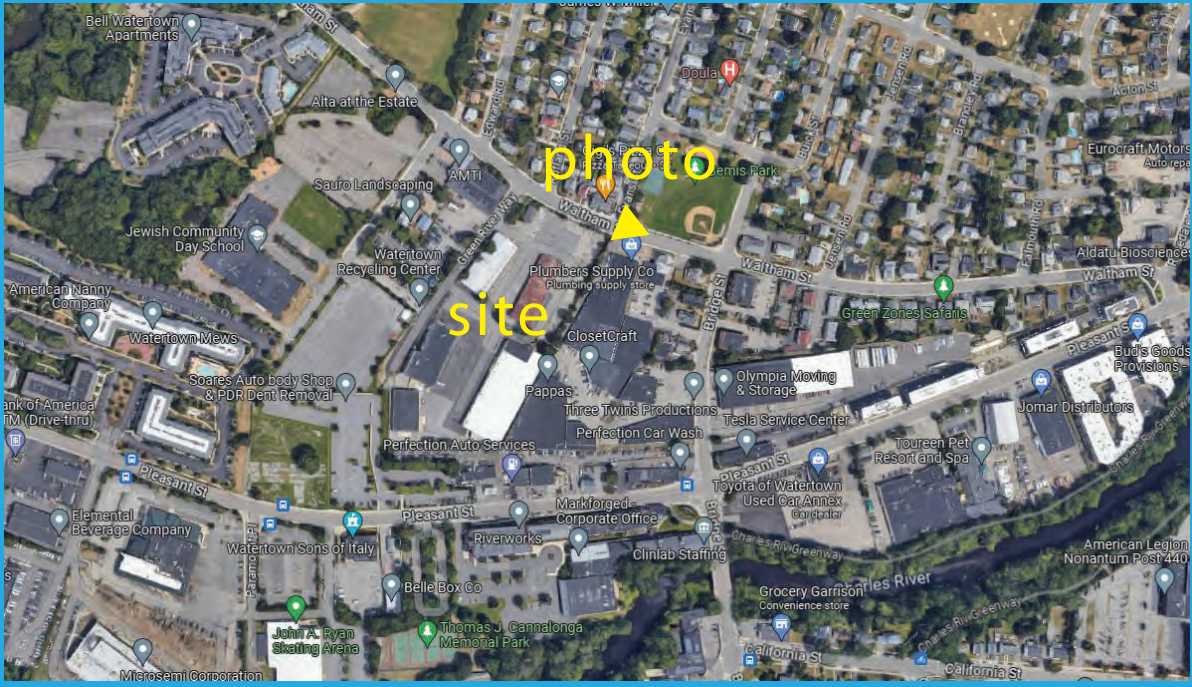


PHOTO 4



**114-118 WALTHAM ST
N/F
PLUMBER'S SUPPLY
COMPANY**

WALTHAM ST

EASTERLY PROPERTY LINE
LOOKING TOWARDS SITE

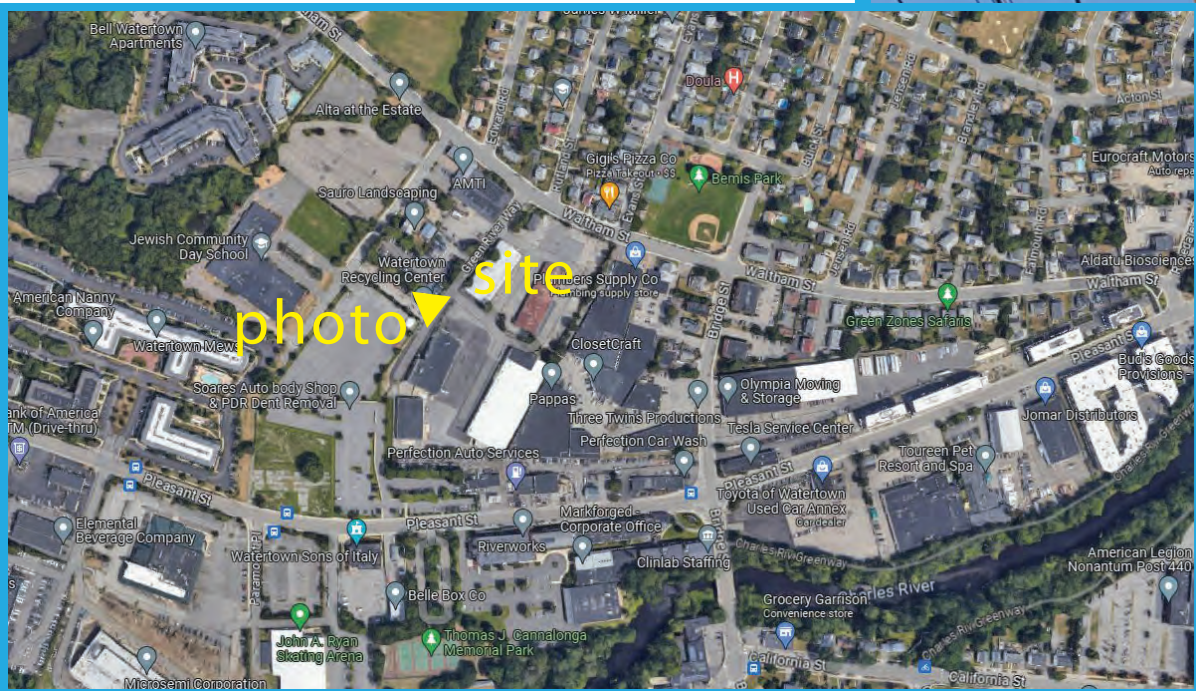
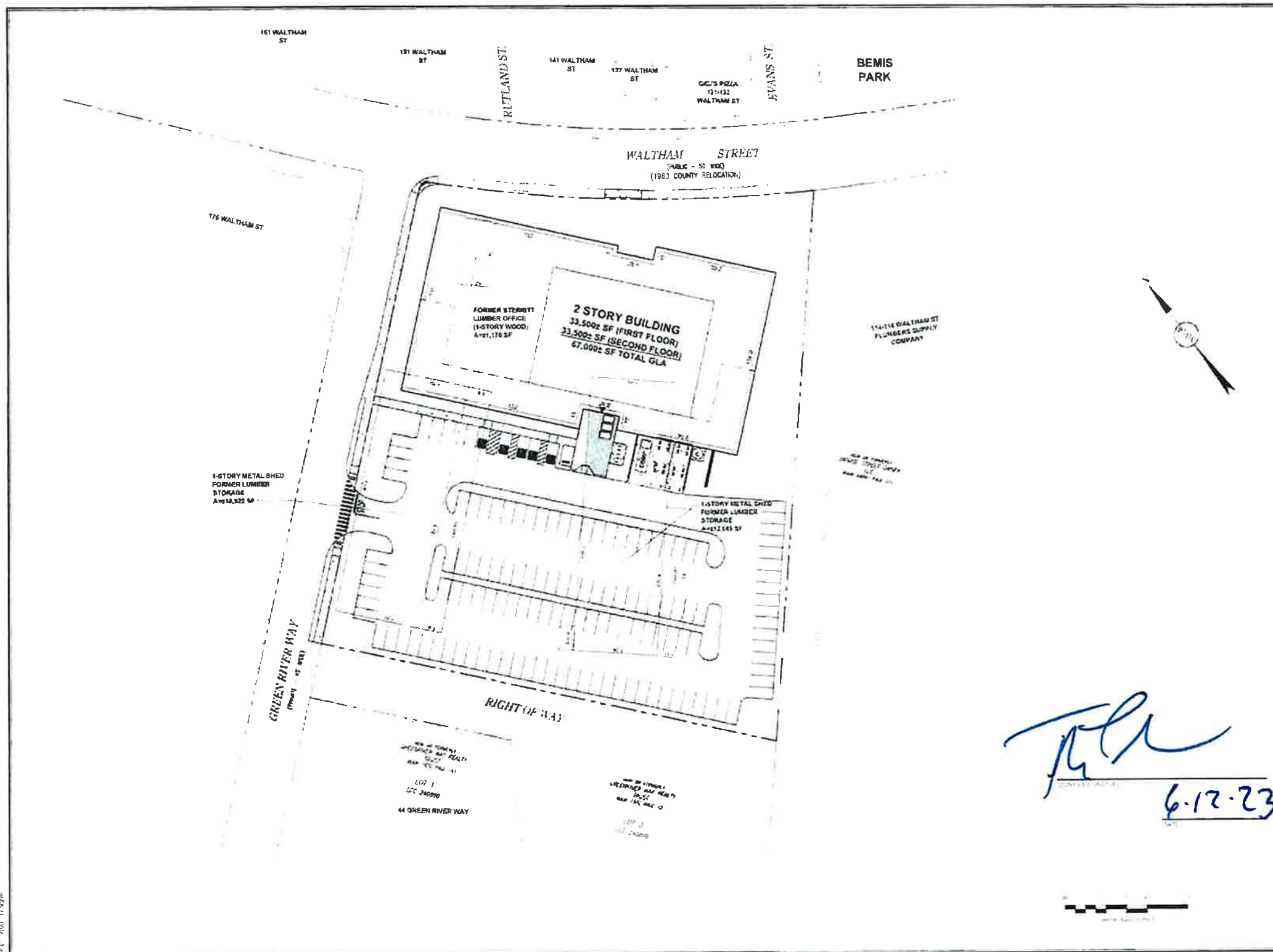


PHOTO 5



GREEN RIVER WAY
LOOKING TOWARDS REAR OF SITE

148 WALTHAM STREET, WATERTOWN, MA 02459
148 WALTHAM STREET, WATERTOWN, MA 02459
148 WALTHAM STREET, WATERTOWN, MA 02459



RJOC

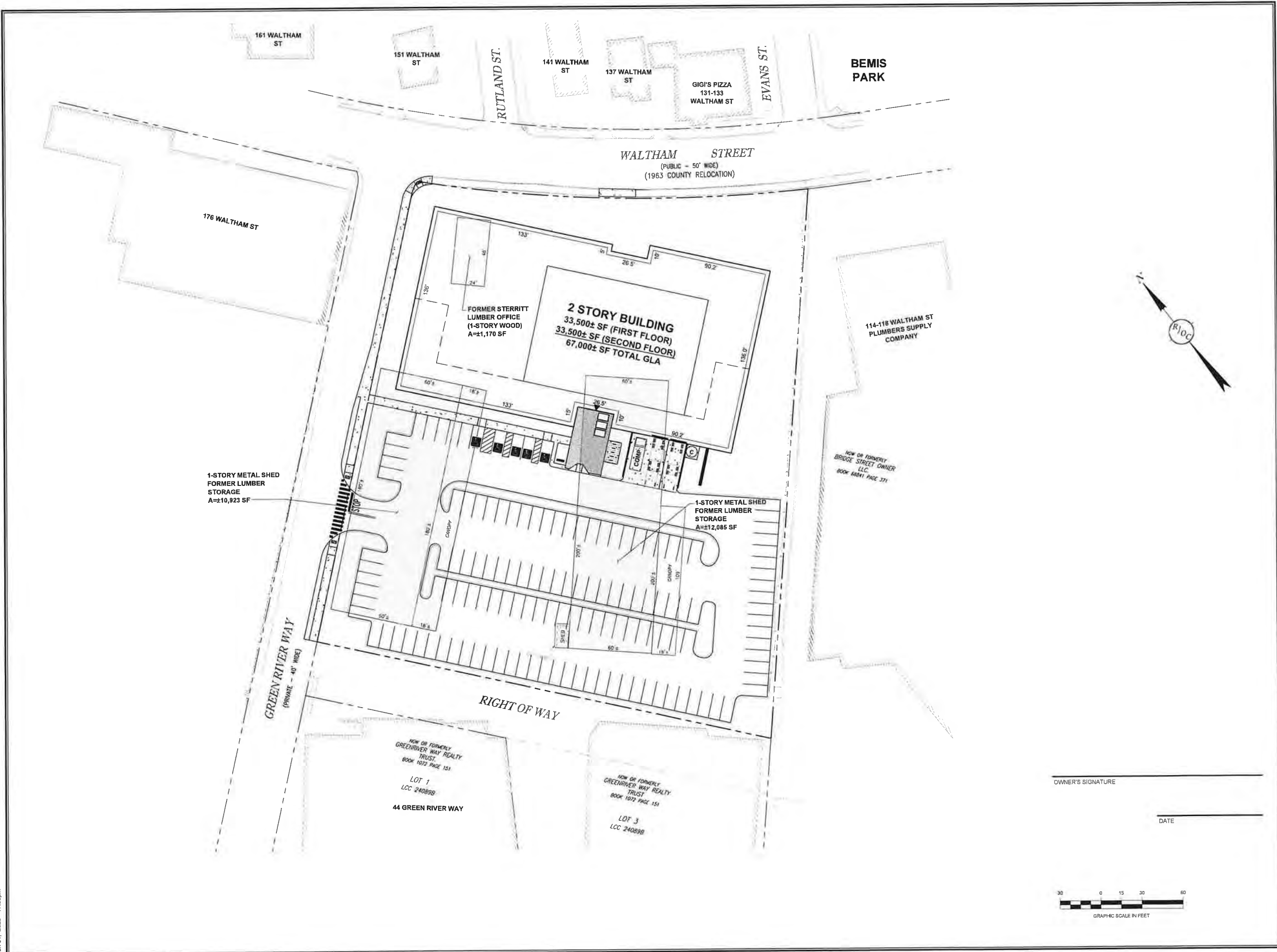
148 WALTHAM STREET
WATERTOWN, MA

SITE PLAN

HC-1

20121

Drawing name: G:\MA\Waterdown\Nordblom\148 Waltham Street\Exhibit\Historical Commission\20121_HC-1 Historical Commission Plan.dwg
Jun 01, 2023 - 17:50pm



RJOC

DATE	REVISION	NO.	DATE	REVISION	NO.

PREPARED BY
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
88 MIDWAY AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781-238-4842 RJOCNNELL.COM

PREPARED FOR
Nordblom
71 THIRD AVENUE
BURLINGTON, MA 01803
781-238-4842

PROJECT NAME
148 WALTHAM STREET
WATERTOWN, MA

SEAL

OWNER'S SIGNATURE _____
DATE _____

DESIGNED BY BPD/CMM
DRAWN BY WJH
REVIEWED BY BPD
SCALE 1" = 30'
DATE 05/31/2023
DRAWING NAME

SITE PLAN

DRAWING NUMBER
HC-1
PROJECT NUMBER
20121

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200 HIGH ST. BOSTON, MA 02110
857.302.2810 | SCA.ARC@COM

PROJECT TEAM

CLIENT

NORDBLOM
111 Third Avenue
Boston, MA 02103
617.232.2400

CM

THE RICHMOND GROUP
77 Main Street
Hingham, MA 01946
508.453.3100

CIVIL ENGINEER

W. D. CONNELL & ASSOCIATES
100 Main Street, Suite # 201
Boston, MA 02110
781.779.0100

MEP-PP

AMA CONSULTING ENGINEERS
24 Hames Street
Boston, MA 02108
781.377.3000

LANDSCAPE ARCHITECT

IBI GROUP
71 Custom House Street #300
Boston, MA 02110
617.450.0701

SEAL / SIGNATURE

© Stephanie Givens & Associates, Inc.
09/07/2022

PROJECT:

148 Waltham Street

148 Waltham St
Waltham, MA 02472

NORDBLOM

REVISIONS

Rev. No. Description
2022-09-07 Initial Review per Planning
Dept. Comments

SUBMISSIONS

2022-09-07 Submit to Special
Permitting Plan Review

SCALE

DATE ISSUED 09/07/2022
PROJECT NO 000116.00
DRAWN BY [Name]
CHECKED BY [Name]
DESIGNED BY [Name]

SHEET TITLE

EXTERIOR
RENDERING -
CORNER AT
GREEN RIVER
WAY
A-1



OWNERS SIGNATURE: _____

DATE: _____

8/6/23



200 HIGH ST. BOSTON, MA 02110
857.300.2610 | SCA ARCH.COM

PROJECT TEAM

CLIENT

NORBLOW
71 Third Avenue
Burlington, MA 01803
817.232.2430

CM

THE RICHMOND GROUP
77 Main Street
Burlington, MA 01748
508.435.7070

CONSULTING ENGINEER

R.J. O'CONNELL & ASSOCIATES
80 Jackson Avenue, 2nd Fl.
Salem, MA 01970
781.278.0160

MEP/EFP

AMA CONSULTING ENGINEERS
24 Himes Avenue
Salem, MA 01970
781.372.3000

LANDSCAPE ARCHITECT

IBI GROUP
21 Carlton House Street 330
Boston, MA 02110
617.251.0701

SEAL / SIGNATURE

© Sengul & Associates, Inc.

06/07/2023

PROJECT

148 Waltham Street

148 Waltham St
Waltham, MA 02472

NORBLOW

REVISIONS

Rev. Date Description
2023-06-07 Rev. Perimeter Wall Finishing
2023-06-07 Rev. Landscaping

SUBMIT SHEET

2023-06-07 Submit for Special
Permit (06/26/23) Review

SCALE

DATE ISSUED 06/07/2023
PROJECT NO 006116.00
DRAWN BY SCA
CHECKED BY Checker

SHEET TITLE

EXTERIOR
RENDERING -
PARK VIEW

A-2



DR

OWNERS SIGNATURE:

DATE:

6/6/23

148 WALTHAM STREET | MATERIALS



1 Brick
Sioux City Brick
Slate Veilour



2 Vision Glazing
Viracon
Solarban Clear



3 Spandrel Glazing
Viracon
Medium Gray



4 Metal Panel
Morin
Medium Gray



5 Metal Panel
Pure + Free Form
Miele Maple



6 Metal Panel
Pure + Free Form
Civic Steel



7 Metal Panel
Morin
Matrix MX series
15'-0" above Roof



8 Perforated Metal Panel
Morin
Matrix MX series
15'-0" above Roof



9 Curtain Wall
Ipswich Bay Glass
Black mullion caps

[Handwritten Signature]

OWNERS SIGNATURE:

6/6/23

DATE:



100 HUNTER STREET, SUITE 100
NORDBLOM, MA 02472
617.332.7350 | SCA@SCA.COM

PROJECT TEAM

CLIENT
NORDBLOM
71 Third Avenue
Boston, MA 02103
617.332.7350

CM

THE RICHMOND GROUP
77 Main Street
Hingham, MA 01948
508.435.9700

CIVIL ENGINEER

R J O'CONNELL & ASSOCIATES
880 Main Street
Boston, MA 02111
781.779.0180

MEP EP

AHA CONSULTING ENGINEERS
24 Howard Avenue
Lynn, MA 02421
781.372.3000

LANDSCAPE ARCHITECT

BB GROUP
21 Custom House Street #300
Boston, MA 02111
617.450.0701

SEAL / FINISH

© SCA

148 Waltham Street
Waltham, MA 02472
NORDBLOM

REVISIONS

1. 06/06/23: Add Mullion cap
2. 06/06/23: Add Mullion cap
3. 06/06/23: Add Mullion cap

SUBMISSIONS

1. 06/06/23: Add Mullion cap
2. 06/06/23: Add Mullion cap
3. 06/06/23: Add Mullion cap

SCALE

DATE ISSUED: 06/07/2022
PROJECT NO: 005116.00
DRAWN BY: MM
CHECKED BY: C. O'Connell
SHEET TITLE: MATERIALS

FACADE MATERIALS

A-4

148 WALTHAM STREET | MATERIALS



6 Metal Panel
Pure + Free Form
Civic Steel



7 Metal Panel
Morin
Matrix MX series
15'-0" above Roof



8 Perforated Metal Panel
Morin
Matrix MX series
15'-0" above Roof



9 Curtain Wall
Ipswich Bay Glass
Black mullion caps



5 Metal Panel
Pure + Free Form
Miele Maple



4 Metal Panel
Morin
Medium Gray



3 Spandrel Glazing
Viracon
Medium Gray



2 Vision Glazing
Viracon
Solarban Clear



1 Brick
Sioux City Brick
Slate Velour



OWNERS SIGNATURE: _____

DATE: 6/6/23



200 HIGH ST. BOSTON, MA 02110
617.302.2610 | SCA-ARCH.COM

PROJECT TEAM

CLIENT
NORDBLOM
77 Main Street
Boston, MA 02108
617.332.2430

CM
THE RICHMOND GROUP
77 Main Street
Boston, MA 02108
617.332.2430

CIVIL ENGINEER
DAVID CONNELL & ASSOCIATES
300 State Street
Boston, MA 02108
781.719.0160

MEP-EP
ANA CONSULTING ENGINEERS
24 Harvard Avenue
Boston, MA 02116
781.327.3000

LANDSCAPE ARCHITECT
IBI GROUP
31 Cullen House Street #200
Boston, MA 02116
617.455.0701

SEAL / SIGNATURE

© Sengul Glass & Associates, Inc.
06/07/2023

PROJECT:
148 Waltham Street
Waltham, MA 02472
NORDBLOM

REVISIONS

2023.06.01 - Rev. Materials List
2023.06.01 - Rev. Materials List

SUBMISSIONS

2023.06.01 - Submit for Special
2023.06.01 - Submit for Special

SCALE

DATE ISSUED: 09/07/2022
PROJECT NO: 000116.00
CHECKED BY: Checker

SHEET TITLE

FACADE MATERIALS

A-5

July 5, 2023

To: Elisabeth H. Loukas, Chair
Edward McCourt, Member
Marilynne K. Roach, Member
Susan T. Steele, Member
Matthew Walter, Member
Rich Glenn, Member
Joseph Panto, Member

Re: Determination of Historical Significance of North Branch Library

Dear Members of the Watertown Historical Commission,

I respectfully request that the Historical Commission determine whether the North Branch Library building at 267 Orchard Street is "historically significant" for the purpose of determining eligibility for historic preservation funds from the Watertown Community Preservation Act (CPA).

This building is not currently listed on a State or National Registry of Historic Places, and is not located in a Historic District. As a result, a determination of historical significance by the Watertown Historical Commission is needed in order for this building to be eligible for CPA funds under their historic preservation funding category.

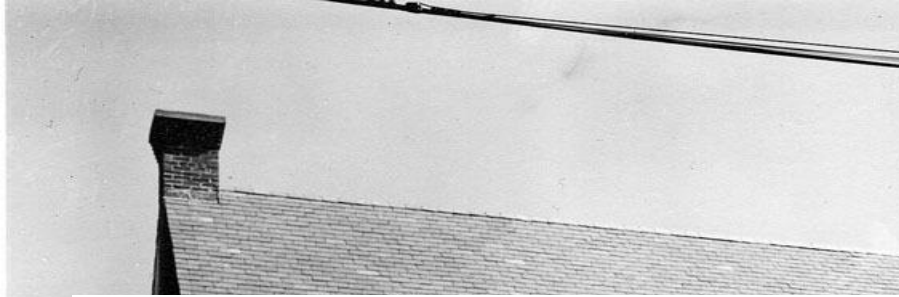
Enclosed please find presentations on the history of this building and the proposed CPA project, a signed Co-Applicant Consent Form, and a draft copy of the FY24 CPA Funding Eligibility Form.

Should the Historical Commission determine that the North Branch Library is historically significant, I would also like to request a letter of support from the Commission for the proposed FY24 CPA project.

Sincerely,

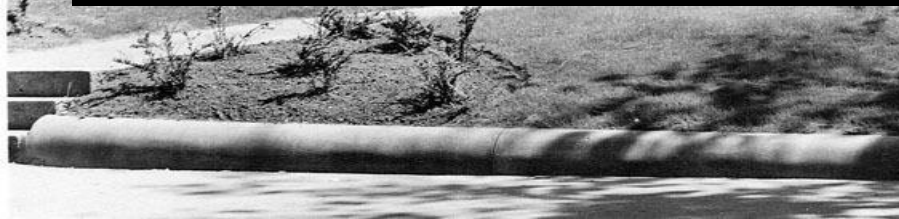
Jamie Gordon
84 Fitchburg Street

CC: Steve Magoon, Assistant City Manager for Community Development and Planning
Larry Field, Senior Planner/Housing
Susan Jenness, Conservation and Preservation Clerk
Lanae Handy, Community Preservation Coordinator
Liz Helfer, Public Arts & Culture Planner



North Branch Library

**Watertown Historical Commission
7.13.23**



Historical Timeline

1881-82

Land on the corner of White (now Waverley Avenue) and Orchard Streets is gifted to Watertown by Mable Lowell Burnett, the only surviving child of poet James Russell Lowell and abolitionist Maria White Lowell. The Sturgis and Brigham-designed Lowell School building opens in 1882.

1941

On March 31st, the town allocates \$19,750 for remodeling of the North Branch Library. The **remodeled** building opens to the public on November 2nd.

1927

The new Lowell School building opens at its present location on the corner of Orchard and George Streets in March. On June 28th, the town votes to transfer ownership of the old Lowell School building to the Library Trustees and allocates \$3,000 to **refurbish** the building, which becomes the North Branch Library.

2006

On June 30th, the North Branch Library closes. Ownership of the building and land is transferred from the Library Trustees to the town. The building remains vacant to this day.

The North Branch Library may be older than you think

- The building that stands on the corner of Orchard Street and Waverley Avenue today is likely the original Lowell School building, not a newer building as indicated by secondary sources.
- The [WFPL Timeline](#) states that the 1882 building was demolished in 1926, while [an image description on Digital Commonwealth](#) places the demolition in 1940.
- Documents in the WFPL local history collection and information in the Annual Watertown Reports indicate that the 1882 building was **refurbished** in 1927 and **extensively remodeled** in 1941, but not demolished.

1882 Construction - Sturgis & Brigham Design



- On July 22, 1881, a committee was appointed by the town to acquire the land on the corner of White (now Waverley Avenue) and Orchard Streets from Mable Lowell Burnett, and erect a school building on the site ([1882 Annual Watertown Report](#) 46-47).
- The building was designed by “Messrs. Sturgis and Brigham, whose names are sufficient guarantee for the excellence of their plans” (ibid. 46). Sturgis and Brigham, who designed the MFA in Copley Square, were paid \$50 for their plans (ibid. 47),
- The town appropriated \$3,000 for the construction of the building, which went over budget by \$70.73 (ibid. 47).

A black and white photograph of the interior of a library. In the foreground, there are several wooden tables and chairs. Some tables have books and papers on them. In the background, there are tall bookshelves filled with books. The ceiling has a decorative pattern.

1927 Refurbishment - Lowell School becomes North Branch Library

- In March 1927, the new Lowell School building on the corner of Orchard and George Streets opens (The Watertown Sun). The new school contained 12 classrooms compared to 2 in the 1882 building ([1927 Annual Watertown Report](#) 588).
- On June 28, 1927, the town transfers ownership of the old Lowell School building from the School Department to the Library Trustees and allocates \$3,000 to **refurbish** the building (ibid. 275).
- On September 12, 1927, the North Branch Library opens in one of the rooms inside the old Lowell School building. The new library branch was furnished with refinished pieces from the old East Branch Library (ibid. 654).

1941 Remodel - Arland Augustus Dirlam Design

In 1940, the town appropriates \$300 to have Arland A. Dirlam develop architectural plans (1940 Annual Watertown Report 166).

Dirlam's remodel plans include removing the gable, adding a masonry exterior, creating a new entryway, and new windows.



1941 Remodel Grand Reopening



- On March 31, 1941, participants in a special town meeting voted by unanimous consent to appropriate \$19,750 for the purpose of **remodeling** the North Branch Library. ([1941 Annual Watertown Report](#) 47).
- James S. Smith of Newton, MA was selected as the general contractor (WFPL Local History Collection) and charged with following the plans and specifications developed by **Arland A. Dirlam** (ibid).
- On November 2, 1941, the Library Trustees hold a gala open house. Per their report, “Visitors from all parts of the town came that day and expressed their delight in the new building, **for it certainly has the appearance of being an entirely new building**” ([1941 Annual Watertown Report](#) 139).

Why wasn't this building demolished?

Transforming the old Lowell School into the North Branch Library made practical sense.

In 1927, the town had just completed the new 12-room Lowell School ([1927 Annual Watertown Report](#) 588), built the new East Branch Library on Mount Auburn Street (ibid. 646), and was planning an 10-room addition to the Hosmer School (ibid. 588). By refurbishing the old Lowell School building and repurposing furniture from the old East Branch, the town gained a new branch library “at very small expense” (ibid. 654).

Remodeling the North Branch was less expensive than building a new building.

For the sum of \$19,750, plus \$300 for the architectural plans, the town obtained a building that had the appearance of being “entirely new” ([1941 Annual Watertown Report](#) 139) In 1941, the US was emerging from the Great Depression and headed into WWII. The remodeled North Branch Library reopened on November 2, 1941—less than a month before Pearl Harbor. Economic concerns may have steered town leaders towards remodeling the building as opposed to demolishing it and building new.

Historical Significance

- The building was originally designed by John Hubbard Sturgis and Charles Brigham. Despite extensive remodeling, this structure may potentially retain some elements of Sturgis and Brigham's design.
- The 1941 remodel was designed by Arland Augustus Dirlam—a notable ecclesiastical architect who also designed several buildings on Tufts' Medford campus.
- The evolution of this building marks important points in Watertown's history—from the population boom on the north end of town in the 1920s that necessitated a new, larger school building, to its economical remodeling on the eve of WWII, and its eventual closure in 2006 when the Main Branch was expanded ([2006 Annual Watertown Report](#) 12).

Works Cited

1882 Annual Watertown Report, Fred G. Barker, 1882.

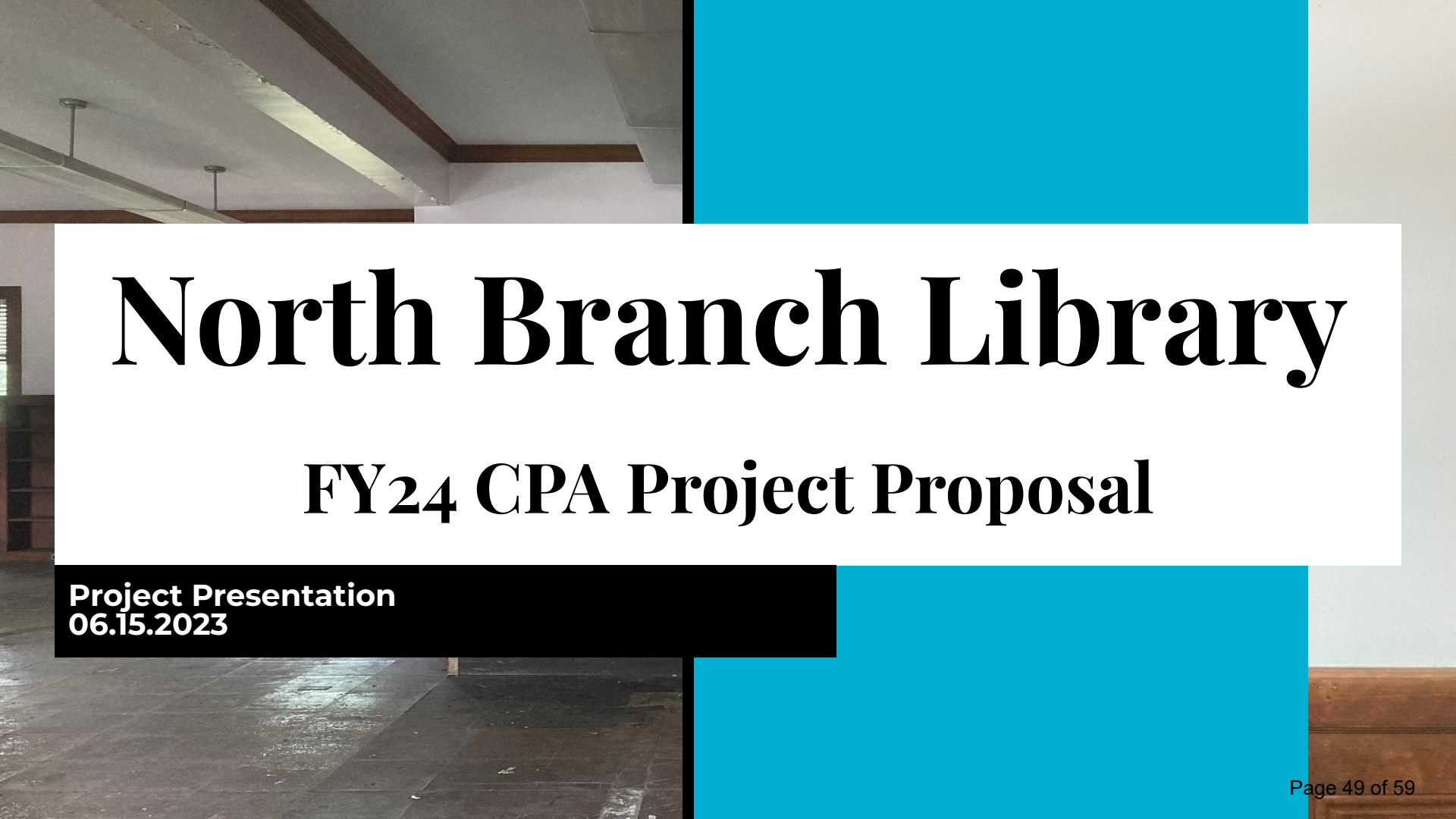
1927 Annual Watertown Report, The Murray Printing Company, 1928.

1941 Annual Watertown Report, Leroy S. Eaton, 1942.

2006 Annual Watertown Report, 2007.

Historical Society of Watertown, Watertown Enterprise and The Watertown Sun Newspaper Headlines, 2011.

North Branch Library Records, Watertown Free Public Library Local History Collection, Watertown, Mass.



North Branch Library

FY24 CPA Project Proposal

Project Presentation
06.15.2023



Project Idea

Transform the vacant North Branch Library building and surrounding open space:

- Stabilize the existing brick building and make it an open, conditioned space for community events.
- Create a curb cut and parking space to accommodate the Watertown Library Book Mobile.
- Transform the surrounding open space into a pocket park with native plantings and a community garden area—preserving as many of the existing trees and established plants as possible.

Building Concept

- Stabilize the existing brick building (upper right) and make it an open, conditioned space for community events.
- Draw inspiration from the SoWa Power Station (lower right) for the interior design.
- By starting with an open-concept design, the space has the flexibility to be used by multiple city departments (WFPL, WPS, Senior Center, etc.) as well as local non-profits (Watertown Family Network, JF&CS, etc.).



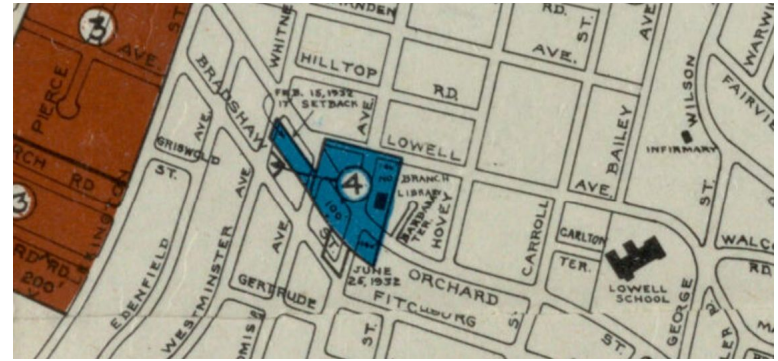
North Branch Library, Watertown



Sowa Power Station, South Boston

Landscape Design

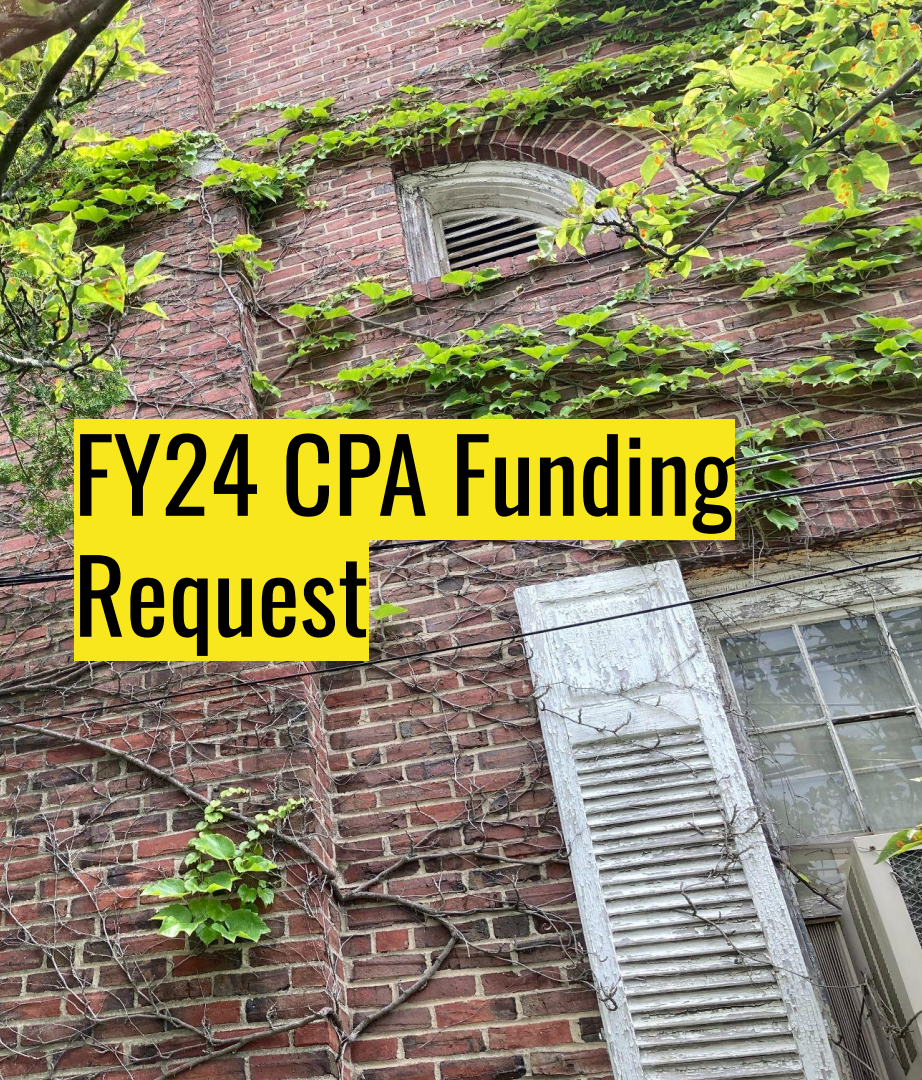
- Utilizing the city-owned open space around the North Branch Library (upper right) for a pocket park with a community garden conforms with the existing open space/conservation zoning for this parcel.
- Native plantings that are appropriate for this space will provide benefits to the existing shade trees and other established plants.
- Adding a community garden element (lower right) to the landscape design will ensure the park is visited frequently by community members.



Detail of 1948 Zoning Map of Watertown



Union Market Community Garden, Watertown



FY24 CPA Funding Request

Project seed funding request for:

- Structural engineer to assess condition of the North Branch Library building.
- Arborist to assess condition of current trees and established plants.
- Historic building and landscape architects to develop plans and budgets for building preservation and open space transformation.
- Facilitated community meetings to review proposed plans.
- Additional funds to be used for updating plans based on community feedback.

How does this project align with CPC guiding principles?

- Situated on the corner of Waverley Avenue and Orchard Street, the North Branch Library building and surrounding open space is **publicly visible**.
- The proposed project idea will incorporate **sustainable environmental design and practices for the long-term maintenance of this resource**.
- The proposed project will address three of the four CPA allowable spending purposes—**open space, outdoor recreation and historic preservation**.
- The rehabilitation of the North Branch Library building and preservation of the surrounding open space will **serve as a catalyst for transformative change to enhance the aesthetics, connectivity and quality of life in the community**.

Co-Applicant Consent Form

WATERTOWN
COMMUNITY
PRESERVATION
COMMITTEE

Community members often have ideas for improving buildings or spaces they do not own. Projects involving City-owned property will require coordination with the relevant city department(s) to ensure:

- Their assistance and approval as a co-applicant;
- That the project supports City needs and priorities; and
- Compliance with state procurement and prevailing wage laws, which apply to all CPA projects.

This signed form should accompany your Project Eligibility form submission. Please communicate with Lanae Handy, CP Coordinator early on to ensure that your project is feasible and be referred to the appropriate City department(s) and staff.

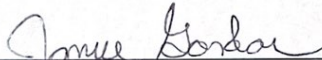
North Branch Library Site - Rehabilitation Planning Phase

▲ PROJECT NAME

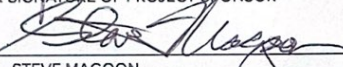
Jamie Gordon

▲ PROJECT SPONSOR

If the Project Sponsor is not a Watertown Department, the project requires a co-applicant be designated by the Director of Community Development and Planning:


▲ SIGNATURE OF PROJECT SPONSOR

6/28/23
▲ DATE


▲ STEVE MAGOON
DIRECTOR OF COMMUNITY DEVELOPMENT & PLANNING
ASSISTANT CITY MANAGER

6/28/23
▲ DATE

COMMENTS

Project seed funding request for:

- Structural engineer to assess condition of the North Branch Library building
- Arborist to assess condition of current trees and established plants
- Building and landscape architects to develop plans and budgets for building preservation and open space transformation
- Facilitated community meetings to review proposed plans
- Additional funds to be used for updated plans based on community feedback

Project Eligibility Form

Complete this online form at watertown-ma.gov/CPC by the deadline posted on the CPC web page.
Please contact Lanae Handy, Community Preservation Coordinator at lhandy@watertown-ma.gov to address questions.

North Branch Library Site - Rehabilitation Planning Phase

▲ PROJECT NAME
267 Orchard Street, Watertown, MA 02472

▲ PROJECT LOCATION (PROVIDE EXACT ADDRESS)

▲ APPLICANT(S) NAME / ORGANIZATION
Jamie Gordon

☐ CITY DEPARTMENT ☐ CITY COMMISSION/COMMITTEE. ☐ NON-PROFIT ☒ PRIVATE GROUP OR INDIVIDUAL

▲ CONTACT PERSON
Jamie Gordon

▲ MAILING ADDRESS
84 Fitchburg Street, Watertown, MA 02472

▲ PHONE NUMBER
617-838-7845

▲ EMAIL ADDRESS
JPOULIN85@GMAIL.COM

▲ ESTIMATED CPA FUND REQUEST **\$ 100,000** | ▲ TOTAL BUDGET ESTIMATE **\$ 100,000**

Is the property owner the applicant? ☐ Yes ☒ No

Please provide deed registry information:

206 | **1583** |

▲ BOOK ▲ PAGE ▲ OR CERTIFICATE OF TITLE

South Middlesex Registry of Deeds book & page numbers of the most recent property deed, or the Certificate of Title number of registered property. For more information, see: [masslandrecords.com/MiddlesexSouth/\(X\(1\)S\(vk0m4545rnnwtav45ko0i1k45\)\)/Default.aspx?AspxAutoDetectCookieSupport=1](http://masslandrecords.com/MiddlesexSouth/(X(1)S(vk0m4545rnnwtav45ko0i1k45))/Default.aspx?AspxAutoDetectCookieSupport=1)

If applicant is not the property owner, does the applicant have site control or written consent of owner? Attach documentation verifying consent. *Note: If you do not have consent, your project will be deemed ineligible.*

Project Eligibility: Check at least one of the boxes below. See CPA Allowable Spending Purposes on page 7.

	Open Space	Outdoor Recreation	Community Housing	Historic Preservation
Acquire	☐	☐	☐	☐
Create	☐	☐	☐	
Preserve	☒	☐	☐	☐
Rehabilitate/Restore	If acquired or created with CPA Funds ☐	☒	If acquired or created with CPA Funds ☐	☒
Support			☐	

If an open space project, was the property acquired or created with CPA funds? ☐ Yes ☒ No

If a community housing project, was the property acquired or created with CPA funds? ☐ Yes ☐ No

For historic properties, is the resource: (Check all that apply and check designation at MHC-Macris.net.)

☐ deemed significant by the Watertown Historic Commission? ☐ in a local historic district?

☐ listed on the State Registry of Historic Places? ☐ listed on the National Historic Register?

Have you reviewed Watertown's Community Preservation Plan and Application Manual? ☒ Yes ☐ No

Have you attended a Watertown CPA application workshop? ☒ Yes ☐ No

Have you identified a project manager? If so, please provide the name, and company contact information as applicable.

▲ CONTACT NAME

▲ COMPANY

PROJECT SUMMARY

Please provide a brief description of the project, including how it meets CPA Allowable Spending Purposes.

See pages 3-4 for answers.

PUBLIC BENEFIT

What community need and CPA goal(s) does this project address?

See pages 3-4 for answers.

STATUS

What level of planning has already been undertaken to inform the project?

See pages 3-4 for answers.

Please attach any items that will aid in the review of eligibility such as photos, plans, or reports.

Is the project on City-owned property? ☒ Yes ☐ No

If yes, please attach the signed City of Watertown Co-Applicant Consent Form.

PROJECT SUMMARY

Please provide a brief description of the project, including how it meets CPA Allowable Spending Purposes.

The North Branch Library building has been vacant since the branch closed in 2006. While there have been many attempts by the city to reuse and rehabilitate this building, none have made it past the conceptual or RFP stage.

This project would provide seed funding for a planning phase with the end goal of transforming this site into a pocket park with a community garden and a community gathering space inside the rehabilitated building.

Included in this planning phase would be:

- Structural engineer to assess the condition of the North Branch Library building.
- Arborist to assess the condition of current trees and established plants.
- Historic building and landscape architects to develop plans and budgets for building preservation and open space transformation.
- Facilitated community meetings to brainstorm and review proposed plans.
- Additional funds to be used for updating plans based on community feedback.

PUBLIC BENEFIT

What community need and CPA goal(s) does this project address?

As the city of Watertown grows, the need for passive recreation, open space, and community gathering spaces is increasing. This site could provide opportunities in all three of these areas.

The proposed project idea would explore options for passive recreation opportunities in a publically visible and accessible space. It would also serve as the jumping off point for the transformation of the intersection of Waverley Avenue and Orchard Streets, and complement the soon-to-be-completed renovations at the nearby James Russell Lowell School.

The proposed project idea also incorporates sustainable environmental design and practices for the long-term maintenance of this city-owned site. The goal of this planning phase is to determine how to save as much of the existing trees and plantings as possible, while determining which native plantings are appropriate for the space and will provide ecological benefits to the community as a whole.

The rehabilitation of the North Branch Library building and preservation of the surrounding open space will also serve as a catalyst for transformative change to enhance the aesthetics, connectivity and quality of life in the community as a whole. This project will include ample opportunities for community input as part of the planning phase for this site.

STATUS

What level of planning has already been undertaken to inform the project?

Initial research for this project began in June 2023. On June 15th, I presented the project idea to Steve Magoon, Assistant City Manager for Community Development and Planning (DCDP), who was receptive to the idea of a CPA-funded planning phase for this site. I attended the CPA Clinic Hours with Lanae Handy on June 21st to review the proposed project and go over the eligibility form. From that meeting, we determined that the building would need to be deemed "historically significant" by the Watertown Historical Commission as it is not on a State or National Historic Register nor in a Historic District. After reviewing materials in the WFPL Local History Collection, and getting confirmation from Larry Field that I could present at the next meeting, I prepared the attached presentation for the Historical Commission meeting on July 13, 2023. Finally, I have begun to contact potential vendors to create an accurate budget for this project, though I have not heard back from any yet. The current estimate of \$100,000 is based on a past quote provided by VHB for this site as well as the recently funded CPA project being conducted by Elmore Associates for the Commander's Mansion cultural landscape report and building exterior assessment.

I have reached out to representatives from Watertown Community Gardens, Trees for Watertown, and the Historical Society of Watertown. All have expressed interest in being involved with this project and are working with their leadership to determine if they can provide letters of support should this project be deemed eligible to apply for CPA funding. I have conducted a site visit with Darya Mattes of Watertown Community Gardens and am working with Libby Shaw of Trees for Watertown and Joyce Kelly of the Historical Society of Watertown to visit the site with representatives from their respective organizations. I have also corresponded with Councilors Gardner and Piccirilli, who have provided invaluable insights and background on the North Branch Library site.

In addition to meeting with Mr. Magoon, I have consulted with Larry Field and Liz Helfer in DCDP. Mr. Field provided guidance on how to request a determination of historical significance from the Watertown Historical Commission, and was instrumental in getting the North Branch Library building added to the July 2023 meeting agenda. On June 29th, Ms. Helfer informed me that DCDP had recently applied for \$100,000 to assess the North Branch Library building via the Community One Stop for Growth application portal. The One Stop portal has included 12 programs in its FY24 funding round, with full applications due by June 2, 2023 and notifications of awards scheduled for October to November 2023. DCDP has identified the North Branch building "as one ready for renovation into space for community use as a meeting space and studio space for artists." They have requested One Stop funds to develop architectural and engineering plans in preparation for future work on the site. Since the One Stop application is very much focused on rehabilitation of the building, Ms. Helfer encouraged me to continue pursuing Watertown CPA funds for a site assessment that includes both the building and open space as these funds could be a match for a grant award from a One Stop-participating program and vice versa. Should this project be deemed eligible, Ms. Helfer indicated that she would be willing to write a letter of support to be included with the full CPA application.