

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

**Meeting Location:** Via Zoom  
**Date and Time:** Tuesday, October 1, 2024 - 5:00 pm

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

**Absent:** Bart Mitchell, Member

**Attending:** Barbara Carboni, Town Planner & Land Use Counsel  
Jared Cabral – Director, Department of Public Works  
Jason Silva, 146 Shore Road Applicant

Chairman Kiefer opened the meeting, and introductions were made for Commission members along with other attendees.

**Approval of Minutes** – A motion to approve the meeting minutes for August 15, 2024, was made by David Kirchner. The motion was seconded by Member Larkin and all attending members (excluding Member Summers), through a roll call vote, voted in favor

**Public Hearing – Buildings located on the Walsh property for proposed demolition:**

Chairman Kiefer explained that the purpose of the hearing was to find if the cottages located on the Walsh property should be preferably preserved per the Historical Commission’s demolition delay by-law. The cottages are all estimated to have been built in 1900 - 1940 and are therefore over 75 years old and required under the by-law to come before the Commission to determine if they should be preserved.

**Walsh property demolition request** - Jared Cabral presented the plan to demolish the cottages at #3, #5, #6, #7, #7A, #7B, and #10 Walsh Way along with adjacent support structures. Truro purchased the land and buildings in 2018 and subsequently contracted with the BSC Group for a structural assessment, which resulted in recommendations for demolition. Weston & Sampson was contracted to get estimates to remodel the cottages along with including a septic system to support the cottages. Cottages 13 & 10 were determined to be in the best shape to remodel. Cottage 13 was subsequently moved to 25 South Highland Road. The Town is recommending demolition for the remaining cottages since the land under and around them has previously been disturbed and is most appropriate for the new housing as recommended by the Walsh Property Community Planning Committee and their consultants. relocation of the remaining cottages was determined not viable by the DPW based not only on the excessive expense (based on the costs incurred in moving and remodeling number 13) but also on the extensive coordination with Department of Transportation and utility companies and the Town building department. In response to a question about offering the remaining cottages to the public, the Town would also be required to develop a bidding process for solicitation to potential parties interesting in acquiring any of the cottages.

The Town plans to use the Walsh property for housing needs, accommodating up to 160 units in phases, with the first phase being no more than 80 units. The makeup of housing units is undefined at this date.

A question was raised whether any of the cottages could have been Sears kit houses, but no evidence has emerged to support that possibility.

Vice Chair Steinman made a motion to make a finding that cottages at #3, #5, #6, #7, #7A, #7B, and #10 along with the associated out-buildings on Walsh Way are not preferably preserved such that a demolition delay would not be imposed. Member Kirchner seconded the motion, and all the attending commission members voted to approve through a roll call vote.

The motion to close the public meeting was made by Member Kirchner and seconded by Member Larkin and all attending commission members voted to approve through a roll call vote.

**146 Shore Road** - Jason Silva, the previous 146 Shore Road applicant, presented an update on the project, including revisions recommended by the Commission at its July 18, 2024 public hearing. The front stairway was widened, column locations and dimensions were revised and an entry facing Rt. 6A was also added. A motion was made that the conditions of the Commission were met by Vice Chair Steinman and seconded by Member Rolnick and all the attending Commission members voted to approve through a roll call vote,

**432 Shore Road** - Chair Kiefer presented an update on the 432 Shore Road demolition. which the Commission previously approved subject to design subcommittee review. Chair Kiefer reported that the material for shingles and the screening of the raised structure area with a skirt board and the planting of beach grass has been approved by the subcommittee.

**Truro Meetinghouse grant application** – The Meetinghouse Community Preservation Act application was presented by Vice Chair Steinman. The application will request shingling and painting areas of the Meetinghouse where the shingles and trim board have deteriorated to the extent that they require replacement. Bids have been requested from two contractors and Vice Chair Steinman will be the project manager. This project will be under the historic preservation category for capital improvements.

Chair Kiefer made a motion to provide a letter of support from the Commission and Member Rolnick seconded, pending that shingle and trim replacement is confirmed to be a capital budget project eligible for CPA funding. Vice Chair Steinman recused himself since he will be the applicant and Member Summers recused himself being the Co-Chair of the Truro CPC. All other attending members voted to approve through a roll call vote.

**The Wampanoag memorial FY'23 CPC grant** – Update was provided by Vice Chair Steinman. Helen McNeil Ashton representing the Truro Historical Society (THS), and Vice Chair Steinman have been working with Linda Coombs from the Wampanoag tribe to identify appropriate sites for the memorials. In addition to the Pamet Park, Truro Center and the Corn Hill monument sites, the Truro Conservation Trust has requested that a memorial be located at the High Head trails located off Rt. 6 and Rt. 6A. Residents of Pond Village would also like to have a memorial located near the Village Pond. A concept for the Pamet Park, Truro Center site was suggested by Linda Coombs based on a Wampanoag design for a large etched black granite plinth depicting a Wampanoag village that was proposed for Provincetown but was not implemented.

A Memorandum of Agreement has been drafted by Vice Chair Steinman to contract with the THS and the Wampanoag Policy Team which includes the Wampanoag designers. A subcommittee was formed comprised of Members Kirchner and Summers to review the draft agreement and report their findings to Chair Kiefer and Vice Chair Steinman. A motion was made by Member Rolnick and seconded by Member Kirchner to authorize Vice Chair Steinman to sign the Memorandum of Agreement once reviewed and approved by Members Kirchner and Summers the motion was approved through a roll call vote.

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

Respectfully submitted by Jim Summers, Secretary

## Proposed ATM Warrant Amendment to the Preserving Historic Properties Bylaw, Truro Historical Commission (Draft February 11, 2025)

To see if the Town will vote to amend the *Preserving Historic Properties Bylaw* Section 6-5-5 by changing the demolition delay review period from twelve (12) months to eighteen (18) months and other housekeeping changes as follows: 6-5-5 Within fifteen (15) working days of the close of the public hearing, the Chair or Vice Chair of the Truro Historical Commission shall notify ~~the owner or applicant and~~ the Building Commissioner of the Commission's decision. If Truro Historical Commission has determined that the building is "preferably preserved" and that the proposed demolition would destroy or substantially diminish the building or structure's significance to the Town's heritage, it is empowered to impose a demolition delay of up to ~~twelve (12)~~ **eighteen (18)** months from the close of the public hearing to afford the applicant and the Truro Historical Commission time to develop alternatives to demolition.

**Comments:** The *Preserving Historic Properties Bylaw* was enacted to preserve and protect significant buildings, structures and sites within Truro by encouraging owners of historic properties to seek alternatives to demolition. While the Commission rarely votes to delay demolition, experience has shown that when it does, owners are often willing to wait out our current 12-month demolition delay review period. As a more effective deterrent, the towns of Wellfleet, Barnstable and Chatham have eighteen (18) month demolition delay review periods to encourage owners to rehab rather than replace. For Truro to more effectively encourage property owners to preserve historic buildings, the Historical Commission recommends to similarly extend our delay review period. At the first review stage the Commission deals directly with the Building Department that is dealing with the owner or applicant, and thus that recommended strike-out is a housekeeping change.

**(NOTE: Town Meeting Date Set:** *The select board has set Saturday, May 3, 2025, as the date for the next town meeting. The warrant opened on January 31 and will close on March 3 at 4 p.m. for petitioned and committee articles, with an earlier deadline for fiscal articles.)*

## CHAPTER VI PRESERVING HISTORIC PROPERTIES

### Section 1 PURPOSE

- 6-1-1 This Bylaw is enacted for the purpose of preserving and protecting significant buildings, structures and sites within the Town of Truro. The intent is to promote the public welfare and to safeguard the Town's heritage. This Bylaw aims to encourage owners of historic properties to seek alternatives to demolition.
- 6-1-2 To this end, procedures are established herein for the Town, together with the owner of a historically significant property, to explore alternatives to demolition prior to, and as a condition of, the issuance of a demolition permit.

### Section 2 DEFINITIONS

#### 6-2-1 Significant Building.

6-2-1-1 Any building or structure listed on the National or State Register of Historic Places, or which has been found eligible for such a listing. (4/2017 [eff 10/20/2017])

6-2-1-2 Any building constructed in whole or in part 75 years or more prior to the date of application for a demolition permit; or (4/07)

6-2-1-3 Any building: )

(a) that is historically or architecturally significant in terms of period, style, method of building construction, or association with a famous architect; or

(b) that is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town or the Commonwealth. (4/07) (4/2017 [eff 10/20/2017])

#### 6-2-2 Demolition.

6-2-2-1 The act of pulling down, destroying, removing, dismantling, or razing a building or a substantial portion thereof or commencing the work of total or substantial destruction with the intent of completing the same, all as determined by the Building Commissioner. The term "demolition" shall not include ordinary maintenance or repair of any building. In addition, the term "Demolition" shall include the act of enclosing or encapsulating an existing building within new exterior walls or roofed areas. (4/07) (4/2017 [eff 10/20/2017])

#### 6-2-3 Preferably Preserved.

6-2-3-1 Any significant building which the Truro Historical Commission determines, following a public hearing, that it is in the public interest to be preserved rather than demolished. A preferably preserved building is subject to demolition delay period under this bylaw.

(4/2017 [eff 10/20/2017])

### **Section 3 TRURO HISTORICAL COMMISSION**

#### **COMPOSITION AND APPOINTMENTS (4/2017 [eff 10/20/2017])**

6-3-1 The Truro Historical Commission is charged with implementing the Preserving Historic Properties Bylaw and empowered to advise the Truro Building Commissioner with respect to the issuance of demolition permits for historically significant buildings and structures. The Truro Historical Commission shall be appointed by the Board of Selectmen. It shall consist of seven (7) people chosen at large for their interest in and knowledge of historic buildings and structures. The term of office shall initially be for one, two, and three years respectively, and for three years thereafter. (4/07) (4/2017 [eff 10/20/2017])

6-3-2 Four (4) affirmative votes shall be required to adopt a motion. 4/2017 [eff 10/20/2017])

### **Section 4 TRURO HISTORICAL COMMISSION**

#### **POWERS AND DUTIES (4/2017 [eff 10/20/2017])**

6-4-1 The Truro Historical Commission shall: (4/2017 [eff 10/20/2017])

6-4-1-1 -Utilizing the *Truro Community-wide Historic Survey (2011)*, as updated from time to time, maintain a list or register of historically, culturally, or architecturally significant buildings and structures located within the Town of Truro. (4/2017 [eff 10/20/2017])

6-4-1-2 Make the above referenced list available to the Town Clerk, Building Commissioner, the Truro Public Library, and the Truro Historical Society, and post a list on the town website. (4/2017 [eff 10/20/2017])

6-4-1-3 Inform applicants of guidelines for alternatives to demolition such as preservation, renovation, rehabilitation, restoration, or relocation such as the U. S. Secretary of Interior's *Standards for the Treatment of Historic Properties* and the Cape Cod Commission's *Technical Bulletin 96-001 Designing the Future to Honor the Past: Design Guidelines for Cape Cod*. 4/2017 [eff 10/20/2017])

6-4-1-4 Provide links to the above referenced guidelines on the town website. (4/2017 [eff 10/20/2017])

6-4-1-5 Review applications for demolition permits forwarded to it by the Building Commissioner in order to determine if the building or structure involved is subject to the hearing process.

6-4-1-6 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.

6-4-1-7 Impose demolition delays of up to twelve (12) months on demolition permit applications as described in Section 6-5-5 below. (4/07) (4/2017 [eff 10/20/2017])

## **Section 5 PROCEDURES FOR REVIEW OF APPLICATIONS**

### 6-5-1 Application for Demolition

(4/2017 [eff 10/20/2017])

- 6-5-1-1 An applicant proposing to demolish a building subject to this bylaw shall file with the Building Commissioner an application containing the following information:
  - The address of the building to be demolished.
  - The owner's name, address and telephone number.
  - A description of the building or portions proposed to be demolished including the age of existing materials to be removed.
  - A photograph or photograph(s) of the building.
  - The reason for requesting a demolition permit.
  - A brief description of the proposed reuse and plans for the reconstruction or replacement.

(4/2017 [eff 10/20/2017])

6-5-1-2 The Building Commissioner shall, within ten (10) working days of receipt of proposed building plans an application for a demolition permit, forward a copy of the proposed building plans and demolition permit application to the Truro Historical Commission.

(4/07) (4/2017 [eff 10/20/2017])

6-5-2 The Chair or, if the Chair is not available, the Vice Chair of the Truro Historical Commission shall within fifteen (15) working days inform the Building Commissioner if the building or structure in question is significant and therefore subject to the hearing process.

(4/07) (4/2017 [eff 10/20/2017])

6-5-3 If the building or structure in question is deemed significant and subject to the hearing process, then within thirty (30) working days of such determination, the Truro Historical Commission shall hold a public hearing to review plans submitted by the applicant to determine if the intended demolition or any alternative construction would be detrimental to the historical, cultural, or architectural heritage of the Town; if less than a complete demolition is proposed, whether the work will materially diminish the building or structure's significance to the Town's heritage; and to explore the alternatives to demolition. The Owner's failure to maintain or repair a building or structure so as to compromise its structural integrity or usability shall not constitute grounds for a finding of no feasible alternative to demolition.

4/07) (4/2017 [eff 10/20/2017])

6-5-4 Notice of the time, place, and subject matter of the Truro Historical Commission hearings shall be provided by publication in a newspaper of general circulation in the Town once a week for two (2) consecutive weeks, the first notice to appear at least fourteen (14) days before the day of the hearing (including the day of publication and excluding the day of the

hearing); and the applicant is responsible for obtaining the list of certified abutters (which includes direct abutters and abutters to abutters within 300 feet ), mailing public hearing notice by certified mail, return receipt to the owner or applicant, to all abutters to the subject property, and to the Truro Historical Commission, the Building Commissioner, the Board of Selectmen, the Planning Board, and such other persons as the Truro Historical Commission may determine and demonstrate that they have done so.

(4/16) (4/2017 [eff 10/20/2017])

6-5-5 Within fifteen (15) working days of the close of the public hearing, the Chair or Vice Chair of the Truro Historical Commission shall notify the owner or applicant and the Building Commissioner of the Commission's decision. If Truro Historical Commission has determined that the building is "preferably preserved" and that the proposed demolition would destroy or substantially diminish the building or structure's significance to the Town's heritage, it is empowered to impose a demolition delay of up to twelve (12) months from the close of the public hearing to afford the applicant and the Truro Historical Commission time to develop alternatives to demolition.

(4/07) (4/2017 [eff 10/20/2017])

6-5-6 To expedite the review process, the Truro Historical Commission encourages applicants to submit revised plans and to request a review meeting with the Truro Historical Commission at any time during the mandated review delay period. The Building Commissioner may issue a demolition permit prior to the end of the mandated delay only upon receipt of written notice from the Chair or Vice Chair of the Truro Historical Commission that it is satisfied that the applicant has made a serious but unsuccessful effort to develop an alternative to demolition and that there is no reasonable likelihood that the applicant or potential purchasers will be willing or able to rehabilitate, restore, relocate, or otherwise preserve the building or structure.

(4/07) (4/2017 [eff 10/20/2017])

6-5-7 If, at the end of the mandated delay, the owner or applicant has failed to develop an alternative to demolition, the Chair or Vice Chair of the Truro Historical Commission shall within ten (10) working days notify the Building Commissioner who may then issue the demolition permit.

(4/07) (4/2017 [eff 10/20/2017])

## **Section 6 EMERGENCY DEMOLITION**

6-6-1 Nothing in this Bylaw shall restrict or prevent the Building Commissioner from ordering the immediate demolition of any building or structure determined by the Building Commissioner to present a clear and present danger to the safety of the public which only demolition can remedy. The Building Commissioner shall provide the Truro Historical Commission written notice of the circumstances of the permit issuance.

(4/2017 [eff 10/20/2017])

## **Section 7                      ENFORCEMENT**

6-7-1 The Building Commissioner shall be authorized to enforce the provisions of this Bylaw and to institute any and all actions and proceedings as may be necessary and appropriate to obtain compliance, including injunctive relief to enjoin and restrain any violations or threatened Special violations thereof.

## **Section 8                      NON COMPLIANCE**

6.8.1 Anyone who undertakes demolition of any historically significant building or structure, in whole or in part, without complying with the provisions of this Bylaw, shall be subject to a fine established in Appendix A. Each day such demolition continues shall constitute a separate offense.

6.8.2 No building permit shall be issued or be valid for a period of two (2) years from the date of notification of the offense for any parcel or premises upon which a historically significant building or structure has been demolished in violation of the Bylaw.

## **Section 9                      SEVERABILITY                      (4/2017 [eff 10/20/2017])**

6-9-1 If any provision of this Bylaw is determined to be invalid or unconstitutional by any court of competent jurisdiction, said determination shall not affect the validity of any other section hereof. (4/2017 [eff 10/20/2017])



## **Truro Historical Commission 2024 Annual Report**

Matthew J. Kiefer, Chair  
Chuck Steinman, Vice Chair  
Jim Summers, Clerk  
David Kirchner  
Richard S. Larkin  
Bart Mitchell  
Amy Rolnick

### **INTRODUCTION**

The Historical Commission honors and raises awareness of Truro's built heritage. The Commission documents Truro's historic resources, assists historic property owners and others, makes recommendations to the Community Preservation Committee on historic preservation applications, offers assistance to other Town boards and committees, including the Planning Board and the Zoning Board of Appeal, on matters concerning Truro's built heritage and holds preservation restrictions. The Commission also administers Truro's Demolition Delay By-Law, reviewing applications for demolition or partial demolition of structures meeting By-Law criteria to determine whether a building is "preferably preferred," and if so, to explore alternatives to demolition with the owner.

In addition to our committed volunteer members, we would like to thank Barbara Carboni, Town Planner and Land Use Counsel, along with Noelle Scoullar, Nicole Tudor and Liz Sturdy, who have provided steadfast guidance and assistance to our Commission throughout the year.

During 2024, the Truro Historical Commission was involved in the following activities:

### **PLANNING INITIATIVES**

#### **Update of the Community-wide Survey of Historic Resources**

This year marks the completion of a 4-year Community Preservation Act (CPA)funded effort to update Truro's historic resources survey by evaluating late 19<sup>th</sup> and 20<sup>th</sup> century resources not previously documented. The Historical Commission, working with its preservation consultant Eric Dray, prepared new or updated Massachusetts Historical Commission (MHC) documentation forms for 60 buildings and nine areas. These forms are now available for reference at the Truro Public Library and the Truro Historical Society's Cobb Archive Library, and will soon be published on the MHC's website <https://mhc-macris.net>.

The six updated area documentation forms are for Pond Village, Longnook-Higgins Hollow, Depot Road-Pamet Harbor, Truro Center, The Upper Pamets and Castle Hill-Snow Village. The three new area forms are for clusters of mid-20<sup>th</sup> century modern houses: Ponds Modern in South Truro, Resolution Road Moderns, and Erlinda-Tryworks-Gospel Path Moderns. In

addition, an overview report of the 88 mid-20<sup>th</sup> century houses in these three areas and elsewhere in Truro is posted on the Historical Commission's website.

### **Paomet Memorials and Monuments Study**

The Truro Historical Commission, the Truro Historical Society, and members of the Wampanoag Nation serving as policy-making representatives, cultural historians, and designers comprise a Study Team to propose ways to commemorate the long habitation in Truro by the Paomet people, part of the present-day Wampanoag Nation. The memorials will honor their stewardship over thousands of years and recognize the continuing presence of native peoples on Cape Cod. The Wampanoag team is considering design alternatives for four possible locations:

1. **Pamet Park, Truro Center:** A concept for this highly accessible Town-owned site, which now hosts a weekly Farmers Market and could possibly have been the site of a summer Paomet village, was suggested by Linda Coombs, director of the Wampanoag representatives, depicting a Wampanoag village based on a Wampanoag design proposed for Provincetown but not implemented.
2. **High Head – Keticcocoysett, Truro Conservation Trust (TCT):** The TCT has requested that the study consider locating a large-scale memorial at a visually prominent escarpment visible from Route 6 and 6A on High Head, once inhabited by members of the Paomet Wampanoag tribe and now owned by the TCT, the Town, and the Commonwealth.
3. **Corn Hill Monuments:** A memorial site is recommended near the current monuments on Town-owned land.
4. **Village Pond, North Truro:** The Pond Village neighborhood association has requested that the study consider locating a small memorial on Town property on Village Pond in North Truro near the 1920 bronze plaque honoring the Pilgrims and opposite the Truro Conservation Trust's Twine Field property.

Ideas for these four sites are currently being discussed with Wampanoag policy representatives and artists to bring design proposals forward for community review. The study is funded with the assistance of Truro's CPA.

### **7 Pond Road**

7 Pond Road in North Truro is a severely deteriorated historic house that has been a matter of long-standing concern to the Historical Commission and its neighbors. Members of the Commission met with the Town Manager and the Town Planner/Land Use Counsel to explore options for rehabilitation of the historic structure.

## **REGULATORY RESPONSIBILITIES**

### **Preserving Historic Properties – Demolition Delay Reviews**

The Historical Commission conducted reviews under the *Preserving Historic Properties Bylaw* for the following properties:

1. **Walsh Cottages:** A Public Hearing was held for the Town's request to demolish 7 cottages on the Walsh Property constructed between approximately 1900 and 1940. Demolition delay was not invoked based on a finding that the buildings should not be preferably preserved. 13 Walsh Way, which had been previously relocated to South Highland for affordable housing use, was subsequently demolished without Town review.
2. **432 Shore Road:** Demolition delay for rebuilding one of the condominium cottages was not invoked based on a finding that the building should not be preferably preserved, subject to the applicant submitting additional materials regarding siding materials and landscaping/screening, which was provided and approved.
3. **146 Shore Road:** A relocated laundry and now vacant storage building was proposed for demolition to be replaced by an affordable housing unit. Demolition delay was not invoked based on a finding that the building should not be preferably preserved, subject to the applicant submitting additional design information, which was provided and approved.
4. **Salty Market window replacement review:** The Commission determined that a proposal to replace the existing bay windows on either side of the main store entrance did not represent demolition of a substantial portion of the building and was not subject to formal review for demolition delay. The Commission offered advisory comments on the design of replacement windows.
5. **Other Demolition Requests:** Four other properties for which demolition requests were pending at the Building Department were determined not to be subject to review under the *Preserving Historic Properties* bylaw criteria.

#### **Historic Preservation Restriction (HPR) Review**

Under the HPR held by the Historical Commission, the Commission reviewed the First Truro Congregational Parish's new HVAC system and insulation for the Truro Meeting House, funded by a grant from the Cape Light Compact. In response to the Commission's recommendations, screening for the exterior HVAC system was installed by the Friends of the Truro Meeting House with a grant from the Truro Part-Time Resident Tax Payers' Association (TPRTA). In addition, the Commission commended interior gathering space improvements managed by the Friends and also funded by CPA revenues.

Respectfully Submitted,

Matthew J. Kiefer, Chair

Chuck Steinman, Vice Chair