

DUXBURY HISTORICAL COMMISSION

Minutes: October 22, 2014

Approved: November 19, 2014

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

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

Mr. Carpenter called the meeting to order at 7:10 p.m.

1. Open Forum

Review of Minutes. The minutes of the October 1, 2014 meeting were unanimously approved.

2. **Budget** - Reviewed draft budget prepared by Mr. Carpenter. Budget increases include a contingency for additional hearings, updated "New Homeowner" Tri-fold, and a new "Seven Wonders of Duxbury" pamphlet. Commission approved the draft budget and agreed to add a line item to frame Old Town Hall picture for \$350 and research the possibility of adding a line item for gas expenses incurred by commission members on special projects.

3. **Public Hearing: 11 Sagamore Rd. - Complete Demolition.** Mr. Lee, architect, representing the new owners noted that while the existing house is an example of a hip roof Georgian Colonial, it is not of historical significance. He explained that the other homes on the street have been entirely altered and that there are several other examples of Georgian Colonials in Duxbury. The house, according to Mr. Lee, has structural issues and would require extensive renovation to bring it into compliance with current building codes.

The Commission voiced concern that this is the last example of a Georgian Colonial in the neighborhood and is a substantial house representing this architectural style. The possibility of moving the house to another property was also mentioned. No neighbors attended the meeting; a vote on the matter will be taken at the Nov. 19 meeting of the Commission.

4. **Public Hearing: 49 Soule Ave. - Complete Demolition.** The owners, who were not present, seek to demolish the main part of the house which they deem as unsafe in areas. Commission members who toured the home previously felt it is well maintained for its age and noted the historical significance of the property. Built in 1757, it is approximately the 35th oldest home in Duxbury. One neighbor, explained that the barn had been torn down at one point and that it once was a two-family home. Mr. and Mrs. Hall, who saw the notice in the Clipper, spoke against its demolition. Mrs. Hall brought a series of three pictures of her childhood home on Windsor St. that was restored back to its original state and offered to share these with the owners as an example of what restoration can achieve. Commission members agreed the building is of historical significance and thought every effort should be made to preserve it. A vote on the matter will be taken at the November 19 meeting of the Commission.

5. Demolition Application: 178 Marshall St.- Partial Demolition. Architects, Paul Brogna and Julia, presented drawings for renovations to two sides of the house. Owners were not present. The scope of work is in the southern corner and include new windows, wire railings on one existing hand rail, and a two story turret. The home had been significantly altered about 12 years ago but the historical lines were maintained. The home is of historical significance and Thomas Weston, a judge from Newton who founded the Standish Shore Association, lived there. However, Commission noted that since the proposed work was on a small fraction of the house that had already been altered and did not change the front of the home, the by-law did not apply. A motion was made, seconded and unanimously approved that the proposed renovation was not of historical significance within the meaning of the by-law.

6. Review of Batelle DRAFT letter. Mr. Carpenter prepared and distributed copies of the draft impact assessment letter. Ted Nichols, the on-site property manager of 30 years, was present. Grammatical changes were made and a comment regarding the elevation of the proposed Hillman Dormitory was added. A motion was made, seconded and unanimously agreed to approve the letter after these revisions were made to it.

7. Demolition Application: 37 Pill Hill Lane. - Partial Demolition. The Commission previously ruled that the proposed changes were de minimis but had not yet received the required photographs of the four sides of the home An email was sent to Mr. Vose for follow-up.

8. Demolition Application: 70 Fairway Lane. - Complete Demolition. Commission unanimously agreed that the structure did not meet the criteria of historical significance and could be demolished.

9. The Commission agreed to review the remaining items on the agenda at the next meeting on November 19th. Ms. Lawrence also proposed that a line item to review how votes are taken at CCP Duxbury be added to that agenda The meeting was adjourned upon a motion, seconded and unanimously approved, at 9:05 p.m.

Respectfully submitted,
Nicole Walters

APPROVED November 19, 2014