

## DUXBURY HISTORICAL COMMISSION

TOWN CLERK  
Approved April 2, 2024  
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DUXBURY, MASS.

Minutes: March 26, 2024

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

*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 7:02 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. Nothing brought forward.

2. Minutes. Minutes of the March 12 meeting were approved by a 7-0 vote.

3. Public Hearing: 227 Bay Road, The Jabez Prior House, ca. 1750 (DUX.6). Complete demolition.

The Chair asked Dan Murphy, owner, to comment on the application. Mr. Murphy lives on the adjoining lot and knows the house well. In his opinion the foundation is challenging, three of the walls have water damage from untreated wooden gutters, the front and side walls are partially rotted, and there is evidence of rodent and powder post beetle infestation. Five small rooms built by a previous owner were added to the rear of the main structure and are not well constructed. Mr. Murphy considered demolishing these and making the house an addition to a new structure but found this is not practical given the existing rot, the new "stretch" building codes, and the small rooms, low ceilings, and general state of disrepair of the structure. He also considered moving the house to a new location on or off the property but found this not feasible because of power lines on Bay Road and the general logistics and cost involved.

The chair then opened the public hearing, and first asked commissioners for comment. While sympathetic to the owners' plight in dealing with a mid-18<sup>th</sup> century house in poor condition, commissioners asked about ways to preserve it including demolition of the add-on rooms, reconstruction of the main structure for use as a guest house, outbuilding, or as an addition to a new main house, or relocation of it. The Chair then asked the eight members of the public present for comment. Hearing none, he asked for a motion to close the public hearing. Made and seconded. Passed 7-0.

At the meeting's end, commissioners returned to a discussion of 227 Bay Road and the possibility of moving it to a new location. A former farm on Bay Ridge Rd. owned by the Stewart Family Foundation in Brockton that is currently vacant was mentioned as a possible site. John McClusky of Partridge Road is involved with the Foundation; efforts will be made to contact him for more information.

Commissioners preferred to digest all they heard about this property and vote whether to impose a demo delay at the next meeting rather than do so now.

4. New Demolition Delay Application: 63 Chestnut Street chimney. George F. Chandler House, ca. 1850, (DUX.484). Application was just received today and will be considered at the April 2 meeting. A walkaround is scheduled for 5:30 p.m., April 1.

5. Town Election Results.

Mr. Carpenter received the most votes in a field of six for one of the two open positions for the Planning Board (PB). His appointment is effective immediately. Although there is a standing policy in town that a member cannot or should not serve on two volunteer boards at the same time, Town Counsel has advised the Town Clerk there is no legal reason for this. But because Mr. Carpenter has stated publicly that he would relinquish his Historical Commission (HC) position if elected, he decided to continue as a member of the Commission,

but not as Chair, and will phase out his activities over the next three months. A reorganization of the Historical Commission will be on the agenda for April 2 meeting. Mr. Mayo reported he knows of two persons interested in serving on the HC and will sound them out about the extent of their interest.

6. Girl Scout House Improvements.

In a meeting with the Town Manager, Mr. Carpenter learned that some necessary repair work will be done to this structure in the coming months. Bids are in and will be awarded soon. Without a full-time Facilities Director in place, it was not clear who would oversee this work.

7. Town Clock Preservation.

Work repairing the clock in the Pilgrim Church on Washington St. will begin in July. The HC does not have to be involved in reviewing the work, but the contractor is open to having commissioners see what he is doing as a matter of interest.

8. Harrington Working Group Closeout

This group, which has been involved with monitoring the sale of the Harrington property at 761 Temple Street, will hold its final meeting in April. The HC will continue its oversight on the preservation restriction agreement with the new owners.

9. Comprehensive Plan Action Items.

The Chair will circulate the checklist of action items listed in *Envision Duxbury* for the Historical Commission.

10. Historic Preservation Brochure and Letter.

The final draft of the letter and brochure were approved by the Town Counsel and are now ready to be mailed. Mr. Mayo asked for volunteers to stuff and seal the envelopes.

11. Historic Property Inventory. Mr. Evans circulated an expanded and revised summary of houses and districts in town identified in the Communitywide survey reports recommended as eligible for listing on the National Register of Historic Places. Commissioners found the revised summary useful and encouraged its completion. There are eight existing Neighborhood Business Districts that overlap with districts identified in the reports. When complete, this summary will fulfill an action item for the Historical Commission in *Envision Duxbury*.

12. Maintenance of Town Owned Historic Properties

Brief general discussion of the five Town owned historical properties and the groups that are responsible for them: the Girl Scout House (Recreation Dept.), Tarkiln (Recreation Dept.), Bluefish River Firehouse, Wright Building (DRHS, Student Union), and the Public Library (Duxbury Free Library, and Friends of the DFL).

13.. CPC and LHDC Updates. No new information.

14. Next meeting date. Tuesday, April 2, 2024. Remote only.

15. Motion to Adjourn. Made and seconded at 8:45 pm. Passed 7-0.

New Materials Received:

1. Letter dated March 8 from ASAP Engineering & Design Co., Inc. to Peter Silva of Harbor Construction Co. re: chimney assembly at 6 Fort Hill Lane.

*Minutes Prepared and Submitted by Arthur B. Evans, Clerk*