

TOWN OF TRURO Truro Historical Review Board

P.O. Box 2030, Truro, MA 02666-2030

Historical Review Board and Historical Commission Joint Hearing Town of Truro

Hearing: Determination of Demolition Delay for property located at 22 Cliff Road

Meeting Location: Cobb Room, Truro Public Library

Date: February 11, 2017, 10:30 am

Present: Matthew Kiefer, Chair, Historical Review Board
David Perry, Member, HRB
David Kirchner, Member, HRB
Fred Todd, Member, HRB
Richard Larkin, Member, Historical Commission
Robert Stello, applicant
Jennifer Stello, applicant
Chris Cannon, Architect for applicants
Benjamin Zehnder, Attorney for applicants

At 10:30 AM, Chairman Matthew Kiefer opened a public hearing regarding an application for a demolition permit by Robert and Jennifer Stello seeking to demolish an existing house and build a new single family home on property located at 22 Cliff Road. The hearing was preceded by a site visit to 22 Cliff Road to view the house in question and the property in general; the site visit was attended by those listed above as present for the hearing.

Mr. Kiefer said 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.'

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.

He reviewed the criteria of significance as outlined in the Town of Truro Historic Preservation Bylaw. In this case, 22 Cliff Road dated from 1911 and therefore met the first criteria of significance. After discussion, members of the HRB and HC agreed that in view of its location, style, and role as a 'model' for a planned resort development (which never happened), the property was subject to the Bylaw and the hearing should proceed.

Attorney Zehnder noted that the proposed demolition was referred to the HRB by the Building Commissioner and he produced copies of certified notice of the hearing sent to abutters. Atty. Zehnder described the proposed demolition and construction of a new single family dwelling. Site and architectural plans were presented (site plans by Cape Cod Engineering dated January 4, 2017, and architectural plans prepared by Chris Cannon, dated January 4, 2017).

Mr. Zehnder said the plans have been reviewed by the Cape Cod National Seashore; that review recommended that the tower component of the design, although within the allowable height limit stipulated by the Truro Zoning Bylaw, be reduced by one and one half feet. Revised plans were submitted showing the reduced height. The plans were also submitted to the Truro Planning Board for site plan review as is required for all properties located in the Seashore Zoning District. The Board granted approval. The applicant also applied to the Truro Zoning Board of Appeals as a legally pre-existing non-conforming property, seeking a special permit due to lot size and setback issues. The ZBA granted special permit for the project at a duly held public hearing. The Board of Heath has approved the proposed septic system upgrade and relocation. He indicated that the proposed house was larger than the existing but complied with the National Seashore guidelines of not exceeding 150% of an existing dwelling.

Robert Stello talked about his background as a builder, experience with renovation of old and historic buildings, and his interest in the 22 Cliff Road house. In his opinion, the structure is not appropriate or feasible for renovation. Factors include that it does not have a footing and foundation system extending below frost level; the stone work is actually a cement product that is showing signs of cracking and spalling, allowing moisture penetration into the wood framing; existing windows are vinyl replacements; floor joists and rafters are undersized (appear to be 2x6 at 24" spacing); interior partitions are a single sheet thickness; ceiling heights are below current standards on the second floor; there is evidence of settlement in the interior framing; existing wiring is sub-standard. In view of the above, the Stellos, along with their architect, decided on a design that they felt would respect the site and contain references to massing and tower featured **on** the old Coast Guard station at Race Point.

Mr. Zehnder noted that the immediate neighborhood on Cliff Road was very disparate — it was not a homogeneous grouping of similar dwellings — and he felt the proposed design would not be in conflict.

Mr. Kiefer asked about the tower height; Mr. Cooper indicated it would be 28 feet (height limit in Truro zoning is 30 feet). In response to questions, he said the exterior would be shingles and

siding which would be allowed to weather to grey. The design intent was to break up the massing of the exterior. Mr. Kirchner commented on the amount of glass represented by the new windows and asked about their reflectivity. Mr. Cooper pointed out the bracketed overhang at the eaves and the different planes of the exterior.

Mr. Kiefer asked about reaction from the prospective neighbors to the new design. Mr. Zehnder said that they had been consulted and were supportive. Mr. Stello described discussion with his neighbor to the west and pointed out that he agreed that no major exterior work would take place between June 15 and September 15 (the time during which the abutter is in residence).

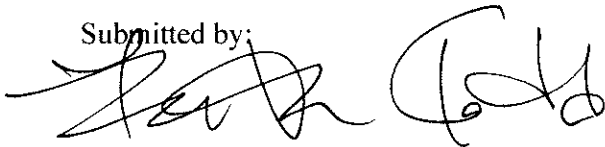
Members reviewed the proposed site plan which shows the new structure two feet closer to Cliff Road (approx. 37 to 35 feet), approximately three feet further away from Mayflower Road (16 feet to 19 feet), and the garage moving approximately 11 feet farther from the rear lot line (from 26 to 37 feet), and noted that the concrete wall along the Cliff and Mayflower portions of the property would remain.

Members discussed and generally agreed that the proposed plans for replacement were appropriate; they made clear that the HRB role was not one of design review but did indicate that being able to see what was proposed was helpful in their deliberations regarding impacts of the proposed demolition on the Town's heritage.

Mr. Perry made a motion to allow demolition of go forward without invoking a delay. The motion was seconded by Mr. Kirchner. HRB members Kiefer, Perry, Kirchner and Todd voted to approve the motion. Mr. Kiefer will forward the decision to the Building Commissioner.

After a motion to adjourn, the hearing was closed.

Submitted by:



Frederick Todd, Historical Review Board

