

## DUXBURY HISTORICAL COMMISSION

Approved Sept. 15, 2021

**Minutes: September 1, 2021**

Present: Tag Carpenter, Chair, Chris Andrew, Andrew Burns, Michael Carlson, Arthur Evans, Sheila Lynch-Benttinen, and Ed Mayo.

*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 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. The recording is available via video on-demand on PACT’s website.

**1. Open Forum.** No news.

**2. Minutes.** Minutes of the August 18 meeting were approved by a 7-0 vote.

**3. Demolition Delays in Effect**

a. *57 Shipyard Lane, expires September 16, 2021.*

Application for a building permit is on the ZBA agenda for its Sept. 9 meeting. If granted, this will leave little time before the expiration of the demo delay for possible “flaking” of the existing historic structure and relocating it to another site as proposed by Tony Kelso. ZBA approval is also required to place the house on Mr. Kelso’s property. Ms. Lynch-Benttinen volunteered to draft a letter from the HC to the ZBA outlining the HC’s efforts to save and/or relocate the property during the past year. It was decided to delay this until the Commission knows more about Mr. Kelso’s intentions for the house. All agreed.

**4. New Demolition Applications:**

a. *39 Shipyard Lane, ca. 1903 or 1920, partial demolition/addition.*

Owner proposes to demolish west wall and part of roof to add a new two-story addition with dormer windows on front and rear. Jessica Williams, architect, representing the owners was present along with the abutter at 35 Shipyard Ln. Initial discussion concerned the age of the structure, thought to be 1903 or 1920 and not 1945 as listed in the Assessor’s records. Ms. Williams presented plans for the addition, emphasizing these meet building requirements of the lot and will preserve a historic house by keeping it intact. Abutter was concerned the addition would deprive her house of light and space. Ms. Williams demurred, noting light would be an issue only in the morning hours, and said her plans were in accordance with building codes, adding that new construction was an issue for the ZBA and not the HC. A motion was made that the house meets one criteria of the demo delay bylaw, but demolition of one end wall only for the proposed addition was considered minimal and does not warrant imposing a demolition delay. Seconded and passed by a 7-0 vote. After the vote it was suggested asking the ZBA to consider the issues of light and space when it reviews the building permit application.

*b. 55 Ocean Road North, ca. 1930, total demolition.*

House is one of the earlier structures in the area and has been owned by the same family for many years. Because it no longer meets their requirements nor the requirements of the building code, the owners propose to demolish and replace it with an elevated structure. A motion the house has no architectural nor historic significance was seconded and passed by a 7-0 vote.

*c. 5 E. Marginal Road, ca. 1941, total demolition.*

House has been uninhabited for several years, and although intact, is in a state of disrepair. New owners propose to raze the building and replace it with an elevated structure that would allow parking on the ground level and water to flow through, with two stories of living space above. Ms. Williams allowed that because rising sea levels are predicted in this area of Duxbury for the next 50 + years and the cost of building a raised structure is very high, she has been advising clients not to replace these cottages and allow the space to revert to open land instead. A motion that while the cottage at 5 E. Marginal Road is a good example of a pre – WWII summer beach house, it has no other historical significance and should not be considered a regulated structure. Seconded and passed by a 7-0 vote. Demolition is allowed.

**5. 761 Temple Street (Issac Simmons Farm).** The working group overseeing development of this property met today to decide on the subdivision of the property among the Affordable Housing Commission, the Conservation Commission, and the Town. The final draft of a report being prepared for the Massachusetts Historical Commission is complete and will be submitted Friday, September 3. The number of houses being to be assigned as affordable remains an open issue. There may be an open house of the property prior to the annual town meeting November 8.

**6. CPC Update.** Next meeting is Sept. 16.

**7. Local Historic District Commission.** No news other than involvement with item #6.

**8. Legion Hall Project Oversight.** An agreement is being drafted between the Town and the American Legion in support of a \$25k CPC article for painting and exterior maintenance work of Legion Hall. The HC has been asked to approve the work; Messrs. Andrew and Mayo volunteered to follow-up.

**9. Miscellaneous Items.**

- Ms. Lynch-Bentinnen approached Chris Sherman of Island Creek Oysters about placing an historical sign outside the Nathaniel Winsor I house now owned by IOC. He agreed, providing an entity such as DRHS prepares it. Ms. L-B will write a draft request for CPC funds to support this.
- Ms. Lynch-Bentinnen will also share drafts of her proposed letters re: 57 Shipyard Lane (item #3.a. above) and re: a grant to survey artifacts at 73 Washington St. (Sisters of St. Margaret; see minutes July 6, 2021) with commissioners before the next meeting.
- The DRHS will close its “You Are Here” panels that have been on display at various venues around town by the end of September. Further information is on the DRHS website.

**9. Motion to Adjourn.** Made and seconded at 8 PM. Passed 7-0.

New Materials Received:

1. Demolition Delay Application dated Aug. 22, 2021, for 55 Ocean Road North
2. Demolition Delay Application dated Aug. 27, 2021, for 5 E. Marginal Road
3. Demolition Delay Application dated Sept. 1, 2021, for 39 Shipyard Lane
4. Email to Commissioners from Tag Carpenter dated Aug. 19, 2021, re: proposed agreement between the Town and the American Legion for painting and exterior maintenance work.

*Minutes prepared and submitted by Arthur B. Evans, Clerk*