

Minutes: June 15, 2022

Present: Tag Carpenter, Chair, Chris Andrew, Michael Carlson, and Arthur Evans. Andrew Burns, Ed Mayo, 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 7:02 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, 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 NRHP certificates of recognition for residents of Cove Street were not distributed June 12 as suggested at the previous meeting. Mr. Carpenter has been advised the Commission needs to be aware of developments with ongoing litigation in the McLaughlin pier issue.

2. Minutes. The June 1, 2022, minutes were approved by a 4-0 vote.

3. New Demolition Delay Applications:

- a. *2 Elm Hill Lane, ca. 1880, total demolition.* Builder/realtor Jonathan Mark who recently purchased this and two abutting properties participated. He described the interior of this structure as meandering with one room going into another, having no hallway, and only 8’ headroom. Because the roof would have to be raised to fix this, he concluded renovation was not financially feasible and demolition was his only option. Little information was available about the history of house, other than it being in the estate of Lawrence Smith who owned the property for many years. It was moved and seconded that although structure has some historical significance, its condition was beyond preservation and demolition should be allowed. Passed 4 – 0.
- b. *1 Hidden Hollow St., 1940, total demolition.* This property abuts 2 Elm Hill Lane situated at the bottom of a hill. It is a modest structure with a poor foundation and not in good condition. No history of the house was available. Moved and seconded 1 Hidden Hollow did not meet the criteria of the bylaw as a regulated structure and demolition should be allowed. Passed 4 – 0.
- c. *1 Bradford Road, ca. 1870, relocation, partial demolition, addition.* Michael Tartamelia of Patrick Ahern Architect, LLC participated. New owners propose to demolish a 1990 addition, rotate the main house so it faces Marshall St., and making new additions to the side and rear. Town Historian Tony Kelso provided a history of the house noting it was built as a cottage by Oliver L. Briggs of Boston, a well-known billiard table manufacturer. The original simple cottage with porches on three sides and a flat roof that has been altered over the years, but its core

remains and is one of the first of a wave of summer cottages built to complement the Myles Standish Hotel. Commissioners debated whether the application warranted a public hearing to inform neighbors of developments with the house, but in the end a motion was made and seconded to waive a hearing and possible demolition delay to allow the renovations, which are preservationist in nature, to proceed. Passed 4-0.

- d. *105 St. George St., ca.1797, partial demolition, addition.* House was moved in 1997 from proximity on street to its present location. Owners propose to demolish small addition made ca. 2003 in deteriorating condition and replace it with a structure of similar dimensions. Moved and seconded that because of the age of the structure to be demolished and the minimal impact this would have on the main house the bylaw does not apply. Passed 4-0.

4. 761 Temple Street - Issac Simmons Farm

- a. *Historic Preservation Restriction (HPR).* Commissioners reviewed and ratified revisions to the draft document agreed on in a meeting of the Harrington Working Group June 1 and cleared by the MHC. The scope of protection on the main house was reduced, and most approval requirements for land use removed so approval is now required only for changes to parts of the house visible from the street or the construction of an additional barn or shed. Mr. Carpenter will forward this draft to the Conservation Commissioner and the Selectboard for their action.
- b. *Request for Proposals (RFP).* There was a lengthy online discussion of the current draft and proposed revisions to this document. Mr. Carpenter will forward a copy as an email attachment to commissioners for further consideration and comment.
- c. *Advertising.* The website prepared by Hanney is up and available. Listing of the property on Circa Old Houses is also available but currently on hold; it will be released later. The published price must be the absolute minimum to Town will accept and was set at \$250k. Mr. Carlson agreed to get in touch with former neighbors in Charlestown to help spread word of the sale to city folk.

5. Historical Commission Preservation Programs.

- a. *Demolition Delay.* The Local Historic District Commission is considering the draft Memorandum of Understanding between it and the HC but has been hampered by a backlog of work.
- b. *National Register of Historic Places Listings.* A draft document circulated to commissioners following the June 1 meeting still needs further editing. To be done soon.
- c. *Preservation Easement.* Mr. Burns provided further information to the Chair, who has been occupied with work on 761 Temple St.

6. Preservation Plan. Work on this continues

7. CPC Update. No news. The June 16 meeting was cancelled.

8. LHDC Update. No news.

9. Motion to Adjourn. Made and seconded at 9:00 PM. Passed 4-0.

New Materials Received:

1. Complete Demolition Delay Application dated June 7, 2022 for 105 St. George St.

Minutes Prepared and Submitted by Arthur B. Evans, Clerk