

DUXBURY HISTORICAL COMMISSION
Minutes: January 15, 2020

Approved Feb. 5, 2020

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

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

Mr. Carpenter called the meeting to order at 7:03 PM.

1. Open Forum. A hard copy of the *Envision Duxbury Master Plan*, approved by the Selectmen at their January 13 meeting, was circulated among commissioners.

2. Minutes. Minutes of the January 8, 2020 meeting were set aside pending revisions.

3. 44 River Lane (Approved Oct. 2, 2019)

Members of the Design Review Board were present to express their concern that partial demolition may have exceeded the original plan, the footprint of the new addition seems larger than the original, and architecture of the new addition is not in keeping with the main house. Because no special permit was involved, the DRB was not shown the demolition plan in October. Mr. Carpenter summarized the reasons for the Historical Commission's decision to not impose a demolition delay, reminding everyone the Commission does not have any say in the design of new construction as is done in some other communities.

4. Public Hearing: 184 Marshall Street, *The Weston-Holt Summer House, ca. 1900, DUX 617, complete demolition.*

Mr. Carpenter opened the hearing. One abutter attended; the owner was absent. The abutter's grandfather, Gersham Chandler, built this house as a summer home for Thomas Weston III of Newton along with three adjacent houses, two of which remain. The house had no electricity but water was pumped by a windmill erected to serve #184 and #196 Marshall Street. #184 is a prime example of how a former cottage can be successfully converted into a year-round home. Without the owner present, the reasons for demolition were not clear. One possibility is a recent large increase in the assessed value of the property; another is that the owner intends to sell the property and is applying for a demolition permit now to increase its value to a potential buyer, anticipating a possible demolition. Commissioners regretted the owner was not present to address these issues and thought further discussion of the application should be postponed until the owner is available. Mr. Carpenter extended the public hearing until Feb. 5.

4. New Demolition Delay Applications:

a. 334 St. George Street, complete demolition of house and garage.

Walkaround completed January 14, 2020. Structure has been vacant for over a year, has water damage, and, according to the owner, is uninhabitable, an eyesore, and expensive to insure. Commissioners had questions about the history and provenance of the house that a deed research might resolve. A recent exchange of emails with the Town Historian that were not available at the meeting suggested more information might be available from other sources as well. Because there were more questions than answers about the property, it was decided to postpone

consideration of the demo application until the Feb. 5 meeting to give the commission time to research its history.

b. *224 and 226 Powder Point Avenue. Complete demolition.* Walkaround scheduled for 3:30 PM on Jan. 21, 2020. To be considered at the Feb. 5 meeting.

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. No new developments. None of the parties that expressed an interest in this as a “free house,” have responded, nor has there been a response from John Detweiler in writing up a formal report of his inspection Oct. 11, 2019 (see DHC Minutes Oct. 16, 2019). The house remains supported by two steel I beams connected by a chain around the foundation; large sections of the rear of the house remain open and exposed to the weather.

b. *761 Temple Street, Issac Simmons House, ca. 1696, complete demolition.* Twelve-month demolition delay invoked Oct 31; expires Oct. 30, 2020. The Town has rejected a second offer to purchase the Chapter 61A land on the grounds that it is non-compliant for many reasons outlined in a letter dated Jan.13, 2020 from the Town Manager to Douglas A. Muir, attorney for the owner. The demolition delay imposed on the house remains in place; no further communication with the property owner about setting up a meeting to discuss options to demolition was reported.

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

No action since last meeting.

9. CPC Update. Nothing new to report. The Commission meets Jan. 16.

10. Local Historic District Commission. No recent meeting.

11. Motion to Adjourn. Made and seconded at 8:05 PM.

New Materials Received:

1. Complete demolition delay application dated Jan. 7, 2020 for 334 St. George Street.
2. Complete demolition delay application dated Jan. 9, 2020 for 224 and 226 Powder Pt. Ave.

Minutes prepared and submitted by Arthur B. Evans, Clerk

