



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

The Wellfleet Historical Commission met remotely via Zoom on February 1, 2023

Members Present: Merrill Mead-Fox, Susan Baker, Gordon Kahn, James McAuliffe, David Kornetsky. Absent: Timothy Curley-Egan. Also present: Brian Uy

The meeting was called to order at 5:01 p.m.

1. *New Website vs. Update of WHC Town Page*

Ms. Baker, Mr. McAuliffe, and Mr. Kornetsky met to consider whether to proceed with the supplemental website or incorporate its contents in an overall update of the Historical Commission page on the Town website. Because of concerns around redundancy and website management, they recommend forgoing a supplemental website and to develop an updated WHC page on the Town's municipal website. A draft version of the updated website will be distributed to members for consideration at next month's meeting.

2. *130 School Street*

Owner Brian Uy presented a proposal to 1) replace the existing cedar shingle and asphalt roof with a uniform synthetic cedar shake roof in the color Canyon Gray; 2) repair and fortify the center chimney to existing specifications using S & H red brick; 3) install brick risers/steps for all exterior doors in lieu of the wooden and concrete steps previously there; 4) light all entrances with lights found in Figure 2 and Figure 4 on proposal. Because the building is located within Wellfleet Center's National Historic Register District, this proposal and the owner's prior proposal for door removals were forwarded to Sarah Korjeff at the Cape Cod Commission (CCC) for a determination whether these alterations fit the CCC definition of substantial alteration and require CCC review. Co-Chair Merrill Mead-Foxe read Sarah Korjeff's opinion that stated: 1) Small scale changes on this project are within the Commission's purview since the larger project constitutes more than 25% of the gross floor area of the building; 2) the doors subject to removal are not character defining features of the building, so removal would not be considered a substantial alteration, but she supports keeping one of the doors; 3) replacement of the roofs with synthetic cedar shakes would not be considered a substantial alteration as long as the material matches the original design and appearance.

A motion was made by Ms. Mead-Fox to approve the following: 1) replace existing cedar shingle and asphalt roofs with uniform synthetic cedar shake roofs in the color Canyon Grey; 2) repair and fortify the chimney using brick recovered from the property; 3) keep two of the 5 doors, with installation of brick steps using brick recovered from the property where possible; 5) exterior lights as long as they do not disrupt existing trim. The motion was seconded by Ms. Baker and approved unanimously.

3. *Proposed Amendments to Demolition Delay Bylaw (DDB)*

Ms. Mead-Fox presented the Commission's DDB proposal to the Selectboard on January 24th. The Selectboard did not accept the proposal to largely substitute the current DDB with MHC's Sample Bylaw with some modifications, although they were open to proposals to tweak the current bylaw. Specific components of the proposal that were objected to were replacing the age criteria for review from 75+ years to 50+ years, and defining partial demolition based on a percentage of the building. The Selectboard was open to using the Wellfleet Survey Street index as a criterion for Commission review. After substantial discussion, Ms. Mead-Fox moved that the Commission resubmit a proposal to amend the bylaw in keeping with the MHC's sample bylaw, with modifications to address Selectboard concerns. The motion was seconded by Ms. Baker and approved unanimously.

4. *Progress on Presentations*

Love Letter to Cape Cod (2/4/2023 at Wellfleet Preservation Hall). Event was well publicized and is sold out.

Historic Preservation and Climate Change Webinar. Board set tentative date of 4/24 at 4:00 p.m. Ms. Baker will confirm the date and plan with the speakers, and contact the Wellfleet Public Library and the CCC to see if they can provide technical support.

5. *Recruitment of new WHC Member*

Ms. Mead-Fox has been unable to reach the individual recommended by Mr. Curley-Egan, but will try again, she will also see if Mr. Curley-Egan would be willing to spearhead a recruitment effort, and will consider placing an ad in the Provincetown Independent.

The minutes of the January 4, 2022 meeting were approved.

The meeting was adjourned at 7:58 p.m.

Next meeting: February 15, 2023

Respectfully submitted,
David Kornetsky, Secretary