

Preservation Massachusetts
Cruising the Commonwealth 2017

Barnstable Meeting
July 10, 2017

Introductions

JWI Background on PM and Cruising the Commonwealth.

A.) Biggest Challenge Facing Preservation:

demo delay - education in community, what historic preservation is all about, and what it isn't
Harwich - a camp - folks don't want restrictions on properties, fighting about historic districting, - but losing a lot of inventory to tear downs

Education program that address communities about what preservation means, its' not restrictive it enhances the fabric of the community.

start with the real estate community - what it is and what it is now. Houses are not sold with tear downs

Local Realtor - agree - a lot of misunderstanding about what the NR means - EDUCATION Program - it's more cheerleading and pride thing

Some type of training for Realtors - once you get to them, you will get rid of a lot of misinformation. People are being told that they have to sell as tear downs because of flood plain issue. - Educate the realtors, you 'll go a long way.

And about Local Historic Districts

JG- WHALE had a local realtor training program.

Very much needed

Realtors - if they get CE credits, they will attend

Falmouth - Expand the conversation from preservation alone, talk about real estate values, conservationists (adaptive reuse) - community investment - understand the other intersecting values that come from preservation

Chatham - Bigger problem - arch and contractors and town officials need the education. Chatham - biggest program is the total assessed real estate value in Chatham \$5 billion- positive point - a preservation award - stroke the egos of people who are doing the right thing, did a reasonable job of the preservation - worked well in terms of getting builders and realtors and arch on the same side. Positive reaching out.

Positive Press - Show Success - Be Positive - Show how it is done

Falmouth - Barbara - push pull, between influencers (arch, etc.) and public. Stress the relationship between preservation, adaptive reuse and the economic engine of the town. Fluffy reasons don't work so

well, but that preservation brings tourism and dollars... they can get their heads around that. All boats lift. - figure out who the actors are who need influencing

Barnstable - looking at not historic districts - challenge of zoning - because zoning works they are no FAR (floor area restrictions) under current zoning and build to setbacks. Big massing, in a historic area, can be very deadly. FAR regulations, help every district and especially historic districts. Character features of districts are impacted. Town zoning bylaws restricted on neighborhoods in historic districts, affect the developer finances, would solve a lot of problems.

What are good FAR ratios, help towns establish those

CCC helping towns change zoning based on historic character

Sarah K. - willing community, comes to CCC to revise zoning to reflect where the town is today - worked on three zones to be more workable, not just historic areas, one has a lot, in general want to preserve walkable community feel and preserve historic buildings that are there now. Try to create some additional zoning incentives to preserve historic properties.

Falmouth - intersection between residential and commercial - what about Smart growth in community, encoring huge growth between institutions, hard to preserve character, CCC is going to help with solutions, once you lose the village character you cannot get it back.

Barnstable - Cape Cod Tails - political pushback on this is amazing. District in Critical Planning Concern (DCPC), political issues - how can you effectively do this, zoning - is challenging and often can be perceived as boring or uninteresting.

Sandwich - Demolition by Neglect -

The word on the street is you can get around demo delay by-laws, with zoning you can put up what you want to put up. - What can be done on how to combat Demo by Neglect - (models)

CH- in NJ, property maintenance by-law passed, ordinance, very effective. Ways to get funding through county, someone doing on purpose, and it stopped after enforcing once or twice.

People get a structural engineer, not up to code, HC, unlike conservation commission, don' have fund to hire independent review by a structural engineer - to be able to give informed assessment

Preservation Funding - for these issues

Bourne - Canal Side Condos at the rotary - permits expire in a few weeks. on Planning Board, here as a citizen - permit needs to be renewed in a few weeks - hard to get development going because of infrastructure, want town to help them develop a master plan (town doesn't have one), Critical impact for the entire region - Canal Side Task Force - ways to use the area - do a study of all municipal needs, etc. Went through the town, - best and highest use - passive recreation. - this is a big deal. Bourne can't afford to buy it but if all land banks pitch in.

Historic Landscapes and the interplay and working of conservation and preservation organizations.

40B - quasi govt' organization. - grossly unfair, how the town can be protected from the orgs who come in with 40B and what the town can or cannot do.

very complicated - - what can we do what can't we do, who has authority.

SK- has one example on the ground - Harwich, very complicated - trying to preserve two historic properties and build on open land.

What we have seen work is what they call a "friendly 40B" and improve the willingness of the town to work with the developer than having them roll in with a plan that has nothing to do with what's on the ground, give them an incentive to work with the town to meet goals and preserve what is important for the town.

Response to 40B - legislatively fix this? Town's and boards (planning, zoning, etc.). - Proposals to change 40B that have not gone anywhere - Where will this be?

Applies until you have 10% affordable housing. try to get 40B that works for your town, until you get to 10%. (get the percentage cut down?)

Wellfleet- Historical Commissions- struggle to get people to serve, don't know what the right thing is. No one with sig background in historic preservation. Professionalism of commission and ability to communicate effectively with the realtors and contractors, etc. "death by a thousand cuts" W has no local historic district, struggle with what constitutes loss of character over time. Cumulative impacts, working with a group that doesn't have a strong background, what do you say and what advice can you say - effective advocates - how can they communicate and be an effective commission.

- What can we do or create, educational opportunities -
Falmouth - tools - proposed to NPR do a conversation on smart growth and village character. Someone to volunteer to come on the show in September, this is the publicity, educate the public. Put together the concise conversation.

Harwich - community involvement - have a wonderful library - always wanting to have people in the building, anyone does a repository of info for townspeople looking for quick info about restoration or the NR, etc. Has a town done that?

Website repository of information - where to go for information and how to find out.

SC- have compiled a portfolio of info on windows, etc. getting more theme resources online.

More repository and resources available online.

JG- people are overwhelmed with "where do I look for this". PM website is a good clearinghouse for info. capacity of historic societies varies from town to town... A lot of basic questions, nuts and bolts questions - focus on getting the 101's online and available.

Falmouth has a lot of historic paint recommendations - anyone can go check it out online.
falmouthma.gov , or old Kings Highway

Dennis Historical Society - will put link on their website.
Mass Save is telling people to get rid of windows - tax credits for putting new ones on, don't get credit for restoring. (how to combat)

Chatham - how to get through to the person that just does not care. Some success with if it is a structure who can be moved? very complicated process, ways to try and (from zoning) it can be done, demo delay (18 mos), we require to advertise the house, send to CCC for them to publish on their website (get a repository for demo delays on PM website, or promotion?) Advertising.

How to incentivize people to do something - Mitigation for disruption to historic structures and resources. Mitigation is common in Boston, doesn't hat happen much out here.

Mitigation does happen. isn't going to be 100%, there will be compromise, you need to comprise.

Barnstable - Update on Sea Captain's Row. Number of structures that have looked horrible for many years, challenge from advocacy standpoint, what can we do. That is the question. SK - those buildings are located within a historic district, so they have to get reviewed from that board, and the developer asked for a waiver, was denied, has to go through historic review, but what we need is a strong confidence historic board, which needs to do what they can do. - LDC not capable of doing what they need to do.

Sea Captain's Row - mitigation to save one or two to hearken to what was there.

Barnstable - developer present plans to historical commission, to be able to comment. Personal view is there better be some strong alternative plans or the town will not support what is planned. Adaptive Reuse. - what will the buildings be used for.

Preservation as a planning tool to help communities meet their needs/goals. Active use of buildings. - preservation is a positive tool.

Discussion on Sea Captain's Row

Brought in other partners, neighborhood, working together to protect the community.

NTHP - issues and changes

Everyone wants to make a dollar instead of appreciating the larger region.

Barnstable - getting the public on board, how to get to the public - better visibility and how to get the word out about preservation. NPR is a great idea, how to do it. How to bridge the gap between the public and preservation. Local town managers, building inspectors, Preservation 101. For general community and outreach to public. Preservation is for everyone - how to get the education out

Education of town government - and their cooperation is key - who does this?

Conference with town managers, mayors, etc. Orientation for historic preservation. How to create an atmosphere or a community.

Local gov't education - how to achieve this?

Economic Impact of Historic Preservation in Massachusetts - time for an updated study.

Public education - Much more difficult to get public support for historic preservation if they are not aware of the underlying legacies behind the preservation, why it is important Orleans, attempting to get at that

though basic programs to educate about their heritage and why it is depending on our history. Started a historic markers program, new historic markers, historic orleans.org gotten some good response to. Trying to get out Orleans Pine Coalition, bring up the historic IQ so they know why you they are building upon the legacies.

JG- people are really intrigued for the information, they want that info. reeling people in with great pictures and stories they may not know about.

Public engagement - great examples on how communities can achieve this (historic markers, maps, volunteers to research, etc.)

Falmouth - the historic map

Pick a project - a way and go through.

North Hadley - town owned buildings for sale. - all on River Drive, Mass Scenic By-Way. Town has no offers on buildings, CPA - what to do with the buildings. Housing - did the town put them up for sale.

Basic feasibility study for how to repurpose the buildings, to point potential buyers. - how to put forth ideas.

How to help towns find a use and sale for the historic resources?

Chatham - Organization of historic commissions -
Like WMHCC - SC
(Establish one for Eastern MA)

SK - how often would you attend a program like WMHCC -
Work with SK on this idea

Keep this to the Cape (start slow) let enthusiasm take over

Setting up a communication network and infrastructure.

Good networking

What can PM do for you

Help with state level legislation - creating tax credits, (carrots not just sticks) 40B, demo delay, state level solutions - make connections with those specific state reps and their local community examples

state legislation for historic commissions - home rule.

Wrap Up -
MHPC 2017

People from other towns that may be interested in being aware of what is happening at the foot of the bridge.

CLG- better information on what this is.