

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 7:05 PM.

- 1. Open Forum.** The DRHS will hold a workshop on historic renovation in March.
- 2. Minutes.** Minutes of the Jan. 8 and Jan. 15, 2020 meetings were approved by a 7-0 vote.

3. Continuation of Public Hearing: 184 Marshall Street

Mr. Carpenter opened the public hearing. The owner was present as requested and provided reasons for wanting to demolish the house: it is a cottage built in 1900, not in good condition, has recurring issues that need to be addressed – electrical work, foundation repairs, etc. He prefers a new house to investing in these repairs. Present owner has lived in the house for 30 years, listed it for sale in 2019, but does not now have it on the market. He is seeking a demolition permit now so the application process will be in place when he decides to either sell or replace the house. Commissioners were reminded this cottage and three others near adjacent to it were part of the wave of cottage development on Standish Shore that followed the popularity of the Standish Hotel. The public hearing was closed. It was then moved and seconded that 184 Standish St. meets the criteria of the Bylaw and a twelve-month demolition delay should be imposed on it. Start date is February 6.

4. New Demolition Delay Applications.

- a. *334 St. George Street* (continued from January 15 meeting)

Owners were present and noted again the house is vacant, in bad condition, a hazard to anyone entering it, and expensive to insure. Commissioners noted its unusual one-of-a-kind construction, its location on a historic site (Cow Tent Hill) and its former ownership by the Bumpus family, prominent residents of Duxbury. A motion was made and seconded that because this is a regulated structure that marginally meets the criteria of the Bylaw, it should be the subject of a public hearing. Passed 7-0. The public hearing is scheduled for the March 4 meeting.

- b. *224/226 Powder Point Avenue.* Consideration of this application was extended to the next meeting at the request of the owner, who wants to be present.

- c. *94 Pilgrim Byway.* Walkaround completed Feb. 4; consideration postponed to the next meeting.

5. Wendy Frontiero.

At this point of the meeting the Chair introduced Ms. Wendy Frontiero, formerly of the Massachusetts Historical Commission and now an independent historical preservation consultant

who has prepared several National Register of Historic Places applications for Duxbury. These include the Cove Street District, completed in 2019, the Old Town Hall District, High Street/Pembroke (still in process), and Tinkertown, recently submitted. Ms. Frontiero will send a complete list of the projects she has worked on; funding for them comes from the CPC. Following a lively and lengthy discussion of these projects and what might be done in the future, it was generally agreed that the identification and verification of the first period houses in Duxbury should be given priority. Ms. Lynch-Benttinen will draft a scope document of this to submit to Ms. Frontiero. If the cost for this would be under \$10k it would not have to go before Town Meeting for approval.

6. CPC Update. This commission meets Feb. 6 to discuss articles being brought to the March town meeting and to restore the tax surcharge from the present 1% level to 3%.

7. LHDC Update. Mr. Carpenter reported on a meeting he attended earlier in the day in Dartmouth, MA sponsored by the MHC regarding demolition delay bylaws. Of specific interest was that some towns place homes in local historic districts while they are in a demolition delay period, preventing them from being demolished.

8. Motion to Adjourn. Moved and seconded at 9:08PM. Vote in favor: 7-0.

New Materials Received:

1. Complete demolition delay application dated Jan. 28, 2020 for 94 Pilgrim Byway.
2. Email and attachment dated Jan. 20 from Tony Kelso re: 334 St. George St.
3. Email and attachment dated Jan. 29 from Tony Kelso re: 94 Pilgrim Byway.
4. Email from Tag Carpenter dated Jan. 26 re: Tinkertown and High Street NRHP applications.

Minutes prepared and submitted by Arthur B. Evans, Clerk