

Bourne Historical Commission
30 Keene Street – P.O. Box 3131, Bourne, MA 02532
Demolition Delay Hearing
September 12, 2023
22 Sagamore Road, Sagamore Beach, MA
Map 4.1, Parcel 149

TOWN CLERK BOURNE

2024 FEB 23 AM 8:38

RECEIVED

Chairman Carl Georgeson called the hearing to order at 10:10 a.m.

Members: Deborah M. Burgess, Jean Campbell, Blanche Cody, Carl Georgeson, Neil Langille, and Judith Riordan

Associate Members: Karl Spilhaus, Toni Dering and Steven Philbrick

Excused: Mary P. Reid and Richard Kantor

Public: David Keery, Owner Representative, Lauren Doherty, Owner, David D'Alessandro, Fred Anderson, Nancy Anderson, and Gary Maloney

Project: Demolish c1905 single family dwelling.

David Keery spoke about the project. He had many documents to present on the screen for all to see. He said that he had grown up with George Doherty, one of the owners. He said the house has changed ownership many times since it was built in 1905 until 1954 when the Doran's purchased it. The current owner is a grandson of the Doran's. There has been an ongoing effort to keep the house in good repair. The owners would like to renovate what can be renovated, but realize that a complete demolishment may be necessary. They would like to pass along to their children and grandchildren a stable house with insulation, modern plumbing and electrical systems, and a concrete foundation where there isn't one now. They would take down most of the house to renovate and possibly all of the house if that is necessary. They would use cedar shingles, double hung windows to match the current ones, and plan to salvage as much of the interior as they can to use in the new house.

Members asked about existing conditions. The basement is on beach sand. There are no foundation walls and no insulation in the house.

Fred Anderson, who lives at 33 Sagamore Road diagonally across the street from 22 Sagamore Road, told about the history of the house. He had a copy of Sidney Clark's History of Sagamore Beach. By 1905, the Christian Endeavor Movement owned much of this area. Gradually, the religious connotation declined and the area became a summer colony for vacationing and recreation. He was very interested in the Commission declaring the house as a "Preferably Preserved Building". He said the house at 22 Sagamore Road was the first house built there in 1905 and there are few remaining from that time. He added the house has undergone changes through the years and is no longer as it was originally. He is against demolishing it. He said that what he has heard today makes him feel somewhat better since the owners said they want to preserve it and would rebuild to keep it like the original. The house has culturally been at the center of events, tradition, and part of memories of the area.

After the presentation, Deborah Burgess spoke about there not being enough information for the Commission to make a determination. The forms presented on the screen were not in the hands of Commission Members prior to today's meeting so they could have a chance to study them. She suggested the hearing be continued.

Jean Campbell spoke about the Commission being interested in the exterior appearance and not with the interior.

Judith Riordan said she thought we needed to continue the hearing.

Lauren Doherty, owner, spoke about the project. She said it is less costly to demolish and rebuild to be like the original house. She is concerned about leaving her children and grandchildren a stable, modern house which looks the same as the existing house. The house is not livable in winter. They have tarps in the dining room from the leaking. The house is unsustainable as it is now. There is an economic factor.

Neil Langille spoke saying a better case of why the house needs to be demolished needs to be presented. They don't appear to have their minds made up about whether to remodel or demolish.

Judith Riordan said that we can't vote on something which we can't see. We all have similar goals, but the Commission needs more information.

Gary Maloney, Buzzards Bay, spoke next. He questioned the process and said the agenda stated this was a Demolition Delay Hearing and he thought we needed to vote on it. He felt that a continuation of the hearing wasn't in the by-law and we couldn't take that action.

Deborah Burgess said the Commission has continued hearings many times. We cannot always make a determination during the first hearing.

Blanche Cody spoke saying the Commission doesn't have enough information about the project. She said the Commission is only concerned about the exterior.

Following discussion by Commission Members, Chairman Georgeson asked for a motion. Deborah Burgess moved to continue the hearing for 4 months to January 9, 2024. Blanche Cody seconded. Motion carried unanimously Six to Zero (6-0). Members voting in favor were: Deborah M. Burgess, Jean Campbell, Blanche Cody, Carl Georgeson, Neil Langille and Judith Riordan.

Hearing was adjourned at 11:00 a.m.

Deborah M. Burgess
Secretary

Attachments:
Agenda

Project Attachments are filed with the continuation of this hearing on January 9, 2024