

DUXBURY HISTORICAL COMMISSION

APPROVED OCT. 16, 2019

Minutes: October 2, 2019

Present: Robert C. (Terry) Vose, Chair, R. Tag Carpenter, Vice-Chair, Michael Cole, Arthur Evans, Sheila Lynch-Benttinen, and Nicole Walters. Ed Mayo was absent.

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

Chairman Vose called the meeting to order at 7:07 PM.

1. Open Forum. New owners of 1 Lincoln St. are restoring rather than demolishing house. DHC voted in 2016 the structure was not regulated and demolition allowed.

2. Minutes. Minutes of the Sept. 4 and Sept. 18 meetings were approved, 6-0.

3. Demolition Delay in Effect.

a. *308 Summer Street, complete demolition.* Delay expires October 6, 2019. No new information reported.

b. *208 Myrtle Street, Joel Peterson House (DUX 455) ca. 1850, complete demolition.* Twelve-month demolition delay imposed Sept. 18, 2019 and expires Sept. 17, 2020. Owner and contractor met with the Planning Director, Director of Inspectional Services, representative of the Design Review Board, and three Historical Commission members Sept. 25 to discuss consider alternatives to demolition plan. Owner presented report from E.T. Eisenhaure Engineering & Land Surveying re: disrepair of the structure; it was agreed Inspectional Services would also conduct a site visit, and the DHC would be allowed to arrange for an inspection by a restoration specialist. Owner was present and stressed desire to move ahead quickly. Commissioners questioned why the demo delay application was not submitted until July 16, 2019 when the house was purchased in May 2018 if time was important. To be considered again when the reports from Inspectional Services and the restoration specialist are available.

4. Pending Demolition Delay Applications.

a. *761 Temple Street, Isaac Simmons House, ca. 1696, complete demolition.*

Public hearing on application is scheduled for October 16. Action of Selectmen to rescind their vote of first refusal on the property at their meeting Sept. 16 casts doubt on the procedure of the sale to Banner Construction Co., and the Demolition Delay Application may be withdrawn. If so, the hearing will be cancelled. If not, the hearing may have to be held in a large venue such as the Senior Center.

b. *44 River Lane, ca. 1830, (DUX 116) partial demolition/renovation*

Owner was present to clarify demolition plan. Left (west) addition to the main house is to be demolished to repair a damaged and rotting foundation; other renovations would correct framing, change some windows, and remove a porch. Main house would stay intact. Owner is aware of

concern about how renovations might affect the “perfect tree” on the property and promises to take steps to protect it. It was moved and seconded that because the proposed renovations did not impact the main house and were preservative in nature, the Bylaw does not apply. Passed 6-0.

5. New Demolition Delay Applications.

a. *4 Hounds Ditch Lane, free standing chicken coop, ca. 1920, complete demolition.* Owner and neighbor were present. Owner wants to demolish 16’ x 120’ wooden structure on property thought to have been a chicken coop in the 1930’s/1940’s. Approx. one-third of the structure is currently used for storage and the remaining part vacant. Building has extensive structural disintegration from age, weather, and rodent activity, is an eyesore to neighbors and serves no useful purpose. Moved and seconded the structure does not meet the criteria of a regulated building and the Bylaw does not apply. Passed 6-0.

b. *125 Abrams Hill, ca. 1928, complete demolition.* Owner proposes to demolish existing structure and rebuild on existing footprint. Moved and seconded the building fails to meet the criteria of a regulated structure so the Bylaw should not apply. Passed 6-0.

6. Discussion of Demolition Delay Bylaw. Notice of changes to the Bylaw made at the 2019 ATM was approved by the Commonwealth’s AG office in August and is on the Planning Department’s website. The Bylaw itself will be brought up to date soon.

7. Envision Duxbury. A letter outlining the Commission’s concerns about the final draft of this document was sent to the Planning Director September 28.

8. FY 2019 Annual Report. Mr. Cole was recognized and thanked for his thoroughness and diligence in compiling information for the Commission’s FY 2019 annual report, and for submitting it ahead of the Oct. 1 deadline.

9. Revision of Commission’s Rules and Regulations. The Town Manager replied to the Commission’s letter of September 12 proposing revisions to this document. The TM asked for one additional revision, which the clerk will be make and resubmit to the TM and Town Planner for final approval.

10. CPC and Local Historic District Commission. Nothing to report.

11. Motion to Adjourn. Made and seconded at 8:47 PM. Passed 6-0.

New Materials Received:

1. Complete Application dated Sept. 19, 2019 for chicken coop at 4 Hounds Ditch Lane.
2. Complete Application dated Sept. 24, 2019 for house at 125 Abrams Hill
3. Letter dated Sept. 24, 2019 from E.T. Eisenhaure Engineering re: 208 Myrtle St.

Minutes prepared and submitted by Arthur B. Evans, Clerk

