



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

The Wellfleet Historical Commission met on February 5, 2020, in the Wellfleet Library Meeting Room. Members present: Anne Freyss, Merrill Mead-Fox, Luke Manning, Carol Ubriaco and Lydia Vivante. Members absent: Tom Siggia and Nick Watkins. Also present Thor and Myya Baum, Building Inspector Justin Post and an audience of interested citizens.

Chair Vivante opened the meeting at 5:05 pm.

After Thor and Myya made their presentation of a proposed 100% demolition of the main house at 20 Briar Lane, there was a lengthy discussion with input from the audience, including former tenants in the house. Luke Manning recused himself from this discussion due to the fact that his wife has business association with Myya Baum. Preliminary plans for the new construction were delivered to the Commission.

Vivante made a motion, seconded by Ubriaco, that the existing building at 20 Briar Lane be “preferably preserved.” Freyss, Vivante and Ubriaco voted for, Mead-Fox opposed and Manning abstained. The motion to “preferably preserve” the historic building passed, beginning the process of Demolition Delay.

Anne Freyss moved to request a consultation with Sarah Korjeff of the Cape Cod Commission. Ubriaco seconded the motion and all were in favor.

It was duly moved and seconded to approve the minutes of January 15, 2020; they were approved unanimously.

The meeting adjourned at 7:18 pm.

Respectfully submitted,
Anne Freyss, Secretary

attached: architectural plans for new construction

HC: Anne Freyss, Lucas Manning, Merrill Mead-Fox, Thomas Siggia
Carol Ubriaco, Lydia Vivante, Nicholas Watkins

Jennifer Congel

From: sarah robin <sarahrobin1969@gmail.com>
Sent: Wednesday, February 5, 2020 5:17 PM
To: Wellfleet Historical Commission
Subject: Re: To whom it may concern: - Google Docs

Yes

Sent from my iPhone

> On Feb 3, 2020, at 5:29 PM, Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com> wrote:
>

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Thursday, February 6, 2020 6:01 PM
To: Deb Felix
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Dear Deb,
Thank you for writing. We will certainly consider your letter -- and all the comments and messages.
We all did our best last night.

Lydia

Wellfleet Historical Commission
Town Hall
300 Main Street
Wellfleet, Massachusetts 02667

Tel. 508 349 0300

On Wed, Feb 5, 2020 at 10:45 PM Deb Felix <debfelix99@gmail.com> wrote:

Dear Historical Commission,

Deb Felix here. I am a year-round resident of Wellfleet who has spent all or part of the past 53 years in town, including attending Nauset as a high school student in the 70's. I am an active volunteer for the Historical Society, most recently hosting the entire fifth grade there for a morning.

I spoke tonight at the meeting about the proposed project at 20 Briar Lane. I was disappointed by the vote, but can certainly sympathize with the Commission's important role in protecting historical buildings in town *wherever possible*. Believe me, I am so grateful to you for the important work you do, and I am absolutely committed to preserving as many historic structures in town as possible.

While walking home, however, I had a thought about how I believe the town might think about this dilemma. We Wellfleetians have many strong values and our town has many challenges. We very much value the history of the town and the historical structures therein. I know I do; I love all the old buildings and the look of the downtown area, and I absolutely hate the idea of tearing anything down. The words "100% demolition" strike me like a knife in the heart.

We also value keeping young families in town, but these days we are watching as the student population at the Elementary School diminishes rapidly year after year. We very much value trying to provide affordable housing to young families and others, but we have a waitlist of hundreds of people looking for an affordable place to live. Finally, we value health, active living, and new businesses in town. No one wants Wellfleet

Center to become even less alive in the winter. And we don't want a host of out-of-shape, less healthy citizens slogging around because their two closest fitness centers are now gone and they aren't old enough to take classes at the COA.

So, my question is this: When does a project that: would prevent an eyesore from getting worse + preserve the Wellfleet "look" as much as possible + provide 3 units of affordable housing + keep young families in town + support a wholesome (woman-owned) business

OUTWEIGH preserving a building that is in such terrible condition that no sensible person would spend the money to rebuild it?

Furthermore, what good would it be to rebuild 20 Briar Lane the way it was? Its design, floor plan, and roof line are irretrievably outdated and dysfunctional, and rebuilding would cost far more than tearing it down and building something inviting and useful.

The building at 20 Briar is dead. It has been for decades. It makes me so sad to admit this, but that's unfortunately the reality. If I thought there were anything to save there, I'd be strongly urging you preserve it.

Please do not overlook how fortunate we are that Myya and Thor are willing to do the hard work and pay all the expenses to replace this decrepit, useless building. Please consider letting them proceed, **tastefully and in keeping with the "look" of Wellfleet, as they've promised to do.** Not only will they be replacing a useless eyesore that will otherwise just get worse, they will also be helping to solve several serious challenges facing our town. This project is absolutely in the best interest of our community. Denying it would be harmful in far too many ways.

One last thing - please make your decisions as quickly as possible. These two earnest, honest, hardworking, trustworthy young people have already put several years and a lot of money into this, Myya's space for her business is being recalled, and we stand to lose them, their children, HeartCore, and everything they bring to this community. That would be a shame, and might set a terrible precedent that could motivate other potential young families and entrepreneurs to look elsewhere to live and set up their businesses.

Just some things to think about.

Respectfully,

Deb Felix

Dr. Debra A. Felix



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Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Wednesday, February 5, 2020 3:58 PM
To: Elena Rice
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Dear Elena,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

Wellfleet Historical Commission
Town Hall
300 Main Street
Wellfleet, Massachusetts 02667

Tel. 508 349 0300

On Wed, Feb 5, 2020 at 2:33 PM Elena Rice <elena.rice@gmail.com> wrote:

Dear Wellfleet Historical Commission,

I write in support of the proposed project for 20 Briar Lane for Heart Core Studio and apartments.

For reference, I grew up on Cape Cod and attended the Provincetown school system with Myya Beck. I am extremely impressed with how she has established a thriving fitness business in our home town area. It is wonderful to see a local family success case! I wish more people of our generation could have the opportunity to build a sustainable life on Cape Cod, as many younger families are faced with leaving Cape Cod due to lack of housing and/or employment opportunities.

It would be gratifying to see this project succeed and hope the members of your commission take into account the tremendous value in supporting this project.

Thank you very much for your time and consideration.

Best Regards,
Elena Rice

(617) 794 - 0953
Truro, MA

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Wednesday, February 5, 2020 3:58 PM
To: Me
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Dear Amanda,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Wed, Feb 5, 2020 at 1:19 PM Me <hayshaker74@comcast.net> wrote:

Myya Beck & Thor Baum
20 Briar Lane project.

Dear Wellfleet Historical Commission,

I would just like to show my support for the upcoming project at 20 Briar Lane. I've been a member of HeartCore Studio for the past 2 years. During this time I have enjoyed Myya's classes and always look forward to them. It's not only a place to workout but also a nice way of meeting new people in the community. As I've gotten older I have come to realize it's not always easy to make new friends. Heart core has opened up a nice way of finding people young and old that have similar interests as me. The classes that Myya teaches are amazing. It's a great way to start the day and good for the body and soul. It's also nice not having to travel 20-30+ minutes out of town to find a fitness studio. There aren't very many places on the Cape that has such a personalized workout. I see myself going to HeartCore for many years. I'm hoping that we can keep it located in Wellfleet!

Thank you,
Amanda Morris

Check out our website:
Qualitycleaningservicecapecod.com

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Wednesday, February 5, 2020 3:57 PM
To: mhalciati@gmail.com
Subject: Re: 20 Briar Lane

Hello Marianne,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

Wellfleet Historical Commission
Town Hall
300 Main Street
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On Wed, Feb 5, 2020 at 12:41 PM <mhalciati@gmail.com> wrote:

Commission Board,

I am writing in support of proposed renovations to the property owned by Myya and Thor Baum at 20 Briar Lane. Thor and Myya have owned this property for several years and now wish to renovate in order to house Heart Core Pilates & Fitness and provide 3 year-round apartments. The building currently has fallen into disrepair and is in need of significant repairs. The proposed renovations would greatly enhance its appearance and the surrounding property. As proposed, all historic elements that can be repurposed in the renovation will be used to preserve as much of the building's historic value as possible, while ensuring the long-term sustainability of the building. The overall look and feel of the final product will reflect Cape Cod and Wellfleet and represent an important improvement to yet another downtown building, further enhancing the appearance of Wellfleet.

It is important to recognize that the Baum's are long-time residents of the outer Cape, Myya having been born and raised here, and that they both bring to this project the sensitivity and passion of true Cape Codders who want to preserve our history. They both also make significant contributions to the community through their local businesses. I have had the pleasure of working with Thor on renovations to my own home on Baker Ave in Wellfleet. Thor's attention to detail and creativity in preserving elements of the home that were important to me was remarkable. I have the fullest confidence that he will bring the unique talents and creativity to this project for the interests of preserving Wellfleet history.

Myya's business, Heart Core Pilates & Fitness, also represents a critical part of our community and her personal touch and genuine caring has provided a greatly needed year-round venue for comradery and support, well beyond a simple facility for working out. These contributions should not be underestimated. I know many local residents, and certainly myself, who have found Heart Core a critical and sustaining year-round activity. Delays to this project would cause Heart Core to close for a significant time, which not only would remove a critical venue for residents, but would cause significant hardship for the business. I strongly advocate for immediate approval without delays.

Beyond their dedication to preserving Wellfleet's history and enhancing the appearance and sustainability of the property at 20 Briar Lane, they will be offering much needed year-round housing. They have provided rental property for several years and understand the needs of tenants, needs I know they will consider and incorporate into the apartments to be built as part of this project.

Overall, I highly and passionately support approval of this project!

Marianne Alciati

235 Baker Ave., Wellfleet

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Wednesday, February 5, 2020 3:57 PM
To: Meg Storey
Subject: Re: Myya beck & Thor Baum Project: 20 Briar lane

To Meg and Sam,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Wed, Feb 5, 2020 at 12:00 PM Meg Storey <storeymeg@gmail.com> wrote:

To The Wellfleet Historical Commission:

My husband, Sam Cuddeback and I live at 21 Cross Street, just a block away from the proposed project. We are 100% in favor of this project.

Please support Heart Core in creating their new space.

For the past 8 years I have been an active user of Heart Core's facility and been able to reduce my cholesterol and keep healthy.

Heart Core is a resource to keep our community healthy.

We think Wellfleet should do whatever it takes to keep year-round businesses and young people in Wellfleet.

Myya has maintained Heart Core as a professional and safe business.

Please do the right thing and approve this project. Wellfleet needs the vibrancy of Heart Core.

I am happy to help get this project to the next step.

Thank You,

Meg Storey & Sam Cuddeback
21 Cross Street, Wellfleet, MA 02667

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Wednesday, February 5, 2020 3:56 PM
To: Evette Ramirez
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Hi Evette,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

Wellfleet Historical Commission

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On Wed, Feb 5, 2020 at 9:09 AM Evette Ramirez <ethepet5@gmail.com> wrote:

Greetings to Wellfleet Historic Commision,

I am writing in support of the proposed project at 20 Briar Lane.

I have been a year round resident of Provincetown for 25 Years. I understand the need for year round business, housing and integrity of new development here in the Outer cape.

I have been attending Heartcore Fitness since it's inception. Myya has created a very comfortable atmosphere for exercise, promotion of healthy living, and social setting in Wellfleet. Heartcore has a dedication to community and would like nothing more to continue providing this in the future at 20 Briar Lane.

Please consider the proposed project. I would like to see this local year round business continue in our community.

Sincerely,
Evette Ramirez
Provincetown MA

Sent from my iPad

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Tuesday, February 4, 2020 6:42 PM
To: Martha Rothman
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Hi Martha and Elliot,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Tue, Feb 4, 2020 at 6:04 PM Martha Rothman <martharothman@gmail.com> wrote:

As seasonal residents and taxpayers in Wellfleet MA, we would support approval from the Historic Commission of the Myya Beck & Thor Baum Project: 20 Briar Lane, incorporating three year-round apartments and a viable local business. As such, this project will strengthen community goals for year-round housing and businesses, close to the town commercial district.

Martha L. Rothman and Elliot Paul Rothman

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Tuesday, February 4, 2020 4:53 PM
To: Elizabeth Pontius
Subject: Re: Myya and Thor Beck's Building Project

Hello Elizabeth,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

Wellfleet Historical Commission
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On Tue, Feb 4, 2020 at 3:53 PM Elizabeth Pontius <epontius386@gmail.com> wrote:

Hello,

Thank you for considering the attached letter of support. Please feel free to read it at Wednesday's meeting if required.

Elizabeth Pontius

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Tuesday, February 4, 2020 4:52 PM
To: Frederic Grant, Jr.
Subject: Re: 20 Briar Lane (February 5, 2020 Meeting).

To Fred and Barbara,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Tue, Feb 4, 2020 at 3:40 PM Frederic Grant, Jr. <grant@grantboston.com> wrote:
To Lydia Vivante, Chairperson, and the Members of the Wellfleet Historical Commission:

With respect and as a conflict prevents me from attending tomorrow's meeting at which 20 Briar Lane will be discussed I am submitting this written statement of strong support for the Myya Beck and Thor Baum project. I have a Ph.D. in History (2012) from Leiden University, a respected institution in the Netherlands. As the President of the Riverside Cemetery of Fairhaven, Massachusetts an operating 65 acre 170 year old historic garden cemetery with a crematorium I am familiar daily with issues involved in maintaining a place of memory and historic beauty consistent with current community needs. I live in Truro year round and am at the Heart Core Studio (run by Myya Beck) pretty much daily — likewise at the Wellfleet Marketplace (my customary next morning stop).

The proposed project will respect Wellfleet's appearance and traditions while meeting important current needs of our community.

Renewal is an essential part of the respectful maintenance of older structures. The frigate *U.S.S. Constitution* — “Old Ironsides” — in Boston continues to awe us today. Only a bit over 10% of its timber is original. Thomas Jefferson, in his Notes on the State of Virginia (1785), expressed a dim view of buildings made of wood. “Their duration is highly estimated at 50 years.” Jefferson thus envisioned an architectural clean sweep every half century, “a tabula rasa whereon we have to set out anew,” which is certainly nothing we want or which conditions in the year 2020 require. The point we must remember today is that the people who built these structures knew that renewal was inevitable if their works — now the works of our collective past — were to be maintained.

The proposed project does that.

This project, which will help keep many in our community (including me) healthy, and will continue in service and upgrade desperately needed year round housing, and will maintain the beauty of the historic center of the Wellfleet we treasure, deserves all of our enthusiastic support.

With my respect and with gratitude for your public service.

Fred Grant

--

Frederic D. Grant, Jr.

P.O. Box 1127

6 Ryder Hollow Road

Truro, Massachusetts 02666-9800

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(857) 204-3210 (Cellular)

grant@grantboston.com

www.grantboston.com

Jennifer Congel

From: natasha soderberg <natasha.karolrichardson@gmail.com>
Sent: Tuesday, February 4, 2020 4:35 PM
To: Wellfleet Historical Commission
Subject: Re: Myya Beck and Thor Baum project - 20 Briar Lane

Thank YOU;)

On Tue, Feb 4, 2020 at 1:28 PM Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com> wrote:

Dear Natasha,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

Wellfleet Historical Commission
Town Hall
300 Main Street
Wellfleet, Massachusetts 02667

Tel. 508 349 0300

On Tue, Feb 4, 2020 at 10:25 AM natasha soderberg <natasha.karolrichardson@gmail.com> wrote:
To Whom it May Concern,

Hi there. This is Natasha Soderberg, co owner of Karol Richardson at 11 West Main st. in Wellfleet. As I will not be able to attend the upcoming Historical Committee meeting on February 5th, I wanted to write on behalf of Myya and Thor and their recent endeavor to re locate Heart Core Studio to 20 Briar lane along with implementing and maintaining 3 year round apartments for Wellfleet residents.

I first began attending Heart Core four years ago and was pleasantly surprised by the labor of love that it is. Having grown up in Wellfleet, after having moved here in 1979 from NYC, I was struck by the warmth, generosity and small town big heart vibe that Myya had succeeded in capturing through everything that she did with her business. From creating year round opportunities for locals to both work and maintain their health to offering second homers and tourists alike a professional and supportive atmosphere to exercise in, Myya has helped to enhance our little town immensely.

With an opportunity to continue to give both Wellfleet locals and visitors a positive experience in wellness where people can grow in a new home such as 20 Briar Lane, this incredible business can only continue to nurture what we already cherish in our town that is Wellfleet.

As a business owner, having another draw to this end of town would be a dream as we share so many of the same clientele and both work hard to create the ultimate Wellfleet experience in our respective areas of expertise. With

Wellfleet becoming more and more of a destination for folks across the country each season, a well established, well placed business like Heart Core could only help to increase the local economy where everyone benefits.

Improved health with a fitness center more centrally located and 3 new locations to house local families is undeniably a great addition for this town. Thank you for your time and for considering all of the benefits a move to this new location will create for both residents as well as seasonal visitors.

Sincerely,

Natasha

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Tuesday, February 4, 2020 1:27 PM
To: Barbara Lemperly Grant
Subject: Re: 20 Briar Lane Project

Hi Barbara,

Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

Wellfleet Historical Commission
Town Hall
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On Tue, Feb 4, 2020 at 12:05 PM Barbara Lemperly Grant <barbara@grantboston.com> wrote:
To: The Wellfleet Historical Commission

Re: The Myya Beck and Thor Baum Project: 20 Briar Lane, Wellfleet, Ma.

I write this letter in strong support of the 20 Briar Lane Project which includes Heart Core Fitness Studio and 3 year around rental apartments.

As soon as we bought our house in South Truro 5 years ago, I began looking for a local fitness studio, and heard about Myya Beck. I have been a steady client ever since. When you become a client of Myya's studio, you become a part of her extensive community. I now count Myya as a friend, have shared in the joy of her marriage to Thor and have watched Beckett grow into a self-assured young kindergartener.

Each class has its own personality, and I have met a different and varied group of friends in each class. Laughter and sharing information (about local happenings, markets, restaurants, plays, school events) is encouraged, even while we are sweating and working hard. It is rare that I go to a restaurant, an art opening, a local market, a play at Harbor Stage, that I don't run into someone I know from Heartcore Studio.

Myya and her trainers encourage a healthy lifestyle, including exercise and nutrition. Their studio is all inclusive, everyone is warmly welcome and encouraged equally.

One of the things I love about the studio is the wide variety of ages, careers, experiences, and fitness levels. As a year around resident of the Outer Cape, the existence of Heartcore Studio, and its dedication to the Outer Cape community is especially appreciated. No matter how nasty the weather or how grey the day, there are classes to attend and a group of fellow year-rounders to share them with. Myya provides a healthy way to spend time with neighbors almost every day of the year.

As a renter, Myya Beck is subject to the decisions of her landlord. Unfortunately, her landlord has decided not to renew her lease for the studio. As always, Myya and her husband Thor have come up with a brilliant solution to the problem. They have found a space to purchase in Wellfleet that not only will accommodate a growing studio, but provide parking , and as a wonderful bonus, will provide 3 units of year around rental housing.

I cannot think of better custodians of 20 Briar lane than Myya Beck and Thor Baum. Wellfleet and the surrounding towns are richer for their energetic presence. We should encourage entrepreneurs like the Beck/Baums.

I hope you approve this project.

Sincerely,

Barbara Lemperly Grant

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Monday, February 3, 2020 5:27 PM
To: Antonia Grumbach
Subject: Re: 20 Briar Lane

Dear Antonia,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

Wellfleet Historical Commission
Town Hall
300 Main Street
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Tel. 508 349 0300

On Mon, Feb 3, 2020 at 5:16 PM Antonia Grumbach <amgrumbach@gmail.com> wrote:

Dear Sirs and Madams:

My husband and I are home owners in Wellfleet (380 Chequessett Neck Road). For several years I have been a client of Heart Core Studio. I understand it hopes to use 20 Briar Lane as its new studio.

Over the years I have seen Ms. Beck's clientele increase and believe that it is a wonderful resource for the Wellfleet community and for Wellfleet's tourist industry. It lures people to rent in Wellfleet rather than in Truro or Provincetown. I believe Ms. Beck is a responsible individual and that she will honor the spirit of 20 Briar Lane.

I respectfully request that you approve her plans.

Sincerely, Antonia Grumbach

Antonia M. Grumbach
300 Central Park West, Apt. 15G
New York, NY 10024

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Monday, February 3, 2020 5:27 PM
To: Mercedes
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Mercedes,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

Wellfleet Historical Commission
Town Hall
300 Main Street
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On Mon, Feb 3, 2020 at 5:04 PM Mercedes <mercedes@februaryten.com> wrote:

Myya Beck & Thor Baum Project: 20 Briar Lane

To whom it may concern:

I have known Myya Beck for 20 some years now. I met her when she was just getting started in Provincetown. She is a go-getter. This woman says she will do something and follows through. Her passion for health and helping people is astonishing! She has come a long way from that young girl with a dream of having her own studio to wanting to help her community in a bigger way.

I can only imagine that with husband by her side that their latest project will be something that the town of Wellfleet will cherish and honor for many years to come. Heartcore Studio has become a beacon of hope and strength for those who are looking for the same. They also find a community of support and encouragement.

Myya also brings that passion to her community by participating in community events and supporting others in achieving their goals and dreams. She is a gem and I know that this project will be one for the Town of Wellfleet as well.

Sincerely,

Mercedes Calleros

Eastham

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Monday, February 3, 2020 11:24 AM
To: Rachal Aronson
Subject: Re: Maya Beck and Thor B. 20 Briar Lane

Rachal,

Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Sun, Feb 2, 2020 at 9:48 PM Rachal Aronson <aronson6@hotmail.com> wrote:

To whom it concerns,

I am writing to support the project at 20 Briar Ln. My family and I have benefited from Maya's wonderful studio for many summers. This studio is a true asset to wellfleet and is one that we look forward to visiting every time we are in town. Thank you for creating a space for this wonderful community in Wellfleet.

Best,
Rachal Aronson

Sent from my iPhone

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Monday, February 3, 2020 11:24 AM
To: Deborah Mattingly
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Dear Deb,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Sun, Feb 2, 2020 at 6:09 PM Deborah Mattingly <debmattingly2004@yahoo.com> wrote:
Dear Wellfleet Historical Commission,

I'd like to lend my support for the Heart Core Studio plans for 20 Briar Lane.

Heart Core serves a very special, unique, and important place in the Wellfleet community.

Maintaining physical fitness is obviously crucially important, and Heart Core makes daily workouts convenient, tough (therefore worthwhile), and fun! Myya creates a welcoming, stimulating, but comfortable environment where everyone is at ease. Getting to know others in the Wellfleet community who make physical fitness a priority has been a bonus.

I hope that Heart Core will be supported by the Wellfleet Historical Commission.

Best,
Deb Mattingly

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Saturday, February 1, 2020 12:03 PM
To: Arleen Schwartz
Subject: Re: Myya Beck and Thor Baum

Arleen and Ben,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Fri, Jan 31, 2020 at 5:13 PM Arleen Schwartz <aschwa781@aol.com> wrote:
To Whom It May Concern,

We are writing this letter to urge the historical commission to approve Maya's request to renovate and move Heartcore to Briar Lane. We have been homeowners in Wellfleet for over twenty years. Heartcore has been a welcome addition to the town and is a big part of our life there. In the summer months the studio is used by residents as well as visitors. There is often a wait list for classes, so a bigger space would be wonderful. Myya is a professional who runs an excellent business.

Arleen and Ben Schwartz
10 Old Mill Way
Sent from my iPad

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Saturday, February 1, 2020 12:03 PM
To: Emily Margolis
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Hello Emily and the Margolis Family,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Fri, Jan 31, 2020 at 12:57 PM Emily Margolis <Emily.Margolis@aw.com> wrote:

Hello,

We would like to express our full support for the Heart Core Studio project under review on February 5th. We are summer residents of Wellfleet so can't be there for the meeting next week, but our whole family utilizes Heart Core all summer long and feel it is one of the best new businesses to come to Wellfleet in the many decades we have been coming there. My parents Arleen and Ben Schwartz, copied above, have been homeowners in Wellfleet for over 20 years and frequently attend the many amazing classes at Heart Core.

We hope you will approve this project and allow Myya and Thor to continuing expanding this crucial business in Wellfleet.

Thank you!

Emily

Emily Margolis

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Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Saturday, February 1, 2020 12:03 PM
To: Milton Gatch
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Hi Milton,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

Wellfleet Historical Commission
Town Hall
300 Main Street
Wellfleet, Massachusetts 02667

Tel. 508 349 0300

On Sat, Feb 1, 2020 at 11:24 AM Milton Gatch <mac@miltongatch.us> wrote:

To the Wellfleet Historical Commission:

For nearly forty-five years, I have resided in the summer at 121 Holbrook Avenue, and for numerous more recent years I have been a four- or five-times weekly client of Heart Core Fitness during my more than three-month annual stay in Wellfleet.

I write in support of Myya Beck and Thor Baum's application to adapt their building at 20 Briar Lane to house Heart Core Fitness and three year-round residential apartments. I value the character of Wellfleet's historical district, in which I live, very highly; and I believe that the project will in no way harm the historic character of the district. The structure is in place, and the major topographic change will be the addition of some parking, which may even visually enhance the area of the property.

I urge the approval of this project which will be good for the historic district and enable an important local enterprise to continue and to thrive.

Yours respectfully,

Milton McC. Gatch

121 Holbrook Avenue, Wellfleet

[Milton McC. Gatch (Mac Gatch)]

575 West End Avenue, Apt. 7C

New York, NY 10024

[1] (212) 213-6990

[1] (917) 796-6018]

www.miltongatch.us

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:23 AM
To: April Callahan
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Hi April,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Thu, Jan 30, 2020 at 10:04 AM April Callahan <april.callahan@compass.com> wrote:

Dear Wellfleet Historical Commission,

I want to write in support of Heart Core! Wellfleet has been part of my life since I was a baby. I've owned a home there for close to 20 years. My brother lives there year-round.

Working out is an important part of my routine which keeps me healthy physically and emotionally. I was so grateful when Myya opened her business several years ago. Heart Core is one of the businesses I look forward to frequenting when I am in town. Myya is so supportive of the local community and Wellfleet would not be the same without Heart Core. It is a real community and I've met so many wonderful people through my connection there.

I am hopeful Myya can find a new home for her business because I really don't want to have to drive down Route 6 for an alternative that won't come close!

Thanks.

April Callahan
The Moorings

April Callahan
Licensed Real Estate Broker in IL/MA
m: [847.971.7273](tel:847.971.7273)

851 Spruce St.
Winnetka, IL 60093

126 Newbury St., 5th Floor
Boston, MA 02116



Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:22 AM
To: Karin Connelly
Subject: Re: 20 Briar Lane -Myya and Thor Baum project

Hi Karin,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Thu, Jan 30, 2020 at 10:48 AM Karin Connelly <karin@gryphon3.com> wrote:
Hello,

My name is Karin Connelly and i am a full time resident of Wellfleet at 55 Arrowhead Street. I am writing to show my overwhelming support of the Myya and Thor Baum project on Briar Lane specifically because it supports community health and housing. I have been a member of Heart Core studio for several years. As a member i have met so many wonderful year round residents as well as our seasonal residents and vacationers. Myya creates beautiful, warm and inviting spaces that encourage people of all ages to come together in a very unintimidating, non judgemental way to get healthy. Our community's health, both physically and mentally is so essential to our tiny and vibrant town. People of all ages should have a space that allows them to physically and mentally challenge themselves. Heart Core is that space, and having a location in the heart of our town makes sense to me. The same way some people choose a church to worship and invigorate the soul others find that same experience in a space that invites vigourous movement and social interaction. That alternative and/ or supplemental space is Heart Core. Please support this space, our community's health and housing depend on it.

Sincerely,

Karin Connelly 774-406-6333

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:22 AM
To: marywwright@comcast.net
Subject: Re: Myya Beck and Thor Baum Project 20 briar lane

Hi Mary,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Thu, Jan 30, 2020 at 11:04 AM <marywwright@comcast.net> wrote:

Great proposal to have well-cared-for property well used by respected business woman and community asset! 2 more housing units will be welcome. I support this project!

Mary Wright
Wellfleet

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:22 AM
To: Kathleen Rogers
Subject: Re: 20 Briar Lane

Hi Kathleen,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Thu, Jan 30, 2020 at 1:08 PM Kathleen Rogers <katrog545@gmail.com> wrote:
To The Wellfleet Historical Commission

Please render a favorable decision for Myya Beck's proposal for 20 Briar Lane.

In Heart Core Fitness Myya has created a wonderful Wellfleet institution. Not only offering excellent fitness classes, the studio provides a joyful and welcome community. As a client, as well as a Wellfleet homeowner, I would be very disappointed to lose this asset.

Her proposal will provide a permanent home for her business as well as three year round housing units. One of the strengths of Wellfleet center is that it contains a mix of styles and businesses and community structures. 20 Briar Lane will be a positive and vibrant addition to the mix.

Thank you.

Kathleen Rogers
325 Pilgrim Spring Road

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:21 AM
To: Leslie Rennie-Hill
Subject: Re: Heart Core Proposal for 20 Briar Lane

Dear Leslie and Ken,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Thu, Jan 30, 2020 at 2:14 PM Leslie Rennie-Hill <Rennie-hill@comcast.net> wrote:

We write in support of the Heart Core Proposal for 20 Briar Lane. We live in Portland OR and come to the Cape multiple times throughout the year. We've taken classes at Heart Core and appreciate what a valuable offering the studio makes to the area. Professional. Competent. Engaging. Having a place to work out means a great deal to us as we are semi-retired and our aging bodies need all the help they can get!

We are also aware that the Heart Core studio and its clients have been cramped in the current location and would clearly benefit from the move.

After knowing Myya for several years now, we also appreciate her integrity. We believe any commitments she and her husband make to affordable housing would be honored and offer Wellfleet another community asset.

Sincerely,

Leslie Rennie-Hill and Ken Hill
5858 SW Riveridge Lane #34
Portland OR 97239
(503) 381-4164
rennie-hill@comcast.net

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:20 AM
To: S Engel
Subject: Re: Beck Baum Project 20 Briar Lane

Dear Samuel,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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Town Hall
300 Main Street
Wellfleet, Massachusetts 02667

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On Thu, Jan 30, 2020 at 3:42 PM S Engel <samuelengel@gmail.com> wrote:
Dear Historical Commission,

I will be unable to attend the meeting on February 5th, but would like to lend my voice in support of Myya Beck and Thor Baum's project at 20 Briar Lane. I would be grateful if the attached comments can be entered into the record.

Thanks very much.

Samuel Engel

S. Engel
+1 617 797 5219 cell

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:20 AM
To: Jim Dilger
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Hello James,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Thu, Jan 30, 2020 at 3:25 PM Jim Dilger <jimdilger@yahoo.com> wrote:
Hello,

I would like to express my support for this proposed project. My family has been vacationing in Cape Cod for more than 30 years. A few years ago, we purchased a condo in North Truro. As we started spending more time at the Cape, I looked for a gym where I could continue my training. It was then that I discovered Heart Core Fitness and Myya Beck. She and her coaches have been welcoming, instructive, safety-conscious and, in short, excellent for me! Now that I have retired, my wife and I will be spending our entire summer at the condo. Of course, it is wonderful to be able to do that. But what makes it even more wonderful is that I will be able to maintain my fitness regimen at Heart Core. That is, if they have a place to operate their business.

I have confidence that this project will be an asset to Wellfleet. Not only will it provide a local long-time resident a place to run her business, but it will also be one of the few opportunities for premier fitness training on the Outer Cape. In addition, the inclusion of apartments in the project, will help alleviate the housing shortage in Wellfleet.

I hope that the Wellfleet Historical Committee will seriously consider approving this project!

Sincerely,

James P Dilger, PhD
5 Huyler Rd
Setauket, NY 11733

(summer residence, 556 Shore Road, Unit #1, North Truro, MA 02652).

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:19 AM
To: David Crockett
Subject: Re: Myya Beck &Thor BaumProject: 20 Briar Lane

Dear David and Virginia,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Thu, Jan 30, 2020 at 4:32 PM David Crockett <dfcjr1@aol.com> wrote:

Dear Wellfleet Historical Commission,

My wife and I write this letter in full support of Myya & Thor's project.

We have been customers of Myya's Heart core studio's for the last 6 years.

She is an excellent teacher as well as "quite" a leader in the community.

Myya has put together a great little business that has grown, and is literally busting at the seams.

At same time she has employed many local people, some 5 or so year round, and 10 people +. during the summer.

As you may or may not know, Heartcore has come to a fork in the road.

Three years ago, she was told her lease was not to be extended. She pleaded with the landlord to extend, which she was given 1 year.

Myya looked to find something to purchase. She thought she might have space up in the Truro center, but after her offer, the owner decided it was not for sale.

Myya looked last year at buying the building behind the tasty freeze at the pier, only to see that go by the wayside with a defensive "Mac attack".

We know it is a small town, but the town needs to help those locals who need help, in continuing to employ locals in their business's.

We know these reasons are not historical in nature, but history of the towns people is the history of the town.

David and Virginia Crockett
20 Circuit Ave.
Wellfleet, mass.

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:19 AM
To: Maddie Brick
Subject: Re: Myya Beck and Thor Baum Project: 20 Briar Lane

Dear Maddie,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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On Thu, Jan 30, 2020 at 7:23 PM Maddie Brick <maddiebrick4@gmail.com> wrote:

Dear Members of the Historical Commission: Ms. Vivante, Ms. Freyss, Mr. Manning, Mr. Siggia, Mr. Watkins, Ms. Ubriaco, and M Mead-Fox;

As a full-time resident of Wellfleet, I am writing to you in support of the 20 Briar Lane Project brought forward to you by Myya Beck and Thor Baum.

Heart Core is important to Wellfleet because we are a small, active, residential community and having a strong well-established business such as Heart Core is integral to our town's health and wellness. Heart Core lends diversity of businesses to our town and it creates employment opportunities and programs that support not only our residents, but also many of its neighboring towns' residents as well. It brings business to Wellfleet. This renovation and restoration is extremely important for the people of Wellfleet and its community as a whole. The impact of this project will not negatively impact the historic personality of our village. Indeed, it will add to it.

Myya Beck has established strong, visionary leadership in matters relating to the health, fitness, and wellness for her clients. As we all are now so acutely aware, health is most important to a vital and active community. We all know the serious risks that our neighbors are more likely to suffer from without the good support of a health network. Heart Core is just that; a positive and local center necessary and in demand for our healthy living; a facility and network that is located within our community and one that meets a critical need.

Heart Core is already a well-established health and fitness provider in Wellfleet. Unfortunately, Heart Core is forced to find a new location and would like to remain within the village limits. The

desire to have it remain as a part of our community and to continue to provide its health services is important for all Wellfleet residents. It is a vital addition for a vibrant community. This project is not offering a huge fitness center; it is offering a space and support for groups of participants to get to know one another, work out together, stay healthy and strong, and know that our personal and group trainers are local and care about Wellfleet as much as we do.

We all understand the importance of staying active. Heart Core is offering us a place to do just that. It is my understanding that the project is designed to blend in with the historic architecture of Wellfleet and therefore will only have a positive impact on the historic preservation of our village.

Myya Beck and Thor Baum are residents of our town, have an active family in our town, and have a strong and serious commitment to our town. This can only add to the benefits of living in this glorious place. This project is another asset for making and keeping Wellfleet one's home.

Please vote in favor of this most important and worthwhile project.
Thank you.

Sincerely yours,

Madeline Brick
35 Homestead Lane

Jennifer Congel

From: Wellfleet Historical Commission <wellfleethistoricalcommission@gmail.com>
Sent: Friday, January 31, 2020 9:19 AM
To: David Joyce
Subject: Re: Myya Beck & Thor Baum Project: 20 Briar Lane

Dear David,
Thank you for your message. We appreciate your taking the time to write regarding 20 Briar Lane.

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Town Hall
300 Main Street
Wellfleet, Massachusetts 02667

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On Thu, Jan 30, 2020 at 8:33 PM David Joyce <davidsjoyce@gmail.com> wrote:

Dear Members of the Wellfleet Historical Commission,

I write to you today to pledge my support of Myya and Thor's acquisition of the property located at 20 Briar Lane.

Heart and Core fitness has been my vacation gym for the last three years. I look forward to each August when, in addition to enjoying the Outer Cape's beaches, I can, once again, see the friends I have made during my workouts at Heart and Core.

Myya has done an admiral job building a business with such a loyal following. Her thriving business and growing clientele deserve an opportunity to have a space where more friendships can be made.

Sincerely,

David S. Joyce