



**Town of Duxbury
Historical Commission
HISTORIC STRUCTURE DEMOLITION APPLICATION**

Provide with Building Permit Application, if available



Owner/Applicant Information

1. Name Douglas Keach
2. Address 152 Elm St, Duxbury, MA
3. Contact Telephone 508-272-4934 Email address Keach8012@gmail.com
4. Date Original Structure Built 1896 / 1920
5. Is the property in a Local Historic District? Yes No
6. Brief description of demolition work to be performed Demol/raze existing structure

7. For Partial Demolition, please attach the following:

- Letter of Intent describing work
- Assessor's record (Maureen to supply from Assessor's record)
- Photographs of all sides
- Demolition plans showing sections to be removed Total Demo

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

Signature of Owner [Signature] Date of Application 11/10/21

INITIAL DETERMINATION TO BE MADE WITHIN 30 DAYS OF COMPLETED APPLICATION

To be Completed by Historical Commission

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

Not Regulated (no action) _____
 Regulated. Public Hearing: No Yes: Date _____

Historical Commission Action: _____

Signature _____ Date _____

Letter of Intent

152 Elm St, Duxbury, MA

To the Historical Committee,

I intend to demo the existing home because of structural complications and foundation issues that are beyond salvageable and rebuild a new home in its place. I appreciate your understand and please let me know if you have any questions.

Sincerely,
Doug Keach
Hilltop Property Group LLC

CONSTRUCTION DETAIL

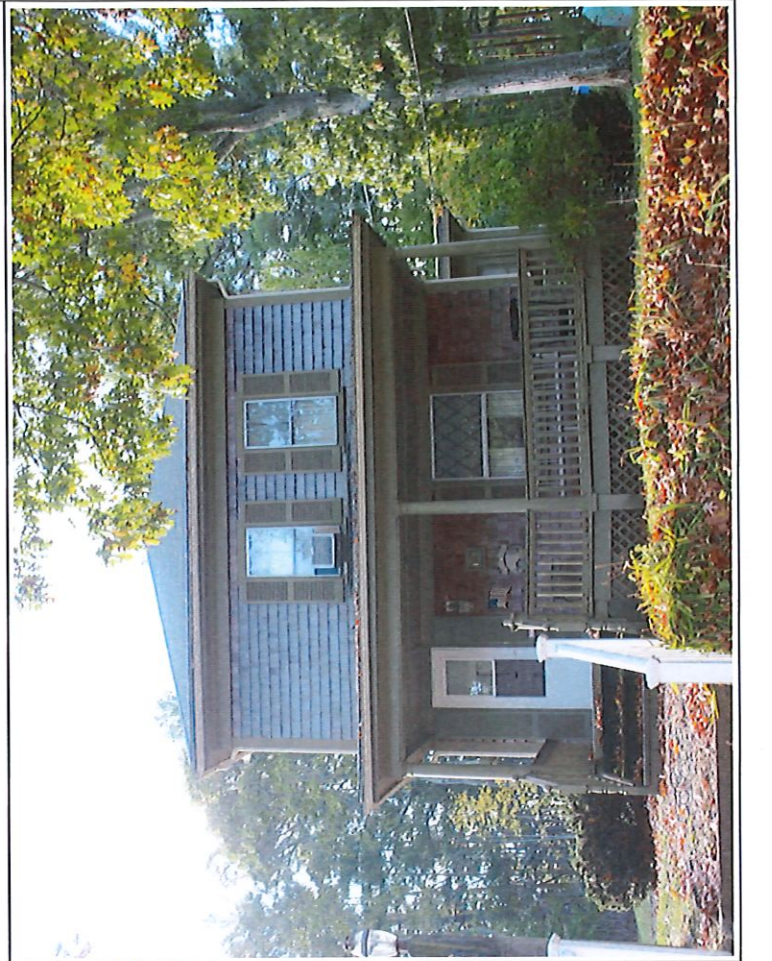
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Unfin Area	0.00	
Grade	05	Ave/Good	Int Cond	04	
Stories	2		CONDO DATA		
Occupancy	1	Wood Shingle	Parcel Id	C	Owne
Exterior Wall 1	14			B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure	04	Hip	Condo Fir		Factor%
Roof Cover	03	Asphalt	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Net Other Adj	241,707	
Interior Floor 1	12	Hardwood	Replace Cost	9,750	
Interior Floor 2			Year Built	251,458	
Heat Fuel	04	Electric	Effective Year Built	1890	
Heat Type	07	Radiant-Elec.	Depreciation Code	1986	
Heat Type	01	None	Remodel Rating	A	
AC Type	3		Year Remodeled	33	
RES Bedrooms	1		Depreciation %	1.000	
Full Baths	1		Functional Obsol	67	
Half Baths	1		External Obsol	168,500	
Extra Fixtures	0		Trend Factor		
Total Rooms	7	Average	Condition		
Bath Style	02	Average	Condition %		
Kitchen Style	02		Percent Good		
Extra Kitchens	0		Cns Sect Rchld		
Fireplaces	0		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Gas Fireplaces	0		Misc Imp Ovr		
Sq Ft Fin Bsmt	0		Misc Imp Ovr Comment		
FBM Quality	05	Conc Block	Cost to Cure Ovr		
Foundation	0		Cost to Cure Ovr Comment		
Bsmt Garage	0				
Bsmt Area	0				
Unfin Area	0.00				



OB - OUTBUILDING & YARD ITEMS(L)XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond.	Cd	% Gd	Grade Adj.	Appr. Value
SHD1	Shed	L	120	14.00	1980	A	70	C	1.00	1,200
SHD1	Shed	L	144	14.00	1980	A	70	C	1.00	1,400

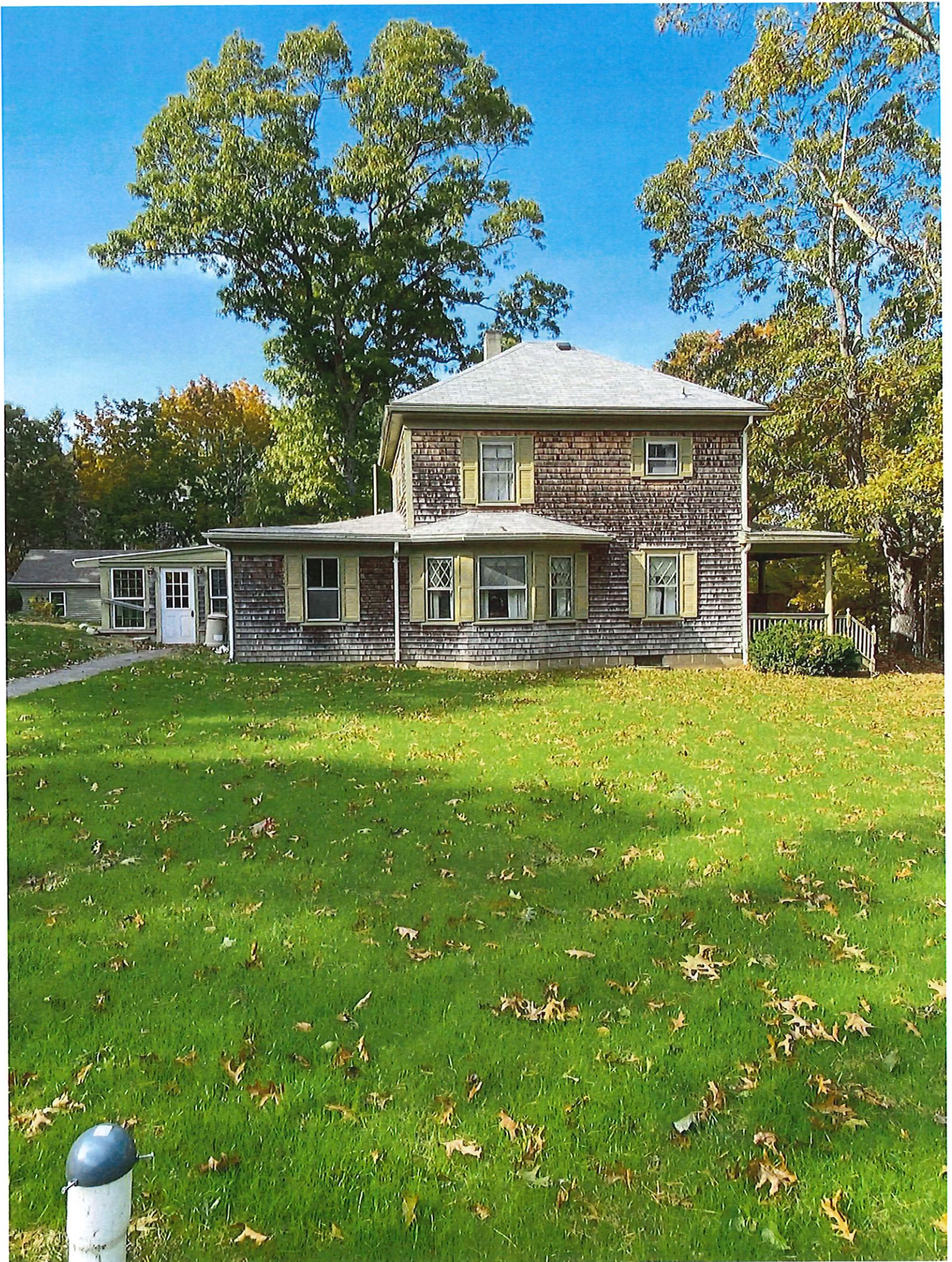
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,010	1,010	1,010	141.10	142,513
FEP	Finished Enclosed Porch	0	216	130	84.92	18,343
FOP	Open Porch	0	154	23	21.07	3,245
FUS	Finished Upper Story	550	550	550	141.10	77,606
Ttl Gross Liv / Lease Area						241,707











suffice? Attached below.

[Add to Basket](#) | [Print Document](#)

Doc. #	Rec Date	Rec Time	Type	# of Pgs.	Book/Page	Consideration
552085793	10/08/1956	12:00:00.000	DEED	1	02529/386	0.00

Street	Street Name	Description
		ELM ST.PT.LOTS A & D,PL.6-920

Town
DUXBURY

Grantor/Grantee-2

CUSHING CLARA A	Grantor
A.LOPES &UX	Grantee

Doc. #	Rec Date	Rec Time	Type	# of Pgs.	Book/Page	Consideration
650015659	11/16/1965	12:00:00.000	DEED	1	03254/281	0.00

Street	Street Name	Description
		ELM ST.PT.LOTS A & D,PL.6-920

Town
DUXBURY

Grantor/Grantee-2

ALOPES & UX	Grantor
JOHNSON HERBERT F. & UX	Grantee

Sent from my iPhone

On Nov 3, 2021, at 8:51 AM, Maureen Hansen <hansen@town.duxbury.ma.us> wrote:

Hi Doug,
 Just submit what you've been able to find and I'll pass it along to the HC.
 Thanks.
 Maureen Hansen
 Municipal Services x-5486
hansen@town.duxbury.ma.us

From: Doug Keach <keach8012@gmail.com>
Sent: Tuesday, November 2, 2021 5:25 PM
To: Maureen Hansen <hansen@town.duxbury.ma.us>
Subject: Re: 152 Elm St, Duxbury, MA

Doc. #	Rec Date	Rec Time	Type	# of Pgs.	Book/Page	Consideration
94442	10/05/2020	08:33:39.268	DEED	2	53559/235	1.00

Street	Street Name	Description
152	ELM ST	SEE BOOK

Town
DUXBURY

Grantor/Grantee-3

<u>JOHNSON ROSE M</u>	Grantor
<u>ROSE M JOHNSON TRUST</u>	Grantee
<u>JOHNSON ROSE M TR</u>	Grantee

Mailed Back to:	Address 1	Address 2	City	State	Zip
SIMPLIFILE	ELECTRONIC RECORDING				