

## DUXBURY HISTORICAL COMMISSION

**Minutes: December 17, 2014**

**Present:** members Robert C. (Terry) Vose, R. Tag Carpenter, Robb D'Ambruoso, Arthur Evans, Chris Tice, Leslie Lawrence, 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 7:05 p.m.

1. Open Forum. Chm. Vose noted that the Myles Standish Burial Ground has been added to the National Register of Historic Places, the 16<sup>th</sup> such location in Duxbury. Mr. Vose also noted that a three hour hearing was held regarding the proposed Bluefish River dock on Dec. 16 and noted that the Army Corps of Engineers only wants the Commission to weigh in on aesthetics, which the Commission has already done.
2. Public Hearings. 259 King Caesar Road – *Complete Demolition, 1900*. Shawn Dahlen (builder) and Mr. Shaughnessy (owner) appeared, and Mr. Dahlen noted the following deficiencies vis-à-vis current regulations, that motivate the demolition:
  - building code requirements: noncompliant given its location in an “elevation 16” flood zone (1.5 feet higher than the finished floor of the existing structure); substantial renovation would require the entire structure to be brought up to code. Mr. Dahlen also noted that flood insurance would be prohibitively expensive.
  - Duxbury Conservation Commission regulations: (i) structure cannot be within 50 feet of the sea wall and (ii) site coverage ratio is currently at 19%, while new regulations call for 15%. Mr. Dahlen noted that these items would need to be addressed upon a substantial (> 50% of structure’s value) renovation.

A robust discussion ensued.

3. Alternatives to Demolition.
  - a. 11 Sagamore Road – *Complete Demolition, 1926*. An “alternatives” meeting with the property owner (T. Tedeschi), the Zoning Enforcement Officer, the Planning Director, and certain Commission members was held this morning (Dec. 17), to try to find alternatives for the use of parts of the structure, and to shorten the demolition delay period.
  - b. 49 Soule Ave – *Complete Demolition, 1757*. Mr. Vose noted that he contacted owner Ann Dunlop to try to schedule a meeting to discuss alternatives, potentially in January.
4. Review of Minutes. Minutes for the November 19, 2014 meeting were unanimously approved.
5. Demolition Applications
  - a. 184 Standish St. (Complete Demolition, 1800). A complete application having been properly submitted, the Commission discussed the property, and upon a motion made and duly seconded, the Commission unanimously deemed the structure to be of historical significance within the parameters of the demolition delay by-law and determined to require a hearing.

- b. 1396 Tremont Street (Partial Demolition, 1939). The Commission opted to defer discussion pending clarification regarding the scope of the project—i.e., a complete application.
  - c. 27 Chestnut Street (Partial Demolition, 1865). Upon a motion made and duly seconded, the Commission unanimously deemed that the by-law does not apply due to the *de minimis* nature of the work.
  - d. 526 Washington Street (Partial Demolition, 1851). Upon a motion made and duly seconded, the Commission unanimously deemed that the by-law does not apply due to the *de minimis* nature of the impact on the original structure.
6. Massachusetts Historical Commission Letter re: Battelle Property. The MHC provided a written letter dated November 25, 2014 to Epsilon Associates offering its opinion that the proposed project would have “no adverse impact” on the Old Shipbuilder’s Historic District.
  7. Criteria for Determining Historic Significance. Commission discussed ways in which to flesh out objective criteria.
  8. Revisions to Demolition Delay Bylaw. Discussion deferred
  9. List of Infractions. Discussion deferred.
  10. Plymouth 400th Anniversary Preparations. Chm. Vose noted that the Commission has 16 members and the first meeting will be in January.
  11. Community Preservation Committee – Status Update. Chm. Vose noted that there is a meeting tomorrow and highlighted a few agenda items for the same.
  12. National Register Shipbuilders District – Limited discussion.
  13. Local Historic District – Status Update. No discussion.
  14. Duxbury Online Historic Archives – Status Update. No discussion.
  15. New Business. No new items
  16. The next meeting was scheduled for January 21, 2015, 7:00 p.m. (regular meeting).
  17. The meeting was adjourned upon a motion, seconded and unanimously approved, at 9:16 p.m.

*Respectfully submitted,*

Robb D’Ambruoso, Clerk.

**APPROVED January 21, 2015**