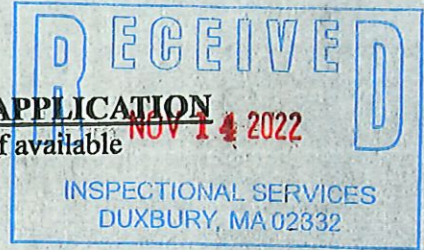




Town of Duxbury  
 Historical Commission  
**HISTORIC STRUCTURE DEMOLITION APPLICATION**  
 Provide with Building Permit Application, if available



**Owner/Applicant Information**

1. Name Martha & Gardner Loring
2. Address 265 Washington Street
3. Contact Telephone 6465964122 Email address marthadloring@gmail.com
4. Date Original Structure Built 1853
5. Is the property in a Local Historic District? Yes X No
6. Brief description of demolition work to be performed demolish and rebuild south wing replacing first floor west facing window with a door.

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 [Signature] Date of Application 11/12/22

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
- Demolition Delay Waived

Determination:

\_\_\_\_\_ Not Regulated (no action)

\_\_\_\_\_ Regulated. Public Hearing:  No  Yes: Date \_\_\_\_\_

Historical Commission Action:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Martha & Gardner Loring  
265 Washington Street  
Duxbury MA 02332  
c: 646-596-4122



Dear Historical Commission,

We are applying for historical approval for the renovation of our home at 265 Washington Street. Our hope is to demolish only the south wing of the home and rebuild it in its current footprint. The only modification would be the replacement of the west facing window on the first floor with a door, similar to the drawing from 1869 included in our application.

The reason for demolition and rebuild is to fix the structural concerns, deepening the basement, and aligning the interior ceiling heights. The structure would be built with the same roof line and other exterior appearances other than the door previously mentioned.

Sincerely,  
Martha & Gardner Loring

<b>CURRENT OWNER</b>		<b>UTILITIES</b>		<b>STRT/ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
LORING MARTHA D	0 Water	0 Private	0 Average	Code	Assessed	Year	Code	Assessed	Year
LORING R GARDNER	0 Septic	0 Paved	0 Average	1090	968,400	2019	1090	968,400	2019
265 WASHINGTON STREET		0 Light		1090	798,400		1090	798,400	
	<b>SUPPLEMENTAL DATA</b>			1090	63,000		1090	63,000	
DUXBURY MA 02332	Alt Prol ID	Cyclical Exemption	9	<b>VISION</b>					
	2nd Home	W?							
	Tax Class	Reinsp	X						
	Tot Fin Are	Res Exem							
	Total Acres	Chapter La							
	GIS ID		F_880726_2837330						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
LORING MARTHA D	52507	187	03-23-2020	Q	I	1,600,000	00	Year	Code
HEMSLEY MAARTEN & MAVIS	22636	0306	08-15-2002	Q	I	1,460,000	00	2021	1090
HAMILTON CAROL H	19081	0092	11-20-2000	U	I	100	1F		1090
HORN ARTHUR G	13675	0160	07-03-1995	U	I	100	1F		1090
HORN G ARTHUR	13495	0103	03-29-1995	U	I	450,000	1A		1090
Total								Total	1,829,800

**EXEMPTIONS**

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
Nbhd	0090	Description	Tracing
Total		Amount	0.00

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Date	Id	Type	Is	Cd	Purpose/Result
2013-6	01-09-2013	RM	Remodel	06-09-2021	SJD	9	1	12	Property Est. - No Access
118	09-25-2008	MN	Maintenance	12-13-2016	JLF	00	1	00	Measure & Listed
339	09-26-2006	NC	New Construct	08-04-2014	JLF	5		30	Quality Control
244	07-12-2006	MS	Miscellaneous	04-12-2013	VGS			20	Field Review
681	12-31-2003	RM	Remodel	09-20-2012	KP	6		30	Quality Control
Total Appraised Parcel Value				08-07-2007	KP			00	Measure & Listed

LAND LINE VALUATION SECTION		NOTES												
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	1090	Multi Houses	RC	Primary	40,000 SF	7.5	1.00000	5	1.00	0090	2.535	1.0000	19.01	760,500
1	1090	Multi Houses	RC	Residual	0.498 AC	30,000	1.00000	5	1.00	0090	2.535	1.0000	76,050	37,900
Total Card Land Units				1.42 AC		Parcel Total Land Area		1.42				Total Land Value		798,400

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	968,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	63,000
Appraised Land Value (Bldg)	798,400
Special Land Value	0
Total Appraised Parcel Value	1,829,800
Valuation Method	C



<b>CURRENT OWNER</b>		<b>UTILITIES</b>		<b>STRT/ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>		905	
LORING MARTHA D		0 Water		0 Private		0 Average		Code		Assessed	
LORING R GARDNER		0 Septic		0 Paved		0 Average		1090		968,400	
265 WASHINGTON STREET				0 Light				1090		798,400	
								1090		63,000	
DUXBURY MA 02332											
Alt Prcl ID		Cyclical		9							
2nd Home		Exemption									
Tax Class T		W?									
Tot Fin Are 5131		Reinsp X									
Total Acres 1.416		Res Exem									
Chapter La											
GIS ID F_880726_2837330		Assoc Pld#									

<b>RECORD OF OWNERSHIP</b>													
LORING MARTHA D		52507		187		03-23-2020		Q		1,600,000		00	
HEMSLEY MAARTEN & MAVIS		22636		0306		08-15-2002		Q		1,460,000		00	
HAMILTON CAROL H		19081		0092		11-20-2000		U		100		1F	
HORN ARTHUR G		13675		0160		07-03-1995		U		100		1F	
HORN G ARTHUR		13495		0103		03-29-1995		U		450,000		1A	
Total		Total		0.00						Total		1,829,800	

<b>EXEMPTIONS</b>											
Description		Amount		Code		Description		Number		Amount	
Year		Code		Year		Code		Year		Code	

<b>ASSESSING NEIGHBORHOOD</b>											
Nbhnd		Nbhnd Name		Tracing		Batch					
0090											

<b>NOTES</b>											
FUNG.OB. FOR LACK HEAT 1ST FL.SECTION											
Appraised Bldg. Value (Card) 968,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 63,000 Appraised Land Value (Bldg) 798,400 Special Land Value 0 Total Appraised Parcel Value 1,829,800 Valuation Method C											

<b>BUILDING PERMIT RECORD</b>																	
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments	

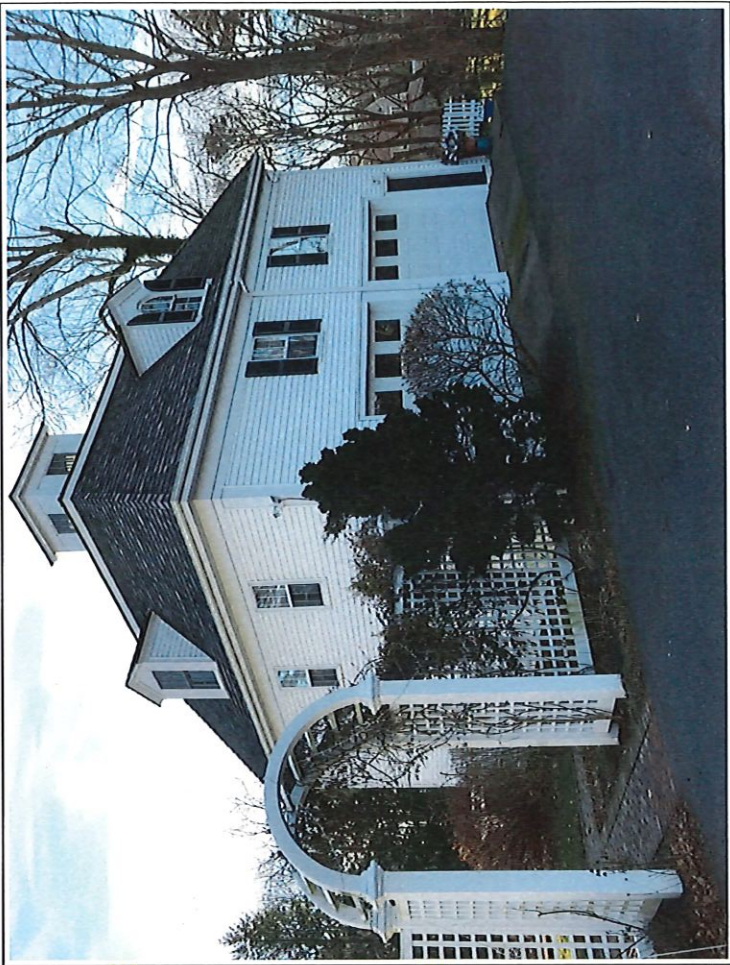
<b>LAND LINE VALUATION SECTION</b>																													
B Use Code		Description		Zone		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhnd.		Nbhnd. Adj		Notes		Location Adjustment		Adj Unit P		Land Value	
2		1090 Multi Houses						0.000 AC		0		1.00000		0		1.00		0090		2.535				0.0000		0		0	
Total Card Land Units				0.00 AC		Parcel Total Land Area		1.42		Total Appraised Parcel Value		1,829,800		Total Land Value		0													

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
06	Conventional Residential	Bsmt Area	192
01	Good	Bsmt Type	04
06	Good	Unfin Area	624.00
2	2		Full
2	2	<b>CONDO DATA</b>	
25	Vinyl Siding	Parcel Id	C
06	Mansard		Owne
03	Asphalt		B
05	Drywall		S
12	Hardwood	Adjust Type	Code
03	Gas	Condo Fir	Description
04	Forced Air-Duc	Condo Unit	Factor%
01	None	<b>COST / MARKET VALUATION</b>	
2	Bedrooms	Net Other Adj	294,497
1	Full Baths	Replace Cost	7,250
0	Half Baths	Year Built	1900
0	Extra Fixtures	Effective Year Built	1996
5	Total Rooms	Depreciation Code	VG
02	Bath Style	Remodel Rating	24
02	Kitchen Style	Year Remodeled	1,000
0	Extra Kitchens	Depreciation %	76
0	Fireplaces	Functional Obsol	229,300
0	Extra Openings	External Obsol	
0	Gas Fireplaces	Trend Factor	
0	Sq Ft Fin Bsmt	Condition	
06	FBM Quality	Condition %	
0	Foundation	Percent Good	
0	Bsmt Garage	Cns Sect Rcnld	
192	Bsmt Area	Dep % Ovr	
<b>OB - OUTBUILDING &amp; YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)</b>			
Code	Description	L/B	Units
		Unit Price	Yr Blt
		Cond.	Cd
		% Gd	Grade
		Appr. Value	

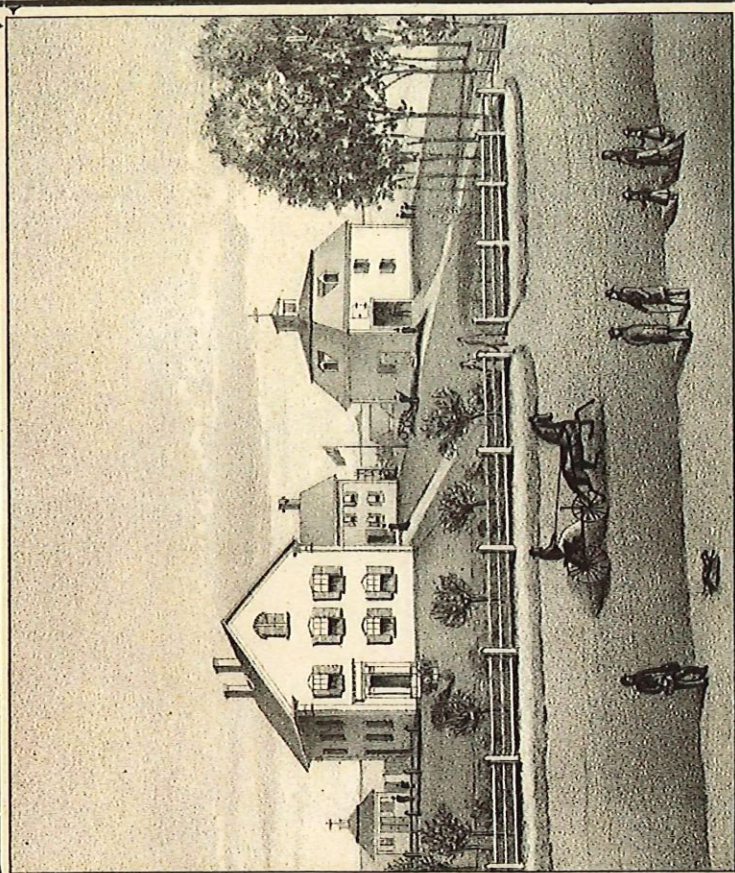
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06	FBM Quality	Condition %	
0	Foundation	Percent Good	
0	Bsmt Garage	Cns Sect Rcnld	
192	Bsmt Area	Dep % Ovr	
<b>OB - OUTBUILDING &amp; YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)</b>			
Code	Description	L/B	Units
		Unit Price	Yr Blt
		Cond.	Cd
		% Gd	Grade
		Appr. Value	

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0	Bsmt Garage	Cns Sect Rcnld	
192	Bsmt Area	Dep % Ovr	
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Code	Description	L/B	Units
		Unit Price	Yr Blt
		Cond.	Cd
		% Gd	Grade
		Appr. Value	

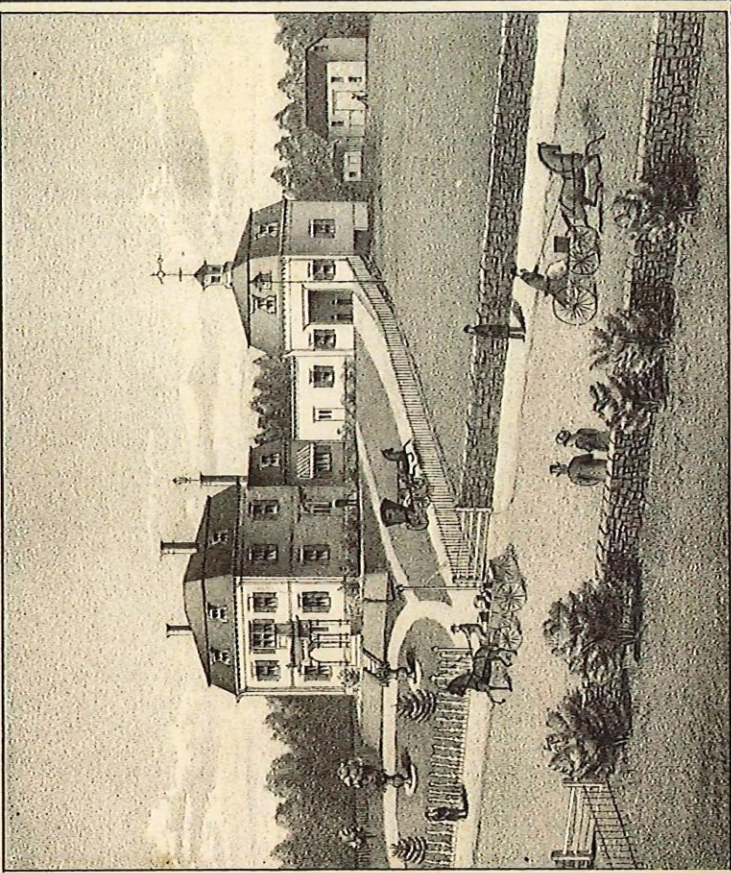


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192	Bsmt Area	Dep % Ovr	
<b>OB - OUTBUILDING &amp; YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)</b>			
Code	Description	L/B	Units
		Unit Price	Yr Blt
		Cond.	Cd
		% Gd	Grade
		Appr. Value	

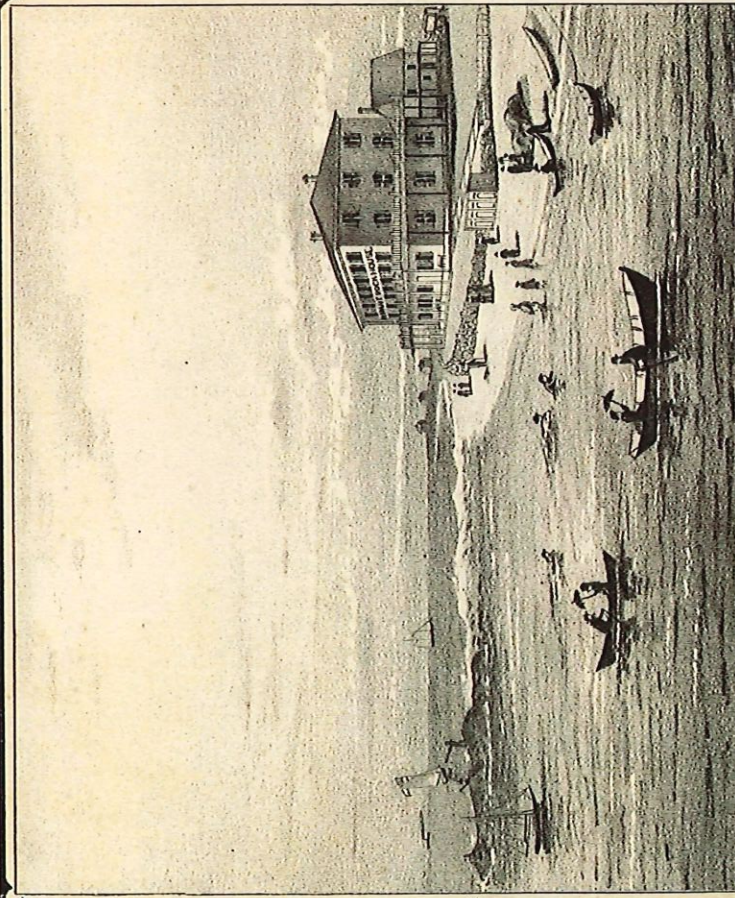
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Code	Description	L/B	Units
		Unit Price	Yr Blt
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		% Gd	Grade
		Appr. Value	



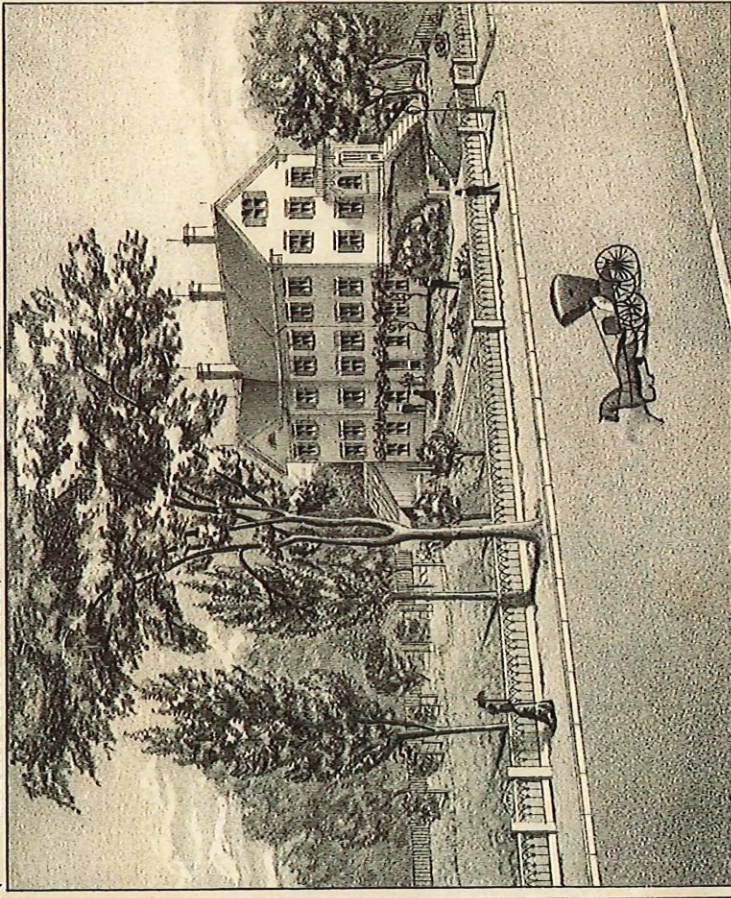
RESIDENCE OF CAPT. HENRY MADSWORTH, DUXBURY, MASS.



RESIDENCE OF CALEB BARKER, NORTH HANSON, MASS.



BRANT ROCK HOUSE, BRANT ROCK, MASS. S. M. BROWN, PROP.



RESIDENCE OF C. G. HATHAWAY, BROCKTON, MASS.



144 First Street, Suite 207  
Boston, MA 02114  
781-552-3300

ARCHITECTURAL  
DESIGN & CONSTRUCTION  
SERVICES

SCHEMATIC DESIGN

DATE

BY

CHECKED

SCALE 1/8" = 1'-0"

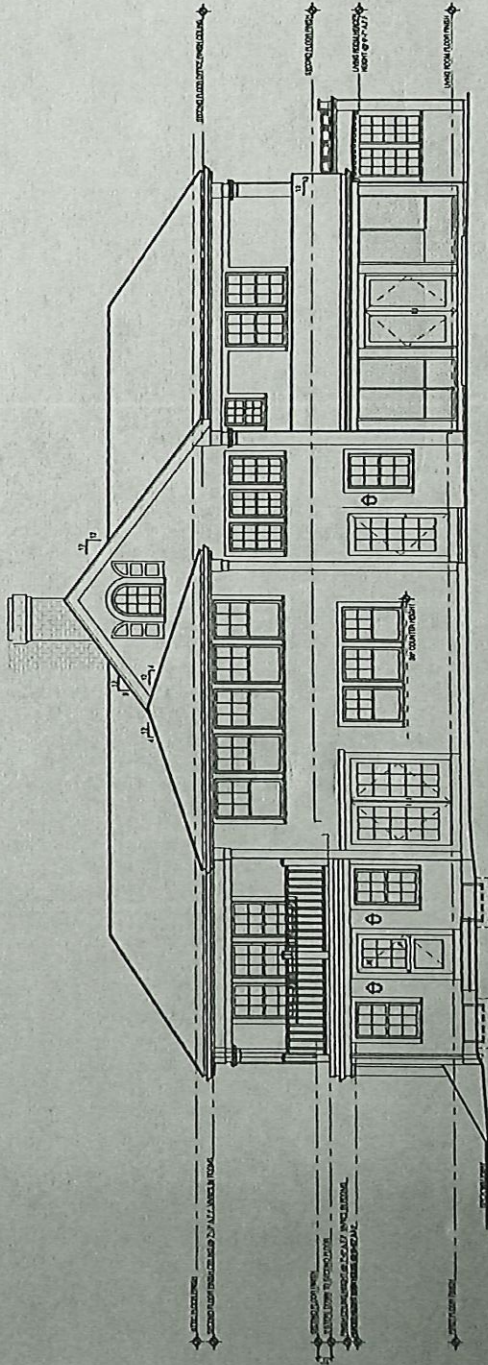
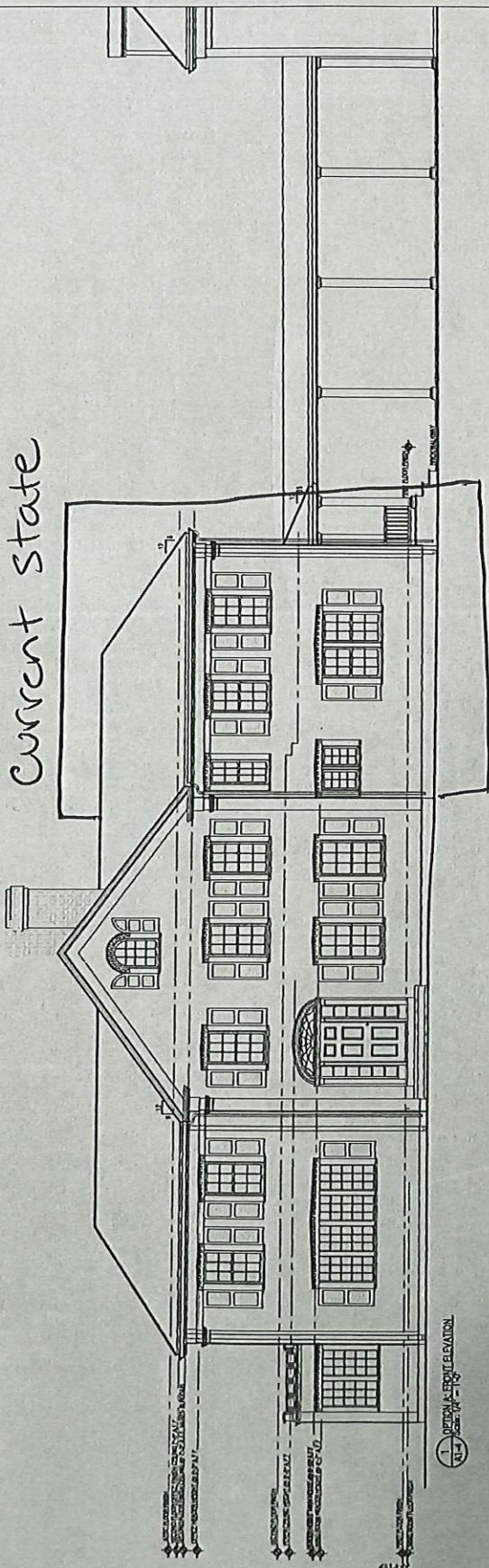
DRAWING NAME

OPTION A:  
EXTERIOR  
ELEVATIONS

DRAWING NUMBER

A1-4

Current state



A  
BACK ELEVATION  
SCALE 1/8" = 1'-0"



# New Proposed Design of Area Impacted



141 River Street, Suite 107  
 Somerville, MA 02146  
 781-545-5700

LOUIS ROSENTHAL ARCHITECT  
 100 STATE STREET  
 SOMERVILLE, MA 02143

PROGRESS SET

DATE	BY	CHK
11.13.2017		
11.13.2017		
12.02.2017		

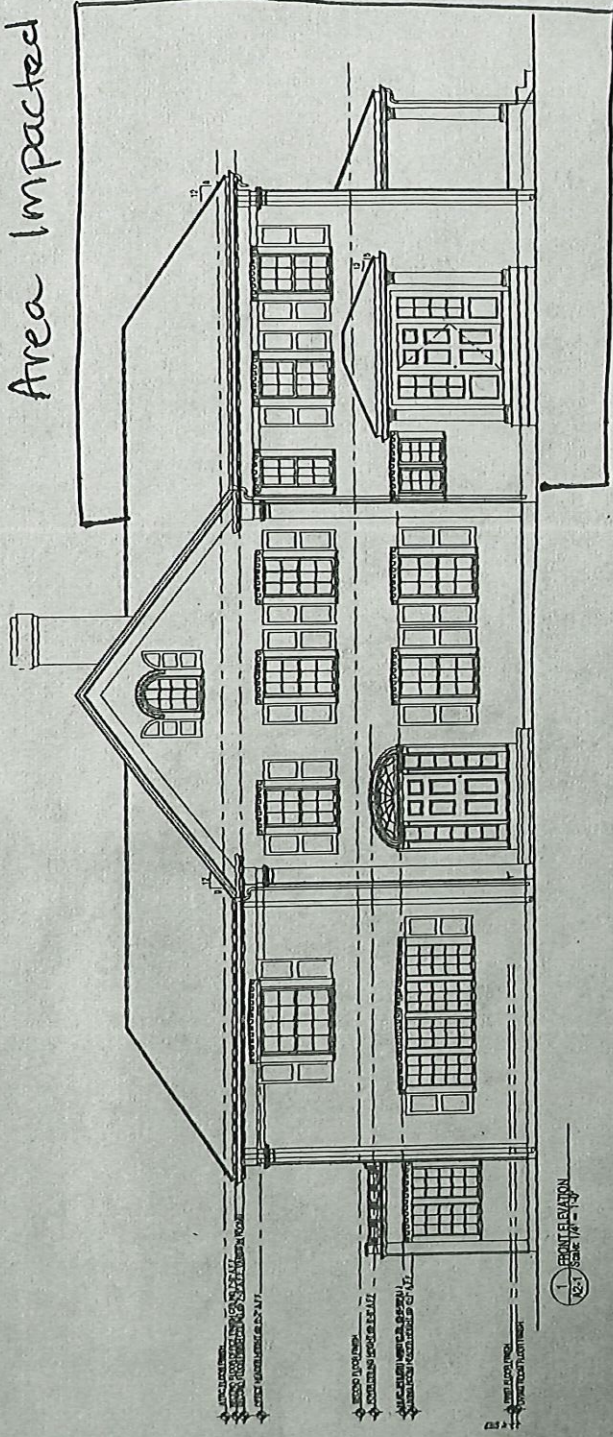
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DRAWING NAME

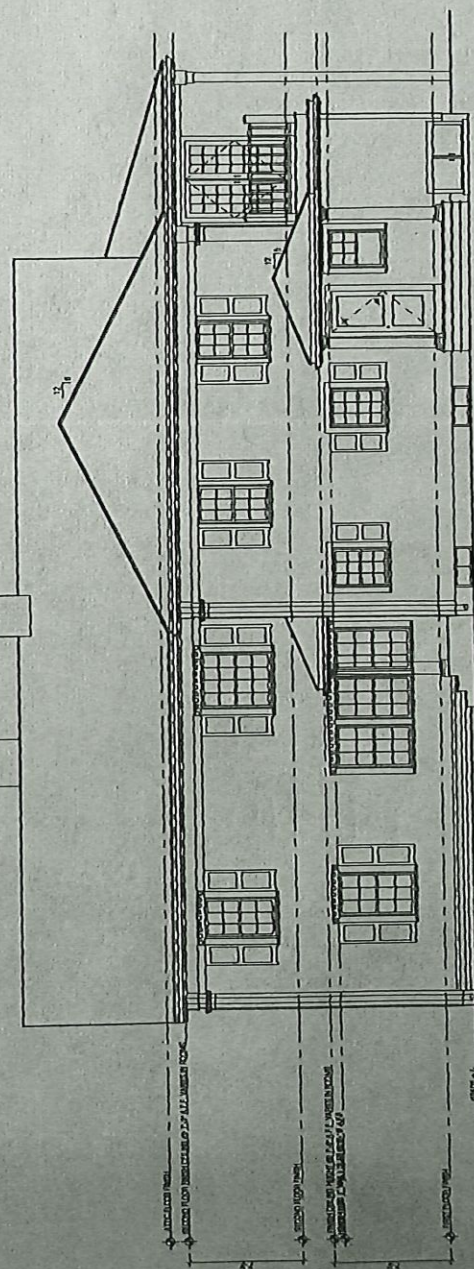
EXTERIOR ELEVATIONS

DRAWING NUMBER

A2-1



1 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



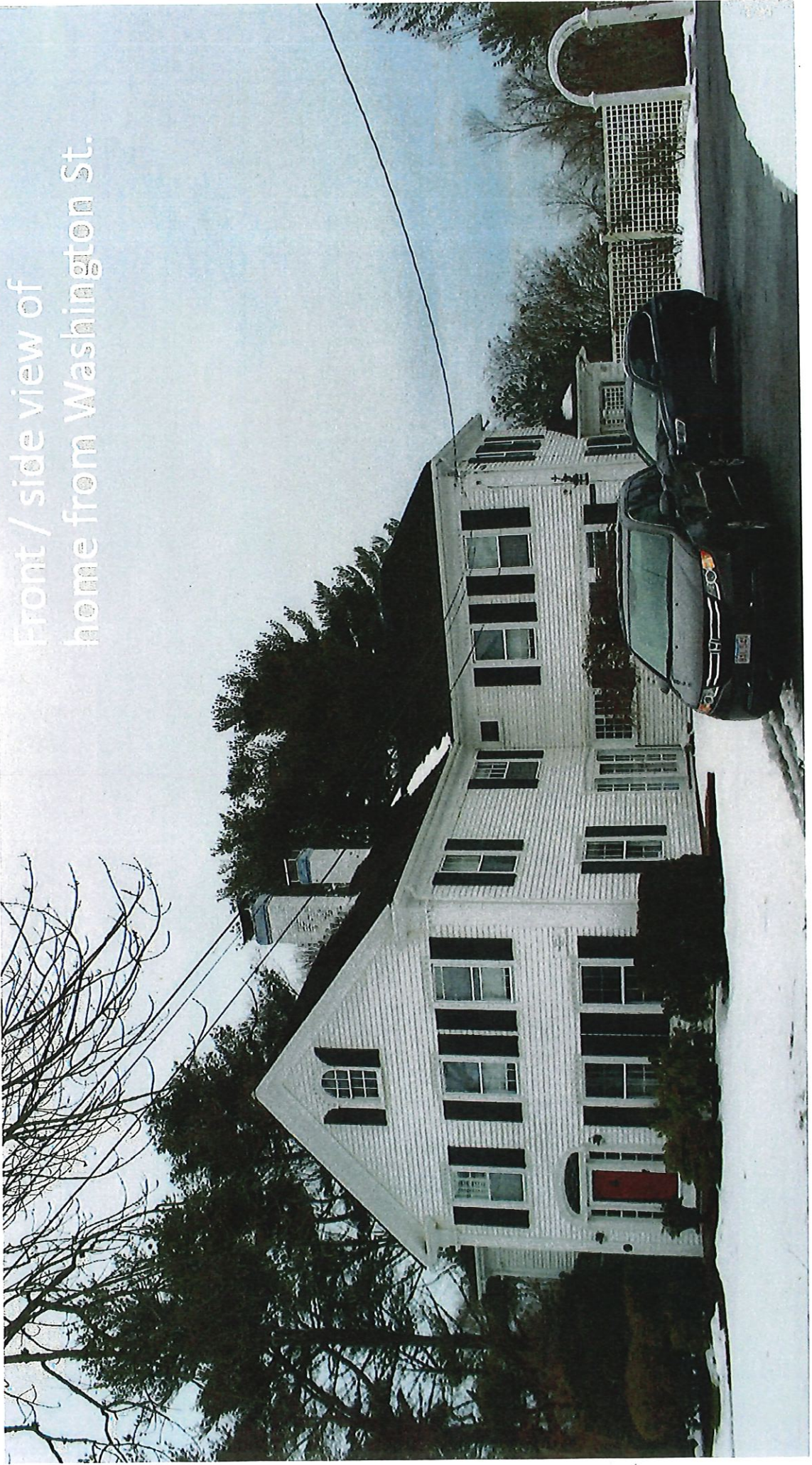
2 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"

Duxbury Historical Commission  
Application Photos

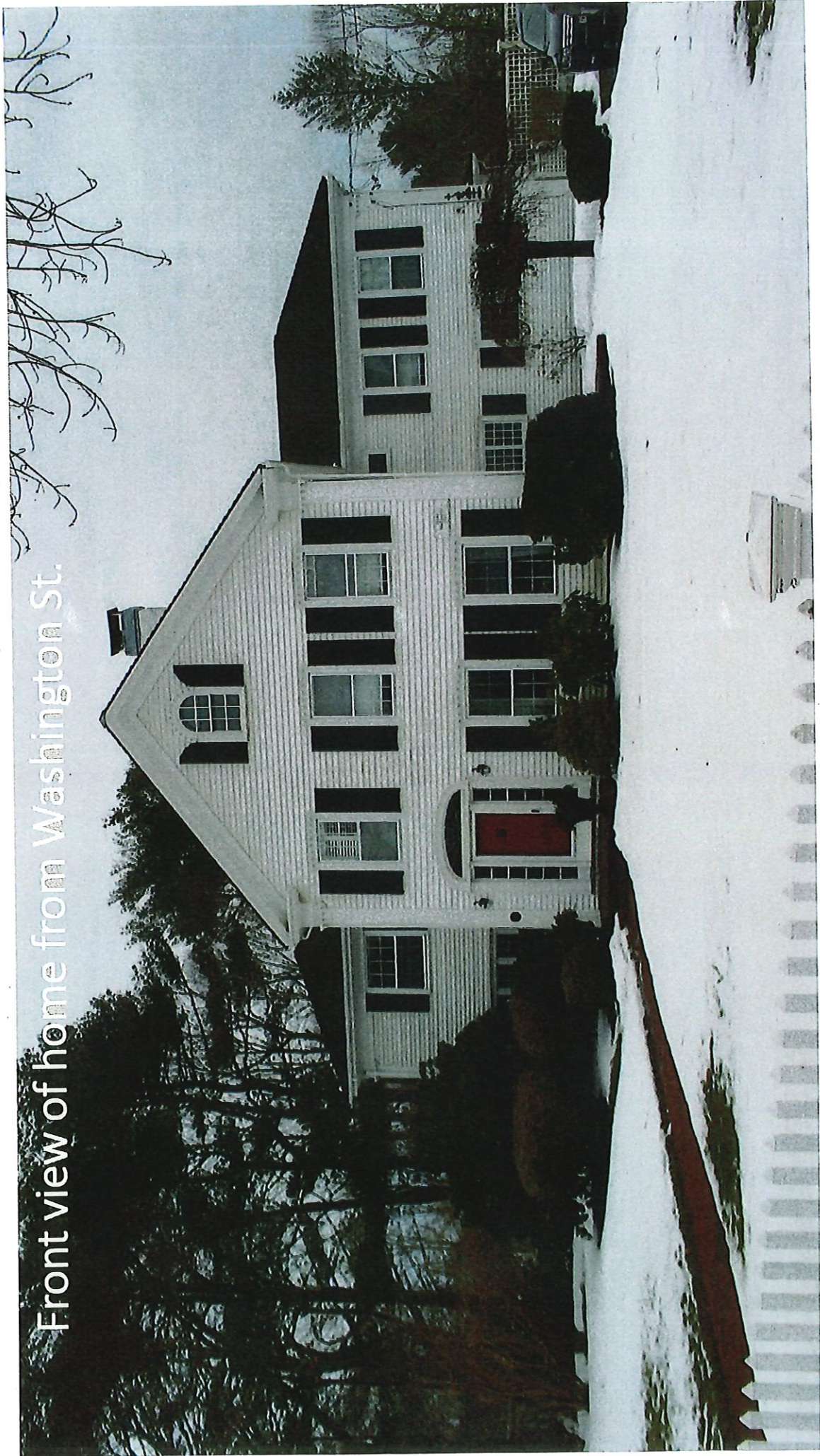


265 Washington St. Duxbury, MA.  
Loring Residence

Front / side view of  
home from Washington St.

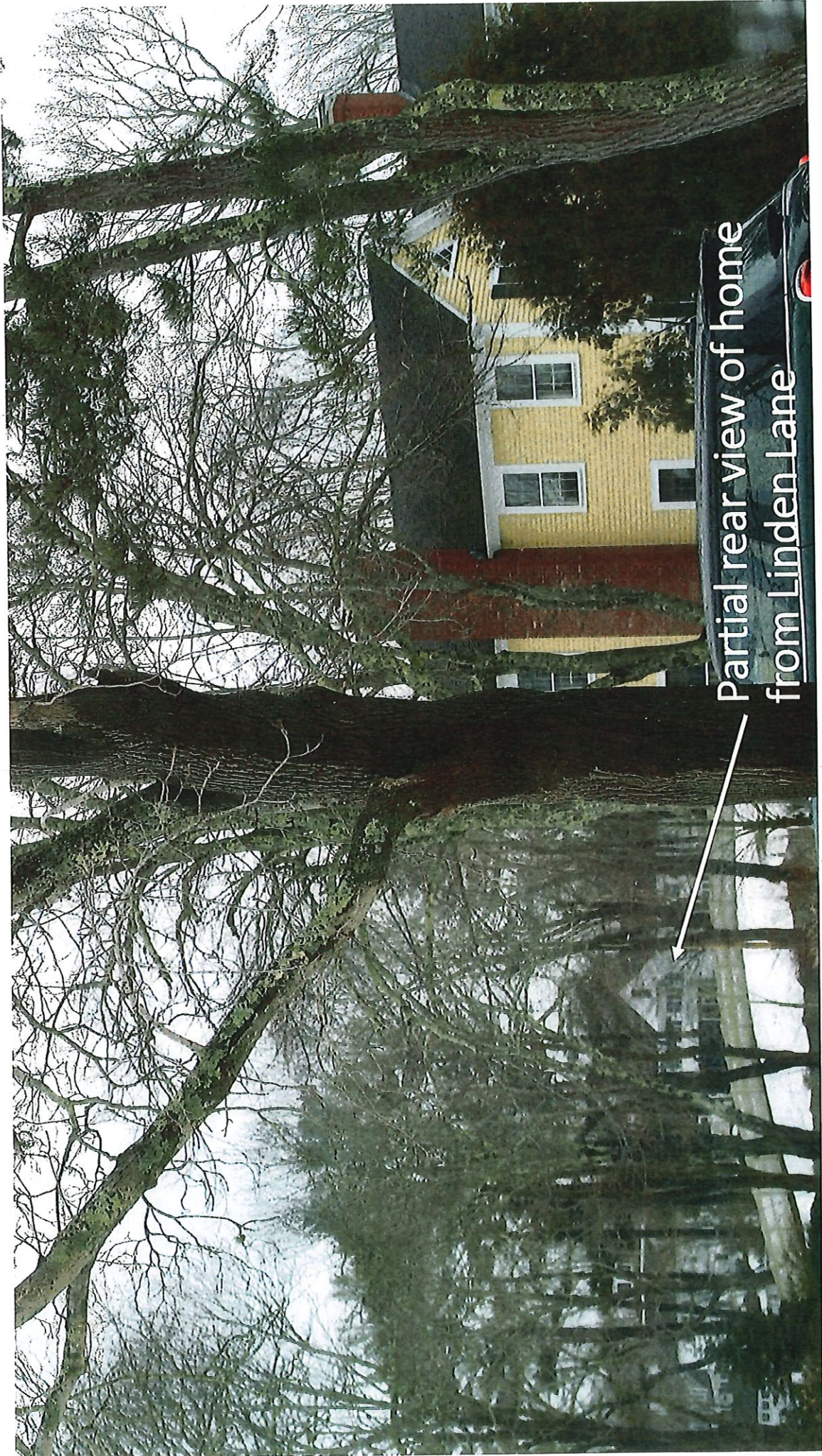


Front view of home from Washington St.



Side view of home  
from Washington St.





Partial rear view of home  
from Linden Lane

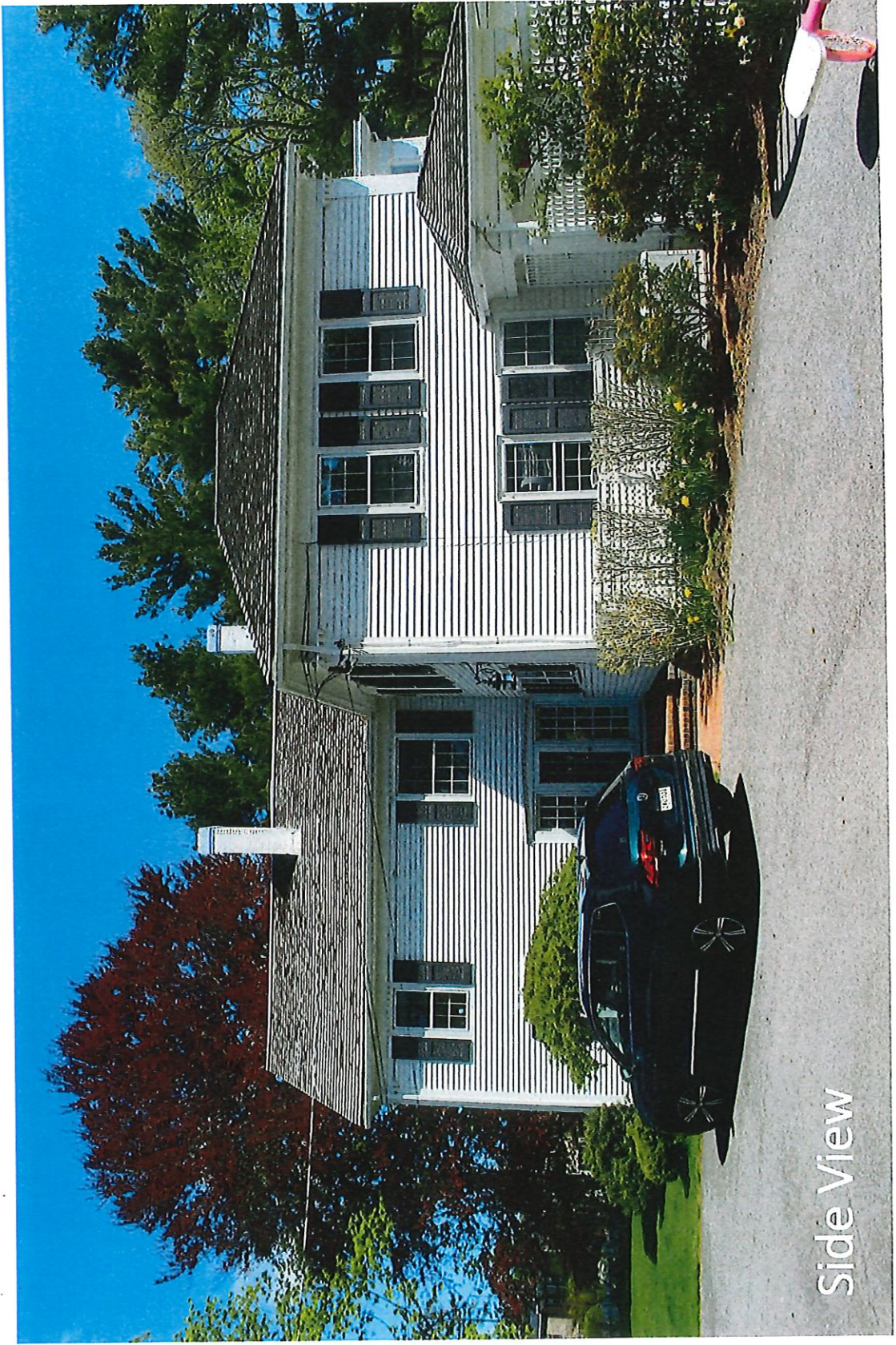


Front View

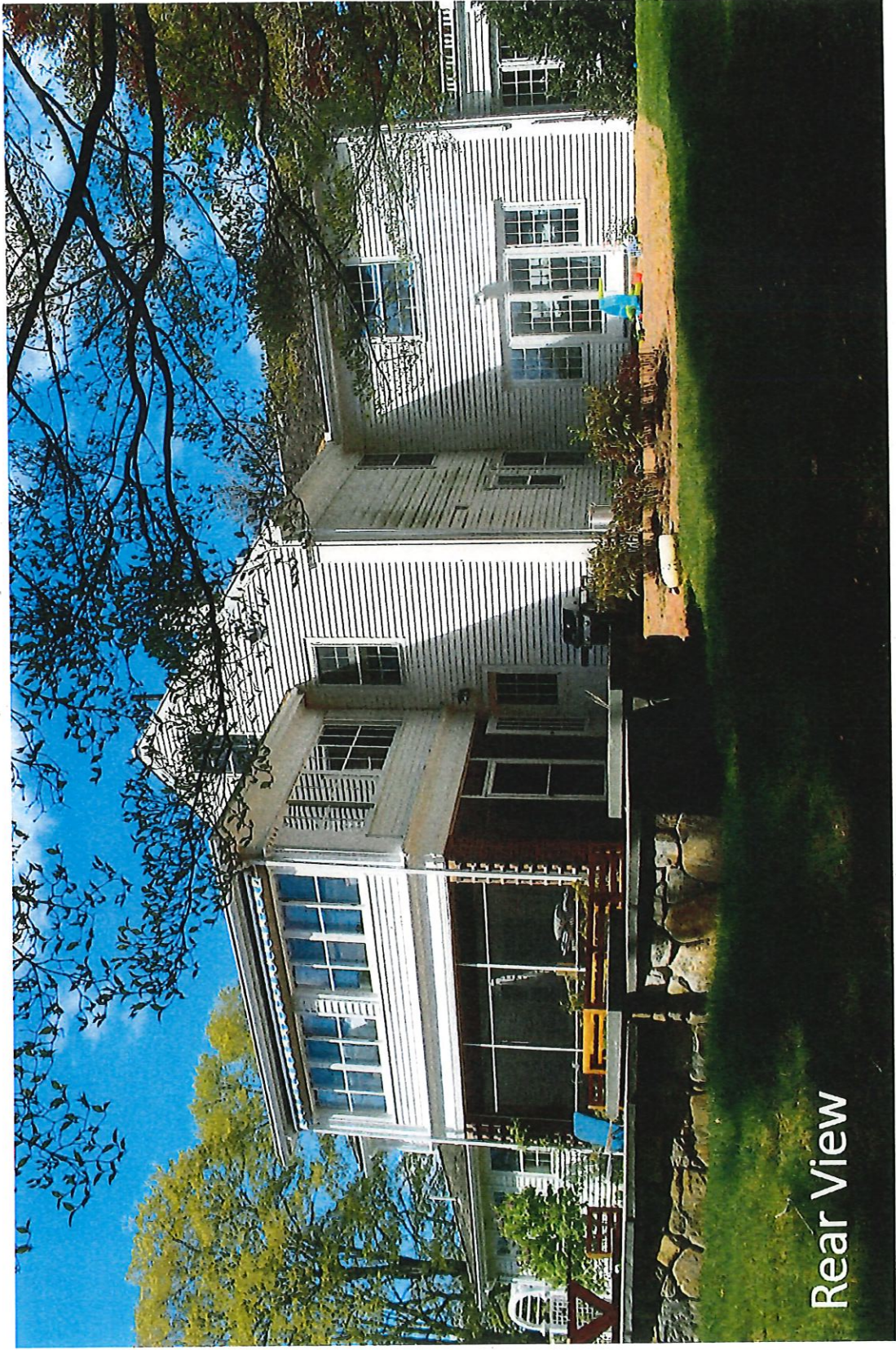


Side View





Side View



Rear View