

# Truro Historical Review Board Meeting

May 17, 2014

Truro Public Library – Cobb Room

Review Board Members present: David Perry, David Kirchner, Fred Todd

Commission Member present: Richard Larkin

Owner/Presenters: Fred Shapiro, [owner] Gary Lock [abutter], Rick Smith, [architect] and Jay Murphy, Esq.

10:00 a.m. David Perry [in Fred's absence until 10:30] opened the Review Board Hearing concerning the demolition request for the 'Sutton Place Properties' located at 544 Shore Road, Truro, MA, Fred Shapiro [owner]. David outlined the mission of the Review Board as a regulatory agency of the Historic Commission that is charged to review demolition requests forwarded to the Board by the Town Building Inspector, and to determine whether a demolition delay should be imposed.

Attorney Murphy delivered to the Commission: (1) a packet of 47 Certified Mail return/receipts [to abutters] (2) a copy of William N. Rogers civil engineering field report of the existing restaurant building conditions – Sutton Place, report dated May 15, 2014, (3) a copy of William N. Rogers civil engineering report of the existing conditions of the Existing Garage – Sutton Place dated May 15, 2014, (4) architect drawings of proposed new structures. He then stated that the Sutton Place project has been in the planning process for a number of years and that Fred Shapiro and himself had met with the Cape Cod Commission, the Truro Selectmen and Truro Building Inspector and others concerning the Sutton Place Project and he was surprised that the Historical Review Board was never mentioned as an important regulatory agency that needed to sign-off on the Project.

Mr. Shapiro stated that Sutton Place has been designed to include 29 units, 5 of which will be multi family units.

Attorney Murphy stated that all abutters have been notified and that they unanimously called for removal of the restaurant and garage structures.

David Perry asked if there were any historically significant persons, events, etc. associated with Sutton Place?

Mr. Shapiro responded by stating that the restaurant was the first restaurant in the outer Cape to offer a 'salad bar', that the restaurant dated from the early 1950's and many additions to the original building were discovered in reviewing the engineering reports. He also showed images of the existing conditions that

revealed extensive rot, mold and failing structural members. He stated that the building was in such fragile condition that it would be impossible to comply with the flood plane regulation of elevating the building and placing it on stilts.

Gary Lock stated that at one presentation to the Zoning Board it was determined that the replacement structure for the garage was too tall. A redesign was undertaken and presented to the Zoning Board with unanimous approval granted.

David Perry stated that the Demolition Delay By-Law needs to be revived and that it seems that many concerned parties do not understand the By-Law and the power of the Review Board. He also stated that 'building maintenance or lack thereof' is not immediate grounds to grant or to overstep the demolition delay process.

Rick Smith stated that a search for the identity of the original architect/builder for the restaurant and garage buildings was unsuccessful.

Fred Todd stated that the existing conditions of the buildings and supporting structural engineering documents warrant demolition and called for a motion from the Review Board.

David Perry made a motion to proceed with demolition of the restaurant and garage buildings located at 544 Shore Road, Truro, MA

David Kirchner 2<sup>nd</sup> the motion in favor of demolition.

Motion passed 3-0

The Review Board thanked the Sutton Place presenters for their thorough and professional presentation.

11:30 a.m. close of Historical Review Board

Respectfully Submitted,



Richard S. Larkin  
Truro Historical Commission