

Present: Robert C. (Terry) Vose III, Chair, R.Tag Carpenter, Vice-Chair, David Amory, Mark Barry, Molly Curtin, Arthur Evans and Nicole Walters.

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

Chairman Vose called the meeting to order at 7:06 PM.

1. Open Forum.

- The recently published book, *Gurnet Point* may be of interest to commisioners.
- Vice Chairman Carpenter commented on transferability clauses. Such a clause is not covered in Massachusetts law, nor a precedent in Duxbury's bylaws.
- James Lampert asked about the status of the latest version of the revised bylaw.
- Chairman Vose received an email from Town Manager Renee Read re: the use of solar panels in Duxbury. He will forward this to commissioners.
- An applicaton for the complete demolition of the southern end of the former Standish Hotel (286 Standish St) is expected.
- 28 White St. is added to the meeting agenda.

2. Minutes. Minutes of the August 9, 2017 mdeeting were unanimously approved.

3. Demolition Delays in Effect

- a. *93 Abrams Hill (Expires Sept. 12, 2017).* No further contact with owners.
- b. *6 Powder Point Avenue Shed. (Put in effect July 26, 2017).* No new information; Chairman Vose to follow-up with owners.

4. New Demoliton Applications

- a. *18 Fort Hil Lane. Joshua Winsor House, ca. 1800. Addtiion.* Following the walkaround the owner expressed frustration to Chairman Vose over the amount of time involved in the DHC's decison-making process. Following the Commission's history of accomodation to homeowners and using his executive prerogative, Mr. Vose signed off on the Demoliton Delay application. Comission members expressed their disapproval of this action, noting that it undermines the need for an historical commission.
- b. *262 Marshall Street. Standish House (Hotel) North Wing, ca. 1872.* Patrick Ahearn, Architect and his associate Jim Golden were present along with owners Steve and Alicia Bolze. Mr. Ahearn presented his plan to renovate the existing structure by removing old additions to it and planning new appropriate additions. Following a lively discussion about the history of the strutcure and it preservation, it was moved and seconded that because the building had lost its historic significance through renovations

over time, the bylaw should not apply. Motion was defeated by a 4 to 3 vote. A second motion was made and seconded that the historic significance of the building had been preserved, and it was appropriate to hold a public hearing on the application. At issue was the amount of demolition involved in the renovation - the "recognizability" of the original structure. Motion passed by a 4 to 3 vote. The public hearing was scheduled for September 20.

c. *Battelle Institute Properties: 0 Washington St. (Shore House, ca. 1930), 0 Washington St. (Cottage, ca. 1935), 397 Washington St. (Bridge House ca 1830.), 401 Washington St. (Hillman House ca. 1924), 405 Washington St. (Richards House ca. 1800).*

Additional materials to complete the Historic Structure Demolition Application were provided by Mr. Robert Galvin, Attorney for Diamond Sinacori, LLC.; questions remained about the fate of individual structures. Were they to be remodeled, moved, or razed? Descriptions in the applications cover all three possibilities, and Commissioners wanted them to be more specific. The question of ownership was also raised: is the Battelle property now owned by Diamond Sinacori, or is there only a purchase and sale agreement in place? Because questions about the issue of transferability remain, Commissioners thought they should deal with actual owners of an individual structures and not intermediaries. Matter deferred pending answers to these questions.

d. *620 Washington St., Deacon George Loring House, ca. 1820. Addition.*
Application received Aug. 23; walkaround to be scheduled. Item to be on Sept. 6 agenda.

e. *28 White Street, ca. 1924. Roof and windows to be replaced.*
Moved the structure is not of historical significance; bylaw does not apply.
Unanimously agreed.

5. **CPC Update.** No discussion
6. **Local Historic District Update.** No discussion
7. **Revisions to Demolition Delay Bylaw.** No discussion.
8. **Adjournment.** Moved to adjourn at 8:59PM. Unanimously agreed.

New Materials Received:

1. Complete Historic Structure Demolition Application dated Aug. 22, 2017 for 28 White St.
2. Complete Demolition Application dated Aug. 23, 2017 for 260 Washington St.
3. Complete Historic Structure Demolition Applications backdated to June 15, 2017 for Battelle Institute Properties (see above).
4. Drawings showing proposed demolition sections of 262 Marshall Street.

Minutes prepared and submitted by Arthur B. Evans, Clerk

