



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

The Wellfleet Historical Commission met remotely via Zoom on October 5, 2022.

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

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

1. Commissioners reviewed the key points of the presentations made by Sara Korjeff, *Preservation Specialist for the Cape Cod Commission* and Jennifer Doherty, *Local Government Programs Coordinator at the Massachusetts Historical Commission (MHC)* at the September 2022 WHC Meeting. Ms. Korjeff addressed the Cape Cod Commission Act, which requires that local Historical Commissions on Cape Cod refer any proposed Demolition or Substantial Alteration of National Register Historic Properties to the Cape Cod Commission for review, and Ms. Doherty discussed a continuum of historical protections, including the Demolition Delay Bylaw. (DDB).
2. Commissioners discussed the implications of the suggestions Ms. Doherty made at the September WHC Meeting regarding Wellfleet's DDB, namely: amend the definition of "partial demolition;" make the threshold for review clearer; and adjust the process to be more similar to the MHC's sample bylaw.
3. Following the discussion, Commissioners concluded that an agreement with the Wellfleet Building Department on the definition of "partial demolition" would be an effective interim measure. Amending the DDB at Town Meeting is a future consideration. Commissioners examined the definitions of "partial demolition" developed by several municipalities and expressed the view that those based upon square footage provided the clearest and simplest guidance, because they do not require a judgement about the historical significance of the building under review.  
  
Ms. Mead-Fox moved "to adopt a version of the City of Salem's definition of "partial demolition," replacing 50 percent demolition with 25 percent demolition." Ms. Baker seconded the motion and it was approved unanimously. Ms. Mead-Fox will draft the proposed definition, discuss it with Wellfleet Building Commissioner, James Badera, and report back.
4. Minutes: The minutes of the September 7, 2022 meeting were approved as presented.  
The minutes of the July 6, 2022 meeting were approved as amended.
5. Announcements: Ms. Mead-Fox announced that Mr. Khan will step down as co-chair, but intends to remain on the Commission. Ms. Baker has agreed to serve as co-chair and Mr. McAuliffe has agreed to serve as interim secretary. Mr. Gatch intends to depart from the Commission once a successor is appointed. Commissioners thanked him for his service and expressed high regard.  
  
Ms. Mead-Fox introduced some topics for public education presentations such as historic windows and doors; historic preservation and climate change; and historic houses. She reported that the WHC has been invited to sponsor a showing of the film "Love Letter to Cape Cod" by the producer, "Protect Our Past." The film might be shown at a Wellfleet venue such as Preservation Hall in January or February 2023 via a Zoom presentation followed by a moderated discussion about the film and historic preservation.
6. Accounting/ Form B's: Mr. McAuliffe confirmed that there is an allocation of \$ 4,300 for public education in the Commission's current CPA Grant.  
Mr. McAuliffe reported that Eric Dray will complete the final editing of the 2019 Form B's and submit them to MACRIS by November 30 2022.
7. New Website: Ms. Baker and Mr. McAuliffe reported that the draft content of the supplemental website related to the review process must be updated. Work on the website was paused while changes were occurring.

The meeting was adjourned at 6:14

Next meeting: November 2, 2022

Respectfully submitted,

James McAuliffe, Acting Secretary

