

## **DUXBURY HISTORICAL COMMISSION**

Minutes: June 13, 2012

Present: Norman Tucker, Leslie Lawrence, Lee Adams, Terry Vose, Laura Doherty, and Tag Carpenter

Absent: Lois McKeown

Public Hearing on proposal submitted for substantial demolition of structure at 56 Cove Street

Age of structure, significance of the impact required long term application

At May 17 meeting, commission voted to allow demolition of outbuildings; considered the magnitude of the main application of considerable magnitude to warrant a public hearing.

Meets all of the criteria as outlined in the town by-law – historical, architectural and social significance and the age of the structure. Houses on Cove Street reflect the town's maritime history, retain the integrity of design. Architectural integrity of houses considered essential to overall preservation of this area.

As proposed the original façade will be expanded over 100%. A long porch will be added to one side, a garage to part of another and a master bedroom and bath to the rear, after the shed is taken down.

Owner Julia Lizza noted that: the addition will be in keeping with the Greek revival period of the structure; the clapboards will be retained, when possible and that the architecture will be honored as much as is possible. The property is very small, she continued, as she explained the need for an additional first floor master bedroom, bath and an attached garage. Windows will be replaced with insulated ones for energy conservation. The front door will be restored. She also plans to restore and or improve the landscape.

During the comments and question period, those attending the hearing were given the opportunity to discuss the impact of the proposal on the streetscape, neighborhood and individual houses.

Jeanne Clark requested that the garage not be attached to the house which would be in keeping with others on Cove Street. She also noted that additions have always been to the back of the houses in order to preserve their integrity. She suggested a modest detached garage and an addition out to the back, noting that the onus is on the owner to make the impact less.

Lee Barlow, who reported that she has lived at 48 Cove Street for thirty-five years, voiced concern about the impact of the garage which is on her side with regard to its size, height and the doors opening and closing.

Kathy Palmer, whose property entry is off Cove Street, said that it seems as though the house has become incidental, that it will be overwhelmed by the addition.

Alan Gianatassio, 9 Lovers Lane, voiced his disapproval of a detached garage.

Regarding the garage, Julia Lizza responded that most of it will be tucked in behind the house.

Martha Himes, 127 Vine Street, noted the impact the proposed demolition will have on the streetscape.

Holly Anderson, 9 Lovers Lane, noted the proposed demolition was not substantial.

Betsy Hunter, 1 Abrams Hill, thought that most likely a natural barrier will be erected that will screen the garage and that the front of the house will still be able to be "picked out."

Voted to close the public hearing. Moved by Leslie Lawrence, seconded by Laura Doherty, unanimous.

Voted to approve the minutes of May 17. Moved by Terry Vose, seconded by Lee Adams. Unanimous.

A reception for "Claiming a Deed/ Old Town Hall, Registry Project" will be planned for October.

A drive-about will be conducted with commission consultant and members to select barns and outbuildings for second year of Historical Properties Survey.

Next meeting scheduled for July 19 at 7 p.m.

Respectfully submitted,  
Laura Doherty, Clerk