

DUXBURY HISTORICAL COMMISSION

Minutes: September 16, 2015

Present: members R. Tag Carpenter, Vice Chair, Arthur B. Evans, David L. Amory, Nicole Walters, and Mark Barry, constituting a quorum. Robert C. (Terry) Vose and Chris Tice were absent.

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

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

1. The Commission welcomed new member Mark P. Barry.

2. **Minutes.**

The minutes of the August 19, 2015 meeting were approved with minor corrections.

3. **Demolition Applications.**

- a. *195 Standish Street - Complete Demolition, ca. 1830.*

Applicant John Cully of 4 Elder Brewster Rd. and Town Historian Tony Kelso were present. A complete application was in hand and a walk-around completed 8/27/2015. It was noted the house is in poor condition and has structural issues. Mr. Kelso distributed his notes from independent historical and deed research he had done on the property that included transactions from probate records that were not in the chain of title provided by the applicant. These indicated the house had been built ca. 1830, is listed on the 1833 map of the Town, and had been owned by historically significant people. Attention to the location of the property – at the corner of Standish and Marshall Sts.- was also considered. In spite of the questionable condition of the property, Commission members voted 4 to 0 with one member abstaining that it was a regulated structure that met two of the three criteria of the By-Law, and scheduled a public hearing for October 14, 2015.

- b. *38 Ocean Ave. - Complete Demolition, ca 1900.*

A complete application had been submitted by Paul A. Brogna, P.E., acting on behalf of the applicants Adrian and Gillian Dillon, all of whom were present along with an abutter, Susan Maycock, of 196 Marshall St. The application included information about mold and lead paint matters from several years ago that the Commission had requested during the walk-around of the property. Ms. Maycock spoke of the historical importance of the house, noting it is one of a collection of summer cottages known as “The Ridge,” that is unique in Duxbury. She argued in favor of restoration rather than reproduction. Upon a motion made and seconded, the Commission voted unanimously that the structure is regulated by the By-Law and scheduled a public hearing for October 14, 2015.

- c. *18 Massasoit Road – Complete Demolition, ca. 1930.*

Upon a motion made and seconded, the Commission unanimously determined the structure was not a regulated building and should not be subject to a demolition delay.

- d. *80 Pilgrim Byway – Complete Demolition, ca. 1930*

Upon a motion made and seconded, the Commission unanimously determined the structure was not a regulated building and should not be subject to a demolition delay.

4. **Demolition Delay Bylaw Revisions.**

Because the discussion of the above applications took so much time, there was a general discussion only about the emergency demolition clause (demolition of neglected property) in the By-Law and the procedures followed in considering demolition applications

5. **Other Business**

There was a lengthy discussion about the need for an outreach program to inform the public about the activities of the DHC, the Demolition Delay Bylaw, and the need for public awareness in the Town of historic preservation. A campaign made up of three components was outlined:

- a. A series of press releases to be sent to the Duxbury Clipper and possibly other news outlets that would

describe properties proposed for demolition, possibly include a photograph of the property, and state the action taken on the proposal by the DHC. Ms. Walters offered to prepare a draft press release.

- b. The creation of a list of resources that would inform property owners about the value of preservation rather than demolition and assist them in the process of restoring their homes. These could include a list of contractors that specialize in preservation, articles and books about preservation, etc.
 - c. Create a list of historic properties in the town that are potentially at risk of demolition or sale for redevelopment so the DHC might engage the property owner to consider preservation/restoration rather than demolition. In effect, get ahead of the process before a demolition application is applied for.
- 6. **New Business.** None discussed
 - 7. **Next Meeting.** The next meeting was scheduled for September 30, 2015 at 7:00 p.m. in the basement of the Town Office building.
 - 8. **Adjournment.** A motion was made, seconded, and unanimously approved to adjourn the meeting at 9:13 p.m.

Respectfully submitted,

Arthur B. Evans, Acting Clerk

APPROVED 9-30-2015