



WELLFLEET HISTORICAL COMMISSION

300 Main Street – Town Hall
Wellfleet, Massachusetts 02667

The Wellfleet Historical Commission met remotely via Zoom on September 7, 2022.

Members Present: Merrill Mead-Fox, Susan Baker, James McAuliffe and Timothy Curley-Egan
Absent: Milton Gatch, Gordon Kahn, Lucas Manning
Also Present: Sara Korjeff, Jennifer Doherty

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

1. Ms. Mead Fox introduced Sara Korjeff, *Preservation Specialist for the Cape Cod Commission*, who explained how the Cape Cod Commission (CCC) Act protects historical properties that are located outside of a local historic district but recognized in the National Register of Historic Places. Local historic commissions may refer these properties to the CCC for a Development of Regional Impact (DRI) review of substantial changes that may jeopardize their status on the National Register. There is also a discretionary referral process for review of significant changes to historical properties that have not yet received official designation, but are believed to be eligible.

For the purposes of the DRI review, “significant changes” are defined as demolition of the original or primary historic building mass; additions to primary building façades, prominent secondary façades, or primary roof slopes that change the historic character or require removal of distinctive architectural features; additions or new construction which are highly visible and dramatically different from the historic property or surrounding historic district; relocation of an historic building if the building has not been previously moved and it will change important relationships to other historic properties or the surrounding district; and removal or alteration of defining landforms in an historic landscape or site.

2. Ms. Mead Fox introduced Jennifer Doherty, *Local Government Programs Coordinator at the Massachusetts Historical Commission* who reviewed a continuum of historical protections. Proceeding from weakest to strongest, these protections include listing on the National Register of Historic Places; local bylaws and ordinances; demolition delay bylaws; Local Historic Districts; and preservation restrictions. Ms. Doherty explained the differences among these protections and stressed the importance of matching the local need with the proportionate level of protection. Ms. Doherty reported that some communities have amended their demolition delay bylaws to include a specific definition of “partial demolition,” commonly based upon metrics, while others have agreed with their local building department on a policy about what constitutes “partial demolition” relevant to the definition in their current bylaw. She indicated that some local historical commissions waive the demolition delay period in exchange for design review over significant alterations and additions. Ms. Doherty concluded her presentation with an explanation of the process for establishing a Local Historic District.
3. Ms. Doherty made the following suggestions regarding Wellfleet’s Demolition Delay bylaw: amend the definition of partial demolition; make the threshold for review clearer; and adjust the process to be more similar to the Massachusetts Historical Commission’s sample bylaw. Following the presentations by Ms. Korjeff and Ms. Doherty, Commissioners considered next steps including collaborating with the Building Department on a working definition of “partial demolition;” reviewing the Wellfleet Master Plan for guidance on the preservation of local historic resources; developing a preservation plan with possible grant funding; building consensus for historic preservation through public education and advocacy; and assessing the need for establishing a Local Historic District Study Committee.
4. Minutes: The minutes of the August 17, 2022 meeting were approved as presented.
5. Accounting: Mr. McAuliffe reported that the contacts of preservation specialists Eric Dray and Lynn Smiledge were countersigned by the Town Administrator and Town Treasurer. He indicated that the Commission’s current CPA grant includes \$4,300 for public education and events.

The meeting was adjourned at 6:42

Next meeting: October 5, 2022

Respectfully submitted,

James McAuliffe, Acting Secretary

