

**DUXBURY HISTORICAL COMMISSION**  
**Minutes: March 4, 2020**

**Approved April 15, 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 7:01 PM.

**1. Open Forum.** No discussion.

**2. Minutes.** Minutes of the Feb. 5 meeting were approved by a 6-0 vote.

**3. Public Hearing: 334 St. George Street**

Mr. Carpenter opened the public hearing. Owners were present and reiterated their reasons for wanting to demolish the house: it is vacant, in decrepit repair, has water damage, no heat, and is a financial liability to insure. Its connection to the Bumpus family – prominent Duxbury residents in the early 20<sup>th</sup> century – was mentioned. Mr. Carpenter then closed the public hearing. A motion made and seconded to consider the house historic was defeated by a 5-2 vote; the bylaw does not apply.

**4. Initial Determinations.**

a. *224 Powder Point Avenue, cottage, early 20<sup>th</sup> century. Complete demolition.*

Owner's representative and realtor were present. Paul Brogna of Seacoast Engineering presented the case for demolition to make way for a new home to be constructed on the sites of 224 and 226 Powder Point Ave. Structure is presently vacant and beginning to deteriorate. Prior use may have been connected to duck hunting in the marsh; it has no distinguishing architectural features. A motion the cottage does not meet the criteria of the bylaw passed 6-0 with one abstention.

b. *226 Powder Point Avenue, barn/carriage house, early 20<sup>th</sup> century. Complete demolition.*

Structure is adjacent to 224 Powder Point Avenue and demolition is part of proposal to construct a new home on the site. Commissioners concluded the building met two of the three criteria of the bylaw and voted 7-0 to hold a public hearing on the demolition application. Mr. Brogna sought clarification of which criteria were referred to. Public hearing is scheduled for April 1.

c. *94 Pilgrim Byway, ca. 1900. Complete demolition.* Because of cancelled commission

meetings, the deadline for making a timely initial determination was missed. The walkaround revealed that although the façade of the house appears historic, it is not well constructed and the several additions to it are of conflicting architectural design. A motion the house does not meet the criteria of the bylaw passed by a 5-0 vote with 2 abstentions.

**5. New Demolition Delay Applications.**

a. *182 King Caesar Road, the C.O. Prescott House, DUX 635, ca. 1820. Partial renovation.*

Owner was present and described the proposed renovations in detail. These involve raising and

replacing the roof, replacing front dormer windows with a shed dormer, and replacing rear screened porch with a guest bedroom. Work will maintain the antique nature of the house. A motion that the renovations were preservationist in nature and the bylaw should not apply passed by a 7-0 vote.

*b. 260 High Street, the Martin Church House, DUX 68, ca. 1845. Partial renovation.*

Owners and contractor were present. Demolition involves removing a rear addition built in 1980 and adding new rooms to accommodate one floor living. Main house and garage will remain as is. A motion that the renovations were preservationist in nature and the bylaw should not apply passed by a 7-0 vote.

## **6. Active Delays/Pending Action.**

a. *184 Marshall Street.* 12-month delay was imposed February 6, 2020; expires Feb. 6, 2021. No further contact with owners.

b. *761 Temple Street.* Twelve-month delay was imposed Oct. 31, 2019; expires Oct. 31, 2020. Town will seek to acquire this seventeen-acre property by eminent domain, using funds from the CPC, the Affordable Housing Trust, and borrowing. The matter is the subject of a special Town Meeting on March 16, 2020.

c. *208 Myrtle Street.* Twelve-month delay was imposed September 18, 2019; expires Sept. 19, 2020. New home construction is underway; the old house remains on site for anyone wanting it.

## **7. Franklin Street Overpass - MassDOT PN 605294**

The chair distributed a notice and map of a MassDOT proposal to replace the overpass bridge structures on Route 3 that were sent to the DHC for review and comment.

**8. CPC Update.** A citizen's petition (Article #40) to increase the CPA surcharge from the present 1% to 3% will be voted on at the Annual Town Meeting (ATM) March 16. Additional funds are needed for various historic preservation projects including land acquisition. There are seven CPC articles in the Warrant for the ATM.

**9. LHDC Update.** A motion that the Commission recommend to the LHDC that the property at 761 Temple Street be considered a Local Historic District passed by a 7-0 vote. The creation of four new local historic districts will be voted on at the ATM (Article #29).

**10. Motion to Adjourn.** Moved and seconded at 9:04PM. Vote in favor: 7-0.

## New Materials Received:

1. Complete demolition delay application dated Feb. 13, 2020 for 260 High Street.
2. Complete demolition delay application dated Feb. 16, 2020 for 182 King Caesar Road.
3. Letter dated January 30, 2020 to the DHC from Diana Walden, Sr. Ecological Scientist at BSC Group, Inc. re: MassDOT Project No. 60529

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

