

**DUXBURY HISTORICAL COMMISSION**  
**Minutes: April 6, 2016**

**Approved April 20, 2016**

**Present:** Robert C. (Terry) Vose, Chair, R. Tag Carpenter, Vice-Chair, Mark Barry, Molly Curtin, Arthur Evans, and Nicole Walters constituting a quorum. David Amory 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 16, 2016 meeting were unanimously approved.

**3. Public Hearing:** 287 Powder Point Avenue - ca. 1927 Partial demolition; relocation of main house. The owners, John and Karen Griffin were present, along with Peter Smith, of Campbell & Smith Architects, Inc. and their attorney, Robert Galvin Jr. Mr. Vose opened the hearing by reading a letter he had sent to Peter Smith apologizing for an unscheduled walkaround of the property. Mr. Galvin then questioned the basis of the DHC's decision to hold a public hearing; in reply, Mr. Carpenter read the relevant section of the bylaw. Mr. Galvin also asked who had prepared the sheet titled "History" of the property included in the packet of material distributed to the DHC; Commission members thought it came from the owners. Finally, Mr. Galvin said that Mr. Vose, who owns an abutting property, should recuse himself from the hearing, adding that Mr. Vose should have recused himself at the previous meeting when the property was first discussed as well. Mr. Vose agreed and left the room. Three members of the audience spoke in favor of the plan to demolish part of the house but relocate the older section, noting this would save an historic property. Mr. Carpenter reminded the audience this was only a public hearing, and that a vote on whether or not to impose a demolition delay would come "not less than ten days" from the date of the hearing. That vote was scheduled for the next meeting of the Commission on April 20. Jeanne Clark, one of the original authors of the demolition delay bylaw commented that she and others never anticipated the large numbers of demolitions now taking place in Duxbury that are radically changing the nature of the Town. She had nothing to say about 287 PP. Ave. The Commission then voted unanimously to close the public hearing.

**4. 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 and summarized the efforts made to date to consider alternatives to demolition. In addition to those noted at the March 16 DHC meeting, Mr. Smith discussed the contents of a letter he wrote to the Commission dated March 23, 2016. In it, he cites two replies he had received from notices published in the Boston *Globe* and Duxbury *Clipper*, one from a developer in South Boston and the second from a Duxbury resident with experience in moving buildings. Both agreed the

project was too large and complicated to be feasible. The letter also refers to an earlier plan to temporarily relocate the house on its present site so a new foundation could be built that was also considered to be too expensive to be a viable option. Regarding the matter of documenting the house, Mr. Smith provided a proposal for a HABS document package that would be expensive and time-consuming, and a proposal from Ms. Wendy Frontiero of the Massachusetts Historical Commission to provide existing building drawings and photos of the interior and exterior. After a lengthy discussion of these issues it was moved and seconded to rescind the demolition delay imposed on 326 PP Ave on February 4, 2016, recognizing that several alternatives to demolition had been explored and that none were feasible. The motion included the provision that the property be documented as proposed by Ms. Frontiero, and that large parts of the house would be salvaged rather than demolished. The motion passed by a 4 to 2 vote.

b. 562 Washington St. -ca. 1841. Partial demolition/addition. Owners intend to remove an 8' x 34' shed roof addition and 12' x 14' deck at the rear of the house to create a larger kitchen area on the first floor and bathroom on the second floor. Moved, seconded, and unanimously agreed this work was *de minimus*, and not subject to the bylaw.

c. 195 Standish Street. (Demolition delay in effect; expires May 4, 2016) Work is in progress to relocate the main house to 279 Standish Street. Memorandum of Agreement between the DHC and builder has not yet been signed.

5. Rules and Regulations for the Demolition Delay Bylaw. Mr. Barry distributed a summary he and Mr. Amory prepared of documents related to the efforts during the past year to revise the Town's Bylaw Section 609. Commission members were encouraged to read and make notes on this in preparation for discussions of the bylaw revision at future DHC meetings.

6. At Risk Properties. There was a general discussion of properties that should be included on such a list throughout town, especially in the Cove Street and Tinkertown areas.

7. Public Outreach/New Business. Mr. Sherman Hoyt of the new Duxbury Civic Association was present and explained that a primary purpose of the group will be to act as a forum in which proposals to revise the Town's bylaws could be explained and discussed with the general public. The intent is for it to be a source of information rather than an advocacy group.

8. Adjournment. Unanimously agreed to adjourn the meeting at 8:47 PM. The next meeting of the Commission will be April 20, 2016.

*Minutes prepared and submitted by Arthur B. Evans, Clerk*

1. Peter Smith letter re: 326 Powder Pt. Ave. dated 3/23/2016.
2. Site Plan prepared by Smith Campbell Architects for 287 Powder Pt. Ave. dated 8/17/2015 showing divisions of house for temporary relocation.
3. Set of documents titled "DHC Rules & Regulations" prepared by Messrs. Amory and Barry.