

DUXBURY HISTORICAL COMMISSION

Approved March 1, 2023 PM 12:20

DUXBURY, MASS.

Minutes: February 15, 2023

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

*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 7:03 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. Nothing put forward.
2. Minutes. The Feb. 1, 2023, minutes were approved by a 6-0 vote.
3. Pending Demolition Delay Applications.

a. *474 Franklin Street, the Delano House (DUX.450), ca. 1773, complete demolition.* The Commission was required to make a final determination on this structure following the public hearing on Feb. 1, 2023. The owners provided a detailed 97-page structural engineers report with photos prepared by David Judd Schollin of F.J. Storch Building Inspection on Feb. 11, 2023; neither the owners nor their representatives from Compass Realtors participated. Commissioners considered the report page by page. It documented the faults of the house in detail, but provided few surprises or new information that was not evident at the walkaround. The consensus among commissioners was that while the house is in a serious state of disrepair and would be expensive to restore, it could be salvaged in the hands of the right owner. A motion was made and seconded that because the structure was historic and met two of the three criteria of the demolition delay bylaw, a twelve-month delay should be imposed on its demolition. The motion passed 6-0. A demolition permit cannot be issued until February 15, 2024. The owners were encouraged to reach out to realty firms that specialize in the sale of historic structures, and the Commission offered to help with that effort.

b. *5 Surfside West, ca. 1930, complete demolition.* Jessica Williams, Architect, acting as agent for the owner, said demolition was sought to raise the building and bring it up to code. The house is a vernacular cottage with a particular roof style, but it is not one of the three historic homes nearby moved to this location from the beach in the 1920's. After a brief discussion it was moved and seconded the building at 5 Surfside West does not meet the criteria of the bylaw as a regulated structure and demolition should be allowed. Passed 6-0.

c. 144 Winter Street, ca. 1900, complete demolition. A second walkaround was held Feb. 14; Tristan Partain was present acting as agent for the owners, the Historic O'Neil Farm Trust, along with Sam Butcher, Secretary of the Trust. Carl O'Neil and his wife Priscilla were also present; Carl grew up in the cottage. He thought it was a Sears-Roebuck structure that had small additions made to it; at present the structure is in bad shape, open to the weather, and considered a safety hazard. No one has lived in the cottage for 5 or 6 years. Mr. Butcher said the Trust had considered restoring and rebuilding the structure, but that proved to be an expensive proposition. The Trust decided instead to raze the building and make the land part of an adjacent pasture. A motion was made and seconded that although the cottage at 144 Winter Street has historic interest, it does not meet the criteria of the bylaw and demolition should be allowed. Passed 6-0.

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

Jonathan Mark of Waterfront Realty held two open houses at the property on February 11 and 12 that were a huge success, with an estimated 200-300 people on hand each day. While encouraging, it remains to be seen if this interest will produce any firm bids for the property, which are due by March 10.

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

Nancy O'Connor, Exec. Assistant to the Town Manager who maintains the website is back from vacation and will incorporate the information about MACRIS to the Commission's page. Revisions to the Rules and Regulations agreed on at the Feb. 1 meeting also need to be incorporated to the site. The Chair will follow-up.

6. Special Town Meeting Feb. 28.

No commissioner was able to attend the Planning Board's Feb. 13 public hearing on Feb. 13 on the topic of the STM: a change to the Town's zoning bylaw that would allow bed and breakfast establishments in residential zones by right, with no special permit needed. Commissioners were encouraged to attend the STM meeting on this controversial and highly charged subject.

7. Annual Town Meeting March 11.

The Warrant for the ATM includes several CPC articles of interest to the Commission. An online version of the Warrant was not yet available.

8. CPC Update. Nothing new reported

9. LHDC Update. Nothing new reported.

10. Motion to Adjourn. Made and seconded at 7:55 pm. Passed 6-0.

New Materials Received:

1. Inspection Report of 474 Franklin Street dated Feb. 11, 2023.

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