

**DUXBURY HISTORICAL COMMISSION**  
**Minutes: January 8, 2020**

**Approved Feb. 5, 2020**

Present: R. Tag Carpenter, Chair, Nicole Walters, Vice Chair, Chris Andrew, Michael Cole, Arthur Evans, Sheila Lynch-Benttinen, and Ed Mayo.

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

Mr. Carpenter called the meeting to order at 7:04 PM.

**1. Open Forum.** A report to the Commission indicates that demolition and renovations at 44 River Lane appear to exceed the original plans.

**2. Minutes.** Minutes of the December 18, 2019 were approved as written by a 7-0 vote.

**3. Public Hearing: 1399 Tremont Street**

Mr. Carpenter opened the hearing and appropriate sections of the Bylaw were read aloud. Three abutters and Mark Darico, representing the owner, attended. Discussion focused on possible archaeological significance of the site and preservation of historical artifacts from the house. No new information about the structure was introduced, and no one objected to its demolition. A motion to close the public hearing passed by a 7-0 vote.

After noting the building at 1399 Tremont Street is a regulated structure as defined by Bylaw 609 that was severely damaged by a felled tree in a recent storm the analysis of which showed a weakened structure that was not well constructed to begin with and would require a complete rebuild to correct, and the lack of support from abutters for maintaining the structure, it was moved and seconded that a demolition delay should not be imposed. Passed 7-0.

**4. New Demolition Delay Applications:**

a. *184 Marshall Street, The Weston-Holt Summer House, ca. 1900, DUX 617, complete demolition.*

Determined at the December 18 meeting that this house, an early cottage related to the Standish Hotel, is a regulated structure subject to the provisions of Bylaw #609. A public hearing is scheduled for January 15, 2020.

b. *65 Samoset Road, complete demolition of house and garage.* Walkaround complete Jan. 7. Originally a one-story cottage built ca.1940, the house was completely renovated in 1991 when a second story, deck, 3<sup>rd</sup> floor porch, dormer windows, and interior remodeling were added. Because very little of the original house remains, it was determined the house has no historic significance and does not meet the criteria of the Bylaw. A motion to take no action passed 6-0 with 1 abstention.

c. *334 St. George Street, complete demolition of house and garage.* Walkaround scheduled for January 14, 2020 at 4 PM.

**5. Expired Demolition Delay Preservation Status Update**

- a. *308 Summer Street. Delay expired Oct. 6, 2019. No new developments.*

**6. Demolition Delays in Effect**

- a. *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. The house has been moved closer to the street, is now supported by two steel I beams across the front and rear that are connected by a chain around the foundation. Large sections of the rear of the house remain open and exposed to the weather. Four parties responded to the Facebook notice offering this as a “free house,” but none expressed a further interest in it. The Chair will follow-up to see if any of these parties is still interested.

- b. *761 Temple Street, Issac Simmons House, ca. 1696, complete demolition.*

Twelve-month demolition delay invoked Oct 31; expires Oct. 30, 2020. The Town is considering a “Notice and Statement of Intent to Sell Land” dated Dec. 16, 2019 submitted to it by the property owner that includes updated Purchase and Sale Agreements. Among other things, these reconfigure division of the property and increase the price of it to the Town that could lead to possible litigation. The group known as Preserving Historic Duxbury has taken issue with the document and expressed its concerns to the Selectmen in an 89 page letter dated January 3, 2020. The demolition delay imposed on the house remains in effect, with no expression of interest from the property owner in meeting with the Commission to discuss options to demolition.

**7. Tinkertown National Register District Nomination**

Continues as a work in progress. The Chair will follow up with Ms. Wendy Frontiero who is preparing the application to determine where things stand.

**8. Review of Mission and Purpose of the Historical Commission**

Mr. Mayo provided examples of mission statements from other towns he has worked with, notably Falmouth and Newport. Discussion centered on how the HC could and should interact with the Local Historic District Commission and the DRHS. Questions were raised about whether the HC expand its scope beyond its traditional concern in dealing only with the Demo Delay Bylaw, and what the HC can do to assist homeowners with the preservation of their homes. It was also suggested the HC meet with the Planning Board and Affordable Housing to coordinate efforts to preserve the historic nature of the town. Agreed the next step should be a joint meeting with the LHDC as a follow-up to the July 17, 2019 meeting with that group. Feb. 5 or 19 were suggested as possible dates.

- 9. CPC Update.** The CPC will contribute funding to purchase the Loring Bog property.

- 10. Local Historic District Commission.** Nothing new to report.

- 11. Motion to Adjourn.** Made and seconded at 9:50 PM.

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

