



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

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

Members Present: Merrill Mead-Fox, Susan Baker, Gordon Kahn, James McAuliffe, David Kornetsky, Timothy Curley-Egan. Also present: William O'Connor, Joy O'Connor, Tomas Ayala

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

1. 90 Lecount Hollow Road: Proposal to lift the house and pour a new foundation, adding a kitchen and porch on the east side of the house, and a screened porch on the west side. (Presenter and Property owners: William and Joy O'Connor).

This is an advisory meeting requested by the owners before their architect develops buildable planes and a building permit request is made. The owners presented existing and proposed elevations, and an existing floor plan. It was suggested that, when the project comes before the Commission for review, each elevation be presented with side-by-side existing and proposed plans. It was clarified that demolition included half of the current exterior wall on the eastern side of the house and portions of the roof.

Committee members expressed concerns with the placement of a screen porch on the historic front of the building. The owners indicated that no alternative is possible because of constraints placed by the Conservation Commission due to wetlands. Committee members suggested that a flat-roofed screened porch which incorporates details similar to those on the historic front of the house would be preferable. Committee members also expressed concern with the stacked windows on the new addition because they are not in keeping with the original architecture of the building. Mr. Kahn suggested an alternative, with five equal sized windows ganged together with five transom windows above and a center window further up in the gable.

2. Report re: Mead-Fox's presentation to the Selectboard regarding amendments to Wellfleet's Demolition Delay Bylaw (DDB).

Ms. Mead Fox explained that the DDB proposal was submitted by Rebecca Roughly to Town Counsel about a week ago. Once Town Counsel reviews the proposal, Ms. Mead-Fox will be invited back to the Selectboard. She will stay in touch with Barbara Carboni, who agreed to be the Selectboard liaison to the Commission on the DDB proposal.

3. Progress on Webinar on "Historical Preservation and Climate Change."

Ms. Baker reported that all 3 speakers are confirmed but that the previously proposed date for the webinar will not work. They are in the process of finding an alternative date. Ms. Baker has yet to hear back from the CCC on webinar support. Mr. Ayala, who was providing technical support at tonight's meeting, was asked whether Wellfleet Media could provide support. He thought so, but suggested that the Commission make the request to Rebekah Eldridge. Ms. Baker will follow-up. Mr. Curley-Egan volunteered to work with Ms. Baker to create an advertisement for the event.

4. Recruitment of new WHC Member, ideally contractor/builder.

Mr. Curley-Egan agreed to take the lead in pursuing an additional WHC Member and will reach out to his contacts. It was also agreed that an advertisement should be posted in the Provincetown Independent.

5. Update of WHC page on Town website.

Mr. Ayala indicated that he is responsible for updating the town website. Ms. Baker, Mr. McAuliffe and Mr. Kornetsky will present website content at next meeting. In the meantime, Ms. Baker will forward some basic updates to Mr. Ayala. It was discussed that, assuming the Selectboard approves the Commission's DDB amendment, it might make sense to have an interim DDB link which would include an explanation of the proposed DDB and would ask for support of the warrant amendment at next Town Meeting.

Minutes: Ms. Mead-Fox made a motion to approve the 2/1 and 2/15 minutes, seconded by Mr. Kahn, and approved unanimously.

Accounting: A \$200 rental payment was made to Preservation Hall for the recent "Love Letter to Cape Cod" event. Mr. McAuliffe was asked to provide funds available to the WHC at the next meeting.

Correspondence: Mr. Kornetsky will be taking over Correspondence to new owners. He and Ms. Baker will meet to go over the process.

Social Media: Ms. Mead Fox is now creating Instagram posts pertaining to Wellfleet's Mid Century Modern Homes

Next Meeting: April 5th

Meeting adjourned at 6:18 p.m.

Respectfully submitted,
David Kornetsky, Secretary