



Historical Commission Meeting

Wednesday, February 28, 2024 at 7:00 PM
Remote Participation Only

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 on February 28, 2024, with Remote Participation Only.
- B. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- C. The Public may join the virtual meeting online: <https://us02web.zoom.us/j/84902954373>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 849 0295 4373
- 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>

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- 1. Acceptance of Minutes
 - A. Review and acceptance of Minutes from the January 11, 2024 Historical Commission Meeting.
 - 2. Public Hearings
 - A. 53 Pleasant St.- to determine if the house at 53 Pleasant St. is preferably preserved and if a demolition delay will be imposed. O'Connor Capital Partners LLC, Applicant
 - B. 104-106 Main St.- to determine if the building at 104-106 Main St. is preferably preserved and if a demolition delay will be imposed. O'Connor Capital Partners LLC, Applicant
 - 3. CPC Update
 - A. Update by Matthew Walter.
 - 4. Agent Report

Historical Commission Members

Joseph Panto

Elise Loukas

Richard Glenn

Chair

Marilynne Roach
Susan Steele

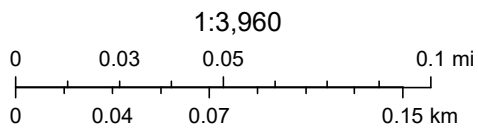
Matthew Walter

Edward G. McCourt
Susan Steele

53 Pleasant Street Watertown, MA

Demolition Delay Hearing

Property Location Map



53 Pleasant Street Demolition Delay
Ordinance Submission
Watertown, MA 02472

Building Location Map

November 2023



53 Pleasant Street Watertown, MA

Demolition Delay Hearing

Existing Conditions Photographs



1. 53 Pleasant Street, west and south (facade) elevations. Facing northwest



2. 53 Pleasant Street, south (facade) elevation. Facing north.



3. 53 Pleasant Street, east side elevation. Facing west.



4. Pleasant Streetscape and 104 Main Street Multi-Use Development Project Site, 53 Pleasant Street on left. Facing east.



5. 104 Main Street Multi-Use Development Project Site from Pleasant Street at corner of Cross Street, looking northwest. 53 Pleasant Street is shown background left.



6. 104 Main Street Multi-Use Development Project Site from Cross Street near corner of Main Street, looking south. (53 Pleasant Street building not visible.)



7. 104 Main Street Multi-Use Development Project Site from Main Street near intersection with Cross Street, looking west. (53 Pleasant Street building not visible.)

53 Pleasant Street Watertown, MA

Demolition Delay Hearing

Project Location Map

1:3,960

0 0.03 0.05 0.1 mi

0 0.04 0.07 0.15 km



Project Site Locus Map

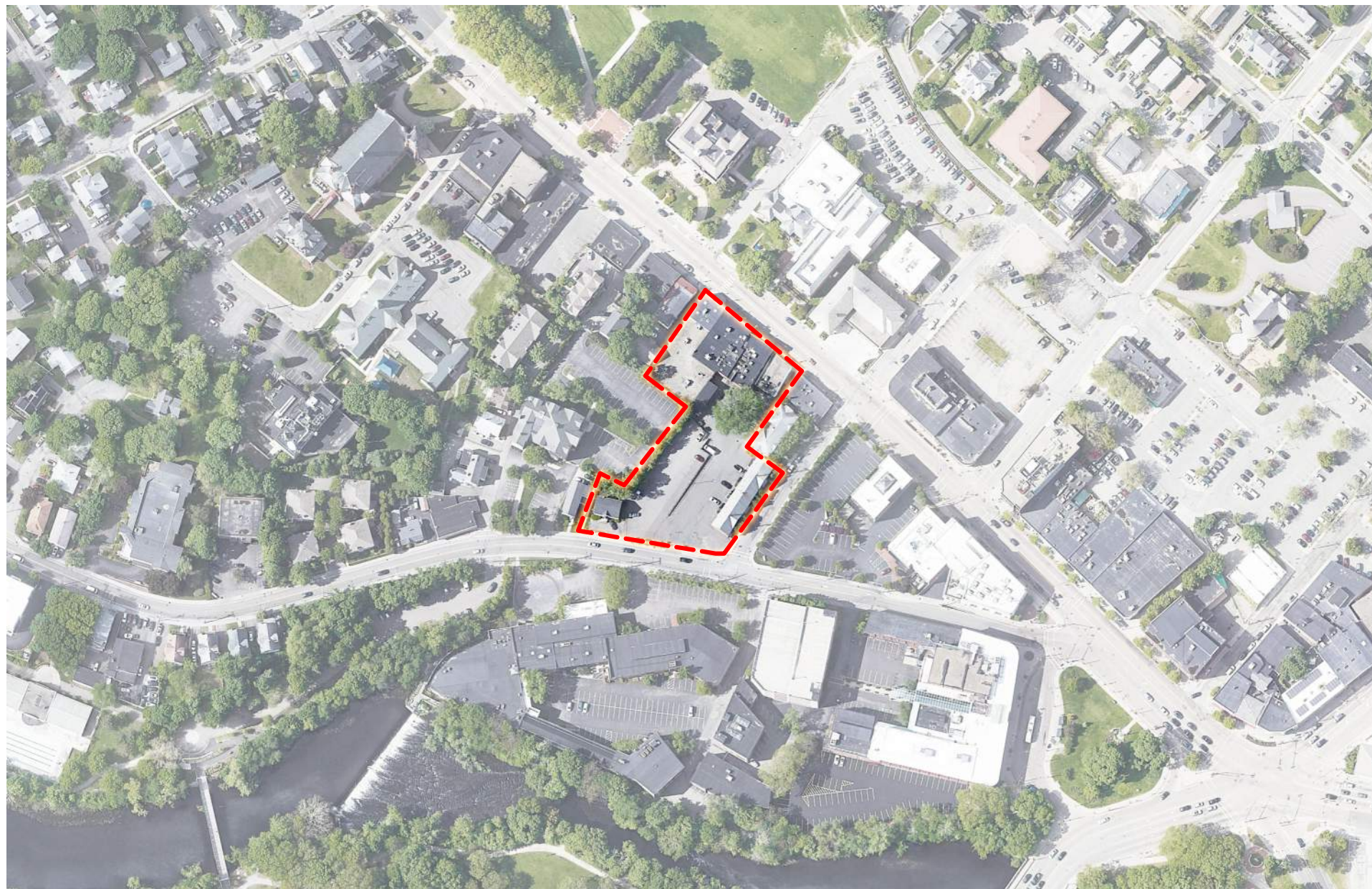
53 Pleasant Street

Watertown, MA

Demolition Delay Hearing

Plan Set: includes dimensioned site plan and schematic elevation drawings (note: signed hard copies were previously submitted)

LOCUS MAP:



PROJECT TEAM:

OWNER/DEVELOPER:
O'CONNOR MANAGEMENT LLC

ARCHITECT:
ICON ARCHITECTURE
101 Summer Street, Boston, MA 02110
617.451.3333

CIVIL:
VHB
101 WALNUT ST, PO BOX 9151, WATERTOWN, MA 02471

LANDSCAPE:
COPLEY WOLFF DESIGN GROUP
10 POST OFFICE SQUARE, SUITE 1315, BOSTON, MA 02109



104 MAIN STREET

WATERTOWN, MA 02472
O'CONNOR MANAGEMENT LLC

ISSUE DATE: 10/16/2023

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

DRAWING LIST	
SHEET NUMBER	SHEET NAME
GENERAL	
G-000	COVER SHEET
CIVIL	
C-1.01	LEGEND AND GENERAL NOTES
C-2.01	PLAN OF LAND
C-3.01	LAYOUT AND MATERIAL PLANS
C-4.01	GRADING AND DRAINAGE PLAN
C-5.01	UTILITY PLAN
C-6.01	EROSION AND SEDIMENT CONTROL PLAN
C-7.01	DETAILS
ATV-2A	VEHICLE TRACKING FIGURE
ATV-4A	FIRE DEPARTMENT ACCESS EXHIBIT
ATV-4B	FIRE DEPARTMENT ACCESS EXHIBIT
ATV-5	SIGHT DISTANCE EXHIBITS
LANDSCAPE	
L-000	TREE PROTECTION AND REMOVAL
L-100	LANDSCAPE MATERIALS PLAN
L-200	LANDSCAPE PLANTING PLAN
L-300	LANDSCAPE DETAILS
L-301	LANDSCAPE DETAILS
L-302	LANDSCAPE DETAILS

DRAWING LIST	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A-100	LOWER PARKING
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-104	FOURTH FLOOR PLAN
A-105	FIFTH FLOOR PLAN
A-107	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-203	BUILDING SECTIONS
A-204	BUILDING CONTEXT SECTIONS
A-301	PERSPECTIVES
A-302	PERSPECTIVES
A-303	PERSPECTIVES
A-304	PERSPECTIVES
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES

UNIT MATRIX & GSF										
	ST	ST+	1BR	1BR+	2BR	3BR	Total Units	GSF	ZONING GSF	
	489	630	686	876	962	1,241				
Parking	0	0	0	0	0	0	0	29,297	175	
1st Floor	0	0	0	0	0	5	5	40,265	9,001	
2nd floor	4	4	12	6	10	1	37	36,436	35,781	
3rd floor	4	4	12	6	10	1	37	32,912	32,257	
4th floor	4	4	17	1	10	1	37	32,173	31,518	
5th Floor	5	3	8	1	8	1	26	28,253	27,598	
Total Units	17	15	49	14	38	9	142	199,336	136,330	

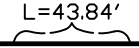
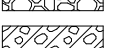
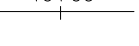
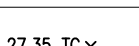
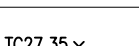
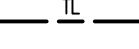
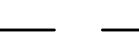
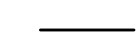
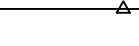
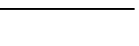
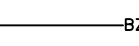
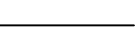
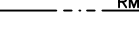
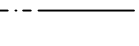
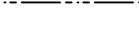
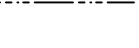
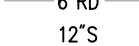
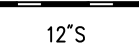
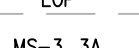
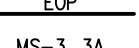
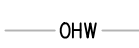
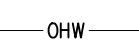
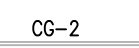
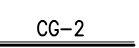
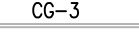
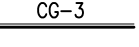
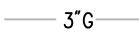
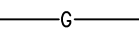
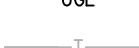
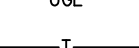
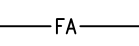
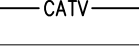
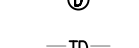
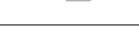
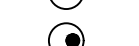
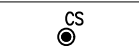
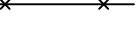
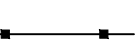
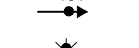
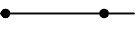
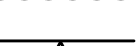
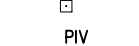
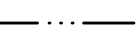
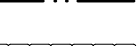
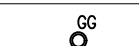
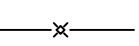
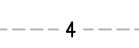
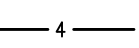
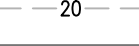
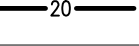
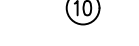
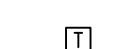
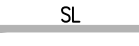
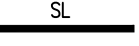
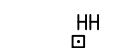
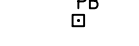
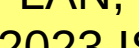
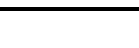
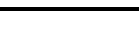
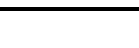
	12%	11%	35%	10%	27%	6%	100%
# of Beds	17	15	49	14	76	27	198

Commercial	GSF
Total	7,061

GROUP 2 (ACCESSIBLE UNITS)	STUDIO	1BR	1BR+	2BR	3BR	TOTAL	
HEARING IMPAIRED UNITS	1	3	1	2	1	8	5%
	1	1	0	1	1	4	2%

Parking	
Site Parking	1
Garage Parking	130
Total Provided	131
4 EV CHARGING STATIONS & 8 ACCESSIBLE PARKING SPACES INCLUDED	
0.92	
Interior Bike Spaces	44
Exterior Bike Spaces	20
Total Provided	64

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION ENTRANCE
		BASELINE			
		CONSTRUCTION LAYOUT	27.35 10' x	1027.35 x	TOP OF CURB ELEVATION
		ZONING LINE	26.85 80' x	8026.85 x	BOTTOM OF CURB ELEVATION
		TOWN LINE	26.85 FL x	FL26.85 x	FLOW LINE ELEVATION
		TOWN LINE	26.85 EP x	EP26.85 x	EDGE OF PAVEMENT ELEVATION
		LIMIT OF DISTURBANCE	132.75 x	132.75 x	SPOT ELEVATION
		WETLAND LINE WITH FLAG	45.0 TW x	45.0 TW x	TOP & BOTTOM OF WALL ELEVATION
		FLOODPLAIN	38.5 BW	38.5 BW	BORING LOCATION
		BORDERING LAND SUBJECT TO FLOODING			TEST PIT LOCATION
		WETLAND BUFFER ZONE			MONITORING WELL
		RMA - RESOURCE MANAGEMENT AREA			
		RPA - RESOURCE PROTECTION AREA			
					UNDERDRAIN
					DRAINAGE LINE
					ROOF DRAIN
					SEWER LINE
					OVERHEAD WIRE
					WATER LINE
					FIRE PROTECTION LINE
					DOMESTIC WATER LINE
					GAS LINE
					UNDERGROUND ELECTRIC
					TELEPHONE LINE
					FIRE ALARM
					CABLE TV
		GRAVEL ROAD			DRAIN INLET (VDOT DI-1 OR DI-7)
		EDGE OF PAVEMENT			DRAIN INLET (VDOT DI-3B)
		ASPHALT CONCRETE CURB AND MEDIAN			DRAIN INLET (VDOT DI-3C)
		STANDARD 6" CURB			DRAIN MANHOLE CONCENTRIC
		STANDARD 4" CURB			DRAIN MANHOLE ECCENTRIC
		COMBINATION 6" CURB & GUTTER			TRENCH DRAIN
		COMBINATION 4" CURB & GUTTER			PLUG OR STUB
		REVERSE CURB & GUTTER			FLARED END SECTION
		FIRE LANE STRIPING			HEADWALL
		LIMIT OF CURB TYPE			
		SAWCUT			
		BUILDING			DRAIN INLET (VDOT DI-1 OR DI-7)
		BUILDING ENTRANCE			DRAIN INLET (VDOT DI-3B)
		LOADING DOCK			DRAIN INLET (VDOT DI-3C)
		BOLLARD			DRAIN MANHOLE CONCENTRIC
		DUMPSTER PAD			DRAIN MANHOLE ECCENTRIC
		SIGN			TRENCH DRAIN
		DOUBLE SIGN			PLUG OR STUB
					FLARED END SECTION
					HEADWALL
		STEEL GUARDRAIL			SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL			SEWER MANHOLE ECCENTRIC
					SEWER CLEANOUT
		PATH			CURB STOP & BOX
		TREE LINE			WATER VALVE & BOX
		WIRE FENCE			TAPPING SLEEVE, VALVE & BOX
		FENCE			SIAMESE CONNECTION
		STOCKADE FENCE			FIRE HYDRANT
		CHAIN LINK FENCE			WATER METER
		STONE WALL			POST INDICATOR VALVE
		RETAINING WALL			WATER WELL
		STREAM / POND / WATER COURSE			
		DETENTION BASIN			GAS GATE
		HAY BALES			GAS METER
		SILT FENCE			
		MINOR CONTOUR			ELECTRIC MANHOLE
		MAJOR CONTOUR			ELECTRIC METER
		PARKING COUNT			LIGHT POLE
		COMPACT PARKING STALLS			TELEPHONE MANHOLE
		DOUBLE YELLOW LINE			TRANSFORMER PAD
		STOP LINE			UTILITY POLE
		CROSSWALK			GUY POLE
		ACCESSIBLE CURB RAMP			GUY WIRE & ANCHOR
		HANDICAP PARKING			HAND HOLE
		VAN-ACCESSIBLE HANDICAP PARKING			PULL BOX

THIS PLAN, DATED 3.31.2022, LAST REVISED 03.07.2023 AND SIGNED AND STAMPED ON 03/07/2023 IS THE LEGEND AND NOTES PLAN THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE LEGEND AND NOTES PLAN THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY HUGH HAHN ON DECEMBER 21, 2023.

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
DI	DRAIN INLET
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
ES	END SECTION
EW	END WALL
FES	FLARED END SECTION
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
FM	FORCE MAIN
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
RIM=	RIM ELEVATION
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

- General
1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.

5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.

6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.

8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

<

Zoning Summary Chart

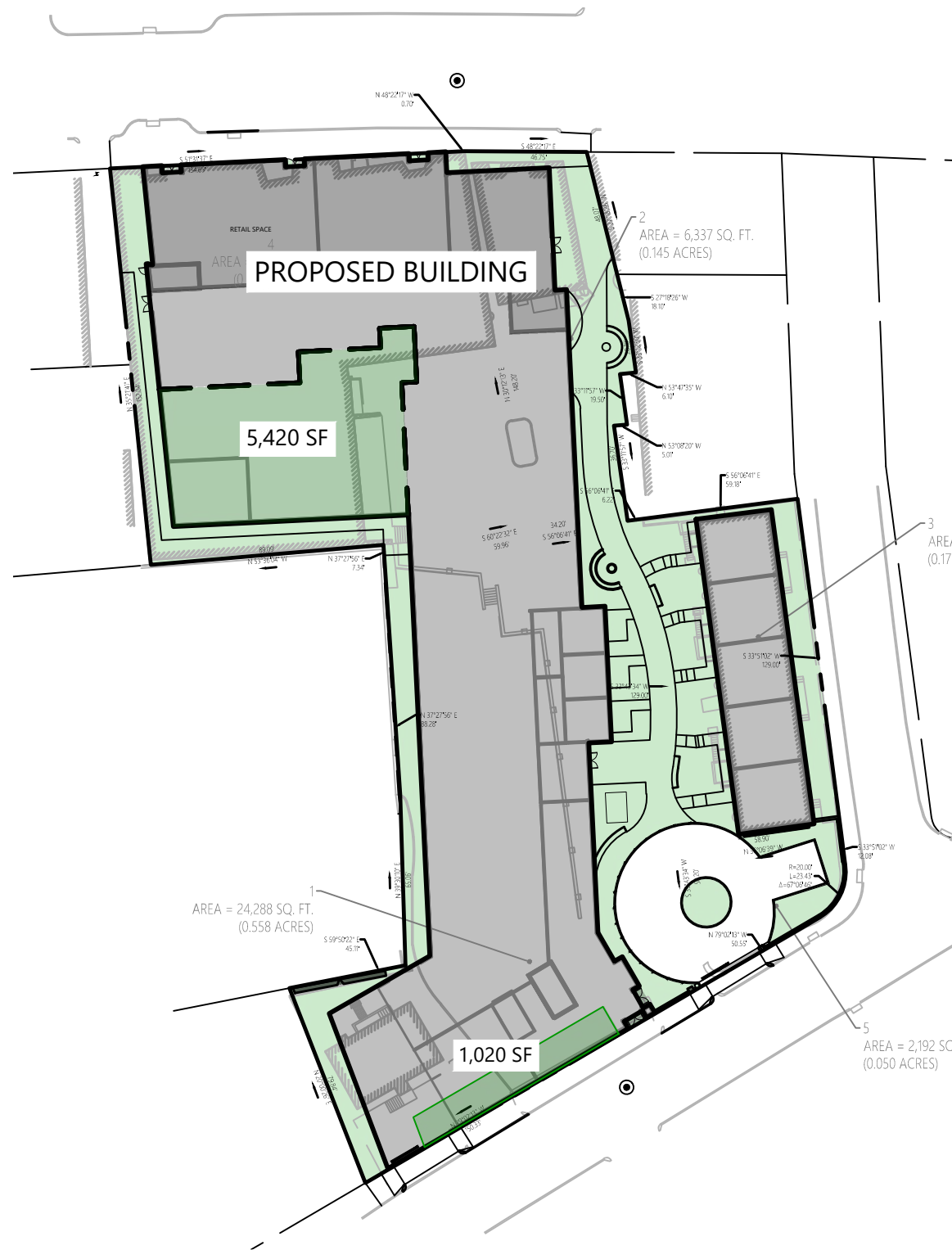
Zoning District:	Central Business (CB)	
Overlay District:	Design Overlay (DO)	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	N/A	61,853 Sq. Feet
MINIMUM FRONTAGE	N/A ^A	181.4 Feet
MAX. LENGTH OF CONTIGUOUS BUILDING FACADE	150 Feet/250 Feet by Sp ^A	249.3 Feet (See Architect Plans)
FRONT YARD SETBACK	N/A ^B	0.0± Feet
SIDE YARD SETBACK	N/A ^{B,H}	1.5± Feet
REAR YARD SETBACK	N/A ^B	0.3± Feet
MAXIMUM BUILDING COVERAGE	N/A	67.6% ^C
MAXIMUM IMPERVIOUS COVERAGE	100%	72.7% ^C
MAXIMUM BUILDING HEIGHT	55 Feet/5 Stories	65 Feet, 5 Stories (Pleasant St) 61 Feet, 5 Stories (Main St) (See Architect Plans)
MAXIMUM FLOOR AREA RATIO	4.0 ^D	2.20
MINIMUM OPEN SPACE	20% ^E	38.0% Open space at Grade = 17,075 SF Open space above Structure = 6,440 SF

*Zoning regulation requirements as specified in the Town of Watertown Zoning Ordinance, Amended as of December 11, 2018.

- A. PER SECTION 5.05(f) - THE MINIMUM FRONTAGE OF THE LOT SHALL BE 100 FEET FOR NEW CONSTRUCTION OF MULTI-FAMILY DWELLING STRUCTURES, TOWNHOUSES, AND ROWHOUSES. FOR ALL NEW CONSTRUCTION IN THE CB DISTRICT THE MAXIMUM LENGTH OF A CONTIGUOUS BUILDING FACADE SHALL BE NO MORE THAN 150 FEET LONG OR UP TO 250 FEET LONG BY SPECIAL PERMIT IN KEEPING WITH ADOPTED DESIGN GUIDELINES. OFFSETS OF A MINIMUM OF 25 FEET IN DEPTH AND 50 FEET IN LENGTH, SHALL BE INCORPORATED FOR FACADES TO NOT BE CONSIDERED CONTIGUOUS. THE MAXIMUM LINEAR DIMENSION OF A BUILDING SHALL BE LESS THAN 300 FEET LONG UNLESS A PROJECT OF GREATER LENGTH, BY SPECIAL PERMIT, IS DETERMINED TO BE IN KEEPING WITH ADOPTED DESIGN GUIDELINES.
- B. PER SECTION 5.05(p) - NO RESIDENTIAL OR MIXED COMMERCIAL RESIDENTIAL STRUCTURE SHALL BE ALLOWED WITHIN 25 FEET OF ANY OPEN SPACE/CONSERVANCY (OSC) DISTRICT BOUNDARY.
- C. PROVIDED IMPERVIOUS COVERAGE DOES NOT INCLUDE PERMEABLE PAVER AREAS OR PEASTONE SURFACED DOG AREA. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION REGARDING LANDSCAPE AREAS.
- D. PER SECTION 5.05(o) - FOR MIXED-USE PROJECTS OF ANY TYPE (RESIDENTIAL AND COMMERCIAL) THE MAXIMUM FLOOR AREA RATIO SHALL BE 4.0.
- E. PER SECTION 5.05(n) - FOR MIXED-USE DEVELOPMENT OF ANY TYPE (RESIDENTIAL AND COMMERCIAL) THE MINIMUM OPEN SPACE REQUIREMENT SHALL BE TWENTY PERCENT (20%).
- F. PER SECTION 4.13(b) - IN A CB DISTRICT, NO BUILDING SHALL BE ERRECTED WITHIN 10 FEET OF THE SIDE LOT LINE OF ANY ABUTTING LOT, ALL OR THE MAJORITY PORTION OF WHICH IS A RESIDENCE.
- G. PER SECTION 5.07(d) - 15% OF DWELLING UNITS SHALL BE DESIGNATED AS AFFORDABLE UNITS FOR PROJECTS CONSISTING OF 20 OR MORE TOTAL UNITS.
- H. THE EXISTING BUILDING FRONTING CROSS STREET AND ITS EXISTING SETBACK FROM THE ABUTTING RESIDENTIAL LOT ARE BEING RETAINED.
- I. APPLICANT REQUESTING SPECIAL PERMIT IN ACCORDANCE WITH SECTION 4.10. PER SECTION 4.10 - THE LIMITATIONS OF HEIGHT IN FEET SHALL NOT APPLY TO NECESSARY FEATURES USUALLY CARRIED ABOVE ROOFS OF BUILDINGS, BUT NOT USED FOR LIVING PURPOSES, SUCH AS WATER TANKS, SATELLITE DISHES, CHIMNEYS, VENTILATION SYSTEMS, BULKHEADS, AERIALS, CHURCH TOWERS OR SPIRES, ELEVATOR PENTHOUSES, SOLAR ARRAYS, AND RECEPTION ANTENNAS FOR THE USE OF THE OCCUPANTS OF THE BUILDING. IF VISIBLE, ROOFTOP VENTILATION SYSTEMS SHALL BE VISUALLY SCREENED IN A MANNER COMPATIBLE WITH THE ARCHITECTURAL LANGUAGE OF THE BUILDING. SCREENING OF ROOFTOP FEATURES SHALL ALSO BE EXCLUDED FROM THE CALCULATION OF BUILDING HEIGHT. SUCH FEATURES EXCEEDING THE HEIGHT PERMITTED IN THE DISTRICT BY FIFTEEN (15) FEET OR MORE SHALL BE ALLOWED ONLY BE SPECIAL PERMIT.

ADDITIONAL HEIGHT CONSISTENT WITH THE ADOPTED DESIGN GUIDELINES MAY BE GRANTED BY SPECIAL PERMIT WHERE PUBLIC AMENITIES ARE PROVIDED IN THE FOLLOWING FOUR (4) INSTANCES, HOWEVER IN NO CASE SHALL THE ADDITIONAL HEIGHT GRANTED BE MORE THAN TWO (2) STORIES:

1. AT IMPORTANT CIVIC INTERSECTIONS AND SQUARES.
2. WHEN DEFINING OR TERMINATING IMPORTANT VIEW CORRIDORS.
3. WHEN THE HEIGHT OF ADJACENT BUILDINGS EXCEEDS THOSE ALLOWED AS OF-RIGHT.
4. WHEN ADDITIONAL APPROVED PUBLIC AMENITIES HAVE BEEN INCORPORATED.



Legend:

Open Space = 23,515 sf
23,515 sf / 61,853 sf = 38.0%



Open Space Area

60 Scale

Parking Requirements

Use	Unit Quantity	Parking Ratio Requirements	Required	Provided
Retail Sales/Service and Office	6,946 SF	1 per 350 SF of gross floor area	20	
Residential	142 dwelling units	1 per dwelling unit	142	
		TOTAL	162	131 ⁽²⁾
		TOTAL WITH 19% REDUCTION ⁽¹⁾	131	131 ⁽⁴⁾

(1) PER SECTION 6.01(f) - WHERE IT CAN BE DEMONSTRATED THAT THE COMBINED PEAK PARKING NEEDS OF ALL THE USES SHARING THE LOT WILL, BECAUSE OF DIFFERENCES IN PEAK HOURS OR DAYS, BE LESS THAN REQUIRED BY SECTION 6.01(b), THE NUMBER OF PARKING SPACES TO BE PROVIDED MAY BE REDUCED ACCORDINGLY BY SPECIAL PERMIT. DEVELOPMENTS THAT ENCOURAGE THE USE OF ALTERNATE MODES OF TRANSPORTATION MAY BE ELIGIBLE TO RECEIVE A REDUCTION OF THE REQUIRED AMOUNT OF AUTOMOBILE PARKING SPACES BY SPECIAL PERMIT. THIS CREDIT MAY BE ACHIEVED BY DEMONSTRATING A REDUCED DEMAND FOR AUTOMOBILE PARKING BY THE ENCOURAGEMENT OF CYCLING, WALKING, CAR SHARING, AND USE OF PUBLIC TRANSIT. THE REDUCED PARKING REQUIREMENT SHALL CORRESPOND TO THE REDUCED AUTOMOBILE PARKING DEMAND, BUT IN NO CASE SHALL EXCEED 25%.

(2) PER SECTION 6.01(i) - MIXED-USE DEVELOPMENTS REQUIRED TO PROVIDE 50 OR MORE PARKING SPACES ARE REQUIRED TO PROVIDE A MINIMUM OF ONE (1) PARKING SPACE WITH AN ADDITIONAL ONE (1) PARKING SPACE PER 15 SPACES, UP TO A MAXIMUM OF THREE (3) SPACES, DESIGNATED FOR A CAR SHARING PROGRAM. IN ALL DEVELOPMENTS REQUIRING MORE THAN 100 PARKING SPACES, TWO (2) ELECTRIC VEHICLE CHARGING STATIONS SHALL BE PROVIDED, WITH AN ADDITIONAL ONE (1) CHARGING STATION PER 50 ADDITIONAL PARKING SPACES THEREAFTER UP TO A MAXIMUM OF FIVE (5) CHARGING STATIONS. FOUR (4) EV SPACES ARE PROPOSED. THESE REQUIREMENTS MAY BE MET THROUGH AN APPROVED SHARED PARKING PLAN WITH AN ADJACENT PROPERTY PER SPECIAL PERMIT.

(3) SEE ARCHITECT PLANS FOR INTERIOR PARKING CONFIGURATIONS.

(4) IN ACCORDANCE WITH PROJECT TRANSPORTATION DEMAND MANAGEMENT PLAN, THE OWNER WILL COORDINATE WITH A CAR-SHARE SERVICE TO LOCATE UP TO THREE (3) PARKING SPACES DESIGNATED FOR CAR-SHARE SERVICE VEHICLES WITHIN THE PARKING GARAGE.

Loading Requirements

Use	Gross Square Footage	Required	Provided	Loading Ratio Requirements
Retail	6,946	1	1	1 for up to 15,000 SF of Retail Space

SITE WILL BE SERVED BY SU-30 OR SMALLER TRUCKS.

Bicycle Parking Requirements

Total Automobile Parking	Parking Ratio Requirements	Required	Provided
131	1 per 5 automobile parking spaces	27	64

SEE ARCHITECT AND LANDSCAPE PLANS FOR BICYCLE PARKING LOCATIONS.



THIS PLAN, DATED 3.31.2022, LAST REVISED 10/16/2023 AND SIGNED AND STAMPED ON 10/18/2023 IS THE PLAN OF LAND THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE PLAN OF LAND THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY HUGH HAHN ON DECEMBER 21, 2023.

104 MAIN STREET

WATERTOWN, MA

O'CONNOR MANAGEMENT LLC

ARCHITECT

CONSULTANT



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

STAMP



10/18/2023

KEY PLAN

4	10.16.2023	Updated Special Permit Submission
3	09.19.2023	Updated Special Permit Submission
2	05.03.2023	Updated Special Permit Submission
1	03.07.2023	Special Permit Submission
MARK	DATE	DESCRIPTION
	3.31.2022	Zoning Board Submission
PROJECT NUMBER: 15224.00		
DRAWN BY: SRM/MAM		
CHECKED BY: HGH		

SHEET TITLE

Plan of Land

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

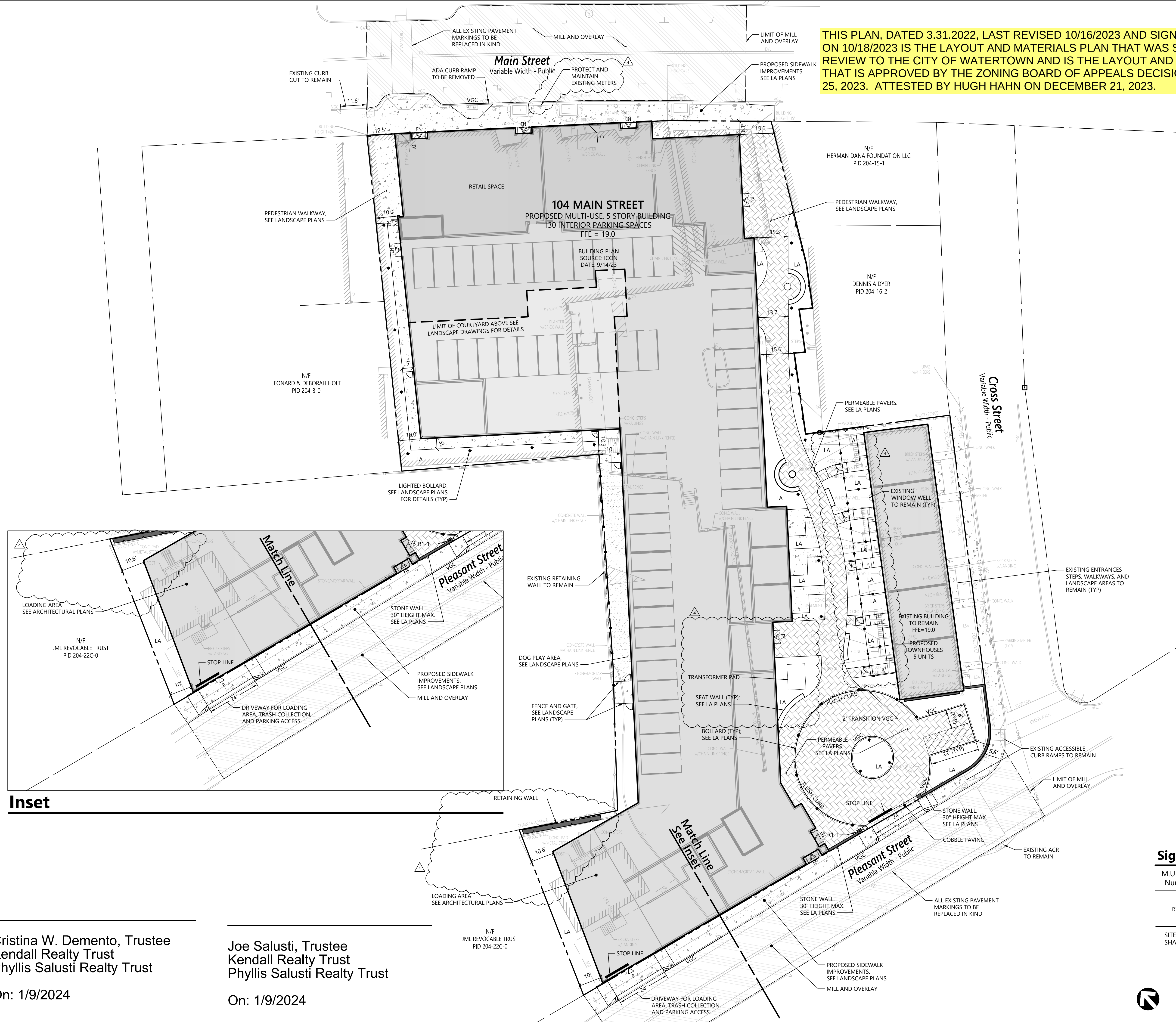
Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024



0 15 30 60 Feet

C-2.01



THIS PLAN, DATED 3.31.2022, LAST REVISED 10/16/2023 AND SIGNED AND STAMPED ON 10/18/2023 IS THE LAYOUT AND MATERIALS PLAN THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE LAYOUT AND MATERIALS PLAN THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY HUGH HAHN ON DECEMBER 21, 2023.

104 MAIN STREET

WATERTOWN, MA

O'CONNOR MANAGEMENT LLC

ARCHITECT

CONSULTANT



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

STAMP



Hugh G. Hahn
10/18/2023

KEY PLAN

4	10.16.2023	Updated Special Permit Submission
3	09.19.2023	Updated Special Permit Submission
2	05.03.2023	Updated Special Permit Submission
1	03.07.2023	Special Permit Submission
MARK	DATE	DESCRIPTION
	3.31.2022	Zoning Board Submission
PROJECT NUMBER: 15224.00		
DRAWN BY: SRM/MAM		
CHECKED BY: HGH		

SHEET TITLE

Layout and Materials Plan

C-3.01

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024



THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT
LLC

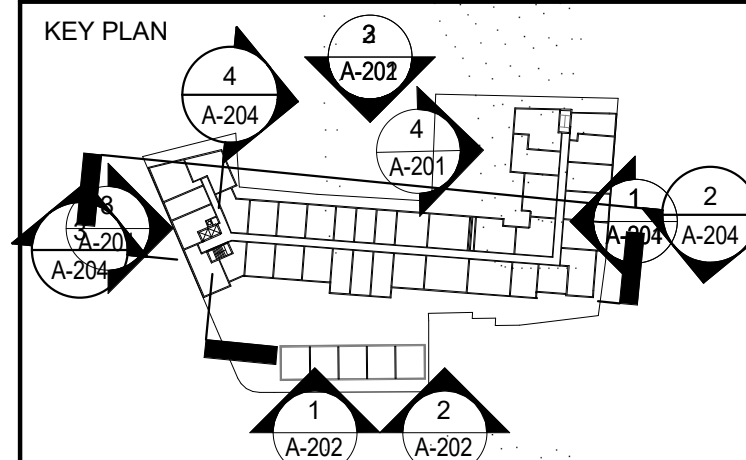
ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP



MARK	DATE	DESCRIPTION
	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

BUILDING
ELEVATIONS

A-201

FIBER CEMENT LAP SIDING
FIBER CEMENT PANEL
METAL SHINGLES
CASEMENT WINDOW
BRICK MASONRY VENEER



1 EAST
1/16" = 1'-0"

FIBER CEMENT LAP SIDING
FIBER CEMENT PANEL
METAL SHINGLES
CASEMENT WINDOW
BRICK MASONRY VENEER



2 EAST
1/16" = 1'-0"

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust
On: 1/9/2024

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust
On: 1/9/2024



3 WEST EXISTING BUILDING
1/16" = 1'-0"

ROOF 80'-6"
LEVEL 5 69'-0"
LEVEL 4 58'-4"
LEVEL 3 47'-8"
LEVEL 2 37'-0"
AVG GRADE 19'-2 3/8"
PARKING 8'-0"

EXISTING BUILDING OUTLINE

ROOF 80'-6"
LEVEL 5 69'-0"
LEVEL 4 58'-4"
LEVEL 3 47'-8"
LEVEL 2 37'-0"
AVG GRADE 19'-2 3/8"
PARKING 8'-0"

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

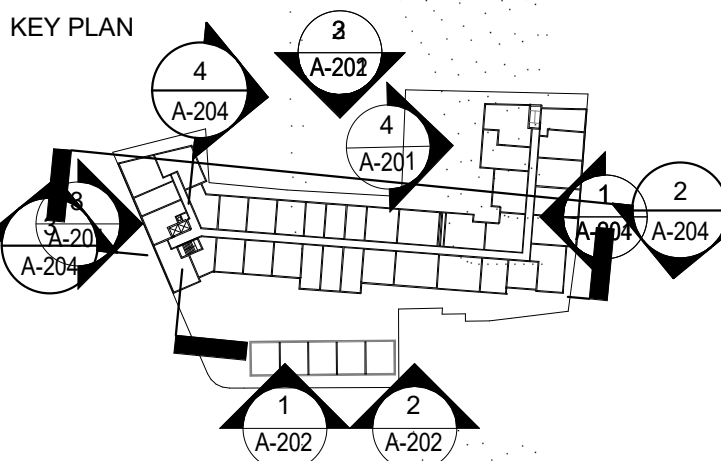
ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP



	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

BUILDING
ELEVATIONS

A-202

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW LOOKING WEST FROM MAIN ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-301

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW LOOKING SOUTHEAST FROM MAIN ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-302

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW LOOKING NORTHWEST FROM PLEASANT ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-303

9/18/2023 4:48:57 PM

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust
On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust
On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW OF ENTRY COURT FROM PLEASANT ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
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	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-304

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW ALONG CROSS ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-305

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW OF ARTWALK ALONG MAIN STREET

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT
LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-306

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW OF ARTWALK INTERIOR

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

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	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-307

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW LOOKING SOUTHEAST FROM PLEASANT ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

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	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-308

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

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VIEW ALONG CHURCH HILL ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

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PROJECT NUMBER: 221040
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SHEET TITLE

PERSPECTIVES

A-309

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

1-18-23


55 Olcott Street
Watertown, MA
January 13, 2023

Dear Historical Commission Member:

Before Christmas, Carolyn Gritter and I had the opportunity and pleasure to meet with Susan Steele regarding 104-106 Main Street in Watertown. We briefly discussed the findings of our historical research on this building and the architectural elements that make this a prime example of a retail establishment from Watertown's Late Industrial period. We also discussed Watertown's last remnants of worker housing in Watertown Square during this era, the two tenements on Cross Street.

I am not a trained historian, but I was surprised what even I could find about the Walker and Gardner families and the legacy that they left for our City.

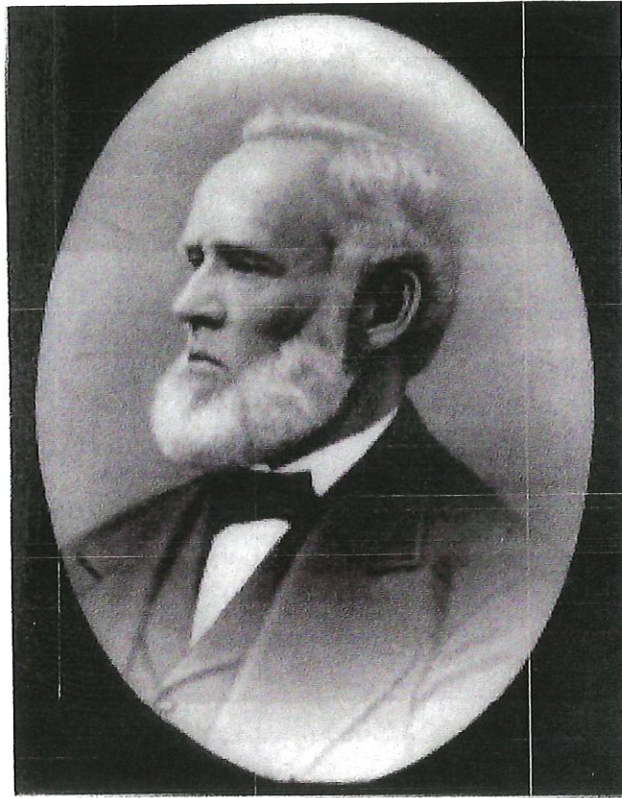
We also met this week with Larry Field to discuss our findings in more detail and gave him this document. I thought that it would be appropriate to pass this along to you folks as well.

Thank you.

Sincerely,



Linda Scott



Item Information

Title: Samuel Walker.

Description: He gave the land on which the present Main Library now stands and also gave \$4,500 for the new building. He came to Watertown in 1854 and engaged in country produce until 1859 when he turned to manufacture and sail of coal oils. He was a selectman from 1877 to 1879. He represented Watertown and Belmont in the Great and General Court in 1881 and 1882.

Format: [Photographs](#)

Location: [Watertown Free Public Library](#)

Collection [Watertown People](#)
(local):

Subjects: [Portraits](#)
[Walker, Samuel--b. 1818](#)

Places: [Massachusetts](#) > [Middlesex \(county\)](#) >
[Watertown](#)

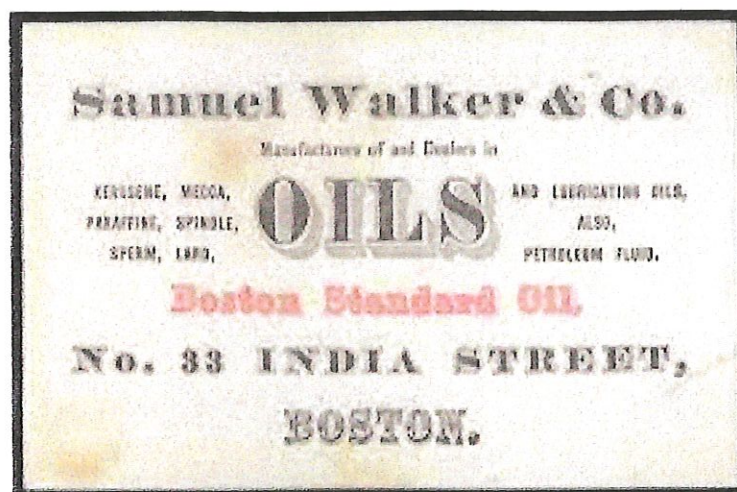
Permalink: <https://ark.digitalcommonwealth.org/ark:/50959/rv042z91m>

Samuel Walker was born in 1818 in Langdon, New Hampshire. His family had a large farm. Besides being a farmer, his father, Gilson, was active in local politics. His great grandfather, Samuel Walker (1721-1817), was one of eighty men from Shirley, Massachusetts who turned out at the Lexington Alarm. This fact lead one of Samuel's daughters, Mabelle, to be a founding member and treasurer of Watertown's DAR.

Samuel came to Boston in 1843. In 1849, he married Nancy Waitt Pierce. They returned to New Hampshire, where they had their first child, a daughter Abby Melissa

By 1854, Samuel and family had moved to Watertown, where he worked as an agent for Watertown farmers, who at that time, were a major source of produce for Boston.

In 1859, Samuel entered the oil business. He was at the very beginning of this industry and became extremely wealthy.



By the 1860 US Census, we see Samuel in Watertown with his wife and five children. Two of these children will die young, one will move to Minnesota as an adult, and Abby (the oldest girl) and Mabelle, the youngest Walker child, will play an important part in the Walker family real estate holdings after their father's death.

There is no way on this census to determine their address, but in the 1869-1870 Watertown Directory, this is what we find:

Walker Samuel, coal oil (40 Clinton, B.), house West Church, opposite Cross

And by the 1874 Watertown Directory, we see him listed at:

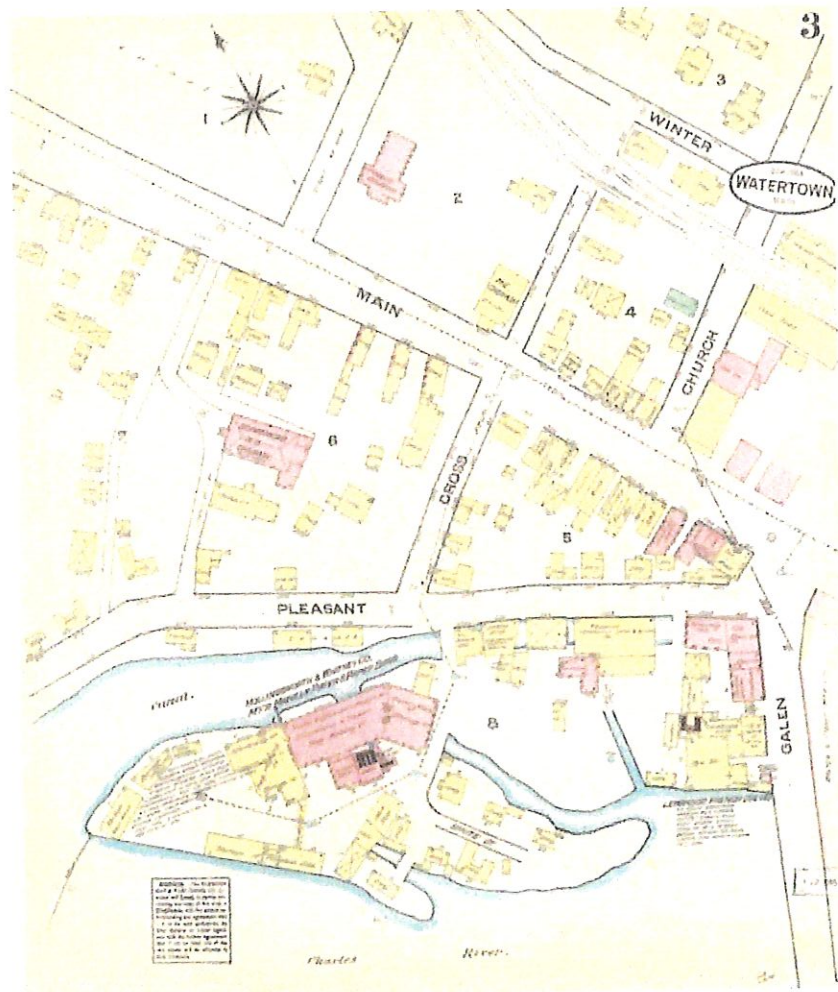
Walker Samuel (33 India, B.), h. Winter, opp. Cross

By 1877, Samuel Walker is a Watertown Town Selectman. He remains in that position through 1879. In his obituary, it is stated, "Few if any citizens had a better knowledge of the money matters of the town." See Obituary for full account

He also served Watertown and Belmont on the Great and General Court from 1881-1882.

Among Walker's many real estate holdings was a piece of property on Main Street. He gave it to the town with the stipulation that it would be used to build a new library. He also donated \$4500.00 for the building. He is solely responsible for the location of our library. He disclaimed any credit for his generosity, stating that it was a matter of business with him, improving the land by replacing an old building with a new.

The library was built in 1884. Around that time, Walker owned another property on Main Street (see 1884 Sanborn Map below). This was 80 Main Street, which was renumbered to 104-106 Main Street in 1912. The building on the corner of Cross and Main, next to Walker's building belongs to the Richardsons. This will be discussed later.





This would be one of the Walker family's longest held pieces of property, besides their homes.

Originally, it was meant as housing for workers. Among the tenants were the widow Mary Goding and her two sons. Herbert became a Watertown businessman, a plumber. And Harry worked for the Department of Agriculture in Washington, DC.

Another widow stayed for a while at 80 Main Street. Widow Annie Smith had a son, Edward, and a daughter, Catherine. Smith was widowed at the age of 26, when her husband, Edward, a brakeman for the Fitchburg Railroad, fell off the top of the train on an icy February day and fell under the wheels of the train. Unfortunately, this was a common occurrence. Working for the railroads in the 1800 and early 1900's was a dangerous job. The job of a brakeman on a train was particularly perilous. In railwaysurgery.org it is stated that 1 of every 28 railroad employees was injured on the job and 1 in 399 died.

Walker stayed very close to this area in a grand house on Winter Street. This is the Samuel Walker House, 27-29 Winter Street, built in 1886. He lived here until he died.

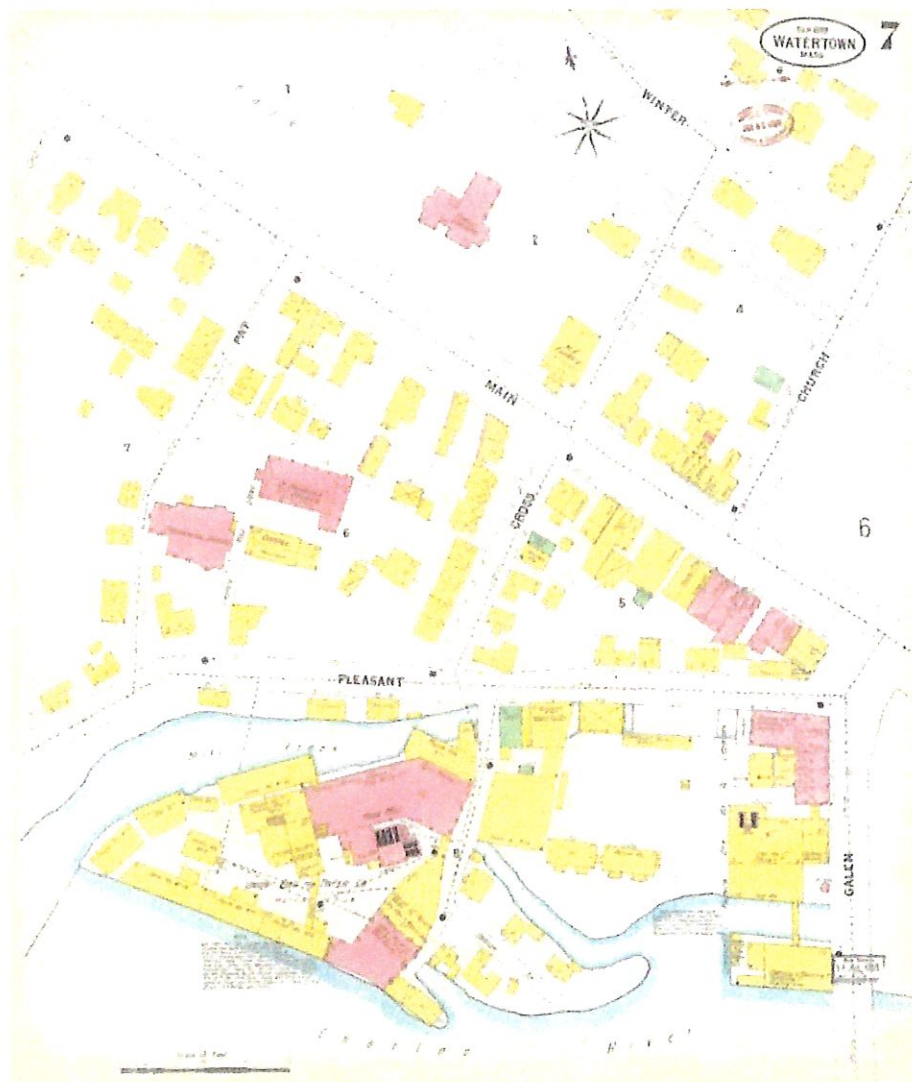
MACRIS: Massachusetts Cultural Resources Information System

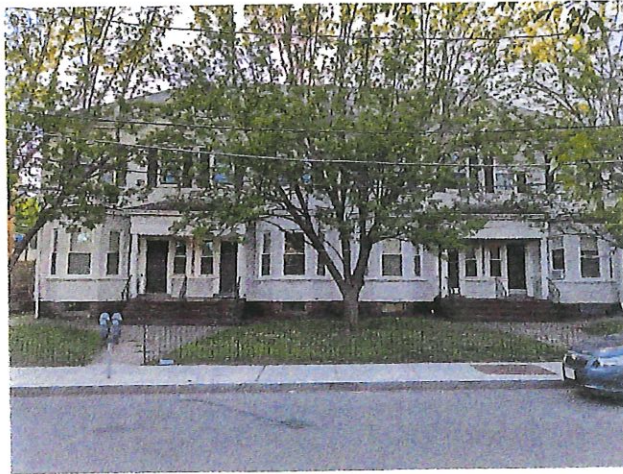


In 1884, the Town had another crisis. The part of town on the south side of the river petitioned the Legislature to allow them to secede to Newton. According to south side citizens, they were receiving inferior town services. Samuel was an active appointed member on at least two committees charged with making Watertown's water supply secure and sewer construction run smoothly. These committees were able to quell the rebellion, stating that the new Town sewers would be installed on the south side first. This seemed to placate the disgruntled residents and save Watertown from yet another loss of acreage.

In 1899, at the age of 81, Samuel Walker died. He left his holdings in the care of his two daughters, Abby and Mabelle, who were now married women with children. In Town property records from the time of his death, their names are listed as owners and their rights secured.

Let's go to the September 1889 Sanborn Insurance Map:

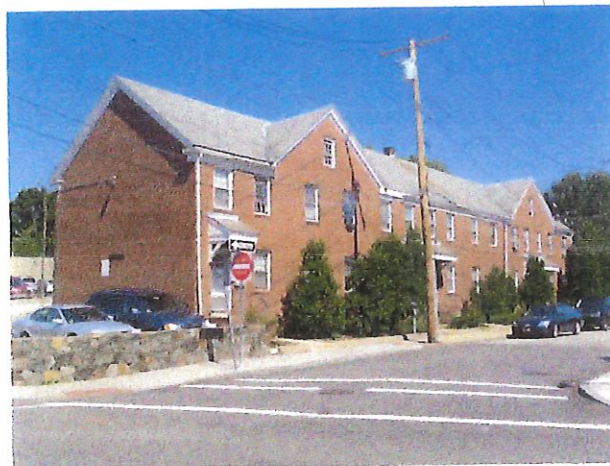




Built 1879

You'll notice that the building on the west side of Cross Street, on the corner of Main is oriented toward Cross Street, but this will change. This house on the corner belonged to Dr. Samuel Richardson. He lived and saw patients here for about ten years. He also owned the white tenement next door on Cross Street. In a few years, his family would also own the brick tenement on the corner of Cross and Pleasant Streets (not yet built).

These tenements were built for the factory workers during Watertown's Industrial Period and are the only examples left of this type of architecture to commemorate Watertown's Industrial Revolution.



Built 1887

CROSS STREET.				
1	Gilbert, Dana	27	paper mill	Cross
2	Blakeney, Thomas R.	56	"	"
3	Mahan, John	35	teamster	"
3	Clifford, John J.	45	shoemaker	"
4	Gregory, William	48	laborer	Arsenal
4	Hann, Francis	22	teamster	"
7	Quinn, Patrick	26	laborer	Summer
7	Gallagher, Patrick	75	"	Cross
9	Curran, Charles	51	"	"
10	Quirk, James	64	"	No. Beacon
10	Morgan, Timothy	22	"	"

1897 Poll Tax record for the brick tenement on Cross Street

Samuel Richardson was the son of Watertown's Dr. Ebenezer Richardson and Rhoda Coolidge. The family had moved to New Hampshire at some point, but by 1869, Dr. Samuel Richardson was back in Watertown practicing medicine on the corner of Cross Street and Main. You can see his ads in the Watertown Directories for his services.

Samuel had a daughter named Harriet. Harriet married a businessman from New York named Symmes Gardner. They had a son named Charles B. Gardner, Samuel Richardson's grandson.

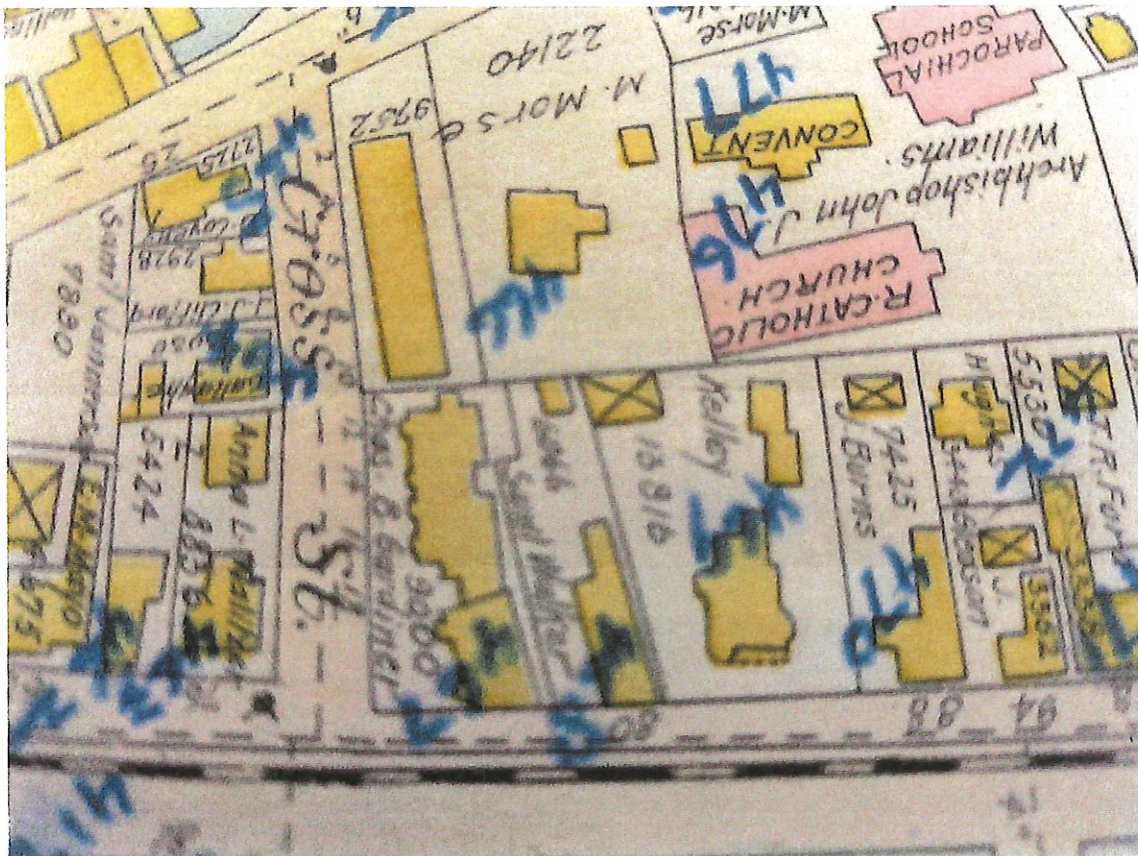
To say that the Gardner family was a sickly family would be an understatement! Harriet died on a trip to Paris at the age of 46. Charles went to live in Watertown with his grandparents when his mother died. He was 15. His dad died a few years later at the age of 54. By the time Charles was 22, he had married Abby Walker. They lived in this house:

The Charles B. Gardner House, 9 Winter Street, built in 1882
(Massachusetts Cultural Resource Information System)



And by the time Samuel Richardson died in 1879 and Samuel Walker died in 1899, this whole corner and the south west side of Cross Street was owned by the Gardner/Walker families.

Sanborn Map 1889 (WFPL)



1899 Watertown Valuation Records:

Gardner, Chas. B., estate of.
house by Allen.
6,656 sq. ft. land, S 3, B 14, L 8
double house by tenants
tenement block
9,000 sq. ft. land, S 2, B 3, L 5

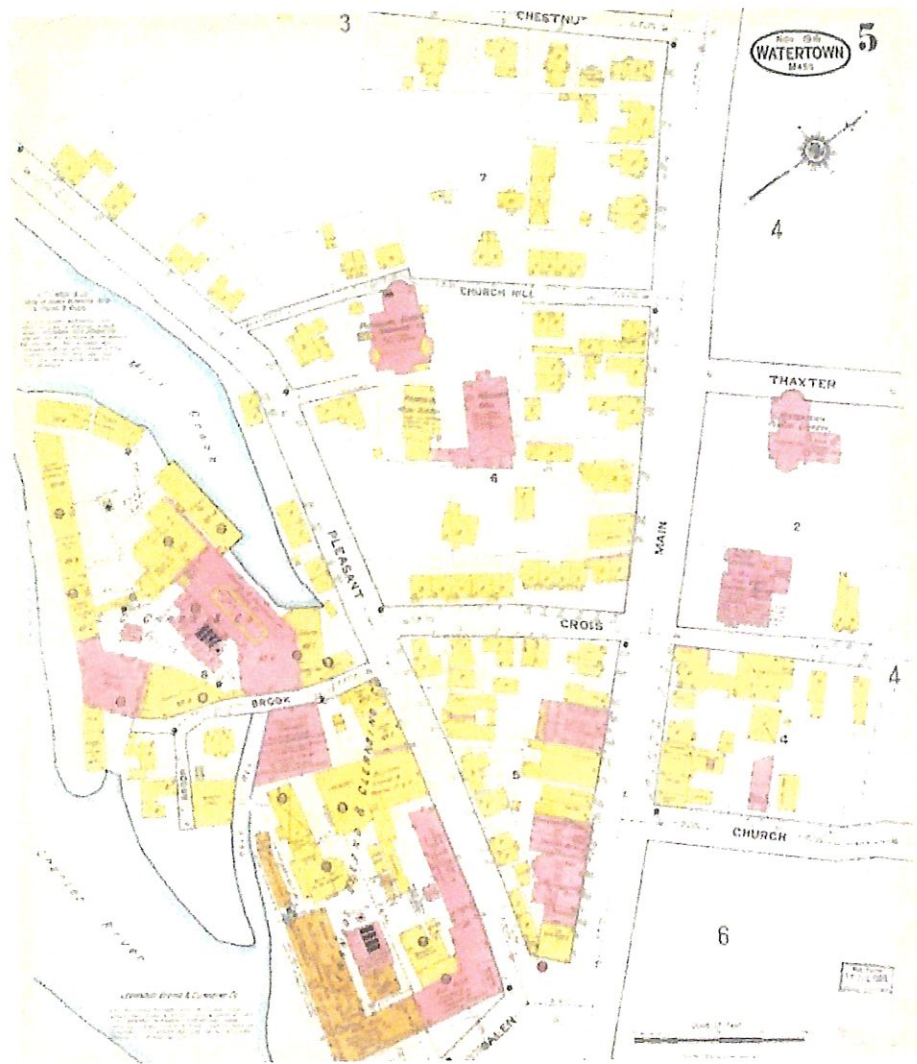
In 1890, when Charles, Abby's husband, died of a heart attack at age, 40, (see Charles' obituary), Abby was entirely in charge of Gardner family real estate decisions.

The Mass Historical Commission Reconnaissance Survey Town Report of 1980, states that during this period in Watertown (the Late Industrial Period), its development included "major expansion and prosperity of most of Watertown's 19th century industries" and that at the same time "older neighborhoods north and south of the Square and south of Route 20 (Main Street) filled in with simpler Italianate, mansard, Queen Anne, and colonial revival cottages and houses..."

Our supposition is that the business-savvy Walker sisters understood that all of these new residents were going to need somewhere to shop, and they adapted their property at 104-106 Main Street to fit the commercial needs of the area and times.



In the early 1900's Abby and Mabelle made the decision to renovate the building at 104 - 106 Main Street to retail space. Reorienting Dr. Richardson's house to Main Street, making it retail space, as well, happened around 1925.



Sanborn Map 1916

By 1906, 104-106 Main Street is listed as stores, not residences. What they created in 104-106 was a perfect example of an early 1900 storefront. Again, Main Street in Watertown had other examples of this architecture, but they have since been torn down.

104-106 Main Street had a variety of tenants, a grill, a Chinese laundry, a real estate office, but the longest tenant was Antonio Lauricella, a fruit and vegetable vendor, who rented the Walker space for about 45 years! Shortly after both daughters died, Abby in 1940 and Mabelle in 1942, Antonio moved his business.



Bakery on Main Street

DEATH OF MR. SAMUEL WALKER

The death of Mr. Samuel Walker, which occurred last Saturday evening, is the cause of universal regret and much sympathy for the bereaved relatives. Mr. Walker was one of Watertown's staunchest citizens, loyal to her interests, honored by her citizens. He will not only be missed about the streets, but especially in the town meeting, where his sound and able judgment was always recognized in matters of finance. Few if any citizens had a better knowledge of the money matters of the town. His outstanding notes was his special subject of attention, and he usually named the time for their payment, arranging them so they would fall on years when the town could care for them instead of having a number come due in one year and few if any, the next. His words were always listened to with deep interest and attention, and his advice was followed in almost every instance. Few men were so devoted to the members of their family, and his loss to them can only be realized by their most intimate friends.

He was born in Langdon, N. H., Feb. 9, 1818. His father, Gibson Walker, owning five or six hundred acres, raising large numbers of sheep, with other stock, hay and grain, found time to serve his town as treasurer for over thirty years. He was a son of Abel Walker, of Shirley, Mass., whose father, Samuel, one of the eighty who responded to the Lexington alarm on the 19th of April, 1775, was the great grandson of Samuel Walker, Sr., of Woburn, Mass., who was born in England in 1615, came with his father, Captain Richard Walker, to find a home in Lynn.

Mr. Samuel Walker came to Boston in 1843, when he was twenty-five years of age. In 1854 he came to Watertown, where he

has since resided. For about five years he engaged in the sale of produce, when he

He was the second to import coal from Scotland for the manufacture of oil, before the discovery of the oil fields of Western Pennsylvania. He had been successful in business and was the sole proprietor of the Samuel Ed Walker Oil Works at Somerville. The plant can be seen from the Fitchburg railroad, and is located near the John P. Squires packing works.

Mr. Walker for more than forty years has been prominent in town affairs. He served on the board of selectmen in 1877, 1878 and 1879. In 1881 he represented the town in the legislature, being returned for another term the following year. He was one of the benefactors of the public library, giving \$1600 toward the new building. He disclaimed any credit for his generosity, stating that it was a matter of business with him, and that he gave the money so that the old building on the land could be removed and the ground improved. It was his wish that the town should buy the old Methodist church property, at the corner of Main and Cross streets, when he would give it a strip of land between that land and the library property. The town never saw fit to accept the offer.

He leaves a widow and three daughters, Mrs. Abby Gardner, Mrs. William C. Whitney and Mrs. John D. Dickinson.

Funeral services of a simple character were held Wednesday afternoon from his late residence, 7 Winter street. Rev. William H. Savage officiated. There was no singing nor pall bearers. The burial was in Mt. Auburn cemetery. Many business associates of Mr. Walker's, prominent men, and relatives and friends attended the service. Mr. Walker owned considerable real estate in Watertown and a number of his tenants were among those who attended. By them he is held in the fondest remembrance. He was an exceptionally kind and upright landlord and was honored by his tenants.

Watertown
Enterprise, December
8, 1899, page 3.

Death of Charles B. Gardner.

The news of Mr. Charles B. Gardner's sudden death last Tuesday evening, while at Swampscott, was received in Watertown Wednesday morning with much pain and regret. The story seemed hardly credible, as Mr. Gardner was in town Monday, looking as well as usual. With his wife he was visiting Mr. and Mrs. E. C. Graves of Beach Bluff avenue, Swampscott, Tuesday evening. The party stopping at the cottage attended a musicale at the Tilton House near by. Mr. Gardner did not accompany them, as he was feeling slightly ill, but occupied a seat on the piazza until their return. About half an hour later, Mr. Graves returning to the house, saw Mr. Gardner still sitting on the piazza, and spoke to him, but received no answer. He again spoke and upon receiving no answer, put his hand on Mr. Gardner's shoulder and shook him. He then took him by the hand, but found it was cold. All efforts to resuscitate Mr. Gardner failed, and he did not recover from his unconscious state. Death was caused by heart failure. The body was brought to Watertown, Wednesday night by undertaker Gregg.

He leaves a widow and one son, Roy, who has been seriously ill, and has been at the White Mountains recuperating. Much sympathy is expressed for the family by the entire town. Mr. Gardner was beloved and respected by all who knew him. He had a quiet, retiring disposition, was warm hearted, and always ready to help his less wealthy fellow-men. His absence will be felt, not only in his family, but by the entire community.

Deceased spent most of his youthful days in New York, his summers in Watertown, and removed permanently to Watertown when 10 years old. After graduating from the grammar school here, he attended private schools in Boston and West Newton for some time. He was a member of the Newton and Boston Cadets, and at the great Boston fire of 1874, did military duty. Mr. Gardner was a trustee of the Watertown Savings bank. He was a member of, and regular attendant at the First Parish church, where his loss will be sorely felt, and was at one time a member of the Parish committee. He belonged also to the Unity and Cultarian clubs. Although urged many times to accept public office, he gently but firmly declined, and seldom took part in town meetings. He had no regular business, being a gentleman of leisure, in consequence of a fortune inherited from his father, who did a large business at the beginning of the late war, with the government.

The funeral took place from his late residence this afternoon, the interment being made at Mt. Auburn.

Old Residents. — Mr. Samuel Walker was born in Langdon, New Hampshire, February 9, 1818. His father, Mr. Gilson Walker, a farmer of five or six hundred acres, raising large numbers of sheep with other stock, hay and grain, found time to serve his town for over thirty years as town treasurer. He was a son of Abel Walker, of Shirley, Massachusetts, whose father, Samuel, one of the eighty who responded to the Lexington alarm on the 19th of April, 1775, an enterprising citizen, treasurer of Shirley for a dozen years, was the great-grandson of Samuel Walker, sr., of Woburn, who was born in England in 1615, came with his father. Captain Richard Walker, to find a home in Lynn, in 1630.

Mr. Samuel Walker, the subject of our sketch, thus preceded by an honorable and trusted ancestry, some of whom distinguished themselves as pioneers in the settlement of New Hampshire, notably of Charles-town and Langdon, came to Boston in 1843, when he was twenty-five years old, and to Watertown for a home in 1854. He was at first engaged in the sale of country produce, say till 1859, since which time he has been engaged in the manufacture and sale of coal-oils. He was the second to import coal from Scotland — Downer was the first — for the manufacture of oil, before the discovery of the oil fields of Western Pennsylvania, which quickly supplied the market with crude petroleum. This had to be distilled and purified and prepared for use, a work for which the previous manufacture had led the way, but it soon came to revolutionize the artificial means of illuminating our homes and our shops, our factories and our streets, and in time, as it already cooks our food, will come to be the source of heat for steam-boilers and locomotives, as in Russia, and will probably drive our dynamos for all electrical work.

Walker's high-test white oil, like Pratt's astral oil, is one of the best for illuminating purposes. Mr. Walker has served the town of his adoption as selectman in 1877, 1878 and 1879; has represented the towns of Watertown and Belmont in the Great and General Court in 1881 and 1882. He was one of the benefactors of the Free Public Library in 1883, giving the sum of \$4,500 towards the new building while disclaiming any patriotic or charitable motives, giving it, as he said, as "an investment in improvements to his own home." This fronts on the beautiful lawn surrounding the library building, but is separated by a dense line of trees, a street and the railway. He can see this lawn in summer, as any one in town can see it, by going around to the street in front of it.

History of Middlesex County, Massachusetts

Hurd, Library of Congress

Historical Sketches of Watertown, Massachusetts

https://archive.org/stream/historicalskech00inwhit/historicalskech00inwhit_djvu.txt

The New Public Library BuILDl^•Ct. – The room on the first floor of the Town-House answered very well the purposes of the library for several years. Beginning by taking the room long occupied first by William Sherman, then William H. Ingraham, and last by Joel Barnard as a dry-goods store, it was soon found neces.sary to take the other side, occupied for many years by Samuel Noyes for medicines and groceries. Then, by changing the position of partitions, taking in an engine-room, certain rooms were obtained for town oflices. The location was admirable forthe uses of the library, but the growing collection could with difficulty be managed, and the room seemed to grow closer and closer. The question of a new building was discussed in the annual reporis and in the local precis, until in 18S2 the way seemed clear to obtain a new building. In the librarian's report for that year he said, " We have looked forward with longing eyes for several years to the possession of a proper building for this library." In the report for 1881 he said, "Fortunate is the town, too, it seems to us, that others feel this need so pressing that they are willing to offer to the town, dollar for dolhir, the means needed to |)ut the library in a sufficiently large, well-ventillated, well-lighted, fire-proof build-

The attempt was made to raise \$20,000 by subscription, and then ask the town to raise as much more for a suitable building. The trustees themselves subscribed, showing their good faith, and Hon. Hollis H. Hunnewell, son of Dr. Walter Hunnewell who once lived on Main Street and practiced the healing art in our village, generously olfered to give \$10,000. one-half of this. Mr. Samuel Walker offered over \$4000 if the library were located on Main Street,' and other

large amounts were quickly pledged - so that even more than the amount stipulated was secured. The town then came together and appropriated \$20,000, and appointed a building committee to proceed at once to obtain plans and estimates, and then to prosecute the work until the building was completed and turned over to the Board of Trustees. The architects chosen by this committee were Shaw & i Hunnewell, of Boston; the contractor, David Perkins, also of Boston.

T

Taken from:

History of Middlesex County, Massachusetts: with biographical sketches of many of its pioneers and prominent men Vol 3, by Duane Hamilton Hurd

<https://www.ebooksread.com/authors-eng/d-hamilton-duane-hamilton-hurd/history-of-middlesex-county-massachusetts--with-biographical-sketches-of-many--dru/page-105-history-of-middlesex-county-massachusetts--with-biographical-sketches-of-many--dru.shtml>

Dr. Samuel Richardson, descended in the sixth generation from Samuel Richardson, who was born in England in 1610, emigrated to America in 1636, and also was one of the founders of Woburn.

The doctor was the only son of Captain Ebenezer

and Rhoda (Coolidge) Richardson ; born at Newton, Mass., Jan. 13, 1795; married, 1820, to Mary Kidder, daughter of Isaac and Mary Kidder, of Townsend, Mass. He studied medicine with Dr. Moses Kidder, of Dublin, N. H., and Dr. Stephen H. Spaulding, of the same place ; afterward with Dr. Amos Mitchell. Dr. Richardson practiced medicine at Peterborough, N. H., until 1838, when he removed to Watertown, Mass. His wife, Mary, died in 1861. In June, 1873, he married Sarah Barnard, of Watertown, who still survives him. Dr. Richardson died here, Feb. 12, 1879, leaving a son. Dr. Coolidge Richardson, of Ware, Mass., and a grandson in this town, Mr. Charles B. Gardner, a gentleman of gener-

ous culture, who died the last part of July, 1890, leaving an only son, Roy Richard. ^on Gardner, who having passed his examinations for Harvard College, is to spend a year in European travel, partly for his health.

February 7, 2024
February 7, 2024

RE: 104 - 106 Main Street

Hello Historical Commission Members,

These pages are outrageously large! I apologize in advance! It's a function of:

1. My eyesight is declining as I age.
2. I used to teach elementary school kids, and this was a format that worked for them.
3. I hoped to turn these pages into a slideshow, but I ran out of steam!

When I learned from information received from the DCDP that the builder (and possibly the architect) of 104-106 Main Street was William Iliffe, I was curious. Here's what I found out about this talented man, adding even more historical relevance to this property.

I've been led to believe that you may not have received information that I sent to you in January 2023 about the prominent citizens who owned 104-106 Main Street, the Samuel Walker family. I hope that you have received this information by now.

I hope that as well as learning a little more about this property that you'll enjoy doing it!

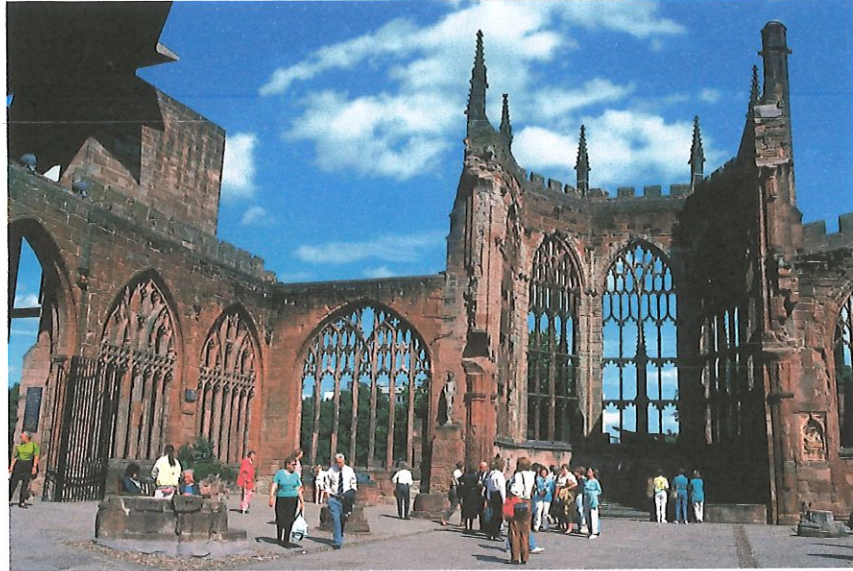
One of my takeaways from the Walker sisters (Abby (Walker) Gardner and Mabel (Walker) Dickenson) was their sense of agency. I think it's a tribute to their mother and father that these young women felt comfortable making independent financial decisions in their lives. They worked as a team, a very successful one at that!

I hope to attend the Historical Commission meeting on this site on February 28th.

Thank you for your attention to this matter!

Linda Scott
55 Olcott Street
Watertown, MA

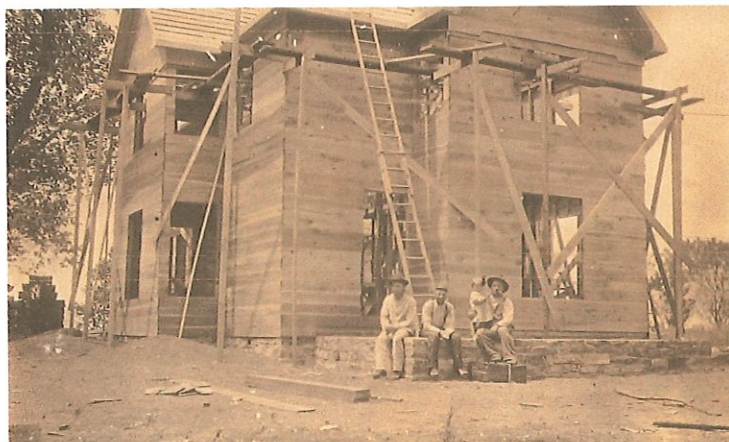
William Henry Iliffe
Born in 1866 in Coventry, England



William's father, who was a carpenter and a joiner, died in 1873, when William was 7 years old.

By the 1881 English Census, we see that 15 year old William is following in his father's footsteps.

He is listed as a carpenter and joiner (apprentice).



In 1899, William emigrated to the United States with his mother and soon to be wife.

By 1900, he and his family were living in Watertown on Melendy Avenue.



In Watertown and the surrounding area, William was well known for being a master builder.

Historical Narrative written by David Russo:

“Iliffe was the builder of a large number of architecturally important houses in the Russell Avenue area.”

<https://content.civicplus.com/api/assets/5f520b10-30eb-47b5-84e1-30866d8f5a34>

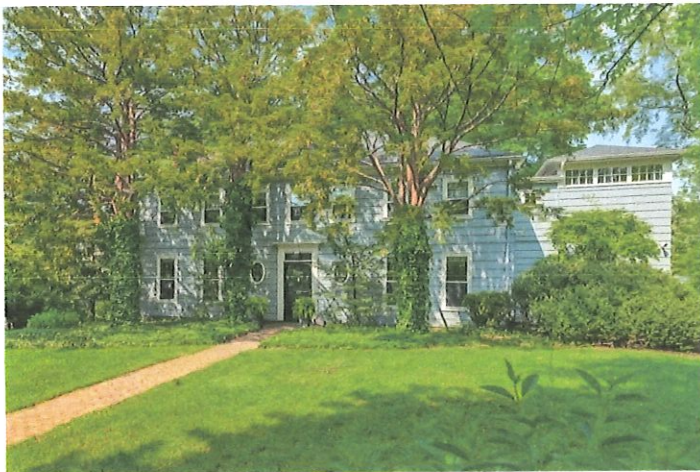
Here are some of his building accomplishments:

19 Garfield Street



The Frederick Robie House (1900)
On MACRIS database

26 Bailey Road



The Dr. John D. Dickenson House (1923)
On MACRIS database

50 Bailey Road



The Lafayette Blair House (1898)
On the MACRIS database

86 Bailey Road



The Frederick Colby House (1913)
On the MACRIS database

99 Bailey Road



The William Iliffe House (1913)
On the MACRIS database

The Parish House of Church of the Good Shepherd



On MACRIS there are 4 architects listed: Blackwell, R.M.; Dodge Bros.; Haynes, Alberto F.; Iliffe, William H.

St. John's Methodist Episcopal Church



“At the annual Trustees meeting of April 7, 1924, Mr. James Bailey reported for the Remodelling Committee that a contract for the construction work had been made with Mr. William H. Iliffe for additions and alterations on the present church edifice...”

<https://content.civicplus.com/api/assets/85f368ec-0d63-489e-bfc1-0a5be547f6df>

96 Russell Avenue



The Willard C. Chamberlain House (1911)
On the MACRIS database

153 Russell Avenue



The James Bailey House (1924)
On the MACRIS Database

35 Arden Road



The Everett Critchett House (1926)
On the MACRIS database

He also built this building:



104 -106 Main Street (1907)

He was chosen for this job by the owners of the property, Abby (Walker) Gardner and Mabel (Walker) Dickenson.

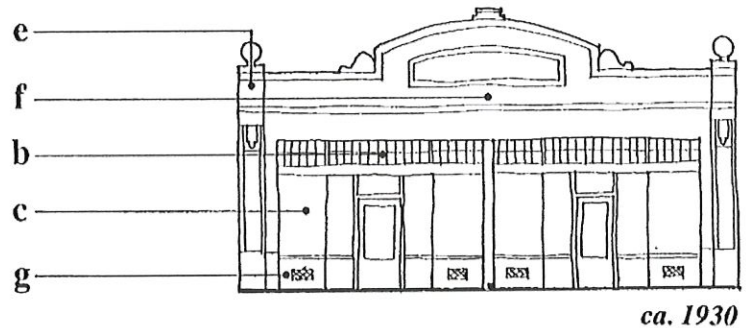
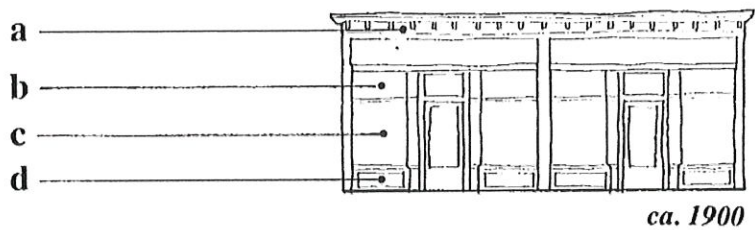
104-106 Main St.	Lot 7	#401
	Jan. 7, 1907.	
Store		
Owner	Mrs. J. E. Dickenson & Mrs. C. B. Gardner	
Arch.		
Builder	William Iliffe	
Size	34x34x52	
Cost	\$3000.00	
Material	Wood	

104-106 Main Street was featured in the 1989 Watertown Square Design Handbook created by the DCDP:

1. Older One-story Buildings

The Square has two types of these buildings: those built at the turn of the century, and those built between the Wars. Their components are essentially the same, although their detailing is different. They can be found especially along the north side of Mt. Auburn Street and along both sides of Main Street. These buildings possess a variety of stylistic variations which are a tremendous asset to Watertown Square. Their features should be uncovered and proudly displayed.

- a. cornice
- b. transom window
- c. storefront
- d. wood base
- e. masonry pier
- f. parapet
- g. wood or stone base



It had all of the design features that were used in 1900's storefronts:

Cornices

Transom windows

Storefront windows

A wooden base



The 1989 Watertown Square Handbook labelled 104-106 Main Street as:

“An excellent example of traditional storefront to be maintained!”

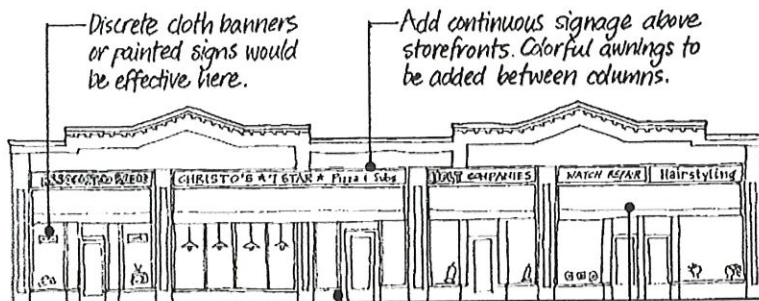


To see the entire 1989 Watertown Square Design Handbook:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=21106&repo=r-5ece5628>



← 92-102 Main St. This attractively detailed building should receive a uniform signage and awning treatment. →



Remove overscaled brand name sign and accessory signs on columns and on side of building.

Remove stucco infill and replace with traditional storefront.

Replace overscaled awning with one to match adjacent stores.

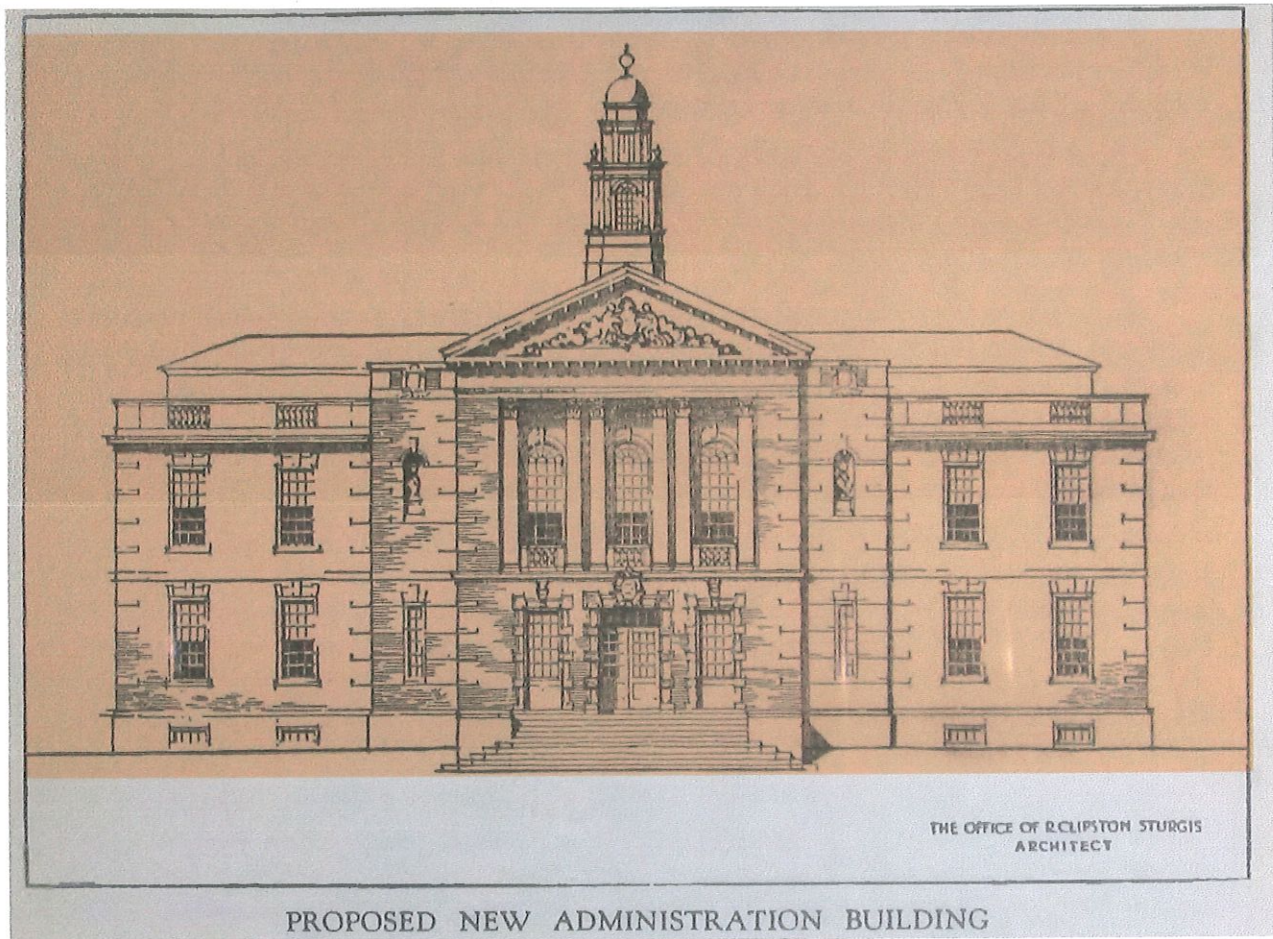


Excellent example of traditional storefront to be maintained. Limit signage to band above storefront

Replace door with traditional style.

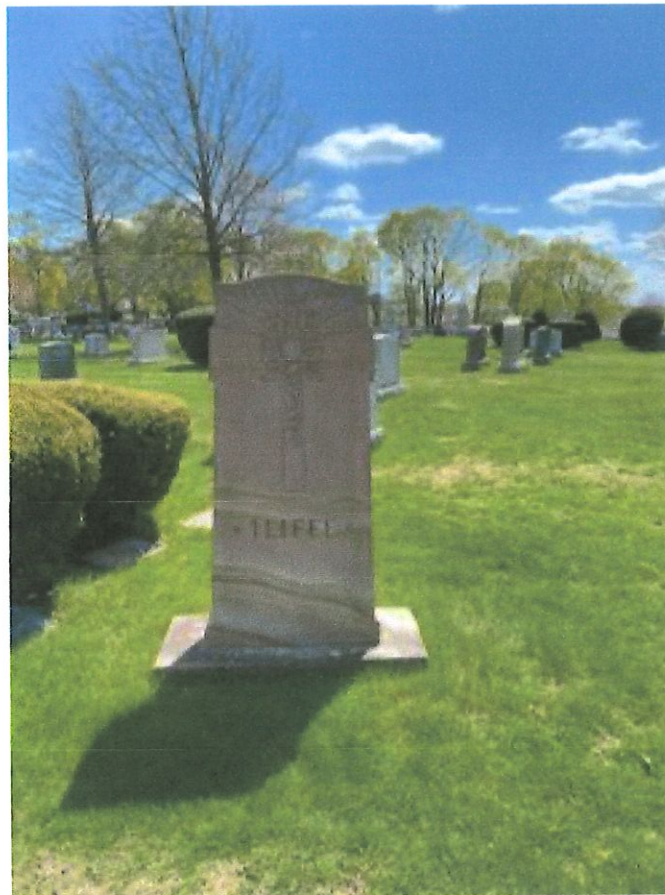
W. H. Illife was a trusted member of the Watertown building community.

In 1930, he was one of 7 men appointed to the Committee on Administration Building of the Town of Watertown to select a site and design for the new Watertown Town Hall. They selected this:



William died in 1940, at the age of 74, having given Watertown the benefit of his lifetime of skills and experience. No project was too big or too small, and he approached each one with the same professional attention.

He and his family are buried in Ridgelawn Cemetery.



Respectfully submitted by: Linda Scott

William H. Iliffe

in the 1881 England Census

Detail

Source

Name	William H. Iliffe
Age	15
Estimated Birth Year	abt 1866
Relationship to Head	Son
Mother	Phoebe Iliffe
Gender	Male
Where born	Coventry, Warwickshire, England
Civil parish	Coventry Holy Trinity
County/Island	Warwickshire
Country	England
Street Address	28 King William St
Occupation	Carpenter & Joiner (Apprentice)
Registration district	Coventry
ED, institution, or vessel	17
Neighbors	View others on page
Piece	3073
Folio	65
Page number	36

Household Members (Name)	Age	Relationship
Phoebe Iliffe	60	Head
Elizabeth S. Iliffe	23	Daughter
Phoebe J. Iliffe	17	Daughter
William H. Iliffe	15	Son

William H Iliffe

in the 1900 United States Federal Census

Detail**Source**

Name	William H Iliffe [William Iliffe]
Age	34
Birth Date	Jan 1866
Birthplace	England
Home in 1900	Watertown, Middlesex, Massachusetts
Street	Melendy Avenue
House Number	7
Sheet Number	23
Number of Dwelling in Order of Visitation	439
Family Number	471
Race	White
Gender	Male
Immigration Year	1889
Relation to Head of House	Head
Marital Status	Married
Spouse's Name	Mary Iliffe
Marriage Year	1891
Years Married	9
Father's Birthplace	England
Mother's Name	Phoebe Iliffe
Mother's Birthplace	England
Years in US	11
Naturalization	Alien
Occupation	Bulder

Can Read Y
Can Write Y
Can Speak English Y
House Owned or Rented Own
Home Free or Mortgaged Mortgaged
Farm or House H
Neighbors [View others on page](#)

Household Members (Name)	Age	Relationship
William H Iliffe	34	Head
Mary Iliffe	34	Wife
Jessie Iliffe	7	Daughter
Dora Iliffe	5	Daughter
Gladys Iliffe	6/12	Daughter
Phoebe Iliffe	79	Mother

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William H Iliffe

in the U.S., Newspapers.com™ Obituary Index, 1800s-current

Detail

Source

Name	William H Iliffe
Gender	Male
Residence Place	99 Bailey road Watertown
Death Date	9 Dec 1940
Death Place	Watertown
Obituary Date	11 Dec 1940
Obituary Place	Boston, Massachusetts, USA
Newspaper Title	The Boston Globe

 The facts in this collection were found using artificial intelligence technology and may contain errors. [Learn more](#)

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Photo added by Kevin Miller

William Henry Iliffe

BIRTH

3 Jan 1866

Coventry, Metropolitan Borough of Coventry, West Midlands, England

DEATH

9 Dec 1940 (aged 74)

Watertown, Middlesex County, Massachusetts, USA

BURIAL

Ridgelawn Cemetery

Watertown, Middlesex County, Massachusetts, USA

PLOT

Sec: P, Lot: 3063, Grave: 4

MEMORIAL ID

221130007



Added by Kevin Miller

- son of William Henry Iliffe & Phoebe (Morse) Iliffe
 - married at age 25 years on 3 October 3rd, 1891 in Wakefield, MA to Mary H. Marriott (25 year old daughter of James Marriott & Elizabeth (Wallen) Marriott; born in Coventry, England; resident of Wakefield, MA) -1st marriage for both
 - emigrated to US from Liverpool, England about 5 April 1889 arriving in Boston, MA aboard vessel Scythia
 - declared his intention to become an American citizen in 1905
 - Naturalization application listed three children: Jessie Iliffe (born October 6, 1892 Somerville, MA), Dora Iliffe (born April 25, 1895 Watertown, MA) and Gladys Iliffe (born November 7, 1899) - family resided in Watertown, MA in 1908 when he signed papers; also an infant boy born & died February 16, 1894 Somerville, MA
- [The Boston Globe (Boston, Massachusetts) 11 Dec 1940, Wed Page 30]
 [Massachusetts: Vital Records, 1841-1910: marriage v. 416, p. 362 #303 (also registered in Somerville, MA v. v. 416, p. 333 #303)]
 [Massachusetts: Grand Lodge of Masons Membership Cards, 1733-1990: Massachusetts 1886 - 1940: surnames: I, p. 74]

Inscription

"William H. Iliffe. 1866-1940"

Family Members

Parents



Phoebe *Morse* Iliffe
1821-1908

Children



Dora Iliffe
1895-1961

Created by: zoomurray

Added: 15 Jan 2021

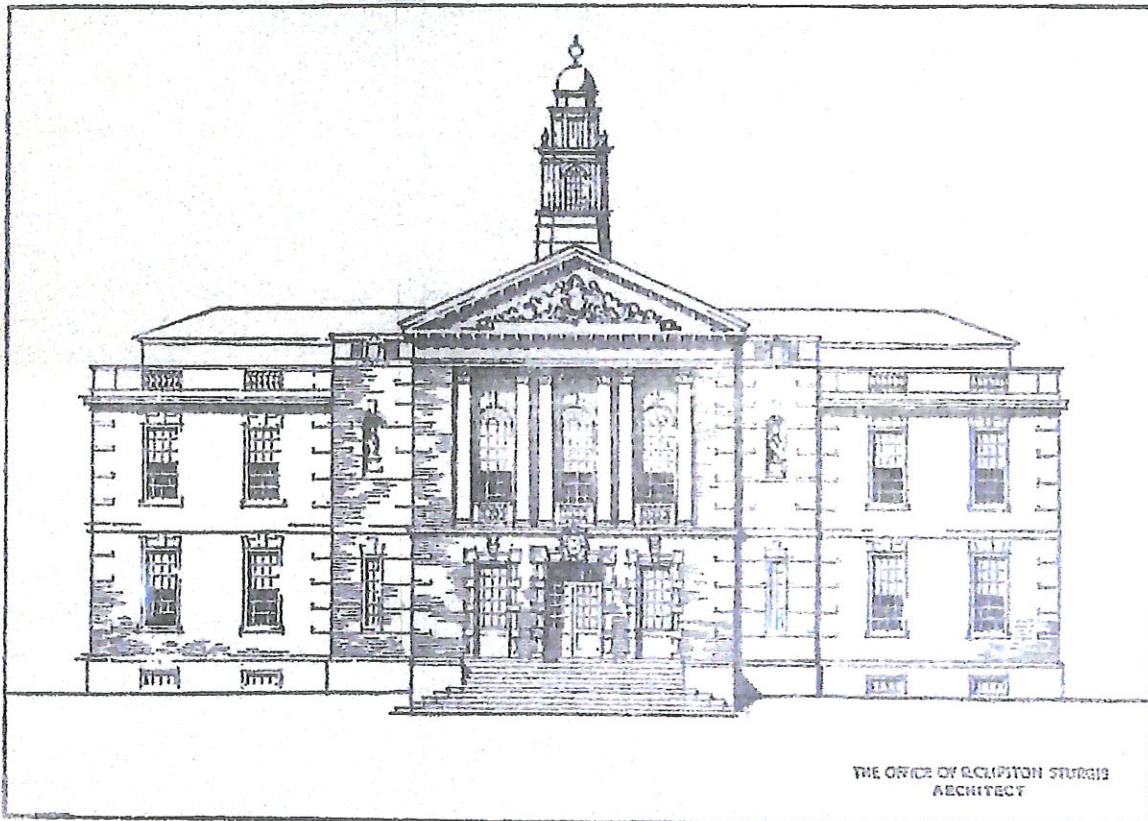
Find a Grave Memorial ID: **221130007**

Find a Grave, database and images

(<https://www.findagrave.com/memorial/221130007/william-henry-iliffe>: accessed 02 February 2024), memorial page for William Henry Iliffe (3 Jan 1866-9 Dec 1940), Find a Grave Memorial ID 221130007, citing Ridgelawn Cemetery, Watertown, Middlesex County, Massachusetts, USA; Maintained by

20

TOWN OF WATERTOWN MASSACHUSETTS



PROPOSED NEW ADMINISTRATION BUILDING

Report of Committee on Administration Building

As Instructed by Vote of Town Meeting Held on October 22, 1930,
Under Article 5, as follows:—

"Voted. That the Committee on Administration Building be instructed to investigate the advisability of using the present Town Hall site for a new administration building, the best kind of building to be erected thereon, and the probable cost of such building including any expenses incidental to such use of this site, and report to the next Town Meeting thereon with a similar report as to any other site or sites the Committee desires to present, and that any expense incurred shall be charged to the appropriation for plans for an administration building."

To the Town of Watertown:—

Pursuant to vote of the Town, October 22, 1930, your Committee on Administration Building has studied the advisability of using the present Town Hall site and also the easterly portion of Saltonstall Park for a new Administration Building. From the Committee's previous investigations we believe the cost of any other suitable site prohibitive.

For a thorough consideration of these two sites, we employed the Office of R. Clipston Sturgis to prepare sketches and preliminary plans for such buildings as they deem best for each of these locations.

Their report indicates a building of sufficient size to cover our needs for some time to come could be built upon the present Town Hall site, but we wish to point out certain features restricting the most satisfactory use of this site for a large building of municipal type.

In order to provide adequate space and to harmonize with present or future nearby buildings in an appropriate manner, the building would be three stories high and could only be set back a very short distance from the easterly lot line. There would be a continuing hazard as to future development on the building's east side which might result in shutting off daylight from the lower portion of that side of the building.

We believe further if this site be used Church Street should be widened to relieve present and increasing traffic congestion. For this purpose the line of the new building should be ten or twelve feet from the present easterly street line of Church Street. The Town Engineer estimates that the cost of such widening would be about Twenty-five hundred (\$2,500) dollars. A corresponding widening on the opposite side of Church Street with necessary land taking would probably involve an expense of from Fifteen thousand (\$15,000) to Twenty-five thousand (\$25,000) dollars.

From the architect's studies it also appears an adequate building could be erected on the easterly portion of Saltonstall Park, leave ample room in the Park for playground accommodations and at the same time allow a sufficient set back both from Main Street and Thaxter Street (the dead-end street or driveway immediately west of the Public Library) to give the proposed building an attractive setting. The contour of the land makes possible a building two stories high in front and three in the rear.

The estimated cost of suitable buildings with approximately equal floor area would be about Two hundred thousand (\$200,000) dollars on either of these sites.

Comparing the two locations, it seems to us a building on the easterly end of Saltonstall Park would have the following advantages:—

1. Excellent light on all sides of the building in future as well as at present.
2. Less noise from street traffic.
3. More dignified appearance and greater publicity value.
4. Convenience — every office at present contemplated could be reached from entrance floor without going up more than one flight of stairs.
5. Economy — saving the sale price of the whole or part of the present site and the future taxes to be derived therefrom; also saving the cost of temporary quarters during construction.

6. More convenient and more adequate parking facilities.
7. Control by the Town of development of adjacent property.

On the other hand, the present Town Hall site appears to have only one definite advantage and another possible one:—

1. Proximity to Watertown Square.
2. No change of location.

In view of the very generally recognized need of many years' standing for a new Administration Building (as set forth in our previous report), the very favorable building costs at this particular time, and the employment it would provide, your Committee recommends the construction of the proposed Administration Building on the easterly end of Saltonstall Park as soon as all necessary formalities can be completed. We believe with national and state authorities that immediate activity on necessary improvements by governmental bodies will help restore confidence in the building industry, one on which all communities depend to a substantial extent for revenue.

To this end we unanimously recommend the Town now:—

1. Instruct the Selectmen to petition the legislature for permission to use Saltonstall Park for this purpose.
2. Appropriate and raise by borrowing the sum of Two hundred and five thousand (\$205,000) dollars to cover the cost of the erection of the building.
3. Authorize the Selectmen to sell the whole or any part of the present Town Hall site at not less than Six (\$6.00) dollars per square foot, including the buildings thereon.

Respectfully submitted,

EDWARD P. FURBER
W. W. NORCROSS, JR.
WILLIAM H. ILIFFE
ARTURO DE FILIPPO
JOHN F. TUPTS
DANIEL J. SULLIVAN
WM. P. MCGUIRE

Committee on Administration Building.

December 15, 1930.

124-106
Main St.

Lot 8

#401

Jan. 7, 1907.

Store

Owner

Mrs. J. W. Wicksen &
Mrs. O. E. Gardner

Arch.

Builder

William Tille

Size

34x34x52

Cost

\$3000.00

Material

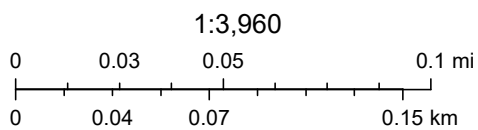
Wood

UNITED BUSINESS

104-106 Main Street Watertown, MA

Demolition Delay Hearing

Building Location Map



104-106 Main Street Demolition Delay
Ordinance Submission
Watertown, MA 02472

Building Location Map

November 2023



104-106 Main Street Watertown, MA

Demolition Delay Hearing

Existing Conditions Photographs



1. 104-106 Main Street north (facade) elevation. Facing southwest.



2. 104-106 Main Street storefront. Facing southeast.



3. 104-106 Main Street north (facade) elevation. Facing west.



4. Rear (south) and side (east) elevation of 104-106 Main Street from parking lot. Facing north.



5. Side (west) elevation of 104-106 Main Street. Facing northeast.



6. Main Streetscape surrounding 104-106 Main Street.



7. 104 Main Street Multi-Use Development Project Site from Pleasant Street at corner of Cross Street, looking north. 104-106 Main Street on right.

104-106 Main Street Watertown, MA

Demolition Delay Hearing

Historic Maps



Figure 1. 1911 Sanborn map (Sheet 5), with 104-106 Main Street outlined in red.

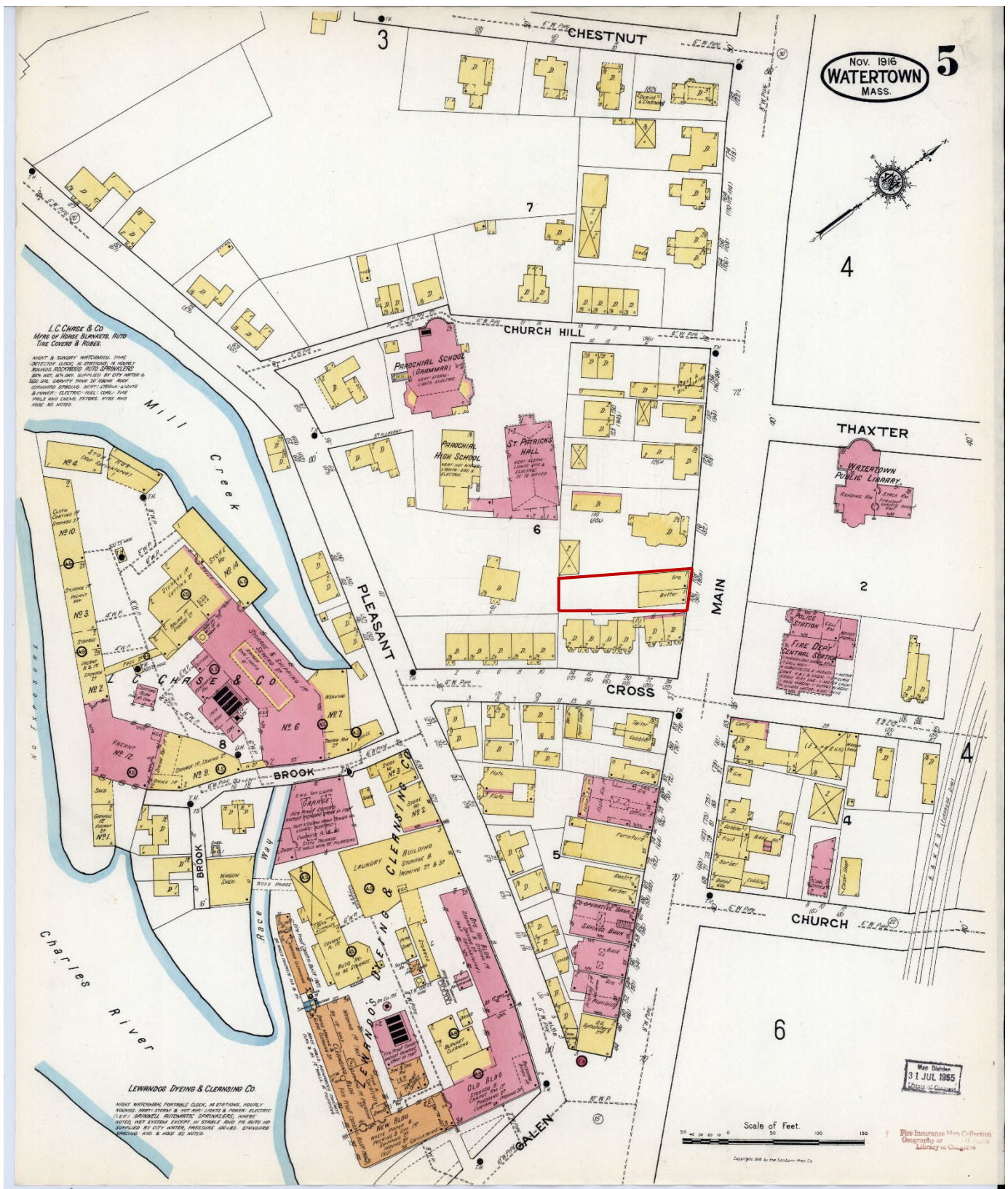


Figure 2. 1916 Sanborn map (Sheet 5), with 104-106 Main Street outlined in red.

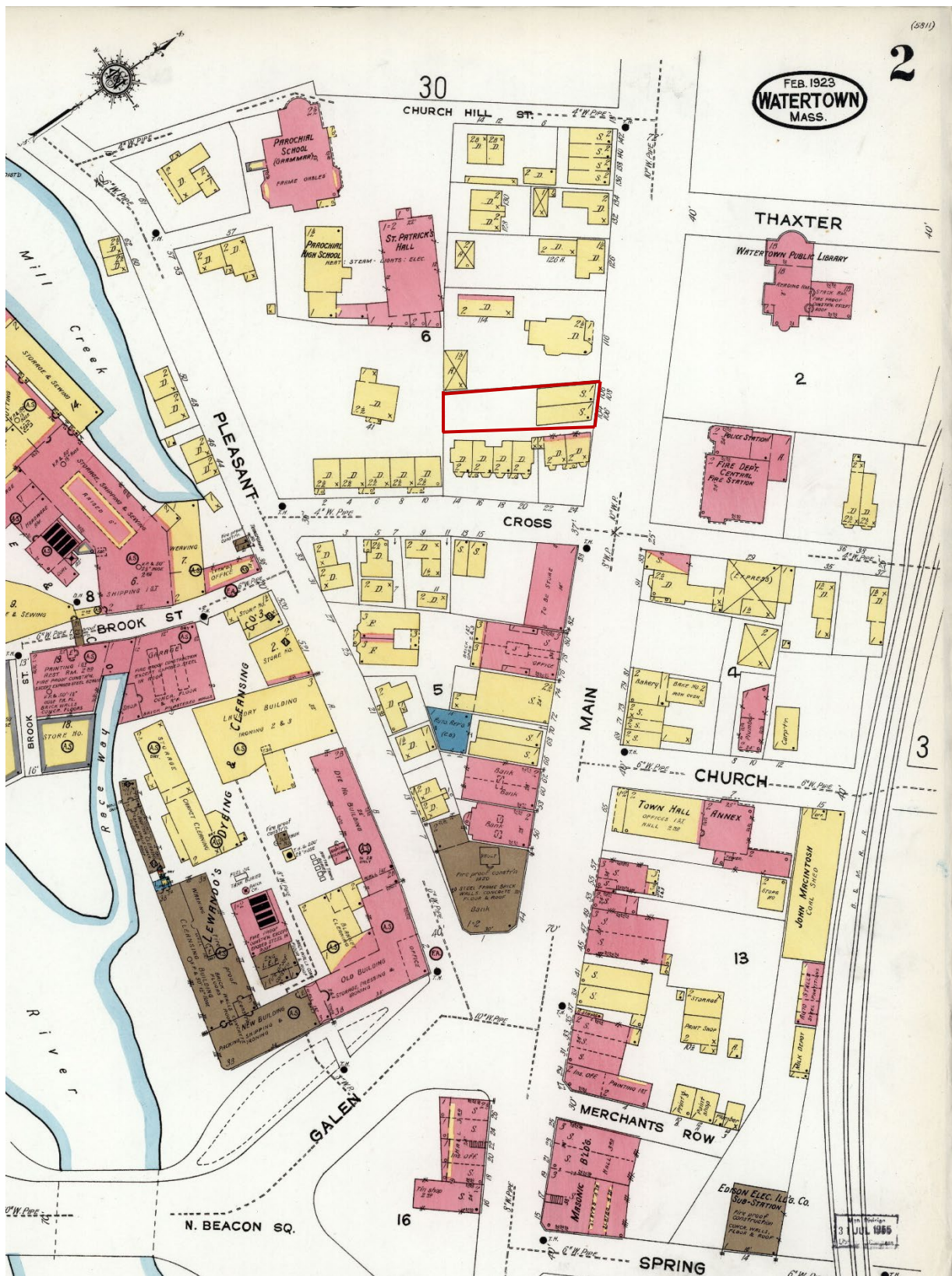


Figure 3. 1923 Sanborn map (Sheet 2), with 104-106 Main Street outlined in red.

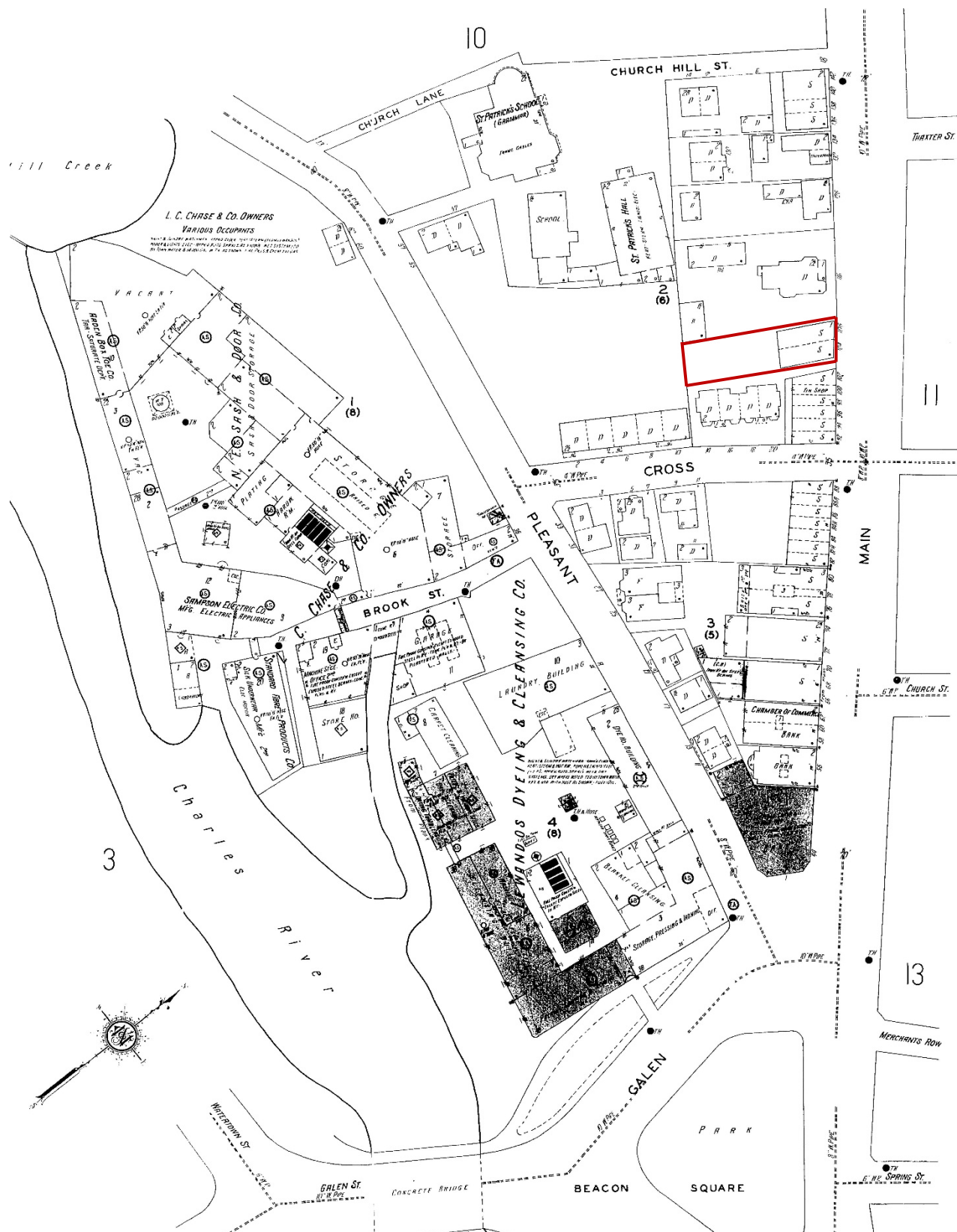


Figure 4. 1928 Sanborn map (Sheet 8), with 104-106 Main Street outlined in red.

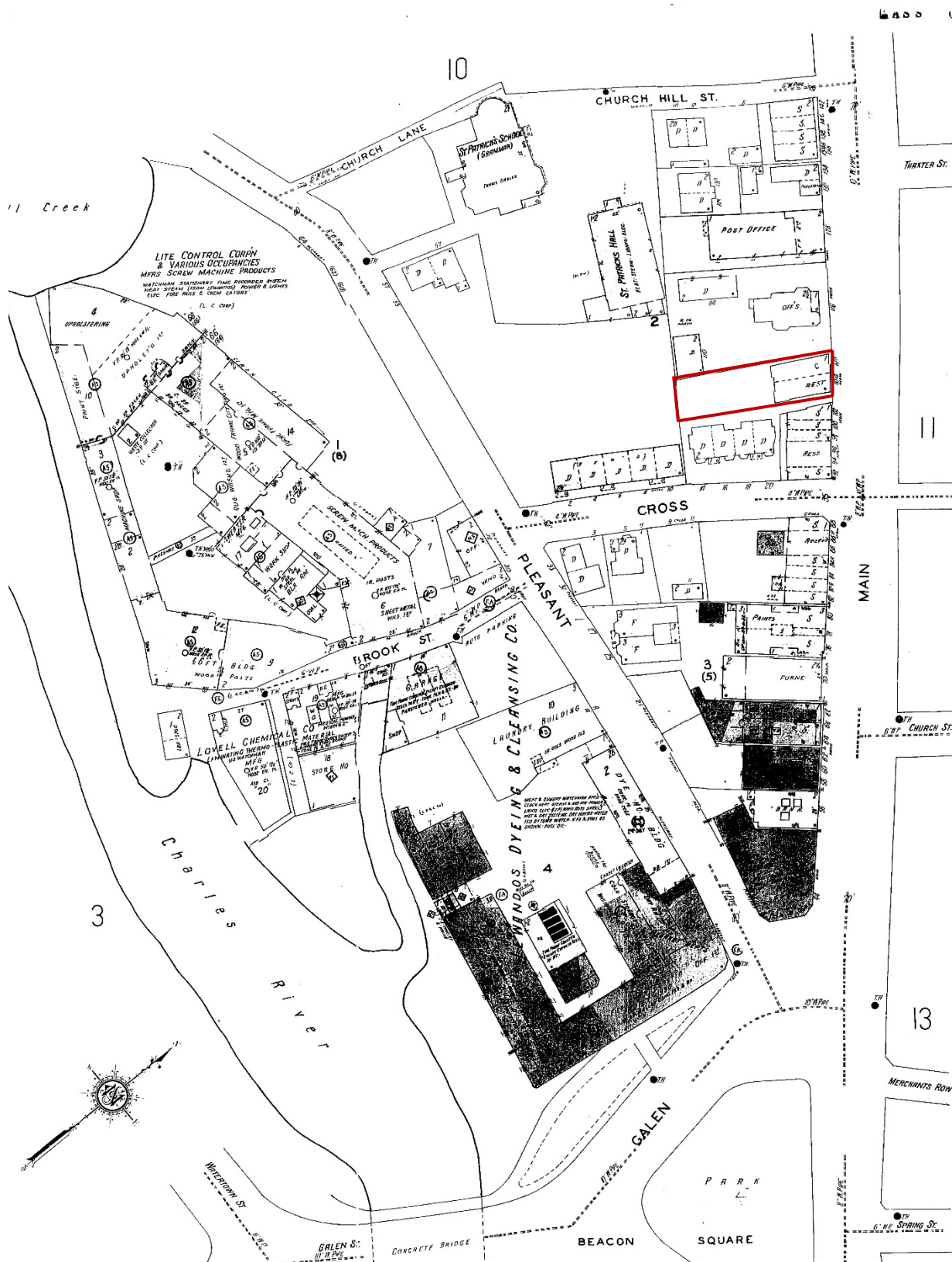
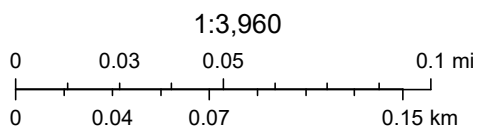
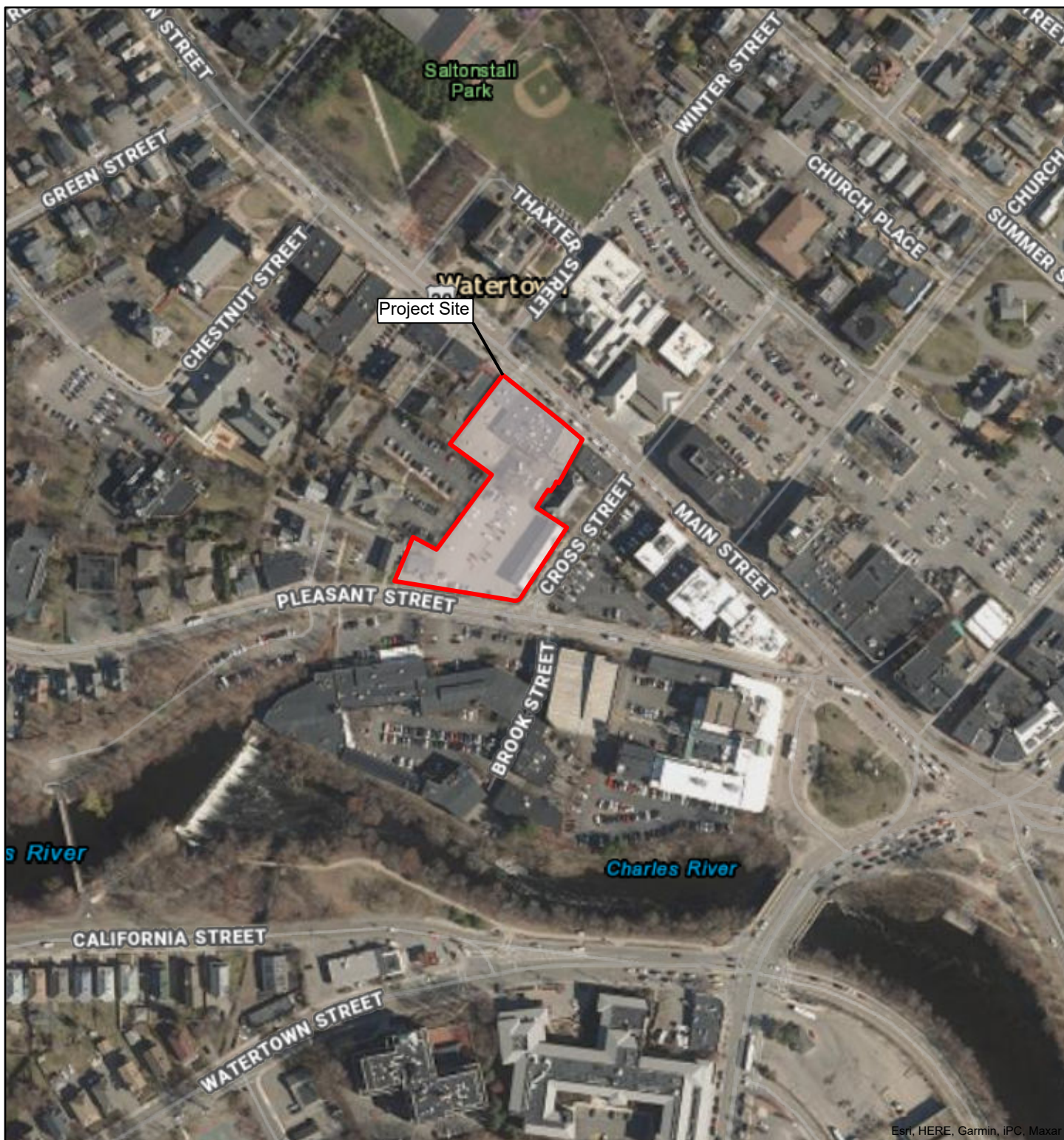


Figure 5. 1951 Sanborn map (Sheet 8), with 104-106 Main Street outlined in red.

104-106 Main Street Watertown, MA

Demolition Delay Hearing

Project Location Map



104-106 Main Street Demolition Delay
Ordinance Submission
Watertown, MA 02472

Project Site Locus Map

November 2023

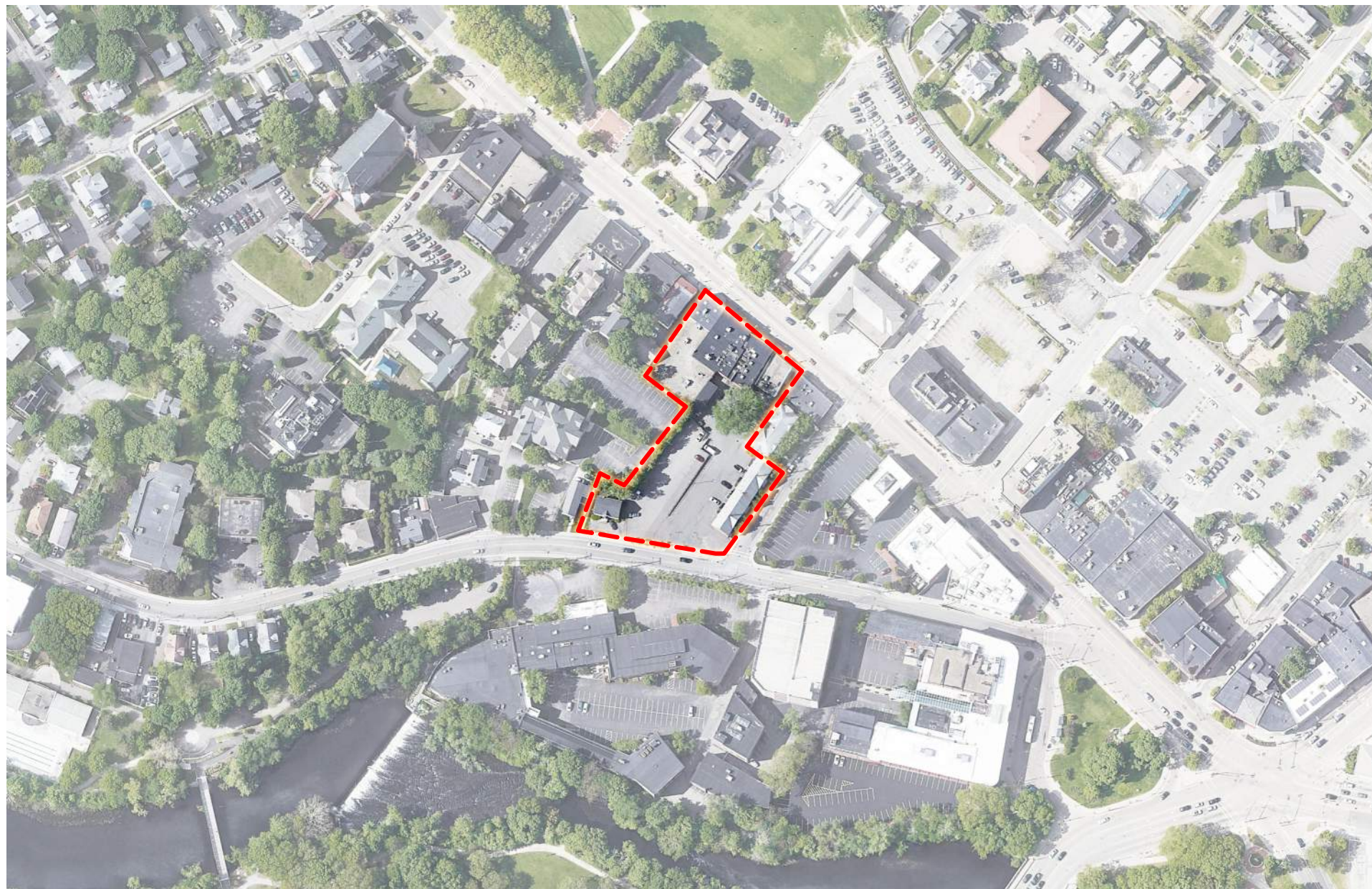


104-106 Main Street Watertown, MA

Demolition Delay Hearing

Plan Set: includes dimensioned site plan and schematic elevation drawings (note: signed hard copies were previously submitted)

LOCUS MAP:



PROJECT TEAM:

OWNER/DEVELOPER:
O'CONNOR MANAGEMENT LLC

ARCHITECT:
ICON ARCHITECTURE
101 Summer Street, Boston, MA 02110
617.451.3333

CIVIL:
VHB
101 WALNUT ST, PO BOX 9151, WATERTOWN, MA 02471

LANDSCAPE:
COPLEY WOLFF DESIGN GROUP
10 POST OFFICE SQUARE, SUITE 1315, BOSTON, MA 02109



104 MAIN STREET

WATERTOWN, MA 02472
O'CONNOR MANAGEMENT LLC

ISSUE DATE: 10/16/2023

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

DRAWING LIST	
SHEET NUMBER	SHEET NAME
GENERAL	
G-000	COVER SHEET
CIVIL	
C-1.01	LEGEND AND GENERAL NOTES
C-2.01	PLAN OF LAND
C-3.01	LAYOUT AND MATERIAL PLANS
C-4.01	GRADING AND DRAINAGE PLAN
C-5.01	UTILITY PLAN
C-6.01	EROSION AND SEDIMENT CONTROL PLAN
C-7.01	DETAILS
ATV-2A	VEHICLE TRACKING FIGURE
ATV-4A	FIRE DEPARTMENT ACCESS EXHIBIT
ATV-4B	FIRE DEPARTMENT ACCESS EXHIBIT
ATV-5	SIGHT DISTANCE EXHIBITS
LANDSCAPE	
L-000	TREE PROTECTION AND REMOVAL
L-100	LANDSCAPE MATERIALS PLAN
L-200	LANDSCAPE PLANTING PLAN
L-300	LANDSCAPE DETAILS
L-301	LANDSCAPE DETAILS
L-302	LANDSCAPE DETAILS

DRAWING LIST	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A-100	LOWER PARKING
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-104	FOURTH FLOOR PLAN
A-105	FIFTH FLOOR PLAN
A-107	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-203	BUILDING SECTIONS
A-204	BUILDING CONTEXT SECTIONS
A-301	PERSPECTIVES
A-302	PERSPECTIVES
A-303	PERSPECTIVES
A-304	PERSPECTIVES
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES

UNIT MATRIX & GSF										
	ST	ST+	1BR	1BR+	2BR	3BR	Total Units	GSF	ZONING GSF	
Parking	489	630	686	876	962	1,241	0	29,297	175	
1st Floor	0	0	0	0	0	5	5	40,265	9,001	
2nd floor	4	4	12	6	10	1	37	36,436	35,781	
3rd floor	4	4	12	6	10	1	37	32,912	32,257	
4th floor	4	4	17	1	10	1	37	32,173	31,518	
5th Floor	5	3	8	1	8	1	26	28,253	27,598	
Total Units	17	15	49	14	38	9	142	199,336	136,330	

	12%	11%	35%	10%	27%	6%	100%
# of Beds	17	15	49	14	76	27	198

Commercial	GSF
Total	7,061

GROUP 2 (ACCESSIBLE UNITS)	STUDIO	1BR	1BR+	2BR	3BR	TOTAL	
HEARING IMPAIRED UNITS	1	3	1	2	1	8	5%
	1	1	0	1	1	4	2%

Parking	
Site Parking	1
Garage Parking	130
Total Provided	131
EV CHARGING STATIONS & 8 ACCESSIBLE PARKING SPACES INCLUDED	
0.92	
Interior Bike Spaces	44
Exterior Bike Spaces	20
Total Provided	64

Zoning Summary Chart

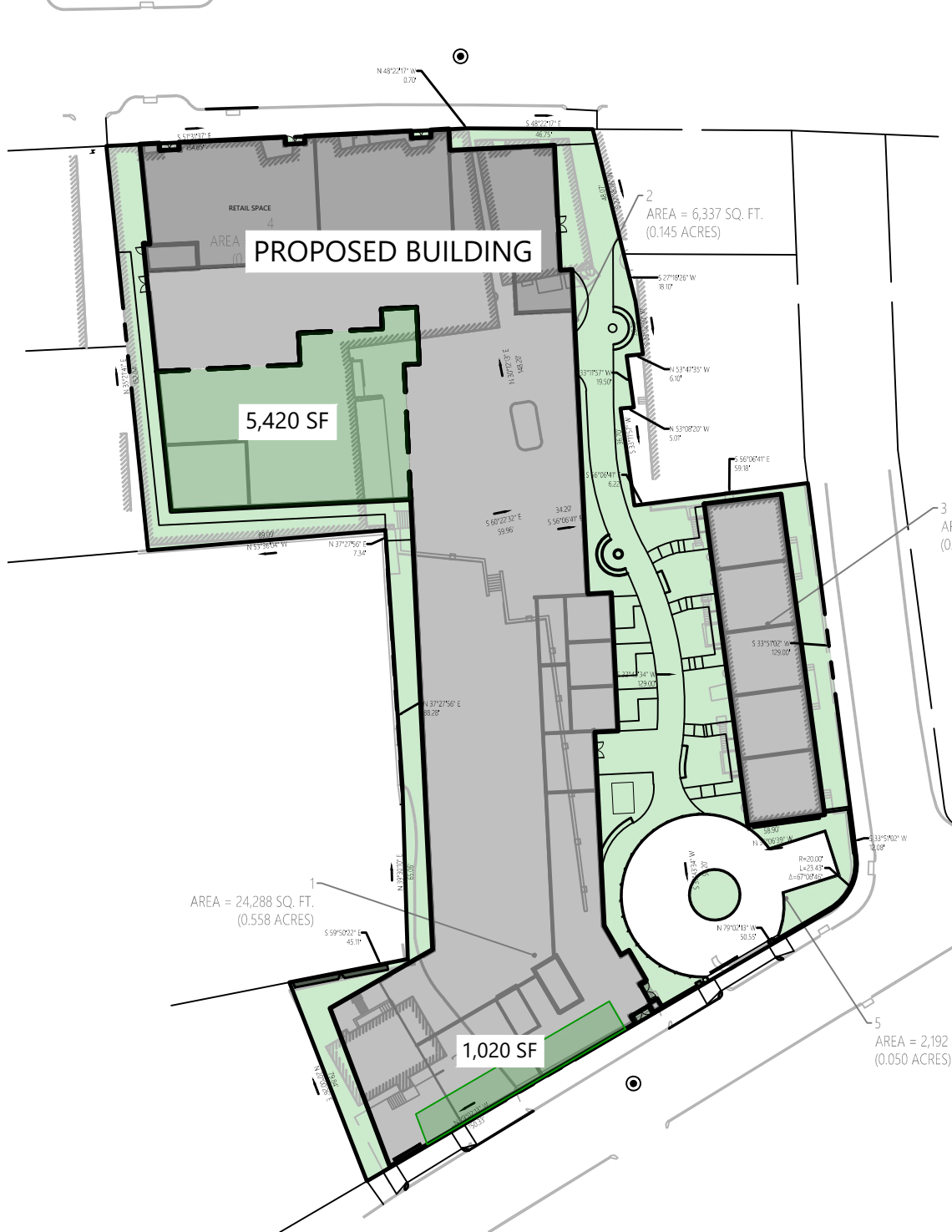
Zoning District:	Central Business (CB)	
Overlay District:	Design Overlay (DO)	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	N/A	61,853 Sq. Feet
MINIMUM FRONTAGE	N/A ^A	181.4 Feet
MAX. LENGTH OF CONTIGUOUS BUILDING FACADE	150 Feet/250 Feet by Sp ^A	249.3 Feet (See Architect Plans)
FRONT YARD SETBACK	N/A ^B	0.0± Feet
SIDE YARD SETBACK	N/A ^{B,H}	1.5± Feet
REAR YARD SETBACK	N/A ^B	0.3± Feet
MAXIMUM BUILDING COVERAGE	N/A	67.6% ^C
MAXIMUM IMPERVIOUS COVERAGE	100%	72.7% ^C
MAXIMUM BUILDING HEIGHT	55 Feet/5 Stories	65 Feet, 5 Stories (Pleasant St) 61 Feet, 5 Stories (Main St) (See Architect Plans)
MAXIMUM FLOOR AREA RATIO	4.0 ^D	2.20
MINIMUM OPEN SPACE	20% ^E	38.0% Open space at Grade = 17,075 SF Open space above Structure = 6,440 SF

*Zoning regulation requirements as specified in the Town of Watertown Zoning Ordinance, Amended as of December 11, 2018.

- A. PER SECTION 5.05(f) - THE MINIMUM FRONTAGE OF THE LOT SHALL BE 100 FEET FOR NEW CONSTRUCTION OF MULTI-FAMILY DWELLING STRUCTURES, TOWNHOUSES, AND ROWHOUSES. FOR ALL NEW CONSTRUCTION IN THE CB DISTRICT THE MAXIMUM LENGTH OF A CONTIGUOUS BUILDING FACADE SHALL BE NO MORE THAN 150 FEET LONG OR UP TO 250 FEET LONG BY SPECIAL PERMIT IN KEEPING WITH ADOPTED DESIGN GUIDELINES. OFFSETS OF A MINIMUM OF 25 FEET IN DEPTH AND 50 FEET IN LENGTH, SHALL BE INCORPORATED FOR FACADES TO NOT BE CONSIDERED CONTIGUOUS. THE MAXIMUM LINEAR DIMENSION OF A BUILDING SHALL BE LESS THAN 300 FEET LONG UNLESS A PROJECT OF GREATER LENGTH, BY SPECIAL PERMIT, IS DETERMINED TO BE IN KEEPING WITH ADOPTED DESIGN GUIDELINES.
- B. PER SECTION 5.05(p) - NO RESIDENTIAL OR MIXED COMMERCIAL RESIDENTIAL STRUCTURE SHALL BE ALLOWED WITHIN 25 FEET OF ANY OPEN SPACE/CONSERVANCY (OSC) DISTRICT BOUNDARY.
- C. PROVIDED IMPERVIOUS COVERAGE DOES NOT INCLUDE PERMEABLE PAVER AREAS OR PEASTONE SURFACED DOG AREA. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION REGARDING LANDSCAPE AREAS.
- D. PER SECTION 5.05(o) - FOR MIXED-USE PROJECTS OF ANY TYPE (RESIDENTIAL AND COMMERCIAL) THE MAXIMUM FLOOR AREA RATIO SHALL BE 4.0.
- E. PER SECTION 5.05(n) - FOR MIXED-USE DEVELOPMENT OF ANY TYPE (RESIDENTIAL AND COMMERCIAL) THE MINIMUM OPEN SPACE REQUIREMENT SHALL BE TWENTY PERCENT (20%).
- F. PER SECTION 4.13(b) - IN A CB DISTRICT, NO BUILDING SHALL BE ERRECTED WITHIN 10 FEET OF THE SIDE LOT LINE OF ANY ABUTTING LOT, ALL OR THE MAJORITY PORTION OF WHICH IS A RESIDENCE.
- G. PER SECTION 5.07(d) - 15% OF DWELLING UNITS SHALL BE DESIGNATED AS AFFORDABLE UNITS FOR PROJECTS CONSISTING OF 20 OR MORE TOTAL UNITS.
- H. THE EXISTING BUILDING FRONTING CROSS STREET AND ITS EXISTING SETBACK FROM THE ABUTTING RESIDENTIAL LOT ARE BEING RETAINED.
- I. APPLICANT REQUESTING SPECIAL PERMIT IN ACCORDANCE WITH SECTION 4.10. PER SECTION 4.10 - THE LIMITATIONS OF HEIGHT IN FEET SHALL NOT APPLY TO NECESSARY FEATURES USUALLY CARRIED ABOVE ROOFS OF BUILDINGS, BUT NOT USED FOR LIVING PURPOSES, SUCH AS WATER TANKS, SATELLITE DISHES, CHIMNEYS, VENTILATION SYSTEMS, BULKHEADS, AERIALS, CHURCH TOWERS OR SPIRES, ELEVATOR PENTHOUSES, SOLAR ARRAYS, AND RECEPTION ANTENNAS FOR THE USE OF THE OCCUPANTS OF THE BUILDING. IF VISIBLE, ROOFTOP VENTILATION SYSTEMS SHALL BE VISUALLY SCREENED IN A MANNER COMPATIBLE WITH THE ARCHITECTURAL LANGUAGE OF THE BUILDING. SCREENING OF ROOFTOP FEATURES SHALL ALSO BE EXCLUDED FROM THE CALCULATION OF BUILDING HEIGHT. SUCH FEATURES EXCEEDING THE HEIGHT PERMITTED IN THE DISTRICT BY FIFTEEN (15) FEET OR MORE SHALL BE ALLOWED ONLY BE SPECIAL PERMIT.

ADDITIONAL HEIGHT CONSISTENT WITH THE ADOPTED DESIGN GUIDELINES MAY BE GRANTED BY SPECIAL PERMIT WHERE PUBLIC AMENITIES ARE PROVIDED IN THE FOLLOWING FOUR (4) INSTANCES, HOWEVER IN NO CASE SHALL THE ADDITIONAL HEIGHT GRANTED BE MORE THAN TWO (2) STORIES:

1. AT IMPORTANT CIVIC INTERSECTIONS AND SQUARES.
2. WHEN DEFINING OR TERMINATING IMPORTANT VIEW CORRIDORS.
3. WHEN THE HEIGHT OF ADJACENT BUILDINGS EXCEEDS THOSE ALLOWED AS OF-RIGHT.
4. WHEN ADDITIONAL APPROVED PUBLIC AMENITIES HAVE BEEN INCORPORATED.



Legend:

Open Space = 23,515 sf
23,515 sf / 61,853 sf = 38.0%



Open Space Area

60 Scale

Parking Requirements

Use	Unit Quantity	Parking Ratio Requirements	Required	Provided
Retail Sales/Service and Office	6,946 SF	1 per 350 SF of gross floor area	20	
Residential	142 dwelling units	1 per dwelling unit	142	
		TOTAL	162	131 ⁽²⁾
		TOTAL WITH 19% REDUCTION ⁽¹⁾	131	131 ⁽⁴⁾

(1) PER SECTION 6.01(f) - WHERE IT CAN BE DEMONSTRATED THAT THE COMBINED PEAK PARKING NEEDS OF ALL THE USES SHARING THE LOT WILL, BECAUSE OF DIFFERENCES IN PEAK HOURS OR DAYS, BE LESS THAN REQUIRED BY SECTION 6.01(b), THE NUMBER OF PARKING SPACES TO BE PROVIDED MAY BE REDUCED ACCORDINGLY BY SPECIAL PERMIT. DEVELOPMENTS THAT ENCOURAGE THE USE OF ALTERNATE MODES OF TRANSPORTATION MAY BE ELIGIBLE TO RECEIVE A REDUCTION OF THE REQUIRED AMOUNT OF AUTOMOBILE PARKING SPACES BY SPECIAL PERMIT. THIS CREDIT MAY BE ACHIEVED BY DEMONSTRATING A REDUCED DEMAND FOR AUTOMOBILE PARKING BY THE ENCOURAGEMENT OF CYCLING, WALKING, CAR SHARING, AND USE OF PUBLIC TRANSIT. THE REDUCED PARKING REQUIREMENT SHALL CORRESPOND TO THE REDUCED AUTOMOBILE PARKING DEMAND, BUT IN NO CASE SHALL EXCEED 25%.

(2) PER SECTION 6.01(i) - MIXED-USE DEVELOPMENTS REQUIRED TO PROVIDE 50 OR MORE PARKING SPACES ARE REQUIRED TO PROVIDE A MINIMUM OF ONE (1) PARKING SPACE WITH AN ADDITIONAL ONE (1) PARKING SPACE PER 15 SPACES, UP TO A MAXIMUM OF THREE (3) SPACES, DESIGNATED FOR A CAR SHARING PROGRAM. IN ALL DEVELOPMENTS REQUIRING MORE THAN 100 PARKING SPACES, TWO (2) ELECTRIC VEHICLE CHARGING STATIONS SHALL BE PROVIDED, WITH AN ADDITIONAL ONE (1) CHARGING STATION PER 50 ADDITIONAL PARKING SPACES THEREAFTER UP TO A MAXIMUM OF FIVE (5) CHARGING STATIONS. FOUR (4) EV SPACES ARE PROPOSED. THESE REQUIREMENTS MAY BE MET THROUGH AN APPROVED SHARED PARKING PLAN WITH AN ADJACENT PROPERTY PER SPECIAL PERMIT.

(3) SEE ARCHITECT PLANS FOR INTERIOR PARKING CONFIGURATIONS.

(4) IN ACCORDANCE WITH PROJECT TRANSPORTATION DEMAND MANAGEMENT PLAN, THE OWNER WILL COORDINATE WITH A CAR-SHARE SERVICE TO LOCATE UP TO THREE (3) PARKING SPACES DESIGNATED FOR CAR-SHARE SERVICE VEHICLES WITHIN THE PARKING GARAGE.

Loading Requirements

Use	Gross Square Footage	Required	Provided	Loading Ratio Requirements
Retail	6,946	1	1	1 for up to 15,000 SF of Retail Space

SITE WILL BE SERVED BY SU-30 OR SMALLER TRUCKS.

Bicycle Parking Requirements

Total Automobile Parking	Parking Ratio Requirements	Required	Provided
131	1 per 5 automobile parking spaces	27	64

SEE ARCHITECT AND LANDSCAPE PLANS FOR BICYCLE PARKING LOCATIONS.



THIS PLAN, DATED 3.31.2022, LAST REVISED 10/16/2023 AND SIGNED AND STAMPED ON 10/18/2023 IS THE PLAN OF LAND THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE PLAN OF LAND THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY HUGH HAHN ON DECEMBER 21, 2023.

104 MAIN STREET

WATERTOWN, MA

O'CONNOR MANAGEMENT LLC

ARCHITECT

CONSULTANT



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

STAMP



10/18/2023

KEY PLAN

4	10.16.2023	Updated Special Permit Submission
3	09.19.2023	Updated Special Permit Submission
2	05.03.2023	Updated Special Permit Submission
1	03.07.2023	Special Permit Submission
MARK	DATE	DESCRIPTION
	3.31.2022	Zoning Board Submission
PROJECT NUMBER: 15224.00		
DRAWN BY: SRM/MAM		
CHECKED BY: HGH		

SHEET TITLE

Plan of Land

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

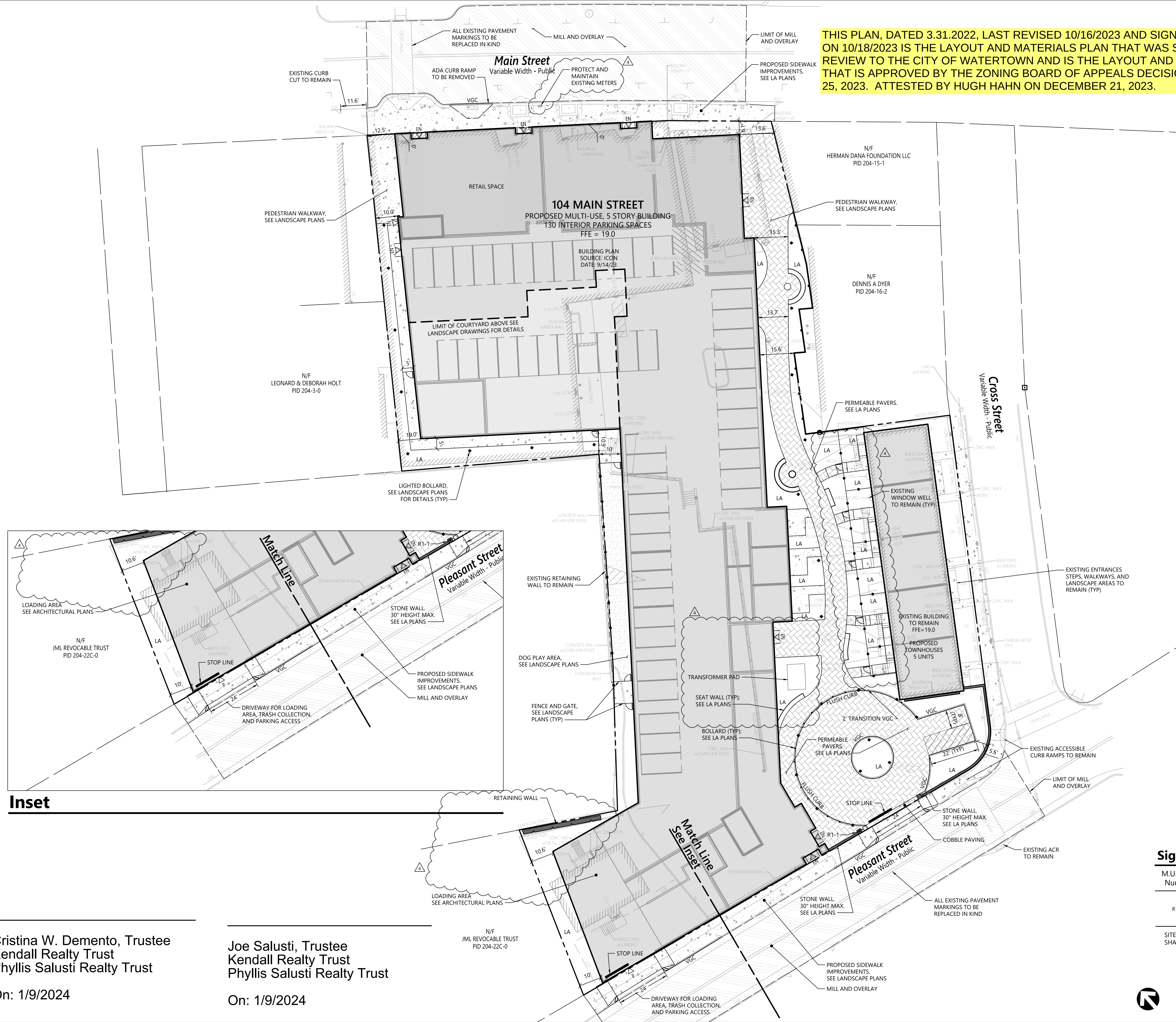
Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024



0 15 30 60 Feet

C-2.01



Inset

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.31.2022, LAST REVISED 10/16/2023 AND SIGNED AND STAMPED ON 10/18/2023 IS THE LAYOUT AND MATERIALS PLAN THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE LAYOUT AND MATERIALS PLAN THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY HUGH HAHN ON DECEMBER 21, 2023.

104 MAIN STREET

WATERTOWN, MA

O'CONNOR MANAGEMENT LLC

ARCHITECT

CONSULTANT



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

STAMP



Hugh G. Hahn
10/18/2023

KEY PLAN

4	10.16.2023	Updated Special Permit Submission
3	09.19.2023	Updated Special Permit Submission
2	05.03.2023	Updated Special Permit Submission
1	03.07.2023	Special Permit Submission
MARK	DATE	DESCRIPTION
	3.31.2022	Zoning Board Submission
PROJECT NUMBER: 15224.00		
DRAWN BY: SRM/MAM		
CHECKED BY: HGH		

SHEET TITLE

Layout and Materials Plan

C-3.01

Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	

SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD



0 10 20 40 Feet

9/20/2023 11:43:59 AM

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



WOOD LOOK SIDING
FIBER CEMENT LAP SIDING
METAL SHINGLES
CASEMENT WINDOW
GARAGE INTAKE
BRICK MASONRY VENEER

TOTAL WALL AREA (OCCUPIED SPACES): 1826 SF
TOTAL GLAZING: 56%

1 NORTH
1/16" = 1'-0"

2 WEST
1/16" = 1'-0"

WOOD LOOK SIDING
FIBER CEMENT LAP SIDING
METAL SHINGLES
CASEMENT WINDOW
GARAGE INTAKE
BRICK MASONRY VENEER

BRICK MASONRY VENEER
FIBER CEMENT LAP SIDING
CASEMENT WINDOW
METAL SHINGLES
STOREFRONT SYSTEM

TOTAL WALL AREA (OCCUPIED SPACES): 1200 SF
TOTAL GLAZING: 53%

3 SOUTH
1/16" = 1'-0"

WOOD LOOK SIDING
FIBER CEMENT LAP SIDING
CASEMENT WINDOW

4 SOUTH COURTYARD
1/16" = 1'-0"

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT
LLC

ARCHITECT

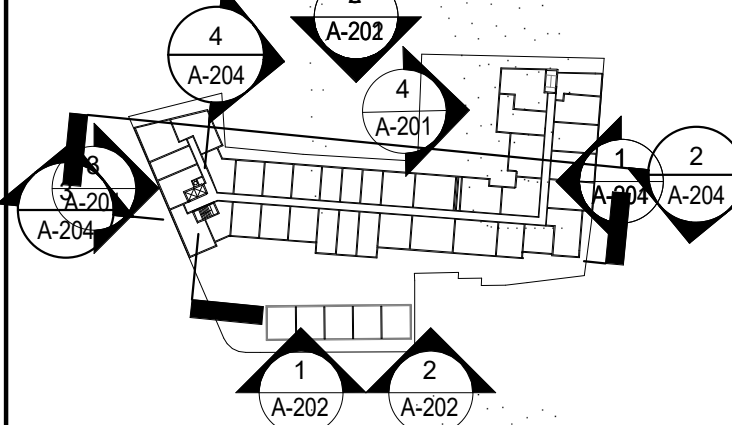
E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



MARK	DATE	DESCRIPTION
	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET

PROJECT NUMBER: 221040

DRAWN BY: Author

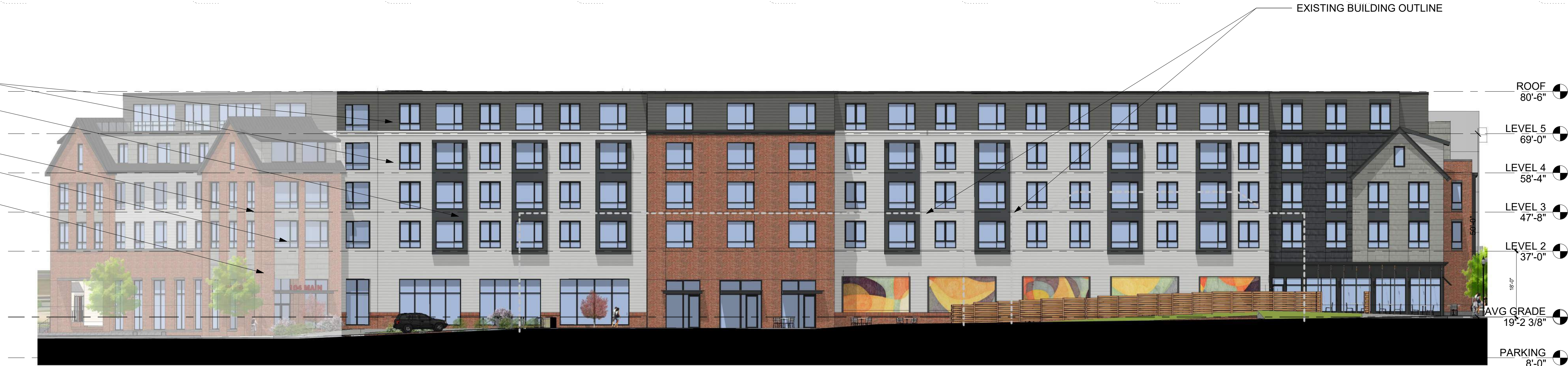
CHECKED BY: Checker

SHEET TITLE

BUILDING
ELEVATIONS

A-201

FIBER CEMENT LAP SIDING
FIBER CEMENT PANEL
METAL SHINGLES
CASEMENT WINDOW
BRICK MASONRY VENEER



1 EAST
1/16" = 1'-0"

FIBER CEMENT LAP SIDING
FIBER CEMENT PANEL
METAL SHINGLES
CASEMENT WINDOW
BRICK MASONRY VENEER



2 EAST
1/16" = 1'-0"

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024



3 WEST EXISTING BUILDING
1/16" = 1'-0"

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

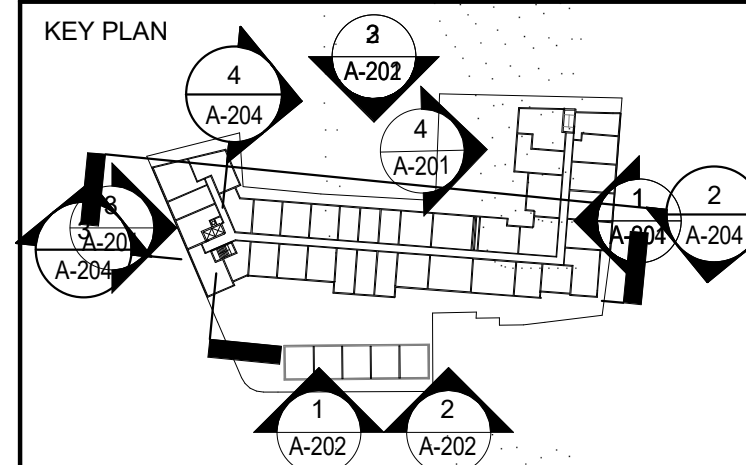
ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP



	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

BUILDING
ELEVATIONS

A-202

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW LOOKING WEST FROM MAIN ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-301

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW LOOKING SOUTHEAST FROM MAIN ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-302

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW LOOKING NORTHWEST FROM PLEASANT ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-303

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust
On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust
On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW OF ENTRY COURT FROM PLEASANT ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-304

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW ALONG CROSS ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

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	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-305

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW OF ARTWALK ALONG MAIN STREET

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-306

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW OF ARTWALK INTERIOR

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-307

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW LOOKING SOUTHEAST FROM PLEASANT ST.

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT
LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-308

THIS PLAN, DATED 3.09.2023, LAST REVISED 9/20/2023 IS THE ARCHITECTURAL DRAWINGS THAT WAS SUBMITTED FOR REVIEW TO THE CITY OF WATERTOWN AND IS THE ARCHITECTURAL DRAWING THAT IS APPROVED BY THE ZONING BOARD OF APPEALS DECISION DATED OCTOBER 25, 2023. ATTESTED BY MATT MAROTTA FROM ICON ARCHITECTURE ON JANUARY 9, 2024.



VIEW ALONG CHURCH HILL ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	09/20/2023	UPDATED SPECIAL PERMIT SET REV. 3
	05/03/2023	UPDATED SPECIAL PERMIT SET REV. 2
	04/04/2023	UPDATED SPECIAL PERMIT SET
	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-309

Cristina W. Demento, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Joe Salusti, Trustee
Kendall Realty Trust
Phyllis Salusti Realty Trust

On: 1/9/2024

Concerned citizens of Watertown who value the historic background of our City are requesting a demolition delay of two years for 104-106 Main Street because:

1. We are alarmed to learn that few if any historic buildings have been inventoried since 1999. (See Steve Magoon's memo to the CPC entitled "Assessment of Watertown's Historical Resources," dated October 7, 2021). "Although extensive, the inventory of buildings and structures is far from complete, and information on many of these properties and other assets is outdated."
2. Great care should be taken to study each Watertown historic resource before it is demolished to determine if this and how this building provides historic value to and adds to the story of our community.
3. We are losing historic buildings, because of a failure to prioritize the protection of Watertown's historic heritage.

The Value of this Property

1. It was determined by the City of Watertown in 1989 that 104-106 Main Street was "An excellent example of a traditional storefront to be maintained." (See the 1989 Watertown Square Handbook)
2. The property's original owner, Samuel Walker and his subsequent heirs, having owned this property from 1873 through 1945, were prominent citizens who contributed greatly to the growth of our City.
3. The property's builder, William H. Iliffe, was the premier Watertown builder of his generation who had a reputation for building numerous historic buildings. He built 104-106 Main Street in 1907.
4. The property's tenants tell the story of Watertown's growth through the industrial period and beyond.

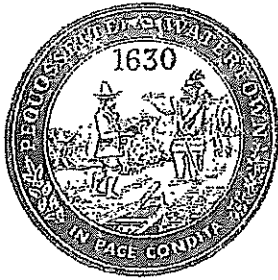
As Steve Magoon concluded in his October 7, 2021 memo:

"Any inventory, whether undertaken by a consultant retained by the CPC or by another entity, would provide the Town with fresh insights into the historical resources and represent its biggest investment in understanding such assets since at least 1999."

Please give these 1900's era storefronts a chance to prove their historical worth to our City, before they are forever lost, by conducting an **independent** historical review of this property.

Thank you.

Dated: February 14, 2024



Steve Magoon
Director
smagoon@watertown-ma.gov

TOWN OF WATERTOWN
Department of
Community Development and Planning
PLANNING OFFICE

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6417
Fax: 617-972-6484
www.watertown-ma.gov

To: Community Preservation Committee
From: Steve Magoon, Director of Community Development and Planning and
Assistant Town Manager; Larry Field, Senior Planner
CC: Elise Loukas, Historical Commission Chair; Harvey Steiner, Historic District
Commission Chair; Jill Clements, Watertown Free Public Library
Date: October 7, 2021
Re: Assessment of Watertown's Historical Resources

This memo is designed to provide information as the Community Preservation Committee considers whether and how to use CPA funds to better identify and understand the Town's historical resources. In particular, the Department wishes to bring to your attention the opportunity to apply for a 50% "Survey and Planning" grant from the Massachusetts Historical Commission. The combination of an MHC grant with a local CPA match would represent an exciting investment in understanding the Town's historical resources—and provide a foundation for the CPC's long-term work in historic preservation.

Background

1. Watertown historical resources

Watertown has had two significant inventories of buildings/structures—but neither was close to comprehensive. The first was in 1982, while the second in 1999 focused on properties in the Mt. Auburn Street Historic District. These properties were added to the State's MACRIS database but not necessarily to the State Register of Historic Places. Other organizations and individuals (including the MHC itself and former Historical Commission Chair David Russo) have periodically done research resulting in additions to MACRIS. There are over 1,000 Watertown entries in MACRIS, some overlapping (19 areas, 693 buildings, 3 burial grounds, 237 objects and 52 structures). Although extensive, the inventory of buildings and structures is far from complete, and information on many of these properties and other assets is outdated.

The Watertown Free Public Library holds an extensive collection of local history and genealogy resources. It contains published and original materials that document Watertown people, places, organizations, and activities, past and present. This collection includes books, periodicals, directories, family genealogies, reports, maps, photographs, paintings, audiovisual media, town records, vertical

files, manuscripts, and archival materials. The Town's departments also hold various historical assets (including art, maps, objects and documents). As noted in the CPA Plan, there are at least five private organizations that hold historic or archival materials. However, there is no central repository or database of these public and private historic resources.

2. MHC's Survey and Planning Grants

The MHC offers an annual survey and planning grant; eligible grantees include municipal planning departments and local historical commissions. One of the program priorities is:

Community-wide or targeted inventories of historic, architectural, landscape or archaeological resources, or planning (preliminary survey) projects to prepare for such inventories. The current State Historic Preservation Plan includes the updating of community-wide inventories, development of communitywide survey plans, and the undertaking of thematic surveys among its objectives.

The MHC has just announced its 2021 grant round. The guidelines state that survey grant requests should be for no less than \$12,500 for a minimum total project cost of \$25,000, with most awards between \$10,000 and \$20,000. Volunteer time, if rigorously documented, can be part of the local match (up to a maximum of 25%). Since these are reimbursement grants, the applicant must spend the full matching amount and then apply for reimbursement when the project is complete.

This year's funding round begins with a pre-application due on November 15 and ends with award announcements on March 9, 2022. The project must be completed by June 30 in the following year. Watertown measures up well against the selection criteria, but it is always essential to have a compelling application and a unified community. Information on the MHC's funding round, including the guidelines, can be read here: <https://www.sec.state.ma.us/mhc/mhchpp/surveyandplanning.htm>

Need for historical resource inventory

As noted in the CPA Plan, Watertown currently has no historical planning document "to guide the CPC's prioritization of historical preservation projects." The CPA Plan recognizes the importance of an effort to "(1) identify the resources of value, (2) evaluate their integrity and historical significance, and (3) then create a plan to protect these resources." It is evident from the CPC's September 16, 2021 discussion that members want to take the lead in assessing our historical resources.

The Department believes that a partial inventory of historical buildings and structures would be one important step toward accomplishing this goal. The 1982 and 1999 inventories of buildings and structures, supplemented by volunteer efforts since then, are incomplete in geographic scope. While historic buildings have been documented in virtually every neighborhood, concentrated efforts have been made only in some neighborhoods. The attached map, showing MACRIS assets, visually depicts the many gaps. In addition, since the most extensive inventory is 40 years old, and few of the properties were legally protected from change, the existing inventory does not reflect the current reality.

We recognize that there are many other types of historical resources—and also many other ways to improve the Town’s understanding and planning for historical preservation. For many other types of historical assets, such as documents or objects, the existing lists are incomplete and separated by the various custodians. We support having all the relevant entities, most notably the Library and Historical Society, working together to assess these resources.

Precedent for using CPA funds for historical inventories

According to the Community Preservation Coalition’s database, at least 16 communities have used CPA funds for historical inventories. The annual funding level is typically \$20,000-35,000. Some of the database entries indicate that the funds were used for the MHC local match. A number of communities used CPA funds in multiple years to build a comprehensive inventory (e.g., by spending \$20,000 a year for multiple years).

Possible scope of a partial inventory of buildings and structures

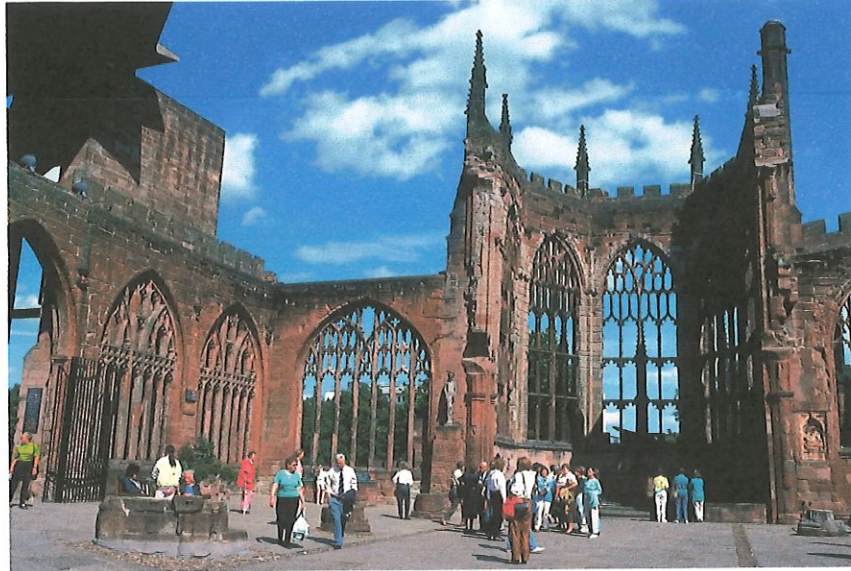
One question raised by the CPC’s September 16 discussion is, in substance, what would be included in a historical inventory? Understanding that this memo is for background purposes and not a specific request or recommendation, below are two examples of how a partial inventory of buildings and structures could be framed:

- Completion of approximately 100 MACRIS forms started by David Russo, former Chair of the Historical Commission. These pre-1898 properties were associated with notable architects and builders. Few involved building permits and would have been missed if Russo did not come across them in other research. Completing these forms is a priority because it is important to convert Russo’s raw research into completed forms that can be proposed for the state’s MACRIS database. Russo may be willing to volunteer time to serve as liaison with a consultant and his time can be counted as part of the local match.
- Doing a partial inventory targeting a neighborhood or neighborhoods that are currently under development pressure. Such an inventory would identify properties not previously covered by a MACRIS form and/or could update forms that are outdated.

Conclusion

Any inventory, whether undertaken by a consultant retained by the CPC or by another entity, would provide the Town with fresh insights into its historical resources and represent its biggest investment in understanding such assets since at least 1999. Any inventory also supports the mission of the CPC itself, by helping to fill in gaps concerning priorities for historic preservation. If there are ways that the Department could better support the CPC’s long-term historic preservation mission, we would be happy to work with you.

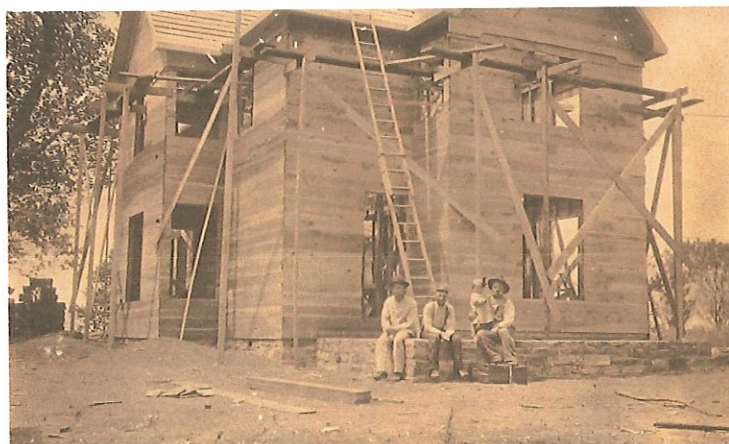
William Henry Iliffe
Born in 1866 in Coventry, England



William's father, who was a carpenter and a joiner, died in 1873, when William was 7 years old.

By the 1881 English Census, we see that 15 year old William is following in his father's footsteps.

He is listed as a carpenter and joiner (apprentice).



In 1899, William emigrated to the United States with his mother and soon to be wife.

By 1900, he and his family were living in Watertown on Melendy Avenue.



In Watertown and the surrounding area, William was well known for being a master builder.

Historical Narrative written by David Russo:

“Iliffe was the builder of a large number of architecturally important houses in the Russell Avenue area.”

<https://content.civicplus.com/api/assets/5f520b10-30eb-47b5-84e1-30866d8f5a34>

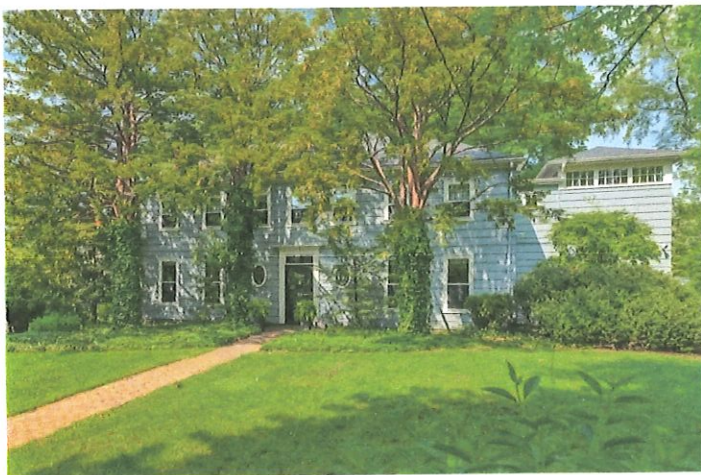
Here are some of his building accomplishments:

19 Garfield Street



The Frederick Robie House (1900)
On MACRIS database

26 Bailey Road



The Dr. John D. Dickenson House (1923)
On MACRIS database

50 Bailey Road



The Lafayette Blair House (1898)
On the MACRIS database

86 Bailey Road



The Frederick Colby House (1913)
On the MACRIS database

99 Bailey Road



The William Iliffe House (1913)
On the MACRIS database

The Parish House of Church of the Good Shepherd



On MACRIS there are 4 architects listed: Blackwell, R.M.;
Dodge Bros.; Haynes, Alberto F.; Iliffe, William H.

St. John's Methodist Episcopal Church



“At the annual Trustees meeting of April 7, 1924, Mr. James Bailey reported for the Remodelling Committee that a contract for the construction work had been made with Mr. William H. Iliffe for additions and alterations on the present church edifice...”

<https://content.civicplus.com/api/assets/85f368ec-0d63-489e-bfc1-0a5be547f6df>

96 Russell Avenue



The Willard C. Chamberlain House (1911)
On the MACRIS database

153 Russell Avenue



The James Bailey House (1924)
On the MACRIS Database

35 Arden Road



The Everett Critchett House (1926)
On the MACRIS database

He also built this building:



104 -106 Main Street (1907)

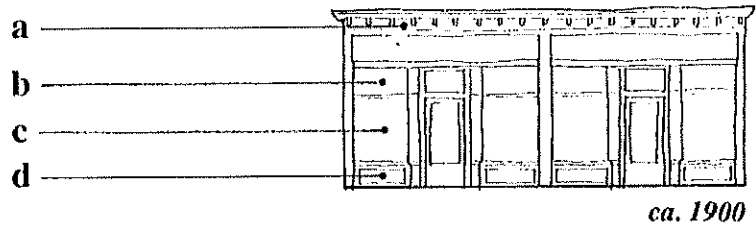
He was chosen for this job by the owners of the property, Abby (Walker) Gardner and Mabel (Walker) Dickenson.

104-106 Main St.	Lot 7	#401
	Jan. 7, 1907.	
Store		
Owner	Mrs. J. A. Dickenson & Mrs. C. B. Gardner	
Arch.		
Builder	William Iliffe	
Size	34x34x52	
Cost	\$3000.00	
Material	Wood	

104-106 Main Street was featured in the 1989 Watertown Square Design Handbook created by the DCDP:

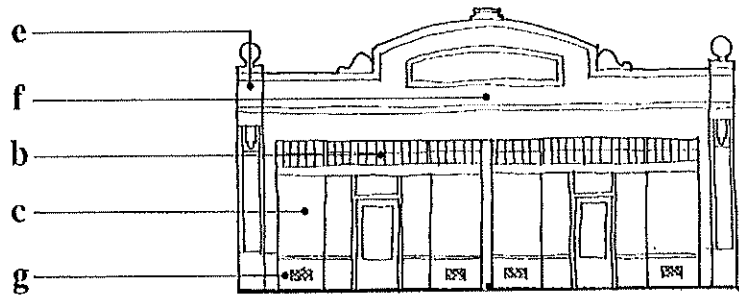
1. Older One-story Buildings

The Square has two types of these buildings: those built at the turn of the century, and those built between the Wars. Their components are essentially the same, although their detailing is different. They can be found especially along the north side of Mt. Auburn Street and along both sides of Main Street. These buildings possess a variety of stylistic variations which are a tremendous asset to Watertown Square. Their features should be uncovered and proudly displayed.



ca. 1900

- a. cornice
- b. transom window
- c. storefront
- d. wood base
- e. masonry pier
- f. parapet
- g. wood or stone base



ca. 1930

It had all of the design features that were used in 1900's storefronts:

Cornices

Transom windows

Storefront windows

A wooden base



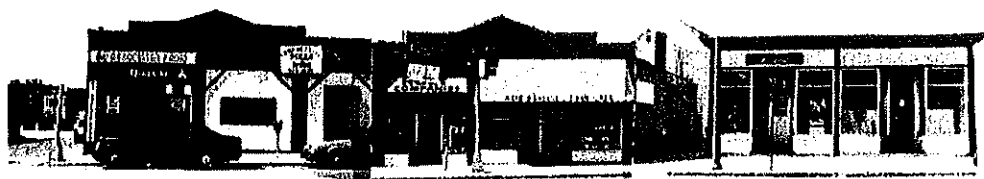
The 1989 Watertown Square Handbook labelled 104-106 Main Street as:

“An excellent example of traditional storefront to be maintained!”

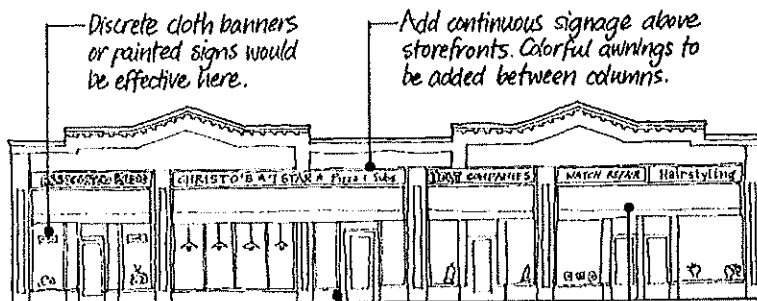


To see the entire 1989 Watertown Square Design Handbook:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=21106&repo=r-5ece5628>



← 92-102 Main St. This attractively detailed building should receive a uniform signage and awning treatment. →



Discrete cloth banners or painted signs would be effective here.

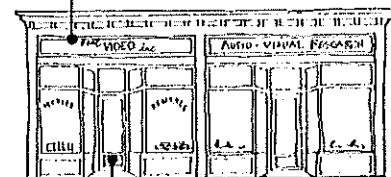
Add continuous signage above storefronts. Colorful awnings to be added between columns.

Remove overscaled brand name sign and accessory signs on columns and on side of building.

Remove stucco infill and replace with traditional storefront.

Replace overscaled awning with one to match adjacent stores.

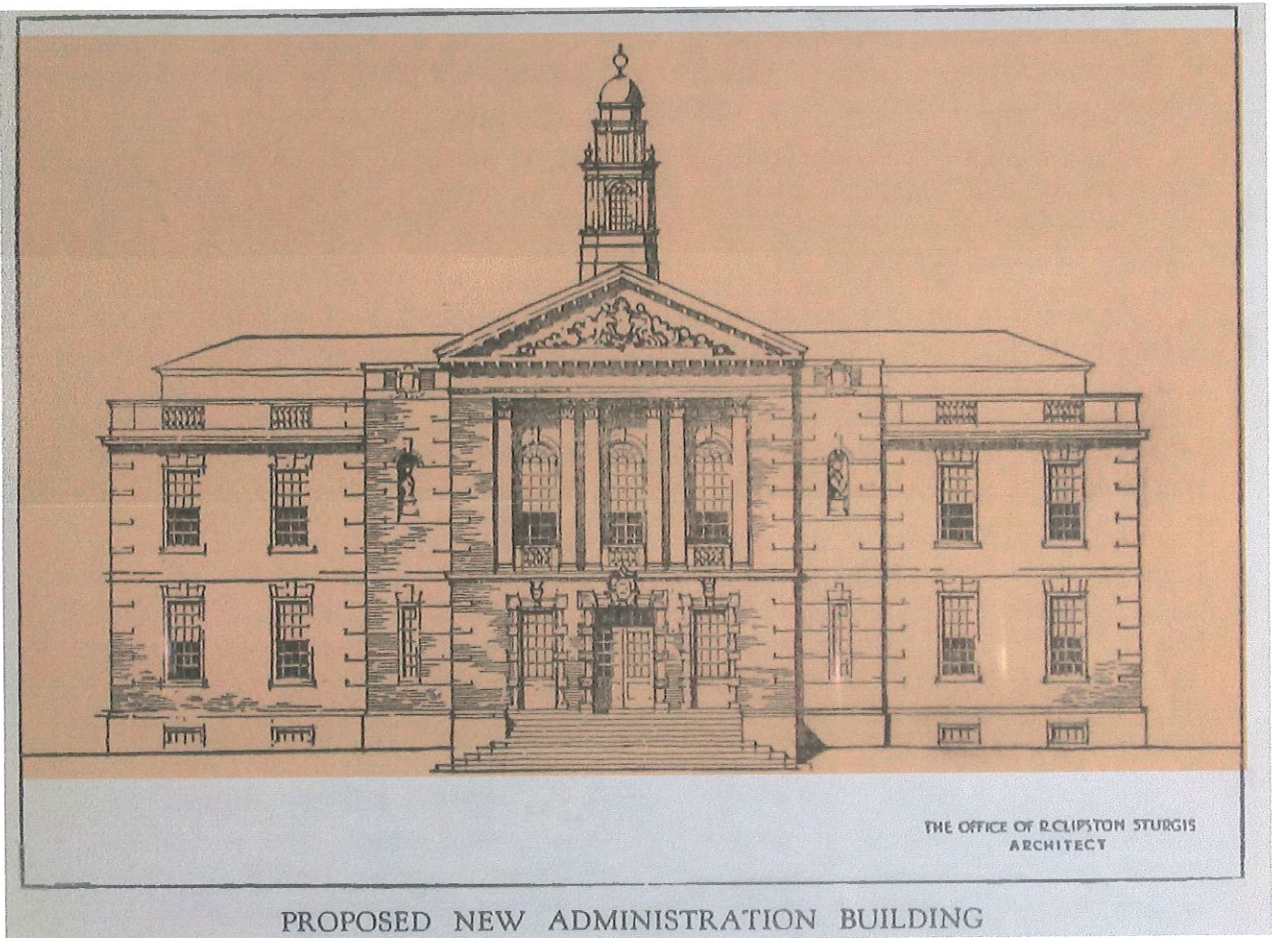
Excellent example of traditional storefront to be maintained. Limit signage to band above storefront.



Replace door with traditional style.

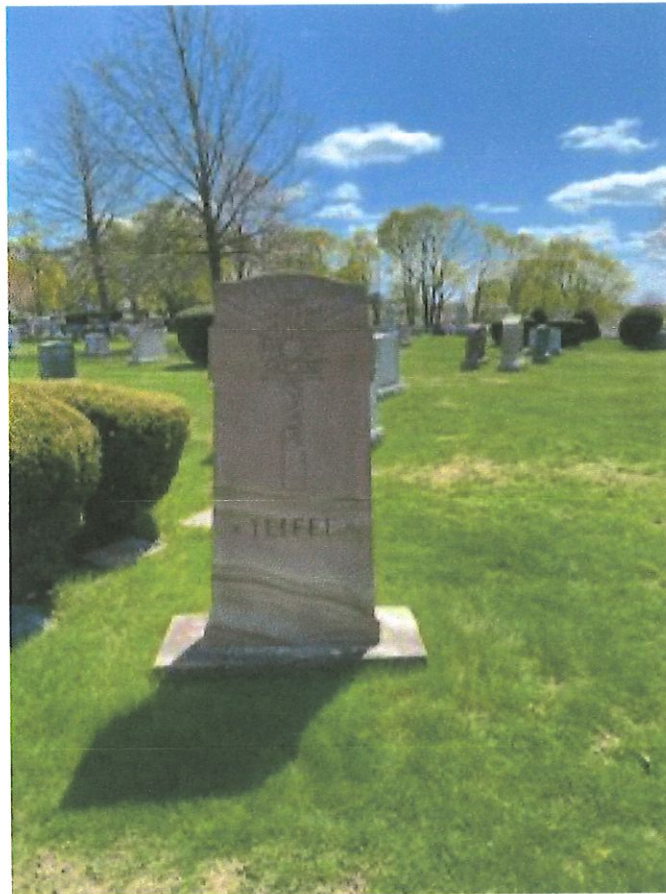
W. H. Illife was a trusted member of the Watertown building community.

In 1930, he was one of 7 men appointed to the Committee on Administration Building of the Town of Watertown to select a site and design for the new Watertown Town Hall. They selected this:



William died in 1940, at the age of 74, having given Watertown the benefit of his lifetime of skills and experience. No project was too big or too small, and he approached each one with the same professional attention.

He and his family are buried in Ridgelawn Cemetery.



Respectfully submitted by: Linda Scott

Wednesday Services Held For William H. Iliffe

Largely attended funeral services were held Wednesday afternoon from his home, 99 Bailey Rd., for William H. Iliffe, prominent Watertown contractor and builder, whose death occurred suddenly at his home on Monday. A most fitting tribute was paid the deceased, by the officiating minister, Rev. Frank D. Taylor, pastor of the St. John's Methodist Church, in the presence of relatives and friends of the family, including a large delegation of Rotary Club members and his associates on the staff of the Watertown Cooperative Bank.

The pall bearers were past and present fellow members of Mr. Iliffe's in the Rotary Club: President Otto L. Hawes, B. Fay McGauffin, Jesse H. Mason, Albert E. Norbury, Walter Bailey, and Stanley Porter. Burial was in Ridgeway Cemetery, Watertown.

Mr. Iliffe was held in high esteem by the building trades of Greater Boston, having established a life-long reputation for square dealing and honest workmanship. Nothing could pass Mr. Iliffe's inspection until it was exactly right.

He was born in Coventry, England, in 1863, and would have been 78 years of age had he lived until January 3, 1941. He emigrated to America in his early twenties, after serving seven years' apprenticeship in cabinet-making. Inside house finishing and carpentry work in England. A resident of Watertown about 43 years, Mr. Iliffe conducted his own business here as a contractor for over 40 years.

Mr. Iliffe was married in Wakefield, October 3, 1881, to Miss Mary Haddon Marriott, also of Coventry, England. He is survived by his wife and three daughters, Mrs. B. L. Colter of Edgartown, Mass.; Mrs. George H. Winkler of Braintree, Mass.; and Miss Doris Iliffe of Wa-

tertown. There are two grandsons, Robert W. and Richard I. Colter.

Mr. Iliffe had served as a director of the Watertown Cooperative Bank for the last twelve years, and was a member of the securities committee of the bank up to his death. He had always taken a very active part in the bank's affairs. He was a member of Pequonsette and Victory lodges of Masons in Watertown, also of the Royal Arch Chapter of Cambridge, and the Knights Templar Commandery of Newton. A charter member of the Watertown Rotary Club he was a faithful attendant at its weekly meetings for over sixteen years and will be greatly missed from its ranks as well as in the business circles of the town.

WM. H. ILIFFE, NOTED BUILDER, DIES SUDDENLY

Prominent Watertown
Business Man Passes
Away In 76th Year

William H. Iliffe, widely known builder and contractor, died suddenly at his home, 91 Bailey rd., Monday morning. He was 76 years of age.

Funeral services were held at the home on Wednesday afternoon. The Rev. Frank D. Taylor of St. John's Methodist Church officiated. Among the many relatives and friends attending were delegations from the Watertown Rotary Club and the Watertown Co-operative Bank, of which the deceased was a director.

The pall bearers were associates of Mr. Iliffe in the Rotary Club, and included President Olin L. Hawes, H. Fay McGlendon, Jesse H. Mason, Albert E. Norbury, Walter Deller, and Stanley Porter. Burial was in Ridgeway Cemetery, Watertown.

William H. Iliffe was born in Coventry, England, on January 8, 1864. He emigrated to America in his early twenties, after serving seven years' apprenticeship in cabinet-making, inside house finishing and carpentry work in England. A resident of Watertown about 45 years, Mr. Iliffe conducted his own business here as a contractor for over 40 years.

Mr. Iliffe was married in Wakefield, Oct. 3, 1891, to Miss Mary Staddon Marriot, also of Coventry, England. He is survived by his wife and three daughters, Mrs. H. L. Colter of Edgartown, Mass.; Mrs. George H. Wiswall of Braintree, Mass.; and Miss Dora Iliffe of Watertown. There are two grandsons, Robert W. and Richard L. Collier.

Mr. Iliffe was recognized as one of the outstanding builders in this vicinity. The houses and buildings erected under his supervision stand as models of sound and honest construction.

Mr. Iliffe was a director and a member of the activities committee of the Watertown Co-operative Bank, in whose affairs he had been active for many years. He was a charter member of the local Rotary Club. He was a member of Reguacette and Victory lodges of Masons in Watertown, also of the Royal Arch Chapter of Cambridge, and the Knights Templar Commandery of Newton.

104 MAIN STREET DEVELOPMENT

Watertown Historical
Commission

02/28/2024



Architects

Nancy Ludwig FAIA, President

Matt Marotta AIA, Associate Principal



Civil Engineers & Historic Consultant

Nicole Benjamin

Shane Michniewicz, PE

Hugh G. Hahn, PE



Copley Wolff Design Group
Landscape Architects & Planners

Landscape Architects

Ian Ramey, Principal

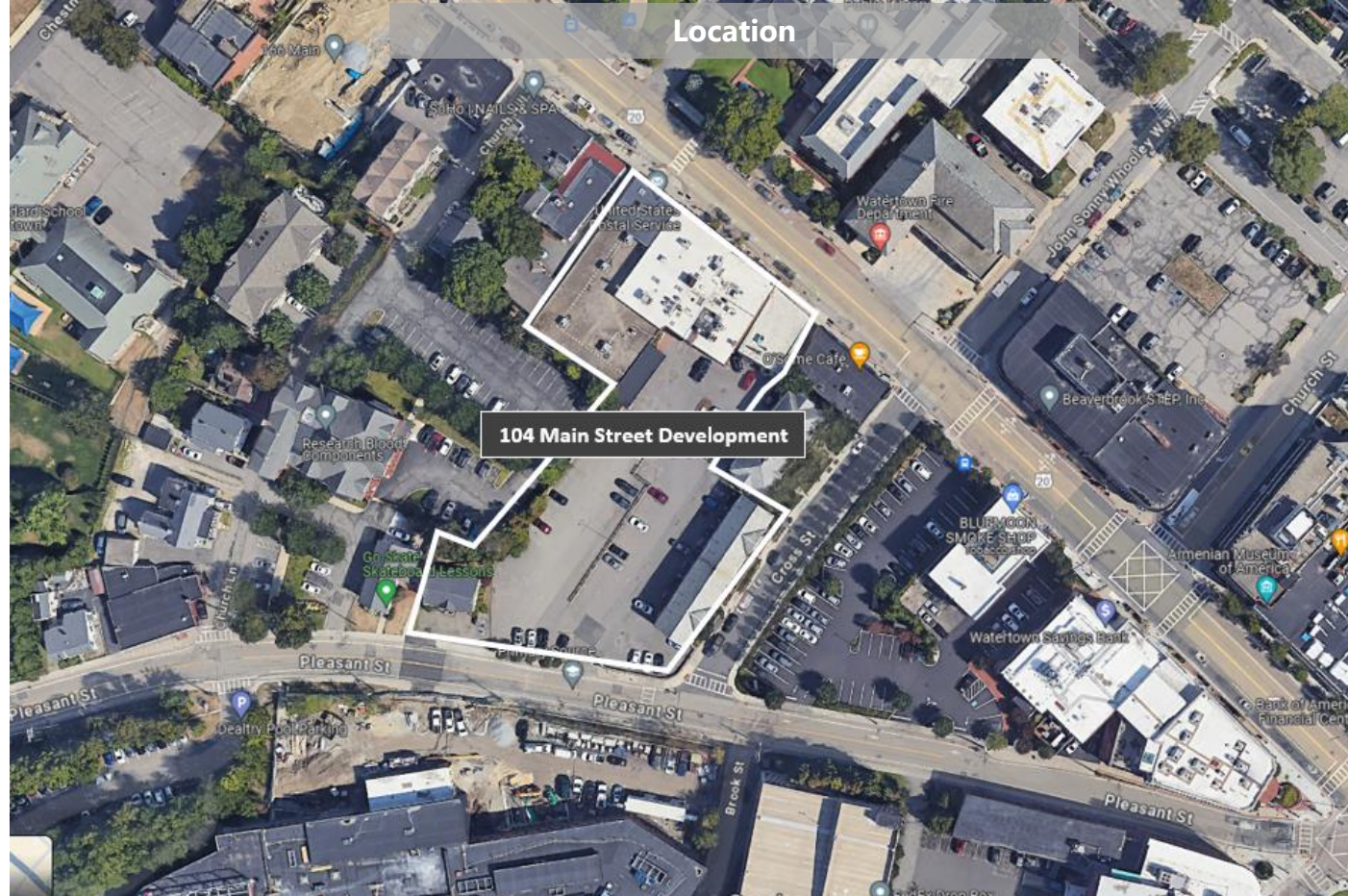


Attorney

William York, Attorney

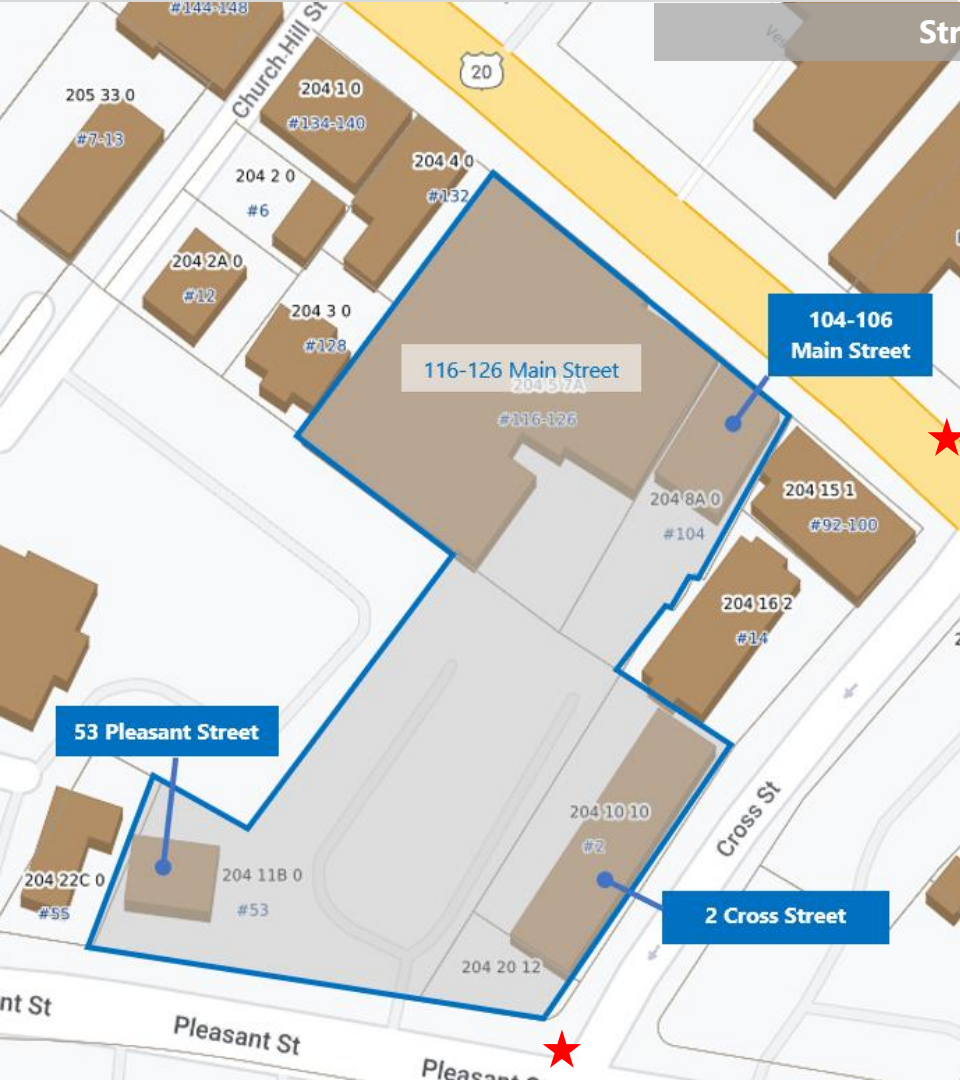
Existing Buildings

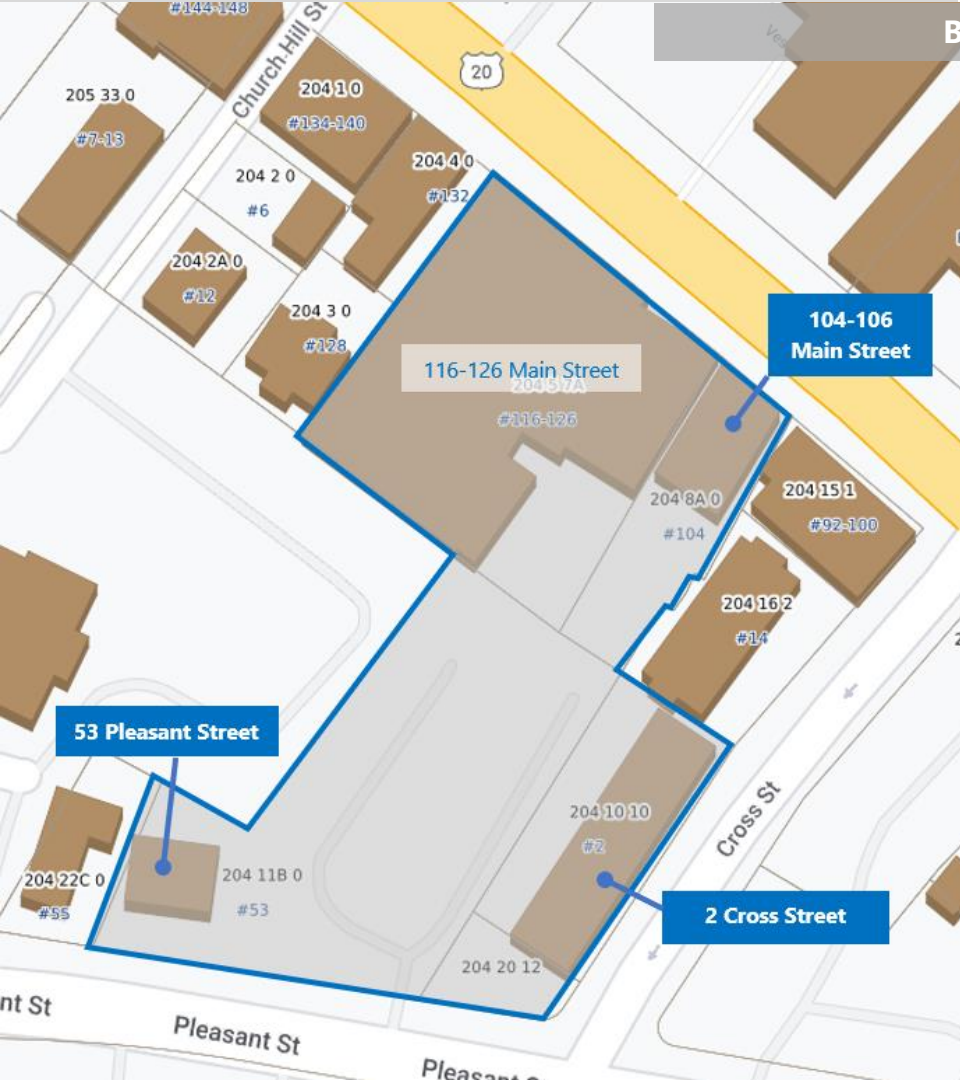




104 Main Street Development
Watertown | MA

Streetscapes





Buildings





53 Pleasant Street

Watertown | MA

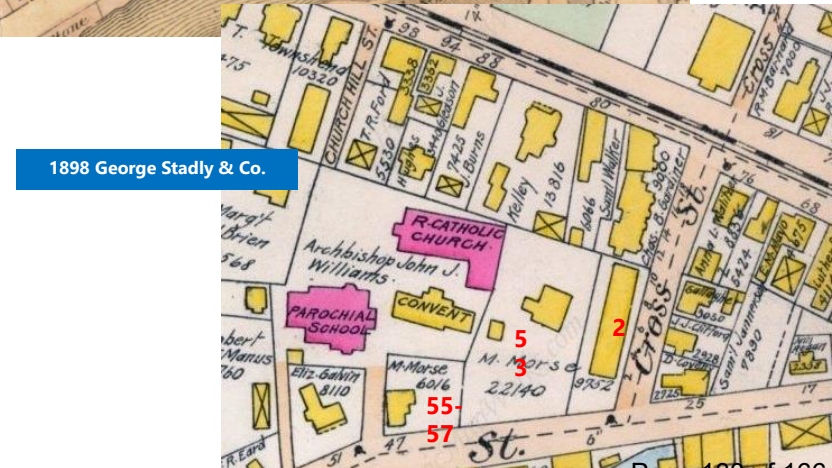
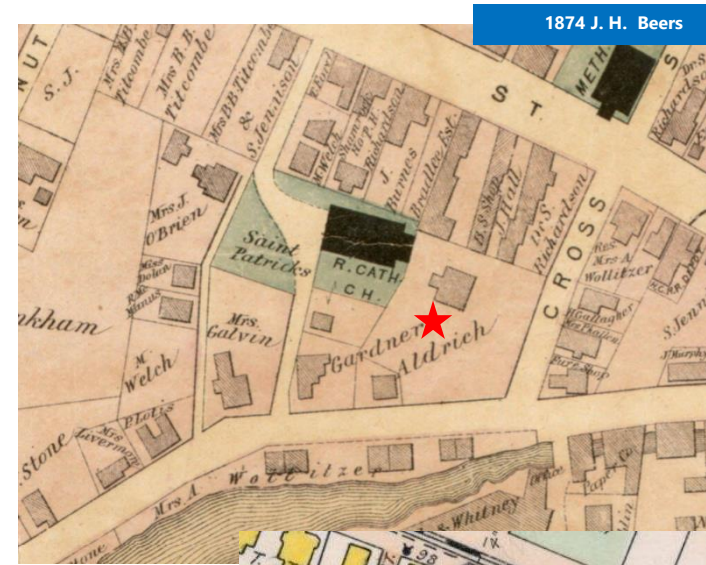
53 Pleasant Street

- 2 stories
- Wood frame on concrete foundation
- Side gable roof w/ wall dormer
- Symmetrical façade (four interior units)
- Alterations
 - Fenestration changes
 - Entrance
 - Vinyl siding
 - Vinyl sash windows
 - Moved



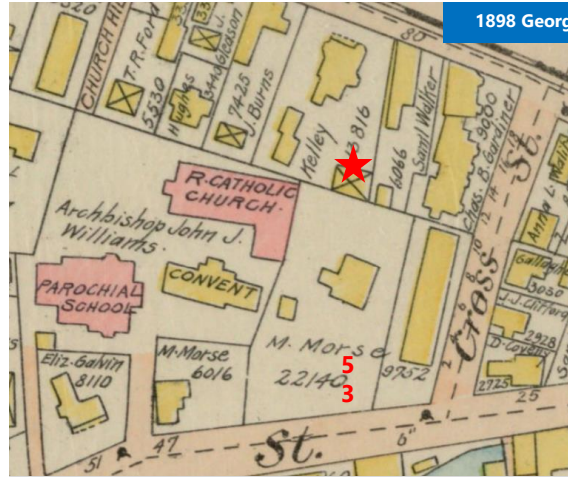
53 Pleasant Street (site)

- Site originally included in a large parcel with what is now 2 Cross Street and 55-57 Pleasant Street
- One of many parcels owned by Gardner Aldrich mid-19th century
 - Gardner Aldrich (1795-1882) ->
 - Mary Ann Aldrich Morse (1837-1899)
- ca. 1887 - Mary Ann subdivided, 2 Cross Street built
- 1925 - Clara Morse (1871-1951) sold 53 and 55-57 Pleasant Street to Gertrude Kelley (1894-1972)
- 1947 – Kelley family formally subdivided 53 and 55-57 Pleasant Street, sold to Capaldi family
- Late 20th century – owned by Capaldi/Salusti family

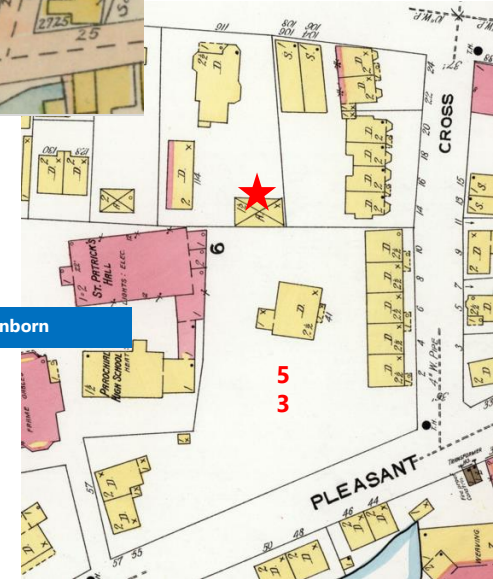


53 Pleasant Street (building)

- Two previous buildings on the property were demolished (ca. 1898 and ca. 1925)
- 1951 – Building moved from 108R Main Street (noted as barn from “Kelley” property)
 - Kelley owned abutting property on Main Street
 - Main Street house and outbuildings erected late 1890s (Sanborns 1894/1899)
 - Main Street house and outbuildings replaced by 1955 (historic aerals)
 - Capaldi family likely moved former barn from adjoining Kelley Main Street property when house demolished



1898 George Stadly & Co.



1923 Sanborn



104-106 Main Street

Watertown | MA

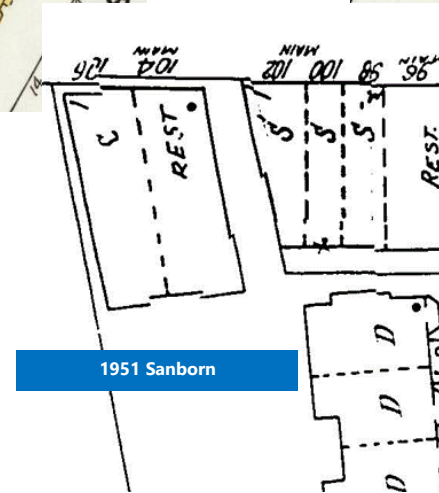
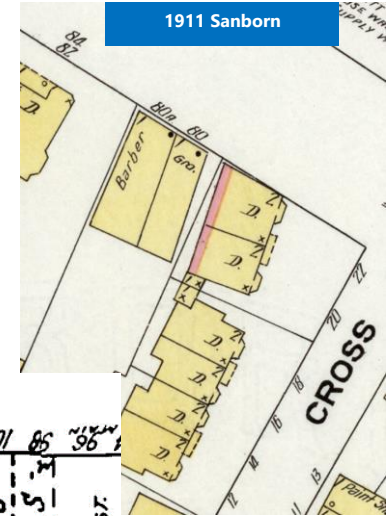
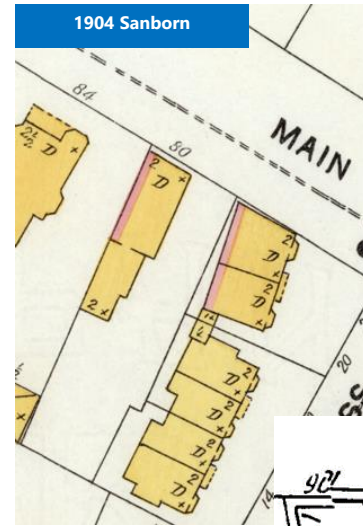
104-106 Main Street

- 1 story, wood frame on concrete foundation
- Wood shingle siding
- Flat parapet roof w/ heavy cornice
 - Modillions
 - Dentils
- Split into two identical storefronts, recessed entries, slight step up
- Wood storefront surround
 - Flat, fluted pilasters
 - Paneled signband
 - Paneled bulkheads
 - Show windows with transoms, wood frame



104-106 Main Street

- Constructed 1907 for sisters Abby Gardner (1849-1940) and Mabelle Dickinson (1858-1942) / replaced earlier two-story house
- 1917 - Abby Gardner sold her share to Mabelle Dickinson
- 1947 – Dickinson family sold to Antonio Lauricella (1895-1954)
- 1979 – Lauricella family sold building to George Grillo
- Representative tenants
 - 104 Main
 - 1911 Grocery store (David Buttrick)
 - 1930 Tile store
 - 1935-1951 Restaurant
 - 106 Main
 - 1911 Barber shop
 - 1915/1930 Produce/grocery store (Lauricella)
 - Late 20th century Lauricella's Spa



Project Overview & Benefits



DEVELOPMENT PROGRAM

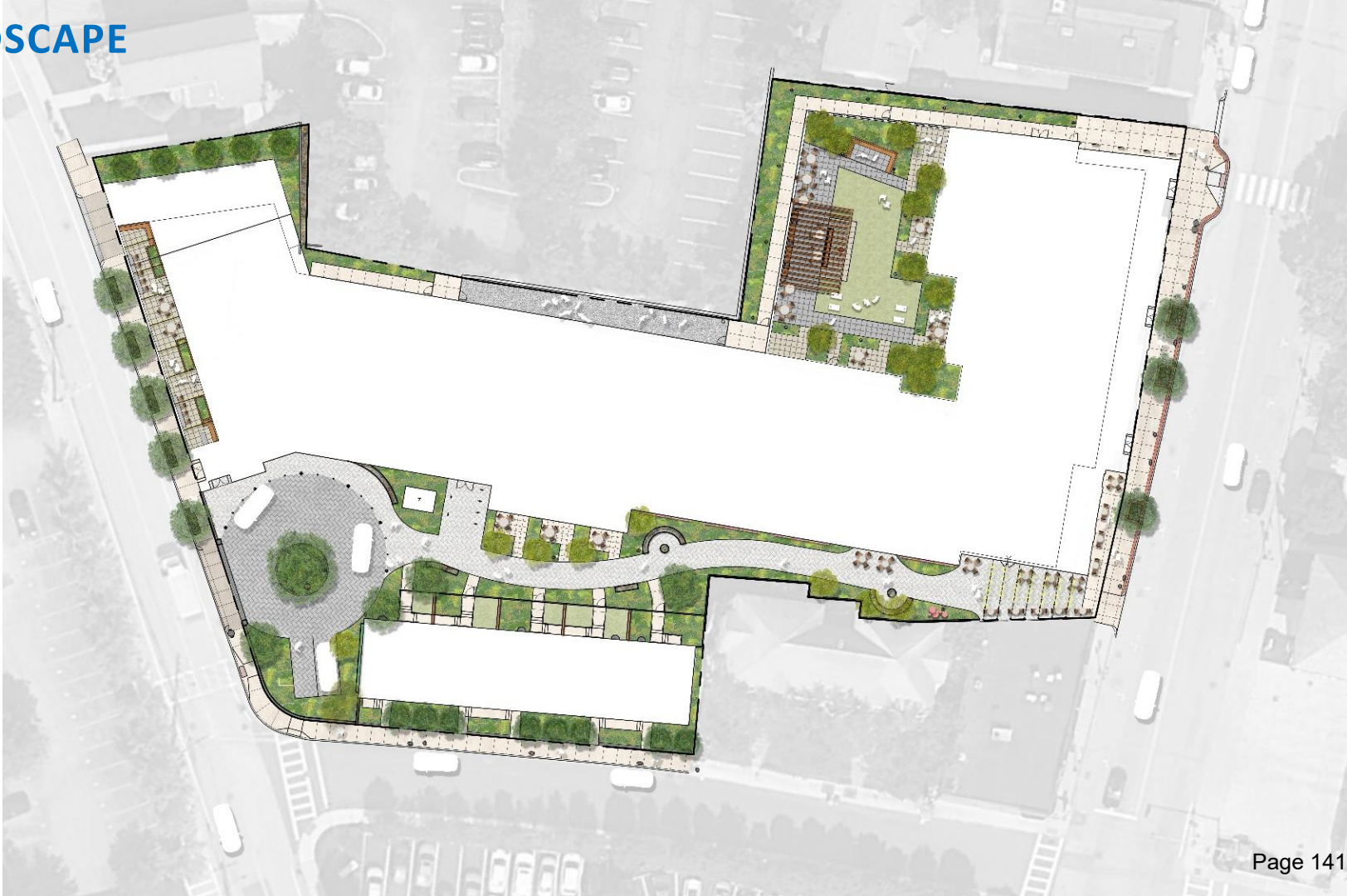
- 6,946 sf of Commercial/Retail
- 137 Rental Units (21 affordable units; 20 Rental) 1 For Sale
- 5 Townhouse Units (1 affordable):
 - 5 three-bedroom for sale town houses
- GSF/FAR (136,330 GSF):
 - Max FAR 4.0
 - Proposed FAR 2.20
 - Height 5 stories (61')*
- Parking:
 - 130 spaces– with 4 EV Charging Stations
 - 1 surface space
 - 64 Bike parking spaces

* Measured from Main Street



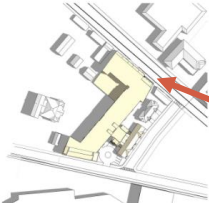
ON SITE COMMUNITY AMENITIES :

- **Inclusion of Public Pedestrian Plaza – 12,002 sf increased from 5,356 sf from the original presentation made to the Planning Board.**
- **Provide public connectivity between Main and Pleasant Street**
- **Create public art installation opportunity within the pedestrian plaza supporting the City’s Public Art initiative & Create plaza office/gallery space injecting additional vitality to the plaza**
- **Create greater connectivity to Pleasant Street and riverfront community path and transit yard across the Galen Street bridge.**
- **Viable restaurant space at the northeast corner of 104 Main St**
- **Bring Post office back to Main Street in a timely fashion**
- **Preservation of 19th century row house street setback and existing trees**
- **Based on the Watertown Square study, 104 Main Street development hits all key elements expected for best practices in new Watertown development**
- **Building FAR reduced from maximum 4.0 to 2.2 (111,1082 sf reduction from maximum allowable.) Reduced development from six stories to five stories.**
 - Reduced FAR allowed for the preservation of the 19th century row houses and landscaping which was viewed as important to the community.
 - 15% of the units to be affordable housing units
 - Maintain the Cross Street scale by placing massing in the center of the site. As well as providing more air and light.
 - Implemented building setbacks to reduce the massing on Main Street and Pleasant Street
 - Reduced height from 6 to 5 stories
- **Setbacks along Main and Pleasant Provide additional accessible public outdoor space and additional outdoor space for residents.**
- **Create Transit Oriented Development in close proximity to Watertown Square**
- **Increased 3BR count from 7 units to 9. Including one for sale affordable unit.**
- **Create quality retail space along Main Street**



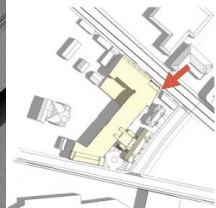


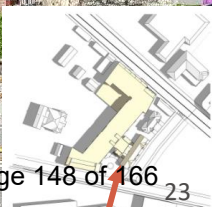












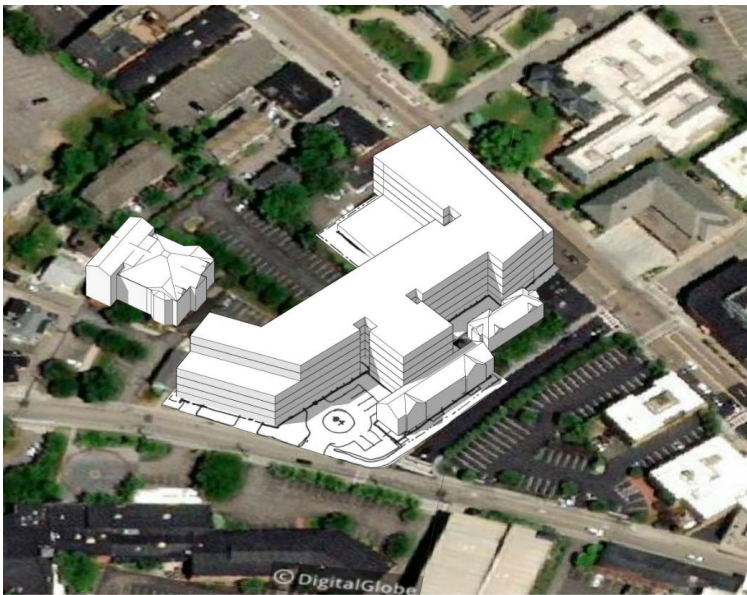
104-106 MAIN STREET



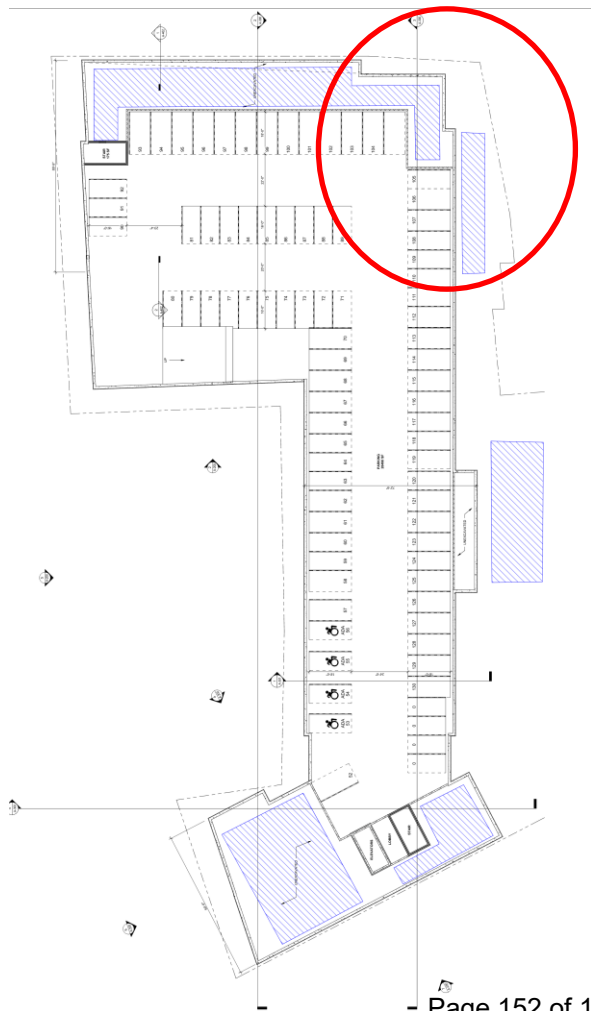
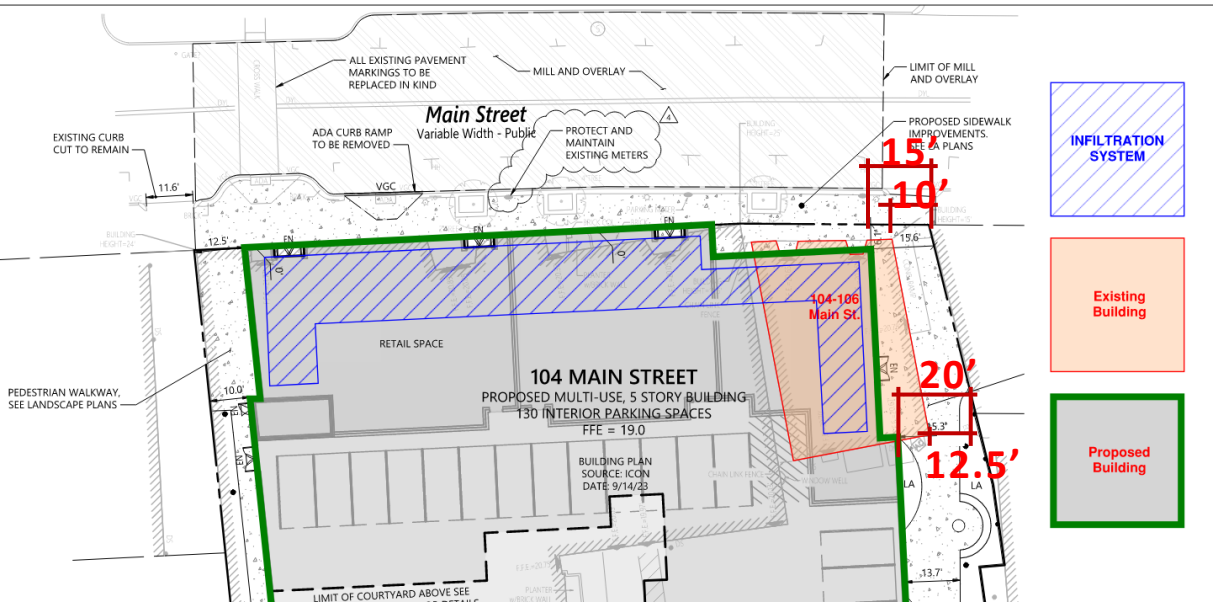
SITE COMPARISON: FULL BUILDOUT



SITE COMPARISON: PRESERVING HISTORIC RESOURCES (JANUARY 2022)



STORM WATER RETENTION



PUBLIC ACCESS

Barrier-free entry plaza
BARRIER-FREE ENTRY
PLAZA

OPEN SEATING AREA

BENCH SEATTING &
ART INSTALLATION

SEATING

OFFICE/GALLERY

ART WALL

104 Main St.

38'

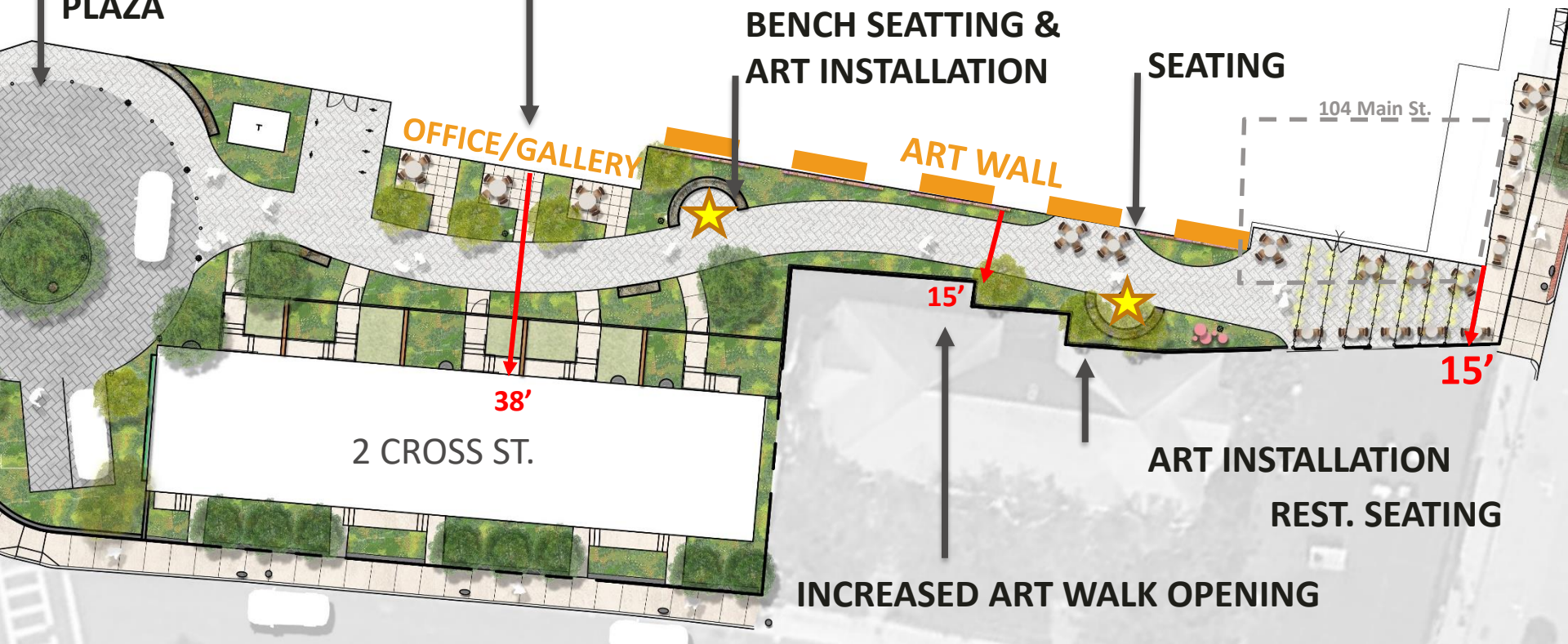
2 CROSS ST.

15'

15'

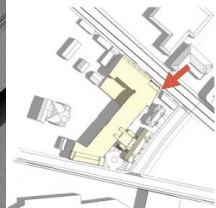
ART INSTALLATION
REST. SEATING

INCREASED ART WALK OPENING



PUBLIC ACCESS



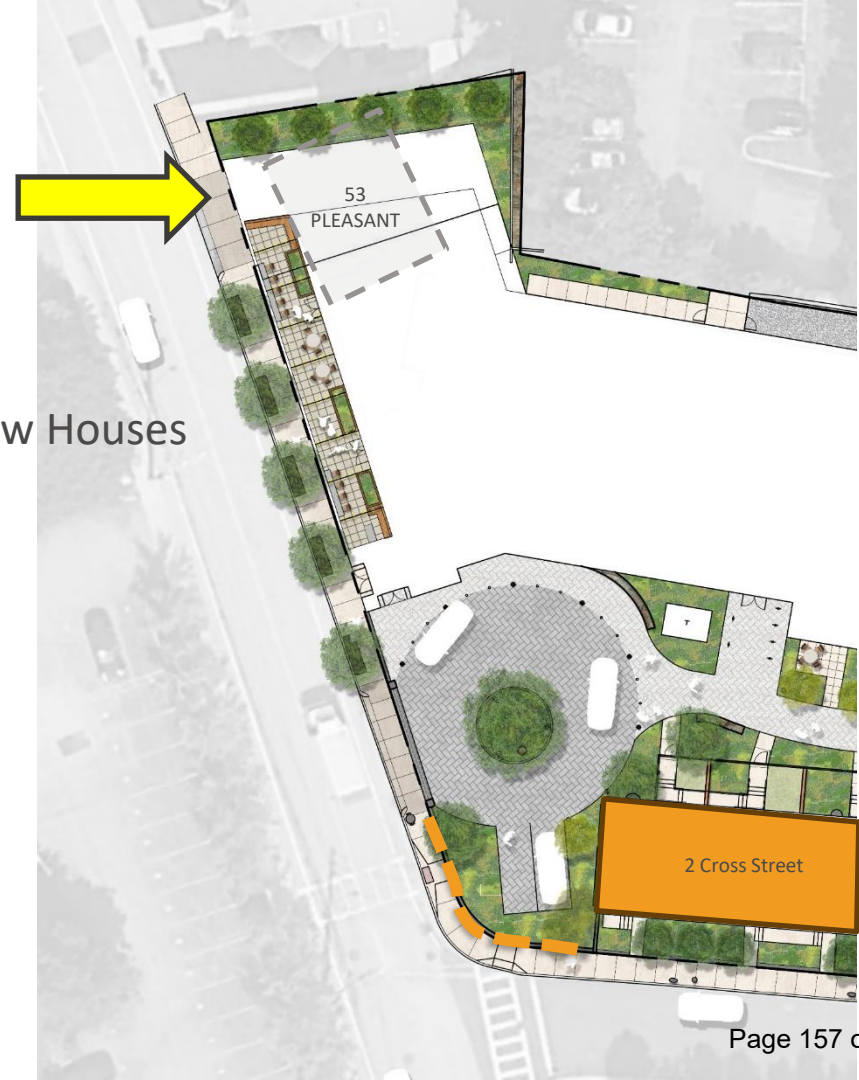


53 PLEASANT STREET



53 PLEASANT

- No Access off Main Street
- No Access off Cross Street to preserve Row Houses
- Distance from intersection
- No Trucks backing onto Pleasant
- 2 Cross St - Existing rock wall



2 CROSS STREET



2 Cross Street

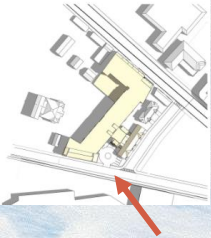
- Built 1887 as five, two-story rowhouses
- Built for Mary Ann Aldrich and Almon Morse (d. 1897) operated produce business at Faneuil Hall, owned two tenements in Watertown
- 1941 – sold out of Morse family, converted to 10-unit building
- 1965 – Purchased by Salusti family
- Leased to working class tenants
 - Dyers
 - Watchman
 - Painter
 - Paper maker



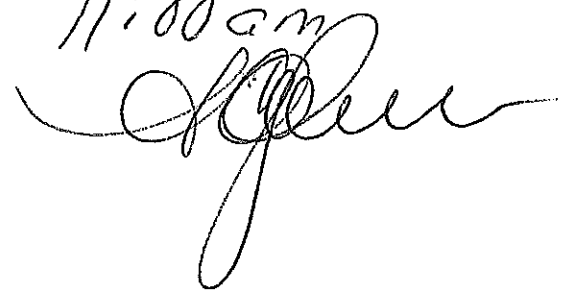
2 CROSS ST.

- Retain workforce housing
- Restore floor plan back to 5 family sized units
- Create One affordable for sale family unit
- Maintain historic facades
- Preserve existing setback and landscape
- Restore roof
- Replace windows
- Upgrade Mechanical and Electrical systems





THANK YOU

Received 2-26-24
11:00 am


**Comment for Historic Commission Hearing
February 28, 2024**

submitted by:

Carolyn A. Gritter
Linda Scott

HISTORIC COMMISSION — FEBRUARY 28, 2024

ISSUE

Should the Historic Commission decide that the Iliffe-built storefronts at 104-106 Main Street be preferably preserved?

ANSWER

YES. A public record request to the Department of Community Development and Planning (January 22, 2024) did not produce any evidence or recommendation that the two 1900s-era storefronts should not be preferably preserved. DCDP would not waive fees for acquiring other records responsive to requests for information specific to 104 and 106 Main Street.

ARGUMENT

The reading of the October 7, 2021 memo to the Community Preservation Committee from Steve Magoon, Director of Community Development and Planning, obtained by public record request (January 22, 2021) suggests persuasively that Watertown has failed to act in good faith to inventory the city's built assets. "Watertown has had two significant inventories of buildings/structures — but neither was close to comprehensive. The first was in 1982, while the second in 1999 focused on properties in the Mt. Auburn Street Historic District." Mr. Magoon: "The inventory of buildings and structures is far from complete, and information on many of these properties and other assets is outdated." Mr. Magoon asserts the need for an historical resource inventory, noting that in the CPA Plan, "Watertown has no historical planning document to 'guide the CPC's prioritization of historical preservation projects'." Mr. Magoon states that the DCDP would be eligible for a Massachusetts Historic Commission grant to initiate an historical resource inventory. The January 22, 2024 request for documents specific to the 104 and 106 Main Street storefronts did not produce any record of an application for a 50/50 reimbursement grant request to the MHC by the planning department or other entity.

Title XV, Chapter 153.02 of the Watertown Code of Ordinances defines a significant building as any building or portion thereof not within an Historic District which is fifty years or more old and which has been determined by the Commission (Watertown Historical Commission) to be significant based on any of the following criteria:

The building is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Commonwealth; or

The building is historically or architecturally important (in terms of period, style, method of building construction or association with a recognized architect or builder) either by itself or in the context of a group of buildings.

The 104 and 106 Main Street storefronts are examples of the traditional street-front commercial facade that lined Main Streets nationwide and formed strong, solid blocks, marked by the rhythm of repeating parts. Facades were related to each other through compatibility in height, width, setback, and proportions of openings. The 104 and 106 storefronts are typical of the early to mid 1900s design with their simplified cornices, transom windows over display windows, storefront piers, frame bulkheads with reveals, and recessed entry doors. The buildings likely had, at some point, square or hexagonal tile entryway floors. (Bar 'Cino on Main Street pays homage to traditional storefront design by using a tile

entryway.)

The 104 and 106 storefronts were commissioned by Abby Walker Gardner and Mabel Walker Dickinson, members of prominent Watertown families, and built in 1907 by William Henry Iliffe, many of whose Watertown houses are in the MACRIS database. The Main Street storefronts are featured in the 1989 Watertown Square Design Handbook created by the DCDP. The handbook cites 104-106 Main Street as excellent examples of traditional storefronts “to be maintained.”

William H. Iliffe was a master builder who, because of his skill, experience, and judgment was one of seven men appointed in 1930 to a committee to select a site and design for the new Watertown Town Hall. The committee recommended the construction of the proposed administration building on the easterly end of Saltonstall Park because the site offered the advantages of light on all sides, visual prominence, and public convenience. Today, the Administration Building stands opposite the two Iliffe-built storefronts at 104 and 106 Main Street, which are still intact after 117 years, that O'Connor Capital Partners has applied to demolish.

The citizen-authored 2023 Comprehensive Plan states that Watertown has a rich history “embodied in many older buildings and sites,” but notes: “Watertown lacks a comprehensive inventory and prioritization of historic resources.” The plan recommends inventorying historic assets and using a city-wide historic preservation plan to set priorities as well as encouraging adaptive reuse of historic buildings to maintain a link to the past while giving them new life.” It states the need to supplement the historic preservation plan with “policies and funding streams to improve the physical appearance of existing storefronts — matching grants or loans, technical design assistance, storefront best practices, etc.”

CONCLUSION

For the foregoing reasons, we respectfully submit that the 104 and 106 Iliffe-built storefronts satisfy the definition of “significant buildings” set forth in Chapter 153.02 of the Watertown Code of Ordinances, and accordingly, we urge the Historic Commission to determine that the 104 and 106 Main Street storefronts be preferably preserved.

Respectfully submitted

Carolyn A. Gritter
20 Watertown Street

Linda Scott
55 Olcott Street

RESOURCES

October 7, 2021 Memo from Steve Magoon, Director of Community Development and Planning and copied to Elise Loukas, Historical Commission Chair and others Re: Assessment of Watertown's Historical Resources.

Historical and biographical material on the Walker and Gardner families compiled and submitted by Linda Scott.

Historical narrative on William H. Iliffe by David Russo.

<https://content.civicplus.com/api/assets/5f520b10-30eb-47b5-84e1-30866d8f5a34>

Architecturally important Iliffe buildings listed in MACRIS database:

The Frederick Robie House (1900), 19 Garfield Street; Dr. John D. Dickinson House (1923), 26 Bailey Road; Lafayette Blair House (1898), 50 Bailey Road; Frederick Colby House (1913), 86 Bailey Road; William Iliffe House (1913), 99 Bailey Road; Parish House of Church of the Good Shepherd (R.M. Blackwell, Dodge Brothers, Alberto F. Haynes, William H. Iliffe; St. John's Methodist Episcopal Church (Iliffe-built additions and alterations; Willard C. Chamberlain House (1911), 96 Russell Avenue; James Bailey House (1924), 153 Russell Avenue; Everett Critchett House (1926), 35 Arden Road

William Henry Iliffe died on December 9, 1940 and is buried in Ridgelawn Cemetery, Watertown, Sec. P, Lot: 3063, Grave: 4

1989 Watertown Square Design Handbook: <https://portal.laserfiche.com/Portal/DocView.aspx?id=21106&repo=r-5ece5628>

2023 Watertown Comprehensive Plan