

DUXBURY HISTORICAL COMMISSION

Minutes: September 17, 2014

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

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. Welcome New Member – The Commission warmly welcomed new member Nicole Walters.
2. Review Minutes of prior meetings. Minutes for the August 20, 2014 meeting were unanimously approved.
3. Public Hearing: 25 Bayberry Lane – Partial Demolition, 1886 (A. Stout). Mr. Stout's architect explained the renovation and addition plan, and indicated the intention to bring the house's original "Cape" lines back. Martha Carver and Rick Murdida, a pair of abutting owners, asked questions and indicated that they thought Mr. Stout's design was "reasonable" and were glad that he did not plan to tear the home down and build a larger home. The Commission voiced its appreciation for the thoughtful design and expressed sentiment that "Cape" changes are an improvement.
4. 397 and 405 Washington Street (Battelle). The Massachusetts Historical Commission (MHC) sent a September 12, 2014 letter to D. Kelleher of Epsilon Associates, Inc. (consultants to the property's proposed purchaser owner, CCP Duxbury Acquisition LLC, a Delaware entity), copying the Duxbury Historical Commission (DHC) and indicating that the MHC expects to receive comments from the DHC re the Project Notification Form that was submitted to the MHC in connection with the redevelopment of the property. Greg Day and James Borghesani appeared before the DHC as representatives of CCP Duxbury Acquisition LLC. Mr. Carpenter clarified that the DHC is not holding a hearing for purposes of making a demolition delay determination, but rather is commenting on the project's impact on the Old Shipbuilder's Historic District, which impact consists of factors additional to the impact on historic structures, such as the removal of trees. Messrs. Day and Borghesani stated that zoning is not an issue. The DHC opined to Messrs. Day and Borghesani that a prospective rendering and elevations would be helpful to the DHC in envisioning the project and determining its impact. Upon motion made and seconded, the Commission unanimously opted to delay delivering a letter to the MHC until such time as it has received further information re the project, such as, but not limited to, a streetscape/street-level rendering and elevations.
5. Demolition Applications.
 - a. *11 Sagamore Road, 1924 (T. Tedeschi)* – Total Demolition. By a vote of 5-1, with the remaining Commissioner abstaining, the Commission voted in favor of holding a public hearing.
 - b. *37 Pill Hill Lane, 1926 (B. Page)* – Partial Demolition. The application was technically incomplete due to missing photos. Nonetheless, upon motion duly seconded, the Commission unanimously determined—with the stipulation that

photos be provided post-haste and prior to the work being performed—that a hearing is not necessary as the proposed demolition is *de minimis*.

- c. *49 Soule Ave, 1757 (A. Dunlop & C. Adams)* – Complete Demolition. It was noted that this is approximately the 35th-oldest house in Duxbury. Upon motion duly seconded, the Commission unanimously determined that the property is subject to the demolition delay bylaw and a hearing must be held.
 - d. *70 Fairway Lane (Duxbury Yacht Club)* – Chairman Vose noted that this is the building at the end of the first hole, the structure having been moved from another property, which was used as the Club’s original clubhouse but is now used as a shed. Chm. Vose also noted that very little of the original structure remains. The Commission noted that the application is incomplete, but the Commission will nonetheless schedule a “walk-around” while waiting for a complete application.
6. Historical Commission Annual Budget Request. The Commission discussed its budgetary needs and upon motion duly made and seconded, the Commission appointed Mr. Tice as Treasurer.
 7. Compiling the List of Infractions. Deferred to next meeting.
 8. Historical Properties listed by Date of Construction – Review. The Commission gratefully acknowledged Mr. Evans’ efforts to gather this information.
 9. Family Day activity planning. Ms. Lawrence indicated her intention to circulate a potential date and venue for a gathering of Commission members.
 10. Demolition Delay Bylaw Guidance for Homeowners – Status. Ms. Walters volunteered to visit inspectional services on an informal basis to determine if the new guidance is readily available.
 11. National Register Shipbuilders District – Status Update. Chairman Vose noted that he had successfully painted the posts of the “Entering/Leaving Old Shipbuilders District” signage brown.
 12. Local Historic District – Status Update. No news to report.
 13. Duxbury Online Historic Archives – Status Update. No news to report.
 14. Community Preservation Act – Status Update. The Commission discussed requesting funds at the 2015 Town Meeting to cover the cost of an application to the National Historic Register for the Myles Standish homestead site.
 15. The next two meeting dates were set for October 1 (special meeting) and October 15, 2014 (regular meeting).
 16. The meeting was adjourned upon a motion, seconded and unanimously approved, at 9:25 p.m.

Respectfully submitted,

Robb D’Ambruoso, Clerk.

APPROVED November 19, 2014