

TOWN of TRURO
Truro Historical Commission
Truro Historical Commission Meeting Minutes

Meeting Location: Via GoToMeeting

Date and Time: Wednesday, February 2, 2022, 4:45 pm

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

Members Not Present: **None**

Attending: Susan Areson, Select Board Liaison
Darrin Tangeman, Town Manager
Barbara Carboni, Town Planner
Kevin Becica
Paul Kopicki
Victor Rivera
Fred Vanderschmidt
Jamie McGrath
Laura Bergan

Welcome: Chairman Kiefer opened the meeting, welcomed the attendees and asked them to introduce themselves. Mr. Kiefer briefly reviewed the agenda and described the purpose of the demolition delay public hearings.

Public Hearing and Vote: Proposed Demolition of 59 South Pamet Road: Chairman Kiefer opened the public hearing, explained the purpose of the hearing and recited the applicable sections of the *Preserving Historic Properties* Bylaw in reference to the Commission's review of demolition requests for buildings determined to be significant. He stated that the Chair, after consulting with the Vice Chair, had previously determined that the existing structure at 59 South Pamet Road is significant as defined in Truro's *Preserving Historic Properties* bylaw (constructed 75 years or more prior).

Jamie McGrath, the representative for the owner (Paul Kopicki) reviewed the set of plans submitted with the demolition permit request, which propose to replace the structure, a severely deteriorated outbuilding, with a similarly designed building. The existing house would be retained. The structure proposed to be demolished is behind the house and is not visible from Pamet Road. The Commission complimented the owners in their choice of replacing the structure with a sensitive design.

Mr. Kiefer asked if there were any further questions. There being none, Mr. Steinman made the motion that the building in question is not preferably preserved, that the replacement design was appropriate, and not to impose a demolition delay; the motion was seconded by David Kirchner and all members, through a roll call vote, voted in favor. The Chair will inform the Building Commissioner of the decision. A copy of the draft decision is attached.

Public Hearing and Vote: Proposed Demolition of 82 South Pamet Road: Chairman Kiefer opened the public hearing, explained the purpose of the hearing and stated that the Chair, after consulting with the Vice Chair, had previously determined that the existing structure at 82 South Pamet Road is significant as defined in Truro's *Preserving Historic Properties* bylaw (constructed 75 years or more prior). He then recited the applicable sections of the *Preserving Historic Properties* Bylaw in reference to the Commission's review of demolition requests for buildings determined to be significant.

Fred Vanderschmidt, representing the owners, Victor Rivera and Laura Bergan, presented the current building plans. The owners propose to demolish all structures on the 2.9-acre site—the main house, which Truro Assessing Department records describe as a wood-shingled, one-story, 2-bedroom house containing approximately 1,234 square feet of habitable floor area, a detached garage, and other outbuildings. The owners propose to construct a new house which will be approximately 3,800 sq. ft., along with a detached garage. The proposed design and placement on the site will require a special permit from the ZBA with regard to the house-size limitations in the Seashore Zoning District and are also under Site Plan Review by the Truro Planning Board.

Vice Chair Steinman expressed concern for the proposed vertical siding and roofing materials and requested the owner to consider materials more typical in the surrounding area, such as white cedar shingles for the siding, and noted that the Massachusetts Historical Commission is considering a determination of eligibility as a National Historic District for the Pamet Roads area. Several Commissioners expressed concern about the greatly increased size of the proposed replacement house and asked if the applicants were willing to consider strategies, such as landscaping and siting, to ameliorate its apparent scale when viewed from the road. Mr. Vanderschmidt responded that the drawings are very preliminary and that the owners are willing to consider changes to make the design of the replacement house more compatible with its surroundings.

Mr. Kiefer asked if there were any further questions. There being none, Mr. Kiefer made the motion that the buildings in question are not preferably preserved and to waive the demolition delay conditioned on the applicant agreeing to a design review by the Historic Commission's subcommittee for materials and apparent scale consistent with the neighborhood's historic character prior to applying for a building permit. The motion was seconded by Vice Chair Steinman and all members, through a roll call vote, voted in favor. The Chair will inform the Building Commissioner of the decision. A copy of the draft decision is attached.

The Public Hearings being concluded, the Commission continued with other items on the agenda.

Minutes:

Bart Mitchell moved, and Richard Larkin seconded, to approve the minutes of the October 2, 2020, November 19, 2020, and October 20, 2021, meetings. These were approved unanimously and will be filed with the Town Clerk.

FY 2023 CPC application:

Vice Chair Steinman reported on the FY 2023 CPC grant application for the Study for Memorials and Monuments to Commemorate the Payomet People, which has been approved by the Truro CPC and will be placed on the warrant for the annual town meeting to be held in April.

Proposed Demolition of 38 Longnook Road: Kevin Becica, the owner, presented an update for the design of the structures to replace the existing buildings. The new home will be set back 38 feet from Longnook Road and will require a Variance or Special Permit. Applications are currently before the Planning Board and Zoning Board of Appeals.

The Commission had determined at the Public Hearing held on June 24, 2021, that the existing dwelling and garage were not preferably preserved and did not impose demolition delay, conditioned upon the applicant's further consultation with the Commission regarding the location and design of the proposed replacement dwelling to be more consistent with the existing house and neighboring historic properties, which are now under consideration by MHC for eligibility as a National Register Historic District.

The Commission reviewed the revised designs for the replacement buildings currently under consideration by the Planning Board. The Commission found that the revised designs appropriately respond to recommendations for the following reasons:

- The replacement one-story house is closer to Longnook Road, approximately where the original house was located, as would be more historically appropriate, and more consistent with other house setbacks in the neighborhood,
- The house has a smaller footprint, its shorter facade facing the road, and a front and side porch reflective of the former early 20th-century dwelling.
- The plan minimizes site clearance adjacent to the National Seashore, and
- The replacement garage is located near the existing building and reduces its apparent scale as viewed from the road.

Bart Mitchell made the motion to authorize Vice Chair Steinman to write the Commission's findings to the Planning Board in support for the revised building plans at 38 Longnook Road. The motion was seconded by Richard Larkin and all members, through a roll call vote, voted in favor.

Proposed Demolition of 143 Shore Road: The Commission had previously voted to waive demolition delay for the PWD's (Provincetown Water Department) proposed demolition of a pump station, subject to design review of the replacement structure and access to any historic documentation of the existing structure. The design review subcommittee, comprising Chair Kiefer, Vice Chair Steinman and Member Summers, completed a review of the proposed replacement structure and material choices. Samples of the building materials were provided and included color samples and material samples for the roofing, siding, gutters, and brick. The subcommittee was satisfied with the material selections made by the PWD.

Vice Chair Steinman made the motion to approve the submittals, allowing the PWD to proceed with construction. The motion was seconded by Richard Larkin and all members, through a roll call vote, voted in favor.

Update of the Truro Community-wide Historic Survey: Vice Chair Steinman provided an update on the survey work by Consultant Eric Dray. The Phase 1 Report and drafts for eighty-three MHC Building Form Bs and two Area Form As have been completed, which is about 50% of the work per contract. Mr. Dray may come in under budget which would provide funds for printing or other project needs.

Historic Truro Self-Guided Tour Book: Vice Chair Steinman provided an update on the reprinting of the tour book. The original 5,000 copies have been fully distributed. The Commission has been awarded a \$200 grant from the Truro Cultural Council, the local arm of the Mass. Cultural Council, and hopes to raise additional funding from the TPRTA, Truro Chamber of Commerce, and local businesses to print another 3,000 copies.

Local Comprehensive Plan: Barbara Carboni, Truro Town Planner, provided an update. The town-wide survey was closed on January 31, 2021, and generated approximately 600 responses. The Town will work with consultant, Sharon Rooney to determine how to evaluate the survey results. The question for the THC is how should the Commission be involved and what contribution would THC want to make?

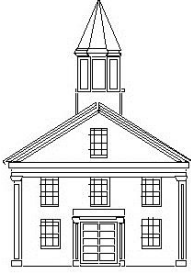
Street Definition Review by Planning Board: Vice Chair Steinman asked Barbara Carboni to report on an amendment to the Zoning Bylaw that is under review by the Planning Board to update the current street definition for presentation on the Warrant for this year's ATM. Of concern is that proposed changes could make ancient ways, including in historic areas such as along the Old King's Highway, available for new development.

Truro Revised CPA Plan: Mr. Summers as the representative to the CPC for the THC will provide the members the revised CPA Plan, which was approved by the CPC on January 7, 2022.

Mr. Kiefer thanked Barbara Carboni for all her assistance and support to the THC.

There being no further business, a motion was made to adjourn by Mr. Larkin and seconded by Mr. Summers and approved by all members.

Respectfully submitted by Jim Summers, Member



Truro Historical Commission

PRESERVING HISTORIC PROPERTIES – BYLAW GUIDE

PURPOSE:

The Bylaw's purpose is to preserve and protect Truro's significant buildings, structures and sites. If the Historical Commission at a public hearing determines a significant property to be preferably preserved, issuance of a demolition permit by the Town's Building Commissioner can be delayed by up to one year, during which time the owner/applicant can work with the Historical Commission to explore alternatives to demolition.

FINDINGS

Under the Bylaw, a building is significant if it is over 75 years old; is listed on or part of a pending application for listing on the National or State Register of Historic Places; or is found by the Historical Commission to be historically or architecturally significant, for example because of its style, construction method, architect, or association with historic persons or events or with the architectural, cultural, political, economic or social history of the Town.

Under the Bylaw, the Historical Commission can find a building to be preferably preserved if it is in the public interest to be preserved rather than demolished because the proposed demolition would be detrimental to the historical, cultural or architectural heritage of the Town.

With the assistance of the Massachusetts Historical Commission and experienced outside consultants, the Truro Historical Commission has documented Truro's significant buildings. This information, which is available at the Truro Public Library and online on the Massachusetts Historical Commission's website at <http://mhc-macris.net>, guides the Historical Commission's determinations under the Bylaw.

STEPS TO FOLLOW FOR DEMOLITION PERMIT APPLICATIONS:

1. The owner/applicant applies for a demolition permit at Town Hall.
2. The Building Commissioner notes that the requested demolition may be subject to the Bylaw and forwards the application, including a description of the building and

any proposed replacement plans, to the Chair and Vice Chair of the Historical Commission. (Ordinary maintenance, painting, and repair are not subject to historical review.)

3. Within 15 working days, the Historical Commission Chair determines whether the building or portion proposed for demolition is significant and subject to review under the Bylaw, and so notifies the Building Commissioner.
4. Within 30 working days, the Historical Commission holds a public hearing, requesting the owner/applicant to provide reasons why the preservation of the significant building is not feasible and to present plans for any replacement structures, since their character and compatibility with neighboring historic properties are relevant to whether the existing building is preferably preserved. Applicants are encouraged to provide any available conditions assessments of the existing building and replacement plans to the Building Commissioner in advance of the hearing to aid in the Historical Commission's review.
5. After reviewing the application and discussing the project with the owner/applicant at the public hearing, the Historical Commission may determine either that the building is not preferably preserved, in which case the demolition can proceed, or that the building is preferably preserved, in which case the Historical Commission may vote to delay demolition of the building for up to 12 months in order to explore alternatives to demolition. The Historical Commission may request or require additional design review of the replacement building's compatibility with neighboring historic structures, either to support the finding that the building proposed for demolition is not preferably preserved, or to enable the Historical Commission to lift the delay period so the demolition can proceed as described below.
6. If the Historical Commission votes to delay demolition, the owner/applicant is invited to meet with the Historical Commission at any time during the delay period to discuss alternatives considered, the feasibility of preserving the historic building, and revised plans as requested during the initial public hearing. The Historical Commission may vote to lift the delay of demolition based on this information.
7. After the delay has expired or been lifted, the Building Commissioner can issue a demolition permit so long as all other requirements are satisfied.



TOWN OF TRURO

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DECISION OF THE HISTORICAL COMMISSION

Address: 82 South Pamet Road (Atlas Map 51 Parcel 57)
Title Reference: Barnstable County Registry of Deeds, Book 34393 Page 200
Owners and Applicants: Victor M. Rivera and Laura W. Bergan, Trustees of the Rivera Bergan Family Trust
Hearing Date: January 31, 2022, continued to February 2nd, 2022
Decision Date: February 2, 2022
Sitting: Matthew J. Kiefer, Chair; Charles Steinman, Vice Chair; David Kirchner, Secretary; Richard Larkin; Bart Mitchell; Amy Rolnick; Jim Summers
Vote: 7-0

This matter came before the Historical Commission pursuant to Chapter VI, Section 5 of the Truro General Bylaws, on an Application for Demolition referred by the Building Commissioner on December 27th, 2021, and a determination that the dwelling is significant under Section 6-2-1. The Commission held a public hearing on this matter on January 31, 2022, continued to February 2, 2022. Based on the hearing, and materials and testimony submitted in compliance with Section 6-5-1-1, the Commission makes the following findings:

1. The 2.9 acre property at 82 South Pamet Road is within the Seashore Zoning District and within an area pending review by the Massachusetts Historical Commission for eligibility as a National Register Historic District.
2. According to Truro Assessing Department records, the subject property contains a wood-shingled, one-story, 2-bedroom house containing approximately 1,234 square feet of habitable floor area, with a construction date of 1946; and also a wood-shingled two-car garage and a shed and other outbuildings whose construction date is unknown.
3. The dwelling is modest in scale, is set back approximately 73 feet from South Pamet Road, and is clearly visible from the road.

4. The Applicants propose demolition of the existing dwelling, garage and outbuildings and construction of a two-story, 5-bedroom house with a detached one-and-one-half story garage, with the new construction containing a total of approximately 3,857 square feet of habitable floor area. Plans submitted by the Applicants and presented at the hearing depict the house and garage clad in vertical board-and-batten siding with standing seam metal roofs. They would be set back approximately 219 feet from South Pamet Road and, without additional landscaping, would be partially or fully visible from the road.

5. The Commission finds that, with appropriate changes to the proposed replacement structures and landscaping to be more compatible with neighboring historic properties, the existing dwelling is not Preferably Preserved as defined in Section 6-2-3 and accordingly imposes no demolition delay under Section 6-4-1-7. This is conditioned upon the Applicants' further consultation with the Commission, as offered by the Applicants' representative at the hearing, regarding: (a) exterior materials; and (b) landscaping and other factors affecting the apparent scale and visibility of the proposed replacement structures as viewed from So. Pamet Road, such consultation to conclude prior to issuance of a building permit for the proposed replacement structures.

Respectfully Submitted



Matthew J. Kiefer, Chair

2/28/2022

Date

Received, Office of the Town Clerk:



Signature

2/28/2022

Date