



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

The Wellfleet Historical Commission met remotely via Zoom on November 2, 2022.

Members Present: Merrill Mead-Fox, Gordon Kahn, James McAuliffe Milton Gatch and Timothy Curley-Egan Absent: Susan Baker, Lucas Manning Also Present: Brian Uy

The meeting was called to order at 5:02 p.m.

1. *130 School Street.* (Owners: Brian Uy and Doriot Kim) Owner Brian Uy presented a proposal to remove three doors and replace one door with a 6 over 6 historically accurate Marvin Ultimate window.

Commissioners suggested alternatives to removal of the doors in a cordial conversation with the owner. Ms. Mead-Fox explained that because this property is a contributing property in the Wellfleet Center National Register of Historic Places (NRHP) District the Wellfleet Historical Commission (WHC) must decide whether to refer it to the Cape Cod Commission (CCC) for a review of changes that may constitute substantial alteration.

Ms. Mead-Fox made a motion to refer the property to the CCC for a review of the significance and scope of the proposed changes. The motion was seconded by Mr. Kahn and approved unanimously.

2. *Progress and plans re: Jennifer Doherty's recommendations about defining "demolition in part" and amending Wellfleet's Demolition Delay Bylaw (DDB:* Ms. Mead-Fox reported on her meeting with Wellfleet Building Commissioner James Badera to discuss how to define "demolition in part," which is undefined in the Wellfleet DDB. Following a review of the definitions used by other municipalities, Mr. Badera expressed the view that a definition based on building components and features is more easily interpreted and enforced than a definition based on metrics, such as square footage. He indicated that the definition of "demolition in part" should specify exceptions, such as in-kind replacement of siding and roofing. A proposed definition would need the approval of Town counsel and the Selectboard. Ms. Mead-Fox reported that amending a general bylaw such as the Wellfleet DDB is a complex collaborative process. Specifically, the WHC would need to work with the Building Commissioner and Selectboard on amending the bylaw, and the proposed amendment would need the approval of Town counsel, the Selectboard and the Town Meeting.

Ms. Mead-Fox moved that Commissioners compare the Wellfleet Demolition Bylaw with the Massachusetts Historical Commission sample bylaw in advance of the December WHC meeting and come to this meeting prepared to propose changes that will make Wellfleet's bylaw more consistent with the sample bylaw. Mr. Kahn seconded the motion and it was approved unanimously.

3. *Progress on Presentations:* Ms. Mead-Fox reported that Susan Baker and Sarah Korjeff are planning a presentation on historic preservation and climate change adaptation and "Love Letter to Cape Cod" will be shown at Preservation Hall at a date to be determined in January. The showing of this film will be followed by a moderated discussion.
4. *Recruitment of new WHC Members:* Mr. Manning's term has expired and he has decided not to continue on the Commission. Commissioners commented that Mr. Manning's expertise in historical building preservation and restoration was invaluable to the Commission.

Ms. Mead-Fox reported that she advertised WHC vacancies in the Community Announcements section of The Provincetown Independent and prepared a PowerPoint slide that will be shown by Chairperson Ryan Curley at the beginning of a future Selectboard meeting to notify the community about the need for new WHC members.

5. The minutes of the October 5, 2022 meeting were approved as presented.
6. *Supplemental Website:* Mr. McAuliffe presented a topical outline of the content of the supplemental website and encouraged members to review it for completeness. Mr. McAuliffe and Ms. Baker have worked with consultant Andrea Pluhar to develop a Beta version of the website. Mr. McAuliffe expressed the view that the supplemental website provides an opportunity to educate the public about, and build support and enthusiasm for, historic preservation. He will issue a brief survey to Commission members to collect their ideas about how to utilize the website for these purposes.

The meeting was adjourned at 6:34 p.m.

Next meeting: December 7, 2022

Respectfully submitted,

James McAuliffe, Acting Secretary

