

**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](http://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.

Cottage / Summer Kitchen



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<sup>±</sup> (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 COTTAGE (15' x 20' + PORCH). ADDITIONAL THREE  
STRUCTURES ON LOT WILL HAVE SEPARATE APPLICATIONS  
FOR DEMOLITION. SEE ENCLOSED DIAGRAMS

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

Signature of Owner [Signature] Date of Application 5/4/2020

(Co-Managers, 313 Washington St LLC)  
Historical Commission Preliminary Assessment

Site Visit (Date \_\_\_\_\_)  (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>(B) Not Total Demolition / Move:</b>	<b>(C) Total Demolition:</b>
<input type="checkbox"/> Letter of intent describing the work	<input type="checkbox"/> Letter of intent describing the work
<input type="checkbox"/> Assessor's Record	<input type="checkbox"/> Assessor's Record
<input type="checkbox"/> Photographs of all sides (9 sets)	<input 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

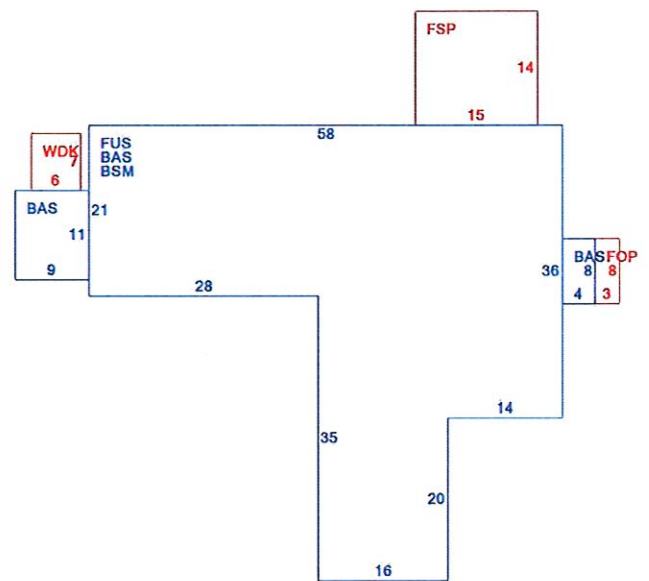
Grade	Ave/Good
Stories	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Asphalt
Interior Wall 1	Plaster
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Forced Air-Duc
AC Type	None
RES Bedrooms	8
Full Baths	3
Half Baths	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/DuxburyMAPhotos/A00\01\11\174.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
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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



NORTH



South





East



WEST