



## LEGAL NOTICE

HISTORICAL COMMISSION -- TOWN OF WELLFLEET  
300 Main Street, Wellfleet, Massachusetts 02667

**Due to the coronavirus national emergency,**  
**this public hearing will be a virtual meeting conducted via teleconference.**

For questions or updates, please call  
Lydia Vivante, Chair 508-237-3133 cell  
Anne Freyss, Secretary 508-349-9718 home  
Or email Historical Commission [wellfleethistoricalcommission@gmail.com](mailto:wellfleethistoricalcommission@gmail.com)

Thank you ~

March 14, 2020

In accordance with Wellfleet General Bylaws, Article 13 Section 3.4., the Wellfleet Historical Commission will hold a virtual public hearing on **WEDNESDAY, April 8, 2020 at 6:15 p.m.** to review the proposed full demolition of a historic building in Wellfleet Center at **20 Briar Lane**, Map 14, Parcel 19. Applicants: Myya Beck-Baum and Thor Baum, Starboard Tack Holdings, Inc.

As an abutter or party in interest, you have the right to offer objection. This may be in one of the following ways:

1. By appearing at the hearing via remote communication
2. Through your appointed agent or attorney, who will appear for you.
3. By letter addressed to the Wellfleet Historical Commission, Town Hall, 300 Main Street, Wellfleet, MA 02667, stating your objection.

**If you have any comments, the Wellfleet Historical Commission welcomes your participation.** This meeting will be held via Zoom Video Conference in accordance with the temporary suspension and enhancement of the Open Meeting Law requirements by Governor Baker. Instructions for a Zoom video conference meeting which also allows phone dial-in are given on the reverse.

over

3225 MAIN STREET • P.O. BOX 226  
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD  
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • [www.capecodcommission.org](http://www.capecodcommission.org)

To: Lydia Vivante, Chair, Wellfleet Historical Commission  
From: Sarah Korjeff, Preservation Specialist  
Date: February 27, 2020  
RE: 20 Briar Lane proposal

As requested, Commission staff has reviewed the proposed plans for demolition and new construction at 20 Briar Lane in Wellfleet. The following comments are for the Historical Commission's consideration as they review the proposal and decide how to proceed under the town's demolition delay bylaw.

The existing building at 20 Briar Lane is included in the state's cultural resource inventory system (MACRIS) and its inventory was updated in November 2016 by a preservation consultant working for the town of Wellfleet. The building dates from the mid-1800s, likely circa 1850, and has architectural detailing linking it to both the Greek Revival and Gothic Revival architectural styles, including its main mass with side hall form, its steeply pitched roof with wide eaves, and its ornate door brackets. It is likely that additional architectural details such as corner boards and cornices are hidden under the existing synthetic siding.

The building stands at the southern end of Briar Lane, immediately adjacent to the existing Wellfleet Center National Register Historic District boundary. It is part of a cluster of early historic structures that have been identified as meeting National Register criteria and could contribute to a potential expanded Wellfleet Center National Register Historic District.

The building is significant architecturally and it also contributes to the distinctive character of the central commercial district in Wellfleet. The proposed project would involve complete demolition of the historic structure and would significantly change the character of the site as viewed from Briar Lane. Commission staff believes that demolition of the 20 Briar Lane historic structure should be avoided and believes that imposing a demolition delay would provide opportunities to explore alternatives to the building's demolition. Alternatives could include renovation and re-use of the historic portions of the structure for the proposed uses, or considering partial demolition and new additions to preserve the building's key historic features while providing new space. A demolition delay period would allow time for an analysis of zoning constraints on the property, acknowledging that preserving the existing structure may result in greater lot coverage than would be allowed with new construction under current zoning regulations. It could also allow consideration of how to best maintain the streetscape on Briar Lane and address appropriate and safe access to any allowed uses on the property.

I would be happy to assist in any discussions about this property if the Historical Commission proceeds with a demolition delay. There are numerous cases of historic structures that have been successfully renovated for new uses on Cape and this could be another example. Please feel free to contact me if you have questions about these comments.



## Application for Project Review Historical Information For Board

1. Address of Property: 20 Briar lane, Wellfleet

*The Property is located at 20 Briar lane, on it is a 4 Bedroom House, a 1 bedroom cottage, and a garage. The house part of the property is where we would like to have the project take place. The detached cottage, and garage would stay as is. The house currently has 3 year round apartments in it. 1x 2 bedroom apt, and 2x 1 bedroom apts. We have been renting them year round for the past 3 years since we have owned the property since 2017. The building needs a tremendous amount of work and is not working to be a good situation for year round rentals in the state it is in.*

2. Owners name:

*Starboard Tack Holdings, Myya Beck-Baum & Thor Baum. 30 Ryder Court, Wellfleet, 508-367-7650, [myya@heartcorestudio.com](mailto:myya@heartcorestudio.com)*

*3. The Building needs a tremendous amount of work and we would like to replace it with an up to date building. I (Myya) am the owner of Heart Core Pilates Fitness studio, that is currently located at 95 Commercial st. As of October 15, 2020 I am no longer going to be able to rent my current location any longer. Knowing this deadline was coming we began our search for a substitute property over 2 years ago. Unfortunately all of our endeavors have not worked out for many reasons. As Im certain you're aware commercial property in Wellfleet is very hard to come by. We are requesting that we on our current property which is located in the commercial district of town are able to replace and reconstruct a building that suits my needs, year round housing needs and fits in perfectly with the town and the image of downtown Wellfleet. Based on the rental agreement ending we are on a tight timeline to complete this project and cannot afford to lose this income. We are requesting to move forward with the plans to create a permanent home for heart Core and at the same time still be offering year round housing to locals. The new up to date building would house Heart core. Above heart core's portion would then be 2x new 2 bedroom apartments that would be the home and provide housing to year round locals.*

*Our intentions are to replace and rebuild the property in a like minded way. Based on the condition of the building at 20 Briar lane, Thor Baum who is the owner of Thor Construction license #CS-107027 has come to the conclusion that a retro fit to this building would not be possible and economically based on: budget, timeline and MOST of all the current condition of the building. The current structure can not withstand being elevated and reset onto a new foundation. After evaluating the building it has been concluded that it is structurally unsound to endure the stress exerted upon it, and would not withstand this process. Based on our summited plans we plan to rebuild a building that is like minded, and holds similar characteristics to the existing building and to the town of Wellfleet.*

*4. Proposed plans including elevations of exterior work, interior plans, and framing plans. Exterior Photos of existing building. Please see attachments.*

5. List of materials:

*Anderson architectural series windows  
Doors to be determined  
Clapboard siding  
Paintable exterior trim*

*Asphalt roof shingles*

*6. Age of materials to be removed are 30-40 years old aluminum siding that was installed in the early to mid 80's by previous owners. Replacement of windows that were replaced in 2008 by previous owners.*

Key: 1044

Town of WELLFLEET - Fiscal Year 2020

10/26/2019 10:57 am SEQ # 1,123

CURRENT OWNER		PARCEL ID		LOCATION		CLASS		CLASS%		DESCRIPTION		BN ID		CARD	
STARBOARD TACK HOLDINGS INC 30 RYDER COURT WELLFLEET, MA 02667		14-19-0		20 BRIAR LANE		1110		100		4 TO 8 UNITS		1		1 of 1	
TRANSFER HISTORY		DOS		T		PMT NO		PMT DT		TY		INSP		BY	
STARBOARD TACK HOLDINGS I		03/15/2017		U		18-X486		11/27/2018		7 CYCLICAL		04/19/2019		JK	
KEESE KRISTINE M TRUSTEE		11/17/2016		F		08-211		09/10/2008		5 RENOVATION		04/13/2009		BN	
KEESE KRISTINE R		07/27/1984		A		08-123		07/09/2008		3 MAINTENANCE		04/13/2009		BN	
CD		AC/SF/JUN		Nbrhd		INFL1		INFL2		SAF		Scenic		Lpi	
103 S		11,761 C		1.00		1.00		1.00		1.93		1.00		1.00	
CD		ADJ BASE		VC		CREDIT AMT		ADJ VALUE							
103 S		312,000		1.00		162,580									

TOTAL		11,761 SF		ZONING		CD		FRNT		0		PREVIOUS	
Nbrhd		COMMERCIAL		NI ASSOC		PART1=120-22 52//		162,600		159,500			
INFL1		NO ADJUST		O PARADDNO2=		..CONVERTED 4-UNITS		305,500		215,000			
INFL2		NO ADJUST		E				5,400		5,400			
TOTAL		473,500		379,900									

TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD	
DGF		A		1.00		60 18*20		360		25.09		5,400		5,400	
PHOTO		04/19/2019													



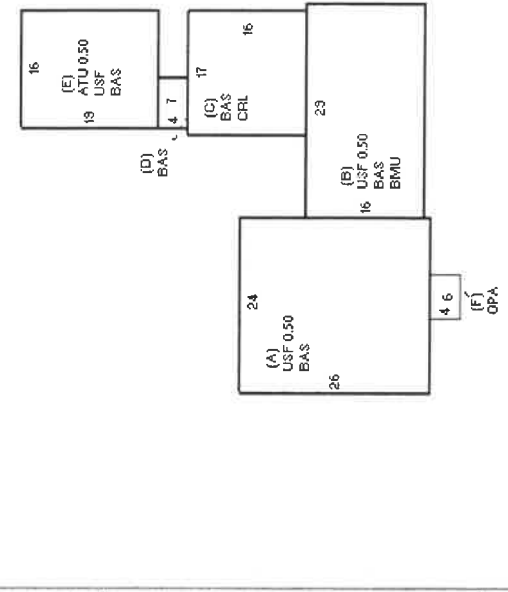
BLDG COMMENTS

BUILDING		CD		ADJ		DESC		MEASURE		4/19/2019		JK	
MODEL		1		RESIDENTIAL		LIST		4/19/2019		EST			
STYLE		7		1.80		OLD STYLE [100%]		REVIEW		10/22/2012		BN	
QUALITY		G		1.25		GOOD [100%]							
FRAME		1		1.00		WOOD FRAME [100%]							

YEAR BLT		1850		SIZE ADJ		1.000		ELEMENT		CD		DESCRIPTION		ADJ	
NET AREA		2,540		DETAIL ADJ		1.000		FOUNDATION		4		FLR & WALL		1.00	
\$NLA(RCN)		\$191		OVERALL		1.854		EXT. COVER		3		ALUMINUM		1.00	
CAPACITY		UNITS		ADJ				ROOF SHAPE		1		GABLE		1.00	
STORIES		1.5		1.00				ROOF COVER		1		ASPHALT SHINGLE		1.00	
ROOMS		8		1.00				FLOOR COVER		2		SOFTWOOD		1.00	
BEDROOMS		4		1.00				INT. FINISH		1		PLASTER		1.00	
BATHROOMS		4		1.00				HEATING/COOLING		2		HOT WATER		1.02	
HALFBATHS		0		1.00				FUEL SOURCE		1		OIL		1.01	
UNITS		4		1.00											
GARAGE SPACES		0		1.00											
FIXTURES		12		\$19,189											

TOTAL RCN		484,849	
CONDITION		ELEM	
294,436		174.02	
129,247		152.41	
23,226		50.06	
6,357		23.37	
6,976		45.89	
1,377		57.36	
4,042		4,041.70	

EFF. YR/AGE		1970 / 48	
COND		37 37 %	
FJUNC		0	
ECON		0	
DEPR		37 % GD	
RCNLD		\$305,500	



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** WLF.199  
**Historic Name:** Holbrook, Thomas House  
**Common Name:** Kemp, Capt. Wells E. House  
**Address:** 20 Briar Ln  
**City/Town:** Wellfleet  
**Village/Neighborhood:** Wellfleet  
**Local No:**  
**Year Constructed:** r 1850  
**Architect(s):**  
**Architectural Style(s):** Greek Revival; Victorian Eclectic  
**Use(s):** Secondary Dwelling House; Single Family Dwelling House; Hotel or Inn  
**Significance:** Architecture; Recreation  
**Area(s):** WLF.B: Briar Lane  
**Designation(s):**  
**Building Materials(s):** Roof: Asphalt Shingle  
Wall: Aluminum Siding; Glass; Wood  
Foundation: Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

14-19-0

Wellfleet

WLF.B

WLF.199

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Town/City: WELLFLEET

Place: (neighborhood or village): Wellfleet Center

## Photograph



Address: 20 Briar Lane

Historic Name: Holbrook House

Uses: Present: Residential

Original: Residential

Date of Construction: Mid-19<sup>th</sup> century

Source: Historic maps, architectural style

Style/Form: Greek Revival, transitional Gothic Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Brick

Wall/Trim: Synthetic clapboard/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Small cottage (Photo 2)

Two-car garage (Photo 3)

Major Alterations (with dates):

One-story rear ell (date unknown)

Synthetic siding and replacement windows (dates unknown)

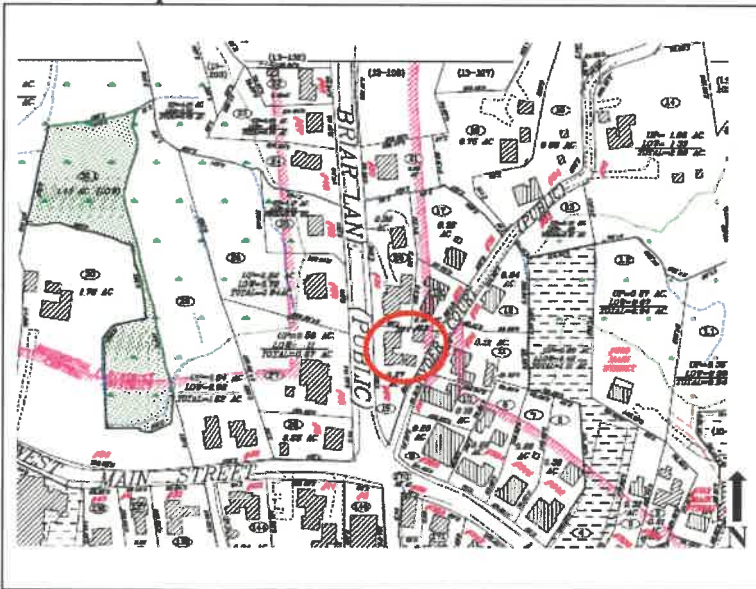
Condition: Good

Moved: no  yes  Date: Pre-1858

Acreage: 0.27 acres

Setting: This house is set on a triangular parcel that fronts on both Briar Lane and Ryder Court. The surrounding area includes a mix of 19<sup>th</sup> century houses and a few 20<sup>th</sup> century resources. The house is set on a rise and partially obscured by trees and shrubbery along the street. A two-car detached garage is set close to Ryder Court.

## Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Wellfleet Historical Commission

Date (month / year): November, 2016

RECEIVED

DEC 15 2016

MASS. HIST. COMM.



# INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WELLFLEET

20 BRIAR LANE

Area(s) Form No.

WLF.B

WLF.199

Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

This large house is an example of transitional architecture with elements of both Greek Revival and later Gothic Revival styles. The form is typical of mid-19<sup>th</sup> century Greek Revival-style houses with its primary 2 ½-story, gable-front main block and a stepped down, 1 ½-story side ell on the right side. Elements that make this transitional to the Gothic Revival style include the roof pitches, which are taller and steeper than Greek Revival-style houses, and the projecting roof cornice with does not have the partial returns across the gable ends characteristic of Greek Revival houses (as can be seen at the house next door, 30 Briar Lane, WLF.187), but instead the eaves taper to a point. Both of these features express the verticality that was one of the character defining features of the Gothic Revival style.

The house rests on a raised brick foundation. The walls are clad in synthetic clapboard siding that likely cover original wood clapboard siding. The roof is clad in asphalt shingles but was likely originally clad in wood shingles. As noted above, the roof has deeply-projecting boxed eaves that taper to a blunted point. Tall, narrow corbelled brick chimneys rise from the main block and side ell – this unusual chimney shape is found on most of the 19<sup>th</sup> century houses in this section of Briar Lane. Fenestration includes a mix of replacement, 6/6 double-hung windows and replacement 1/1 windows. The ell had wood 2/1 windows. The 6/6 muntin configuration was likely original to the house. An unusual feature in the front gable peak is the large, elegant wood oculus window with its curvilinear muntin pattern. The front entrance and the secondary entrance on the front elevation of the ell both have prominent projecting door hoods supported by decorative scroll brackets, and they both have wood doors with small panels and tall round-headed windows. These entrances also suggest the transitional style of the house, or it is possible these door hoods were a later alteration.

block not bock

There are two outbuildings that front on Ryder Court. The first is a 1 ½-story, side-gable cottage set on a concrete bock foundation (see Photo 2). The second is a two-bay garage set on a brick foundation that appears to have original garage doors and a roof with exposed rafter tails (see Photo 3). This garage, and possibly the cottage, pre-date WWII.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

as instead of a

Briar Lane's residential development was tied to the prosperity of Wellfleet Center. Many of its first residents were mariners and, in some cases, farmers or merchants. This road was referred to as the County Road in 19<sup>th</sup> century deeds, and by the early-20<sup>th</sup> century it was referred to as North Main Street. Ryder Court was referred to a "proprietor's road" and "Holbrook Proprietors Road" in 19<sup>th</sup> century deeds. According to the 1983 MHC Area Form for Briar Lane (WLF.B), the name "Briar Lane" was a folk name, and does not appear on early maps. Open spaces along the street were developed in the twentieth century with modest residential and commercial buildings, and some older houses were converted to similar uses.

According to the 1983 version of this Building Form, this house was moved from Old King's Highway "at about the time Briar Lane was developing as an important residential area..." The house is first shown on the 1858 Map of Cape Cod belonging to the Estate of "T Holbrook" which refers to Thomas Holbrook (b. ca. 1770). According to the 1855 State Census, he was living here with his daughter and son-in-law, Joseph and Lucy Lewis, and their children. Given the transitional Greek-Gothic Revival style of this house, it was likely built in the mid-19<sup>th</sup> century, so if it was moved to this location, it was done shortly after it was built. Thomas Holbrook died in 1856, which would explain why this house was listed as belonging to his estate on the 1858 Map of Cape Cod. By 1880, this house belonged to Wells E. Kemp. Wells (1826-1868) was a sea captain and he and his wife, the former Mercie Atwood, were living here with their children William (21) and Mattie (7). William was already working as a sailor. Mercie died in 1884 and the following year, Wells married Minerva Perren. He died in 1903 and she died in 1909.



# INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WELLFLEET

20 BRIAR LANE

Area(s) Form No.

WLF.B WLF.199

The next year, Wells' children, William and Mattie, sold this house to Edwin J. Tobin of Wellfleet (Book 303/Page 27). The property was described at that time as being on the corner of Main Street and Holbrook Proprietors Road (now Ryder Court). Edward (1870-1927) worked for the Coast Guard, first as a carpenter (1910 Census) and then as a keeper (1920). He was living in Scituate in 1925 when he sold this property to Kenneth B. Baker of Wellfleet (Book 426/Page 423).

Kenneth Baker (1898-1943) was single and living with his parents, Marcus and Ruth Baker, elsewhere in Wellfleet. Kenneth worked as a real estate clerk (1920 Census) and then as a building carpenter (1930 Census), so perhaps he bought this house as an investment. It seems to have been a family enterprise; in 1928, he conveyed this property to his mother (Book 466/ Page 119). The following year, she conveyed this property to Woodbury W. Smith, Jr. of Wellfleet (Book 462/ Page 493). Woodbury appears to have come upon hard times, likely connected to the Great Depression. The Sandwich Co-operative Bank foreclosed on his mortgage in 1934, and the Home Owners' Loan Corporation then sold the house in 1938. Census records bear witness to these events; he, his wife Grace, and their three children were listed owning this mortgaged house in the 1930 US Census and he was working as an electrical engineer, but by 1940, they were living in a rented house in Truro with their then five children and he was working as a fisherman.

This house had been sold by the Home Owners' Loan Corporation to Sarah W. Ambrose of Hyde Park, MA (Book 543/Page 365). Sarah (b. 1880) was living as a boarder and worked as a title examiner in a real estate office. Perhaps her working connections inspired this investment in Wellfleet. She sold the house in 1947 to Harry and Nan Tukey of New York, NY and Eva Souther, a widow living in Wellfleet (Book 681/Page 563). According to the 1980 version of this MHC Building Form, the house was run by Eva Souther as a guest house, called the Kemp House.

In 1959, they sold the house to Louis and Margaret Pike of Wellfleet (Book 1032/Page 219). The house subsequently changed hands a number of times and is currently owned by the Keese family of Wellfleet.

## BIBLIOGRAPHY and/or REFERENCES

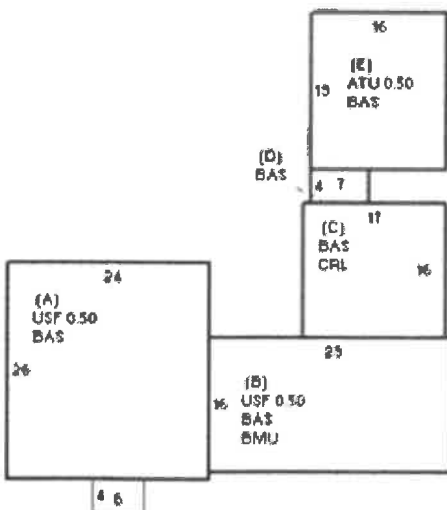
1858 Map, *Map of Cape Cod, Martha's Vineyard, & Nantucket*, Walling, Henry.

1880 Map, *Atlas of Barnstable County*, Boston, MA: George H. Walker & Co., 1880.

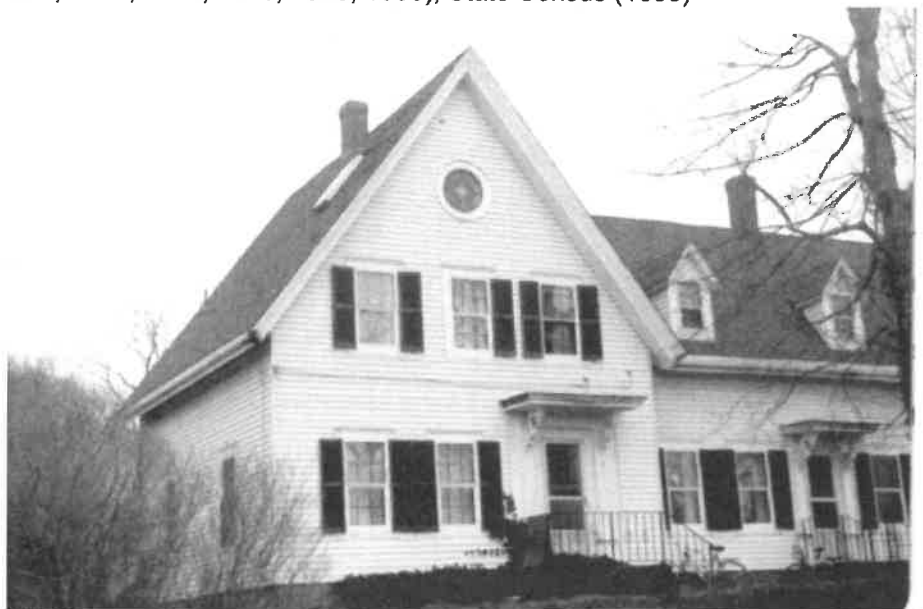
1910 Map, *Atlas of Barnstable County*, Boston, MA: Walker Litho. & Publishing Co., 1910.

Barnstable County Registry of Deeds

[www.ancestry.com](http://www.ancestry.com) - Vital records, US Census (1860, 1870, 1880, 1910, 1920, 1930), State Census (1855)



Wellfleet Assessor sketch.



1983 Form B Photo, looking southeast.

**INVENTORY FORM B CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WELLFLEET

20 BRIAR LANE  
Area(s) Form No.

WLF.B	WLF.199
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Photo 2. View of cottage, looking north from Ryder Court.



Photo 3. View of garage, looking northwest from Ryder Court.

# INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WELLFLEET

20 BRIAR LANE

Area(s) Form No.

WLF.B WLF.199

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible       Eligible **only** in a historic district  
 Contributing to a potential historic district       Potential historic district

Criteria:     A     B     C     D

Criteria Considerations:     A     B     C     D     E     F     G

Statement of Significance by Eric Dray (adapted from Wellfleet Center District Nomination, 1989)

*The criteria that are checked in the above sections must be justified here.*

This property is located on Briar Lane, a road that was originally referred to as the County Road in the 19<sup>th</sup> century and North Main Street in the early-20<sup>th</sup> century. This house would be a contributing resource to an expanded Wellfleet Center Historic District (NR DIS 1989). This district is a visually cohesive group of residential, commercial, and institutional buildings associated with the growth of Wellfleet Center from a small harbor village in the late-18<sup>th</sup> century to a flourishing maritime community in the second and third quarters of the 19<sup>th</sup> century. The densely settled district retains a village character, its narrow streets linking Duck Creek and adjacent maritime-related development with commercial and institutional buildings to the northeast and residences to the east, north, and west. Wellfleet Center became the focus of the town's commercial, specifically maritime, activities by the mid-19<sup>th</sup> century and the majority of the district's resources reflect the town's prosperity in those years. The district also documents Wellfleet Center's transformation into a summer resort community by the early-20<sup>th</sup> century, when seasonal residents and the tourist trade bolstered a declining maritime economy. The Wellfleet Center Historic District retains integrity of location, design, setting, materials, workmanship, and association, and meets Criteria A and C at the local level.

FORM B - BUILDING

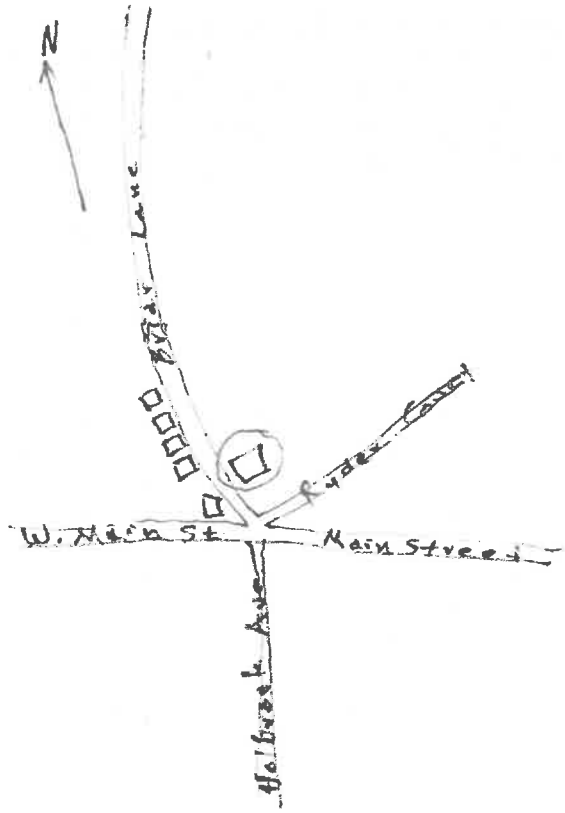
MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

In Area no. <u>KB</u>	Form no. <u>199</u>
--------------------------	------------------------



Wellfleet  
Town 20  
Address Briar Lane  
Name Kemp House  
Present use residence  
Present owner Timothy Taylor  
Description:  
Date 1840 (?)  
Source Edith Atwood  
Style Greek Revival  
Architect unknown

in relation to nearest cross streets and other buildings. Indicate north.



Exterior wall fabric aluminum siding  
Outbuildings (describe) two sheds  
Other features iron railings on front and side doors  
Altered \_\_\_\_\_ Date \_\_\_\_\_  
Moved Yes, from old King's Highway near Henry Atwood's house. Date circa 1850  
5. Lot size:  
One acre or less x Over one acre \_\_\_\_\_  
Approximate frontage 80'  
Approximate distance of building from street 15'  
6. Recorded by Helen G. Purcell  
Organization Wellfleet Historical Commission  
Date June, 1983

(over)

7. Original owner (if known) unknown  
 Original use residence  
 Subsequent uses (if any) and dates residence; guest house in 1940's and early 50's

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

This house was moved from the old King's Highway at about the time Briar Lane was developing as an important residential area with substantial homes being built by mariners and merchants. It is shown on the 1858 map (based on an 1843 survey) as belonging to the estate of T. Holbrook, but by 1880 it was owned by a W. Kemp and in 1907 by a M. E. Kemp. In the 40's and 50's of this century when Mrs. Margaret Souther ran it as a guest house she called it the "Kemp House".

In the early years of the twentieth century it was occupied by Captain Tobin, Keeper of the Life Saving Station at Cahoon's Hollow before it was taken over by the Coast Guard. He was injured in an attempt to rescue the crew of the Italian barque Castagna on February 17, 1914. He never fully recovered and retired soon afterward.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Interview with Edith Atwood  
 Earle Rich Cape Cod Echoes Orleans: Salt Meadow Publishers, 1970





RECEIVED  
FEB 25 2020  
Dad



Approved by \_\_\_\_\_  
Date \_\_\_\_\_  
Permit # \_\_\_\_\_  
Fee \_\_\_\_\_  
Check # \_\_\_\_\_

TOWN OF WELLFLEET  
Building Department

220 West Main Street  
Wellfleet, MA 02667  
Phone: 508-349-0309 Fax 508-349-0327

Justin J. Post  
Inspector of Buildings  
Justin.Post@wellfleet-ma.gov

DEMOLITION PERMIT SIGN-OFF SHEET

I, Thor Bann, hereby supply the following releases as part of the application for a permit to demolish the structure located at 20 Riverside, and is shown on the Assessor's Map 14 Parcel 19 and is currently owned by M. Y. A. & THOR BANN.

The Ninth Edition of the Massachusetts State Building Code, 780 CMR – section 112.0 states in part "A permit to demolish or remove a building or structure shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as; meters and regulators have been removed or sealed and plugged in a safe manner."

Gas Co. Date: 2/19/2020 Notice Rec'd by Karl Munn

Telephone Co. Date: N/A Notice Rec'd by \_\_\_\_\_

Electric Co. Date: 2/7/20 Notice Rec'd by Shawn Ricard

Public Utilities (Municipal) Date: N/A Notice Rec'd by \_\_\_\_\_

Health/Conservation Dept. Date: 2/21/20 Notice Rec'd by [Signature]

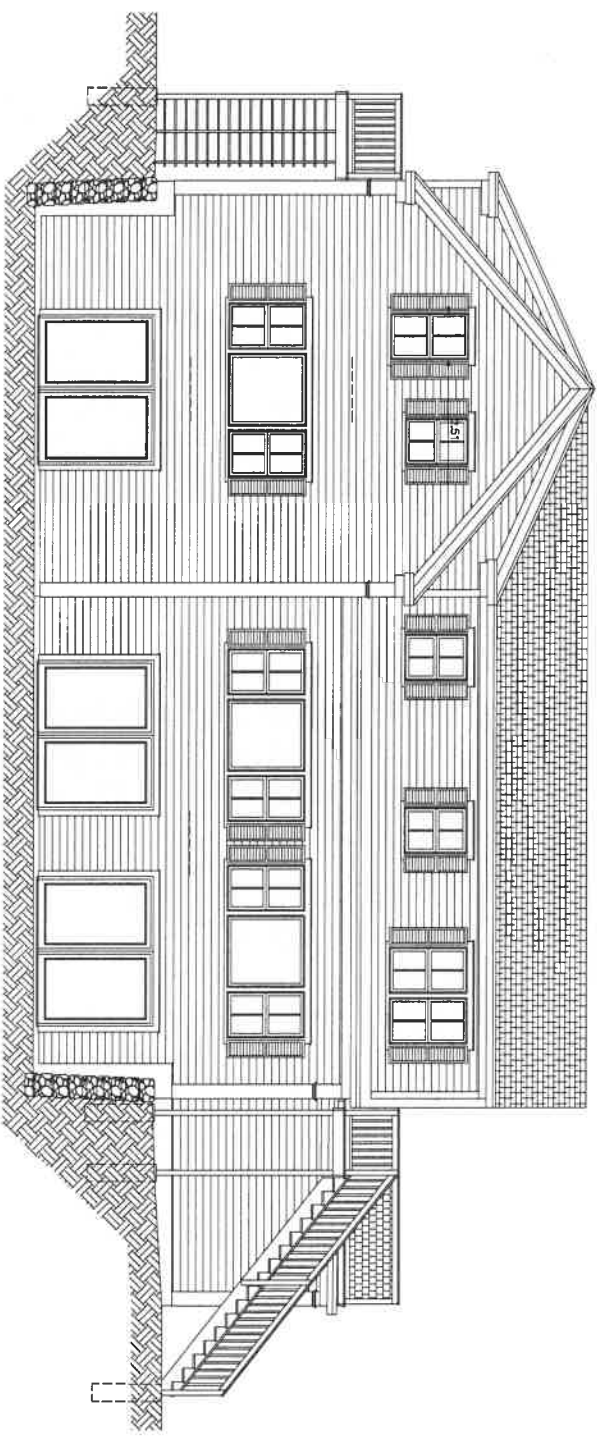
Fire Dept. Date: 2/25/20 Notice Rec'd by [Signature]

Name of demolition debris hauler: M.A. Frazee

Location of licensed demolition debris landfill: Danich

Signature of Applicant [Signature] Date: 2/8/2020





FRONT ELEVATION  
(1/2" = 1')

JAC Architects, Inc.  
Architects  
1000 State Street  
Boston, MA 02118  
Tel: 617.552.3333  
Fax: 617.552.3334  
www.jacarchitects.com

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, FOR BRICK AND WOOD FRAME CONSTRUCTION. WIND SPEEDS AND WIND LOADS - 110 MPH FOR EXPOSURE B WIND LOADS - 110 UPLIFT.

ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER.

1/2 SCALE

PRELIMINARY

PROPOSED REPLACEMENT BUILDING

STARBOARD TACK HOLDINGS, INC.

20 BRAR LANE

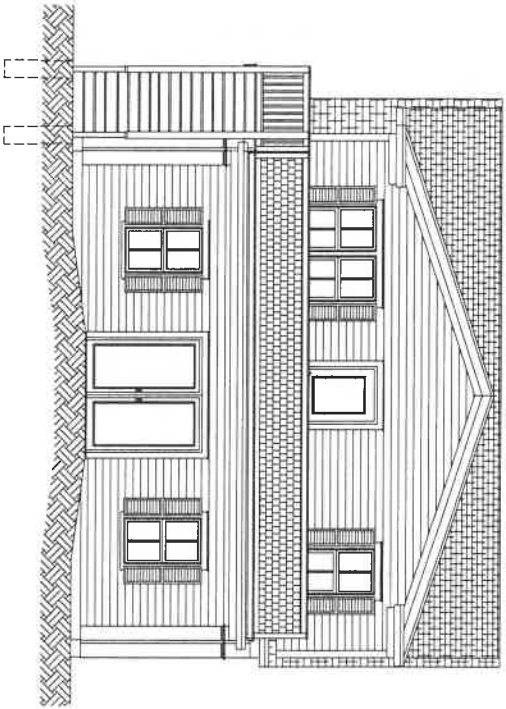
WELFLEET

DECEMBER, 2019

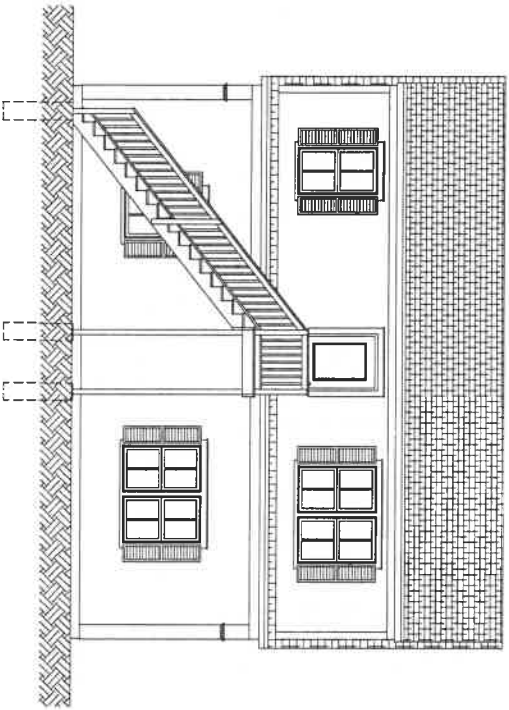
1 OF 8



ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION AND WOOD FRAME CONSTRUCTION FOR EXPOSURE B WIND LOADS - 110 MPH. ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER.



RIGHT SIDE  
ELEVATION  
(1/8" = 1')



LEFT SIDE  
ELEVATION  
(1/8" = 1')

1/2 SCALE

**PRELIMINARY**

PROPOSED REPLACEMENT BUILDING

**STARBOARD TACK HOLDINGS, INC.**

20 BRAR LANE

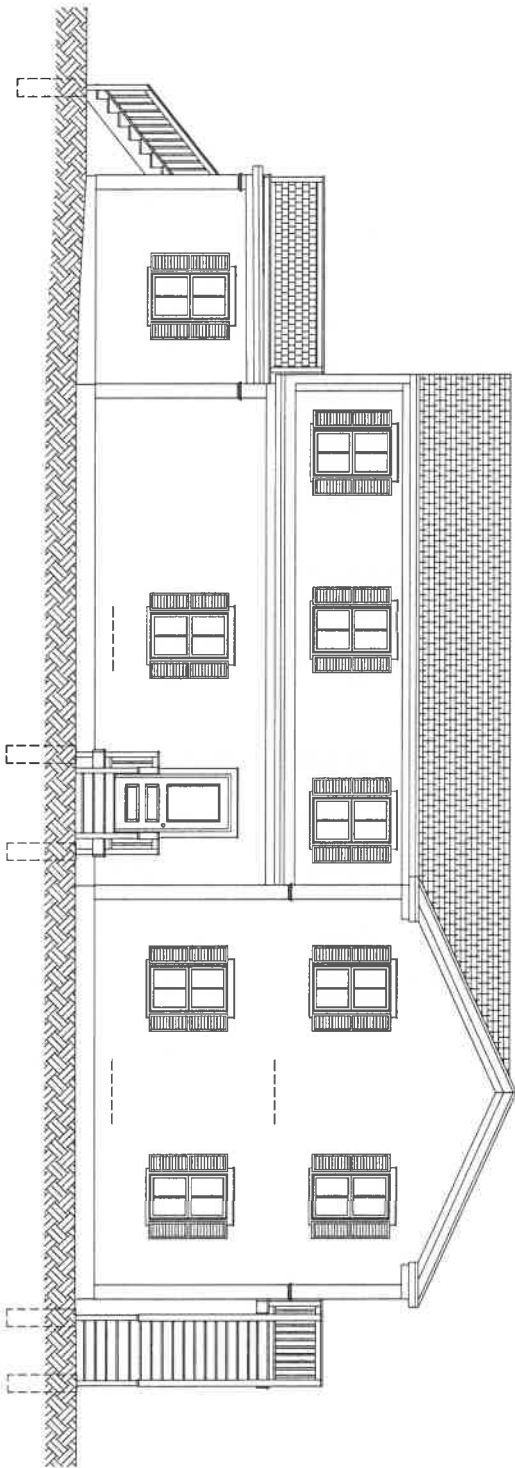
WELLFLEET

—RIGHT SIDE ELEVATION

—LEFT SIDE ELEVATION

DECEMBER, 2019

2 OF 8



REAR ELEVATION  
 (1/4" = 1')

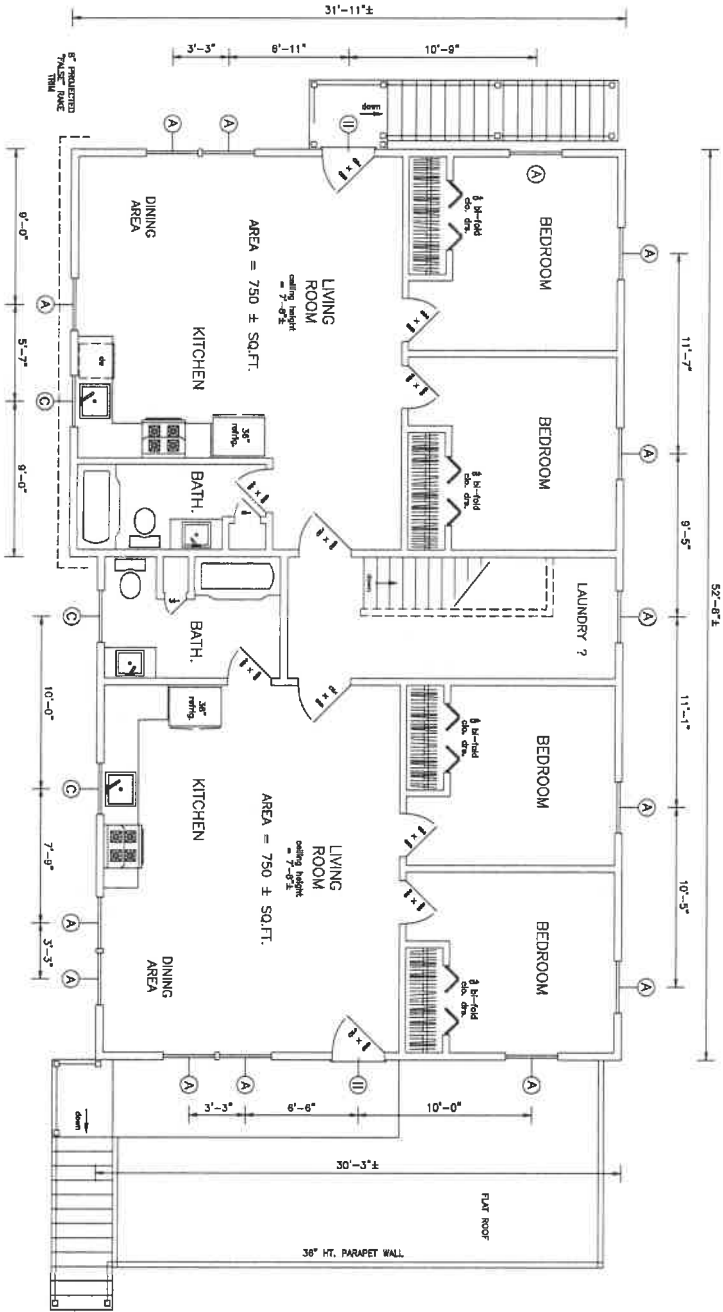
ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION AND WOOD FRAME CONSTRUCTION FOR EXTERIOR AND INTERIOR FINISHES AND DOORS AND WINDOWS AND LATH AND PLASTER. ANY STRUCTURAL ENGINEERING BEING, IF NECESSARY, IS AT THE DISCRETION OF THE ARCHITECT AND WILL BE THE RESPONSIBILITY OF THE OWNER.

JSC Designs, LLC  
 20 BRAR LANE  
 WELLSFLEET, MA 01984

1/2 SCALE



PRELIMINARY  
 PROPOSED REPLACEMENT BUILDING  
 STARBOARD TACK HOLDINGS, INC.  
 20 BRAR LANE  
 -REAR ELEVATION  
 WELLSFLEET  
 DECEMBER, 2019  
 3 OF 8



PROPOSED  
SECOND FLOOR  
(1/4" = 1')

**PRELIMINARY**

PROPOSED REPLACEMENT BUILDING

STARBOARD TACK HOLDINGS, INC.

20 BRAR LANE

PROPOSED SECOND FLOOR PLAN

WELLFLEET

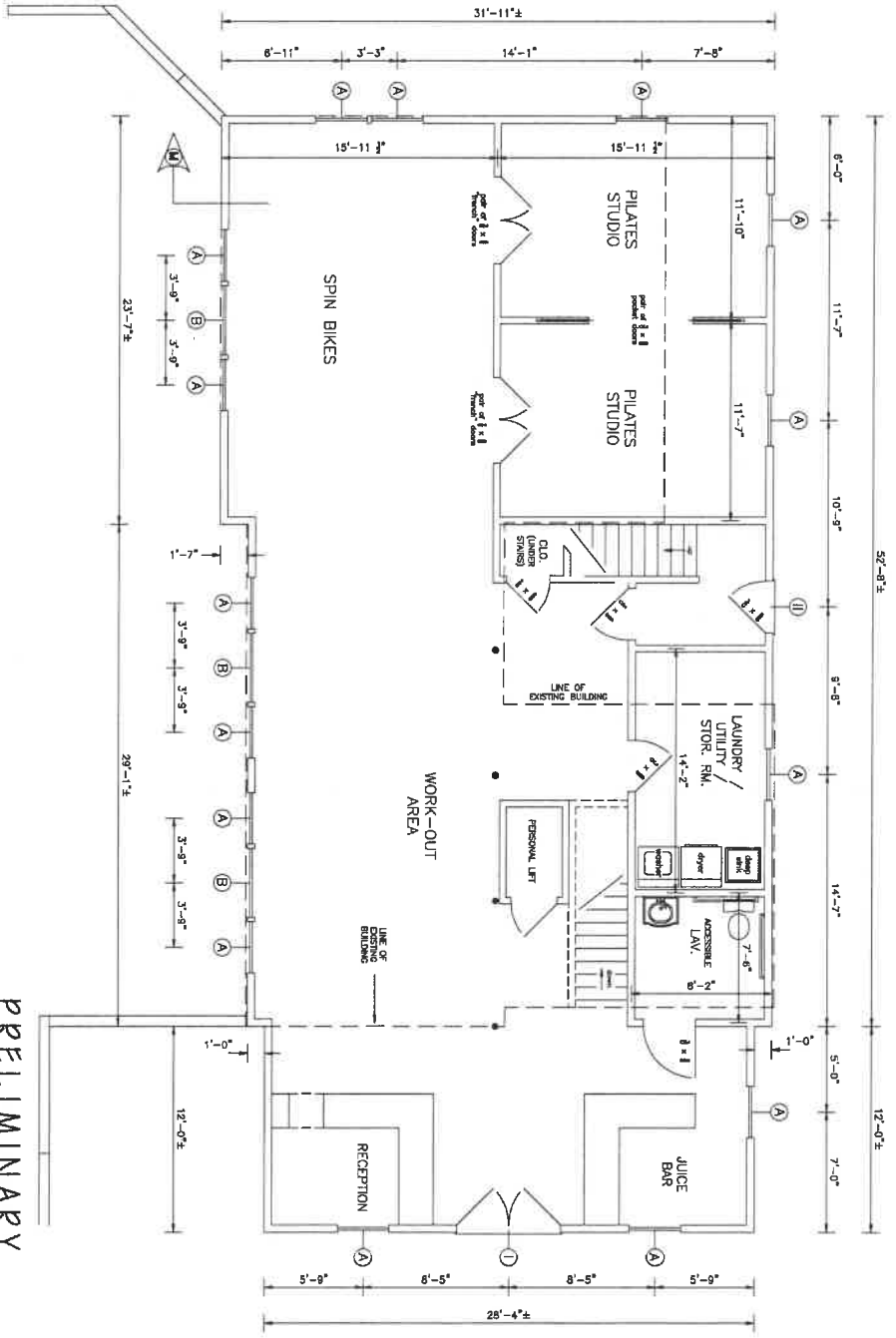
DECEMBER, 2019

4 OF 8

1/2 SCALE

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, THE MASSACHUSETTS STATE FIRE ALARM AND SIGNALING CODE, THE MASSACHUSETTS STATE ELECTRICAL CODE, THE MASSACHUSETTS STATE MECHANICAL CODE, THE MASSACHUSETTS STATE PLUMBING CODE, THE MASSACHUSETTS STATE GAS PIPELINE CODE, THE MASSACHUSETTS STATE PAINTING AND FINISHES CODE, THE MASSACHUSETTS STATE WIND LOADS - 110 MPH, AND THE MASSACHUSETTS STATE WIND EXPOSURE B WIND LOADS - 110 MPH. ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER.

J&B PARTNERS, LLC  
KYLE B. CORNELL  
ARCHITECT



PROPOSED  
FIRST FLOOR  
(1/4" = 1')

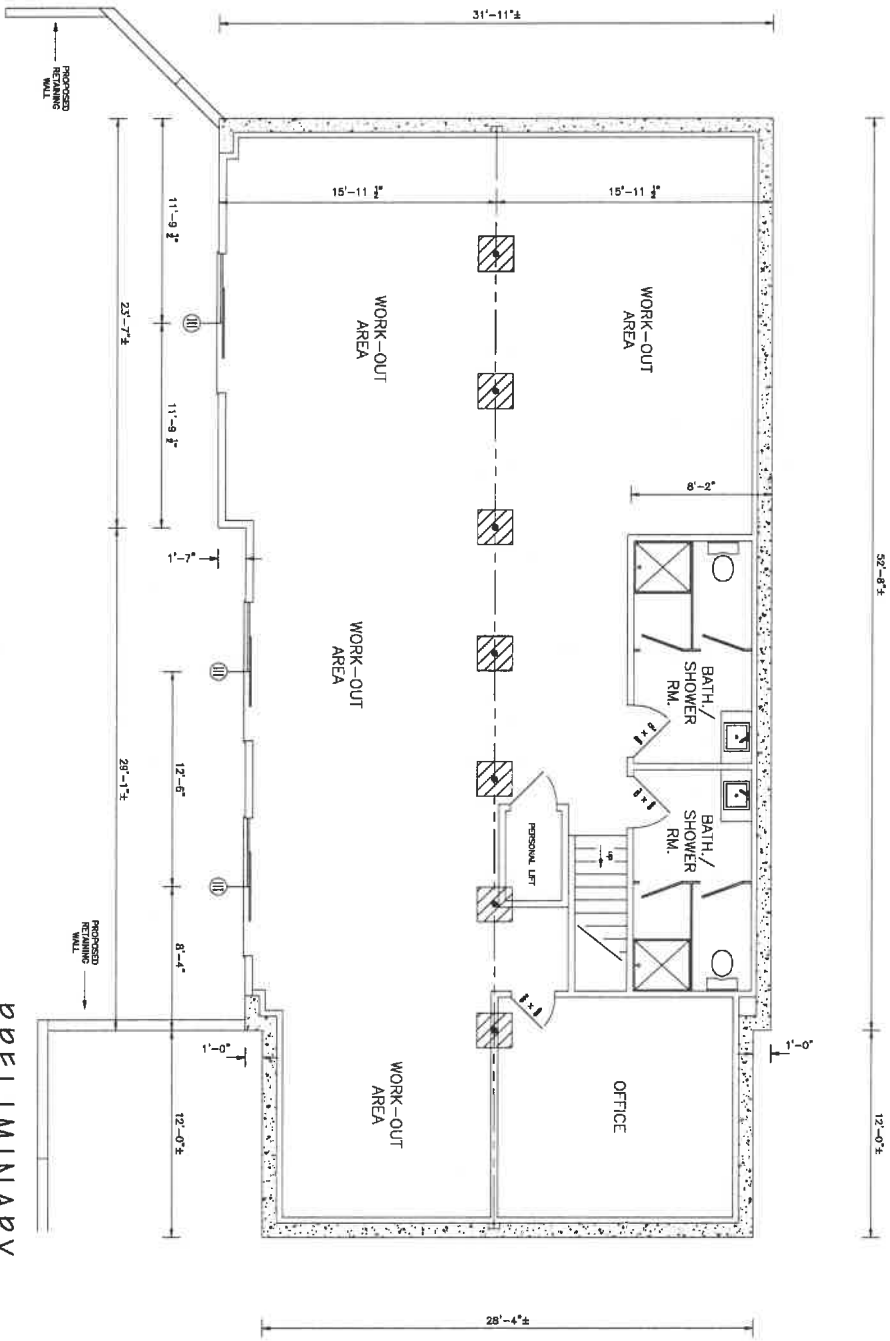
AREA = 1,898 ± SQ.FT.

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION AND WOOD FRAME CONSTRUCTION FOR EXPOSURE B WIND LOADS AND 10 MPH WIND LOADS. ANY STRUCTURAL ENGINEERING REQUIRED, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER.

1/2 SCALE

**PRELIMINARY**

PROPOSED REPLACEMENT BUILDING  
STARBOARD TACK HOLDINGS, INC.  
20 BRIAR LANE  
-PROPOSED FIRST FLOOR PLAN  
WILLYFLEET  
DECEMBER, 2019



PROPOSED  
LOWER LEVEL  
BASEMENT FLOOR  
(1/4" = 1')

AREA = 1,957 ± SQ.FT.

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION AND WOOD FRAME CONSTRUCTION FOR EXPOSURE 5 WIND LOADS (10 MPH).

ANY STRUCTURAL ENGINEERING WORK, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER.

AND Associates, LLC  
Architects

1/2 SCALE

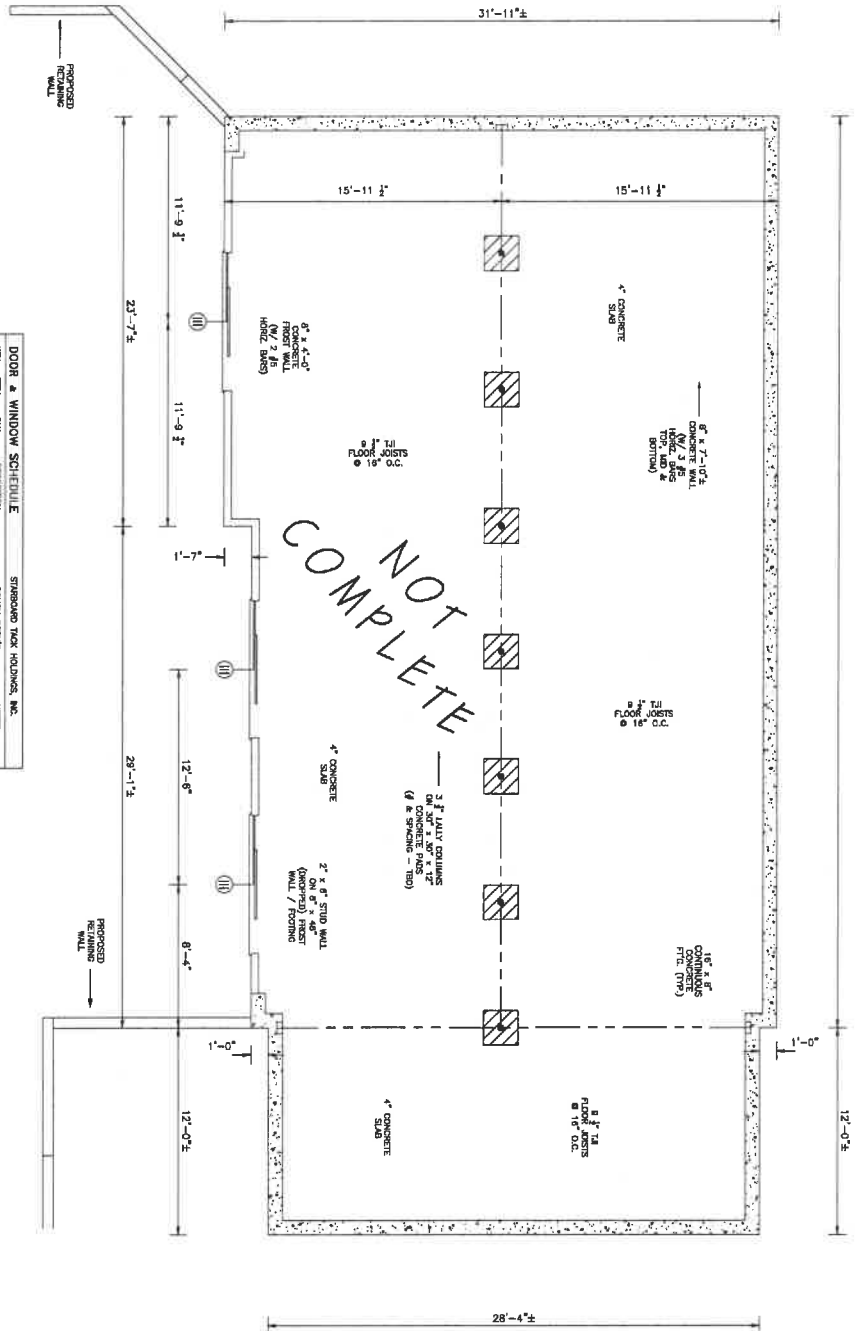
**PRELIMINARY**

PROPOSED REPLACEMENT BUILDING  
STARBOARD TACK HOLDINGS, INC.  
20 BRIAR LANE  
-PROPOSED LOWER LEVEL (BASEMENT) FLOOR PLAN  
WELLSLEET

DECEMBER, 2019

6 OF 8





**FOUNDATION PLAN**

(1/4" = 1')

\* VERIFY ALL DETAILS WITH BUILDER BEFORE TO BE BUILT

DOOR & WINDOW SCHEDULE		STARBOARD TACK HOLDINGS, INC.	
KEY	TYPE	QTY.	DESCRIPTION
A	WINDOW	20	6" x 8'-0" ALUMINUM WINDOW
B	DOOR	1	3'-0" x 8'-0" SLIP DOOR
C	DOOR	1	3'-0" x 8'-0" SLIP DOOR
D	DOOR	1	3'-0" x 8'-0" SLIP DOOR
E	DOOR	1	3'-0" x 8'-0" SLIP DOOR
F	DOOR	1	3'-0" x 8'-0" SLIP DOOR
G	DOOR	1	3'-0" x 8'-0" SLIP DOOR
H	DOOR	1	3'-0" x 8'-0" SLIP DOOR
I	DOOR	1	3'-0" x 8'-0" SLIP DOOR
J	DOOR	1	3'-0" x 8'-0" SLIP DOOR
K	DOOR	1	3'-0" x 8'-0" SLIP DOOR
L	DOOR	1	3'-0" x 8'-0" SLIP DOOR
M	DOOR	1	3'-0" x 8'-0" SLIP DOOR
N	DOOR	1	3'-0" x 8'-0" SLIP DOOR
O	DOOR	1	3'-0" x 8'-0" SLIP DOOR
P	DOOR	1	3'-0" x 8'-0" SLIP DOOR
Q	DOOR	1	3'-0" x 8'-0" SLIP DOOR
R	DOOR	1	3'-0" x 8'-0" SLIP DOOR
S	DOOR	1	3'-0" x 8'-0" SLIP DOOR
T	DOOR	1	3'-0" x 8'-0" SLIP DOOR
U	DOOR	1	3'-0" x 8'-0" SLIP DOOR
V	DOOR	1	3'-0" x 8'-0" SLIP DOOR
W	DOOR	1	3'-0" x 8'-0" SLIP DOOR
X	DOOR	1	3'-0" x 8'-0" SLIP DOOR
Y	DOOR	1	3'-0" x 8'-0" SLIP DOOR
Z	DOOR	1	3'-0" x 8'-0" SLIP DOOR

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION AND WOOD FRAME CONSTRUCTION MANUAL, FOR ONE- AND TWO-FAMILY DWELLINGS FOR EXPOSURE B WIND LOADS PER 1819. THE ARCHITECT IS NOT PROVIDING ENGINEERING DESIGN OR CALCULATIONS. THE RESPONSIBILITY OF THE OWNER AND WILL BE THE RESPONSIBILITY OF THE OWNER.

USE ALUMINUM SERIES 6000-H-19 LOW E GLASS  
 COATING TO BE DETERMINED BY OWNER  
 ORIGINAL WINDOW / EXISTING CASSETTE SYSTEM  
 VERIFY ALL WINDOW OPERATIONS PRIOR TO CONSTRUCTION  
 VERIFY ALL WINDOW FROM TO BE PURCHASED

1/2 SCALE

PROPOSED REPLACEMENT BUILDING  
 STARBOARD TACK HOLDINGS, INC.  
 20 BRIAR LANE  
 WELLFLEET  
 -FOUNDATION PLAN  
 -DOOR & WINDOW SCHEDULE  
 DECEMBER, 2019  
 7 OF 8

7. aluminum
8. tin cans
9. cardboard
10. office paper
11. plastics
12. newsprint

**Section 5.** DISPOSAL OF RECYCLABLES

When determined by the Selectmen under the provisions of Section 2 above, it shall be mandatory and the responsibility of any person disposing of solid waste at the transfer station to separate the recyclable items from all other solid waste and dispose of same in accordance with applicable Board of Health regulations. The Board of Health shall promulgate regulations which govern the conditions of all items to be recycled as well as the overall implementation of the Recycling Article.

**Section 6.** VIOLATION AND PENALTIES

As recyclables become regulated, they shall be separated from all other solid waste and brought to the Transfer Station or left for a commercial hauler in the manner required by said hauler. If it is determined by a transfer station attendant that any bag contains regular recyclables, it shall be not be accepted for disposal until said regulated recyclables are separated by the person attempting to dispose of same.

**ARTICLE XIII DEMOLITION DELAY BYLAW**

**Section 1.** Purpose. The purpose of this ordinance is to protect from demolition historically significant buildings which reflect the historical, cultural or architectural heritage of the Town of Wellfleet, and to encourage the owners of such buildings to explore and develop acceptable alternatives to demolition such as preservation, renovation, restoration or relocation.

**Section 2.** Definitions.

2.1 Historically Significant Building: Any building which is either:

- a. Listed in the National Register of Historic Places,
- b. More than seventy-five (75) years old.
- c. Designated by the Board after public hearing(s) as being historically or architecturally significant in terms of period, style, and method of construction or association with historic persons or events.

2.2 Preferably Preserved. Any “historically significant” building, the preservation of which is in the public interest as determined by the Board.

2.3 Demolition. The act of pulling down, destroying, removing, or razing a building, in whole or in part, (including the demolition of exterior walls or roof), or commencing such work with the intent of completing the same, all as determined by the Building Inspector; provided, however, that the

term “demolition” shall not include the ordinary maintenance or repair of any building. In addition, the term “

Demolition” defined under this bylaw section shall include the act of enclosing or encapsulating an existing building within new exterior walls or roofed areas.

2.4 Board. The Historical Commission, established by vote of the Town pursuant to Article 54 of the 1980 Annual Town Meeting.

### **Section 3.** Procedure

3.1 The Board shall furnish the Building Inspector with a list of all “historically significant buildings”.

3.2 The Building Inspector shall, within five (5) days of receipt of an application for a demolition permit for a “historically significant building”, forward a copy of the application to the Board.

3.3 The Board shall determine if the building is “preferably preserved”. If the Board makes an initial determination that the building is “preferably preserved”, then within forty-five (45) days of the receipt of the demolition permit application, the Board shall hold a public hearing to explore alternatives to demolition.

3.4 Notice of the time, place and subject matter of hearings hereunder shall be given by publication in a newspaper of general circulation in the Town once a week for two (2) successive weeks, the first notice to appear at least fourteen (14) days before the day of the hearing (including the day of publication and excluding the day of the hearing) and by mailing a notice of hearing to the owner or applicant, all abutters to the subject property, the Planning Board of the town, the Historical District Commission, the Wellfleet Historical Society the Conservation Commission, the Selectmen and such other persons as the Board may determine.

3.5 If after hearing, the Board determines that the proposed work would destroy or substantially diminish an historic value, it is empowered to impose a demolition delay of up to eighteen (18) months from the date of said hearing to afford an opportunity to develop alternatives to demolition.

3.6 The Board shall with seven (7) days of said hearing notify the owner or applicant and the Building Inspector of its decision.

3.7 If at the end of a Board mandated delay, no alternatives have been agreed to by the owner or applicant, the Board shall within seven (7) days notify the Building Inspector who may then issue the permit.

3.8 In addition to the provisions of Section 3.7, the Building Inspector may issue a demolition permit upon written notice from the Board that the building is not “preferably preserved” or that

there is no likelihood that either the owner or some other person or group is willing to purchase, preserve, restore or rehabilitate the building or that the applicant has agreed to accept a demolition permit on specified conditions.

3.9 Nothing in this Bylaw shall restrict the building Inspector from issuing a demolition permit if in his opinion the condition of the building poses an imminent and substantial threat to public health or safety.

**Section 4.** Enforcement

4.1 The Building Inspector shall be authorized to enforce the provisions of this Bylaw.

**Section 5.** Non-compliance

5.1 Anyone who undertakes demolition of any “historically significant” building without a demolition permit shall be subject to a fine of \$1,000.00. Each day such demolition continues shall constitute a separate offense.

5.2 No building permit shall be issued or be valid for a period of up to two (2) years after demolition of any “historically significant” building in violation of this Bylaw.

**Section 6.** Severability

6.1 If any provision of this Bylaw is determined to be invalid or unconstitutional by any court of competent jurisdiction, said determination shall not affect the validity of any other section hereof.

**Section 7.** Historic District Act

7.1 If any provisions of this Bylaw conflict with Massachusetts General Laws, Chapter 40C, the Historic District Act, that Act shall prevail.