

DUXBURY HISTORICAL COMMISSION

Approved May 19, 2021

Minutes: May 5, 2021

Present: Tag Carpenter, Chair, Arthur Evans, Sheila Lynch-Benttinen, and Ed Mayo. Nicole Walters, Chris Andrew, and Dante Iannazzo were absent.

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

Mr. Carpenter called the meeting to order at 7:02 PM and confirmed that members present could be heard by mentioning their name and receiving an affirmative response. He then read the following preamble:

"This Open Meeting is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the COVID-19 Virus. In order to mitigate the transmission of the COVID-19 Virus, we have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely. The Order, which you can find posted on our agenda, allows public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting. For public access please email at DuxHistoricalCom@gmail.com or call in at 1-929-436-2866 for questions or comments.

This meeting is convening via Zoom video conference and is being recorded. The recording will be made available via video on-demand on PACTV's website."

1. Open Forum. A renovation/addition at 39 Shipyard Lane has been considered by the ZBA and is on the agenda for the next meeting of the Planning Board. No demo application has been received to date; Tag to follow-up with Maureen.

2. Minutes. Minutes of the April 7 meeting were approved by a 4-0 vote..

3. New Demolition Applications

a. *199 Depot Street, ca. 1900, complete demolition.* House was recently purchased by Oak Development & Design in Hingham that seeks to build a new structure and enter the Duxbury housing market. Jarrah Lankas, General Manager of Oak Development participated. Commissioners expressed concern that no plans or drawings for the new building were available, but did appreciate receipt of deed research for the property. Discussion focused on the compatibility of the design of the proposed structure with other houses on Depot Street, and whether the Commission had the authority to question design of proposed houses. It was determined abutters should at least be informed of developments with the property, something that could be achieved in a public hearing. A motion the house at 199 Depot Street meets one criteria of the demolition Delay Bylaw as an historically significant structure requiring a public hearing was seconded and passed by a 3-1 vote. The hearing was scheduled for June 2.

b. *197 High Street, the Stephen Chandler Jr. House, ca. 1850, (DUX 66) dormer addition.* Owner proposes to replace a skylight with a dormer window to allow proper egress to an upstairs bedroom. Moved and seconded the house meets the criteria of an historically significant structure, but because the proposed work does not affect the historic nature of the building, it should be allowed. Passed 4-0.

c. *221 Washington Street, Old Shipbuilder's Historic District, (DUX 171), ca. 3rd qtr. of 19th century, partial demolition/addition.* Owner proposes to gut existing kitchen at rear side of house, add a new 92 sq. fit addition in a new kitchen, and replace shingle siding of complete house. Moved and seconded that

the house meets the criteria of an historically significant structure, but because the proposed work does not affect the historic nature of the building, it should be allowed. Passed 4-0.

4. *106 Powder Pt. Avenue, Thomas Soule II House (DUX 653)* follow-up. Recent renovations at this property led to a general discussion about what renovations to an historic structure could be approved by the Building Commissioner, and what renovations are subject to the demolition delay bylaw. The Building Commissioner offered no guidelines on this, but said he would welcome the thoughts of the Commission on the matter. The rights of historical commissions in general were also discussed; Ms. Lynch-Bentinnen suggested consulting the Massachusetts General Laws for guidance and will follow-up.

5. *761 Temple Street, demolition delay expired Oct. 1, 2020.* The developer that initially purchased the property before the Town reversed its right of first refusal is suing the Town for lost revenue. The Town Manager has yet to sign documents creating a Local Historic District for the property.

4. Demolition Delays in Effect

a. *313 Washington Street, expires July 20, 2021.* No contact with the owners.

b. *260 Washington Street Barn, expires August 5, 2021.* Still no response from the owners to the letter sent in December following up on the alternatives meeting in August 2020.

c. *57 Shipyard Lane, expires September 16, 2021.* Tony Kelso, Town Historian submitted a plan to salvage the property. He has consulted the owners and with Michael Burrey, a specialist in the deconstruction and storing of pieces of historic buildings – a process he calls “flaking” – about moving pieces of the house to his property on Standish Shore. Obstacles to this are the schedule and zoning laws: the owners, Dawn and Warren Hadley, plan to demolish the house as soon as the demo delay expires in September, and Mr. Kelso would need approval of the Zoning Board of Appeals, which has a backed-up schedule of agenda items to consider because of COVID. Work would have to be completed in a tight window between Sept. 1 and Sept. 16. There has been no word from the Shea’s, who were previously interested in the house.

5. LHDC Update. A remote joint meeting with the Historic Commission is scheduled for May 11; agenda to follow.

6. CPC Update. No news.

7. Preservation Awards. There was general agreement an award program was a good idea, but only if it were an established, annual affair and not an occasional one. When no one volunteered to take charge of moving this forward, it was decided to postpone the discussion to the next meeting.

8. Motion to Adjourn. Made and seconded at 8:35PM. Passed 4-0. The Commission will have a joint remote meeting with the LHDC on May 11, and its next regular remote meeting May 19.

New Materials Received:

1. Email dated May 5, 2021 from Tony Kelso re: 57 Shipyard Lane.

Minutes prepared and submitted by Arthur B. Evans, Clerk