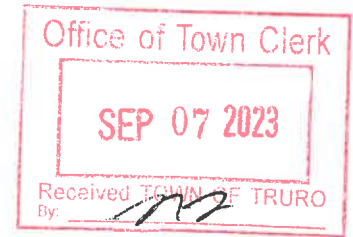


TOWN of TRURO
Truro Historical Commission
Truro Historical Commission (THC) Meeting Minutes

Meeting Location: Via Go to Meeting
Date and Time: Tuesday, April 20, 2023, 5:00 pm

Members Present: Matthew Kiefer, Chair
Chuck Steinman, Vice Chair
Jim Summers, Secretary
Richard Larkin, Member
Bart Mitchell, Member
Amy Rolnick, Member
Absent: David Kirchner, Member



Attending: Barbara Carboni, Town Planner
Paul Berman, Applicant
Ben Zehnder, Attorney for applicant
Mark Hammer, Architect for applicant
Don DiRocco, Architect for applicant
Todd LaBarge, Contractor for applicant

Chairman Kiefer opened the meeting and Barbara Carboni read the meeting access phone number, access code and log in information for computer access. Introductions were made for Commission members along with other attendees.

Public Hearing - 69 Old County Road:

Chairman Kiefer opened the public hearing and explained that this project did not come before the THC prior to the issuance of a building permit that allows significant demolition, based on an application that had checked the box 'NO' regarding the need for THC for review. The project only came to the THC's attention after much of the demolition was completed. After the THC Chair and Vice Chair notified the Building Commissioner of their determination that the house and studio on the property are significant, the Building Commissioner issued a stop work order to provide the opportunity for THC review.

The THC's demolition delay bylaw directs the THC to determine if the demolition would be detrimental to the historical, cultural, or architectural heritage of the Town, or whether the work proposed will materially diminish the building's significance to the Town's heritage, and to explore alternatives to demolition. Section 8 of the bylaws includes financial penalties for non-compliance and a delay of up to two years for the issuance of a building permit.

Vice Chair Steinman stated that the house and studio were designed by noted Outer Cape designer Charles Zehnder, are listed in the THC's Community Wide Survey of historic properties and are identified as eligible to be listed on the National Register.

Ben Zehnder introduced the applicants. He clarified that separate building permits have been issued for the main house and studio and requested that the Commission reviews those buildings separately.

Paul Berman explained that they purchased the house in part because of its architecture and hired Mark Hammer for his reputation of sensitivity and knowledge of Mid-century Modern houses. The house and studio when purchased were in poor condition, had been used seasonally without heat and needed substantial renovation. The project's goal was a renovation and preservation of Charlie Zehnder's design.

Mark Hammer stated that he understood the architectural significance of the house. He approached the project with the intention to protect and preserve the house. He confirmed that the existing house was only a summer cottage and needed upgrades to be suitable for year-round use. The original house was approximately 1,670 square feet, and the current plan proposes a modest expansion of the house to 2,204 square feet. Demolition drawings were presented to illustrate the extent of demolition and additions. Although more than half of the façade will be replaced, the appearance of the house from the street will be essentially the same and in keeping with the original architecture. The construction will meet the Town's new energy goals. The studio's proposed construction drawings were also reviewed. A second floor will be added with the elimination of the existing roof deck and exterior stairs. The existing finishes and colors will be consistent and sympathetic with the existing house.

Moved by Chairman Kiefer and seconded by Vice-Chair Steinman and all members, through a roll call vote, voted to approve:

1. Due to its significance, notwithstanding work done to date, we find that the house is Preferably Preserved.
2. We find that past and future demolition will not destroy or substantially diminish the building's significance to the Town's heritage and therefore decline to impose a demolition delay.
3. This is subject to the applicant meeting with the Building Commissioner to confirm that the scope of future demolition work is consistent with the plans filed with the Building Department and presented to the THC.
4. If the scope of future demolition work materially changes, the project will come back to the THC for review.

Moved by Member Mitchell and seconded by Member Rolnick and all members, through a roll call vote, voted to approve:

1. Due to its significance, notwithstanding work done to date, we find that the studio is Preferably Preserved.
2. We find that past and future demolition will not destroy or substantially diminish the building's significance to the Town's heritage and therefore decline to impose a demolition delay.
3. This is subject to the applicant meeting with the Building Commissioner to confirm that the scope of future demolition work is consistent with the plans filed with the Building Department and presented to the THC.
4. If the scope of future demolition work materially changes, the project will come back to the THC for review.

Town Planner Report:

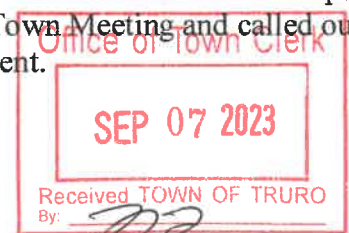
The All Town Meeting (ATM) will be held on April 25th and most likely run two nights. Certain warrants will be placed in a fall Town Meeting. The Local Comprehensive Plan requires no further action at this time by the THC.

Minutes:

Member Rolnick moved, and Member Larkin seconded, and all members, through a roll call vote, voted to approve the minutes of the February 21, 2023 meeting.

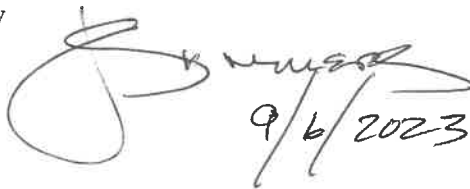
FY 2024 Community Preservation Committee (CPC) applications update:

Chairman Kiefer explained that a warrant on the ATM submitted by the housing authority has requested to increase the CPC percentage devoted to affordable housing from 10% to 60%. Vice Chair Steinman questioned the impact to historic preservation and open space if this increase passes at Town Meeting and called out the need for CPC oversight of where affordable housing trust funds would be spent.



There being no further business, Member Summers made a motion to adjourn the meeting, and Member Larkin seconded the motion and all members through a roll call vote, voted in favor.

Respectfully submitted by Jim Summers, Secretary


9/6/2023



