

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

TOWN OF TRURO

NOV 02 2022

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Meeting Location: Via GoToMeeting

Date and Time: Wednesday, May 11, 2022, 5:00 pm

Members Present: Matthew Kiefer, Chair
Chuck Steinman, Vice Chair
Jim Summers, Secretary
David Kirchner, Member
Richard Larkin, Member - Recused for public hearing
Amy Rolnick, Member

Members Not Present: Bart Mitchell, Member

Attending: Barbara Carboni, Town Planner/Land Use Counsel
Benjamin Zehnder, Attorney for 40 S. Pamet Road Owner
Elizabeth Allehaut, Owner of 40 S. Pamet Road
Shane O'Brien, Owner's Architect
Jeffery Katz, Owner's Architect

Welcome: Chairman Kiefer opened the meeting, welcomed the attendees and asked them to introduce themselves. Mr. Kiefer briefly reviewed the agenda.

Public Hearing and Vote: Proposed Partial Demolition of 40 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 in order to determine if such buildings are preferably preserved. He stated that the Chair, after consulting with the Vice Chair, had determined that the existing structure at 40 South Pamet Road is significant as defined in Truro's *Preserving Historic Properties* bylaw (constructed 75 years or more prior).

Ben Zehnder reported that initial presentations have been made to the Planning Board and the Zoning Board of Appeals with the understanding that the presentation to the THC was required before asking for final approvals. The Conservation Commission has previously granted approval.

Mr. Zehnder explained that he is working with the Building Department and intends to apply for a building code variance to avoid having the proposed addition raised above grade per flood zone requirements. As per the attached email exchange, Eric Carlson of the Department of Conservation & Recreation (DCR) and Sarah Korjeff of the Cape Cod Commission have also been consulted about this possible variance. Shane O'Brien and Jeffery Katz, the architects for the owner, explained that if the flood zone variance is granted, they intend to reduce the height of the addition by approximately three feet, the overall building height being approximately one

foot higher than the original house, and not exceeding the maximum zoning height of 23 feet. This will eliminate the need to request a variance for building height. Plan revisions will be required to be submitted to the THC, Planning & Zoning Boards to reflect the reduced height along with other recommendations made by THC and Ms. Korjeff.

The applicant team then reviewed the set of plans submitted with the demolition permit request, proposing to remove a later Victorian addition and a screened porch and replace them with a two-story addition with a roof deck. The original house would be retained, although the hipped roof dormer on the front facade would be replaced with a gable roof in order to improve the interior space. David Kirchner asked if the hipped roof could be retained.

Vice Chair Steinman suggested that if all or a portion of the Victorian addition could be retained, this could help in obtaining flood zone relief, in that the footprint (first floor level) of the addition would align with the existing historic structure.

The architects are currently proposing shiplap siding for the new addition's exterior.

Vice Chair Steinman asked if the existing shed structure, which may have been a windmill for a salt works located in the area was salvageable and could be evaluated if feasible, for moving to another location.

Chairman Kiefer stated that the Commission would prefer that the addition be constructed at the same grade elevation of the existing structure so that it does not preclude the building from being a contributing resource for the pending National Register Historic District application.

Chairman Kiefer asked if there were any further questions. There being none, Chairman Mr. Kiefer made a motion to vote to impose a demolition delay regarding the kitchen addition and shed, based on a finding of preferably preserved, and invited the applicant to come back to the THC to present the revisions to the architectural plans addressing the scale and height of the addition in relation to the existing house, the gable revision, and an investigation of the existing shed with the intent to relocate.

The motion was seconded by Vice Chair Steinman and all members, through a roll call vote, voted in favor.

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

Minutes:

David Kirchner moved, and Amy Rolnick seconded, and all members, through a roll call vote, voted in favor to approve the minutes of the February 2, 2021, meeting. The minutes were approved unanimously and will be filed with the Town Clerk.

Secretary Appointment:

David Kirchner moved, Vice Chair Steinman seconded and all members, through a roll call vote, approved the appointment of Jim Summers as Secretary for the remainder of his term on the Commission. David Kirchner was thanked for his service as Secretary.

Approve revisions to By-Law guide to clarify design review:

Vice Chair Steinman moved, David Kirchner seconded, and all members, through a roll call vote, approve proposed revisions to the By-Law guide previously circulated to the Commission.



and attached to these minutes. Following the vote, Chairman Kiefer asked Barbara Carboni to facilitate posting this revised guide on the Commission's page on the Town website.

Town Planner report: Barbara Carboni, Truro Town Planner/Land Use Counsel, provided an update on the Local Comprehensive Plan. The committee is still working on visioning with a plan to have a stakeholder meeting in June. The question for the THC is how should the Commission be involved and what contribution would THC want to make? Vice Chair Steinman is currently the liaison to the Local Comprehensive Plan Committee and a sub-committee was established to include Amy Rolnick and Jim Summers with Chuck as Chair. Barbara will distribute to the THC the section from the 2005 Local Comprehensive Plan on historic resources. June 23rd is a Comprehensive Plan Committee tentative meeting date, and someone from the THC sub-committee should attend.

FY 2023 CPC application – Native Peoples Study:

Vice Chair Steinman reported that the FY 2023 CPC grant application for the Study for Memorials and Monuments to Commemorate the Payomet People has been approved by Town Meeting held on April 30th. Helen McNeil Ashton will be asked to connect with the Wampanoag Tribe. A contract will need to be signed with the Town and the CPC and will be effective on July 1, 2022.

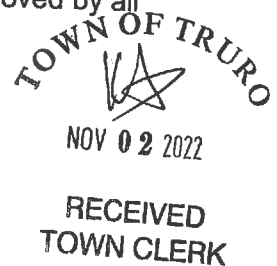
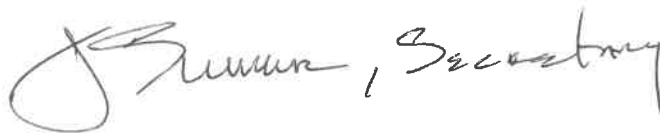
Update of the Truro Community-wide Historic Survey: Vice Chair Steinman provided an update on the survey work by consultant Eric Dray. The drafts for the proposed historic areas have been completed and will next be reviewed by Chairman Kiefer and Vice Chair Steinman.

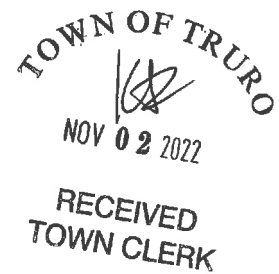
Historic Truro Self-Guided Tour Book: Vice Chair Steinman provided an update on the reprinting of the tour book. The Commission has been awarded a grant from the Truro Cultural Council, and additional funding has been pledged from local businesses to print another 3,000 copies. The contributors will send their donations to Trudi Brazil, the Town Accountant, to manage, and the reprinting will commence upon receipt of the donations.

Chairman Kiefer took a moment to remember Fred Todd who recently passed away. Fred was an important contributor to the THC and other Town Committees over his many years in Truro.

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

Respectfully submitted by Jim Summers, Secretary





TOWN OF TRURO

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DECISION OF THE HISTORICAL COMMISSION

Address: 40 South Pamet Road (Atlas Map 51 Parcel 40)
Title Reference: Barnstable County Registry of Deeds, Book 33897 Page 73
Owners and Applicants: Benoit & Elizabeth Allehaut
Hearing Date: May 11, 2022
Decision Date: May 11, 2022
Sitting: Matthew J. Kiefer, Chair; Charles Steinman, Vice Chair; David Kirchner, Secretary; Amy Rolnick; Jim Summers
Absent: Bart Mitchell
Recused: Richard Larkin
Vote: 5-0

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 March 15, 2022, with supplemental information forwarded on April 5, 2022, and a determination that the dwelling is significant under Section 6-2-1. The Commission held a public hearing on this matter on May 11, 2022.

The following materials were filed with this Board:

- Notice of Intent: Project Description 40 South Pamet Road, Truro, MA
- CAI Technologies Map, 40 S Pamet FEMA Flood Map, dated March 27, 2022
- "Cover Sheet, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale N/A, Sheet C
- "Existing Plans, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4" = 1'-0", Sheet A-00
- "First Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4" = 1'-0", Sheet A-01

- "Second Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4" = 1'-0", Sheet A-02
- "Existing West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8" = 1'-0", Sheet A-20
- "Existing East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8" = 1'-0", Sheet A-21
- "New West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8" = 1'-0", Sheet A-22
- "New East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8" = 1'-0", Sheet A-23
- "Existing Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8" = 1'-0", Sheet A-24
- "Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated February 7, 2022, Scale 3/8" = 1'-0", Sheet A-25
- "Long Section, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8" = 1'-0", Sheet A-30
- "General Notes Plan, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA" prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-001.
- "Foundation Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA" prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-100.
- "Crawl Space Slab Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA" prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-101.
- "Plan Showing Proposed Building and Site Modifications, Benoit & Elizabeth Allehaut, 40 South Pamet Road, Truro, MA" prepared by Coastal Engineering Co., dated March 18, 2022, Scale 1" = 30', Sheet C2.1.3
- Massachusetts Cultural Resource Information System, Inventory No. TRU. 159 Isaac Rich House, file accessed on 4/5/2022.
- Massachusetts Cultural Resource Information System, Inventory No. TRU. 159 The Pamets, file accessed on 5/10/2022.
- Application for Residential Site Plan Review dated March 21, 2022.
- 9th Edition Massachusetts Residential Code Requirements in Floodplains.
- Email chains (only most recent in chain identified).
 - May 10, 2022 at 1:51 pm; Sarah Korjeff (CCC) to Eric Carlson (DCR); Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
 - May 11, 2022 at 3:19 pm; Benjamin Zehnder to Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments



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- May 11, 2022 at 2:32 pm; Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 3:57 pm; Sarah Korjeff (CCC) to Eric Dray, Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
- May 3, 2022 at 9:52 am; Benjamin Zehnder to Rich Stevens, Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- April 20, 2022 at 1:15 pm; Chuck Steinman to Matthew Kiefer, Jim Summers, David Kirchner, Amy Rolnick, Richard Larkin, Bart Mitchell, Barbara Carboni; Historic Information for 40 S. Pamet Road with attachments
- May 11, 2022 at 9:52 am; Benjamin Zehnder to Rich Stevens; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- May 11, 2022 at 2:31 pm; Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 4:54 pm; Sarah Korjeff (CCC) to Matthew Kiefer, Eric Dray; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road


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 2.7 acre property at 40 South Pamet Road is within the National Seashore Zoning District, and within an area pending review by the Massachusetts Historical Commission for eligibility as a National Register Historic District.
2. The subject property on the Pamet River contains the 1-1/2-story "Isaac Rich House," a portion of which was constructed circa 1830 and which has been documented by the Historic American Building Survey and identified in Truro's Comprehensive Survey of Historic Properties. An addition containing a kitchen was likely constructed in the late 19th century and altered in the 1990s, at which time an enclosed porch was also constructed. The property also contains an unusual shed with sloped walls akin to a mansard roof, in poor condition, located near the Pamet River. Both structures are located in an AE Flood Zone.
3. Plan referred to above, submitted to the Commission and presented at the hearing, show removal of the kitchen and porch additions to the house; demolition of the shed; construction of a new flat-roofed two-story addition; alteration of a front façade gable; and construction of a new garage with habitable space above and an attached carport, in a different location.
4. The Commission notes that the size and elevation of the proposed addition would be out of scale with the historic structure. The Commission further notes that the proposed changes to the hipped roof on the second floor of the front (west) façade to the left of the entrance portico to turn it into a gabled roof would alter a distinctive historic feature of the

house. Finally, the Commission notes that the shed could be of historic and architectural interest.

5. In light of the foregoing, the Commission finds that the proposed work would materially diminish the significance of the historic structure and its setting to Truro's heritage.
6. The applicants informed the Commission that they are seeking an exemption (from the Building Commissioner and/or the State Building Code Appeals Board) from the Building Code requirement of elevating the proposed addition, required due to location in AE Flood zone. The Commission supports the applicants' pursuit of an exemption from the requirement to elevate the addition, which would allow the applicants to lower the height of the proposed addition.
7. Due to the potential impacts on the historic structure and landscape, which will vary depending upon the availability of an exemption, the Commission finds that the structures (dwelling and shed) are preferably preserved and imposes a demolition delay. The Commission invites the applicant to return at time of their convenience to present amendments to the proposal addressing the following:
 - a) the scale of the proposed addition in relation to the existing historic structure, which includes the potential of constructing the addition at the same floor level as the house;
 - b) alternatives to altering the existing hipped roof to become a gabled roof on the front gable to the left of the entrance portico; and
 - c) possible salvage of the shed or its structural elements or its relocation; investigation of any further information regarding its history.
8. The demolition delay shall remain in effect unless the Commission votes to suspend the delay after the applicants return to the Commission to present a proposal responsive to the above three issues, consistent with Section 6-5-6 of Chapter VI of the General Bylaws.

Respectfully Submitted


Matthew J. Kieler, Chair


NOV 02 2022
28 May 2022
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Date

Received, Office of the Town Clerk:

Signature

Date