

**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.

Boat 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: 1920± (AGENT)

3. Scope of building demolition: Not Total Substantial/Move Total
To be completed by Zoning Enforcement Officer (Building Inspector) only.

Description of SPECIFIC demolition work to be performed - please provide dimensions.
DEMOLISH EXISTING BOAT HOUSE (12' x 16'). ADDITIONAL THREE
(3) STRUCTURES ON LOT WILL HAVE SEPARATE APPLICATIONS
FOR DEMOLITION. SEE ENCLOSED PAGES.

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

Signature of Owner [Signature] Date of Application 5/4/2020
Company: 313 Washington St, LLC

Historical Commission Preliminary Assessment

(A) Not Regulated (No action)
 (B) Not Total or Move (see below) (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

| <u>Historical Commission Determination</u> | | |
|--|-----------|------|
| 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

313 WASHINGTON ST

Location 313 WASHINGTON ST

MBLU 119/ 167/ 001/ /

OldMblu 192-167-1

Owner 313 WASHINGTON STREET LLC

PBN

Assessment \$2,283,300

PID 6048

Building Count 1

Current Value

| Assessment | | | | | |
|----------------|-----------|----------------|--------------|-------------|-------------|
| Valuation Year | Building | Extra Features | Outbuildings | Land | Total |
| 2020 | \$357,500 | \$0 | \$29,900 | \$1,895,900 | \$2,283,300 |

Owner of Record

Owner 313 WASHINGTON STREET LLC

Sale Price \$100

Co-Owner

Certificate

Address 313 WASHINGTON ST
DUXBURY, MA 02332

Book & Page 39465/0093

Sale Date 12/28/2010

Instrument 1A

Ownership History

| Ownership History | | | | | |
|-------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| LKR RLTY TRUST | \$100 | | 14935/0125 | 1F | 01/28/1997 |

Building Information

Building 1 : Section 1

Year Built: 1792

Living Area: 4,107

Replacement Cost: \$638,333

Building Percent Good: 56

Replacement Cost

Less Depreciation: \$357,500

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style | Antique |
| Model | Residential |

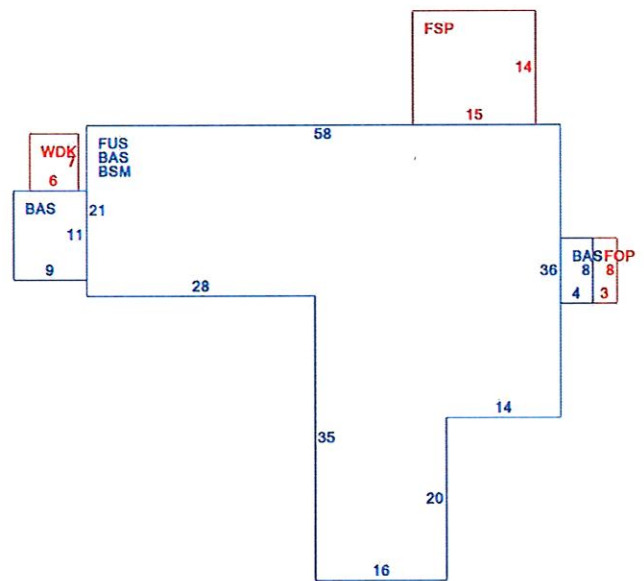
| | |
|------------------|----------------|
| Grade | Ave/Good |
| Stories | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure | Hip |
| Roof Cover | Asphalt |
| Interior Wall 1 | Plaster |
| Interior Wall 2 | |
| Interior Floor 1 | Pine/Soft Wood |
| Interior Floor 2 | |
| Heat Fuel | Oil |
| Heat Type | Forced Air-Duc |
| AC Type | None |
| RES Bedrooms | 8 |
| Full Baths | 3 |
| Half Baths | 0 |
| Extra Fixtures | 0 |
| Total Rooms | 14 |
| Bath Style | Old Style |
| Kitchen Style | Old Style |
| Extra Kitchens | 0 |
| Fireplaces | 2 |
| Extra Openings | 5 |
| Gas Fireplaces | 0 |
| Sq Ft Fin Bsmt | 0 |
| FBM Quality | |
| Foundation | Stone |
| Bsmt Garage | 0 |
| Bsmt Area | 1988 |
| Unfin Area | 0.00 |
| Int Cond | Average |
| Ext Cond | Average |
| Bsmt Type | Full |
| Usrflid 300 | |
| Usrflid 301 | |

Building Photo



(<http://images.vgsi.com/photos2/DuxburyMAPotos/\00\01\11\74.jpg>)

Building Layout



(ParcelSketch.ashx?pid=6048&bid=6048)

| Building Sub-Areas (sq ft) | | | Legend | |
|----------------------------|----------------------|------------|-------------|--|
| Code | Description | Gross Area | Living Area | |
| BAS | First Floor | 2,119 | 2,119 | |
| FUS | Finished Upper Story | 1,988 | 1,988 | |
| BSM | Basement | 1,988 | 0 | |
| FOP | Open Porch | 24 | 0 | |
| FSP | Screened Porch | 210 | 0 | |
| WDK | Deck | 42 | 0 | |
| | | 6,371 | 4,107 | |

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
Description Single Family
Zone RC
Neighborhood 0090

Land Line Valuation

Size (Acres) 1.64
Assessed Value \$1,895,900

Outbuildings

| Outbuildings | | | | | | Legend |
|--------------|------------------|----------|-----------------|-----------|----------|--------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| BOAT | Boat House | | | 180.00 SF | \$8,800 | 1 |
| FGR1 | Garage - 1 Story | | | 651.00 SF | \$18,200 | 1 |
| SHD1 | Shed | | | 300.00 SF | \$2,900 | 1 |

Valuation History

| Assessment | | | | | |
|----------------|-----------|----------------|--------------|-------------|-------------|
| Valuation Year | Building | Extra Features | Outbuildings | Land | Total |
| 2019 | \$395,800 | \$0 | \$29,900 | \$1,843,500 | \$2,269,200 |
| 2018 | \$395,800 | \$0 | \$29,900 | \$1,498,500 | \$1,924,200 |
| 2017 | \$365,800 | \$0 | \$29,900 | \$1,306,700 | \$1,702,400 |
| 2016 | \$365,800 | \$0 | \$29,900 | \$1,306,700 | \$1,702,400 |
| 2015 | \$370,200 | \$0 | \$46,200 | \$1,404,800 | \$1,821,200 |
| 2014 | \$324,100 | \$0 | \$44,700 | \$910,700 | \$1,279,500 |
| 2013 | \$324,100 | \$0 | \$44,700 | \$824,500 | \$1,193,300 |
| 2012 | \$343,900 | \$0 | \$0 | \$842,900 | \$1,186,800 |
| 2011 | \$324,000 | \$0 | \$0 | \$997,300 | \$1,321,300 |
| 2010 | \$315,500 | \$0 | \$0 | \$1,060,400 | \$1,375,900 |



NO 371



SOUTH



EAST



W51