

DUXBURY HISTORICAL COMMISSION

Minutes: June 17, 2015

Present: members R. Tag Carpenter, Robb D'Ambruoso, Chris Tice, Arthur Evans, and David Amory constituting a quorum. Robert C. (Terry) Vose and Nicole Walters were absent.

TOWN CLERK

15 JUL -9 AM 11:41

DUXBURY, MASS.

Note: numbering below is chronological, and does not necessarily correspond to agenda-item numbering.

Mr. Carpenter called the meeting to order at 7:01 p.m.

1. Open Forum. T. Carpenter informed the Commission that on June 16, 2015 the Conservation Commission denied the application to build a pier at 685 Washington Street.
2. Minutes. Minutes from the April 1, 2015, April 15, 2015 and May 20, 2015 meetings were unanimously approved.
3. Demolition Applications.
 - a. 50 Harden Hill Rd. (The Society of St. Margaret) - *Complete Demolition, 1907*. C. Jay Wilbur of Saltonstall Architects appeared on behalf of the Society of St. Margaret and provided some history regarding the structure and use of the property, and noted that nine sisters currently reside at the camp. He also noted that Saltonstall Architects performed a "preservation feasibility study" a couple of years ago, but it was determined that the existing structure cannot be adjusted to meet the Society's needs (e.g., wider aisles, handicapped bathrooms, modern heating and cooling). Upon a motion duly seconded, the Commission determined that the application is subject to the demolition delay bylaw, and determined to schedule a public hearing on July 8, 2015.
 - b. 484 Temple Street - *Partial Demolition, 1910*. Upon a motion duly seconded, the Commission determined that the application is not subject to the demolition delay bylaw.
 - c. 69 Kingston Way (Eric Boormeester) - *Complete Demolition, 1930*. Andrew Stout of Atlantic Properties appeared on behalf of the owners. Upon a motion duly seconded, the Commission determined that the application is not subject to the demolition delay bylaw.
4. Alternatives to Demolition.
 - a. 14 Cedar Street - *Complete Demolition, 1900 - Expires October 1, 2015*. Applicant John Cully, of 4 Elder Brewster Rd., in reply to a request made at the earlier public hearing provided (i) an estimate from a building preservationist in the amount of \$250,000 to restore the exterior (windows, roofing, front porch), (ii) a letter from a building mover indicating that the building could not feasibly be moved (e.g., would have to be cut into 9 pieces and the structure could not tolerate the same), and (iii) a letter to the Commission noting that the applicant had contacted two salvage companies that may be interested in salvaging certain elements of the home. The applicant noted that the building has been abandoned for 6 years and is in disrepair. Upon a motion duly seconded, the Commission determined to lift the demolition delay.

- b. 11 Sagamore Road – *Complete Demolition, 1926 – Expires May 20, 2015*. No update.
 - c. 49 Soule Ave – *Complete Demolition, 1757– Expired April 18, 2015*. No update.
 - d. 46 Winsor Street – *Complete Demolition, ca. 1900 – Approved February 25, 2015*. D. Amory noted that the parties are working earnestly to arrange to move the home.
- 5. List of Infractions – no discussion.
 - 6. Demolition Delay Bylaw Revisions. The Commission discussed drafting an amended bylaw that could potentially include the following: (i) extending the delay to 12 months, (ii) allowing the Commission to consider the economic loss—however difficult to measure—caused to the town by a given demolition, (iii) allowing the Commission to consider the financial cost to the applicant of preserving the structure, in making its determination, and (iv) establishing what constitutes a “significant” portion of a structure such that it is subject to the bylaw (e.g., demolition of more than 25% of a structure).
 - 7. The next meeting was scheduled for July 8, 2015, 7:00 p.m.
 - 8. The meeting was adjourned upon a motion, seconded and unanimously approved, at 8:37 p.m.

Respectfully submitted,

Robb D’Ambruoso, Clerk.

APPROVED July 8, 2015