



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

The Wellfleet Historical Commission met remotely via Zoom on May 11, 2022 at 5pm. Members present: Gordon Kahn, Timothy Egan, James McAuliffe, Susan Baker, Milton Gatch and Luke Manning. Missing: Merrill Mead-Fox. Also present: Charles Chase, Frances Francis, Steve Cook, Jasen Muto, Lance LaLone, Ric Rovero. The meeting was called to order at 5pm by Mr. McAuliffe on behalf of Co-Chair Ms. Mead-Fox.

1. 355 Main Street (1850): proposal to demolish a historic but non-functioning and unstable chimney that is causing damage to the roof and building. The chimney is only supported by a steel channel in the peak of the attic, and if repaired, the same problems would recur, causing damage. The owner was asked to document the position of the chimney in case a future owner wishes to reinstall. Ms. Baker motioned to approve the proposal as presented, Mr. McAuliffe seconded the motion, and the Commission approved unanimously.
2. 46 East Commercial Street (c. 1943): proposal to demolish a failing, unattached garage that is significantly rotting. The new building will follow the same footprint as the old building and follow current building codes; the pitch of the roof will be the same although the height is increased. The proposal was continued to the next meeting on June 1, 2022, for a redesign that will incorporate elements of the old structure into the new building.
3. 70 Main Street (1812-1880): the proposal is to replace the roofing on all five buildings on the property with charcoal gray asphalt shingles, a like-with-like replacement. One area of one roof is flat rubber and would be replaced in kind. Mr. McAuliffe moved to accept the proposal as presented with Mr. Kahn seconding the motion, approved unanimously.
4. 84 Commercial Street (1841): proposal to replace gray wood decking with composite material that will look similar to original; the painted wood railing was inconsistent across the front of the building and will be replaced with white composite that will replicate the original look as much as possible. Ms. Baker motioned to approve the proposal as presented, Mr. McAuliffe seconded; approved unanimously.
5. 15 Squires Pond Lane (c.1850): continuation of a project where a portion of the historic building was to be saved, but without building inspector or WHC approval that portion of the building was demolished. The builder claimed they were forced to change the scope of work due to the poor condition of the building. The building inspector invoked a stop work order that was removed by the building inspector today (May 11, 2022). Mr. Kahn read the building inspector's letter sent to the owner lifting the stop work order, which was granted on the condition the owners update the WHC. Although the builder dismantled the building, much of the material was saved. It was agreed that as much original material be used in the decorative details of the house as possible. This is an exceptional circumstance and is not a precedent for the Commission; the project is only moving forward because the original building portion could not be preserved due to marked deterioration. Ms. Baker made a motion to approve the proposal with the stipulation that as much of the old material as possible be used as decorative elements in the main house and outbuildings. Mr. Kahn seconded the motion; approved unanimously.
6. 51 Mill Hill Road (1925): proposal to replace an existing entrance deck with like-materials and some minor design modifications, including reducing size, expanding staircase, and replacing material with pressure treated wood and steel cable horizontal balusters.. Tim Egan, the owner of the property and a WHC commissioner, recused himself from the vote. Mr. Kahn motioned to accept the proposal as presented, Mr. McAuliffe seconded; approved unanimously.
7. The minutes from April 6, 2022 were approved.
8. The Form Bs completed by Eric Dray were edited by Ms. Baker, Mr. McAuliffe, and Mr. Gatch and have been returned to Mr. Dray for his submission to the Massachusetts Historical Commission.
9. Mr. Egan shared the presentation he has prepared for realtors outlining the work the WHC does and historic preservation guidelines applicable to buildings in town. A few comments were made but all were pleased with the presentation and eager to share it with realtors.
10. Mr. McAuliffe reported on progress made in creating the WHC website. The first draft of the website design has been completed by consultant Andrea Pluhar, and Mr. McAuliffe, Ms. Baker, and Ms. Pulhar will meet to continue to refine the design and content.
11. There was no notice of building sales by the town to WHC Secretary Baker. There have been sales of historic properties so Ms. Baker will follow up with the town to remind them to send her notices of sales.

Next meeting via Zoom on Wednesday, June 1, 2022 at 5pm.