

## DUXBURY HISTORICAL COMMISSION

TOWN CLERK  
Approved Oct. 3, 2023

2023 OCT 12 PM 3:43

DUXBURY, MASS.

Minutes: September 12, 2023

Present in person: Tag Carpenter, Chair, Andrew Burns, Arthur Evans, Ed Mayo, and Brendan Wall.

Present by remote: Michael Carlson. Chris Andrew was absent.

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

This was an in-person meeting with a hybrid option. Mr. Carpenter called the meeting to order at 7:02 PM and confirmed that remote 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 in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.*

1. Open Forum. The annual report for FY 23 is due soon. Mr. Evans will prepare an initial draft for review by the Chair before it is submitted to commissioners.

2. Minutes. Minutes of the August 15 meeting were approved by a 6-0 vote.

3. New Demolition Delay Application: 37 Priscilla Lane, ca. 1925/26, total demolition.

Courtney and Francis Buckley were present representing owner Joanne Vercollone/J. Craig LLC. Originally built as a cottage, two large dormers and replacement windows were added in 1996. Plan is to demolish the structure and replace it with a year-round house in an architectural style compatible with the neighborhood. After brief discussion, it was moved and seconded the building at 37 Priscilla Lane does not meet the criteria of the bylaw as a regulated structure and demolition should be allowed. Passed 6-0.

4. Public Hearing, 12 Samoset Road, ca. 1920, total demolition.

The Chair opened the public hearing. Owner Pete McNerney was present in person; abutter David Amory participated remotely. Built as a cottage by Gershom Bradford, the structure has been in the McNerney family since 1961 and used as summer residence. The cottage has been extensively renovated over the years: a bedroom was added, the wrap-around porch enclosed, it was partially winterized in 1967. While currently livable, the structure has defects such as mold, lack of insulation on the second floor, etc. that the owner would like to correct so his family can continue to use it as a summer home. Mr. McNerney's original intent was to renovate, but after consulting with an architect and local builder he determined a better option would be to demolish and rebuild on the same footprint and in the same style as the present structure. A garage would also be demolished and replaced with a new structure with a second story living space.

Commissioners questioned if preservation was an option. Mr. Amory, an architect, stressed that faults of older buildings can be corrected through "gut demolition" that would allow a new structure to be built while preserving the "guts" of the original house. He also suggested the energy involved in demolition and building a structure is an issue to consider. Mr. Mayo suggested contacting producers of the t.v. show "This Old House" about their possible interest in the cottage as a subject; he knows people there and offered to get in touch with them. Full Circle Homes, a local firm that specializes in renovating historic homes, might also be contacted. The Chair then asked for a motion to close the public hearing; made and seconded. Passed 6-0. In the discussion after Mr. McNerney left the meeting, it was clear commissioners favored delaying demolition so other options could be considered. A motion to impose a demo delay on the property was made and seconded. Passed 6-0. The demo delay would be effective immediately and end September 13, 2024.

5. Update on 761 Temple Street

Renovation of the house is expected to begin soon. Michael Burry and his students from the North Bennett School are expected to be involved. No further details about schedules, etc. were available.

6. CPC Update

The Commission continues to receive proposals for the 2024 ATM; deadline is October 15, 2023. Among the proposals received to date is for funds to repair the clock on the First Parish Church. Because the clock was a gift to the Town, it, and not the church, is responsible for its upkeep.

7. Scheduling Future Agenda Topics (backlog)

The Chair recognized Attorney John Driscoll who was present to see if this agenda item would include a discussion of the proposed pier at 685 Washington Street. He mentioned again that in his opinion the Historical Commission has no jurisdiction in this matter. The pier was not discussed.

A list of seven topics that have been taken up at previous meetings and either deferred or only partially acted on was then discussed. These were circulated to commissioners in an email dated Sept. 7 from the Chair, who proposes action on them in the coming year. Larger questions were considered, such as, what are the historical aspects of each neighborhood in Duxbury? What makes an historic area historic? How might the HC distribute this information to the community? Commissioners agreed these items need to be addressed, and suggested they be dealt with two or three at a time.

8. Motion to Adjourn.

A motion to adjourn was made and seconded at 8:52 p.m. Passed 6-0.

New Materials Received:

1. Historic Structure Demolition Application dated August 31, 2023, for 37 Priscilla Lane.
2. Email dated Sept. 7, 2023 from Tag Carpenter to HC members re: HC backlog.

*Minutes Prepared and Submitted by Arthur B. Evans, Clerk*