

TOWN OF TRURO Truro Historical Commission

Truro Historical Commission Meeting Minutes

Public Hearing RE: 143 Shore Road, Provincetown Water Department Storage Building

Meeting Location: Remote meeting

Date & Time: June 29, 2020 11:00 am

Members Present: Matthew Kiefer, Chair
Chuck Steinman, Vice Chair
Richard Larkin
Jim Summers

Members Not Present: David Kirchner
David Perry
Fred Todd

Truro Town Planner: Jeff Ribeiro

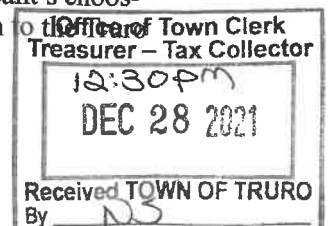
Present for Applicant: Paul C. Millet, PE, Provincetown Water Department
Cody Salisbury, Superintendent, Provincetown Water Dept.


1. Chairman Kiefer opened the virtual meeting by asking Commission members and representatives of the Provincetown Water Department to introduce themselves. Planner Ribeiro went through the remote meeting protocol and instructions for public comment. At issue is the proposed demolition of a wood frame building dating from approximately 1910 on the Knowles Crossing piping station site presently used for storage of equipment. The Chair reviewed the role of the Historical Commission in determining whether to invoke a demolition delay of up to one year when a building meeting the criteria outlined in the Town by laws (over 75 years of age, significant by association with a prominent historical or architectural or cultural figure) is referred to the Commission by the Truro Building Commissioner. If determined by the Commission to be historically significant, the Commission may invoke a delay of up to one year in order allow the applicant to explore alternatives demolition.

2. Chairman Kiefer summarized the known record of the 2,500 sf building in question. Constructed in 1910, it originally contained water treatment equipment but recently has been used for

equipment storage only. It was damaged by fire in 2001/2. The Water Department plans to replace the building with a 2,900 sf metal storage building (brick base to match the brick of the recently completed (2013) treatment plant building, metal trim and metal roof). It is currently in poor condition; reuse would involve structural improvements, new roofing and siding, infill of the basement and new systems; the resulting building would not be of sufficient size to meet the department's needs for storage of trucks and equipment.

3. The new building was subject to site plan review by the Truro Planning Board in January 2020 and the proposed design and siting was approved.
4. Representatives of the Water Department discussed the proposed new building, including decisions about where it was sited and what type of construction was proposed. The new building will be used for truck and equipment storage, with additional space for fittings and meters. The schedule in general is to go out for bid in the fall and complete the construction in the spring-early summer of 2021. Funds have been appropriated for the project.
5. After questions, the Commission members discussed whether a delay would be warranted. Chairman Kiefer reported that he discussed the building with Eric Dray, a frequent consultant to the Commission. In his opinion, the building was infrastructure, not visible from old Rt. 6/Shore Road, and 'doesn't tell the story of Beach Point.' Although it is over 75 years old, it is not considered significant. Alternatively, Chuck Steinman noted that the building does tell an important story about providing water to the town of Provincetown. Members discussed the design of the new building in detail, asking about decisions about materials and where the new structure would be located. Water Department representatives noted that cost and on going maintenance were important considerations from Provincetown's point of view. They noted that the building was to be located next to the 2013 treatment building and that that was the only flat area on site remote from the existing well field.
6. The Chair summarized the discussion, noting that he did not sense any inclination to invoke a delay. He said that often in similar cases, the Commission would not invoke a delay but would condition the approval to proceed, and suggested that perhaps that would be appropriate in this case. In general the conditions would include documentation of the existing building from available records, perhaps involving consultant if possible, and review of materials and colors of the proposed design at the bid document and shop drawing stages of the construction process. Members discussed specifics and the Water Dept. representatives agreed.
7. There were no public comments or public correspondence regarding the project.
8. Chairman Kiefer made the following motion, seconded by Jim Summers and approved by all four members. The Commission votes to not invoke a demolition delay, with the following conditions.
 1. Design Review — prior to finalizing construction drawing, the applicant will afford the THC's ad hoc design review subcommittee — Vice Chair Steinman and member Summers — ample opportunity to review exterior building materials, brick, cladding, trim and roofing materials for visual compatibility with the site and its context. The applicant will provide material samples and for review at the bid document and shop drawing stage of the project.
 2. Documentation — prior to commencing demolition, the applicant will document the building's history of construction and use based on materials from its own records, Town of Provincetown archives and other sources, with the assistance of a qualified consultant of the applicant's choosing. The applicant will submit final documentation in electronic and hard copy form to the Historical Commission and to the Truro Historical Society.



Signed,

Frederick Todd

