



Plympton Historical
Commission

Meeting Summary - 03/28/16

DRAFT

- The meeting was called to order at 7:05 p.m. Commission members in attendance were Jon Wilhelmsen, Jane Schulze, and Jill Palenstijn. Consulting member of the Commission Richard Burnet was also present.

PUBLIC HEARING: 45 Ring Road

- The public hearing to review the application for a building demolition permit resulting in the partial demolition of the structure pursuant to the Plympton Municipal By-Laws, Article XX, for the single family home located at 389 Main Street.
- JW read the notice aloud to those present including the Owners of 389 Main Street, Paul and Natalie McDermott. The Commission thanked Mr. and Mrs. McDermott for their willingness to allow the Commission to visit the property in order to inspect the damage caused by the vehicle that struck their home at a high rate of speed earlier in the year.
- Richard Burnet reported on the conditions that he observed during the site visit: The internal damage was significant and the damage that was sustained to the front corner post translates across the frame. RB commented that it will be a challenge to know what kind of future damage could surface as a result of the compromised condition of the frame.
- Despite the fact that older homes are not secured in the same way as new construction, the home reasonably maintained its structural integrity despite the force of the vehicle impact. The Owner plans to removed the damaged portion of the home, the kitchen ell, and replace it with a reasonable replica of the existing structure, including appropriate framing and a new foundation. The structure will have the same footprint, the current cement porch will be removed and a wooden porch will be installed in its place. The interior evidenced no period details of concern to the Commission.
- JS made a motion that based upon an interior and exterior inspection of the house, understand the nature of the accident, and discussion regarding the replacement of the structure, the application for a Demolition Permit as submitted to the Commission be approved. JP seconded the motion. Vote: 3-0-0
- JW will notify the Building Department of its decision on behalf of the Commission.
- JS made a motion to close the Public Hearing regarding 389 Main Street. JP seconded the motion. Vote: 3-0-0.
- The Public Hearing was closed at 7:23

PUBLIC HEARING: 65 Crescent Street

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- The public hearing to review the application for a building demolition permit resulting in the partial demolition of the structure pursuant to the Plympton Municipal By-Laws, Article XX, for the single family home located at 65 Crescent Street was called to order at 7:30. The notice was posted in the local paper and JW read the notice aloud to those present including the Owners of 65 Crescent Street.
- The Commission thanked the Owners for their willingness to allow the Commission to visit the property during which time the Commission viewed the interior and exterior of the home as well as the basement. The discussion that followed consisted of an explanation of the Commission's role in the Demolition permitting process and the Owner's plans for the future use of the property
- Richard Burnet reported on the conditions that he observed during the site visit: The condition of the original structure is in the typical condition for a building of that age. The structure is somewhat under built and has suffered water and insect damage typically found in homes of that age. The structural condition of the home is fair, and RB noted that some sistering of the floor joists had been done over the years. RB remarked that this is also typical for homes of this age and construction. In comparison with other home he has inspected of the same style and age, many homes in worse conditions have been saved.
- The Owners expressed an interest in building back the same envelope and preserving as many period details as possible.
- RB went on to report the the utilities need to be updated.
- The Owner reported occasional water in the basement and RB noted that could be a source for future deterioration if not addressed properly. RB reported that there is a foundation "lean" that is possible to repair, but there are many aspects to that level of preservation. RB found some of the sills and timbers to be a good condition and some to be in need of repair. The attic is under framed and may require some additional framing to prevent sagging conditions between the rafters.
- The interior detail of the home is in excellent condition and includes full paneling in the front rooms, and rare hardware. The exterior detail is very unique in Plympton interns of how it is situated on the lot and the period details. After the site visit report, the Commission and the Owners went on to discuss some of the upcoming topics that are still unknown: how to repair the foundation, how many parts could be salvaged, what might be rebuilt in place of the existing structure, etc.
- JW recommended and the Commission agreed that before any permit would be considered the Owner would have to submit drawings/ plans of the proposed structure, a list of the interior details indicating which would be removed and which would remain intact. The Commission would expect a reasonable facsimile with a few details added for modern living. The permit could be approved with contingencies - that the details that would be preserved.
- Owner agreed to submit a list of details that they intend to keep and those that they intend to remove. The Commission and the Owner agreed that when the Owner is ready to continue the process, they will contact JW to schedule a meeting. The Commission can post a meeting within as little as 48 hours of a resident's request (depending on member availability) and is more than happy to work with owners during the process to give informal input as necessary. JS made a motion to close the Public Hearing. JP seconded the motion. Vote: 3-0-0. The Public Hearing was closed at 8:12

Regular Meeting

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- JS made a motion to approve the minutes from the 11/4/15 meeting. JP seconded the motion. Vote: 3-0-0.
- JS made a motion to adjourn the regular meeting of the Commission. JP seconded the motion. Vote: 3-0-0. The meeting was adjourned at 8:20