

**DUXBURY HISTORICAL COMMISSION  
PUBLIC HEARING  
June 2, 2021**

**DEMOLITION OF A STRUCTURE LOCATED AT 199 DEPOT ST.**

In accordance with the Duxbury Zoning Bylaws, Section 609.3, The Duxbury Historical Commission will hold a **REMOTE ZOOM PUBLIC HEARING** on **Wednesday June 2, 2021 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 house constructed ca. 1900, located at 199 Depot Street, Parcel #109-013-000, owned by Oak Development & Design LLC.

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 limitation on the number of people that may gather in one place, the Town of Duxbury's Board and/or Committee meetings will be conducted via remote participation to the greatest extent possible with members. 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](mailto:DuxHistoricalCom@gmail.com)



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

RECEIVED  
 APR 22 2021  
 INSPECTORAL SERVICES  
 DUXBURY, MA 02332

Owner/Applicant Information

- 0 1. Name Paul Antonio - Oak Development & Design LLC
- 0 2. Address 30 Summer St Hingham MA 02043 199 Depot St
- 0 3. Contact Telephone 203 299 6340 Email address PT@Oakdev.com
4. Date Original Structure Built 1900
5. Is the property in a Local Historic District? Yes  No
- 0 6. Brief description of demolition work to be performed Tear Down & Rebuild of a single family home

7. For Partial Demolition, please attach the following:

- Letter of Intent describing work
- Assessor's record
- Photographs of all sides 1 set of 4 pictures
- Demolition plans showing sections to be removed - Full Demo

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

0 Signature of Owner [Signature] Date of Application 4-15-21

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 \_\_\_\_\_



80 Summer Street | Hingham, Ma 02048  
www.oakdd.com | 208.249.6840



April 19, 2021

Town of Duxbury Historical Commission  
Municipal Services  
878 Tremont Street  
Duxbury, MA 02332

Re: 199 Depot Street, Duxbury, MA

To Whom it May Concern:

As owner of Oak Development & Design LLC, I, Paul Antonik, am writing to the Town of Duxbury Historical Commission to establish my intent at 199 Depot St Duxbury. In our opinion this property is not an historically significant home and is not currently on the historic list. We are requesting approval of a full demolition of the property. Our plan is to rebuild a single family home on the lot within the required setbacks.

Thank you for your consideration, and please let me know if you have any questions or require additional information.

Respectfully submitted,

OAK DEVELOPMENT & DESIGN LLC

A handwritten signature in black ink, appearing to read "Paul J. Antonik".

Paul J. Antonik  
Chief Executive Officer

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
COLLINS PETER R		0   Water		0   Arterial		0   Average		RESIDENTL		Code	
COLLINS JANE F		0   No Sewer		0   Paved		0   Average		RES LAND		Appraised	
PO BOX 981		0   Heavy		0   Heavy				RESIDENTL		Assessed	
<p><b>SUPPLEMENTAL DATA</b></p> <p>Alt Prcl ID 9                  2nd Home Exemption 2ZE                  Tax Class T                  Tot Fin Are 1128                  Total Acres .36                  Chapter La                  GIS ID F_877169_2837434                  Assoc Pct#</p>											
<p><b>RECORD OF OWNERSHIP</b></p> <p>BK-VOL/PAGE SALE DATE Q/U V/I SALE PRICE VC                  18610 0248 06-15-2000 Q   251,000 00                  12892 0238 05-20-1994 Q   173,500 00</p>											

PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	1010	135,700	2019	1010	145,900	2018	1010	169,200	2018	1010	143,600
	1010	265,300		1010	262,000		1010	231,200		1010	340,200
	1010	7,400		1010	7,400		1010	7,400		1010	7,400
Total		408400	Total		415300	Total		415300	Total		491,200

OTHER ASSESSMENTS											
Year	Code	Description	Number	Amount	Comm Int						
Total				0.00							

ASSESSING NEIGHBORHOOD											
Nbhd	Nbhd Name	B	I	Tracing	Batch						
0080		B		I	Tracing						
<p><b>NOTES</b></p> <p>Appraised Bldg. Value (Card) 143,600                  Appraised Xf (B) Value (Bldg) 0                  Appraised Ob (B) Value (Bldg) 7,400                  Appraised Land Value (Bldg) 340,200                  Special Land Value 0                  Total Appraised Parcel Value 491,200                  Valuation Method C</p>											

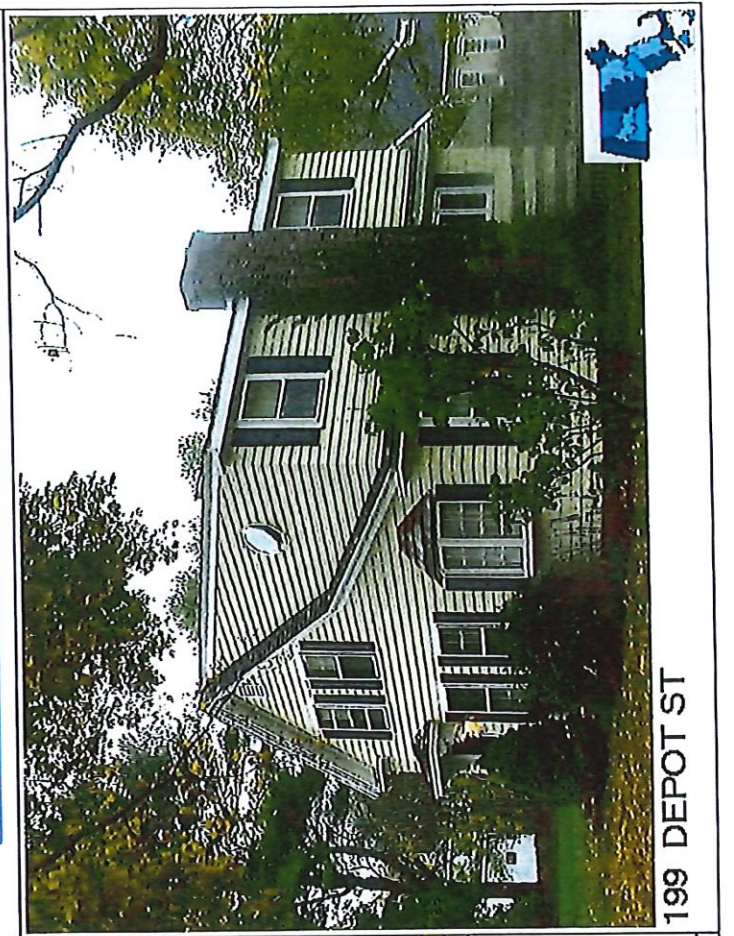
BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			
<p><b>VISIT / CHANGE HISTORY</b></p> <p>Date Id Type Is Cd Purpose/Result                  04-12-2013 VGS 20 Field Review                  05-12-2008 BSB 07 Measure - Info @ Door</p>											
Total Appraised Parcel Value									491,200		

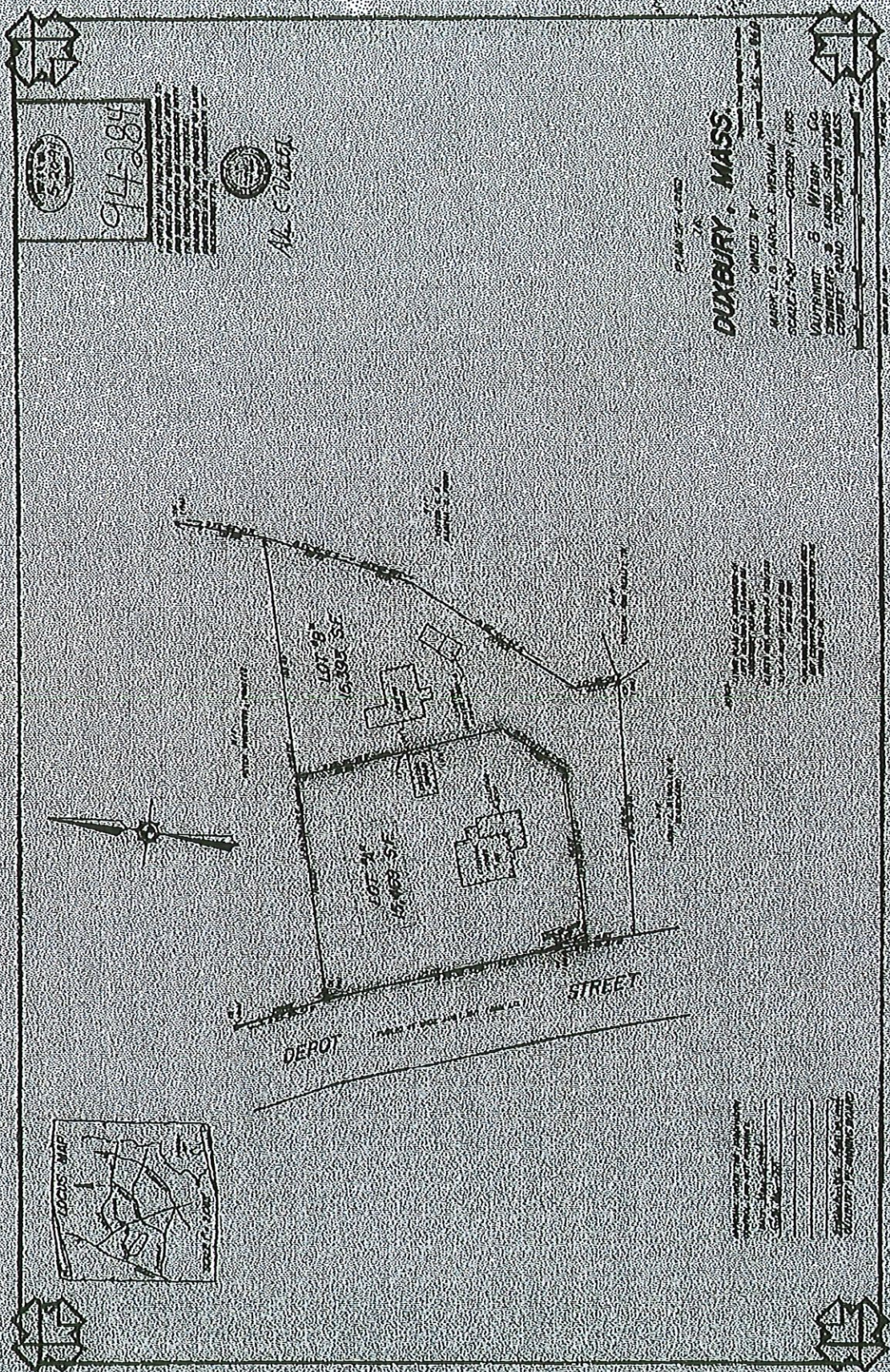
LAND LINE VALUATION SECTION												
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	
1	1010 Single Family	RC	Primary	15,682 SF	13.49	1.00000	5	1.00	0080	1.608		
<p>Total Card Land Units 0.360 AC</p> <p>Parcel Total Land Area 0.3600</p>												
										Location Adjustment	Adj Unit P	Land Value
										1.0000	21.7	340,200
										Total Land Value	340,200	

**CONSTRUCTION DETAIL**

Element	Cd	Description	Element	Cd	Description					
06	01	Conventional Residential	594	0.00						
05	05	Ave/Good	03							
1.9		Stories	<b>CONDO DATA</b>							
14		Wood Shingle	Parcel Id	C	Owne					
03	03	Gable	Adjust Type	Code	Description					
03	03	Asphalt	Condo Flr		Factor%					
05	05	Drywall	Condo Unit							
12		Hardwood	<b>COST / MARKET VALUATION</b>							
02	02	Oil	Net Other Adj		186,495					
05	05	Hot Water	Replace Cost		15,730					
01	01	None	Year Built		202,226					
2	2	RES Bedrooms	Effective Year Built		1900					
1	1	Full Baths	Depreciation Code		G					
2	2	Half Baths	Remodel Rating		29					
5	5	Total Rooms	Year Remodeled		1,000					
02	02	Bath Style	Depreciation %		71					
02	02	Kitchen Style	Functional Obsol		143,600					
0	0	Extra Kitchens	External Obsol							
1	1	Fireplaces	Trend Factor							
0	0	Extra Openings	Condition %							
0	0	Gas Fireplaces	Percent Good							
0	0	Sq Ft Fin Bsm	Chrs Sect Rcnld							
03	03	FBM Quality	Dep % Ovr							
0	0	Foundation	Dep Ovr Comment							
0	0	Bsm Garage	Misc Imp Ovr							
594	594	Bsm Area	Misc Imp Ovr Comment							
0.00	0.00	Unfin Area	Cost to Cure Ovr							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Adi.	Appr. Value
FGR1	Garage - 1 Sto	L	284	40.00	1985	A.	70	C	1.00	7,400

<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value				
BAS	First Floor	594	594	594	146.04	86,749				
BSM	Basement	0	594	119	29.26	17,379				
DCK	Deck	0	293	29	14.45	4,235				
FNS	Finished 90% Story	535	594	535	131.54	78,132				
<b>Ttl Gross Liv / Lease Area</b>						186,495				





917-284  
97-287

NOT TO SCALE  
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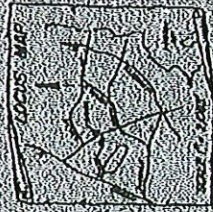
Al. C. Dwyer

**DUXBURY, MASS.**

PLANNED BY  
DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE  
SCALE: 1" = 20' - OCTOBER 1, 1988

WILSON & WILSON  
ENGINEERS  
100 STATE STREET  
DUXBURY, MASS.

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