

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

**Total Demolition of a structure located at 39 Sunset Road**

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 a proposal submitted to the Commission for the **total demolition** of a single-family structure constructed in 1833, located at 39 Sunset Road, Parcel #118-193-000.

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.



Town of Duxbury  
Historical Commission



**HISTORIC STRUCTURE DEMOLITION APPLICATION**

Provide with related Building Permit Application, if completed.

Applicant and Structure Information

1. Name of Applicant WILLIAM WADSWORTH JR. Contact Telephone: 508 4650360  
2. Address of Building 39 SUNSET ROAD Date of Construction: 1883

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.*

*Owner is planning to sell this property and whoever buys it is going to want to expand the property as it is not suitable for today's buyer prospects will want to know if property can be demolished and owner would like that info from you prior to putting it on the market.*

4. Is the property located in a Local Historic District?  Yes  No  
Signature of Owner [Signature] Date of Application 5/7/20

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) 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 checked="" 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

DUXBURY MA 02331  
 Alt Prcl ID  
 2nd Home  
 Tax Class T  
 Tot Fin Are 1464  
 Total Acres .48  
 Chapter La  
 GIS ID F\_880577\_2841827 Assoc Pld#  
 8  
 Cyclical Exemption W? X  
 Reinsp Res Exem

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU I	V I	SALE PRICE	VC
WADSWORTH WILLIAM M JR&MOWELL	50737	0020	01-18-2019	U	I	10	1A
WADSWORTH WILLIAM M & WADSWOR	4218	0268	11-19-1976	U	I	1	1
Total							

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
Total		0.00				

ASSESSING NEIGHBORHOOD		Nbhd Name	Code	Tracing	Batch
Nbhd	0090		B		
NOTES					

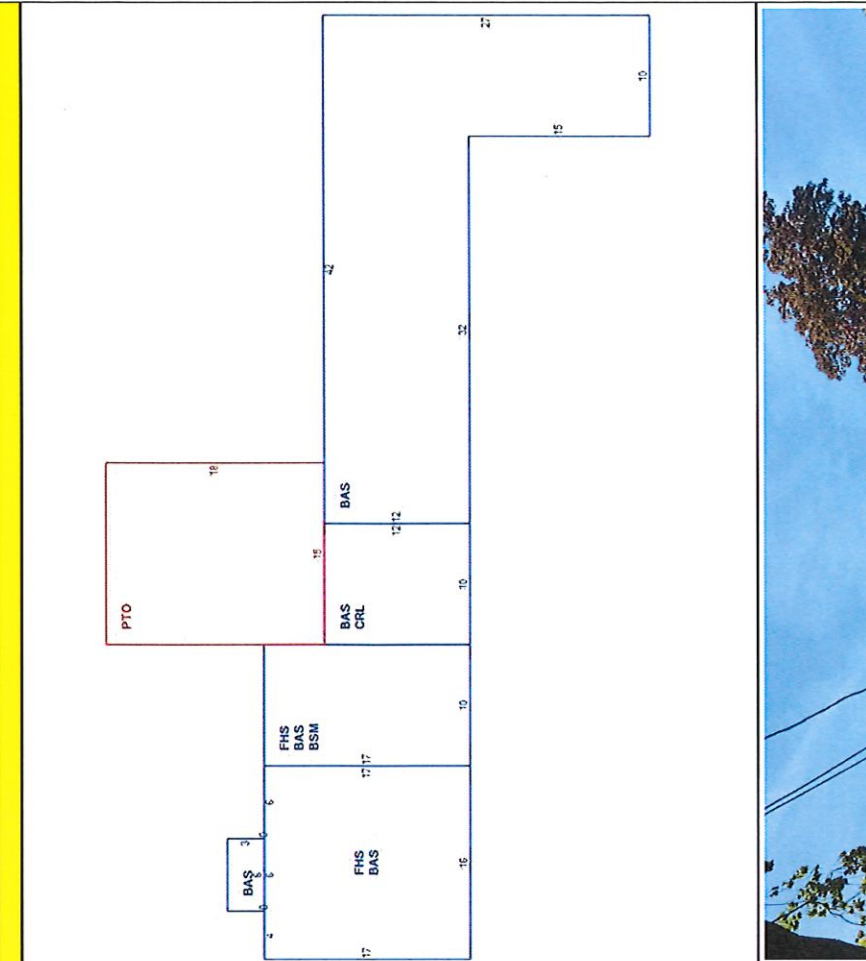
OTHER ASSESSMENTS		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Total				634400			608700			541900

This signature acknowledges a visit by a Data Collector or Assessor

BUILDING PERMIT RECORD			VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Insp Date	% Comp	Date	Id	Type	Is	Cd	Purpose/Result
						09-19-2017	JLF	2		20	Field Review
						08-25-2016	JLF	C	1	00	Measure & Listed
						04-12-2013	VGS			20	Field Review
						02-09-2010	K-D		1	00	Measure & Listed
Total Appraised Parcel Value			639,500								

LAND LINE VALUATION SECTION														
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RC	Primary	20,909 SF	24.72	1.00000	5	1.00	0090	1.000	1.0000	24.72	516,800
Total Card Land Units					0.480	AC	Parcel Total Land Area		0.4800		Total Land Value		516,800	

**VISION**



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
04		Cape Cod	Bsmt Area	170	
01		Residential	Unfin Area	0.00	
03		Average	Int Cond	04	
1.5			<b>CONDO DATA</b>		
Occupancy	1	Wood Shingle	Parcel Id	C	Owne
Exterior Wall 1	14		Adjust Type	B	S
Exterior Wall 2			Condo Fir		Factor%
Roof Structure	03	Gable	Condo Unit		
Roof Cover	03	Asphalt	<b>COST / MARKET VALUATION</b>		
Interior Wall 1	03	Plaster	Net Other Adj	155,110	
Interior Wall 2	02	Wall Board	Replace Cost	13,000	
Interior Floor 1	14	Carpet	Year Built	168,110	
Interior Floor 2			Effective Year Built	1883	
Heat Fuel	03	Gas	Depreciation Code	1979	
Heat Type	05	Hot Water	Remodel Rating	A	
AC Type	01	None	Year Remodeled	39	
RES Bedrooms	3		Functional Obsol	1,000	
Full Baths	2		External Obsol		
Half Baths	0		Trend Factor		
Extra Fixtures	0		Condition		
Total Rooms	9		Condition %		
Bath Style	02	Average	Percent Good	61	
Kitchen Style	02	Average	Cns Sect Rcndld	102,500	
Extra Kitchens	0		Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
Extra Openings	0		Misc Imp Ovr		
Gas Fireplaces	0		Misc Imp Ovr Comment		
Sq Ft Fin Bsmt	0		Cost to Cure Ovr		
FBM Quality	06	Poured Conc	Cost to Cure Ovr Comment		
Foundation	0				
Bsmt Garage	0				
Bsmt Area	170				
Unfin Area	0.00				

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
FGR1	Garage - 1 Sto	L	576	40.00	1980	A	70	C	1.00	16,100
FEP	Enclosed Porc	L	168	35.00	1980	A	70	C	1.00	4,100
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,234	1,234	1,234	103.20	127,349				
BSM	Basement	0	170	34	20.64	3,509				
FHS	Crawl Space	0	120	0	0.00	0				
PTO	Finished Half Story	221	442	221	51.60	22,807				
	Patio	0	270	14	5.35	1,445				
Ttl Gross Liv / Lease Area		1,455	2,236	1,503	155,110					



















