

# DUXBURY HISTORICAL COMMISSION

Approved Feb. 27, 2024

**Minutes: February 6, 2024**

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

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

This was a remote only meeting. Mr. Carpenter called the meeting to order at 7:02 PM and confirmed members present could be heard by calling for a roll call. He then read the following preamble:

*Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote means in accordance with applicable law.*

1. Open Forum. Mr. Mayo reported that Doug Friesen, local architect, had drawings of a proposed ramp for the Girl Scout House that were prepared years ago. Item to be discussed later in the meeting.
2. Minutes. Minutes of the January 23 meeting were approved by a 5-0 vote.
3. Demolition Delays in Effect
  - a. *474 Franklin Street, expires February 15, 2024*. Mr. Carpenter visited the owner to discuss plans for the property once the demolition delay expires. The owner acknowledged he needs help in deciding what to do starting with having a survey of the property. The house is in poor condition, situated on the South River between Rt. 3 and a dog kennel, and close to a large cell tower, making it a less than desirable location for renovation or new construction. Attempts by two realtors to sell it last year failed. Commissioners discussed options that might be considered. The property is close, but not adjacent to conservation land, so it cannot be connected to and made part of that parcel. Might the Town acquire it for playing fields? Are there federal or municipal funds available to restore the house? Should it be listed on the national or MA "Most Endangered Historic Resources" site? Might the Town or a developer acquire the property and build affordable housing on it? These were a sample of the questions raised – all without answers. There was general agreement the Commission should continue to pursue the matter in its effort to save this historic home, but there was no clear path on what could or should be done.
4. New Demolition Delay Application. 227 Bay Road. The Jabez Prior House, ca.1750 (DUX 6), total demolition. A walkaround will be scheduled for 5 pm Monday, February 12.
5. Historic Preservation Brochure and Letter.

The Chair reported the Town Manager advised him to seek Town Counsel's opinion of the mailing before proceeding. As noted at the last meeting, the brochure has been printed and envelopes ordered. Mr. Mayo made some final changes to the letter that will accompany the brochure, so all that remains to be done is complete a final clean up the mailing list. This will be ready by the next meeting so the mailing can be done as scheduled in late February or early March.
6. Historic Property Inventory. Prior to the meeting, Mr. Evans circulated digital copies of the three Communitywide Survey reports prepared by the MHC in 2001, 2002, and 2004 to commissioners. Although somewhat dated, these continue to be a key source for identifying historic areas and homes in town in preparing an inventory of them. Time did not allow for a discussion of the reports. It was suggested digesting and summarizing the reports would make a good senior project for a high school student or students.

7. CPC and LHDC Update.

Re: *Girl Scout House*. Kristina Knowles, Facilities Director, has resigned, with no cost estimates of the work required to repair and restore the Girl Scout House in hand to consider. As a result, the Article in the Warrant asking for CPC funding for the project may be indefinitely postponed. The three offices in the Girl Scout House now used by town employees will likely be relocated to the new facilities building under construction, making the need for the Girl Scout house redundant.

Re: *Town Clock in the Pilgrim Church on Washington Street*. An article to support this using CPC funds is on the Warrant.

8. Next meeting date. Tuesday, February 20, 2024. Remote only.

9. Misc. The Chair let it be known that he has been encouraged to run for one of the two open positions on the Planning Board and has taken out the required papers to do that. He has obtained the required signatures, so his name will appear on the ballot for town elections in March. It was not known how many other candidates would also be running for these positions.

10. Motion to Adjourn. Made and seconded at 8:29 pm. Passed 5-0.

New Materials Received:

1. Complete Demolition Delay Application dated February 2, 2024, for 227 Bay Road.
2. *Duxbury Communitywide Survey – Phase I*, Final Report, by Karen L. Davis, July 3, 2001.
3. *Duxbury Communitywide Survey – Round II*, Final Report, by Karen L. Davis, July 2002.
4. *Duxbury Communitywide Survey – Round III*, Final Report, by Karen L. Davis, January 2004

*Minutes Prepared and Submitted by Arthur B. Evans, Clerk*