

## DUXBURY HISTORICAL COMMISSION

Minutes: July 8, 2015

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

TOWN CLERK  
15 SEP -8 AM 8:26  
DUXBURY, MASS.

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

Mr. Vose called the meeting to order at 7:00 p.m.

1. Minutes. Minutes from the June 17, 2015 meeting were unanimously approved.
2. Demolition Applications.
  - a. Public Hearing. 50 Harden Hill Rd. (The Society of St. Margaret) - *Complete Demolition, 1907*. W. Saltonstall of Saltonstall Architects gave a presentation on behalf of the Society of St. Margaret. He emphasized the need to replace the structure because it was initially intended for use as a summer retreat, but now is to be used year-round. He also noted that the new structure will be about 2,000 square feet larger than—more than twice as large as—the existing structure (and increase from 90 to 108 seats, with room to further expand to 140), but will be of the same style and design, and will add bathrooms and make it handicap-accessible. Mr. Saltonstall noted that Delphi Construction is of the opinion that it would be very challenging to move (de-construct/re-construct) the structure, and noted that he will submit a letter to the Commission to the same effect. Sister Caroline and Sister Adele-Marie Brian noted that the mission has grown significantly since having relocated from Boston to Duxbury in 2012. Two abutting neighbors inquired as to the feasibility of restoring the existing structure. Several other individuals, one of whom was a non-resident of Duxbury, spoke in support of the Society's mission, stewardship of the property, and contributions to the community, and urged the Commission to approve the demolition without delay.
  - b. 275 Marshall<sup>1</sup> Street – *Partial Demolition, 1848* – Mark and Michele Barry, owners, attended the meeting. The owner-applicants fielded questions from the Commission regarding the scope of the demolition. Upon motion duly made and seconded, the Commission unanimously determined that the proposed demolition was not “substantial” pursuant to the definition of “Demolition” in the relevant bylaw and therefore shall not be subject to a delay.
  - c. 287<sup>2</sup> Surplus Street– *Complete Demolition, 1930* – Upon motion duly made and seconded, the Commission unanimously determined that the structure was not a regulated building or structure within the bylaw's definition and therefore shall not be subject to a demolition delay.
3. Alternatives to Demolition / Prior Actions

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<sup>1</sup> Note: typo in the agenda referred to 275 Standish Street.

<sup>2</sup> Note: typo in the agenda referred to 185 Surplus Street.

- a. 14 Cedar Street – *Complete Demolition, 1900* – Demolition delay was to expire October 1, 2015, but was rescinded June 17, 2015. It was noted that the structure has been demolished.
  - b. 11 Sagamore Road – *Complete Demolition, 1926* – Demolition delay expired May 20, 2015. Chm. Vose noted that the structure appears to remain in use.
  - c. 49 Soule Ave – *Complete Demolition, 1757* – Demolition delay expired April 18, 2015 – Demolished June, 2015.
  - d. 46 Winsor Street – *Complete Demolition, ca. 1900* – Demolition approved February 25, 2015. D. Amory noted that the owners may be considering extending the time frame for demolition.
  - e. 69 Kingstown Way – *Complete Demolition, 1900* – Demolition approved June 17, 2015
  - f. 484 Temple Street – *Partial Demolition, 1910* – Deemed not regulated on June 17, 2015
  - g. 105 Standish Street – *Partial Demolition, 1910* – Demolition approved January 2015. The Commission noted that very little remains of the original structure that was relocated on the premises.
4. Demolition Delay Bylaw Revisions. D. Amory orally summarized some of his comments to the working draft of the revised bylaw, and the Commission discussed the same at some length. The Commission also scheduled another “working session” for August 11, 2015 from 4:00 – 6:00 p.m.
  5. Local Historic District Committee – Chm. Vose opined that local historic districts are the best way to save the Town, and noted that several homeowners have expressed interest.
  6. Community Preservation Committee – Chm. Vose noted that the Merry land purchase has been completed.
  7. Myles Standish Cellar Hole Survey – Chm. Vose noted that the Commission should receive a report following the excavation.
  8. The next regular meeting was scheduled for August 19, 2015, 7:00 p.m.
  9. The meeting was adjourned upon a motion, seconded and unanimously approved, at 9:03 p.m.

*Respectfully submitted,*

Robb D’Ambruoso, Clerk.

*Minutes unanimously approved on August 19, 2015*