



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

The Wellfleet Historical Commission met remotely via Zoom on July 6, 2022 at 5pm. Members present: Gordon Kahn, Timothy Egan, Susan Baker, Milton Gatch, Merrill Mead-Fox and Luke Manning. Missing: James McAuliffe. Also present: Jake Roberts and Mike Purpura from Renewal by Anderson, Peter Steward and Cathy Matthews, Brian Uy. The meeting was called to order at 5pm.

1. **3152 State Highway Route 6 (1842):** *Proposal to replace eight original wood double-hung windows with Renewal by Anderson windows, made of Fibrex, a composite made of wood and vinyl.* Continuation from June 15, 2022 meeting.

According to the Wellfleet Historic Design Guidelines "replacement windows on historic structures should be made of wood and may have exterior cladding;" however, Commission decisions on the type and composition of replacement windows are made on a case-by-case basis following a review. The owner had already received Building Inspector approval (from a previous interim inspector) for the installation of composite windows, was not aware of the requirement to appear before the WHC earlier, has already paid 50% of the cost of the windows, and the windows have been delivered and are ready to be installed.

The representatives from Renewal by Anderson were notified that our design guidelines state a strong preference for wood windows, and that we may not approve these windows going forward. However, given the circumstances outlined above, and the fact that they will not be visible from the road, Mr. Kahn motioned to approve the proposal as presented but without setting precedent, Ms. Mead-Fox seconded, and the Commission voted unanimously in favor of the proposal.

2. **130 School Street (c. 1820):** *Proposal to make external changes to the barn connector to support the internal change to a kitchen space. The proposal is to eliminate a door, shorten a window, and add a total of 6 historically accurate windows, mullied in triplet.* Continued from previous meeting.

After discussion, the windows will be the same size and window light cuts very close in size to other historic windows on the building. The owner agreed that Marvin Ultimate Double-Hung windows - all wood - will be used in the project. Ms. Baker motioned to approve the proposal with the stipulation Marvin Ultimate Double-Hung windows be used, Ms. Mead-Fox seconded, and the Commission approved the motion unanimously.

3. **2483 Route 6 State Highway (c. 1880):** *Plans submitted by the State DOT to make improvements to Route 6, with 2483 Route 6 a historic house abutting but not affected by the plans.*

As there is no impact on the building, Ms. Mead-Fox motioned to approve the plans as presented, Mr. Kahn seconded and the Commission voted unanimously to approve.

4. **Form Bs:** Funding was approved at Town Meeting via the CPA for payment of past Form Bs completed by both Eric Dray and Lynn Smiledge, and for Ms. Smiledge's continuing work on additional Form Bs.
5. **Other business:** Mr. McAuliffe and Ms. Baker will continue to work on website content.
6. **Minutes:** The minutes for the June 1, 2022 and June 15, 2022 meetings were approved.

Next meeting July 20th at 5:00pm.

Respectfully submitted,
Susan Baker, Secretary