

DUXBURY HISTORICAL COMMISSION
Minutes: March 16, 2016

Approved April 6, 2016

Present: Robert C. (Terry) Vose, Chair, R. Tag Carpenter, Vice-Chair, David Amory, Mark Barry, Molly Curtin, and Arthur Evans, constituting a quorum. Nicole Walters was absent.

Note: the numbering below is chronological and may not correspond to agenda item numbering

Chairman Vose called the meeting to order at 7:03 PM

1. **Open Forum.** No discussion
2. **Minutes.** Minutes of the March 2, 2016 meeting were unanimously approved. A correction to item #7 in the minutes of the February 3, 2016 meeting was noted.
3. **New Demolition Applications**
 - a. 68 Myles View Drive - *ca. 1648. Addition of a door.* It was moved, seconded, and unanimously agreed this project was *de minimus* and not subject to the bylaw.
 - b. 287 Powder Point Ave. - *ca. 1927. Partial demolition; relocation of main house.* Peter Smith of Campbell Smith Architects, Inc. was present representing the owners and provided a cover letter and site plan making this application complete. It was moved, seconded, and unanimously agreed the project meets the criteria of the bylaw, and a public hearing should be held at the next scheduled meeting of the Commission on April 6, 2016.
3. **Demolition Delays in Effect.**
 - a. 326 Powder Point Ave. - *ca. 1918. Complete demolition; delay expires August 4, 2016.*

Peter Smith and Matt Walsh, attorney, were present on behalf of the owners, who remain anonymous. Mr. Vose read the section of the bylaw regarding the issuance of a demolition permit prior to the expiration of a demolition delay, and provided an overview of the meeting held March 1 in the office of Mr. Scott Lambiase, Zoning Enforcement Officer, that was attended by Messrs. Smith and Walsh, representing the owners, Valerie Massard, Planning Director, Sarah McCormick of the Design Review Board, and Messrs. Vose, Evans, and Amory representing the DHC. Mr. Liambiase said he thought the parties have met the requirements of the bylaw and opined that the DHC should reach a decision at its next meeting on whether or not to rescind the demolition delay. He also noted that because every demolition situation is unique, that decision should and could not be based on precedent.

Mr. Walsh said the house in question had been on the market for 321 days before it was sold, reiterated that the boathouse and possibly the stable would not be demolished (the stable may be moved), and repeated that notices offering to give the property away had been made in the *Clipper* and on *Craig's list*. A notice in a Boston general circulation paper, such as the *Sunday Globe* had yet to appear. He added that the Trustee of the Ardea Realty Trust, owner of the

property, had instructed him not to meet further with the DHC. The owners want to begin construction of a new house at the end of the demolition delay period in August, which means total destruction at that time; if part or parts of the house are to be salvaged, that work would have to begin in May. Mr. Walsh asked repeatedly what his clients had not done that others who had a demolition delay rescinded had done.

Members of the Commission were divided on the issue. Reasons given against rescinding the demolition delay were that the new owner was aware of the possibility of a delay when the house was purchased, that no imaginative efforts had made to renovate the building, and the efforts that made to date were neither commensurate with the importance of the building and its site, nor were they satisfactory. For example, organizations such as the Historic America Buildings Survey (HABS) or the National Trust for Historic Preservation had not been contacted; Ms. Curtin provided the names and websites of these organizations to Mr. Walsh. The need to document the existing house for the historical record by hiring a professional was also discussed. Mr. Smith noted he has the original architectural plans for the house, which are in fragile condition, and Mr. Walsh agreed to discuss these options with his client. The prevailing opinion of the Commission was that every effort should be made to preserve the house.

After an hour's discussion it was moved, seconded, and unanimously agreed to defer a decision on rescinding the demolition delay until the next DHC meeting April 6, 2016. Mr. Walsh was asked to convey the concerns, which could be provided as a list of conditions, of the Commission to the owners. He agreed to do so.

b. 195 Standish Street. (*Demolition delay in effect; expires May 4, 2016*) Noted that the Selectmen unanimously agreed that the trees of Standish Street should be removed to allow for the relocation of this historic house to 279 Standish Street.

4. Local Historic Districts. At the annual Town Meeting March 12 and 14, The Town voted in favor of amending the Historic District Map to create four new Local Historic Districts. These are all individual properties located at 91 Bay View Road, 120 Bay Road, 233 Powder Point Ave., and 1250 Tremont Street.

5. Rules and Regulations for the Demolition Delay Bylaw. Commissioners Barry and Amory will review the materials distributed by Town Hall regarding the Demolition Delay Bylaw and bring suggestions to the next DHC meeting for ways to improve and clarify them

6. Bylaw Process Map. Deferred to next meeting.

7. Public Outreach. Brief discussion of the whether or not to bring the revised bylaw to a special town meeting in June, if there should be such a meeting.

8. Adjournment. Unanimously agreed to adjourn the meeting at 9:13 PM. The next meeting of the Commission will be April 6, 2016.

Minutes prepared and submitted by Arthur B. Evans, Clerk

New Materials Reviewed:

1. Application for Structural Demolition Permit 68 Myles View Drive stamped 03/06/2016
2. Peter Smith letter re: 287 Powder Pt. Ave. dated 3/3/2016.
3. Site Plan prepared by Smith Campbell Architects for 287 Powder Pt. Ave. dated 1/25/2016.