



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

The Wellfleet Historical Commission met remotely via Zoom on September 6, 2023

Members Present: Merrill Mead-Fox, James McAuliffe, Timothy Curley-Egan, Gordon Kahn, Catherine Andrews.

Members absent: David Kornetsky. Also present: Dennis and Elizabeth Murphy, Gary Lucas, Anne E. Freyss, Sky Freyss-Cole

The meeting was called to order at 5:04 p.m.

**1. 151 Hamblen Farm Road (ca. 1805)** Ms. Mead Fox clarified that the property under review is at 151 Hamblen Farm Road, although it was mistakenly identified as “51” Hamblen Farm Road on the agenda. Commissioners and the owners agreed to go forward given their common understanding of the actual location. At the August 2, 2023 Commission meeting property owners Dennis and Elizabeth Murphy presented a proposal including demolition of a structurally unsound ell and replication of it with like materials. The Commission voted for a continuance to consider alternatives to demolition of the ell. Mr. Kahn, Mr. Curly-Egan and Ms. Mead Fox made a site visit to view the condition of the ell accompanied by one of the owners.

Ms. Mead-Fox explained that under the provisions of the amended Wellfleet Demolition Delay Bylaw the first consideration is whether the building under review is historically significant. Commissioners determined that this building is not historically significant based on the opinion of Wellfleet’s preservation specialist that it has been too extensively altered over time to preserve the significance of the original structure and the findings in two engineering reports that the ell is structurally unsound.

**Mr. Kahn moved to approve the proposal as presented given the poor structural condition of the portion to be demolished and because the building has been so altered previously that its historical significance is not discernable. Mr. McAuliffe seconded the motion and it was approved unanimously.**

**2. 26 Hamblen Farm Road** Property owner Anne E. Freyss and her daughter Sky Freyss-Cole explained their proposal to take down, rebuild, and renovate a one-story, wood-shingled cottage at the rear property line. According to the 1980 MHC Building Form B, this building was originally a series of chicken coops pieced together and turned into a cottage. Commissioners determined that this structure is not historically significant because it is barely mentioned in the architectural description of the property on the Building Inventory Form (Form B) prepared by a preservation specialist, hidden at the back of the lot behind the historically significant ca 1850 property and in poor condition.

**Ms. Mead-Fox moved to approve the proposal as presented because the cottage is neither historically significant nor structurally sound. Mr. Kahn seconded the motion and it was approved unanimously.**

**3.** The schedule of meetings was modified as follows: the November 1st meeting was shifted to October 25<sup>th</sup> and the January 3<sup>rd</sup> meeting was shifted to January 10<sup>th</sup>.

**4.** Ms. Mead-Fox reported on her meeting meet with Interim Building Commissioner Victor Staley to discuss implementation of Wellfleet’s amended Demolition Delay Bylaw. Commissioners expressed the desire to develop a Demolition Delay Bylaw protocol to set forth the actions taken and decisions made by the Commission following referral of a proposal by the Building Commissioner. Discussion of this will continue.

**5.** Mr. McAuliffe, Mr. Kornetsky, Ms. Andrews and Ms. Mead-Fox are finalizing some new and revised content for posting on the Historical Commission’s page on the Town website.

**6.** A co-chair position has been vacant since the departure of Ms. Baker. Commissioners acted to elect Ms. Mead-Fox chair. Mr. Kahn offered to conduct meetings in her absence, and Mr. Curley-Egan will continue to organize and screenshare proposals and supporting documents.

**7.** One candidate has applied to serve on the Commission and another has expressed an intention to apply and could serve as

an alternate if all of the member slots are filled.

8. Commissioners discussed possible projects for the coming year including reorganizing Form B's in the Library; creating a PowerPoint for realtors on the amended Demolition Delay Bylaw; and another presentation about historic Wellfleet homes.

**Minutes:** The minutes of the August 2, 2023 meeting were approved unanimously.

**Accounting:** Mr. McAuliffe reported that Preservation Specialist Lynn Smiledge has been compensated for the preparation of 37 of the 50 Form B's in her current contract. Mr. McAuliffe and Ms. Andrews will proofread the latest installment of 12 Form B's. Commissioners commented on the high quality of her work. Ms. Smiledge has proposed 36 additional properties to inventory in 2023-24. Mr. McAuliffe reported that the deadline for 2023-24 CPA grant proposals is October 16, 2023. Mr. Kahn moved that the Commission submit a grant proposal. The motion was seconded by Mr. McAuliffe and approved unanimously.

Meeting adjourned at 6:08 p.m.

Next meeting: 10/04/2023

Respectfully submitted, James McAuliffe, Acting Secretary