

DUXBURY HISTORICAL COMMISSION

Approved Jan. 18, 2023

JAN 23 PM 6:27

DUXBURY, MASS.

Minutes: January 4, 2023

Present: Tag Carpenter, Chair, Ed Mayo, Vice-Chair, Chris Andrew, Andrew Burns, Michael Carlson, Arthur Evans, and Brendan Wall.

Note: the numbering below is chronological and may not correspond to agenda item numbering.

The meeting was held remotely via Zoom. Mr. Carpenter called the meeting to order at 7:01 PM and confirmed that members present could be heard by calling for a roll call. He then read the following preamble:

"Pursuant to Governor Baker's Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, G.L. c. 30A, §18, as amended on July 15, 2022, the Town of Duxbury's Board and/or Committee meetings will be conducted via remote participation to the greatest extent possible with members. For this meeting, members of the public who wish to watch the meeting may do so by following the ZOOM meeting links."

The meeting was convened via Zoom video conference and recorded.

1. Open Forum. The house at 90 Standish Street, once a dance hall, has been condemned by the Building Inspector because of its deteriorating condition. The barn was not included in this action
2. Minutes. The Dec. 7, 2022, minutes were approved by a 6-0 vote (Mr. Wall joined the meeting after the vote).
3. New Demolition Delay Applications.
 - a. *474 Franklin Street, the Delano House (DUX.450), ca. 1775, complete demolition.* Jessica Tyler and Doug Gribbel from Compass Realty participated representing the owners. The walkaround Jan. 3 included an interior inspection. Although the house is presently occupied, it is in a state of disrepair and has not been well maintained. One exposed section of the roof is collapsing; the roof on the main section of the house is covered with a tarp. Compass Realty representatives claim the economics of restoration are not justifiable, and the owners want to relocate to a more livable place. The house has been on the market for at least two months with no firm offers. After discussion a motion was made and seconded that because the house at 474 Franklin Street meets two of the three criteria of the bylaw, it is considered a regulated structure and the application for demolition should be subject to a public hearing. Passed 7-0. The hearing was scheduled for the February 3 meeting of the Historical Commission.
 - b. *326 Marshall Street, ca. 1930, partial demolition/addition.* Alicia Bolze, owner, and Michael Tartarmella of Patrick Ahearn Architect, LLC participated. Plan is to raise the house, pour a new foundation, demolish an existing rear porch and separate garage, then build a new garage and porch with connector to the house. The structure was once a convenience store and is presently unoccupied. It is not listed on MACRIS nor does it have a date board. The Chair reminded commissioners of the precedent for holding public hearings in similar cases as a courtesy to let neighbors know what is going on. Moved and seconded the structure at 326 Marshall St. does not meet the criteria of the bylaw and should not be considered a regulated structure subject to its provisions. Passed 7-0.

4. Preservation of the Isaac Simmons Farm at 761 Temple St.

As noted at the December 7 meeting Jonathan Mark of Waterfront Realtors was selected as realtor to sell the property. He agreed to a fixed fee of \$1; a buyer's fee of 2.5% fee with a \$30k maximum will also be paid. The current plan is to list the property on the market for a period of 45 days beginning sometime in February.

The Affordable Housing Trust continues to move forward with plans to consider development of the land allocated to them in the purchase of the Temple Street property. No details were available, but it is understood they are considering the construction of condominiums.

5. Revisions to the Commission's page on Town website.

Because of the holidays, there have been no developments since the December 7 meeting. The Chair will follow-up with Nancy O'Connor, Exec. Assistant to the Town Manager who maintains the website.

6. Preservation Grant Calendar.

Information continues to come in from various sources about available grants and funding sources. The challenge of putting this all in a single comprehensive package remains. Renovation of the Girl Scout house at 28 Washington Street could be the beneficiary of such a grant. The cost of "flaking" and moving the house at 75 Shipyard Lane last year was asked; an exact answer was not known but it was thought to have been reasonable in that it involved students from the North Bennett School.

7. CPA Preservation Grant Programs. Discussion continued about how these grant programs could work either as low interest loans or a need-based preservation grant made directly to homeowners. Two major questions were how such programs would be funded and who would be responsible for administering them. Mr. Andrew volunteered to investigate how other towns handle this and consider whether a grant program is the right fit for Duxbury. Mr. Mayo suggested the low interest loan option could be made available through a local bank, such as Rockland Trust. He will inquire. Any program would involve the Historical Commission, the Finance Committee, and the Building Inspector, with the HC facilitating the process. A deadline of March 15 was set as the goal determining what, if any plan might be appropriate for Duxbury.

8. LHDC Update. Will be involved in the public hearing scheduled for 265 Washington Street scheduled for Jan. 18.

9. CPC Update. Continues to process new applications. The increase of the tax override from 1% to 3% approved at the Special Town Meeting in October will be on the ballot for the March 2023 election.

10. Motion to Adjourn. Made and seconded at 8:18. Passed 7-0.

New Materials Received:

1. Historic Structure Demolition Application for 474 Franklin Street dated December 13, 2022.
2. Historic Structure Demolition Application for 326 Marshall Street dated December 12, 2022.

Minutes Prepared and Submitted by Arthur B. Evans, Clerk