

DUXBURY HISTORICAL COMMISSION

Approved March 12, 2024

TOWN CLERK
2024 MAR 14 PM 12:09
DUXBURY, MASS.

Minutes: February 27, 2024

Present: Tag Carpenter, Chair, Ed Mayo Vice Chair, Chris Andrew, Michael Carlson, Arthur Evans, and Brendan Wall. Andrew Burns was absent.

Note: the numbering below is chronological and may not correspond to agenda item numbering.

This was a remote only meeting. Mr. Carpenter called the meeting to order at 7:01 PM and confirmed members present could be heard by calling for a roll call. He then read the following preamble:

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote means in accordance with applicable law.

1. Open Forum. Michael Burry and students from the North Bennet Street School have started work on 761 Temple Street. The chimney is being restored; the barn attached to the house will be reinforced next.
2. Minutes. Minutes of the February 6 meeting were approved by a 6-0 vote.
3. New Demolition Applications
 - a. *6 Fort Hill Lane, The Levi Sampson Sr. House (DUX.87) ca. 1811. Chimney demolition.*
Owners propose to demolish a chimney stack in the kitchen to allow for more open space in it and the dining area. Peter Silva of Harbor Construction will do the work. Commissioners were concerned this section of the house may be structurally dependent on the chimney and its demolition may lead to a more extensive demolition of the house itself. A lengthy discussion followed. The owners proposed replacing the present demo application with an exploratory demo permit as suggested by the Building Department to determine the extent of work necessary. Commissioners preferred to continue with the present application and ask the owner to consult with a structural engineer to assess the integrity of the structure before acting on it. It was agreed this would be the best way to proceed. Owner will ask his contractor to do some exploratory work in and around the chimney so an engineer can estimate the amount and kind of work involved in demolishing the chimney. This needs to be done asap so the Commission can make its determination within 30 working days of the date of the demo application.
 - b. *227 Bay Road, The Jabez Prior House, ca. 1750 (DUX.6).* A motion was made and seconded that this house meets the criteria of the bylaw as being historically significant. The required public hearing will be scheduled for March 26. A question was raised about the status of the barn, which is not part of the demo application. Owner proposes to move it to another location on the property.
4. Expired Demolition Delay
 - a. *474 Franklin Street, expired February 15, 2024.*
The Chair met again with the owner to inquire about his plans for the property. Nothing had changed since their previous meeting, and it appears the owner will keep the property and continue to live there as long as he and his wife are able to do that. In the 1960's the Town was interested in this property for a proposed green belt area that never materialized. Commissioners again talked about possible options for the property with no satisfactory conclusion. The Historical Commission has completed its work in attempting to save this house, and any actions going forward would have to be taken by other groups or individuals.

5. Conveyance of 761 Temple Street.
New owners Rachel Ezell and Michael O'Keefe have formed a limited liability company for the property, requiring a transfer of ownership from them to the LLC. It was moved and seconded the Duxbury Historical Commission accept the conveyance dated 11 August 2023, Federal Identification # 93-2527554 to move ownership of 731 Temple Street to the Temple Street Center, LLC. Passed 6-0.
6. Historic Preservation Brochure and Letter.
Mr. Mayo made final revisions to the letter and brochure and will circulate these to commissioners. He has also cleaned up the mailing list, so the project is ready to go once it has been reviewed by the Town Counsel, as requested by the Town Manager.
7. Historic Property Inventory. To get this project moving, it was proposed this it be broken into smaller parts and dealt with on a section by section of town at a time rather than attempt to deal with the whole town at once. Mr. Evans volunteered to submit a list of individual sections of the town as listed in the Community Wide Surveys and identify those homes in the Ashdod section where he lives that were identified in the surveys for listing on the National Register of Historic Places.
8. CPC and LHDC Update.
 - a. *Girl Scout House.* Article 28 in the Warrant requesting CPC funds for work to rehabilitate this structure has been indefinitely postponed. Commissioners noted this building, along with Tarkiln, is owned by the Town but does not fall under the administrative responsibility of any single department. Both structures are used by the Town and at times rented to outside groups for a fee that goes into the Town's General Fund. Both buildings are historic, and commissioners thought should be cared for by the Town.
 - b. *Town Clock in the Pilgrim Congregational Church.* Article 29 on the Warrant requests the use of CPC funds to rehabilitate the clock. The original cost estimate has increased slightly. One commissioner thought the cost was high and expressed an interest in reviewing the RFP.
 - c. There has not been any recent contact with the LHDC. Article 21 on the Warrant would create a new Alden Local Historic District (the Wright Building) and make an addition to the existing Winsor Local Historic District,
9. Next meeting date. Tuesday, March 12, 2024. Remote only.
10. Motion to Adjourn. Made and seconded at 8:35 pm. Passed 6-0.

New Materials Received:

1. Demolition Delay Application dated February 12, 2024, for 6 Fort Hill Lane

Minutes Prepared and Submitted by Arthur B. Evans, Clerk