



WELFLEET HISTORICAL COMMISSION

300 Main Street – Town Hall
Wellfleet, Massachusetts 02667

The Wellfleet Historical Commission meeting scheduled on July 7 was adjourned because of the absence of a quorum. The Historical Commission met remotely via Zoom on July 14. Members Present: Merrill Mead-Fox, Gordon Kahn, Lucas Manning, and James McAuliffe. Also Present: Richard Lay, Tim Carelli, Patricia McDavitt, Trevor Pontbriand.

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

1. 245 Gulf Pond Road: Richard Lay presented a proposal to replace the aluminum siding installed on the house in the early 1980's with a highly durable synthetic material embossed with a wood grain pattern resembling cedar. The original corner boards, pilasters, frieze boards, capitals, and bases will be retained. Additionally, a wood window sill on the second story of the east side of the house will be replaced with a sill milled to match the existing sills.

In response to a question about the subsurface conditions, Mr. Lay reported that the original clapboards and shingles were removed completely prior to the installation of the aluminum siding. Commission members expressed the view that while original siding material should be retained or replaced whenever possible, it is impractical to replace it in this instance, especially since the owner's motivation is to reduce the need for maintenance when the house is passed down. They also noted that the house is invisible from the street and the Building Inventory form states that the history of the house is unclear.

Ms. Mead-Fox moved to approve the plan as presented. Mr. Kahn seconded the motion, and it was approved unanimously.

2. 99 Holbrook Avenue: At the June 2 meeting, Paul McDavitt presented proposals for a rear deck and front porch. The proposal for a water-view rear deck with a wire rail was approved as presented; however, the proposal to replace the patio at the front of the house with a farmer's porch raised concerns because the fenestration depicted on the drawing appeared to be inaccurate and the three simple posts supporting the porch roof did not harmonize with the style of the house. Commission members asked the owners to return with an accurate drawing, and a redesign of the posts. Commission members also requested more detail about the composition of the windows, entry door and roofing.

At this meeting, Patricia McDavitt presented a new drawing clearly showing that a centrally located small window on the porch façade will be replaced with clapboards. The posts were

redesigned as columns with molding wrapping the base and a capital at the top. Commission members commented that the columns are consistent with the style of the house.

In response to the request for specifications, Ms. McDavitt reported that the entry door will be Thema-Tru, consisting of two panels with six simulated divided lites at the top. The two sets of paired windows will be Anderson 400 series clad wood with six lites at the top simulated by a grille between the panes. These windows match the style of the windows on the side porch. Ms. McDavitt stated that the porch roofing material will match the existing roofing material.

Commission members commented that if matching materials for the porch roof are not available, re-roofing of other roof surfaces may be necessary for a uniform appearance.

Mr. Kahn made a motion to approve the proposal with the proviso that all visible roofs must match. Ms. Mead-Fox seconded the motion, and it was approved unanimously.

3. Member outreach & residency requirements: Ms. Mead-Fox reported that Evelene Lakis was interviewed at the Selectboard meeting on July 13, and her application to join the Commission was approved. The Commission now has five members. The search for two additional members continues.

Ms. Mead-Fox learned from Selectboard members that non-residents may serve on town committees. The town is exploring a hybrid model that would allow some committee members to attend meetings remotely, provided that a quorum is physically present. This model would help to enable residents who are not always in Wellfleet and non-residents to serve on town committees.

4. Follow-up re: enforcement of WHC decisions: Ms. Mead-Fox and Mr. Kahn intended to meet with building inspector, Paul. Fowler, to discuss enforcement of WHC decisions; however, Mr. Fowler resigned and has been replaced by an interim. Ms. Mead-Fox and Mr. Kahn will schedule a meeting once the permanent building inspector is in place.

Mr. Kahn is working on improving the application procedure to ensure that the applicant's intent is clearly stated on the application form and supportive details are appended. Commissioners commented that there will likely be fewer continuances when applications are complete and thoroughly documented. Commission members also commented on the need for consistency in determining the applications that come before the Commission for review.

5. Historic Design Guidelines: Ms. Mead-Fox and Mr. Kahn developed a first draft of Wellfleet historic design guidelines based on the guidelines of three Cape Cod communities (Falmouth, Provincetown and Harwich) that have local historic districts. Commission members commented that these guidelines could be used to orient new members, ensure clear and consistent decision-making and to help applicants prepare proposals that are likely to receive approval. They added that these guidelines might be adopted by the town should

the Town Meeting vote to create a local historic district.

Commission members reviewed the draft guidelines, made several revisions and expressed appreciation for the quality and value of the work. Ms. Mead-Fox will consult with Sara Korjeff, Preservation Specialist/Planner at the Cape Cod Commission about internal and external use of the guidelines.

6. Community Preservation/Historic Plan/Workshop/Form B Update: Mr. McAuliffe made a motion to petition the Community Preservation Commission to extend the deadline for the WHC's 2018 grant until the end of the calendar year and to utilize the balance remaining to produce more Building Inventory forms. Mr. Kahn seconded the motion, and it was approved unanimously.

7. Minutes: Ms. Mead-Fox made a motion to approve the minutes of June 2, 2021. Mr. McAuliffe seconded the motion, and it was approved unanimously.

The motion to adjourn the meeting was made, seconded, and approved unanimously. The meeting was adjourned at 6:29 pm.

The next meeting will be held on August 4, 2021 at 5:00 pm.

Respectfully submitted,

James McAuliffe, Secretary

HC: Merrill Mead-Fox, Gordon Kahn, Lucas Manning, James McAuliffe

