

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

**Meeting Location:** Via GoToMeeting

**Date and Time:** Wednesday, July 7, 2022, 5:00 pm

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



**Members Not Present:** None

**Attending:** Barbara Carboni, Town Planner/Land Use Counsel  
Paul & Amy Holt, Owners of 113 Castle Road  
Victoria Dalmas, Attorney for Owners  
John Ferro, Pine Knoll, General Contractors for owners  
Peter Madsen, Neighbor at 105 Castle Road

**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 Demolition of the C. Zehnder art studio:** 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 113 Castle Road is significant as defined in Truro's *Preserving Historic Properties* bylaw (constructed 75 years or more prior). A site visit to 113 Castle Road has previously completed.

A vote for a demolition delay will be delayed as the result that not all relevant materials were posted on the town website. Any interested parties will have the opportunity to review these materials prior to the next scheduled meeting.

Amy Holt presented the drawings and the reason they choose the property on Castle Road. The Holts have researched the background of Charles Zehnder, the architect for the existing studio located on the property and appreciate his importance to the outer cape architecture.

Peter Madsen shared the history of his home at 105 Castle Road which is adjacent to 113 Castle Road and was once the Life Saving Station at Ballston Beach. The Station was relocated in 1934 by the Lilly Rothchild.

The Holt's reviewed the set of plans submitted with the demolition permit request, proposing to demolish the Zehnder studio and build a new house. Privacy for them and their neighbors was considered in the siting of the house. The studio is approximately eleven feet from the planned house. John Ferro explained that digging for the foundation would be problematic with the proximity of the studio. Amy Holt showed photos of the current state of the studio. John Ferro expressed concern that moving the studio may not be feasible because of the loss of the ceiling and of its overall condition. A sign and birdhouse located at the entrance of the property recognizing Zehnder's studio was offered.

Chuck Steinman requested to view the site plan and pointed out that the property at 5 Lilly Lane was very close to the proposed site for the new house and suggested locating the house at the current tennis court. Amy Holt responded that the loss of views was a significant concern.

Matt Kiefer asked if an assessment of the condition of the studio has been made and the what the extent for the excavation for safe pouring of the foundation has been determined. John Ferro would need to consult with the excavator to provide an accurate answer.

Barbara Carboni explained that hardship is not a criteria for the Commission's decision process per the by-law of the Commission as a follow up to the comments made by Victoria Dalmas regarding costs in siting the house and renovating the studio.

Chairman Kiefer stated that the hearing would be continued and rescheduled the continuation of the hearing for July 19th at 4:30pm.

A motion was made for the July 19<sup>th</sup> continuation by David Kirchner and seconded by Jim Summers and all members, through a roll call vote, voted in favor.

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

Respectfully submitted by Jim Summers, Secretary

