

## DUXBURY HISTORICAL COMMISSION

Minutes: October 16, 2019

Approved Oct. 30, 2019

Present: Robert C. (Terry) Vose, Chair, R. Tag Carpenter, Vice-Chair, Arthur Evans, Sheila Lynch-Benttinen, Ed Mayo, and Nicole Walters. Michael Cole 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.** Nothing discussed.
- 2. Minutes.** Minutes of the October 2 meeting were approved by a 6-0 vote.
- 3. Pending Demolition Delay Application Public Hearing: 761 Temple Street**

Mr. Vose opened the hearing, held in the Ellison Room of the Senior Center. Approximately 50-60 people attended. Mr. Vose read a letter sent by email and signed by 139 people that urged approval of a demolition delay. Ms. Lynch-Benttinen then read a history of the property she prepared that focused on the chain of title for the property. Mr. Carpenter read the appropriate section of the Demolition Delay Bylaw. A number of persons from the audience spoke in favor of a demolition delay and asked how they could stay involved with the delay process and get further information about it. Suggested sources were reading the *Duxbury Clipper*, the website [preservehistoricduxbury](https://www.facebook.com/groups/547771175967950/), and the joining the Facebook group <https://www.facebook.com/groups/547771175967950/>

Nathan Harrington, owner, was present and provided a history of the sale of the property. It was put on the market by his mother, Polly Harrington in October 2018, after some discussion with the Town about price. Ms. Harrington then died in November leaving the property to her son, Nathan. An offer from a private party to buy the property in the spring of 2019 failed, and Mr. Harrington rejected an offer from a developer for a 40B development. He then received and accepted an offer from Banner Construction Co. that stipulated "no fewer than seven houses" would be built, only to learn later that Banner also intended to build 120 - 250 rental units as a 40B development on the property.

The possibility of keeping the hearing open for further discussion at future meetings was discussed, but Mr. Harrington was against such a move, fearing it would further complicate an already very complicated situation. Mr. Vose thanked everyone present for their input and interest and closed the public hearing at 8:10 PM. The Commission will hold a special meeting October 30 to vote on whether or not a demolition delay should be imposed.

#### **4. Demolition Delays in Effect**

- a. *308 Summer Street, complete demolition.* Delay expired October 6, 2019. The house still stands, with a berm around its perimeter. It is not known what the developer plans to do.

b. *208 Myrtle Street, Joel Peterson House (DUX 455) ca. 1850, complete demolition.* Twelve-month demolition delay was imposed Sept. 18, 2019 and expires Sept. 17, 2020. Owner Jonathan Caffrey and contractor Nathan Popoloski were present. At the invitation of the DHC, John Detweiler, a builder specializing in antique restorations inspected the house Oct. 11; Mr. Carpenter summarized his findings in an email Oct. 13. Mr. Detweiler considered the front part of the house to be structurally sound, but the back sections, added on over the years, were questionable. Various options to deal with this were discussed. Owners have moved from considering restoration to wanting demolition in the seventeen months they have owned the property. A plan that involves preservation and sale of the front part of the house, but allow demolition of the rear portion was moved and seconded as follows:

- The DHC will spend \$500 for a detailed report from Mr. Detweiler. Passed 6-0 in a separate vote;
- The owner will advertise and attempt to sell the front part of house;
- The owner agrees to move the front part of the house forward on its present lot at his expense;
- Demolition of the rear portions of the house would be allowed;
- The DHC would seek funding to help the owner with this expense.

A motion to approve the plan passed 5-0, with 1 abstention.

## **5. New Demolition Delay Applications.**

a. *11 Long Point Lane, Partial Demolition/Addition.* Moved and seconded the structure does not meet the criteria of a regulated building and the Bylaw does not apply. Passed 6-0.

**6. Plymouth 2020 Events Sponsored by the Historical Commission.** At present the Historical Commission does not have any projects planned or in the works for the Plymouth 2020 celebration. Several suggestions were made: with the owners' permission, arrange walkaround tours guided by Town Historian Tony Kelso of the historic 1641 Edmond Hawes – Barker Hunt House at 8 Hound's Ditch Lane, said to be the oldest house in Duxbury, and the adjacent house at 4 Hound's Ditch Lane; work with the DRHS for tours of other Town owned and private homes yet to be identified.

**7. CPC Application for Funds at the 2020 Annual Town Meeting.** Suggested that funding be sought to get all first period houses in Duxbury resurveyed by the MHC; contact Wendy Frontiero for a cost estimate. Craig Chartier of New Bedford should also be contacted about this.

**8. CPC Update.** Committee meets tomorrow morning.

**9. Local Historic District Commission.** Mr. Vose reported four homes will be recommended as Local Historic Districts at the 2020 Town meeting.

**10.** At the end of the regular meeting, Chairman Vose announced he is submitting his resignation from the Commission, effective at the next regular meeting Nov. 6, 2019.

**11. Motion to Adjourn.** Made and seconded at 9:15 PM. Passed 6-0.

New Materials Received:

1. Complete Application for 11 Long Point Lane.
2. Email dated Oct. 13, 2019 from Tag Carpenter summarizing the findings of John Detwiler on 208 Myrtle Street.
3. Letter attached to email dated October 16, 2019 from Leslie Hart and signed by 139 persons re: 761 Temple Street.

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