

DUXBURY HISTORICAL COMMISSION

TOWN CLERK
Approved May 24, 2023
MAY 26 AM 11:03

DUXBURY, MASS.

Minutes: May 3, 2023

Present: Tag Carpenter, Chair, Ed Mayo, Vice-Chair, Andrew Burns, and Arthur Evans. Chris Andrew, Michael Carlson and Brendan Wall were 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 7:01 PM and confirmed that 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.”

The meeting was convened via Zoom video conference and recorded.

1. Open Forum. Nothing brought forward.
2. Minutes. Minutes of the April 5 and April 12 meetings were approved by a 4-0 vote.
3. New Demolition Delay Applications
 - a. 40 Pine Point Road, 1943, total demolition. Paul Brogna, P.E., Principal of Seacoast Engineering represented the owners. Mr. Brogna summarized the discussion at the May 2 walkaround. The present structure has suffered water damage at high tide and needs to be raised and brought up to code to be livable. Owners propose to replace the present single-story cottage with a raised structure on concrete or metal pilings. After a brief discussion it was moved and seconded the building at 40 Pine Point Road does not meet the criteria of the demo delay bylaw and demolition should be allowed. Passed 4-0.
 - b. 105 St. George Street Barn, ca. 1797, total demolition. The present structure, believed to have been built when the house was constructed, has suffered from neglect over the years and is in a deteriorated state with visible signs of rot and vermin infestation. The foundation is questionable and not suitable for storing modern vehicles. The current owner – an ancestor of the original builder, Edward Winslow – seeks to demolish the structure, salvage beams and wood, and replace it with a functional garage with second floor living space. The house is listed in the National Register of Historic Places as part of the Old Shipbuilders Historic District. Commissioners were sympathetic towards the owners’ concern about the condition of the structure, but also thought its history and iconic design met at least two criteria of the demo delay bylaw. It was moved and seconded that a public hearing be held regarding its proposed demolition; passed 4-0. The hearing was scheduled for May 24.
4. Preservation of the Isaac Simmons Farm at 761 Temple Street. The Selectboard has approved the purchase and sale agreement, clearing the way for a final closing on the property. The date set for the closing is June 24.
5. Demolition Delays in Effect:
 - a. Delano House at 474 Franklin Street. No recent action.
 - b. Joshua Ford House and Barn at 1335 Tremont Street. No recent action.

6. Initial Determination Policy.

In a follow-up to public input received at the April 5 meeting about the Commission’s procedures in making an initial determination on a property of historical significance, the Chair circulated an email memo to

commissioners outlining six factors to consider in addition to the three criteria in the demolition delay bylaw. These are:

1. Proximity to an existing Historic District
2. Proximity/quantity of neighboring houses (density)
3. Whether the construction date for some or all of the structure may in fact pre-date the Assessor's "year built" data point
4. Availability of deed research
5. Risk of total demolition as a side-effect
6. Reputation/track record of owner and/or builder, if known.

Joining the discussion of these points were two residents of Josselyn Ave. who had previously expressed concern about limitations in the present initial determination process regarding renovation of the house at 42 Josselyn. Commissioners agreed with the Chair that the Commission should do more to support community discussion and dialog about proposed changes to historic neighborhoods, and thought the factors outlined above would serve as useful guidelines in making future initial determinations. There was also agreement that better communication with the building department was needed to ensure plans for the renovation of an historic property provided to the Historic Commission and other commissions are carried out and not changed in the construction process.

7. Historical Commission page on Town website.

Recent revisions to the website resulted in the appearance of two sets of instructions for how to access MACRIS. It was agreed the second, and longest, of these should be deleted and only the one headed "Tips for accessing MACRIS" should be used. The page should also delete the note at the bottom that begins "**Note – not every building..." because it does not apply.

8. CPC Update. No news

9. LHDC Update. No news

10. Motion to Adjourn

A motion to adjourn was moved and seconded at 7:59 PM. Passed 4-0. The next meeting of the Historical Commission will be May 24, 2023; there will not be a regularly scheduled meeting May 17.

New Materials Received:

1. Email from Tag Carpenter to Commissioners dated April 27, 2023, re: Criteria for Initial Determination.

Minutes Prepared and Submitted by Arthur B. Evans, Clerk