

Minutes of the Wellfleet Historic Review Board
Monday, April 10, 2000

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Present: Jay Horowitz, Chairman, Richard Robicheau, Helen Purcell.
Guest: Richard Azman, Wellfleet Building Inspector
Jay Horowitz called the meeting to order at 4 p.m. in the Town Hall Meeting Room

The Minutes of the March 9, 2000 were accepted as printed.

With the able assistance of Mr. Azman, the Board reviewed the Town's Demolition Delay By law which established the Board and defined its responsibilities and procedures. We also discussed the rather awkward method of communication now used by the Board and Building Inspector as well as our files and their accessibility. Mr. Azman reminded us that his office would soon be moved to the DPW building which would make prompt and effective communication even more imperative than it is now. The Board agreed to his suggestion that our files on applications and Board determinations be made compatible with his method of filing. Efficiency should be the criterion for filing our forms for the Building Inspector's use. The Secretary agreed to follow Mr. Azman's filing suggestions. He also encouraged us to pick up our mail more frequently from our mail drawer. He agreed to notify the Board chairman promptly when an application which would require the attention of the Historical Review Board was submitted to him. The Board agreed to call a prompt meeting after such notification. We noted the By-Law's requirement that the term "demolition" did not include ordinary maintenance or repair of historic buildings. When it is proper for the Board to make a determination that a building should not be considered "preferably preserved" the Board's action may end with a report of that finding to the Building Inspector and to the applicant. If, however, the Board determines that an applicant's building should be "preferably preserved", then the Board must follow the procedures outlined in Section 3, Procedures of Town By-Laws, including the determination, legal public hearings, notification of abutters and other interested groups, a 6-month delay while possible alternatives to demolition are requested and explored, and notification of its actions to the applicant and the Building Inspector.

After the discussion with the Building Inspector, the Board turned to the application of Trustees of the UCC, First Congregational Church, Wellfleet regarding the application for permission to use vinyl siding on its church building to avoid the cost of frequent repainting. The Board voted unanimously to inform the Church Trustees that the Wellfleet Historical Review Board's authority does not include a decision about buildings that are not under consideration for demolition. However, the Board agreed that if it did have such authority it would be very reluctant indeed to permit the use of vinyl siding on that 1858 Church's exterior walls. Not only does it raise the question of appropriateness but it also is increasingly questioned by architects and builders who are conserved with preservation. Vinyl holds moisture between the wooden structure and the vinyl's impermeable surface so that decay may be accelerated. The Board voted to send a letter to the Church Trustees which would include our decision on its application and also

would emphasize our reluctance to their use of vinyl. We will encourage them to do further research to discover an alternative to vinyl on that handsome old building.

The Board then turned to the application of Zisson and Veara concerning erecting an antenna in the cupola of the Congregational Church. Again, with considerable reluctance, we agreed that our authority does not run to that issue because the antenna will not threaten the church's structure. Nor will the firm's other request that we consider a permit for the shed to be built behind the building. The Massachusetts Historical Commission's ruling on the applicability of the Demolition By Law to this Church project was cited. The local Historical Commission has also said that the antenna will not disturb the historical aspects of the structure. The Board voted to inform the applicant that it does not have authority in this matter.

The Board decided that it would facilitate answering requests for permits if we had both a short form and a long form of the Historical Review Board Finding, the short form for a finding that the building in question is not a "preferably preferred" building and the long form for those applications in which the Board decides that it will have to hold hearings. Richard Robicheau agreed to prepare the short form and he and Rich Azman will prepare the long form.

The Board adjourned at 5:55. The date of the next meeting will be posted.

Respectfully submitted,

Helen G. Purcell
Secretary