



WELFLEET HISTORICAL COMMISSION
300 Main Street – Town Hall
Wellfleet, Massachusetts 02667

The Wellfleet Historical Commission met on June 2, 2021 remotely via Zoom.

Members Present: Lydia Vivante, Merrill Mead-Fox, Tom Siggia, Carol Ubriaco, Lucas Manning, James McAuliffe and Gordon Kahn. Also Present: Ric Rovero, Richard Robicheau, Paul McDavitt.

The meeting was called to order at 5:00 pm.

1. 15 Bank Street: Richard Robicheau presented a proposal to replace a window with a five-panel mahogany door. Safety regulations for his business require an exit door that opens out. Mr. Kahn moved to accept the proposal, Dr. Mead-Fox seconded the motion, and it was passed unanimously. The Commission thanked Mr. Robicheau for his sensitive and beautifully rendered modifications to an historic building.

2. 99 Holbrook Avenue: Paul McDavitt presented a two-part proposal for his home renovations:

a.) Mr. McDavitt presented plans to replace the front patio with a farmer's porch. Although the Commissioners liked the porch roof line, it was felt that the porch columns were too modern in appearance and needed to be brought into line with the home's historic aspect. There was an additional problem in that drawings were missing a window..

b.) Mr. McDavitt also presented a plan for a rear, waterview deck using Azek decking and a cabled railing design.

Mr. Kahn moved to invite Mr. McDavitt to return next month with new column details, more information about the design of the two windows, and a drawing which indicates all windows on the porch, as well as information about the roofing.. He also moved to approve the rear deck as proposed. Dr. Mead-Fox seconded the motion, and it was approved unanimously.

3.. 15 Squire's Pond Lane: The proposal for 100% demolition of this structure was continued from last month's meeting, so that Mr. Kahn and Mr. Rovero could meet on May 16, 2021 to find a way to work with the opinion offered by Sara Korjeff, Preservation Specialist: "I encourage you to examine the building's structural frame in an effort to better understand its age, and then to work with the applicant to retain the oldest and most unique portions of the structure and marry them with areas of new construction."

The consultation revealed that the salt box portion fits this description and Mr. Rovero agreed to retain this part of the structure. The new plans work within the existing footprint, and the new additions are set back to differentiate them from the older structure. Two dormers will be added to the new additions. The Commission requested that the original single-pane door style be retained on the original structure. Mr. Robicheau offered to create a replica of the original single-pane door for Mr. Rovero.

The committee is grateful to Mr. Rovero for attempting to preserve an original section of the building with sensitive additions in the original footprint. The committee is also grateful for Mr. Robicheau's offer to replicate the original single-pane door. Dr. Mead-Fox moved to accept these plans with full 6/6 divided light windows with 7/8" mutton bars in the original structure, but would like to offer flexibility in window styles in the rest of the building. The single-pane original door or a reproduction should be installed on the original structure. The motion was seconded by Ms. Vivante, and passed unanimously.

4. 20 Briar Lane: No further information.

5. Commission Reorganization: Mr. Siggia, Ms. Ubriaco and Ms. Vivante are leaving the Commission and were thanked for their contributions. Mr. Kahn will co-chair with Dr. Mead-Fox, and will also be Treasurer. Mr. McAuliffe will become Secretary. Ms. Mead-Fox will take over the Form B requirements; Mr. McAuliffe has also offered to proofread the Form Bs. Ms. Ubriaco will continue as an informal connection to the Wellfleet Historical Society & Museum.

6. Member Outreach: Mr. McAuliffe has found two possible new members; one may be appointed by the Select Board before the end of June.

7. Historic Design Guidelines for Wellfleet: Mr. McAuliffe has offered to research the Falmouth, Harwich, and Provincetown Historic District Design Guidelines. The commission members agreed that we should move forward with establishing guidelines for Wellfleet. Dr. Mead-Fox moved and Mr. McAuliffe seconded the motion to establish a committee to research these guidelines. The motion passed unanimously.

8. New Business: Mr. Manning again brought up the recurring problem of enforcement of Historical Commission decisions. It seems to depend solely on the building inspector's willingness to enforce these decisions. Mr. Kahn suggested that the Commission speak with the Building Inspector. It is hoped that the creation of historic design guidelines might help.

9. Minutes: Mr. Kahn moved to approve the minutes of May 5, 2021. The motion was seconded by Ms. Vivante and approved unanimously.

The motion to adjourn the meeting was made, seconded, and approved unanimously. The

meeting was adjourned at 6:54 pm.

The next meeting will be held on July 7, 2021 at 5:00 pm.

Respectfully submitted,

Carol Ubriaco, Secretary

HC: Gordon Kahn, Lucas Manning, James McAuliffe, Merrill Mead-Fox,
Thomas Siggia, Carol Ubriaco, Lydia Vivante

