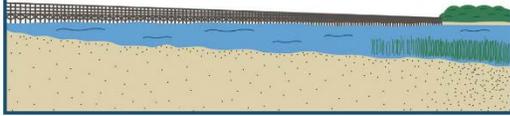


Historic & Cultural Resources

DRAFT: TO BE REFINED WITH YOUR HELP!

Envision Duxbury



Envision Duxbury: Comprehensive Master Plan

Historic and Cultural Resources Element

Snapshot

Duxbury Historic Designations	
Total Historic Resources Inventoried in MACRIS	771
National Register Listings ^a	50
Properties with Preservation Restrictions ^b	4
National Historic Landmarks ^c	6
National Register Historic Districts ^d (1)	
Old Shipbuilder's Historic District	226
Local Historic Districts ^e (3)	
Winsor Local Historic District ^{e1}	2
Bradford Local Historic District ^{e2}	6
First Parish Church Local Historic District ^{e3}	1



731 Duxbury Historic and Cultural Resources with Construction Date by Era (Inventoried in MACRIS)

Valued Arts, Culture and Historic Resources
Name
Powder Point Bridge
Duxbury Beach
Town Pier
Duxbury Bay Maritime School ^d
Snug Harbor Area
John Alden House ^{ac}
Duxbury Free Library
Art Complex Museum
Art and Music Festivals (Ellison Center for the Arts)
Wright Memorial Library ^a
Bluefish River Area
First Parish Church ^{ae3}
Duxbury Rural and Historical Society Museum
Myles Standish Monument State Reservation
Camp Wing
Historic O'Neil Farm/Joseph Chandler, Jr. House

Key Historic Resources with Designation¹			
Name	Date	Address	#
Myles Standish Burying Ground ^a	1632	Chestnut Street	34
John Alden Homestead ^c	--	71-77 Alden Street	2
John Alden House ^{ac}	1700	105 Alden Street	4
Alexander Standish House ^a	1750	341 Standish Street	1
Enoch-Freeman House and Stable ^{e2}	1775	907 Tremont Street	2
Sampson-Gifford House ^b	1804	104 Standish Street	1
Nathaniel Winsor, Jr. House ^{bde1}	1807	479 Washington Street (owned by DRHS)	1
Captain Gershom Bradford House ^{ae2}	1807	931 Tremont Street (owned by DRHS)	1
Captain Gamaliel Bradford House ^{ae2}	1807	942 Tremont Street	1
Captain Daniel Bradford House ^{a,b,e2}	1808	251 Harrison Street	1
King Caesar House ^a	1808	120 King Caesar Road (owned by DRHS)	1
Seth Sprague, Jr. House and Barn ^{de1}	1813	476 Washington Street	2
Reverend Benjamin Kent House, Duxbury District Schoolhouse No. 9 ^{e2}	1820	992 Tremont Street	2
Charles Drew House ^{bd}	1826	685 Washington Street	1
Possibly Joseph Chandler's House ^{2e2}	1832	915 Tremont Street (not inventoried)	-
First Parish Church ^{ae3} and Hearse House ^{e3}	1840	842 Tremont Street	2
Captain Freeman Soule House ^{e2}	1850	987 Tremont Street	1
Tarkiln School ^a	1871	245 Summer Street	1
Wright Memorial Library ^a	1909	147 St. George Street	1
Pillsbury Summer House ^a	1938	45 Old Cove Road	1

¹ Address and Construction date data sources: Massachusetts Historical Society and Town of Duxbury.

² Chandler, Barb. "News from the Edmund Chandler Family Association Winter 2012." *Edmund's Community Corner*, Edmund Chandler Family Association: January 17, 2012. Accessed online (<https://ecfanews.wordpress.com/2012/01/17/winter-2012-edmunds-community-courier/>) December 21, 2017.

Key Findings

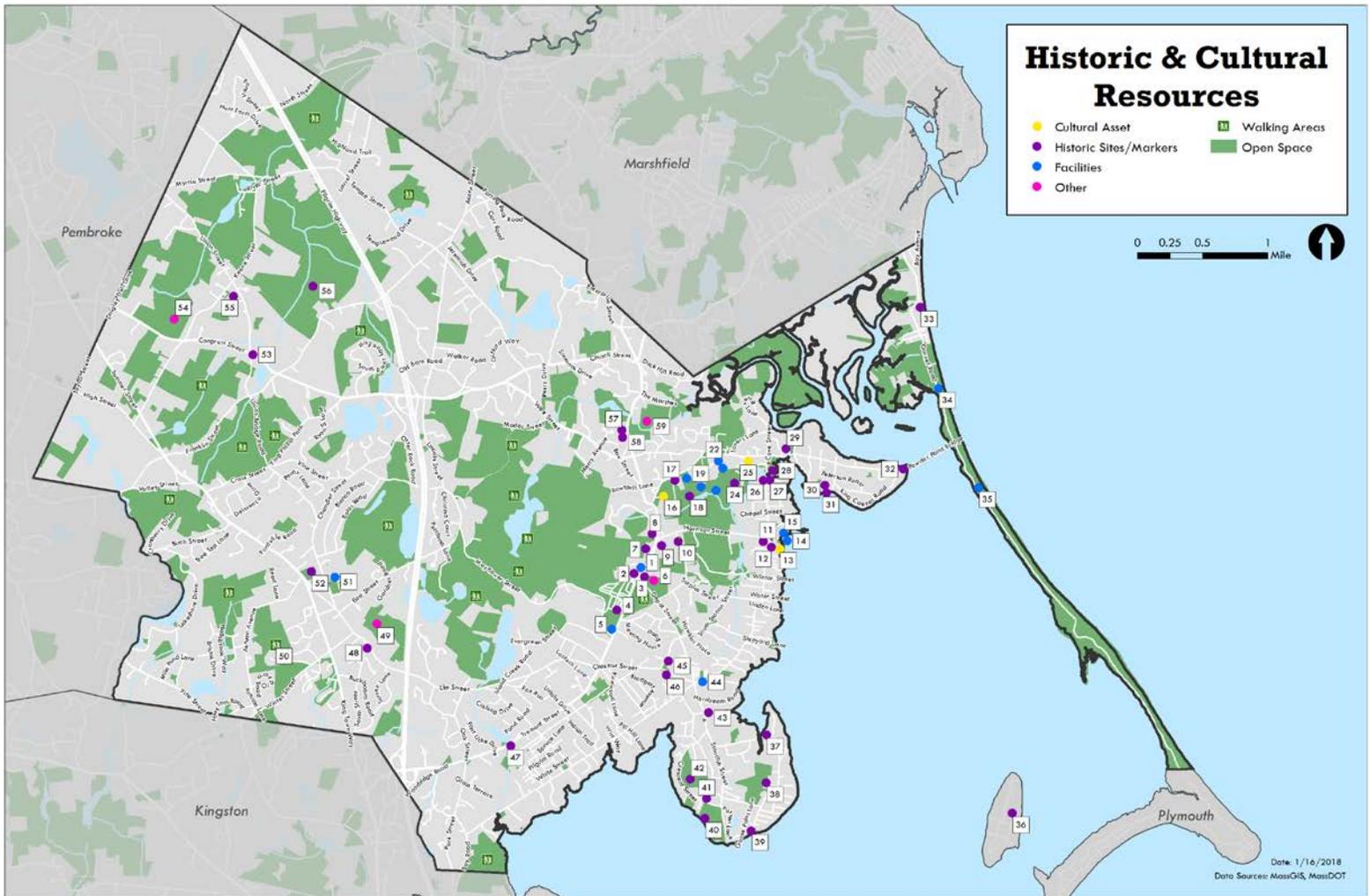
Residents of Duxbury have long demonstrated their commitment to conserving and protecting the town's historic buildings and semi-rural character. Since the Duxbury Rural and Historical Society was established in 1883, Duxbury has integrated land conservation, historic preservation and a commitment to enhancing the character and physical condition of the town. The Duxbury Rural and Historical Society has preserved and showcased three historic houses as museums, manages the Drew Archival Library at the Wright Memorial Library building, and has acquired lands throughout the town to aid in the conservation and enhancement of Duxbury's natural open spaces. This long-standing commitment to preservation has allowed the town to maintain a living agricultural history. The Duxbury Bogs continue to produce cranberries, the Historic O'Neil Farm, protected with conservation restrictions through the Wildlands Trust, continues to function as a working farm, and a shellfishing industry continues to operate in the waters of Duxbury Bay. Conservation and preservation of Duxbury's historic assets, particularly continued restoration of Duxbury Beach, provides protection against the threat of sea-level rise and storm surge.

This consistent commitment to preservation has established organic clusters of historic and cultural resources. The area between Alden Street and the Bluefish River, Snug Harbor, and the area around the O'Neil Farm and Tarkiln Community Center each represents a unique combination of scenic beauty, historic value, and cultural activity. Connections within and among these clusters can be strengthened through improved pedestrian and bicycle access. In addition, the clusters can help direct new inventory efforts as part of the upcoming historic preservation planning process. Existing partnerships among the organizations active within these clusters can be leveraged for coordinated planning and programming efforts that continue to celebrate the town's rich history and cultural heritage.

Within and beyond these clusters, Duxbury's residential fabric is rich with history. Families in town take pride in their connection to the town's history and to its historic homes, many built in the 18th and early 19th centuries, that contribute to the town's character and identity. The town's wealth of historic and cultural assets are preserved and maintained largely through the individual actions of private property owners. Respondents voiced concerns over the demolition of historic housing for new development as a threat to Duxbury's historic character. They expressed a desire for creative strategies to facilitate and fund private preservation of historically significant housing. This master planning process represents an important opportunity to consider how to enhance Duxbury's historic character while meeting other planning priorities. Regulatory strategies that incentivize preservation of structures that have retained a strong historic character may be appropriate to explore in Phase 2 of the Master Planning effort. In addition, programs that reduce barriers to private preservation efforts through information sharing, provide access to preservation loans, and showcase preservation excellence can supplement Duxbury's demolition delay bylaw and its local historic districts.

Introduction

Named Mattakeeset by its pre-colonial inhabitants, the Wampanoags, for the abundance of fish in its waters, Duxbury and its natural resources have been a draw for those who would settle there. It's proximity to the water helped fuel an economic boom when it became a hub for shipbuilding in the 18th century, and its beaches spurred a second revival as a summer resort community in the late 19th century. The founding of the Duxbury Rural and Historical Society (DRHS) in 1883 as a community improvement society established a long tradition of historic preservation and land conservation in Duxbury. Since its founding, the DRHS has received and acquired multiple historic properties, which it uses to showcase the historic character of the town through exhibits, archives, and educational programming. Duxbury's commitment to documenting and preserving its history is evident from the more than 800 listings captured within the Massachusetts Cultural Resource Information System (and included in an appendix to this report), of which more than 300 have been listed on the Massachusetts State Register of Historic Places. In addition, the Town of Duxbury has adopted three local historic districts and explored the adoption of four more. These districts establish rules and guidelines for additions and improvements to buildings therein to encourage property owners to preserve their structures' historic character. While the town is replete with buildings and sites of historic significance, we focus on the most prominent sites – particularly those that contribute directly to communicating the historic and cultural heritage of Duxbury and to the arts and cultural life of the town.



Historic & Cultural Resources Map Key

RESOURCE NAME	
1	Old Town Hall
2	First Parish Church
3	Charles Boomer Square
4	Mayflower Cemetery
5	Senior Center
6	Lapham Woods
7	Capt. Gamaliel Bradford House
8	First School House
9	Capt. Gershom Bradford House
10	Capt. Daniel Bradford House
11	Seth Sprague, Jr. House
12	Nathaniel Winsor House
13	Duxbury Bay Maritime School
14	Town Pier, Mattakeesett Court
15	Duxbury Yacht Club
16	Art Complex Museum
17	John Alden House
18	John Alden Cellar Hole
19	Duxbury Free Library
20	Alden School
21	Performing Arts Center
22	Wright Building
23	Duxbury Middle-High School
24	The Cushman House
25	Ellison Center for the Arts
26	Tide Grist Mill, Helen P.F. Hill House
27	Bluefish River Firehouse
28	Charles Drew House Honest Dick's Grave/Powder Point School/Spar Soak
29	
30	King Caesar House
31	Bumpus Park/Weston Wharf
32	Powder Point Bridge
33	Cable Hill
34	Duxbury Beach & Bathhouse
35	Duxbury Beach
36	Cedarfield
37	Helen Hunt Property
38	Elder Brewster's Lilics
39	Myles Standish Homestead
40	Allen Property
41	Alexander Standish House Myles Standish Monument State Park
42	
43	Nook Gate Site
44	Girl Scout House/Rec. Dept. Office First Church Site/Old Burial Ground/2nd Mtg House
45	
46	Second Meeting House Site
47	Island Creek Fish Ladder
48	Tree of Knowledge
49	Old Meeting House Swamp
50	O'Neil Farm
51	Chandler Elementary School
52	Tarkiln Community Center
53	Ashdod Triangle
54	Ashdod Forest
55	Ashdod Cemetery
56	Camp Wing Conservation Area
57	Grist Mill Site
58	Ford's Store
59	Cow Tent Hill

Existing Conditions

History of Duxbury

Early settlers



As the earliest Europeans to establish a farming community on Wampanoag lands, Duxbury's colonial inhabitants lived among Native Americans, purchasing land from them by deed in 1649 and 1672 and becoming embroiled in King Philip's War.³ Duxbury's colonial history began as settlers at Plymouth began to spend summers farming its lands and eventually establishing a year-round farming community. In 1637 Duxbury became the second incorporated community in the Plymouth colony in Massachusetts. Early settlers in Duxbury included important figures in the Plymouth colony, including Captain Myles Standish, the military leader; Elder William Brewster, the religious leader, and John Alden, the colony's Assistant Governor. The legacy of these men and their families provides a foundation for the historic preservation, cultural heritage, and conservation that have nurtured Duxbury's historic character and identity. The story of this period of the town's history is told through the John Alden House and Museum, the Myles Standish Burial Ground, which features fifteen grave markers from this period, and the Historic O'Neil Farm.

Colonial Era Historic Resources: 1637-1775

Colonial Era Housing

(Image courtesy of Town of Duxbury)

At least fifty intact buildings from this period remain in Duxbury. Many reflect the Colonial Cape Cod style similar to the Dr. Thomas Delano house shown at far left.

Myles Standish Burial Ground

(Image courtesy of Larry Lamsa)

The Myles Standish burial ground is the oldest maintained burial ground in the United States. It was listed on the National Register of Historic Places in 2015.

John and Priscilla Alden Family Sites

(Image courtesy of Alden House Museum)

The site of the Alden family's second home in Duxbury, whose core was likely completed around 1672, is now a museum run by the Alden Kindred of America organization.

Historic O'Neil Farm

(Image courtesy of Historic O'Neil Farm, Inc.)

The O'Neil farm dates to the Second Division of Land in Duxbury in 1715. In 2004, it became a non-profit and established conservation restrictions to preserve its agricultural use in perpetuity. Today the farm provides visitors access to walking trails with interpretive signage, a variety of events.

³ Beyond the Pilgrim Story: In Their Own Write. Pilgrim Hall Museum online collections, accessed January 9, 2018:

http://www.pilgrimhallmuseum.org/in_their_own_write.htm

Development: From Agricultural Community to Shipbuilding Hub



Duxbury's character was initially shaped by its rural origins when large agricultural homesteads divided the land among the Plymouth colony's early settlers and firmly established with the growth in its wealth and civic infrastructure as it became a hub for the shipbuilding industry. The expansion of trade and fishing rights after the American Revolution fueled an explosion of shipbuilding activity in Duxbury.⁴ That activity concentrated along the spine of Washington Street, which was constructed to support the growing ship-building industry. Prominent shipbuilding families built large stately houses along Washington Street in the Federal style. The architectural character of the district helped secure the street's designation as the Old Shipbuilder's Historic District on the National Register of Historic Places in 1972 and continues to define the historic character of Duxbury. Houses from this era are often situated close to the right-of-way. They convey a distinctly Federal architectural style that is highly visible from the street and establish the historic character and identity throughout the district. Similar development patterns of buildings situated close to major roads with open land behind can be found in South Duxbury as well and among clusters of historic properties throughout the town.

Maritime Era Historic Resources: 1776-1850

Old Shipbuilders' Historic District

The district encompasses Washington Street from South Duxbury to Powder Point Avenue and is defined by its prominent Federal Style buildings including the home of the Duxbury Rural and Historical Society and the Seth Sprague House condominiums, which are protected as part of the Winsor Street Local Historic District.

Nathaniel Winsor, Jr. House

(Image courtesy of Duxbury Rural and Historical Society) Built in 1807 by Nathaniel Winsor, Jr., owner of a large fishing fleet and one of the first wharves in town, the house was used as a private residence for most of its history until it was acquired by the Duxbury Rural and Historical Society through community fundraising in 1997. It currently serves as the headquarters for that organization and is operated as a museum.

Seth Sprague, Jr. House and Barn

(Image courtesy of *Duxbury Clipper*) Currently reconfigured as condominiums after being repurposed as a hotel, the grandeur of the 1831 Seth Sprague mansion highlights the wealth generated by Duxbury's most successful shipbuilding families and their connection to Washington Street as the spine of the shipbuilding industry.

King Caesar House and Bumpus Park (Image courtesy of DRHS) The King Caesar House was built by the wealthiest shipbuilding family at the time in 1808. Herman Carey Bumpus, Sr., who served as Director of the American Museum of Natural History and President of Tufts University restored the house in the late 1930s. The Duxbury Rural and Historical Society acquired house and grounds and dedicated the house as a museum in 1967. It was listed on the National Register of Historic Places in 1978.

⁴ Duxbury Rural and Historical Society. "Duxbury in Brief: A Historical Sketch." Accessed online January 9, 2018: <http://duxburyhistory.org/local-history/>



In addition to establishing a development pattern that has ensured the continued character and beauty of Duxbury, the town's economic prosperity during this era established the its civic center as well. Wealth generated from the shipbuilding industry funded the construction of Duxbury's Town Hall in and First Parish Church in 1840, establishing an architecturally prominent center of civic life on Tremont Street.

Development: The Rise of Summer Tourism



Changes in shipbuilding practices led to the industry's decline in Duxbury, and the Civil War hastened an economic downturn as over 200 men enlisted to fight. After the war, the extension of the Boston and Cohasset railroad to Duxbury in 1871 increased Duxbury's attraction as a summer destination. Powder Point Bridge, built in 1891 provided scenic access to Duxbury Beach, the town's most treasured natural resource. The bridge remains the longest wooden bridge in the United States. The bridge, the beach, and landings dotting the shoreline drew residents and visitors to Duxbury Bay in the late nineteenth and early twentieth century for swimming, fishing, boating, and relaxation. Year-round and summer residents' shared appreciation for the town's natural scenic beauty and historic charm fueled civic efforts to beautify the town, conserve its natural resources, and promote its history. The Duxbury Beach helped anchor Duxbury's identity as a summer retreat at the turn of the 20th century.

Maritime Era Historic Resources: 1776-1850, cont.

First Parish Church

(Image courtesy of Duxbury Historical Commission)
Built in 1840 as the Fourth Meeting House of the Parish, the First Parish Church was designed to seat one thousand worshippers. The church represents the culmination of civic growth in the maritime era. A bell built by an apprentice to Paul Revere hangs in the belfry, and for its historic and cultural significance, the building was added to the National Register of Historic Places in 1978. It has also been designated as the First Parish Local Historic District by the Town of Duxbury.

Old Town Hall

(Image courtesy of Duxbury Historical Commission)
Built in 1840, and funded by the economic prosperity of Duxbury's shipbuilding families, the building marks the first time that a building was constructed explicitly to house town government functions separate from church worship. The Town Hall held Town Meeting until 1927 and currently houses the offices for the Town Manager and Board of Selectmen.

Summer Tourism Era Historic Resources: 1851-1962

Duxbury Beach

(Image courtesy of Duxbury Beach Reservation, Inc.)
In 1919, local families purchased the beach in to protect it from development pressure, and generations have continued to invest in conserving the beach and protecting its ecology. Today the beach also hosts a variety of creative activities and festivals.

Powder Point Bridge

(Image courtesy of Jennifer Macauley on Flickr.com)
Built in 1891, Powder Point Bridge is an iconic



This period saw a rapid growth in civic associations, artistic and cultural activity and a commitment to preserving and enhancing the character of Duxbury – an enthusiasm that has continued through the present day. Residents of this era celebrated the town’s history with the erection of prominent monuments and memorials in 1872, including the Myles Standish Monument and the Civil War Monument in the Mayflower Cemetery. The Duxbury Rural and Historical Society was founded during this era. Founded in 1881, the Duxbury Rural and Historical Society began acquiring lands and developing educational programs to help residents connect with the town’s history. The Bradford, Allen and Wright families emerged as important civic leaders in this era. The first public library was constructed and donated to the town by the Wright family in 1909. The Duxbury Art Association was established in 1917. Residents established the Duxbury Beach Association in 1919, a common law trust organized to protect the beach that was a forebear to the Duxbury Beach Reservation, Inc., a permanent management structure established in 1975.

Summer Tourism Era Historic Resources: 1851-1962

Town Landing

Built in 1900, the landing off Mattakeeset Court provides an important public access point for the Bay as well as bay access for the Duxbury Yacht Club and the Duxbury Bay Maritime School. The landing represents a commitment to public access to the water and is one of sixteen landings in town. The Town Landing is important for its proximity to the Winsor Street Local Historic District and the Old Shipbuilders National Historic District.

Captain Gershom Bradford House

(Image courtesy of DRHS)

Constructed in 1807, the Bradford house is a typical ship captain’s home of the earlier era. The home nurtured a family active in contemporary social movements including abolitionism and Transcendentalism. All four Bradford daughters grew into accomplished women: two Civil War nurses, an educator, and a painter. The restoration of their family home and its artifacts is helping the DRHS to tell the story of Duxbury’s contributions to the Civil War.

Wright Building and Drew Archival Library

(Image courtesy of Duxbury Rural and Historical Society)

Named for its benefactor Georgianna Wright, the Wright Building was designed by the architect Joseph Everett Chandler and completed in 1909. The building operated as Duxbury’s public library until 1997. Through Community Preservation Act funds allocated for its renovation and restoration, the building currently houses the archival holdings of the Duxbury Rural and Historical Society.

Myles Standish Monument

(Image courtesy of Pete Forsyth)

Stephen Allen, a descendant of Myles Standish, purchased land from the original Standish homestead estate at the end of the nineteenth and spear-headed the construction of the Myles Standish Monument, whose cornerstone was laid in 1872. The Commonwealth of Massachusetts assumed ownership of the monument and its surrounding parkland in 1920, and continues to be managed as a state park.

Development: Civic and Cultural Expansion



The completion of Route 3 in 1963 provided a high-speed connection to Boston from the South Shore and Cape Cod. This new regional transportation access established Duxbury as an attractive year-round community for working families in the greater Boston area. The renewal of the Old Colony Railroad service in 1997 further contributed to Duxbury's population growth. Residents of Duxbury are drawn to the town's historic character and natural beauty. Civic and cultural life grew during this era with the Art Complex Museum opening in 1971, the Percy Walker Pool in 1976 and a Duxbury campus of the South Shore Conservatory in 1980. In 1996, the renovation of an historic church into the Ellison Center for the Arts provided a home to both the Duxbury Art Association and the South Shore Conservatory, and the expansion of the Duxbury Public Library in 1997 provided space to MakerSpace and artistic tools and supplies into the borrowing.

Civic Expansion Era Historic Resources: 1963-2017

Art Complex Museum

The museum, opened in 1971, is an important arts anchor in Duxbury. In addition to its main exhibition hall constructed in 1971, the museum owns two older buildings on the property, including a house from 1790. In addition, the museum's proximity to the John Alden House, the Duxbury Free Library, and the Duxbury Performing Arts Center represents an opportunity to strengthen the connections between the town's history and its vibrant artistic heritage.

Duxbury Free Library (Image courtesy of MAPC)

The Duxbury Free Library, formed in 1890 when the Wright family gave a house for the first library on the site of the current Wright Building on St. George Street. The original house of the first library was moved off the site for the construction of the Wright Building in 1907. From the Wright Building on St. George Street, the library recently moved into the expanded and renovated Alden School building that it currently occupies in 1997. The library not only provides the community access to books and literary events, but also offers a variety of creative programming including music and crafts for children, a makerspace with a 3D printer and crafting supplies available to borrow, knitting, and game nights for adults.

Ellison Center for the Arts and Duxbury Arts Events

Home to the Duxbury Art Association, founded in 1917, and the South Shore Conservatory, founded in 1970, the Ellison Center for the Arts joins the arts to Duxbury's history and cultural heritage. Housed in a former church built in 1934, the Center represents a \$3.5 million investment in the historic structure to transform it into an arts complex providing Duxbury access to instruction, exhibitions, and performances in the visual and performing arts. Its juried art shows, classes, and events help connect the Duxbury community through the arts. The South Shore Conservatory hosts the annual Duxbury Music Festival, which brings music to public spaces across the town.



The Duxbury Bay Maritime School, completed in 1997, preserves the town's maritime culture and heritage. Arts and culture have been integrated into Duxbury's education system with the 2014 Middle School and High School buildings co-located on the campus of the Duxbury Performing Arts Center. Altogether, a cluster of arts, culture, history, and education has grown organically around the old Alden Homestead area along the Bluefish River up to Alden and Saint George Streets. The town has also preserved historic agricultural activities including its cranberry bogs, the O'Neil farm, and shellfishing, with Island Creek Oysters as a regional attraction from that industry. These civic and cultural assets connect Duxbury's rich history to its emerging future.

Civic Expansion Era Historic Resources: 1963-2017

Duxbury Bay Maritime School

Founded in 1997, the school purchased the last property with broad access to the bay through funding provided by the Ellison Foundation. In honor of its benefactor, the campus was named the William P. Ellison campus. The school anchors Duxbury to its maritime history by providing instruction and recreational access to the Duxbury Bay.

Duxbury Performing Arts Center and Duxbury Middle/High School

The Duxbury Performing Arts Center and newly constructed Duxbury Middle/High School Complex have established a community cultural and educational campus in the heart of Duxbury's historic and cultural resource cluster between Alden Street and the Bluefish River.

Island Creek Oysters

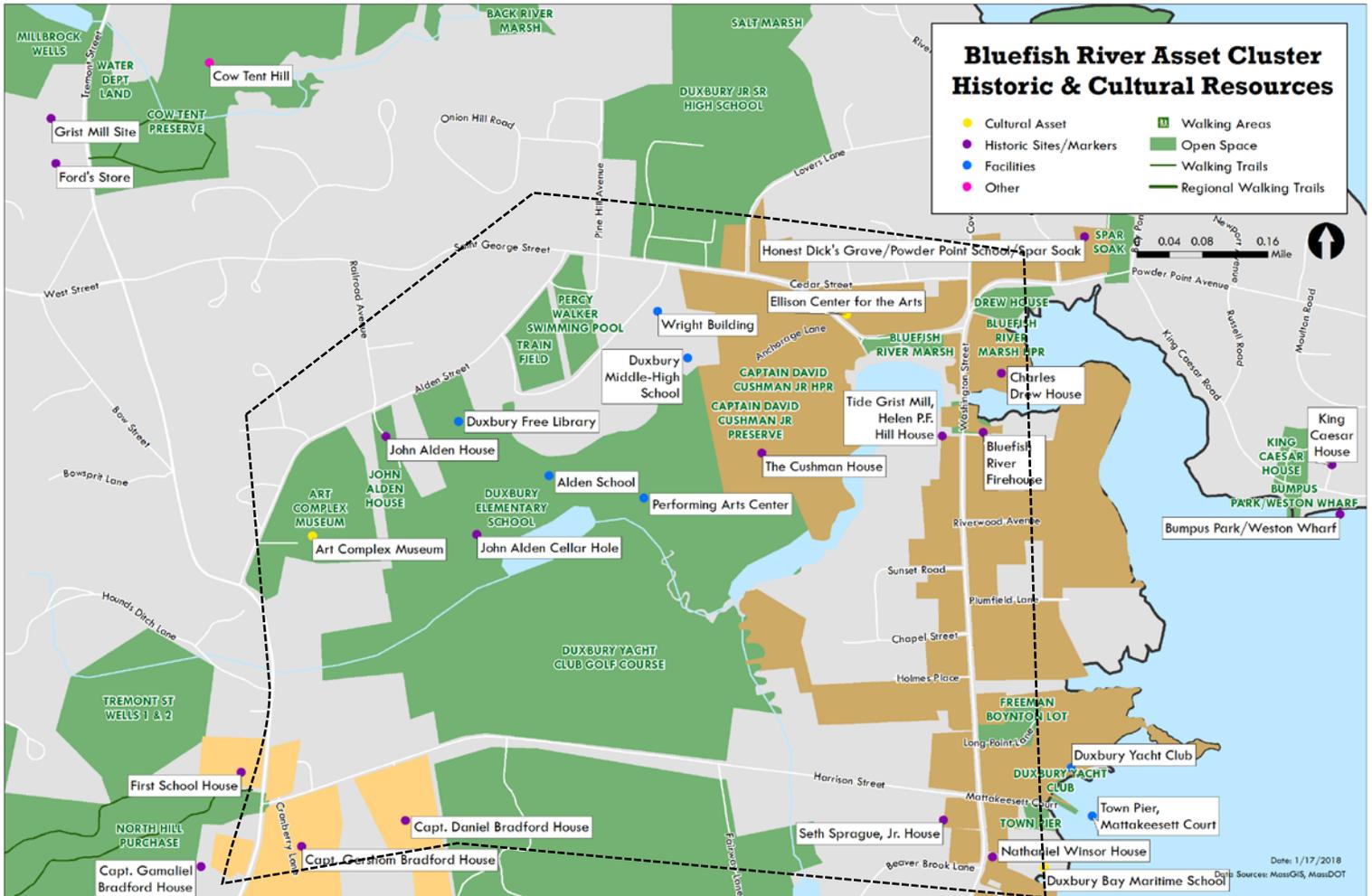
The preservation of Duxbury's shellfishing industry helps to keep its connection to maritime culture alive. The success of Island Creek Oysters has elevated Duxbury's identity as a source of local shellfish and created an economic anchor with cultural and historic significance.

Historic and Cultural Asset Clusters

Duxbury's history is represented through historic properties distributed across the town. However, a few areas bring together clusters of assets that combine to suggest eloquent narratives of Duxbury's history and heritage. Two clusters in particular stand out both for the unique stories they tell and for their potential to support and focus larger planning priorities.

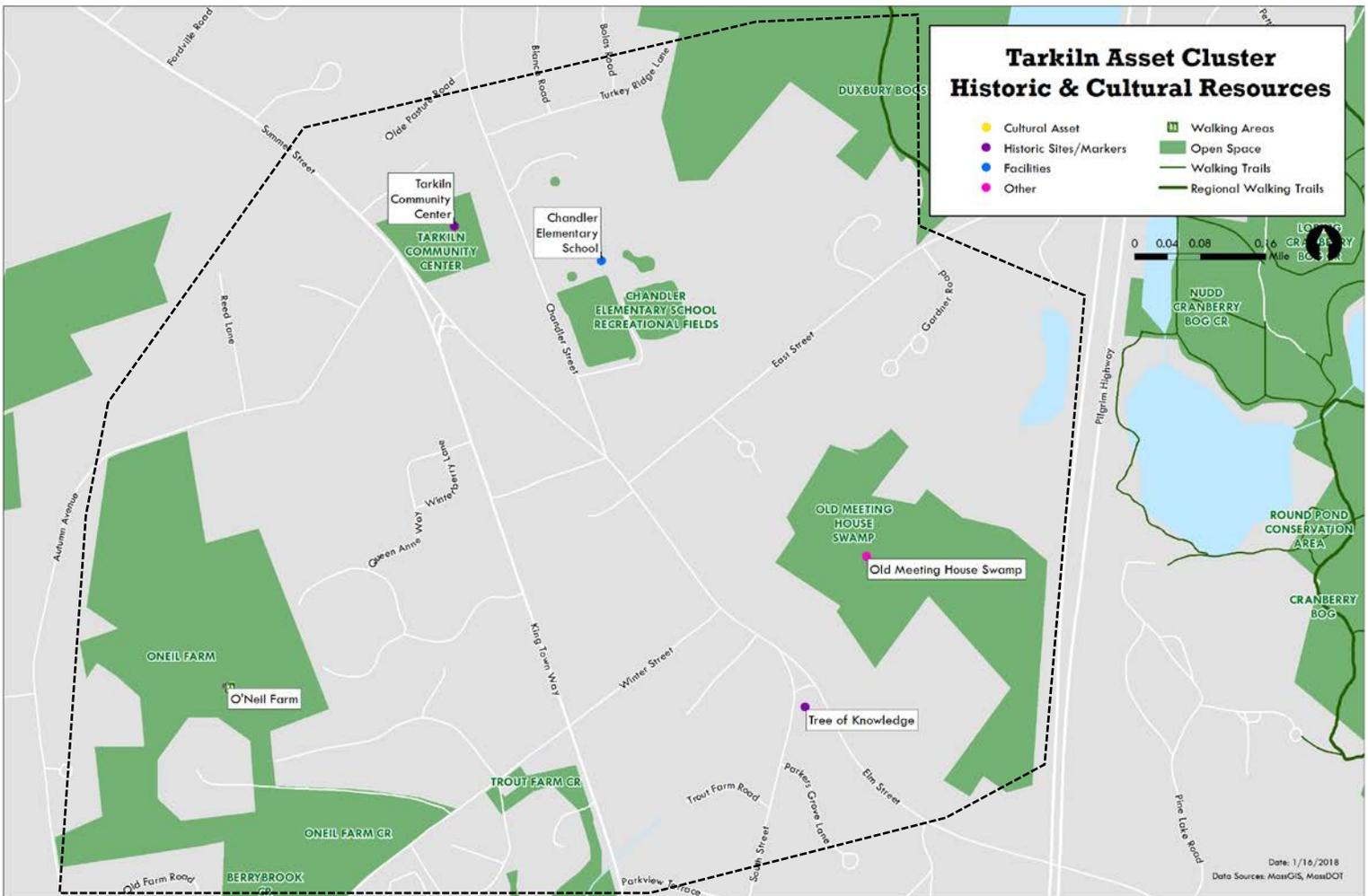
Bluefish River Asset Cluster: History, Culture, and Education

The land surrounding the Bluefish River, from Harrison Street to Saint George Street and from Route 3A and Alden Street to Washington Street, connects to the earliest foundations of the town as the site of the first and second Alden family homesteads. It is home to the town's first public library, a privately funded public commitment to culture and education, as well as the town's Middle School and High School, the Duxbury Free Library, the Art Complex Museum, an important cultural institution, the Duxbury Art Association and South Shore Conservatory housed in the Ellison Center for the Arts on Saint George Street.



Tarkiln Asset Cluster: Intersection of Health and History

In the Tarkiln area of Duxbury, where Summer Street meets Kingstown Way, Chandler Street, and Winter Street, another cluster of assets that connect Duxbury's history to its present through the preservation of local food production in the Historic O'Neil Farm and the Duxbury Cranberry Bogs. The walking trails that wind through the conserved lands provide opportunities for exercise and communion with nature while the Tree of Knowledge and the Tarkiln Community Center serve as reminders of the town's history. The Tarkiln cluster is situated in close proximity to both the Chandler Elementary school, serving Duxbury youth from kindergarten through second grade, and the Village at Duxbury, a retirement community for ages sixty-two and up. It has connections to some of Duxbury's oldest and youngest residents, as well as access to the natural environments that contribute to Duxbury's semi-rural character.



Historic Preservation and Cultural Organizations

The Duxbury Rural and Historical Society has been a leader in the preservation and curation of historic buildings and archives in Duxbury since the late nineteenth century. Housed in the historic Nathaniel Winsor, Jr. House, the DRHS has restored and preserved three important houses that capture the grandeur of Duxbury’s shipbuilding era. In addition, the Society with the Conservation Commission has been active in the protection of open spaces and maintains a number of historic open spaces in town including Round Pond, Lapham Woods, and Bumpus Park, among others. The DRHS historic archives housed within the Drew Archival Library inside the Wright Memorial Library building preserves a wealth of historic documents, artifacts, and photographs. Having an archivist and historian on staff, allows the DRHS to interpret and share Duxbury’s history through events, lectures and educational programs.

Alden Kindred of America has converted the historic Alden homestead into a museum honoring one of Duxbury’s first settlers and providing an opportunity for residents to learn about the town’s colonial history.

The Historic O’Neil Farm, Inc. was formed in partnership with the Wildlands Trust of Southeastern Massachusetts has preserved the farm for agricultural use in perpetuity along with a number of the historic structures on the farm. The O’Neil Farm is protected with a Massachusetts agricultural preservation restriction, allowing for passive recreation along the pastures and hayfields of this important open space. As a non-profit organization, the farm provides educational programming and opportunities to learn about the farm and Duxbury’s agricultural history.

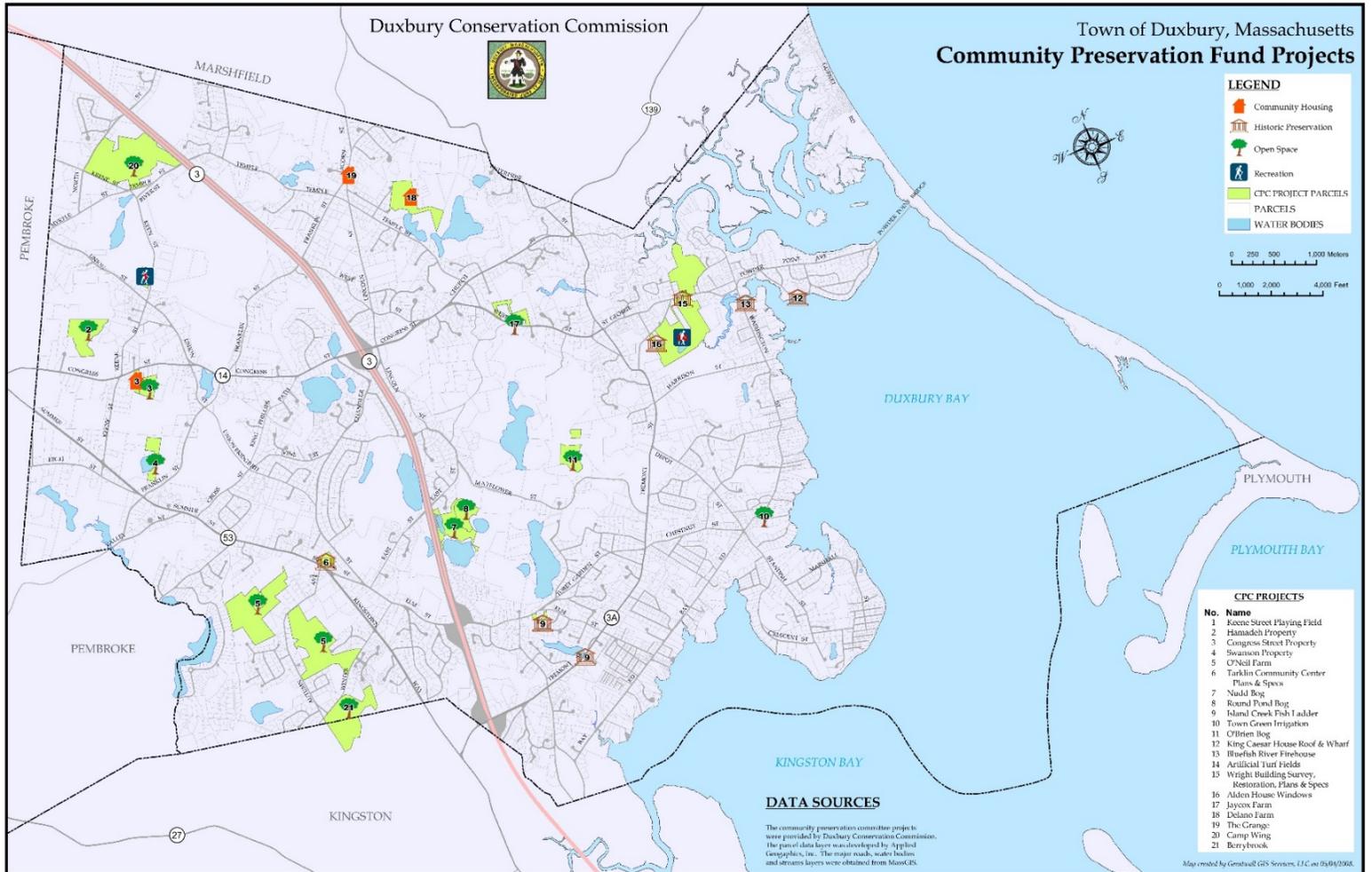
The Art Complex Museum is an anchor arts and culture organization in Duxbury. Built in 1971, the museum building was designed by artist Ture Bengtz and architect Richard Owen Abbott and sits within thirteen acres of woodland and open fields. The museum’s permanent collection features the art collection of the Weyerhaeuser Family and features exhibitions, lectures, concerts, and classes.

The Ellison Center for the Arts occupies a 1934 building on Saint George Street. It is home to the *Duxbury Art Association*, founded in 1917, and an important arts anchor. The association provides classes, gallery shows, and juried shows, and supports participation in the visual arts for both children and adults. The Ellison Center for the Arts is also home to the *South Shore Conservatory of Music*, founded in Hingham in 1970. The Conservatory opened a Duxbury campus in 1980, and provides access to arts education and performance for all ages.

Historic Preservation and Cultural Organizations in Historic Properties in Duxbury			
Historic Asset	Property Address	Year Built	Historic Preservation/Cultural Org.
John Alden House	105 Alden St	1653	Alden Kindred of America
Historic O’Neil Farm House	146 Winter St	1720	Historic O’Neil Farm, Inc.
Art Complex Museum	189 Alden St	1971	The Art Complex, Inc.
Nathaniel Winsor, Jr., House	479 Washington St	1807	Duxbury Rural and Historical Society
Capt. Gershom Bradford House	931 Tremont St	1807	Duxbury Rural and Historical Society
King Caesar House	120 King Caesar Rd	1808	Duxbury Rural and Historical Society
Cedarfield (Clark’s Island)	Clark’s Island	1836	Duxbury Rural and Historical Society
Ellison Center for the Arts	64 Saint George St.	1934	South Shore Conservatory of Music

Community Preservation Act

Community Preservation Act funds have been an important tool for historic preservation and rehabilitation of important historic landscapes and buildings. Historic resources granted CPA matching funds include the Delano Farm, the Historic O’Neil Farm, the Bluefish River Firehouse, the Alden House, the King Caesar House, the Wright Memorial Library building, Camp Wing, the Island Creek Fish ladders, and the Tarkiln Community Center, among others. A map of Community Preservation Fund projects is below.



Other Protections

Demolition Delay

Duxbury's Historical Commission administers the town's Demolition Delay Bylaw, Bylaw #609, "Demolition of Historically Significant Buildings," adopted in 1997. Under this bylaw, all proposals for the partial or total demolition of any structure that is 75 or more years old are reviewed by the Historical Commission to determine whether that structure has any architectural or historical significance. The homeowner initiates the process by completing a one-page Historic Structure Demolition Application along with the Building Permit Application and submitting it to the Historical Commission.⁵ If, after a public hearing, a determination is made that the building or structure is historically significant meeting one of the three criteria of a "regulated building or structure," the Zoning Enforcement Officer shall not issue a demolition permit for a period of six months from the date of notification to the Zoning Enforcement Officer.⁶

Criteria for a regulated building or structure include:

- a) Listed or eligible to be listed on the National Register of Historic Places, or on the State Register of Historic Places; or
- b) Associated with one or more historic persons or events, or with broad architectural, cultural, economic, political or social history of the Town; or
- c) Historically or architecturally significant in terms of period style, method of building construction or association with a significant architect or builder either by itself or as part of a group of buildings.⁷

Future documentation and inventory of historic buildings and structures will need to record information related to b) and c) to better inform the demolition delay review process and efforts to preserve buildings and structures of historic significance.

Public Facilities

Many important historic properties in Duxbury are preserved and maintained as public facilities. From the Alden Cellar Hole archeological site on the town's school and library campus to the Old Town Hall, the Town of Duxbury plays an important role in historic preservation efforts.

Preservation Strategy Two: Historic Assets Preserved as Public Facilities		
Historic Asset	Property Address	Year Built
Alden Homestead and Cellar Hole	71 Alden St	1500s
Duxbury Fire House – Engine House #1	645 Washington St	1850
Old Town Hall	862 Tremont Street	1850
Girl Scout House (Dept. of Rec.)	22 Washington St	1900
Wright Memorial Library	147 Saint George St	1908
Tarkiln Community Center	245 Summer St	1910
Duxbury Free Library	77 Alden St	1927
Town Landing	25 Mattakeeset Ct	1960

Conservation Restrictions

The Wildlands Trust of Southeastern Massachusetts has been instrumental in preserving historic properties and uses. It was an important partner for the Historic O'Neil Farm to establish long-term sustainability of its

⁵ Town of Duxbury Historical Commission. "Historic Structure Demolition Application," accessed online on March 7, 2018 at https://www.town.duxbury.ma.us/sites/duxburyma/files/uploads/historical_application_guide.pdf

⁶ Town of Duxbury Bylaw 609, "Demolition of Historically Significant Buildings," Section 3, "Procedures." Accessed online on March 7, 2018 at https://www.town.duxbury.ma.us/sites/duxburyma/files/uploads/historical_demolition_by-law.pdf

⁷ Town of Duxbury Bylaw 609, "Demolition of Historically Significant Buildings," Section 2 "Definitions." Ibid.

agricultural activity. Other properties preserved through the Wildlands Trust include the Captain David Cushman, Jr. House and the Cedar Hill Retreat, formerly owned by the Allen family.

Preservation Strategy Four: Historic Assets Restricted Through Land Trust			
Historic Asset	Property Address	Year Built	Land Trust
Historic O'Neil Farm	146 Winter St	1720	Wildlands Trust of Southeastern Mass
Captain David Cushman, Jr. House	40 Anchorage Ln	1837	Wildlands Trust of Southeastern Mass
Cedar Hill Retreat	344 Standish St	1940	Wildlands Trust of Southeastern Mass

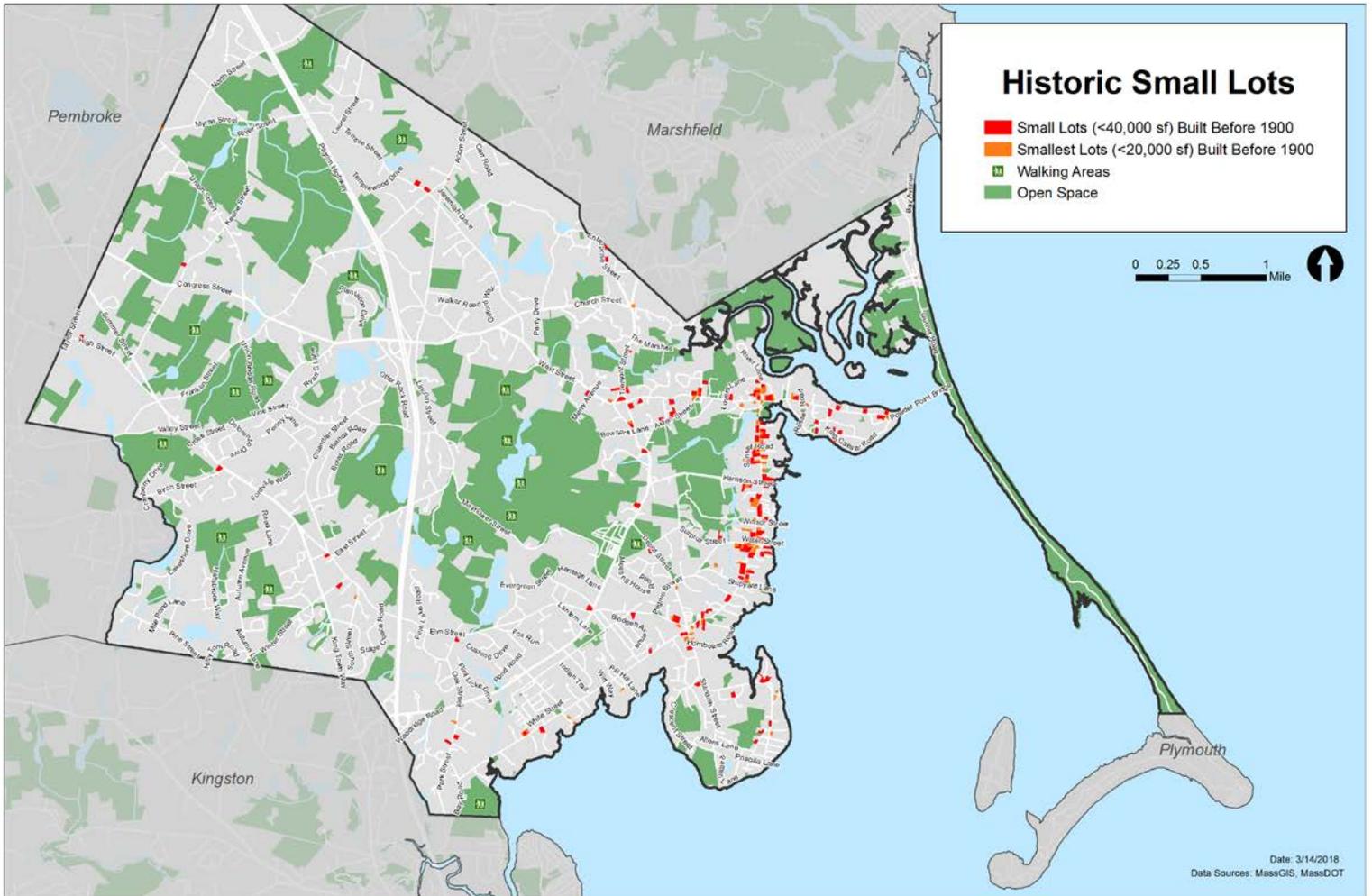
Zoning Incentives and Regulations

Much of Duxbury's historic housing was constructed prior to the formation of its Planning Board in 1925 and prior to it enacting zoning bylaws to regulate new construction in 1944.⁸ The purposes of zoning as provided in section 2 of the Zoning Enabling Act, MGL Chapter 40A were to promote the health, safety, convenience, morals, or welfare of the inhabitants of the city or town.⁹ Duxbury's first zoning bylaw established lot frontage and area requirements, setting a minimum lot area of 20,000 square feet¹⁰. These regulations were a rational response to the rapid division of land into smaller lot sizes in the early twentieth century. Based on current parcel data, the impact of these zoning bylaws on development in Duxbury was profound. Whereas 40% of parcels built-out between 1900 and 1944 were less than 20,000 square feet in area; after 1944, only 8% of built-out parcels are less than 20,000 square feet. Among historic properties built out before 1900, about 18% of parcels are smaller than 20,000 square feet in area. The map below shows that most of the parcels smaller than 20,000 square feet or 40,000 square feet that were built out before 1900 are concentrated along Washington Street and other historically important streets and nodes. Using zoning regulations to protect and enhance these historic nodes and corridors through tailored design guidelines, lot requirements, and preservation incentives that allow homeowners to generate income to offset maintenance and restoration costs would be an innovative approach to historic preservation in Duxbury.

⁸ Broadrick, Tom, "Duxbury Planning." *Duxbury Clipper*, Wednesday, April 17, 1998. Accessed on March 14, 2018 at <http://theduxburyfile.wikispaces.com/file/view/Editorial,+Duxbury+Planning,+April+1996.pdf>.

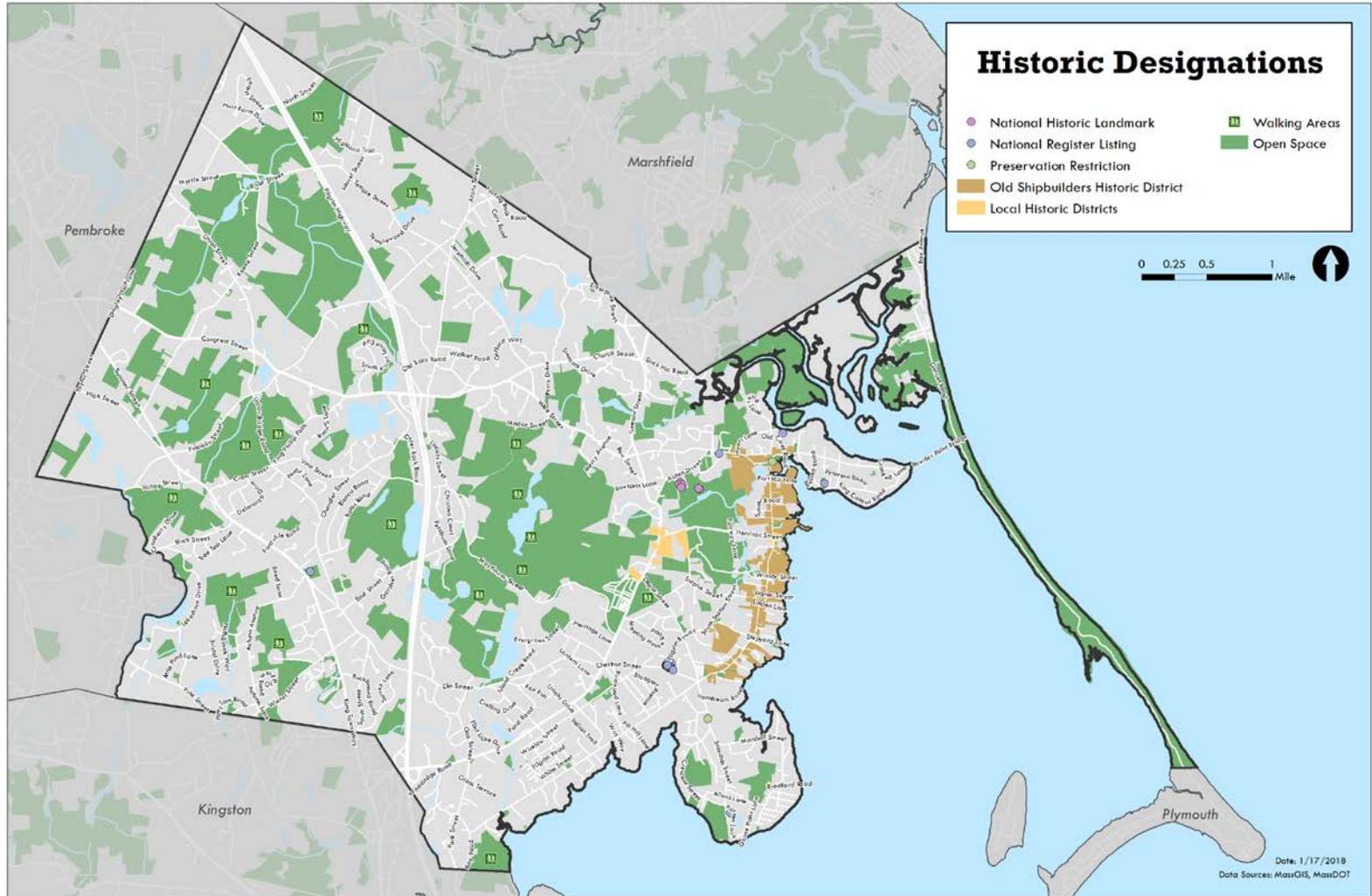
⁹ "Introduction," *The Zoning Act*. Boston, MA: Commonwealth of Massachusetts Department of Housing and Community Development, November, 2016. Massachusetts General Laws, Chapter 40A, p. a.

¹⁰ Broadrick, Tom, *ibid*.



Historic Designations

Duxbury is home to many properties of historic character and significance, and this is reflected in its extensive list of properties and assets on the Massachusetts State Register of Historic Places. Over two hundred properties are located within the Old Shipbuilder's National Register Historic District although not all of them contribute to its historic character and identity.



Local Historic Districts

In 2011, the Town of Duxbury established a Local Historic District by adopting a new Chapter 12 to the town's General Bylaws. Local historic districts impose design guidelines and restrictions on the privately owned historic properties located within them. The purpose of the Local Historic District, as stated in the bylaw is as follows:

The purpose of this bylaw is to aid in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of the Town of Duxbury, the maintenance and improvement of their settings and the encouragement of new building designs compatible with the historically significant architecture existing in the Local Historic District(s) when this Bylaw was first adopted in 2011. This Bylaw does not seek to establish an architectural museum, but instead to inform concerning the historical process of architectural growth and adaptation to heighten a sense of educated pride in our heritage.¹¹

These districts help preserve clusters of assets and aid in preserving the historic identity of Tremont Street, Harrison Street and Washington Street where they are located. In Duxbury, the adoption of Chapter 12 created three local historic districts overseen by the Duxbury Local Historic Districts Commission made up of five regular and three alternate members. Property owners within these districts are required to obtain a certificate from the Local Historic Districts Commission prior to starting any exterior work on structures visible by the unaided eye from the public way.

Historic Asset	Owner	Address	Local Historic District	Year Built
Capt. Gershom Bradford House	DRHS	931 Tremont St	Bradford LHD	1807
Capt. Freeman Soule House	Private	987 Tremont St	Bradford LHD	1847
Rev. Benjamin Kent House	Private	992 Tremont St	Bradford LHD	1831
Capt. Gamaliel Bradford House	Private	942 Tremont St	Bradford LHD	1807
Capt. Daniel Bradford House	Private	251 Harrison St	Bradford LHD	1808
First Parish Church	First Parish Church	842 Tremont St	First Parish Church LHD	1840
Nathaniel Winsor Jr. House	DRHS	479 Washington St	Winsor LHD	1807
Seth Sprague, Jr. House	Condo	476 Washington St	Winsor LHD	1813

Old Shipbuilder's National Register Historic District

Designation of the Old Shipbuilder's Historic District on the National Register of Historic Places recognizes the important contributions made by Duxbury's shipbuilding industry to United States history. Of the 212 buildings located within the district boundary, 139 have been estimated to contribute to the historic image and identity of the district. From the nomination form submitted to the National Park Service for historic district designation,

¹¹ Chapter 12 of Duxbury General Bylaws, Section 1, "Purpose." Accessed on March 7, 2018 at https://www.town.duxbury.ma.us/sites/duxburyma/files/uploads/local_historic_district_by-law.pdf

The Old Shipbuilders Historic District, Duxbury, retains integrity of location, design, setting, materials, feeling, workmanship, and association. The district includes 212 buildings, most of which were built between 1780 and 1850, Duxbury's most intensive period of growth and development. Of these, 29 structures were altered so extensively from their original appearance as to no longer retain integrity; there are also 44 mid-20th century intrusions. As examples of well-built Georgian, Federal, and early Victorian styles, some modest, others far more sophisticated, these buildings reflect Duxbury's transition from sparsely populated rural settlement to prosperous shipbuilding center. The district is particularly unusual for its high proportion of well-preserved Federal-style residences. The shipbuilding industry in the district declined dramatically in the mid 19th century, with the result that the district retains a virtually unaltered assemblage of early 19th century residences reflecting its period of greatest prosperity...

A number of buildings and structures are highlighted for their contribution to the historic value of the district with information about their architectural style and historic importance. Contributing structures include simple and ornamented mariners' cottages from the eighteenth century, Georgian style houses, and more than forty Federal style residences built between 1790 and 1830. In addition, important civic and commercial buildings remain in the district including Sweester's General Store in the heart of Snug Harbor next to the Duxbury Rural and Historical Society's headquarters and close to the Town Landing. These assets preserve the historic fabric of civic life by the seaside in Duxbury.

Details about the contributing buildings and structures contained in the nomination form can guide existing and future efforts to preserve the historic character and value of the district. The designation itself does not afford any protections or development restrictions for the buildings therein.

National Register Historic Properties

Including the Myles Standish Burial Ground and 34 grave markers within that mark the final resting place of individuals important to Duxbury's history, the town is home to fifty listings on the National Register of Historic Properties. The John Alden Homestead Site Marker and the John Alden House and Museum and associated buildings are also designated as National Historic Landmarks. Although inclusion on the National Register does not confer any preservation restrictions, it does confer eligibility for preservation loan programs and historic preservation tax credits.

Historic Resources on National Register of Historic Places		
Name	Date	Address
Myles Standish Burying Ground	1632	Chestnut Street
John Alden House and buildings	1700	105 Alden Street
Alexander Standish House	1750	341 Standish Street
Captain Gershom Bradford House	1807	931 Tremont Street
Captain Gamaliel Bradford House	1807	942 Tremont Street
Captain Daniel Bradford House	1808	251 Harrison Street
King Caesar House	1808	120 King Caesar Road
Bradford, Capt. Daniel House	1808	251 Harrison St
First Parish Church	1840	842 Tremont St
Tarkiln School	1871	245 Summer Street
Wright Memorial Library	1909	147 St. George Street
Pillsbury Summer House	1938	45 Old Cove Road

Funding Sources

Funding preservation efforts is a key challenge facing Duxbury. Much of Duxbury's historic fabric comprises privately owned primary residences ineligible for most existing funding programs. Serious efforts to incentivize preservation by individual homeowners will require exploration of creative mechanisms to support and fund private preservation work.

Community Preservation Act

The Community Preservation Act, adopted in Duxbury in 2001, has been used by Duxbury to support preservation efforts throughout the town. The Act allowed Duxbury to create a local Community Preservation Fund for open space protection, historic preservation, recreation and affordable housing. Duxbury's Community Preservation Committee reviews applications for CPA funding and makes recommendations to Town Meeting. Since 2001, 78 projects have received CPA funding, and of those, thirty three (42%) fall into the category of historic preservation. CPA funds for historic preservation come with some restrictions. Funds may be appropriated for a building, structure, vessel, real property, document, or artifact that is either on the National Register of Historic Places or has been determined by the Duxbury Historical Commission to be significant in the history, archeology, architecture, or culture of Duxbury. In addition, appropriated funds may only be used for acquiring, preserving, rehabilitating, or restoring those eligible resources. Finally, properties acquired for historic preservation using CPA funds required a permanent historic preservation restriction to be placed on them, approved by the Massachusetts Historical Commission and filed with the Registry of Deeds.

Federal Historic Preservation Tax Credit

A 20% tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." A certified historic structure is a building that is listed individually in the National Register of Historic Places or a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. Rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation. Owner-occupied residential structures are not eligible for this tax credit. Changes to the tax code within Public Law No: 115-97 Section 13402 modifies the 20% Historic Rehabilitation Tax Credit and provides certain transition rules. Use of this credit is subject to these recent changes.

Massachusetts Historic Rehabilitation Tax Credit

The Commonwealth of Massachusetts administers a Historic Rehabilitation Tax Credit program set to expire in 2022. Under the program a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. The Massachusetts Historical Commission certifies the projects and allocates available credits. There is an annual cap, so there are selection criteria that ensure the funds are distributed to the projects that provide the most public benefit. These criteria include: Affordable Housing, Preservation, Potential for Loss, Statement of Need, Geographic Distribution, Feasibility, Public Support, State of Utility, and Economic Impact.

Alternate funding mechanisms

Preservation Loan Funds

In Arlington, Massachusetts, a nonprofit organization, Arlington Preservation Fund, Inc., formed for the purpose of providing low-interest loans to owners of historically significant properties in the town of Arlington. Initiated through a Community Development Block Grant, the fund is administered by a nine-member board appointed by the Arlington Board of Selectmen. Eligible properties are located within the town's local historic districts, listed on the National Register of Historic Places, documented through Historical Commission inventories, or otherwise deemed significant by the Board. Preservation restrictions are applied to the areas of work funded by the loans for twice the term of the loan unless the property is

in a Local Historic District. More information on the program is available at <http://www.arlingtonpreservation.org/>.

Use Allowances for Historic Preservation

An innovative, but as-yet untested preservation funding strategy would create financial incentives for historic preservation through zoning use regulations. By moderately increasing allowable income-producing activities within historically significant properties, the zoning code can help create supportive conditions for historic preservation. Examples of incentives would include the allowance of an additional by-right housing unit within structures certified as historically significant or the allowance of a set of home-based occupations that would not disrupt or alter the historic character of the building or surrounding neighborhood. An example of this is the draft Cultural Heritage Ordinance currently under review in the City of Beverly.

Public Input

Responses to the Envisioning Duxbury survey affirm the high value placed on the town's historic character and the interest in preserving and enhancing Duxbury's historic and cultural assets.

Preserving Duxbury's Historic Character and Identity

More than half of survey respondents named Duxbury's historic small town, semi-rural character as among its greatest assets and more than a quarter identified its historic assets and historic sites among the things they like most about Duxbury. In response to open-ended questions about the challenges facing Duxbury and residents' vision for the future, many raised concerns over the loss of the town's historic character. Demolition of historic properties and the scale and style of new construction was an overriding concern. Residents want stronger protections in place to ensure appropriate design and maintenance of properties to protect and enhance the town's historic character and identity.

"[I am] concerned about the gentrification of Duxbury at [the] expense of [its] small town, rural character. Demolition of historic homes threatens the character of the town."

"While Duxbury's most well-known historic structures are still standing, many less-known, but equally important structures that define the historic character of the Town are not protected or have been lost, eroding Duxbury's unique building fabric and the authenticity and meaning of our historic surroundings."

"The Local Historic Districts need specific, precise, and prescriptive design guidelines."

Preservation of the town's identity as a historic center of maritime and shipbuilding activity is also important. Washington Street, the town's public landings, and Duxbury beach were frequently mentioned as key assets that need to be maintained and preserved.

"It's the preservation of historic structures on the waterfront that embraces the maritime and shipbuilding history."

Preserving and Protecting Historic Homes in Duxbury

Many residents committed to historic preservation envisioned a future with stronger protections and incentives for preserving historic housing and preventing demolition of historic properties. For a number of respondents, the issue of preserving historic housing is tied to a concern over the scale of new construction.

“I hope that Duxbury holds tight to its history and doesn’t change much over time. Already with the homes being torn down along Washington Street and Powder Point, and new large scale homes being built the landscape of history is changing. Keep it small and keep it great.”

“We need to put our money where our mouth is and provide economic incentive for folks to own these homes and upkeep them because the market alone is certainly not doing so.”

“Create incentives for preservation and redevelopment in lieu of demolition and replacement.”

The need for increased pedestrian safety throughout the town and especially in areas with clusters of historic and cultural assets was widely recognized. Washington Street, home to the Old Shipbuilders National Historic District, and the cluster of assets along Alden Street and Saint George Street were called out explicitly as areas appropriate for pedestrian improvements. While many respondents expressed a desire for sidewalks, a clear contingent remain adamant that sidewalks are inappropriate to the semi-rural historic character of the town.

The one project I would like to see addressed and implemented is walking access (sidewalks) in the village within the 3A | St George | Powder Point | Washington St. | Bay Rd area. Many residents use these areas daily for walking, jogging and biking. It would be a tremendous asset to our amenities as well as residents safety.

Historic and Cultural Assets Contribute to the Character and Identity of Duxbury

PHASE 1 MASTER PLAN ELEMENT

Historic and Cultural Resources

YOUR FEEDBACK:

Please place a dot below the photo examples of historic resources that most contribute to the character and identity of Duxbury

Pre-20th Century Historic Houses	 2	 4	 7	 6	 7	 8	 7			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Historic Museums and Cultural Facilities	 5	 10	 7	 9	 5	 8	 4		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		Historic Civic Buildings	 7	 11	Historic Conservation and Maritime Resources	 12	 7	 6	 4	 14
			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Town of Duxbury
Metropolitan Area Planning Council



Duxbury Comprehensive Master Plan
envisionduxbury.mapc.org

Recommendations

Incorporated in 1637 as the second settlement in Massachusetts, Duxbury's history is among the oldest in the country. Through over 125 years of conservation efforts led by the Duxbury Rural and Historical Society and continued through a constellation of Town bodies and private organizations, Duxbury has successfully preserved its historically significant architecture from its past as a shipbuilding center and historic economic activities including agriculture, horticulture, and aquaculture.

The town's wealth of historic and cultural assets are preserved and maintained largely through the individual actions of private property owners. Respondents voiced concerns over the demolition of historic housing for new development as a threat to Duxbury's historic character. They expressed a desire for creative strategies to facilitate and fund private preservation of historically significant housing. This master planning process represents an important opportunity to consider how to enhance Duxbury's historic character while meeting other planning priorities.

The following goals and strategies are intended to support continuing efforts to preserve and enhance Duxbury's historic character and to strengthen its cultural resources and heritage. As these resources reflect the foundations of the town, so do these recommendations position these resources as a foundation from which to achieve a shared vision for Duxbury's future.

Goal 1: Preserve the historic residential character of Duxbury.

This goal honors the value that residents place on the historic residential fabric of Duxbury's main roads and historic neighborhoods. The purpose of the strategies is to facilitate historic preservation and maintenance among homeowners, provide guidance for the Town in evaluating historic significance of residential structures, and incentivize preservation of structures that contribute to the town's character and identity.

- **Strategy 1.1** Document histories and record inventories for structures that retain historic character and significance.

Documentation and evaluation are a critical foundation for preservation planning. Using property records as a starting point to identify structures built during Duxbury's historic eras, documentation should draw on the archives and expertise of the Duxbury Rural and Historical Society and local architectural historians.

- **Strategy 1.2** Identify regulatory hurdles to adaptive reuse of historic buildings to support housing needs.

Adaptive reuse can be an effective way to preserve historic forms through adapting them to economically viable uses and activities. Changing the use of a property, and making significant alterations to a structures trigger requirements to conform to contemporary zoning and building code regulations. Minimum lot size, setback, and building envelope, and parking regulations as well as modern building codes can create hurdles to adaptive reuse as an historic preservation strategy. To encourage preservation of historic structures, incentives for adaptive reuse should be explored and barriers to adaptive reuse minimized.

- **Strategy 1.3** Adopt guiding principles for preservation.

The Massachusetts Historical Commission has published a guide for historic preservation that can be adapted to reflect the architectural significance and historic character of Duxbury (<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>). A set of guidelines that

makes clear the Town's preservation priorities and consideration of how effectively preservation efforts maintain the historic character of properties should be developed and made available to the public.

- **Strategy 1.4** Develop criteria for evaluating preservation priorities.

Determination of historic significance is critical for establishing preservation restrictions, enacting preservation incentives, and applying the demolition delay bylaw. Duxbury should use as a starting point the criteria developed for the National Register for Historic Places. These criteria consider the historical significance of districts, sites, buildings, structures, or objects in relation to the following:

- Their association with events that have made a significant contributions to the broad patterns of American history
- Their association with the lives of persons significant to American history;
- Their embodiment of distinctive characteristics of a type, period, method of construction, represent the work of a master or possess high artistic values;
- The likelihood that they will yield information of archeological significance.

Integrity of location, design, setting, materials, workmanship, feeling and association should also be considered in evaluation of historic significance. The Duxbury Rural and Historical Society has begun the process of documenting and interpreting the significance of buildings and individuals to the town's local history. Duxbury ought to adapt the national criteria to the local context, with attention paid to districts with concentrations of properties that maintain a well-preserved historic residential character.

- **Strategy 1.5** Incentivize preservation of historic structures on the waterfront to enhance Duxbury's identity as a maritime and shipbuilding center.

The Old Shipbuilder's National Historic District stretches along Duxbury's commercial waterfront and the historic buildings in the district preserve connections to the town's importance as a shipbuilding center. Key properties in the district are protected within local historic districts. Preservation incentives may be more appropriate to encourage preservation of many of the district's 226 properties. Once properties are designated as locally significant and contributing to the town's maritime history, they may be eligible for expedited approval of new uses such as home based occupations or other income-generating uses or expedited review of accessory structures or dwelling units not visible from the public right of way. If highlighting other historic narratives beyond maritime and shipbuilding is desired incentives could also be devised to support preservation of other targeted historic clusters or another narrative focus.

- **Strategy 1.6** Develop specific, precise, and prescriptive design guidelines for Local Historic Districts.

Local Historic Districts currently encompass nine properties with documented historic significance and contributing aspects. The design guidelines should pertain to rehabilitation, restoration, additions, and new construction. Historic materials used in siding, windows and doors, porches, roofing, and exterior architectural details should be documented for each property; elements contributing to architectural style including proportion, façade symmetry, architectural details, casings, thresholds, and rooflines should be documented for each property. Evaluation of proposed changes to properties should evaluate the impact of proposed changes on these criteria as visible from a public way. Evaluation process should be clearly delineated and publically available.

- **Strategy 1.7** Establish validation program for historic homes retaining historic architectural character.

To expedite historic preservation incentive program and improve quality of inventory records, establish program in which property owners can document the historic character and significance of their home to be eligible for preservation incentive programs, participation in historic house tours, and other benefits. Detailed documentation through Massachusetts Historical Commission inventory form addressing criteria for local and national significance should be a prerequisite for program.

Goal 2: Enhance Duxbury's historic and cultural resources.

- **Strategy 2.1** Establish vision and priorities to guide historic preservation planning effort.

Use preservation planning initiative to develop vision for historic preservation in Duxbury and priorities for preservation efforts.

- **Strategy 2.2** Continue CPA funding for the acquisition, preservation, rehabilitation and restoration of historic properties and resources.

Continue the use of Community Preservation Act funds to support historic preservation priorities. Link this priorities to those that emerge from historic preservation planning process.

- **Strategy 2.3** Explore funding mechanisms for maintenance of privately owned historically significant homes.

Some communities have set up preservation loan funds to help offset homeowners' preservation costs. Other strategies include preservation easements with tax incentives or small preservation grants. Allowing owners of validated historic properties to engage in income generating activities to offset the cost of historic preservation and maintenance is another possibility.

- **Strategy 2.4** Create expedited review process for accessory dwelling units and home occupation permits on validated historic properties.

With a set of guidelines in place and a process for validating properties of local historic value, expedited review for accessory dwelling units that do not change the building envelope or impact the appearance of the property from public ways and for home occupation permits would create funding streams to offset the cost of historic restoration and maintenance.

- **Strategy 2.5** Provide information through the Town's Historical Commission about how to research house histories, and strategies for preserving and restoring historic character.

Instructions for how to research house histories, maintain and restore historic features should be shared through the Duxbury Historical Commission website. The website should include information on Duxbury policies and procedures for updating historic properties. Arlington, Massachusetts has produced something similar: http://www.arlingtonhistoricalcommission.org/researching_home.html. This provides easily accessible information and guidance to homeowners who may want to preserve historic features but do not know how.

- **Strategy 2.6** Review zoning in Old Shipbuilders Historic District to ensure requirements respect historic building form, lot size, and lot layout.

Zoning regulations originated in Duxbury to regulate construction of new subdivisions rather than to preserve historic built form. As tear downs become more common, the Town should review zoning requirements in the Old Shipbuilder's Historic District to ensure they encourage new

construction that reflects the historic built form in terms of lot size, frontage, setbacks, building envelope and open space. This will help preserve the look and feel of the district through new construction in addition to historic preservation.

- **Strategy 2.7** Improve pedestrian and bicycle connections to and among clusters of historic and cultural resources.

Decreasing car trips to historic and cultural resources could reduce the need for parking, which detracts from the historic character of the built environment. It would also increase safe access to these resources for children and families, and promote appreciation for the connections between the town's natural and cultural resources. Focusing on asset clusters and surrounding destinations and neighborhoods, pedestrian and bicycle access could be improved through lane markings on streets, sidewalks, or pathways and trails through Duxbury's rich open space network.

- **Strategy 2.8** Establish new events and programming that highlight historic and cultural resources.

Building on the success of existing events like the Food and Wine Festival, Duxbury can establish events that explicitly link its rich arts and cultural heritage with its historic and open space resources. This would increase the visibility of its resources and build widespread appreciation for the need to preserve its historic properties.

Goal 3: Develop local capacity to manage and enhance historic and cultural resources.

- **Strategy 3.1** Expand partnerships among historic and cultural organizations through development of a Historic Preservation Plan.

Build partnerships among Duxbury Historical Commission, Duxbury Rural and Historical Society, Duxbury Local Historic Districts Commission, Duxbury Cultural Council, Duxbury Community Preservation Coalition, Duxbury Agricultural Commission and local residents with an interest in architecture and historic preservation through an historic preservation planning process.

- **Strategy 3.2** Establish new partnerships among organizations within historic and cultural asset clusters for programming, maintenance, fundraising and promotion.

As part of historic preservation planning effort, convene managers and owners of historic properties and cultural assets within asset clusters to identify opportunities to strengthen assets, coordinate programming and promotion and fund ongoing preservation and maintenance.

- **Strategy 3.3** Support resident efforts to maintain historic assets, especially the beach and town landings, through improved access and signage, increased DPW maintenance, waste collection procedures, and recognition of volunteer efforts.

Residents currently help maintain cleanliness of and access to Duxbury landings and other historic assets. Integrate town landings into existing Duxbury Litter Patrol Adopt-a-Spot program. Signage and posted information about how to dispose of waste and rules for use of publicly accessible historic assets would educate residents. Duxbury could partner with the Duxbury Litter Patrol to recognize highly active clean-up volunteers as stewards of the town's public realm and support them to become community leaders with knowledge and relationships to promote the maintenance of public natural and historic resources.

Goal 4: Enhance creative and cultural economic development.

- **Strategy 4.1** Explore economic development strategies that highlight local artists and food producers.

Duxbury has long been home to artists and food producers. Integrating this strength into economic development planning, particularly in and around clusters of historic and cultural assets can support preservation of Duxbury's semi-rural and maritime character. Identifying and convening local artists and food producers to identify trends and needs to support economic growth in those sectors can inform future economic development planning in Duxbury.

- **Strategy 4.2** Strengthen historic commercial properties through complementary housing development.

Historic commercial clusters featuring retail and food service establishments would be strengthened with moderate increases in nearby housing with pedestrian access. Targeting allowable accessory dwelling units on historic properties to these areas would help strengthen the economic viability of these historic commercial properties and public access to them.

- **Strategy 4.3** Improve safety of pedestrian and bicycle access to historic commercial properties.

Improving the safety of pedestrian and bicycle access to historic commercial properties through the addition of sidewalks or pedestrian/bicycle lane markings and marked and signalled crossings would increase local traffic to these properties and maintain viability of local retail and food service establishments, which preserve public access to these historic properties.

- **Strategy 4.4** Continue to conserve open space for historic semi-rural economic activities including agriculture, horticulture, and aquaculture.

Preservation of Duxbury's semi-rural character is important to Duxbury residents. Conserving not only land for historic agricultural, horticultural, and aquacultural uses but the economic activities themselves enables maintenance and land conservation through the private sector. Farmland provides a positive cash flow to Massachusetts municipalities, requiring \$0.47 in services for every \$1.00 of tax revenue generated.¹² Conservation of land for agricultural, horticultural, and aquacultural uses should continue.

- **Strategy 4.5** Support preservation of historic agricultural uses through local food systems planning.

Integrating food systems planning into historic preservation planning is an initial step to supporting agricultural uses in Duxbury as an important element of preserving the town's semi-rural character and agricultural heritage. In addition, initiating a local food systems planning effort that engages with the town's historic and cultural resources would be a next step in developing a long-term strategy to conserve agricultural activity in Duxbury and integrate those activities into comprehensive plan implementation.

¹² *Bowell, Ben, Cris Coffin, Mike Eley and Doris Mittasch. 2008. Farms for the Future: Massachusetts' Investments in Farmland Conservation. Northampton, MA: American Farmland Trust. Accessed October 31, 2013.* <http://www.farmland.org/programs/states/ma/documents/MAInvestmentsfinal.pdf>. Referenced in "Municipal Food Systems Planning Toolkit for MAPC Communities." CLF Ventures and MAPC, 2013.