Cape Cod Commission

Guidelines for Historic District Commissions

April 7, 2011
Eric Dray, Preservation Consultant
“Design Review is Process, not Opinion”

The first two are questions of fact:

1. What is style/form/condition of the building?
   - Style, form, setting (Survey, Site Visit, Books)
   - Character-defining features
   - Condition – original, altered, deteriorated

2. Which features are affected by the application?
   - Site visit
   - Review application materials – plans, photos, specs
   - Ask questions

Then...

3. Are the proposed alterations/additions appropriate?
   - Bylaw
   - Precedent
   - Guidelines
3. Are the proposed alterations/additions appropriate?

Consider the following:

**Bylaw**

The purpose of this bylaw is to **promote the cultural, economic, educational and general welfare** of the inhabitants of the Town of Provincetown through: 1.) the **preservation** and protection of the **distinctive characteristic** of buildings (and places) significant in the history and development of Provincetown; 2.) **maintaining and improving** the settings of these buildings and places; and 3.) **encourage design compatible** with buildings existing in the area, so as to continue to **maintain the historic village, fishing, artistic, cultural, commercial and residential character** and other qualities which distinguish the town as a desirable community for permanent and seasonal residents and visitors.

**Precedent**

“What’s good for the goose...”, avoid being “arbitrary and capricious”

**Guidelines**
Guidelines: the why and how

- **Why**
  - Guidance for Commissioners
  - Ensure predictability/consistency
  - Assist applicants/owners/contractors
  - Educate the public

- **How (as matter of law)**
  - Adopt after Public Hearing

- **How (as matter of policy)**
  - Secretary of Interior Standards for Rehabilitation
  - Existing conditions
  - Economics
  - Politics
  - Goals
Standard 2

“Keep important features and spaces”

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
Standard 4
“Keep significant layers”

Changes to a property that have acquired historic significance in their own right will be retained and preserved.
Standard 6
“If you can’t preserve, replace-in-kind”

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
Standard 9

“The new should be similar but different”

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
Exemptions

Storm Windows

Storm Doors

Shutters
Awnings
Modern Equipment

Screening

Visibility

Placement
Solar Panels

Small

Large

Less visible

More visible

New technology
Ornamental Features

Later details

Small details matter

Know the Style
Paint
Roofs and Roofing

Restoration of original material or not

Asphalt colors
Siding can be major character-defining feature
Windows

Restoration or Replacement
Windows – Other Features

Industrial

Mid-20th

Lo-E

Storm shutters

Screens
Signage

- Signboard, projecting sign, info signage in door window, and “OPEN” flag
- Sign board, awning signage, info boards placed in windows next to door
- Signboards (3). Awning signage, info signage in windows, menu box
- Projecting sign, window sign on side (second) elevation
- Freestanding sign, w/ info signage on it, and signboard
- Signboard and directory
Additions

Queen Anne bay window on vernacular gable front house

Rear addition too big or “Big House, Little House, Back House, Barn”?

Peel back the later entrance addition
New Construction

Siting and scale

Design – elements, ornament, material

Large projects
Accessory Buildings

Original doors
Replacement door
Replacement doors
Boat houses (?)
Landscape features
Materials
Siting and condition
Siting and condition
Siting and scale
Public Improvements
Other features

QUISSETT HISTORIC DISTRICT
District is 200 ft. deep from each road edge
and 500 ft. from the harborside