

**Minutes**  
**Watertown Historical Commission**  
**Thursday, November 14, 2012**  
**Watertown Library Conference Room**  
**7:00pm**  
*Adopted December 13, 2012*

**Historical Commission Members Present:** David J. Russo, Jr., J. B. Jones, Marilynne K. Roach, Thomas Melone, Susan T. Steele, Elisabeth H. Loukas, Donald S. Berg

**Staff Present:** Christopher J. Hayward, Daphne M. Collins

**Public Present:** See attached Sign-In Form

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David J. Russo chaired. The meeting opened at 7:00p.m.

**1. Public Hearing – Demolition Permit Review –61-65 Boyd Street to demolish a two-family structure and replace it with a new two two-family development. Stephen Corbett, owner applicant**

Stephen Corbett, owner applicant, proposed to demolish a 2-family structure and warehouse to be replaced with a two two-family development. Corbett provided a historical chronological overview of the ownership and usage of the building built in 1890. He reported that the building was sided in vinyl and aluminum. He indicated that with the new development the existing commercial use at the property would end.

Jones inquired if Corbett considered developing a 4-unit single structure allowing for more open space.

It was noted that the height of the proposed structure (29') was in keeping with the neighboring property heights.

Jones remarked that the details of the old historic structure had been irretrievably lost.

Cecilia Link, 71 Boyd Street, welcomed the new project to the neighborhood. She felt that the residential use proposed for the project would be more desirable and attractive to the residential neighborhood than the present-mixed use.

Melone informed that the 1890's Atlas illustrated a wrap-around porch surrounding the building. However, he noted that none of the Victorian details remained.

**Vote:** Melone moved to find 61-65 Boyd Street not Preferably Preserved. Berg seconded the motion. The motion was unanimously approved.

**2. Public Hearing – Demolition Permit Review –28 Green Street to demolish a two-family structure and replace it with a new two-family structure. Dennis Dyer, owner applicant.**

Ken Leitner, attorney representing the owner, informed that 28 Green Street was built in 1870's. He noted that the Fire Dept. asked Mr. Dyer to use the building for fire practice and they had created holes in the roof. He stated that the owner proposed replacing the present building with a 2-family building with an entrance facing Boyd Street.

Jones raised concerns about the property coming into ownership on October 6 and then being allowed for Fire Department practice before the HC Demolition Review. Hayward responded that the Fire Department was made aware of the issue and were refrained from further access.

Joyce Kelly, Member of the Historical Society of Watertown (HSW) informed that one of the early owners of the property, George Coleman, was a Watertown Policeman and the HSW was in possession of his diaries from the late 1800's.

Jones noted that the exterior detail had been lost over the years.

Melone reported that in the 1875 Town map indicated a building at the property.

Russo stated that the building was built in 1861 by John Davis and may have pre-existed pre-1861. The basic massing and shape of the building indicated in the 1875 Town map is visible today. Russo noted that the neighborhood has remained unchanged and that the proposed development would set a precedent. He felt that the integrity of the neighborhood will be compromised if the project went forward. Though plain, he thought the house had historic merit.

Hayward reported that the building, despite the damaged created by the Fire Department, was not condemned by the Building Inspector.

Steele thought the Federal details were visible in the pediment and chimney.

Russo inquired if an addition to the existing building was considered. Leitner said that an addition was considered but modern amenities would be compromised.

Melone noted that the original windows had been changed.

**Vote:** Jones moved to find 28 Green not preferably preserved. Melone seconded the motion. Ayes- Russo, Jones, Melone, Loukas, Berg. Opposed- Roach. Abstention- Steele.

Collins noted that the demolition review was for the residential structure only. The site includes a garage on site which was not reviewed.

### **3. New Business**

**Old Burial Grounds Signs** – Kelly reported that the signs for the Old Burial Ground have arrived and are in the Historical Commission Office ready for installation. Hayward will discuss the project with Magoon and DPW.

**Old Post Road Cane** – Cane will be considered for Phillip Pane.

Meeting adjourned at 8:45pm