



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

The Wellfleet Historical Commission met remotely via Zoom on February 2, 2022 at 5pm. Members present: Merrill Mead-Fox, Gordon Kahn, Timothy Egan, James McAuliffe, Susan Baker, and Milton Gatch. Missing: Luke Manning. Also present: Flo Perret, Andrew Long, Sally Stern, Caitlin Krul, Jay Bombara.

1. 181 Holbrook Avenue, Unit B, (1935), Caitlin Krul, Trustee: Proposal to replace 1935 accessory building's wood windows with vinyl, continued from the previous meeting. The owner had permits from the Building Inspector for window replacements and had not been referred to the Historical Commission. Because of this, they had ordered and partially paid for vinyl replacement windows; the order was non-refundable and could not be canceled. Given these specific circumstances and the accessory nature of the building, the Commission voted to approve the proposal as submitted, with the commission and owner agreeing that any future work proposed would follow the guidelines set forth by the Secretary of the Interior's Standards.
2. 215 Pilgrim Spring Road (1940), Sally Stern, owner: proposal to expand the bedroom wall by 40" on the west side of the cottage. The Commission voted to accept the proposal as presented.
3. 84 Commercial Street, represented by Flo Perret, Thor Construction: proposal to replace less than 50% of original foundation with concrete foundation with brick facing, no change in elevation, and to demolish and replace the front deck and railing. The commission accepted the proposal as submitted, with the stipulation that the brick veneer match as closely as possible the original foundation bricks in size, color and texture.
4. 135 Paine Hollow Road, owner Lucia Letendre represented by Andrew Long: Proposal to remove addition and crawl space on south side of original house, remove 1980s Palladian window on east side and replace with shed dormer and windows, replace windows from 1980s-90s with Marvin double-hung units, replace exterior trim when rot is present, replace rotted wood shingles with new-dimensional asphalt shingles, construct new additions on south and east side of original house. The commission approved the proposal as submitted with the stipulation of removing proposed decorative railing over the connector and removing any skylights as shown in the proposal.
5. Mr. Khan and Ms. Mead-Fox will meet with the new Building Inspector James Baldera.
6. Mr. Khan and Ms. Mead-Fox will meet with the Selectboard on 2-8-2022 to present the revised design guidelines and answer questions.
7. Lynn Smiledge, the historic preservationist, has submitted more Form Bs, which Mr. McAuliffe and Mr. Gatch will review and edit. Ms. Mead-Fox will clarify with Eric Dray, the previous historic preservationist, about the status of his submissions to the WHC and to MACRIS.
8. Mr. McAuliffe will reach out to Andrea Pluhar about her availability and fees for creating a WHC website.
9. Mr. Khan and Mr. Egan will explore ways to educate real estate brokers in town regarding WHC and preservation. Mr. Khan will explore the possibility of having a WHC-sponsored talk about modern houses.

Minutes: Ms. Mead-Fox made a motion to approve the last meeting's minutes, seconded by Mr. Kahn, and approved unanimously. Next Meeting: March 2, 2022 at 5pm.

Respectfully submitted,
Susan Baker, Secretary