

**DUXBURY HISTORICAL
COMMISSION PUBLIC HEARING
July 18, 2023**

TOWN CLERK
JUN 29 AM 10:30
DUXBURY, MASS.

**COMPLETE DEMOLITION OF A STRUCTURE LOCATED AT
5 HUMMOCK LANE**

In accordance with the Duxbury Zoning Bylaws, Section 609.3, The Duxbury Historical Commission will hold a **PUBLIC HEARING** on **Tuesday, July 18, 2023 beginning at 7:05 p.m. in the Small Basement Meeting Room at Duxbury Town Hall, 878 Tremont Street**, at which time the Board shall consider a proposal submitted to the Commission for the total demolition of the house constructed ca. 1943, located at 5 Hummock Lane, Parcel #139-939-168, owned by William and Joanne Daly.

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

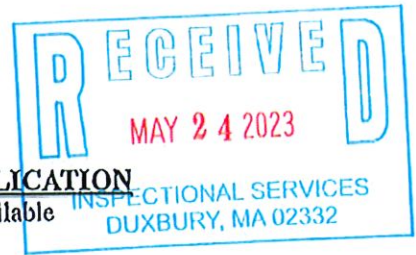
Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

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

All residents and interested parties may attend the meeting. Any individual with a disability may request accommodation in order to participate in the public meeting and may request the application and any accompanying materials in an accessible format. Requests for accommodation to participate in the public meeting should be made at least three business days in advance by contacting the Municipal Services Department at 781-934-1100 x6002.



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



Owner/Applicant Information

1. Name William and Joanne Daly
2. Address 5 Hummock Lane, Duxbury, MA
3. Contact Telephone 617-640-3434 Email address joannedaly@comcast.net
4. Date Original Structure Built 1943
5. Is the property in a Local Historic District? Yes No

6. Brief description of demolition work to be performed Due to the nature of this house being on the water and building codes, the intention is to raze the structure and completely rebuild it.

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 (Total Demolition)

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

Signature of Owner Joanne Daly Date of Application 5-23-23

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 _____



May 23, 2023

Duxbury Town Hall
878 Tremont Street
Duxbury MA 02332

Dear Maureen,

Due to the nature of this house being on the water and building codes, the intention is to raze the structure and completely rebuild it.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JRW', with a long horizontal flourish extending to the right.

Jessica Williams

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
DALY WILLIAM	DALY JOANNE E	45 HICKORY RD	MA	02093	0 Water	0 No Sewer	0 Two-Way	0 Paved	0 Average	0 Light	0 Average
SUPPLEMENTAL DATA Alt Prcl ID 500218 2nd Home T Tax Class W? Tot Fin Are 558 Total Acres .1 Chapter La GIS ID F_887338_2848976 Assoc Pid# Cyclical Exemption Reinsp SEAWALL Res Exem											
WRENTHAM		MA		02093						Code 1010 Description RESIDENTL Code 1010 Description RES LAND Code 1010 Description RESIDENTL	
Total		374,200		374,200		374,200		374,200		374,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	
DALY WILLIAM	ROBER MELISSA A	LCC 109494	LCC 101740	08-21-2006	07-31-2002	Q	I	Q	I	310,000	280,000	00	00
Total		0.00											

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
0120	B		

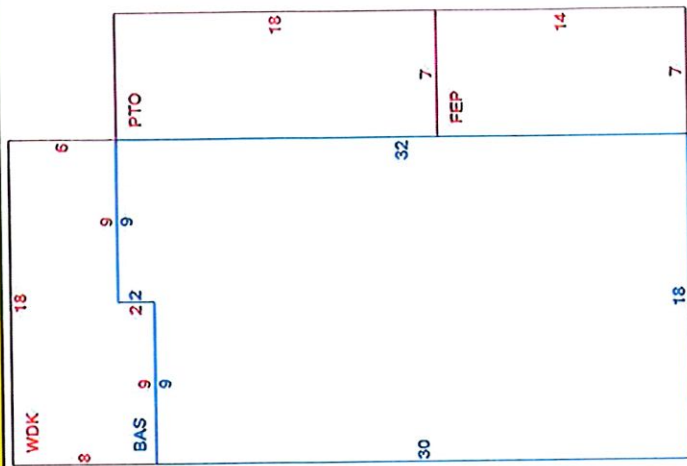
UC = CHECK ON INTERIOR REPAIRS - EXTERIOR DONE

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
2013-0114	05-24-2013	MN	Maintenance
		100	REPAIR ROOF AND INTERIOR
Total Appraised Parcel Value		374,200	

LAND LINE VALUATION SECTION		VALUATION SUMMARY	
B Use Code	Description	Zone	Land Type
1	1010 Single Family	RC	Primary
Total Card Land Units		0.10 AC	
Parcel Total Land Area		0.10	

APPRaised VALUE SUMMARY		APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
95,300	0	600	278,300
Total Appraised Parcel Value		374,200	

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
01	Ranch	0	
01	Residential	02	
05	Ave/Good	0.00	Crawl
1	Stories	CONDO DATA	
Occupancy	Wood Shingle	Parcel Id	C B S
Exterior Wall 1		Adjust Type	Code Description Factor%
Exterior Wall 2		Condo Fir	
Roof Structure	Gable	Condo Unit	
Roof Cover	Asphalt	COST / MARKET VALUATION	
Interior Wall 1	Drywall	Net Other Adj	131,576
Interior Wall 2		Replace Cost	6,500
Interior Floor 1	Hardwood	Year Built	1943
Interior Floor 2		Effective Year Built	1989
Heat Fuel	Electric	Depreciation Code	A
Heat Type	Radiant-Elec.	Remodel Rating	
AC Type	None	Year Remodeled	31
Bedrooms		Depreciation %	
Full Baths		Functional Obsol	
Half Baths		External Obsol	
Extra Fixtures		Trend Factor	1,000
Total Rooms		Condition %	69
Bath Style	Average	Percent Good	95,300
Kitchen Style	Average	Cns Sect Rcnld	
Extra Kitchens		Dep % Ovr	
Fireplaces		Dep Ovr Comment	
Extra Openings		Misc Imp Ovr	
Gas Fireplaces		Misc Imp Ovr Comment	
Sq Ft Fin Bsmt		Cost to Cure Ovr	
FBM Quality	Poured Conc	Cost to Cure Ovr Comment	
Foundation		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)	
Bsmt Garage		Code	Description
Bsmt Area		L/B	Units
		Unit Price	Yr Bld
		14,00	2013
		Cond. Cd	% Gd
		G	85
		Grade	Grade Adj.
		C	1.00
		Appr. Value	600
SHD1	Shed	L	48
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
BAS	First Floor	558	558
FEP	Finished Enclosed Porch	0	98
PTO	Patio	0	126
WDK	Deck	0	126
		Eff Area	Unit Cost
		558	206.88
		59	124.55
		6	9.85
		13	21.34
		Undeprc Value	
		115,440	
		12,206	
		1,241	
		2,689	
Ttl	Gross Liv / Lease Area	558	908
		636	131,576



Chain of Title Back to Earliest Deed

5 Hummock Lane, Duxbury, MA

1945 Albanese, Alfred

1991 Read, Genevieve and Walter

2002 Rober, Melissa and Eric

2006 Daly, William and Joanne

Plan- Delano and Keith, Civil Engineers Oct 5, 1940

5 Hummock Lane, Duxbury, MA 02332

Photographs of all sides



West



East



North



South West