



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

The Wellfleet Historical Commission met remotely via Zoom on August 3, 2022.

Members Present: Merrill Mead-Fox, Lucas Manning, James McAuliffe, Susan Baker, Timothy Curley-Egan, and Milton Gatch
Members Absent: Gordon Kahn. Also Present: John Overbeck, Brain Uy, Matt Libby, Brendan Lebrun, and Chris Dio

The meeting was called to order at 5:00 pm.

1. 95 Aunt Sarah's Way (1850): On behalf of homeowner Patrick Flanagan, John Overbeck presented a proposal to replace 18 double hung wooden windows with vinyl windows

Ms. Baker moved for a continuance to enable direct communication with the homeowner about the Commission's Design Guidelines for windows on historic homes, which state that "replacement windows on historic structures should be made of wood and may have exterior cladding." The motion was seconded by Mr. McAuliffe and approved unanimously.

2) 130 School Street (1820): Home owner Brian Uy presented a proposal to add two dormers on the roof of the main house facing north, to the left and right of the existing single dormer, using Marvin Ultimate double hung windows.

Ms. Mead-Fox made a motion to approve the proposal as presented that was seconded by Ms. Baker and approved unanimously.

3). 186 Pleasant Point Rd (1900): On behalf of homeowner Margaret Jackson, Matt Libby of Freedom Forever made a proposal to mount nine solar panels on the roof using JA Solar modules, Solaredge inverter, and RL Universal Snaprack mounting.

Ms. Mead-Fox made a motion to approve the proposal as presented that was seconded by Mr. McAuliffe and approved unanimously.

4). 650 Pamet Point Road (1940): On behalf of homeowner Elizabeth Waters, Brendan Lebrun of Trinity Solar made a proposal to mount fifteen solar panels on the roof at the front of the home, which will raise the roof height 6 inches.

Ms. Baker made a motion to approve the proposal as presented that was seconded by Mr. Curley-Egan and approved unanimously.

5). 126 2nd Street (1910): On behalf of homeowners Randal Carpenter and Lynn Babington, Chris Dio of Cape Associates, Inc. made a proposal to replace existing lower-level decking/walkways with 5/4 x 6 mahogany, install new treated reinforcing carrying beam on bridge deck to be supported by posts on footings, replace existing angled railings with mahogany top cap and stain to match balustrade. Because of initial confusion about referral guidelines, a Building Permit was issued and most of the work had been completed before this proposal was referred to the WHC for review and approval.

Ms. Mead-Fox made a motion to approve the proposal as presented that was seconded by Mr. Gatch and approved unanimously.

6. Minutes: The minutes of the July 6, 2022 meeting were approved as presented.

7. Accounting: Mr. McAuliffe reported that preservation specialist Lynn Smiledge is under contract with the Commission to complete the next phase of the Commission's historic building inventory project, consisting of 50 additional properties. Ms. Mead-Fox invited Commission members to recommend properties to include and will continue serving as the liaison with Ms. Smiledge.

8. New Website: Mr. McAuliffe and Ms. Baker reported their progress in developing preliminary content for the Commission's supplemental website. They hope to present a draft for review and discussion at the September 7, 2022 meeting.

9. Discussion of the WHC Design Guidelines and Secretary of the Interior's Standards: Commission members discussed the application and enforcement of the Guidelines and Standards.

Next meeting: August 17, 2022

Respectfully submitted,

James McAuliffe, Acting Secretary

