



## WELFLEET HISTORICAL COMMISSION

300 Main Street – Town Hall  
Wellfleet, Massachusetts 02667

The Wellfleet Historical Commission met remotely via Zoom on March 2, 2022 at 5:00 p.m.

Members Present: Merrill Mead-Fox, Gordon Kahn, James McAuliffe, Milton Gatch, and Timothy Egan. Members absent: Susan Baker, Lucas Manning. Also Present: John Bombara, Charles Chase.

1. 1515 Baker Avenue (1870): Owner John Bombara presented a proposal to replace four windows on the first story of the south side of the structure labelled “garage” on the property survey with similar 6/6 double hung, single glazed, true divided lite windows from Brosco and to replace clapboards and trim as needed, like for like.

Ms. Mead-Fox moved to approve the proposal as presented. Mr. Kahn seconded the motion, and it was approved unanimously.

2. 355 Main Street (1850): Representing owner Frances Francis, Charles Chase presented a proposal to repair rot on the north wall fascia and west side of the building; replace the gutter system and roofing; and demolish a non-functioning chimney.

Mr. Kahn moved to approve replacement of the roofing with similar shingles and the integrated gutter system with an aluminum preform OGEE gutter while retaining all other soffit and fascia details. Wood will be used for all repairs and replacements, except that AZEK may be used above the angle board between the façade and the soffit. Ms. Mead-Fox seconded the motion and it was approved unanimously.

Commission members voted unanimously not to approve demolition of the chimney, since it is an important component of this historic structure.

3. Meetings with Wellfleet Building Inspector James Bandera: Ms. Mead-Fox and Mr. Kahn reported that Mr. Bandera intends to work closely with the Commission and offered to host a meeting in advance of each monthly Commission meeting to review the proposals on the agenda. Mr. Kahn, Mr. Egan, and Mr. Bandera developed a procedure to ensure that the construction documents approved by the Wellfleet Building Department are consistent with the design documents approved by the Commission.

4. WHC Design Guidelines (2/8/22): Ms. Mead-Fox and Mr. Kahn presented the revised WHC Design Guidelines to the Selectboard on February 8, 2022, and the Selectboard approved of them.

5. Form B's /Historic Plan: Mr. McAuliffe and Mr. Gatch edited the Form B's preservation specialist Lynn Smiledge submitted in January and returned them to her. They commented that the Form B's were well done. Commission members discussed a plan for finalizing the Form B's prepared by preservation specialist Eric Dray in 2019.

6. Progress on Creating a WHC website: Mr. McAuliffe and Ms. Baker met with website designer Andrea Pluhar on February 21, 2020 to discuss development of a Commission website on Squarespace. As the next step, Mr. McAuliffe and Ms. Baker will prepare a website content outline for Commission approval based on the Massachusetts Historical Commission best practices guide and a review of the contents of five separate historical commission websites.

7. Workshop Presentations for 2022: Mr. Egan and Mr. Kahn prepared a presentation for realtors consisting of a short introduction to the Commission's mission and guidelines followed by a question-and-answer session. The emphasis will be on what buyers of historic houses need to know about historic preservation and how the Commission works collaboratively with both realtors and buyers.

8. Secretary of the Interior Guidelines on Flood Adaptations for Rehabilitating Historic Buildings: Ms. Mead-Fox reported that a resident inquired about preservation of historic buildings in the flood zone. While there are currently no specific provisions in Wellfleet, the U.S. Department of the Interior has published guidelines supplemented by case studies. This topic will be revisited.

9. Minutes: Mr. Kahn moved to approve the minutes of the February 2, 2022 meeting. Ms. Mead-Fox seconded the motion and it was approved unanimously.

The meeting was adjourned at 6:22 pm. The next meeting will be held on April 6, 2022 at 5:00 pm.

Respectfully submitted,

James McAuliffe, Acting Secretary

