

**DUXBURY HISTORICAL COMMISSION
PUBLIC HEARING
May 24, 2023**

TOWN CLERK
2023 MAY 11 AM 11:13
DUXBURY, MASS.

**COMPLETE DEMOLITION OF A STRUCTURE LOCATED AT
105 ST GEORGE STREET**

In accordance with the Duxbury Zoning Bylaws, Section 609.3, The Duxbury Historical Commission will hold a **REMOTE ZOOM PUBLIC HEARING** on **Wednesday May 24, 2023 beginning at 7:10 p.m.** at which time the Board shall consider a proposal submitted to the Commission for the total demolition of the barn constructed ca. 1797, located at 105 St George Street, Parcel #117-015-000, owned by David S. Whiting Jr. and Carla Jaspers.

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

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote means in accordance with applicable law. For this meeting, members of the public who wish to watch the meeting may do so by following the ZOOM meeting links below.

NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE PERMITTED

Every effort will be made to ensure that the public can adequately access the proceedings to the best of our technical abilities.

REMOTE MEETING ACCESS INSTRUCTIONS:

Zoom Video Link: <https://zoom.us> , click "Join a Meeting"

Zoom Phone Link: 1-929-436-2866

Meeting ID: 608 723 4634

Password: 230721

Public Email Access: DuxHistoricalCom@gmail.com



Town of Duxbury
Historical Commission
HISTORIC STRUCTURE DEMOLITION APPLICATION
Provide with Building Permit Application, if available



Owner/Applicant Information

1. Name David Whiting and Carla Jaspers
2. Address 105 Saint George Street Duxbury, MA 02332
3. Contact Telephone 585-734-4661 Email address carlamjaspers@gmail.com
4. Date Original Structure Built 1797
5. Is the property in a Local Historic District? Yes No ✓
6. Brief description of demolition work to be performed _____

The project involves demolition of the free standing barn (adjacent to the house in preparation for the creation of a new structure that will connect to the main house and will include a garage, an adjoining mudroom, and second floor living space). The new structure will be built on approximately the same footprint.

7. For Partial Demolition, please attach the following:

- Letter of Intent describing work
- Assessor's record
- Photographs of all sides
- Demolition plans showing sections to be removed

8. For Total Demolition or move, attach all of the above plus a Chain of Title back to earliest deed.

Signature of Owner: *Carla Jaspers* *DW* Date of Application 3/28/2023

INITIAL DETERMINATION TO BE MADE WITHIN 30 DAYS OF COMPLETED APPLICATION

To be Completed by Historical Commission

- Date of Site Visit _____
- Determination: Total Demolition
 Historically Significant
 Demolition Delay Waived

_____ Not Regulated (no action)

_____ Regulated. Public Hearing: No Yes: Date _____

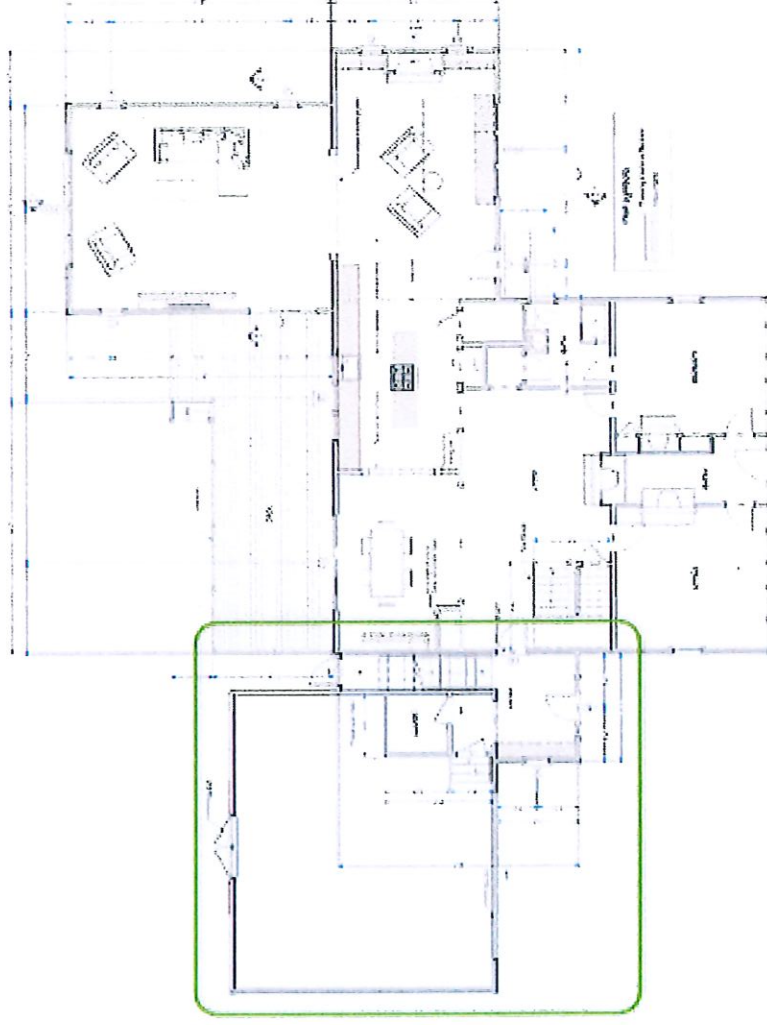
Historical Commission Action:

Signature _____ Date _____

Hello,

We are in the early stages of drafting potential plans for our barn at 105 St George Street. We are hoping to convert the barn from its current state to a more functional attached garage with second floor living space. Given the age of the structure, we are aware of the need for a review.

I've included a few images of the barn in its current state along with a very preliminary sketch of potential plans (outlined in green).



David Whiting & Carla Jaspers
105 Saint George Street
Duxbury, MA 02332

April 13th, 2023

Town of Duxbury Historical Commission
HISTORIC STRUCTURE DEMOLITION APPLICATION
878 Tremont Street, Duxbury, MA



To whom it may concern:

The Whiting Family of 105 Saint George Street would like to demolish the barn structure. Specifically, we plan on demolishing the barn in an effort to create a safe, functional attached garage with second floor living space.

The quality of the barn is severely damaged with significant rot throughout and poorly executed changes to the facade, resulting in an overall unsafe structure. Given the age of the structure, the materials used in construction are not suitable for use with today's vehicles. The previous neglect of the barn has also led to insect and vermin infestation that poses challenges both for the barn and for the adjacent house.

We plan to demolish but salvage as much of the usable beams and wood from the barn as possible in the rebuilding of the space. Our home is of significant historic value (the home was built by the current owner's ancestor, Edward Winslow) and we are seeking to keep the charm and style - but rebuild the structure so that it is safe and usable today and in the future for our growing family.

Thank you for your speedy consideration and we look forward to hearing from you soon.

Many thanks,
David Whiting & Carla Jaspers

whitingsdave@gmail.com
carlamjaspers@gmail.com

Dave mobile: 202-213-8334
Carla mobile: 585-734-4661

UTILITIES	STRT/ROAD	LOCATION	TOPO	CURRENT OWNER	CURRENT ASSESSMENT
0 Water 0 No Sewer 0 Heavy	0 Arterial 0 Paved 0 Heavy	0 Average 0 Average		WHITING DAVID S JR JASPERS CARLA 105 ST GEORGE ST	Code 1010 1010 1010 Assessed 336,500 489,200 10,700
SUPPLEMENTAL DATA					
Alt Prcl ID 2nd Home Tax Class Tot Fin Are Total Acres Chapter La GIS ID			8	F_879605_2843541	836,400

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
WHITING DAVID S JR	53204	08-05-2020	Q	I	880,000	00
COOK-AMY BERLIN	52850	06-02-2020	U	I	100	1A
COOK BRIAN R	12972	06-24-1994	Q	I	275,000	00
Total 760,800						

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Code	Description	Amount
Total 0.00					

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Batch	
0080	B	Tracing	

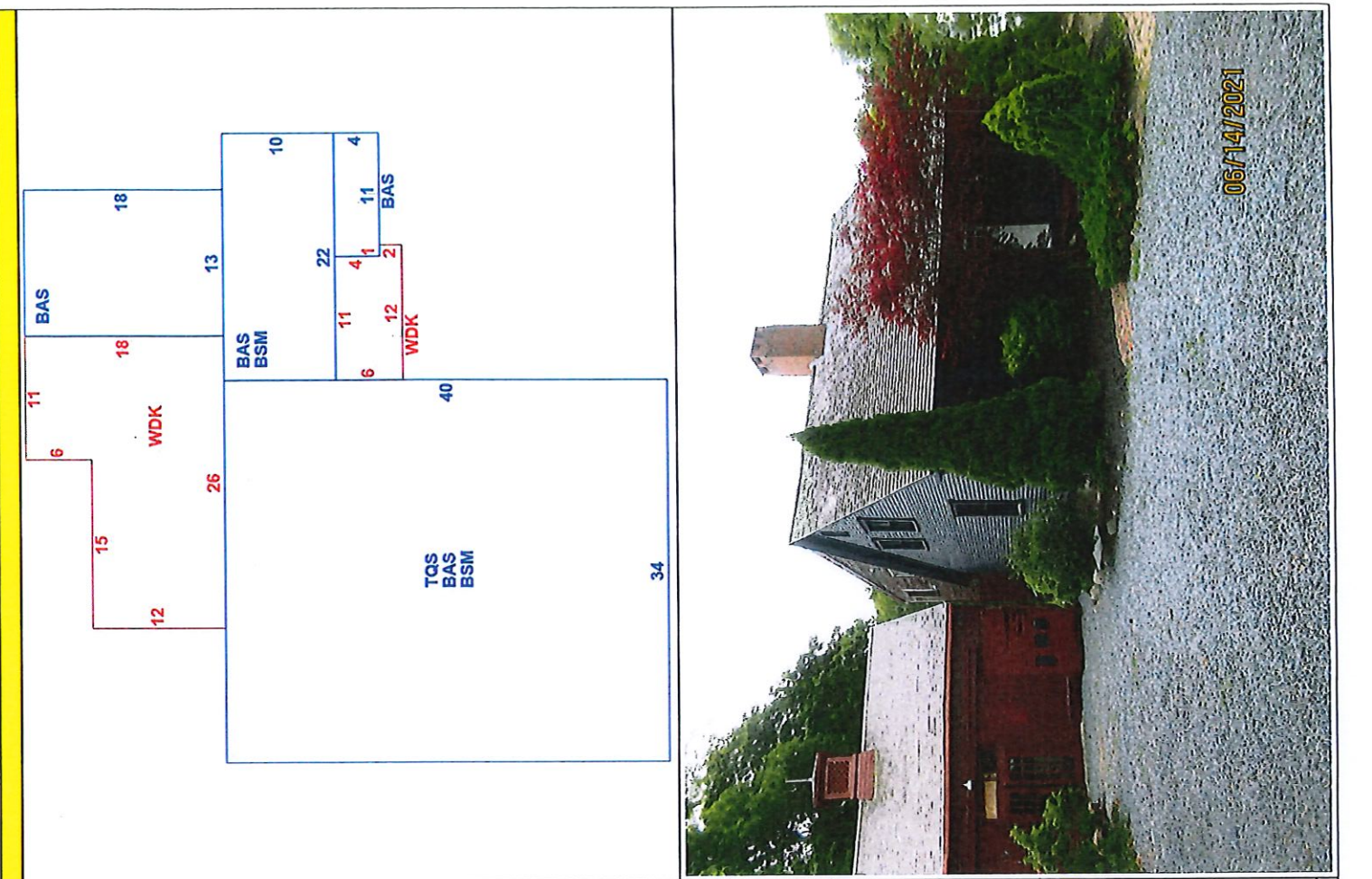
BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
QP20-147	11-09-2020	MN	Maintenance	25,000	04-30-2001	100		06-14-2021	SJD	9	1	07	Measure - Info @ Door
419	09-15-1999	NC	New Construct	5,000		100		04-12-2013	VGS	6		20	Field Review
14635	08-22-1997	AD	Addition	30,000		100		10-10-2012	KP	6		30	Quality Control
14634	08-22-1997	RM	Remodel	40,000		100		08-23-2003	KP	1		00	Measure & Listed
Total Appraised Parcel Value 836,400													

LAND LINE VALUATION SECTION														
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010 Single Family	RC	Primary	40,000 SF	7.5	1.00000	5	1.00	0080	1.608	Replace clapboard siding on front FOUN AND RELOC ROOM 12X20 2 STY ADD RELOCATE EXIST STRUC	1.0000	12.06	482,400
1	1010 Single Family	RC	Residual	0.140 AC	30,000	1.00000	5	1.00	0080	1.608		1.0000	48,240	6,800
Total Card Land Units 1.06 AC Parcel Total Land Area 1.06 Total Land Value 489,200														

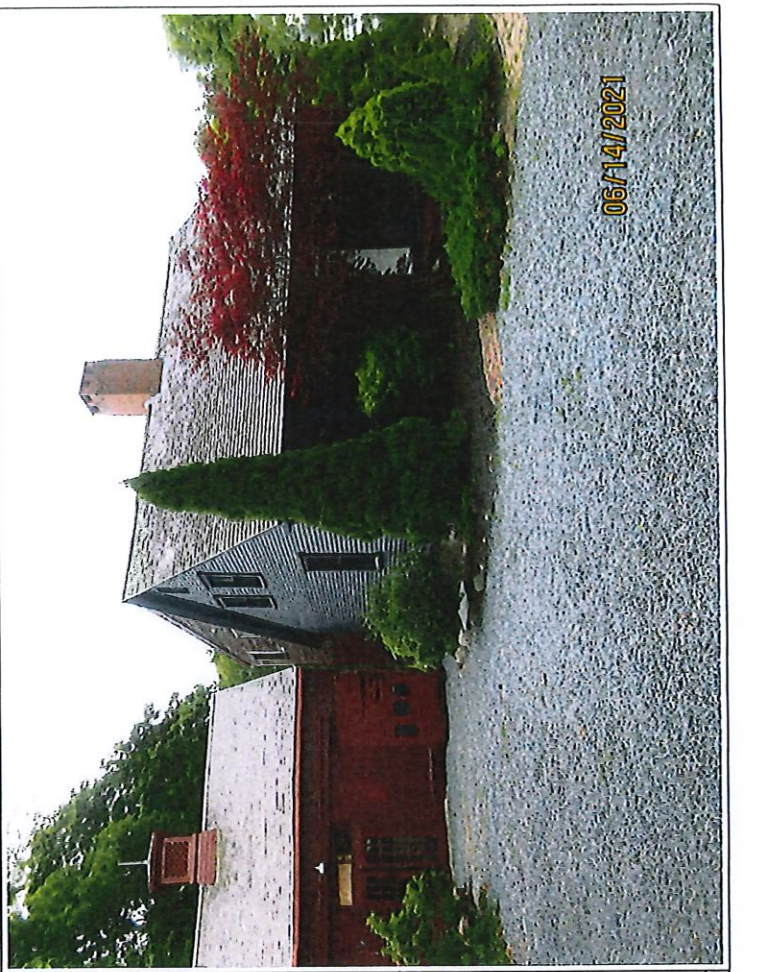
APPRAISED VALUE SUMMARY														
APPRaised Bldg. Value (Card)														
APPRaised Xf (B) Value (Bldg)														
APPRaised Ob (B) Value (Bldg)														
APPRaised Land Value (Bldg)														
Special Land Value														
Total Appraised Parcel Value														
Valuation Method														
Total Appraised Parcel Value														
336,500														
0														
10,700														
489,200														
0														
836,400														
C														
836,400														

This signature acknowledges a visit by a Data Collector or Assessor

VISION



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
11	Antique	1613	
01	Residential	04	Full
05	Ave/Good	0.00	
1.75			
Occupancy	Clapboard	CONDO DATA	
11		C	Owne
02	Shed	B	S
03	Asphalt		
05	Drywall		
12	Hardwood		
03	Gas		
04	Forced Air-Duc		
03	Central		
3	Bedrooms		
2	Full Baths		
1	Half Baths		
1	Extra Fixtures		
9	Total Rooms		
02	Bath Style		
02	Kitchen Style		
0	Extra Kitchens		
1	Fireplaces		
3	Extra Openings		
0	Gas Fireplaces		
0	Sq Ft Fin Bsmt		
06	FBM Quality		
0	Foundation		
0	Bsmt Garage		
1613	Bsmt Area		
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)			
Code	Description	L/B Units	Unit Price
STB1	Stable	L	696
PTO	Patio	L	3,360
		Yr Blt	Cond. Cd
		1930	P
		2000	F
		% Gd	Grade Adj.
		35	E
		55	D
		Appr. Value	1,500
			9,200
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
BAS	First Floor	1,858	1,858
BSM	Basement	0	1,580
TQS	Three Quarter Story	1,020	1,360
WDK	Deck	0	446
		Eff Area	Unit Cost
		1,858	147.45
		316	29.49
		1,020	110.58
		45	14.88
		Undeprac Value	273,955
			46,593
			150,395
			6,635
Ttl Gross Liv / Lease Area		2,878	5,244
			3,239
			477,578







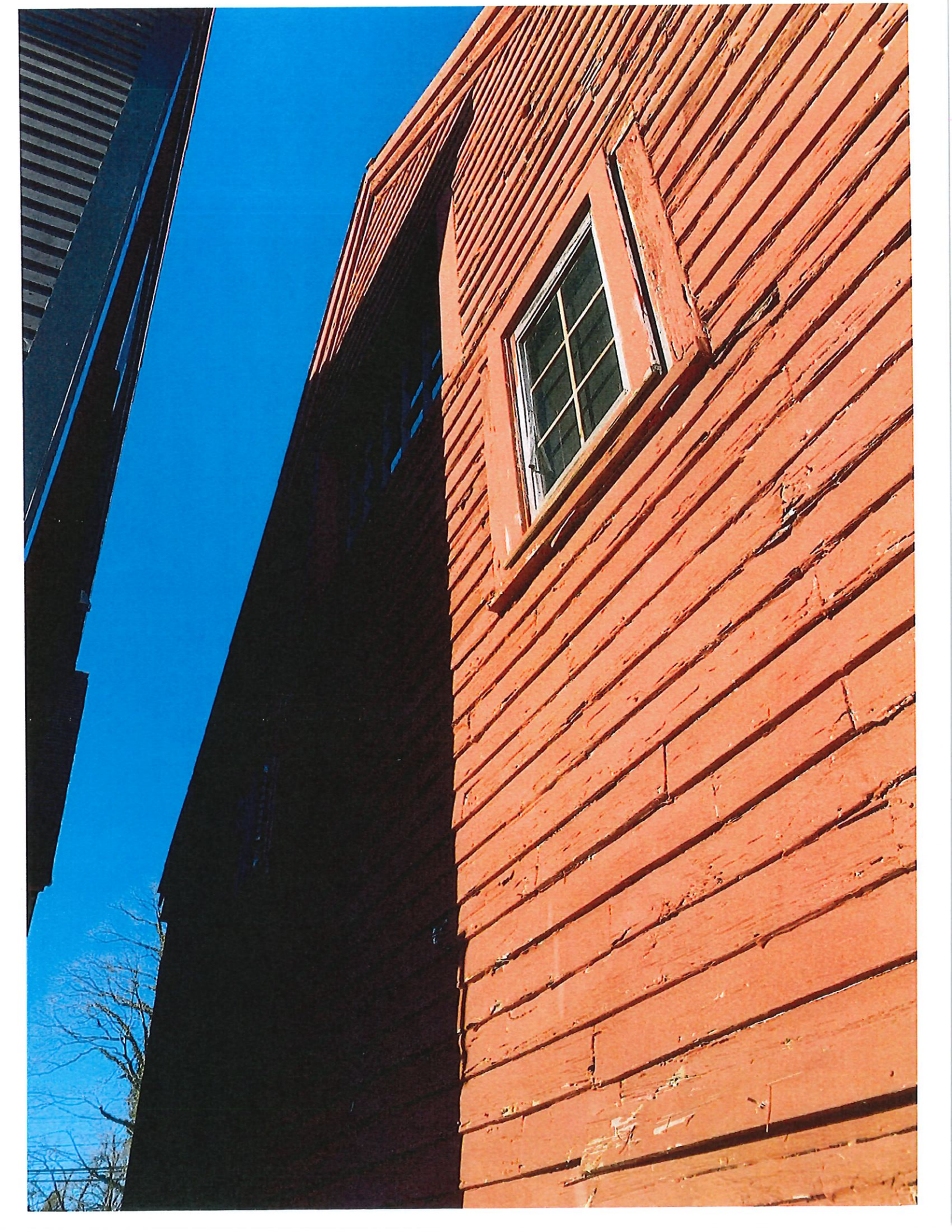












First Floor plan

