

2021 TRURO SURVEY – Phase I Report



I. ACKNOWLEDGMENTS

The Truro Historical Commission would also like to acknowledge and thank the Town of Truro Community Preservation Act Program for the critical role it played in providing funding for this Historic Properties Survey.

II. INTRODUCTION

The Truro Historical Commission (THC) has contracted with Eric Dray, preservation consultant, to conduct an update (the 2021 Survey) of Truro's 2013 Community-wide Survey of Historic Resources. One of the core requirements for achieving the preservation goals in Truro's Local Comprehensive Plan is to update and complete the town's Survey. The Survey identifies and describes all significant resources in Truro, and identifies which of these resources are eligible for the National Register either individually or as part of a district. The 2021 Survey will focus on historic properties not previously surveyed representing the 20th century period of Truro's historic development.

This Phase I Report is intended to provide an overview of the work conducted thus far, and provide a summary of the resources identified for Survey, including Buildings and Areas. The 2021 Survey consultancy will result in the following products:

- A. MHC Building Forms and Area Forms for Mid-century Modern Resources not previously surveyed.
- B. MHC Building Forms for properties within existing Truro Area Forms not previously surveyed.
- C. Updates of existing Area Forms.

III. METHODOLOGY and RESULTS

A. New MHC Building Forms and Area Forms for Mid-century Modern Resources

A database of all Mid-century Modern (Modern) houses and outbuildings built in Truro from 1940 to ca. 1979 has been compiled.¹ This database incorporated lists obtained from the Outer Cape Modern House Trust, the THC, and the Town Assessor. The consultant then conducted a "windshield survey" – driving to each property to assess whether it possesses sufficient characteristics of the Modern style and sufficient integrity to warrant an MHC Building Form and/or be included in a new Area Form.

Based on field analysis, aided by Assessor photos of properties that are not visible from a public way, the consultant prepared a draft Modern Resources Survey Database of properties recommended for Survey. In most cases, the recommendations were to prepare a Building Form. The consultant also identified four clusters of Modern resources for which an Area Form is recommended. An Area Form is used to document a *collection* of historic resources, such as a neighborhood, a cottage colony or a streetscape that has buildings or other historic resources that share design, date of construction, and/or similar development patterns. Some, but not all, resources within Areas also receive individual Building Forms.

¹ Date range source: National Park Service's *Mid-Twentieth-Century Modern Residential Architecture on Outer Cape Cod, 1929-1979 National Register Multiple Property Documentation Form*.

The consultant presented these findings to a sub-committee of the THC. Following further discussion and refinement, the result was the following recommendations for Modern properties:

Individual Form Bs

- Total of 54 properties.
- Note: This includes Building Forms of representative or high-style examples found within the proposed new Areas (see below).

Modern Areas

- Total of 4 new Areas.
 - 535 Rt. 6 (Outer Reach Resort)
 - Black Pond Road and Slough Pond Road
 - Little Pamet (an Area including Modern houses on Erlinda Road, Gospel Path, Toms Hill Road and Tryworks Road)
 - Resolution Road
- The Modern Resources Survey Database is included as Appendix A of this Report.

The focus of the Architectural Descriptions and Historical Narratives in the Modern house Form Bs and Area forms will be based on the following Context, derived in part from the National Park Service's *Mid-Twentieth-Century Modern Residential Architecture on Outer Cape Cod, 1929-1979 National Register Multiple Property Documentation Form*.

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Mid-Century Modern Houses in Truro

Modernist architecture, often called "Mid-20th Century Modernism" or merely "Mid-Century Modern," refers to both a style and a period of design. While its roots in house design can be traced back to the Bauhaus architects in the early decades of the 20th Century, the style became more widely practiced only in the years after World War Two. The modern style is characterized by simple geometric forms, an absence of ornament or of references to historical styles, an open relationship between the indoors and the natural setting, and the thoughtful use of mass-produced and machine-made materials.

The Outer Cape, and Truro and Wellfleet in particular, has a rich legacy of Mid-Century Modern houses, some designed by prominent architects and others by designers and builders who were proponents of the modern style. The introduction of these houses to Truro can be traced to the 800 acres of land straddling the Truro- Wellfleet border. Jack Phillips inherited these 800 acres from his uncle, dentist Dr. William Herbert Rollins, when Phillips turned 21 in 1929. Phillips, who was from a prominent Boston family, studied art in Europe and architecture at Harvard in 1937, the first year that Walter Gropius and Marcel Breuer taught in the United States after leaving the Bauhaus. Phillips was concerned that, without proper design, his land could be ruined. He invited architect friends, such as Serge Chermayeff and Marcel Breuer, to design and build houses on land that he subsequently sold to them. The style spread to other parts of Truro, and other Modernist designers followed, including Charles Jencks, Jack Hall, Olav Hammarstrom, Henry Hebbeln, Dan Kiley, Paul Krueger, Anne Ozbekhan, Hayden Walling, and Charlie Zehnder, Zehnder being the most prolific.

B. New MHC Building Forms for properties within existing Truro Area Forms

In addition to identifying Modern houses throughout Truro for survey (see Section A above), another goal was to identify early- to mid-20th century resources in existing Areas that could be considered as contributing resources to a National Register district, and warrant an individual Building Form.

The consultant reviewed 6 existing Area Forms that were prepared in 2001-2002, four of which were determined eligible for the National Register (NR) by MHC in 2011:

- Pond Village (TRU.B, NR-eligible)
- Longnook-Higgins Hollow (TRU.C)
- Depot Road-Pamet Harbor (TRU.G, NR-eligible)
- Truro Center (TRU.H, NR-eligible)
- North and South Pamet Roads - The Pamets (TRU.I)
- Castle Hill (TRU.L, NR-eligible)

Individual Form Bs

- A total of 21 properties are recommended for Survey.
- The Existing Areas Survey Database is included as Appendix B of this Report.

The focus of the Architectural Descriptions and Historical Narratives for these early- to mid-20th century resources will be based, in part, on the following Context:

Tourism Boom Years

Truro's development into a resort town can be divided into three phases. The first phase, roughly the years 1890-1920, came after the Old Colony Railroad was extended to Provincetown making the Outer Cape an accessible tourist destination. This phase was characterized by the development of resort destinations, located in the Highlands, Ballston Beach, Sladeville, Corn Hill and Whitmanville. Individuals also began to build cottages in these areas as well as Beach Point. These cottages were mostly modest in scale and reflected influences of Eastlake, Queen Anne, Shingle and Colonial Revival styles.

Post-WWI prosperity and the advent of affordable automobiles increased Truro's accessibility as a tourist destination and ushered in the second phase of development from 1920 to WWII. Despite a slow-down during the Depression, more individually-owned cottages were constructed, and a new form of resort architecture emerged – the roadside cottage colony. These clusters of small cottages were most commonly built along Beach Point, but can also be found further south on Shore Road, Route 6 and Coast Guard Road.

Like Provincetown, Truro's natural beauty attracted many artists and writers, including John Dos Passos, Ben Shahn, Walker Evans, Lee Falk, Helen Sawyer, Jerry Farnsworth, Robert Nathan, Caleb Slade, Edna St. Vincent Millay and Margaret Sanger. Truro's most notable artist-in-residence was Edward Hopper who built his studio overlooking the bay off Fisher Road in 1934.

Following WWII, a new wave of prosperity and mobility, helped by road improvements, led to a third wave of resort development. Vernacular cottages continued to be built throughout Truro. In addition to more cottage colonies, larger one and two-story motel blocks were built on Beach Point and North Truro. Truro's identity as a scenic destination was reinforced by the creation in 1961 of the Cape Cod National Seashore, which comprises over 70% of the town.

The period from the 1940s through 1970s saw the development of dozens of Modern summer houses throughout Truro. See Context for Mid-Century Modern Houses in Truro above.²

C. Updates of Existing Area Forms/New Area Forms – Non-Modern Resources

As noted in Section B, 6 Area Forms were prepared in 2001-2002, and the consultant at that time wrote National Register Eligibility Statements for all 6 Areas. In 2011, MHC concurred and wrote National Register Eligibility Opinions for 4 of them: Pond Village (TRU.B), Depot Road-Pamet Harbor (TRU.G), Truro Center (TRU.H) and Castle Hill (TRU.L). These Areas Forms are now 40 years old, and the MHC Opinions are 20 years old. The methodology for how to prepare Area Forms has evolved, and the methodology used by MHC to evaluate National Register eligibility has also evolved. It is necessary, therefore, to update these 4 Area Forms and reconfirm National Register eligibility.

The other two Areas, Longnook-Higgins Hollow (TRU.C) and The Pamets (TRU.I), did not receive National Register Eligibility Opinions from MHC. It is unclear why MHC did not prepare Eligibility Opinions in 2011. The Truro Historical Commission has recently been in communication with MHC to ascertain National Register eligibility for these two Areas. MHC has responded that updated Area Forms are required.

All 6 Area Forms will, therefore, be updated as part of the 2021 Survey project. The updates of these Area Forms will include the following:

- Updated Architectural Description, utilizing existing and new Building Forms.
- Updated Historical Narrative, including expansion of historical contexts through which these Areas can be understood.
- New Area Maps, prepared with the support of the Cape Cod Commission.
- Database of all properties located within the Areas.
- Updated National Register Criteria Statement Forms.

Copies of all Building and Area Forms will be available at the Truro Public Library, Truro Historical Society Cobb Archives, and be available on-line with MHC's MACRIS database, mhc-macris.net.

IV. PROGRESS TO DATE

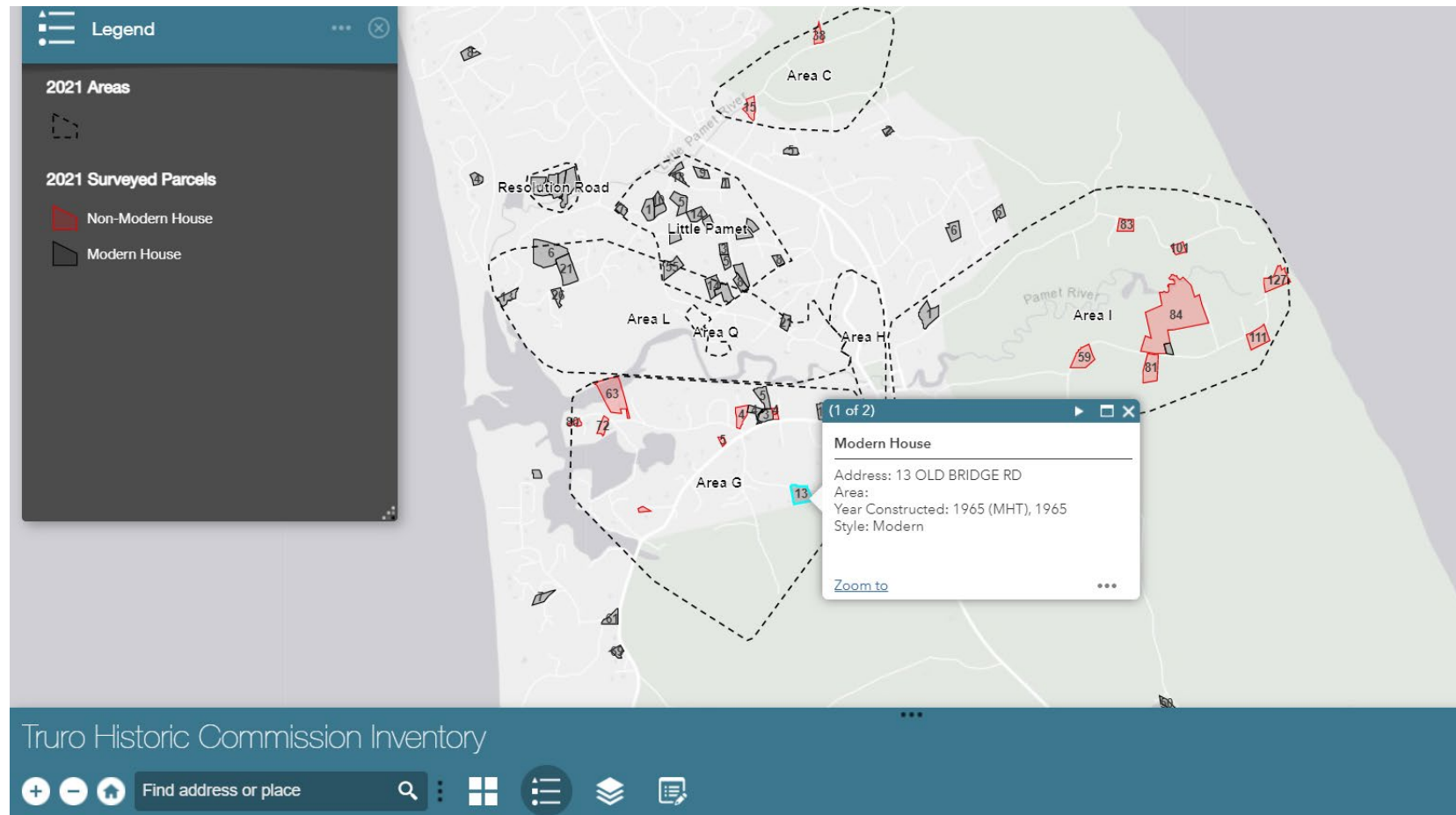
Databases (see Appendix A and B) and preliminary mapping (see Section V below) have been completed for all addresses in the 2021 Survey. In addition, each address has been photographed, following MHC standards. Form B templates have been prepared for each address, and the consultant has begun to research the Historical Narratives.

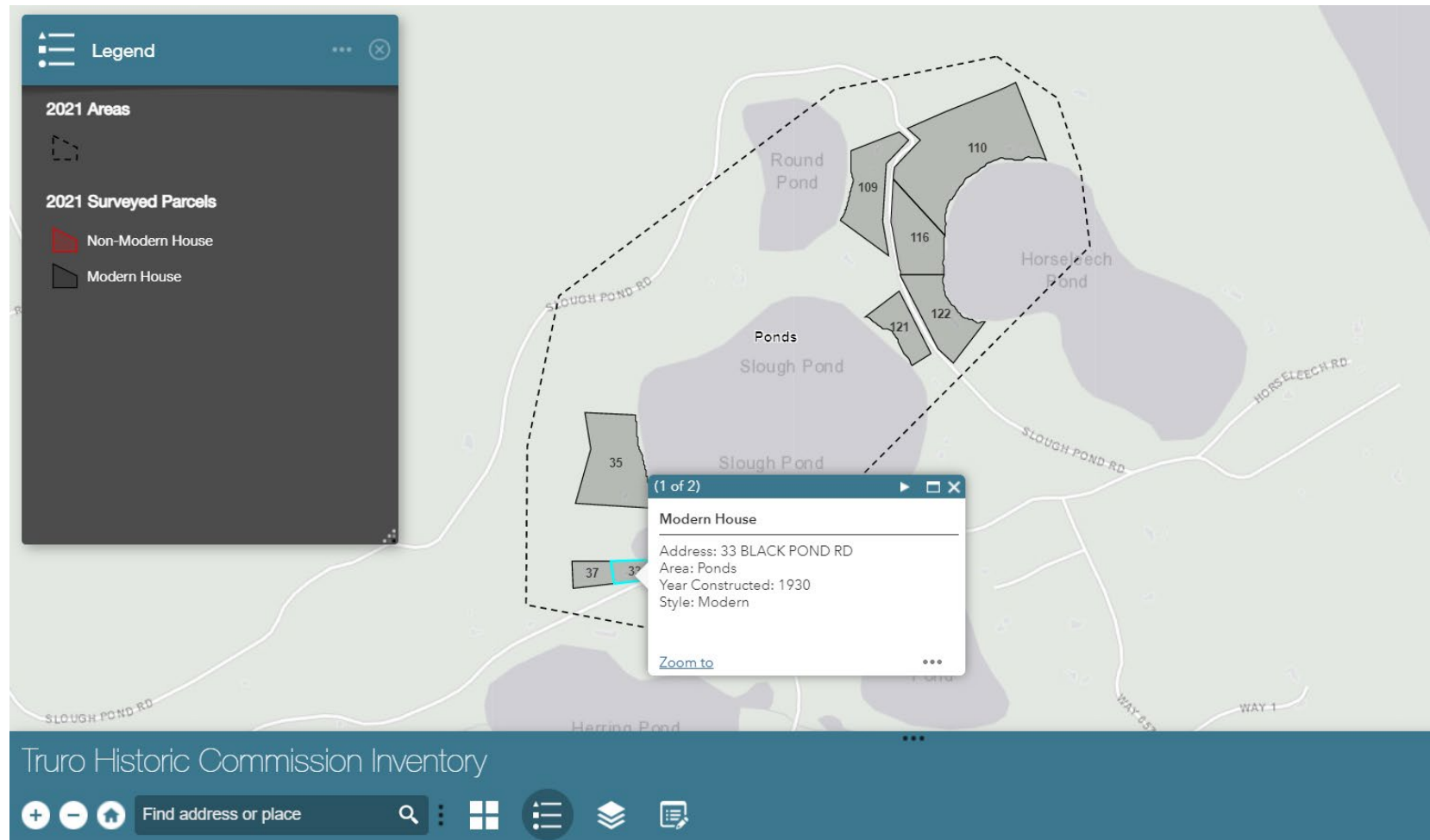
² Historical narrative summarized from *Truro, The Story of a Cape Cod Town*, Richard F. Whalen; *Images of America Truro*, Susan W. Brennan and Diana Worthington; MHC Area Form narratives; and Massachusetts Historical Commission's *Town Reconnaissance Survey Report; Truro*.

V. MAPPING

All 2021 Survey information will be mapped by the consultant, using the Cape Cod Commission's GIS system. These maps will be interactive. The parcel boundary of each address in the 2021 Survey is outlined (Black for Non-Modern houses, Red for Modern houses). When a parcel is clicked, a window will pop up with information about that address, including MHC #, building age, and architectural style or form. This information will be entered by the consultant. The Cape Cod Commission already has mapping and data for all prior Survey work.

Below are screenshots of two sections of the Truro map showing examples of how the 2021 Survey information will be mapped. In both screenshots, the Legend has been opened on the left side, and an address on the map has been clicked, showing the informational window that opens. Additional and/or edited information will be added to each window based on results from the 2021 Survey.





Appendix A – Mid-Century Modern Resources to be Surveyed

Note: Properties shaded in Green are located in new Modern Areas, but may not receive individual Form Bs.

Truro Historical Commission

TRURO SURVEY 2021 MID-CENTURY MODERN RESOURCES

Eric Dray Consulting

ST#	STREET NAME	MHC B#	MHC AREA	YEAR	HISTORIC NAME	COMMON NAME or DESCRIPTIVE NOTES	STYLE/Form	Map	Par.	Ext	CCC MAP #	NR STATUS
1	AVERY WAY		I	1960			Modern	51	8	0	UA 02	
7	BENSON RD			1969	Clark House	Jack Schmidt	Modern	53	51	0	JS 01	
33	BLACK POND RD		Ponds	1930	Shainberg House renovation (The Buttery)	architect, Hayden Walling	Modern	61	12	0		
35	BLACK POND RD		Ponds	1955			Cottage	61	14	0		
37	BLACK POND RD		Ponds	1950			Modern	61	13	0	UA 04	
21	CASTLE RD		L	1957 ca.	Zehnder/Richter House	originally on Long Pond Rd	Modern	50	122	0	CZ 02	
55	CASTLE RD		Little Pamet	1970			Modern	46	77	0		
2	COBB RD			1975 (MHT), 1975	Charlie Zehnder, Architect	Edith Paul House	Modern	59	20	0		
48	COLLINS RD			1958			Modern	61	1	0	UA 06	
50	COLLINS RD			1951			Modern	56	23	0	UA 07	
3	DEPOT LN		G	1958	Norman Lee (see MHT List)		Modern	50	97	0		
4	DEPOT LN		G	1968	Norman Lee (see MHT List)		Modern	50	93	0		
5	DEPOT LN		G	1953	Norman Lee (see MHT List)		Modern, outbuilding	50	95	0		
13	DEPOT RD		G	1955			Modern	50	167	0		
6	ERLINDA RD		Little Pamet	1969	Weiss House	Jack Schmidt	Modern	46	64	0		

ST#	STREET NAME	MHC B#	MHC AREA	YEAR	HISTORIC NAME	COMMON NAME or DESCRIPTIVE NOTES	STYLE/Form	Map	Par.	Ext	CCC MAP #	NR STATUS
10	ERLINDA RD		Little Pamet	1969			Modern	46	55	0		
5	FIRST DISCOVERY RD			1976			Modern	46	194	0		
2	FOURTH OF JULY RD			1975			Modern	47	8	0		
3	GOSPEL PATH		Little Pamet	1966			Modern, few Assessor pics	46	81	0		
14	GOSPEL PATH		Little Pamet	1970			Modern	46	74	0		
17	GOSPEL PATH		Little Pamet	1966			Modern	46	233	0		
24	GOSPEL PATH		Little Pamet	1971			Modern	46	228	0		
2	GRACE WAY		Little Pamet	1965			Modern	46	75	0		
24	GREAT HILLS RD			1955			Modern	49	25	0		
11	HART RD			1986	Charlie Zehnder, Architect		Modern, 3 Story	42	137	0		
5	HIGHLAND AVE			1952			Modern, flat roof	22	33	0		
68	HIGHLAND RD			1965			Modern, house and	37	3	0		
6	HUCKLEBERRY LN			1981	Pasenden, Glen House	Zehnder	Modern	47	89	0		
4	JILLMAR LN			1955		Saltonstall (?)	Modern	45	93	0		
13	JOSEPHS RD		Little Pamet	1975			Modern	46	21	0		

ST#	STREET NAME	MHC B#	MHC AREA	YEAR	HISTORIC NAME	COMMON NAME or DESCRIPTIVE NOTES	STYLE/Form	Map	Par.	Ext	CCC MAP #	NR STATUS
18	JOSEPHS RD		Little Pamet	1980			Modern	46	30	0		
1	KINNICKINNICK RD		Little Pamet	1978			Modern	46	43	0		
9	KINNICKINNICK RD		Little Pamet	1978			Modern	46	33	0		
1	LITTLE PAMET WAY		Little Pamet	1971			Modern	46	54	0		
7	LITTLE PAMET WAY (RD on THC		Little Pamet	1962-3	Sprague, Ruth and Sheldon House	Zehnder, demonstration house	Modern	46	61	0		
4	MADLEY LN 10 Aldrich on THC 2014 Report			1977		Zehnder	Modern	39	187	0		
6	NEIGHBOR LN			1970	Mark House	Paul Krueger, architect	Modern	47	78	0		
13	OLD BRIDGE RD			1965 (MHT),	Charlie Zehnder, Architect	Arien Mack House	Modern	50	199	0		
61	OLD COUNTY RD			1963	Becker, Gary House	Zehnder	Modern	54	27	0		
69	OLD COUNTY RD			1963, alt. 1976	Sass, Barbra House and Studio	Zehnder	Modern	54	43	0		
120	OLD COUNTY RD			1984	Wenders, Ira and Phillis House	Zehnder	Modern	59	56	0		
14	RESOLUTION RD		Resolution Moderns	1980		Altered	Modern	45	69	0		
16	RESOLUTION RD		Resolution Moderns	1974			Modern	45	66	0		
18	RESOLUTION RD		Resolution Moderns	1968	Topkis/Critchley, Tom House	Zehnder	Modern	45	65	0		

ST#	STREET NAME	MHC B#	MHC AREA	YEAR	HISTORIC NAME	COMMON NAME or DESCRIPTIVE NOTES	STYLE/FORM	Map	Par.	Ext	CCC MAP #	NR STATUS
22	RESOLUTION RD		Resolution Moderns	1981			Modern	45	68	0		
23	RESOLUTION RD		Resolution Moderns	1978			Modern	45	64	0		
25	RESOLUTION RD		Resolution Moderns	1978			Modern, Deck	45	67	0		
489	RT. 6			1958			Modern	32	30	0		
535	RT. 6		AREA	1950	Outer Reach Resort		Modern	32	28	0		
4	RYDER BEACH RD		F	1972		Zehnder	Modern	63	7	0		
109	SLOUGH POND RD		Ponds	1956	Phillips, Antonia, other house	Jack Phillips, altered	Modern	61	3	0		
110	SLOUGH POND RD		Ponds	1940	Florence Phillips House	Jack Phillips, architect	Modern (3 buildings)	61	2	0		
116	SLOUGH POND RD		Ponds		1960		Ranch, appears Modern	61	5	0		
121	SLOUGH POND RD		Ponds	1945			Cottage	61	7	0		
122	SLOUGH POND RD		Ponds	1960			Modern	61	6	0		
8	SNOWS FIELD RD		Little Pamet	1955			Modern	46	258	0		
92	SO PAMET RD		I	1950			Modern	51	58	0		
6	SO PAMET WAY		I	1978	Paul Krueger Houses (2)	Paul Krueger, architect	Modern	51	68	0		
8	SUNSET LN			1954			Modern	42	245	0		

ST#	STREET NAME	MHC B#	MHC AREA	YEAR	HISTORIC NAME	COMMON NAME or DESCRIPTIVE NOTES	STYLE/Form	Map	Par.	Ext	CCC MAP #	NR STATUS
6	TOMS HILL PATH		L	1955			Modern	45	80	0		
13	TOMS HILL PATH		L	1969	Hollander, Harry House and Studio		Modern	49	2	0		
21	TOMS HILL RD		L	1970			Modern	45	83	0		
26	TOMS HILL RD		L	1963MHT, 1972	Mona and Carlton Dukess House	Charlie Zehnder, Architect	Modern	45	86	0		
3	TRYWORKS RD		Little Pamet	1963	Charlie Zehnder, Architect	Simon/Bullowa, Jane House	Modern	46	100	0		
5	TRYWORKS RD		Little Pamet	1973			Modern	46	109			
6	TRYWORKS RD		Little Pamet	1974			Modern, 2011 add.	46	126			
8	TRYWORKS RD		Little Pamet	1968	Charlie Zehnder, Architect	Corey House	Modern	46	131	0		
12	TRYWORKS RD		Little Pamet	1962	Charlie Zehnder, Architect	Hopkins House #1/Rici Nenner	Modern	46	128	0		
14	TRYWORKS RD		Little Pamet	1965	Charlie Zehnder, Architect	Thron/ Ellen Epstein House	Modern	46	124	0		
5	WARREN PLACE		Little Pamet	1974	Anne Ozbekhan, architect		Modern	46	56	0		

		Shaded green means in a new Area, but no Form B
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Appendix B – New Building Forms in Existing Areas (except Modern resources, see Appendix A)

Truro Historical Commission

TRURO SURVEY 2021

Eric Dray Consulting

NEW BUILDING FORMS in existing AREAS, except Moderns Resources

ST#	STREET NAME	MHC B#	MHC AREA	YEAR	HISTORIC NAME	COMMON NAME or DESCRIPTIVE NOTES	STYLE/FORM	Map	Par.	Ext	CCC MAP #	NR STATUS
4	POND RD		B	1911		Two outbuildings	Cottage, hip roof	36	124	4A-C		
14	POND RD		B	1900			Cottage, hip roof	36	60	0		
17	SHORE RD	300	B	1842 ca.	William Dutton House	1989 Form B	Add cottage colony	39	135	1 to 11		
38	SHORE RD		B	1950	Post Office		Colonial Revival	36	129	0		
15	LONGNOOK RD		C	1968			Col. Rev., 3/4 Cape	46	141	0		
38	LONGNOOK RD		C	1914		Early garage	Cottage	43	120	0		
63	DEPOT RD		G	1958			High-style Ranch	50	12	0		
72	DEPOT RD		G	1920			Cottage	50	24	0		
80	DEPOT RD		G	1920			Cottage (2 attached)	50	19	0		
2	MARSHALL LN		G	1945			Cottage	50	171	0		
4	MARSHALL LN		G	1950			Cottage	50	162	0		
5	OLD COUNTY RD		G	1950			Cottage	50	100	0		
10	PERRYS HILL WAY		G	1925		Unusual columned overhang	3/4 Cape	54	63	0		
4	SOUTH BRIDGE RD		G	1947			Col. Rev., Full Cape	50	90	0		

NEW BUILDING FORMS in existing AREAS, except Moderns Resources

ST#	STREET NAME	MHC B#	MHC AREA	YEAR	HISTORIC NAME	COMMON NAME or DESCRIPTIVE NOTES	STYLE/FORM	Map	Par.	Ext	CCC MAP #	NR STATUS
83	NORTH PAMET RD		I	1900			Cape, altered	47	130	0		
101	NORTH PAMET RD		I	1949			Cottage, hip roof	48	2	0		
59	SOUTH PAMET RD		I	1900			Gable-front cottage	51	51	0		
81	SOUTH PAMET RD		I	1955			Bungalow	51	59	0		
84	SOUTH PAMET RD	287	I	1940 (S), 1880	Duarte House	CCNS, 1981 Form	Col. Rev., Full Cape	51	94	0		
111	SOUTH PAMET RD		I	1950			Col. Rev.	52	13	0		
127	SOUTH PAMET RD		I	1892			Ballston Beach cottage, hip roof	48	12	0		