

**DUXBURY HISTORICAL COMMISSION
PUBLIC HEARING
July 15, 2020**

**Total Demolition of three (3) structures located at
313 Washington Street**

In accordance with the Duxbury Zoning Bylaws, Section 609.3, The Duxbury Historical Commission will hold a **REMOTE ZOOM PUBLIC HEARING** on **Wednesday July 15, 2020 beginning at 3:00 p.m.**, at which time the Board shall consider proposals submitted to the Commission for the **total demolition** of a home constructed in 1792, and concurrently, for the **total demolition** of a boat house and a summer kitchen constructed ca. 1792, all located at 313 Washington Street, Parcel #119-167-001.

A copy of the *Application for Structure Demolition Permit* has been filed with the Town Clerk and has been posted with the agenda on the Town Calendar at: www.town.duxbury.ma.us.

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020, Order imposing strict limitations on the number of people that may gather in one place, the Town of Duxbury's Historical Commission meetings will be conducted **via remote participation. No in-person attendance of the public will be permitted**, but every effort will be made to ensure that the public can adequately access and participate in the proceedings as provided for in the order.

For this meeting, members of the public who wish to watch the meeting may do so by viewing the Duxbury Government Access Channels – Verizon 39 or Comcast 15 – which will be available via video on-demand through PACTV's website:

<https://www.pactv.org/pactv/towns/duxbury/duxbury>. Public phone-in access will be available during this meeting at 1-929-205-6099 and Public email access will be available during this meeting for questions or comments. Public participation in the public hearing may be undertaken as follows:

REMOTE MEETING ACCESS INSTRUCTIONS

<https://zoom.us/>, Join Meeting ID: 940 8232 8775, Password: 943482

Video recording of this meeting will be available for viewing on PACTV and a transcript or other comprehensive record of proceedings as soon as possible after the meeting.

HOUSE



Town of Duxbury Historical Commission

RECEIVED
MAY 05 2020
INSPECTIONAL SERVICES
DUXBURY, MA 02332

HISTORIC STRUCTURE DEMOLITION APPLICATION

Provide with related Building Permit Application, if completed.

Applicant and Structure Information

1. Name of Applicant 313 WASHINGTON ST. LLC Contact Telephone: 781.389-7448
2. Address of Building 313 WASHINGTON ST. Date of Construction: 1792 (ABENT)

3. Scope of building demolition:	<input type="checkbox"/> Not Total	<input type="checkbox"/> Substantial/Move	<input checked="" type="checkbox"/> Total
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To be completed by Zoning Enforcement Officer (Building Inspector) only.

Description of SPECIFIC demolition work to be performed – please provide dimensions.
DEMOLISH ORIGINAL 61617 1 1/2 BEACON HOUSE (36' x 55' w/
VARIOUS ADDITIONS) ADDITIONAL TANKS (3) STRUCTURES ON LOT WILL
HAVE SEPARATE APPLICATIONS FOR DEMOLITION, SEE ENCLOSED
PHOTOS.

4. Is the property located in a Local Historic District? Yes No

Signature of Owner [Signature] Date of Application 5/4/2020
Co-Manager, 313 Washington St, LLC

Historical Commission Preliminary Assessment	
<input type="checkbox"/> Site Visit (Date _____)	<input type="checkbox"/> (A) Not Regulated (No action)
<input type="checkbox"/> (B) Not Total or Move (see below)	<input type="checkbox"/> (C) Total Demolition (see below)
Assessed by _____ Signature _____ Date _____	
Application Materials – Complete column (B) OR (C) as checked above.	
(B) Not Total Demolition / Move:	(C) Total Demolition:
<input type="checkbox"/> Letter of intent describing the work	<input checked="" type="checkbox"/> Letter of intent describing the work
<input type="checkbox"/> Assessor's Record	<input checked="" type="checkbox"/> Assessor's Record
<input type="checkbox"/> Photographs of all sides (9 sets)	<input checked="" type="checkbox"/> Photographs of all sides (9 sets)
<input type="checkbox"/> Demolition plans (scale drawings) showing specifically all walls, floors, and/or roofs to be removed	<input checked="" type="checkbox"/> Chain of title back to the earliest deed with "and buildings thereon" to establish or verify the date of construction. (Optional)

INITIAL DETERMINATION WITHIN 30 DAYS OF RECEIPT OF COMPLETE APPLICATION

Historical Commission Determination		
Commission Action	Signature	Date



SEACOAST ENGINEERING COMPANY

P.O. BOX 155 • 459 WASHINGTON STREET
DUXBURY, MASSACHUSETTS 02331
(781) 934-8188 • FAX (781) 934-9188

- CIVIL ENGINEERING
- ENVIRONMENTAL
- MARINE ENGINEERING

- TITLE V
- PERMITS
- STRUCTURES

May 4, 2020



Mr. Tag Carpenter, Chairman
Duxbury Historical Commission
Town of Duxbury
878 Tremont Street
Duxbury, MA 02332

RE: 313 Washington Street, LLC, Mark & Eric Pape, Co-Managers
313 Washington Street, Duxbury, MA, Parcel 119-167-001
Historic Structure Demolition Application


Dear Mr. Carpenter:

Enclosed please find four (4) applications for demolition with supporting photographs for each of the structures at 313 Washington Street. The property is owned by 313 Washington Street, LLC, Mark and Eric Pape, Co-Managers.

Please review and schedule the site visit and meeting to determine whether any of these structures is to be regulated by the Duxbury Demolition By-Law, Section 609, of the Zoning By-Law.

Should there be any questions, please let me know. Thank you very much for your cooperation and assistance in this matter.

Very truly yours,


Paul A. Brogna, P.E.
Principal

Enclosure: as
cc: 313 Washington Street, LLC
Mark & Eric Pape, Co-Managers
File

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
313 WASHINGTON STREET LLC			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	357,500	357,500	
				0 Light		RES LAND	1010	1,895,900	1,895,900	
313 WASHINGTON ST		SUPPLEMENTAL DATA			RESIDNTL	1010	29,900	29,900		
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption		9						
	2nd Home	W? W								
	Tax Class T	Reinsp X								
	Tot Fin Are 4216	Res Exem								
	Total Acres 1.638	Chapter La								
	GIS ID F_881175_2837957	Assoc Pid#								
						Total		2,283,300	2,283,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
313 WASHINGTON STREET LLC LKR RLTY TRUST		39465 0093	12-28-2010	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		14935 0125	01-28-1997	U	I	100	1F	2019	1010	395,800	2018	1010	395,800	2017	1010	365,800
								1010	1,843,500		1010	1,498,500		1010	1,306,700	
								1010	29,900		1010	29,900		1010	29,900	
						Total		2269200		Total		1924200		Total		1702400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

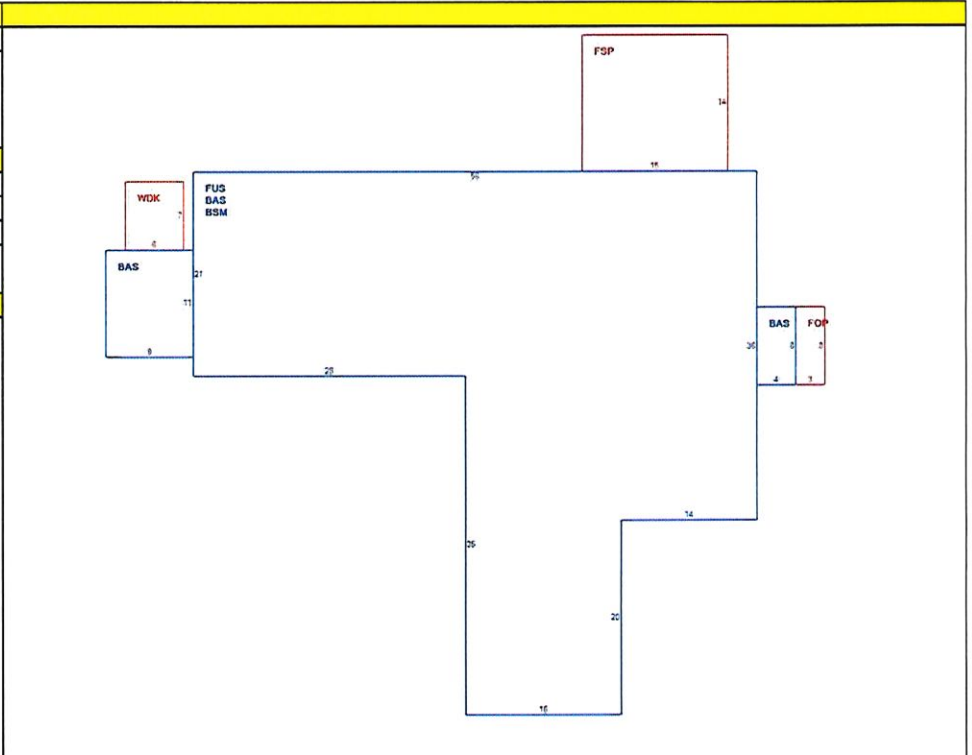
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0090	0090													

NOTES										VISIT / CHANGE HISTORY										
5% FUNCTIONAL - SOME SMALL BEDROOMS AND AMOUNT										Date	Id	Type	Is	Cd	Purpose/Result					
										03-20-2015	SJD	0	1	00	Measure & Listed					
										04-12-2013	VGS			20	Field Review					
										10-10-2012	KP	6		30	Quality Control					
										06-11-2008	BSB		1	00	Measure & Listed					
										Total Appraised Parcel Value					2,283,300					
										Valuation Method					C					
										Total Appraised Parcel Value					2,283,300					

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result				
QP-19-276	10-28-2019	RF		19,600		0		Strip & Re-Roof		03-20-2015	SJD	0	1	00	Measure & Listed				
153	10-26-2009	MN	Maintenance	10,000		100		REPLACE 9 WINDOWS		04-12-2013	VGS			20	Field Review				
										10-10-2012	KP	6		30	Quality Control				
										06-11-2008	BSB		1	00	Measure & Listed				

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	40,000 SF	13.75	1.00000	5	1.00	0090	1.000	WTR FRNT+ESMNTS (SHORT	W375,ES90	3.3751	1,856,300	
1	1010	Single Family	RC	Residual	0.720 AC	55,000.00	1.00000	5	1.00	0090	1.000			1.0000	39,600	
Total Card Land Units					1.638	AC	Parcel Total Land Area					1.6383	Total Land Value			1,895,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1988	
Model	01	Residential	Unfin Area	0.00	
Grade	05	Ave/Good	Int Cond	04	
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure	04	Hip	Condo Fir		Factor%
Roof Cover	03	Asphalt	Condo Unit		
Interior Wall 1	03	Plaster	COST / MARKET VALUATION		
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			607,783
Interior Floor 2			Net Other Adj		30,550
Heat Fuel	02	Oil	Replace Cost		638,333
Heat Type	04	Forced Air-Duc	Year Built		1792
AC Type	01	None	Effective Year Built		1979
RES Bedrooms	8		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		39
Total Rooms	14		Functional Obsol		5
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	5		Percent Good		56
Gas Fireplaces	0		Cns Sect Rcnd		357,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1988		Cost to Cure Ovr		
Unfin Area	0.00		Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BOAT	Boat House	L	180	70.00	1970	A	70	C	1.00	8,800
FGR1	Garage - 1 Sto	L	651	40.00	1970	A	70	C	1.00	18,200
SHD1	Shed	L	300	14.00	1970	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,119	2,119	2,119	133.43	282,742	
BSM	Basement	0	1,988	398	26.71	53,106	
FOP	Open Porch	0	24	4	22.24	534	
FSP	Screened Porch	0	210	42	26.69	5,604	
FUS	Finished Upper Story	1,988	1,988	1,988	133.43	265,263	
WDK	Deck	0	42	4	12.71	534	
Ttl Gross Liv / Lease Area		4,107	6,371	4,555		607,783	





North



SOUTH



EAST



WEST