

**TRANSMITTAL**

**FROM: Truro Historical Review Board**

TO: Truro Town Clerk

RE: Minutes of Public Hearing, April 9, 2016

DATE: May 23, 2016

Attached please find the signed minutes of the public hearing held by the Truro Historical Review Board on April 9, 2016.

Included with the minutes are the following:

- Demolition Permit Application with attachments
- Partial proposed site plan for 1 Higgins Hollow Road
- Proposed schematic elevations - Drawing A-1.2
- Letter from Andrew Smith re proposed project (read into record)
- E-mail from Chuck Steinman to M. Kiefer, Chairman, HRB re proposed project (read into record)

**Historical Review Board  
Town of Truro  
Truro, Massachusetts**

**Meeting Minutes**

Saturday, April 9, 2016

Hearing Location: Truro Public Library, Cobb Conference Room

Present for the Historical Review Board: Matthew Kiefer, Chairman, David Perry, Fred Todd

Present for the Historical Commission: Richard Larkin

Present for the Applicant: Christopher W. Clark, Jane Moon Clark

Also Present: Regan McCarthy, Maureen Burgess (member, Truro Board of Selectmen), Robert F. Lowe

At 10:00 AM, Chairman Matthew Kiefer opened a public hearing regarding an application for a demolition permit. The applicants, Christopher and Jane Clark, are seeking a permit to demolish an existing house (the Richard Paine House) and build a new single family home on property located at 1 Higgins Hollow Road. The application for a demolition permit was referred to the Historical Review Board by the Building Commissioner. According to the Preserving Historic Properties By-Law, a public hearing is scheduled to determine whether a delay in demolition for a period of one year is warranted if the Board determines that a building is significant. According to Paragraph 6-2-1 of the By-Law, significance includes age (over 75 years old); listed on or part of a pending application for listing on the National or State Register of Historic Places; historically or architecturally significant; associated with one or more historic persons or events or with the architectural, cultural, political, economic or social history of the Town.

Mr. Kiefer explained that the role of the Historical Review Board is to ‘hold public hearings on demolition permit applications to determine if the intended demolition would be detrimental to the historical, cultural or architectural heritage of the Town; whether the work proposed will materially diminish the building or structure’s significance to the Town’s heritage; and to explore alternatives to demolition.’

He noted that the Board determined that the property at 1 Higgins Hollow Road was subject to a hearing because it was built in 1719; qualifies as a significant building; is associated with historic personages; and has been recommended by consultants to the Truro Historical Commission as eligible for individual listing on the National Register of Historic Places. The house is one of the oldest in Truro and was occupied for generations by members of the Paine family, descendants of Captain Thomas Paine who was one of the founders of Truro. At one time or another it served as tavern, general store and post office. It is one of a cluster of historic houses in the Longnook Road/Higgins Hollow Road neighborhood that were also recommended as eligible as a National Register Historic District.

Assessor’s records indicate the 1.37 acre property is located in the Seashore zoning district and includes the 1,500 square foot house and a separate 1,140 square foot guesthouse.

Mr. and Mrs. Clark were asked to present the proposed project. Mr. Clark described his long association with Truro, including growing up on Bound Brook Island, attending school locally and spending summers staying with siblings and other relatives in the former barn. The property was owned by his grandmother, Laura Merriss Johnson, who acquired the property in 1923. In approximately 1978, he and his sister (whom he subsequently bought out) inherited the Paine House from his grandmother. Over time, the house had deteriorated due to moisture and powder post beetle damage and was in poor condition. Earlier installation of a forced air heating system and ductwork damaged many of the then existing finishes. In 1984, the owners undertook an extensive renovation. Existing foundation, fireplace, wall finishes and main floor framing were removed. Some post and beam construction and rafters were retained along with some flooring, wainscoting, paneling and wood doors. A barn on the property was demolished and a new barn/guest house replaced it in approximately 1992.

The Clarks would now like to live permanently in Truro. They discussed renovation of the existing building with three local contractors (Hultin, Hopkins and Cape Associates) and concluded that renovation would be more costly than new construction. They proposed a new three bedroom house differently oriented on the lot. The proposed house would be approximately 2,200 square feet plus a two car garage of approximately 576 square feet. They presented a partial site plan and schematic building elevations, noting that the plans were preliminary.

Members of the public attending the hearing commented on the project. Regan McCarthy, who owns property on Higgins Hollow Road, provided some context regarding the history of the area, the number of historically significant houses grouped together there, and past efforts of others to preserve the character of the neighborhood. She referred to some examples where historic houses were preserved but updated with sympathetic additions and extensions. She noted that the property was in the Seashore district and that artifacts uncovered during any construction might be of interest to the Seashore.

Robert Lowe questioned assumptions about renovation always costing more than new construction, based on his experience with an older house.

Two letters were read into the record. Charles Steinman from the Historical Commission was unable to attend but noted the long history associated with the house and the Paine family, and referenced the extensive materials prepared over the years and on record with the Massachusetts Historical Commission. He urged retaining the original house in conjunction with new construction and offered the example of the Kahn house on South Pamet Road as an example where the Historical Commission and Review Board worked with the applicant to find a mutually acceptable alternative to demolition.

Andrew Smith, owner of a historic house at 21 Longnook Road, wrote urging preservation of the Paine house and included background information on the Paine family and their role in Truro.

Mr. Kiefer referred to the Mass Historical Commission documentation regarding the significance of the Paine house (Form B updated in 2011 and several previous Historic American Building Surveys) and the Truro Historical Commission's consultant's determination that the house is recommended as eligible for individual listing on the National Register of Historic Places. Citing the Review Board's mandate to work to preserve the historical and cultural fabric of the Town, he urged consideration of an alternative to demolition. He suggested involving an architect with experience dealing with preservation issues and exploring further discussion with contractors experienced in preservation.

Mr. Perry, in response to a question from the applicant as to what would be acceptable, talked about the way houses evolve over time as owners adapt them to change. He referred back to the

Clark's 'wish list' of programmatic features (3 bedrooms, office space, etc.) as reasonable in terms of modern life and thought they could be accommodated in some combination of renovation and new construction. He also mentioned the process of the Kahn house where old and new were combined to reflect the way we live now while saving the original building.

Mr. Todd said that the demolition delay, while nominally for 12 months, was intended as a time to try and come up with a better solution and that the applicant was free to come back at any time with an updated plan for the Board to consider.

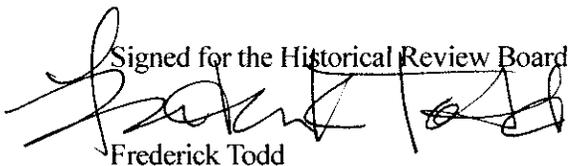
Mr. Perry introduced a motion to invoke a demolition delay of 12 months to allow time for the applicants to consider alternatives. Mr. Todd seconded the motion. Perry, Todd and Kiefer voted in favor.

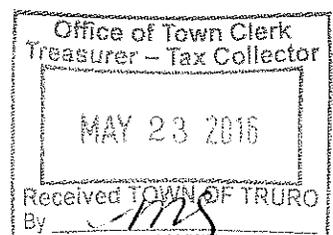
Mr. Kiefer will convey the vote authorizing the demolition delay to the Building Commissioner.

Other Business:

1. Approval of Meeting Minutes from October 2015 Hearing regarding #2 Meetinghouse Road. David Perry moved to approve the minutes as written; Matthew Kiefer seconded. Perry, Kiefer and Todd voted to approve.

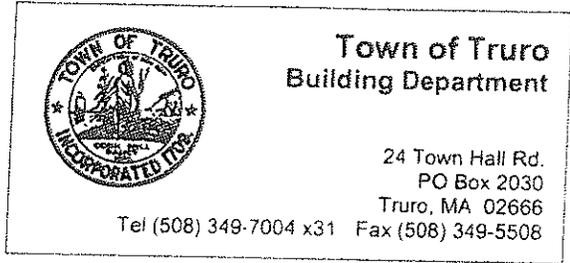
2. Review of Application for Demolition Permit for 35 Knowles Height. It was determined that the existing building did not come under the 75 year old provision (Assessor's card indicates it was built in 1965) and that it is not architecturally or historically significant and therefore does not warrant a hearing.

Signed for the Historical Review Board  
  
Frederick Todd



# EXPRESS PERMIT

permit#



approved by \_\_\_\_\_ date \_\_\_\_\_

inspected by \_\_\_\_\_ date \_\_\_\_\_

## PROJECT TYPE

ROOFING                                       SIDING                                       TENT (attach flame spread cert.)

WINDOWS – attach catalogue cut showing "EnergyStar" compliance or  $U_{value} \leq .30$

Exterior Doors – attach catalogue cut showing "EnergyStar" or prescriptive "Stretch Code"  $U_{value}$  compliance

GARDEN SHED OR UTILITY BUILDING  $\leq 200$  s.f. Provide site sketch showing required property line setbacks & either catalogue cut or scaled and dimensioned sketches showing windows, doors and overall height. Comply with all applicable Health & Zoning bylaws.

WOOD STOVE – provide catalogue info

OTHER Demolition

## DESCRIPTION OF PROPOSED WORK (materials, dimensions, quantities, etc.)

see attached

PROPERTY ADDRESS 1 Higgins Hollow Rd MAP 46 PARCEL 289  
 OWNER Christopher & Janie Clark PHONE 607-277-6803 (H) 607-227-7205 (C) EMAIL CWC2@Cornell.edu  
 ESTIMATED CONSTRUCTION COST \$ 15,000

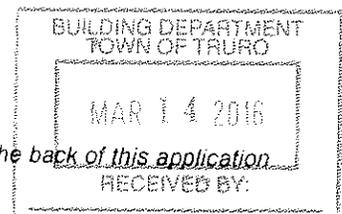
## PROJECT AUTHORIZATION

OWNER'S SIGNATURE Christopher Clark Janie Moon Clark DATE 14 March 2016  
A separate authorization letter from the owner is acceptable

CONTRACTOR/AGENT NAME Self PHONE# (H) 607 277-6803 (C) 607 227-7205

CSL# \_\_\_\_\_ HIC# \_\_\_\_\_ EMAIL# CWC2@Cornell.edu

DEBRIS DISPOSAL DECLARATION – Debris resulting from this project shall be disposed at Nauset Disposal which is a properly licensed solid waste disposal facility as required by MGL, C-111, S 150A



Please complete the Massachusetts Workers' Compensation Insurance Affidavit on the back of this application.  
7/14/14

Truro Express Permit:  
Description of Proposed Work

Christopher and Janie Clark  
14 March 2016  
607-227-7205 (Chris cell)  
607-5925236 (Janie cell)

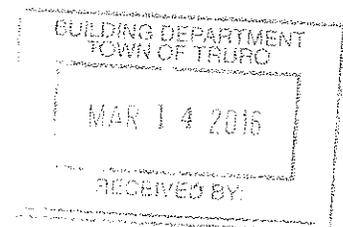
Project Type: Demolition  
Address: 1 Higgins Hollow Rd  
Map: 46  
Parcel: 289  
Truro inventory: No. TRU.79  
Cape style: house and a half

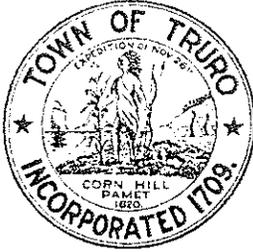
Description regarding 1984-85 renovations:  
Removed or replaced:

1. All 1930 and 1941 renovations (kitchen and dining room additions)
2. Original fireplace
3. Original foundation
4. Original main floor
5. Original exterior walls

Description of proposed work:

1. Demolition
2. Existing condition issues:
  - a. powderpost beetles
  - b. wet crawlspace
  - c. black mold
3. Rebuild
  - a. House Materials: asphalt shingles, wood clapboard, brick foundation.
  - b. Repurpose: original 4-panel doors, parsons closet, transom, posts, and brick
  - c. House Dimensions: 14' x 18', 22' x 26', 30' x 32'
  - d. Garage Dimensions: 24' x 24'
4. Located to conform with 50' setback





# TOWN OF TRURO

## BUILDING DEPARTMENT

P.O. Box 2030, Truro MA 02666

Tel: 508-349-7004, Ext. 31 Fax: 508-349-5508

### DEMOLITION CHECKLIST

Owner: Chris and Jane Clark

Location: 1 Higgins Hollow Rd

Map: 46 Parcel: 289

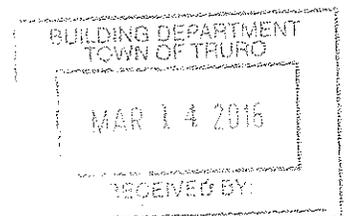
In accordance with the Town of Truro General By-Laws, "Preserving Historic Properties":

- 1.) Listed on the National or State Register of Historic places, or the subject of a pending application for such a listing; or
- 2.) Constructed in whole or in part 100 years or more prior to the date of application for a demolition permit; or
- 3.) Determined by the Historical Review Board to be a significant building either because:
  - (a.) It is historically or architecturally significant in terms of period, style, method of building construction, or association with a famous architect; or
  - (b.) It is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town or the Commonwealth.

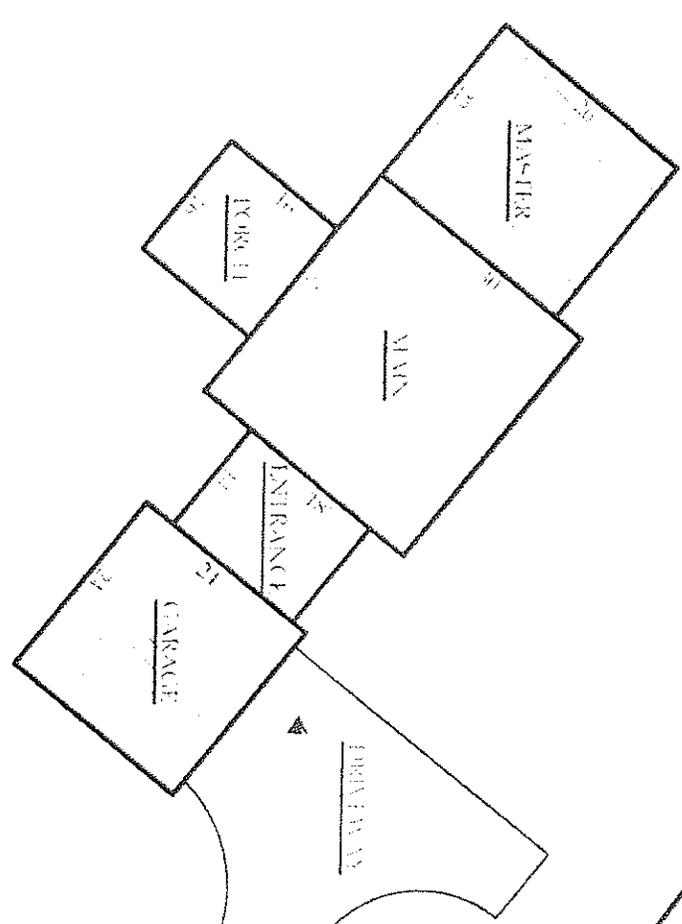
In accordance with 780 CMR Mass State Building Code, Section 112

#### SERVICE DISCONNECTS FROM UTILITY PROVIDERS:

- Electric
- Water
- Gas
- Other Connections

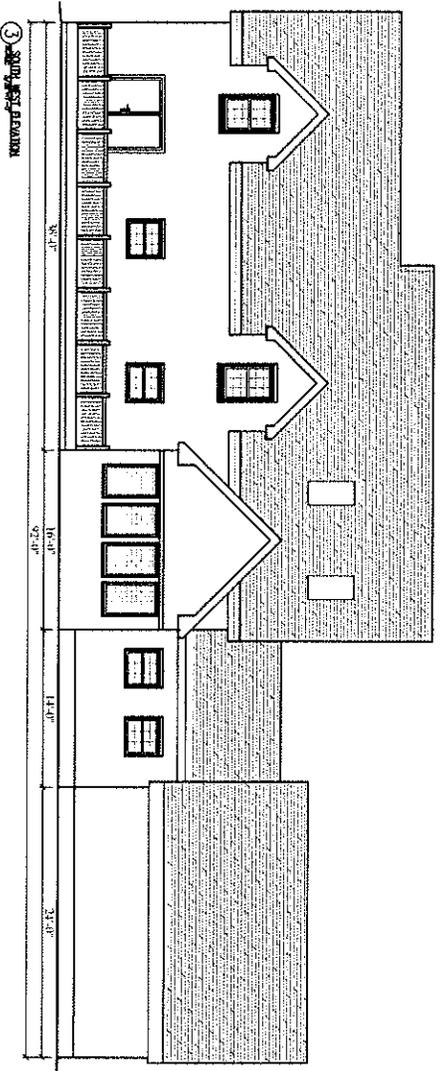
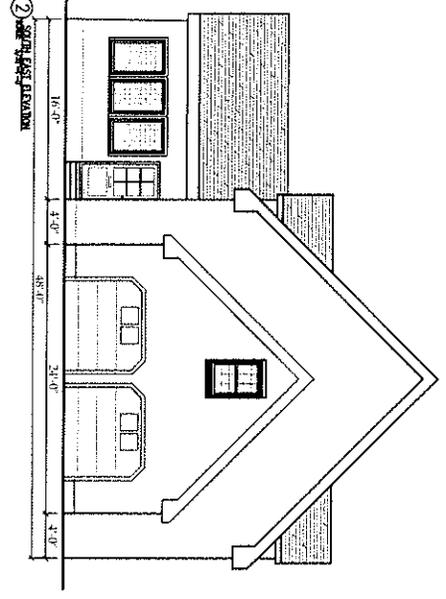
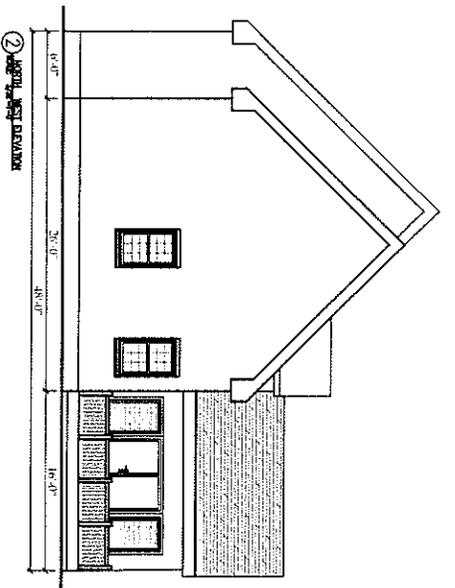
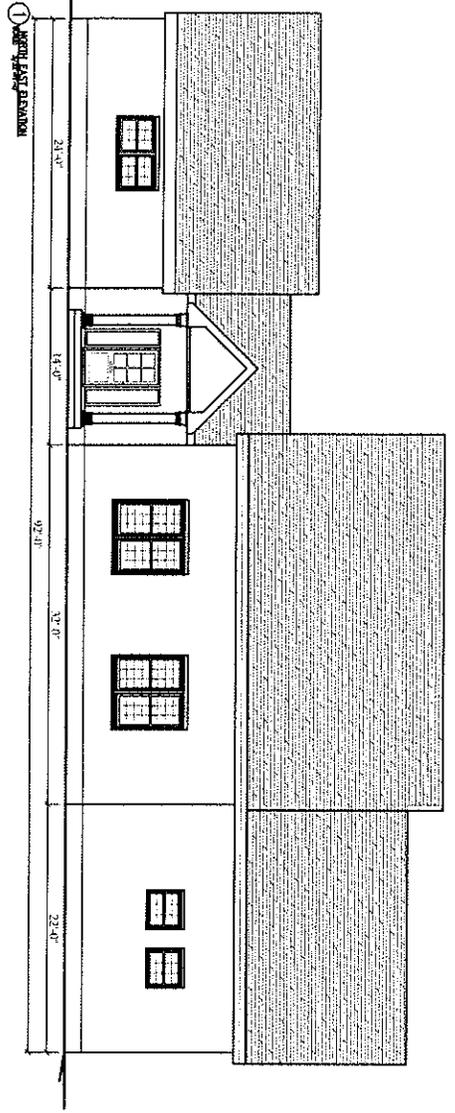


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BUILDING DEPARTMENT  
TOWN OF TRURO  
MAR 14 2016  
RECEIVED BY:



CLARK RESIDENCE  
 1 HIGGINS HOLLOW ROAD  
 TRURO, MA 02666  
 ASSERS MAP #46, PARCEL 289

Project No  
 P00363

SCHEMATIC  
 DESIGN

Date 04-01-2016  
 Design Name  
 ELEVATIONS

Drawing #  
 A-12

Chuck Steinman, Clerk  
Historical Review Board

April 7, 2016

Thank you for notification of the Public Hearing April 9<sup>th</sup> on the proposed demolition of property at 1 Higgins Hollow Rd, as well as the information provided about the property and this request. Unfortunately, we will not be able to attend the hearing but would like to offer our thoughts.

Naturally, we are concerned about the potential loss of any historic property. Truro is indeed fortunate to have had in the neighborhood of 60 residences included in the Historic American Buildings Survey of the early 60s and the Richard Paine House is one of the most important. It was Truro's 1<sup>st</sup> Post Office. Jack Johnson, founder of the Cape Codder newspaper lived there for many years. And it is one of quite a number of houses built and occupied by Paine descendants of Captain Thomas Paine, the founder of Truro.

We are most fortunate that the Town had the foresight and wisdom to enact the *Preserving Historic Properties* bylaw and to establish the Historical Commission and the Historical Review Board to protect this important heritage. We are also grateful for dedicated work of the members of these commissions as well as the staff of the Town of Truro in conducting this important work.

I have always regarded our family's ownership of the Jonathan Paine house at 21 Longnook as a very special privilege. We do feel a significant responsibility to maintain its historic architectural integrity. In the 1970s, when considering the addition of a second bathroom on the 2<sup>nd</sup> floor, we went to the Cape Cod Seashore for permission and advice. Mr Gibbs, Superintendent at the time, was most helpful and offered the services of their Architects. Their only concern was for us to do it without the addition of adding a gable for more headroom. We fully supported this viewpoint and still laugh a bit at the need to operate at a 45° angle when using it.

A few years ago, when the Mansos put an addition on to the Zoheth Rich house at 18 Longnook Road, directly across the street from 1 Higgins Hollow Road, we thought they did an excellent job of keeping the original house and its character intact at the same time. Zoheth Rich was married to Martha Paine and Daniel Paine acquired it at Zoheth's death.

I would also like to comment that having lived in this section of Longnook for over 80 years, I feel a sense of kinship to many of the houses nearby. When my parents first came to Truro in 1934, we rented the Laura Merriss Johnson house – which is the Richard Paine house at 1 Higgins Hollow Road. We also rented the Zoheth Rich house at 18 Longnook owned by Fred and May Atwood back then The Mansos now own it. The Atwoods also owned the Woolley House at 2 Higgins Hollow Rd. Catherine Woolley bought it in 1958. It is called the Samuel Paine House in its HABS survey. Next, we rented 12 Longnook from Bill Merriss. I think it is also called the Daniel Paine House and is now owned by Dilys and Peter Staatermann. Finally, after renting the 1710 house at 21 Longnook from Catherine Stevens for several seasons, my father bought it in 1944. The invitation to its 300<sup>th</sup> birthday party in 2010 included the genealogy

of the house – listing all its owners we could identify starting with Jonathan Paine, son of Captain Thomas Paine.

We believe it is quite significant that the *Public Archaeological Laboratory (PAL)* consultants still feel the the Richard Paine property is eligible for listing in the National Register of Historic Places, a finding limited to only very important historic examples -- even after its 1984-5 and 1992 renovations.. The plans we saw do appear out of scale and style in this enclave of Longnook/Higgins Hollow historic properties. We certainly hope that a way can be found to preserve the Richard Paine House- while adding some appropriately designed “year-round” facilities around it. We certainly wish our neighbors well in this undertaking.

Sincerely

Andrew Smith

Andrew Leslie Smith, Jr  
21 Longnook Road  
Truro, MA 02666

From: **Chuck Steinman** [c.e.steinman@comcast.net](mailto:c.e.steinman@comcast.net)  
Subject: 1 Higgins Hollow Rd  
Date: April 8, 2016 at 8:50 PM  
To: **Matt Kiefer** [mkiefer@goulstonstoriis.com](mailto:mkiefer@goulstonstoriis.com)



The following are my concerns about the proposed demolition. Andrew Smith, owner of the neighboring 1710 house, points out the relation of the 1 Higgins Hollow Road house and the Paine family to the other historic houses in the neighborhood. In fact, the oldest grave in Truro is the 1713 Hannah Paine burial at the Old North Cemetery. I believe it's important to save this very early house to preserve the value of this relatively intact enclave of some of Truro's oldest houses, or conversely, the demolition and proposed larger replacement house would be detrimental to the historic character of the neighborhood given its prominent location. The 2011 Truro Historic Survey that I sent earlier today lists the Longnook/Higgins Hollow Road area as a potential NR Historic District. Smith shows examples of how he and another neighbor have sought to preserve this historic Truro neighborhood for future generations. I would hope the applicant would be able to find a way to preserve the house and provide for their year-round living in a more sympathetic way as was done for the South Pamet E. J. Kahn house by architect Mark Hammer.

Sent from my iPhone  
Chuck Steinman  
(617) 974-1613  
[c.e.steinman@comcast.net](mailto:c.e.steinman@comcast.net)

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PO Box 781  
21 Shore Road  
N. Truro, MA 02652