

**DUXBURY HISTORICAL  
COMMISSION  
PUBLIC HEARING  
May 21, 2024**

TOWN CLERK  
2024 APR 30 AM 11:07  
DUXBURY, MASS.

**DEMOLITION OF A STRUCTURE LOCATED AT  
304 STANDISH STREET**

In accordance with the Duxbury Zoning Bylaws, Section 609.3, The Duxbury Historical Commission will hold a **PUBLIC HEARING** on **Tuesday, May 21, 2024** beginning at **7:05 p.m.** at which time the Board shall consider a proposal submitted to the Commission for the **total demolition of the barn constructed ca. 1872 located at 304 Standish Street, Parcel #125-051-000, owned by Ruthanne Russell TT Ruthanne Russell Trust.**

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](http://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. Please note that the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.*

For this meeting, members of the public who wish to watch or participate in the meeting may do so by following the ZOOM meeting links below.

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

**Zoom Phone Link:** 1-929-436-2866

**Meeting ID:** 407 540 4380

**Password:** x3EEX7

**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

**Owner/Applicant Information**

1. Name Ruthanne Russell / Paul Crowley
2. Address 304 Standish St. - Barn
3. Contact Telephone 617-413-3873 Email address PaulCrowley<sup>5</sup>@yahoo.com
4. Date Original Structure Built 1872? Home - 781-452-7155
5. Is the property in a Local Historic District? Yes  No
6. Brief description of demolition work to be performed Complete removal of Barn

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 Ruthanne Russell Date of Application 3/28/2024

INITIAL DETERMINATION TO BE MADE WITHIN 30 DAYS OF COMPLETED APPLICATION

**To be Completed by Historical Commission**

Date of Site Visit \_\_\_\_\_

Determination:

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

\_\_\_\_\_ Regulated.

Public Hearing:  No

Yes: Date \_\_\_\_\_

- Total Demolition
- Historically Significant
- Demolition Delay Waived

Historical Commission Action:

Signature \_\_\_\_\_

Date \_\_\_\_\_

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
LUCIER RICHARD			0 Water 0 No Sewer	0 Two-Way 0 Paved	0 Average 0 Average	Code 1010 1010 1010	Assessed 438,600 1,348,000 20,400
LUCIER HILARY			SUPPLEMENTAL DATA			Code	Assessed
304 STANDISH ST			Cyclical Exemption W			1010	438,600
DUXBURY MA 02332			District Res Exem			1010	1,348,000
			Assoc Pid#			1010	20,400
			GIS ID F_879078_2830218			Total 1,807,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
RUSSELL RUTHANNE TT		57836 273	04-19-2023	U	I	100	1A
RUSSELL RUTHANNE		57743 221	03-15-2023	Q	I	1,805,000	00
LUCIER RICHARD		37318 0217	06-08-2009	U	I	1	1F
Total							

EXEMPTIONS		Amount	Description	Code	Number	Amount
Total		0.00				

OTHER ASSESSMENTS		Year	Code	Assessed	Year	Code	Assessed
		2023	1010	436,200	2022	1010	393,900
			1010	1,175,900		1010	800,000
			1010	12,700		1010	12,700
Total				1,624,800			1,206,600

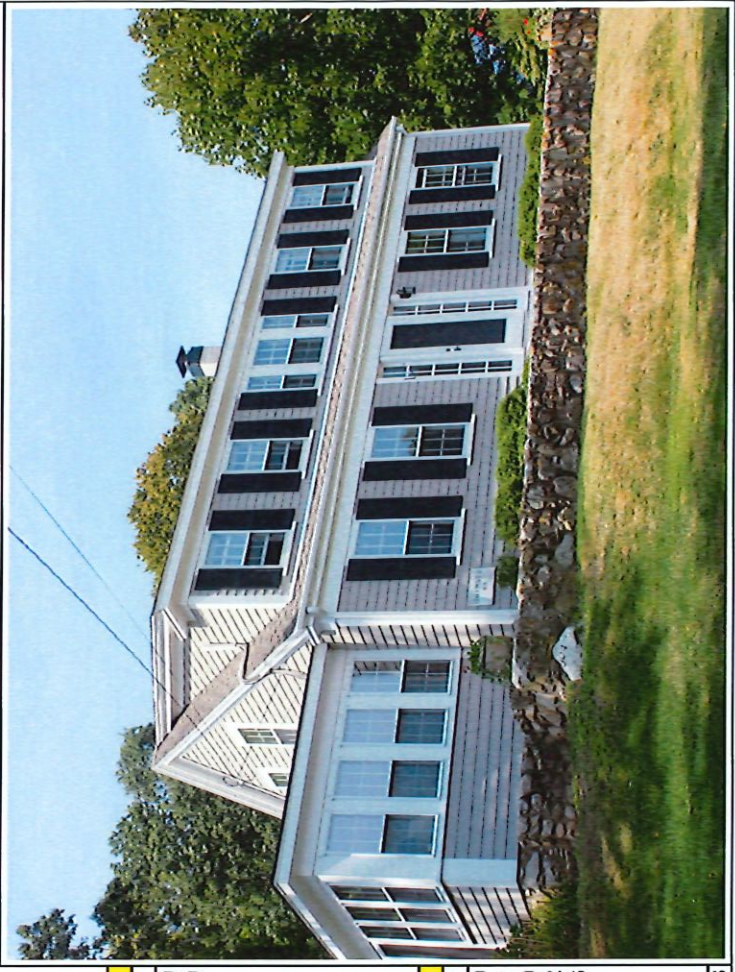
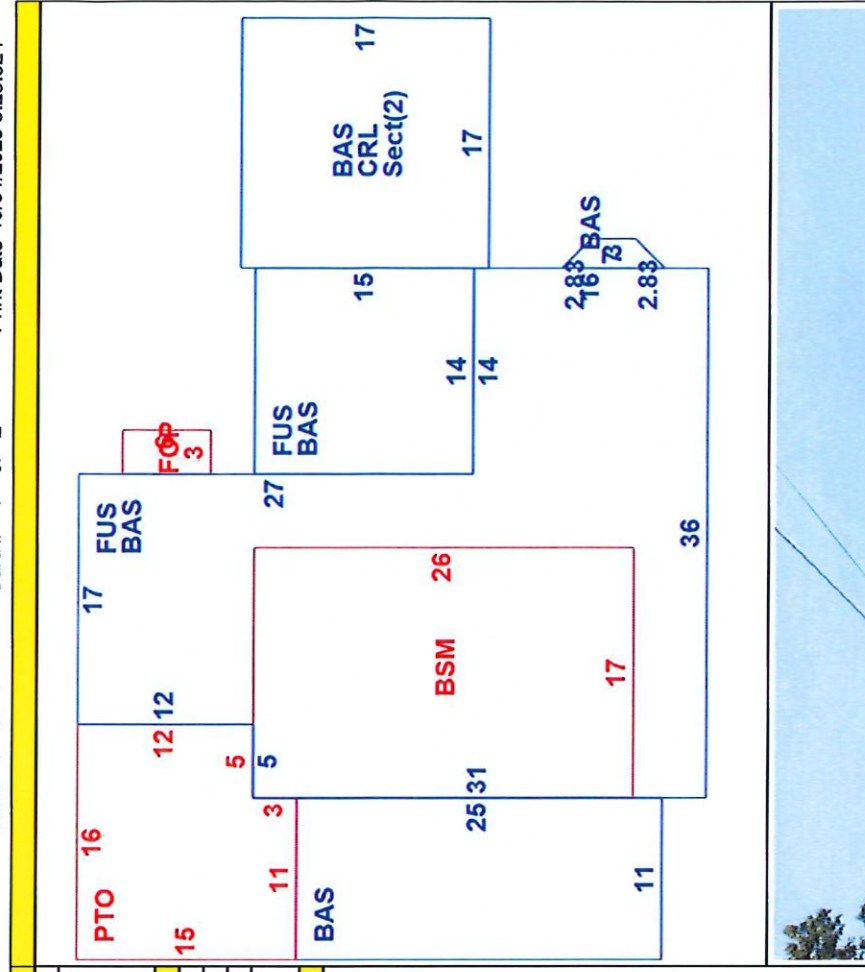
ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
		0090	B	Tracing

NOTES		Placard on front of house reflects Luther Price Jr. circa 1871.
APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card) 438,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,400 Appraised Land Value (Bldg) 1,348,000 Special Land Value 0 Total Appraised Parcel Value 1,807,000 Valuation Method C
BUILDING PERMIT RECORD		Total Appraised Parcel Value 1,807,000

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
QPO-22-56	04-07-2022	MIN	Maintenance Addition	10,861	07-15-2019	100	04-07-2022	STRIP & REROOF W/ARCHITE
2018-18	01-22-2018	AD	Maintenance	50,000	10-06-1997	100		CONSTRUCT A 17 X 17' 1 STY
14126	07-24-1996	MIN	Maintenance	4,000		100		STRIP & REROOF

LAND LINE VALUATION SECTION		Zone	Description	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
1	1010	RC	Single Family	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400				
1	1010	RC	Single Family	Residual	0.520 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	66,600				
Total Card Land Units														1.44	AC	Parcel Total Land Area	1.44	Total Land Value	1,348,000

VISION



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
11	Antique Residential Ave/Good	Bsmt Area	210
01	Wood Shingle	Bsmt Type	04
05		Unfin Area	0.00
2		<b>CONDO DATA</b>	
1		Parcel Id	C
14		Ownr	S
03		Adjust Type	Code
03		Condo Fir	Description
05		Condo Unit	Factor%
<b>COST / MARKET VALUATION</b>			
12	Hardwood	Net Other Adj	513,608
02	Oil	Replace Cost	17,940
05	Hot Water Central	Year Built	594,625
03		Effective Year Built	1800
4		Depreciation Code	1992
0		Remodel Rating	G
1		Year Remodeled	29
10		Depreciation %	
03	Modern	Functional Obsol	1,000
03	Modern	External Obsol	
0		Trend Factor	71
1		Condition %	377,400
0		Percent Good	
0		Cns Sect Rcnld	
0		Dep % Ovr	
06	Poured Conc	Dep Ovr Comment	
0		Misc Imp Ovr Comment	
210		Misc Imp Ovr Comment	
		Cost to Cure Ovr	
		Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Appr. Value
BRN5	Barn - 2 Story	L	400	69.00	1980	A	70	D	9,700
PTO	Patio	L	837	15.00	2019	G	85	C	10,700
<b>BUILDING SUB-AREA SUMMARY SECTION</b>									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value			
BAS	First Floor	1,605	1,605	1,605	169.68	272,330			
BSM	Basement	0	442	88	33.78	14,931			
FOP	Open Porch	0	18	3	28.28	509			
FUS	Finished Upper Story	1,320	1,320	1,320	169.68	223,972			
PTO	Patio	0	225	11	8.30	1,866			
Ttl Gross Liv / Lease Area		2,925	3,610	3,027		513,608			

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
LUCIER RICHARD		0	Water	0	Two-Way	0	Average			Code	Assessed
LUCIER HILARY		0	No Sewer	0	Paved	0	Average			1010	438,600
304 STANDISH ST										1010	1,348,000
										1010	20,400
DUXBURY	MA	02332									905
		Supplemental Data								DUXBURY, MA	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC	
RUSSELL RUTHANNE TT		57836	273	04-19-2023	U	I	I	I	I	100	1A		
RUSSELL RUTHANNE		57743	221	03-15-2023	Q	I	I	I	I	1,805,000	00		
LUCIER RICHARD		37318	0217	06-08-2009	U	I	I	I	I	1	1F		

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD	
Nbhd	B
Nbhd Name	Tracing
0090	

NOTES	
Placard on front of house reflects Luther Price Jr. circa 1871.	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
QPO-22-56	04-07-2022	MIN	Maintenance Addition
2018-18	01-22-2018	AD	Maintenance
14126	07-24-1996	MIN	Maintenance

LAND LINE VALUATION SECTION		ASSESSMENTS (HISTORY)	
B	Use Code	Description	Zone
1	1010	Single Family	RC
1	1010	Single Family	RC

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	438,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	20,400
Appraised Land Value (Bldg)	1,348,000
Special Land Value	0
Total Appraised Parcel Value	1,807,000
Valuation Method	C



② LAST NAME SANDIFER FIRST NAME CARMEL JR/SR MI E JR/SR  
 ③ LAST NAME [Signature] FIRST NAME [Signature] JR/SR MI 33 JR/SR  
 ④ ST. NO. 304 STREET (FOR TAX BILLS) STANDISH ST STR/D/AVE. 26 CITY/TOWN DUXBURY 13 X 1628 STATE MA ZIP CODE 02332

PRIOR ASSESSMENTS		ASSESSMENT		CHANGES		PRIOR ASSESSMENTS		CARD 2		CARD 2 CHANGES	
19	19	ITEM	AMOUNT	ITEM	AMOUNT	ITEM	AMOUNT	ITEM	AMOUNT	ITEM	AMOUNT
		DWELLING	30000	⑩ DWELLING	48000	⑨ DWELLING	38000			⑳ 9	18
		GARAGE		GARAGE						㉑ 7	36
		STABLE	1400	⑪ 7 STABLE	1400	⑭ 7	2000			㉒ 22	54
											16
											34
		TOTAL BLD		⑫ TOTAL BLD	50000		40000				52
		LAND		LAND	20000		20000				16
		CARD 1 TOTAL	4000	CARD 1 TOTAL	36400		70000				25
		CARD 2 TOTAL	15400	CARD 2 TOTAL	36400		60000				34
		TOTAL	35400	TOTAL	100000		100000				43

⑤ (CONT) DATE OF OWNERSHIP 8/3/76 PROBATE NO. 13 CERTIFICATE NO. 19 STAMPS 35 BOOK 3141 PAGE 161

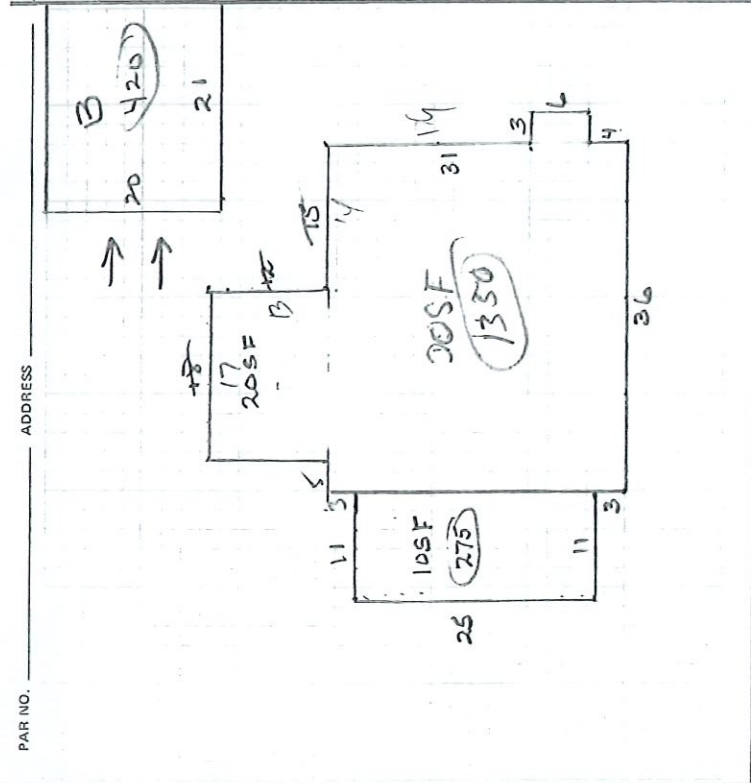
PROPERTY FACTORS		STREET		SHORE FRONTAGE		CLASSIFICATION		AREA		FRONTAGE		RATE		AREA FACTOR		SQ. FT. PRICE		TOTAL	
LEVEL HIGH 1 SWAMP 1	IMPROVEMENTS	SEWER 1	SEWER 1	LAKE 1	LAKE 1	HOMESITE 1	1.4	A	202										
LEVEL LOW 2		SEPTIC TANK 2	SEPTIC TANK 2	POND 2	POND 2	7	8	14	15										
ROLLING 3		DUG WELL 3	DUG WELL 3	OCEAN 3	OCEAN 3	2													
HILLSIDE 4		ART. WELL 4	ART. WELL 4	RIVER 4	RIVER 4	27	28	34	35										
HILLTOP 5		CESS-POOL 5	CESS-POOL 5	STREAM 5	STREAM 5	WOODLAND 3													
		DRIVEN WELL 5	DRIVEN WELL 5			WASTELAND 4	48	54	55										
						(SWAMP, LEDGL.) 7	8	14	15										
						FLOODPLAIN 5													
						FARMLAND 6	28	34	35										
						TOTAL VALUE LAND													
						TOTAL VALUE BUILDINGS													
						TOTAL VALUE LAND & BUILDINGS													

RENTAL EXPENSE ITEMS	
VACANCY	
HEATING	
WATER	
ELECTRICITY	
JANITOR	
MANAGEMENT	
INSURANCE	
REPAIRS & MAINT.	
TOTAL FLAT EXPENSES	

PAR. NO. \_\_\_\_\_ ADDRESS \_\_\_\_\_

(3) ATTACHMENTS

7	IEFP	298	AMOUNT
15	20SF	1530	SF
21	10SF	275	PF
23	ADD & PCHS		31
39	WALL HT		47
47	(14)		
7	BSMT. AREA		15
23	FIN. BSMT.		23
31	BMT. GAR.		31
39	(15)		39
7	HEATING		15
23	PLUMBING		23
31	M.F.		31
39	(15)		39
7	TOTAL		7
15	FACTOR		15
23	REPL. VALUE		23
31			31



(7) OCCUPANCY

1	SINGLE FAMILY	1	RANCH
2	MULTIPLE FAMILY	2	SPLIT LEVEL
3	APARTMENTS	3	CAPE
4	STORES	4	GARRISON
5	OFFICES	5	CONTEMPORARY
		6	CONVENTIONAL
		7	GAMBREL
		8	RAISED RANCH

ZONING

1	CONFORMS
2	EXEMPT
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	

CONSTRUCTION

FOUNDATION

1	BRICK	1	GRAVITY AIR
2	CONCRETE	2	FORCED AIR
3	STONE	3	GRAVITY WATER
4	PIERS/SLAB	4	FORCED WATER
5	CONC. BLOCK	5	STEAM

HEATING

1	RADIANT
2	UNIT HEATERS
3	NO HEAT
4	OIL 1
5	COAL
6	GAS 2
7	ELECT 4

BASEMENT

1	1/4	2	1/2	3	FULL	4	NONE	5	FIN
6	1	2	3	4	5	6	7	8	9

BATHROOMS AND LAVATORIES

1	1	2	3	4	5	6	7	8	9	10
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KITCHEN

1	MOD	2	SEMI	3	MOD	4	STRS	5	FIN
---	-----	---	------	---	-----	---	------	---	-----

ATTIC

1	1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	---	----

NUMBER ROOMS

ROOF

1	GABLE	1	SHINGLES
2	HIP	2	ASPHALT
3	MANSARD	3	WOOD
4	FLAT	4	ASBESTOS
5	SHED	5	SLATE
6	GAMBREL	6	TAR & GRAVEL
7		7	ROLL ROOFING

BUILT-IN FEATURES

1	OVENS	2	DISHWASHERS	3	REFRIG'S	4	OTHER
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WALLS

1	CLAPBOARDS	1	BRICK VENEER	2	STONE VENEER	3	STUCCO	4	ALUMINUM SIDING	5	ASPHALT SIDING	6	ASBESTOS SIDING
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FLOORS

1	WOOD JOIST	2	CONCRETE	3	CARTH	4	HARDWOOD	5	STEEL	6	COMMON	7	ASPH TILE
---	------------	---	----------	---	-------	---	----------	---	-------	---	--------	---	-----------

(9) SUMMARY OF BUILDINGS

OCCUPANCY	USE CODE	TYPE	UN. FIN	GRADE	YR. BUILT	REMOD	REPL. VALUE	PHYS. DEPR	PHYS. VALUE	FUNC. DEPR	SOUND VAL
DWELLING	1D		16	17	22	26	27	35	37	45	47
GARAGE											
<i>Garage</i>	3B	B	1	420	1800						
COMMERCIAL											
DATE: 10/10/10 LISTED: MEAS: AREA: PRICED: REV'D: CHECKED: TOTAL VALUE BUILDINGS:											



[EXTERNAL] Barn at 304 Standish St.

Paul Crowley <paulcrowley5@yahoo.com>

Thu 3/28/2024 2:40 PM

To:Maureen Hansen <Hansen@duxbury-MA.gov>

Cc:ruthanne Russell <ruthannerussell@gmail.com>

We would like to raze the barn on our property due to the fact that it is structurally unsound and not suitable for future use.







REVISED	DATE

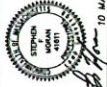
AS-BUILT PLAN  
PREPARED FOR  
RICHARD LUCIER  
304 STANDISH  
STREET  
DUXBURY, MA.



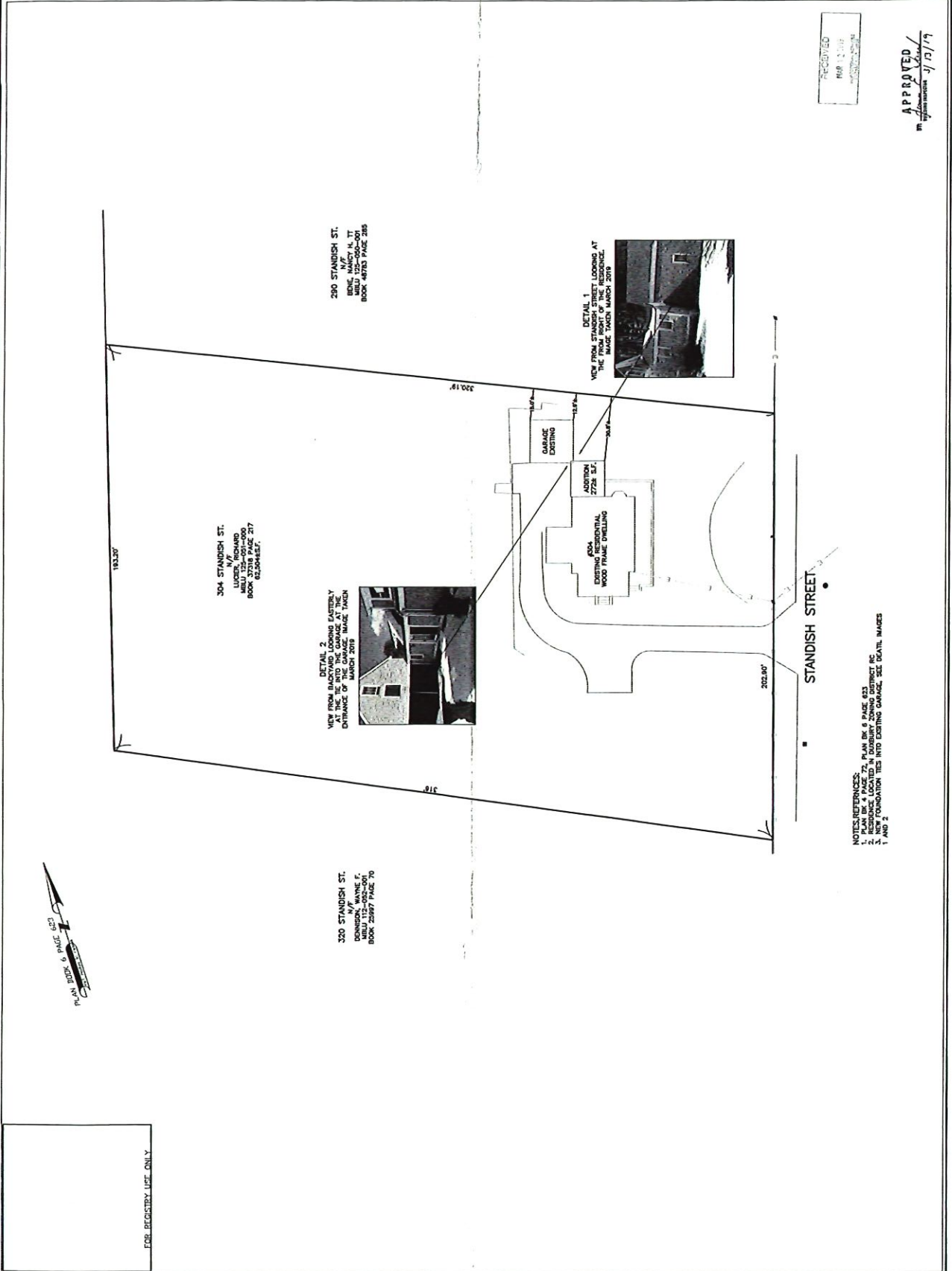
**MORAN  
SURVEYING  
INCORPORATED**

14 William Ave  
Pembroke, MA 02359  
Telephone 781.293.5601  
Fax 781.293.1952  
Professional Land Surveyors  
Land Planners  
www.moransurveying.com

I CERTIFY THAT THE LOCATION  
OF THE EXISTING STRUCTURES  
AS SHOWN ON THIS PLAN ARE  
THE RESULT OF A FIELD SURVEY  
OF AN ACTUAL "ON THE  
GROUND" SURVEY PERFORMED  
BY MORAN SURVEYING INC. ON  
DECEMBER 2017 & MARCH 2019



STEPHEN F. MORAN	DATE
10 MARCH 2019	
SCALE: 1" = 20'	
DATE: 10 MARCH 2019	
COMP. PERSON: SFM	
CHECK: SFM	
DRAWN: SFM	
APPROVED: SFM	
DWG. No. 17-070	
17-070 - AE 03/19	
SHEET	1 OF 1



304 STANDISH ST.  
N.Y.  
LUCIER, RICHARD  
BOOK 22718 PAGE 217  
62,304HESET

290 STANDISH ST.  
BONE, MARY K. JT  
BOOK 48783 PAGE 285

DETAIL 2  
VIEW FROM AN ELEVATED VIEWPOINT  
LOOKING AT THE ENTRANCE OF THE GARAGE  
TAKEN MARCH 2019



DETAIL 1  
VIEW FROM STANDISH STREET  
LOOKING AT THE GARAGE  
TAKEN MARCH 2019



NOTES/REFERENCES:  
1. RESIDENCE LOCATED IN DUXBURY ZONING DISTRICT RC  
1 AND 2. FOUNDATION TIES INTO EXISTING GARAGE. SEE DETAIL IMAGES

RECEIVED  
MARCH 13 2019

APPROVED  
10/13/19



FOR REGISTRY USE ONLY