

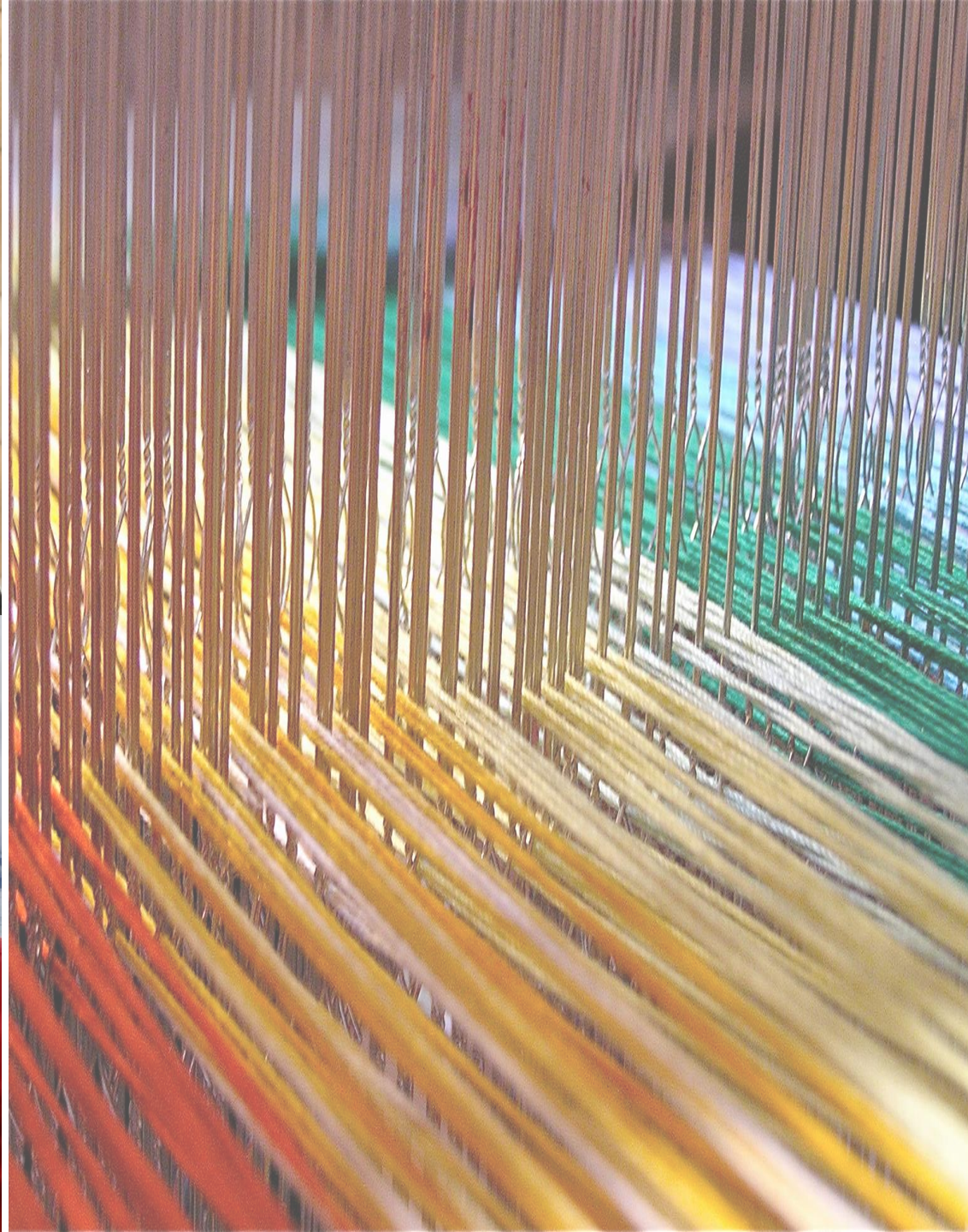


It Takes a Willage

Historic Preservation &
Coastal Resiliency in
Provincetown, MA



Michela Murphy, HDC, Coastal Resilience, Harbor Committee



Tim Famulare, Director of Community Development

Regina Binder, LCP Chair, Harbor Committee





Provincetown in the late 1800s:

- Wealthiest town per capita in Massachusetts
- 54 long wharves
- Mackerel fleet, Grand Bankers and Georges Bankers, and 56 whaling ships.

Provincetown Historic District

- 3rd largest in Massachusetts.
National Register (1976)
Local district (2001)
- *Not homogenous* –reflects community evolution over past 300 years.
- 1,184 contributing structures in 3 sq. miles of Town.
- Nearly 45% are in the floodplain.

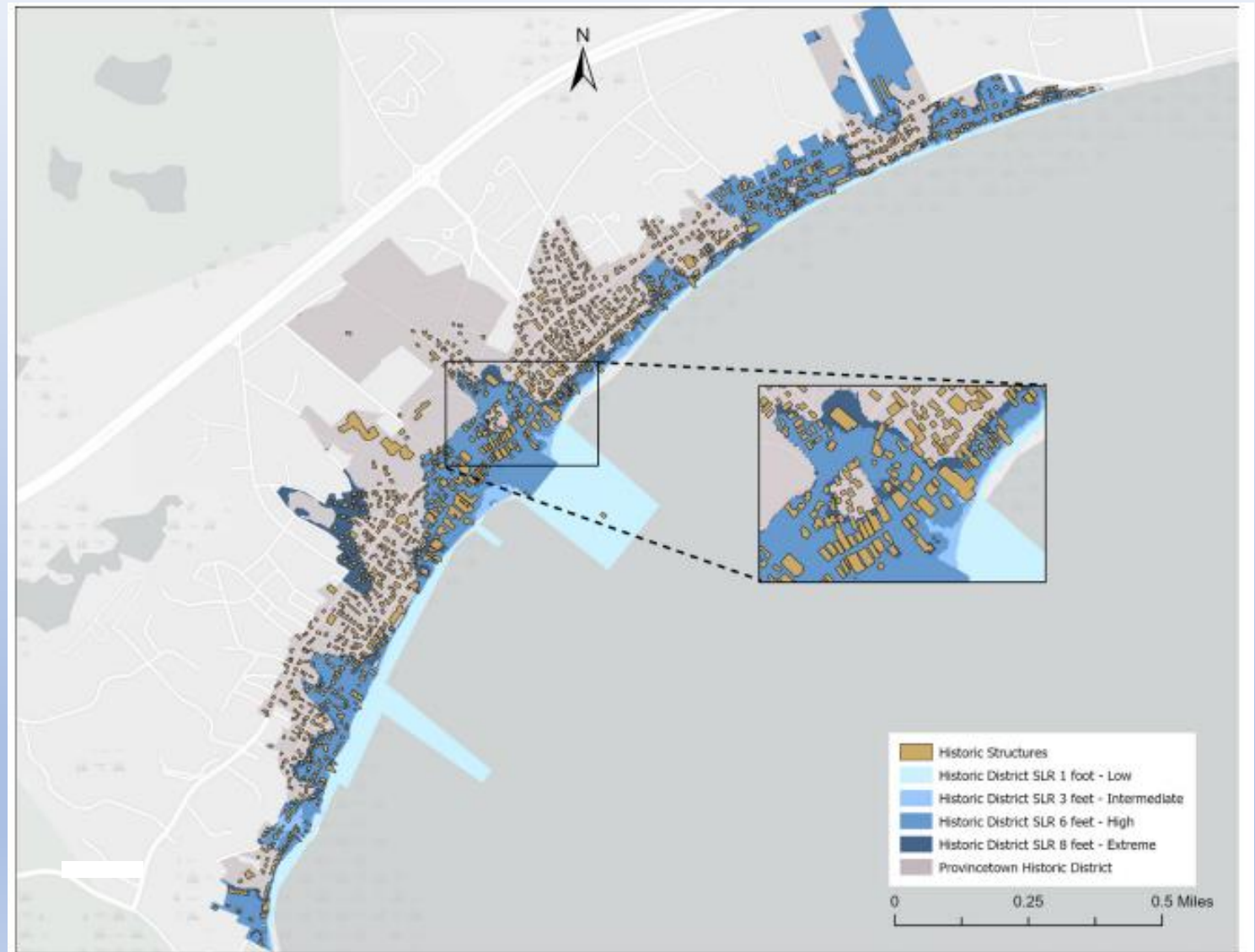
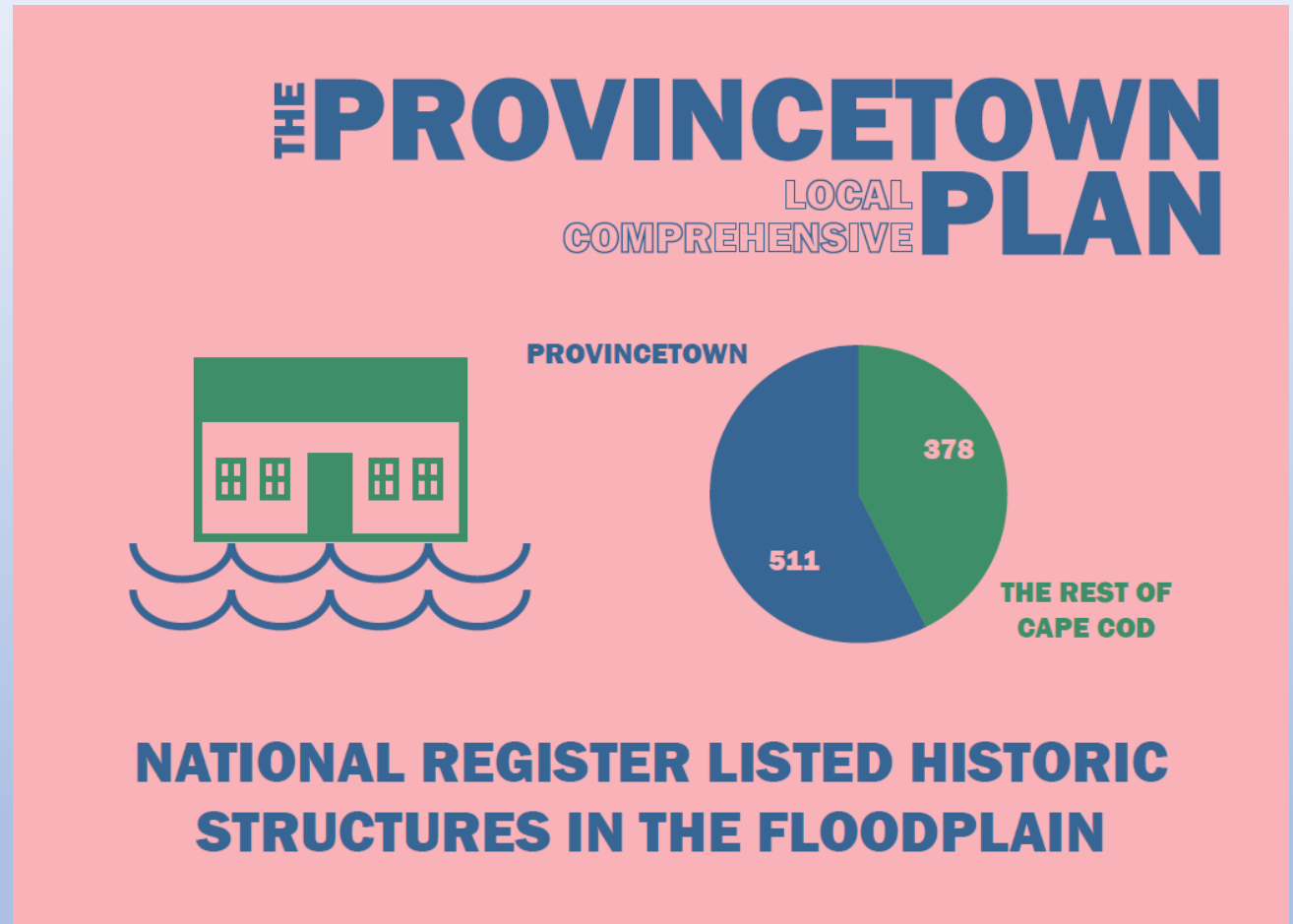


Figure 8: Historic Structure Data, including SLR, Paige Dunlevy.

Cape Cod Context

- In all of Cape Cod, there are **889** National Register-listed structures in the floodplain.
- **511** (57%) are in Provincetown.









The (Most Recent) Wake-Up Call

Winter Storm Elliott
December 23, 2022

Photo by Nancy Bloom



THE PROVINCETOWN INDEPENDENT

DECEMBER STORM

**Provincetown Inundated With Wind and Waves
*Workers, owners, and friends step up to help flooded
neighbors***

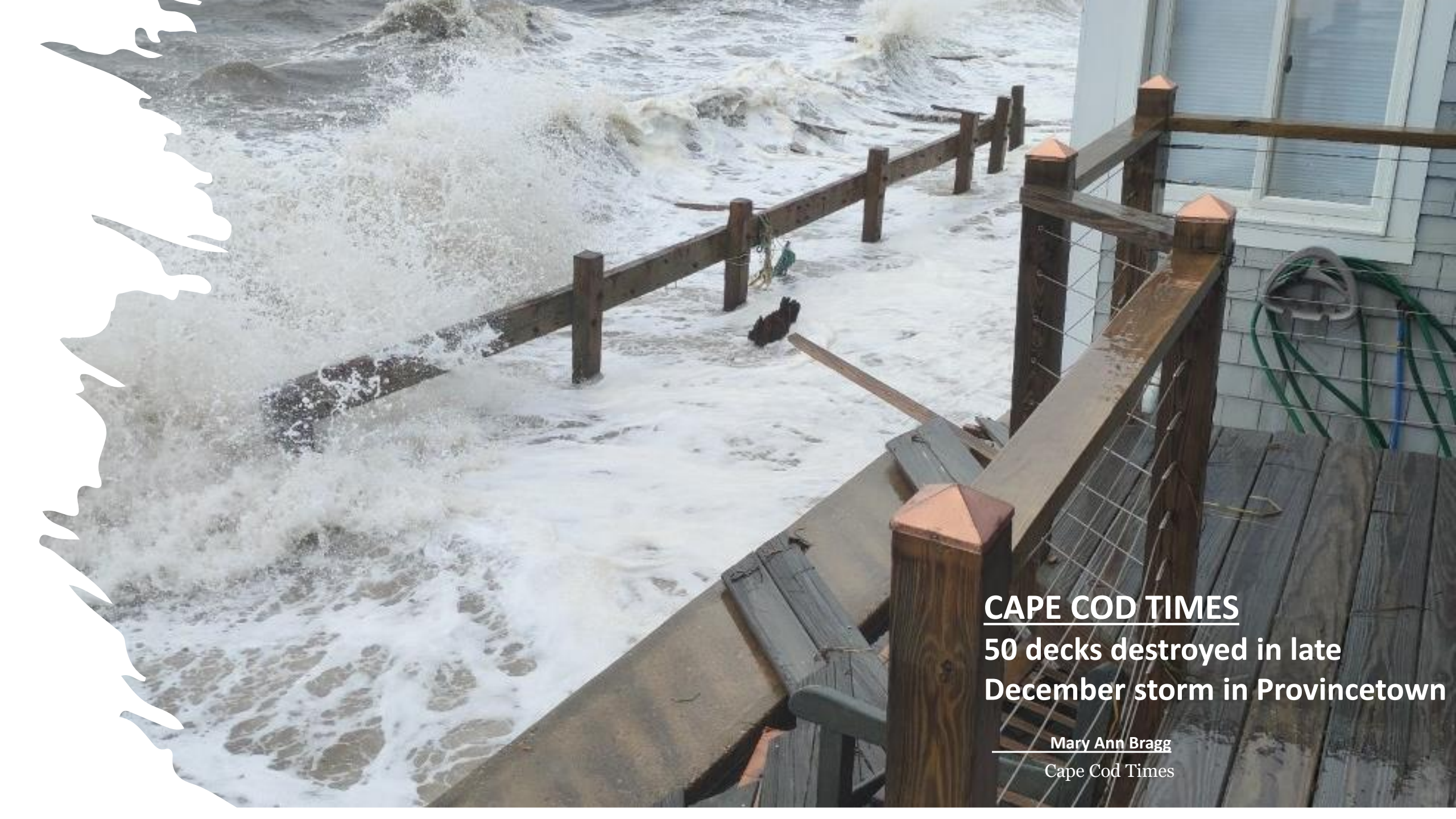
BY PAUL BENSON DEC 28, 2022

Fanizzi's Restaurant

539 Commercial Street
(VE Zone, el. 15)

- Waves broke through exterior walls.
- Three feet of water in dining room.





CAPE COD TIMES

50 decks destroyed in late
December storm in Provincetown

Mary Ann Bragg
Cape Cod Times



East End Market

212 Bradford Street (AE Zone, el. 9)

Complexities: Several Case Studies

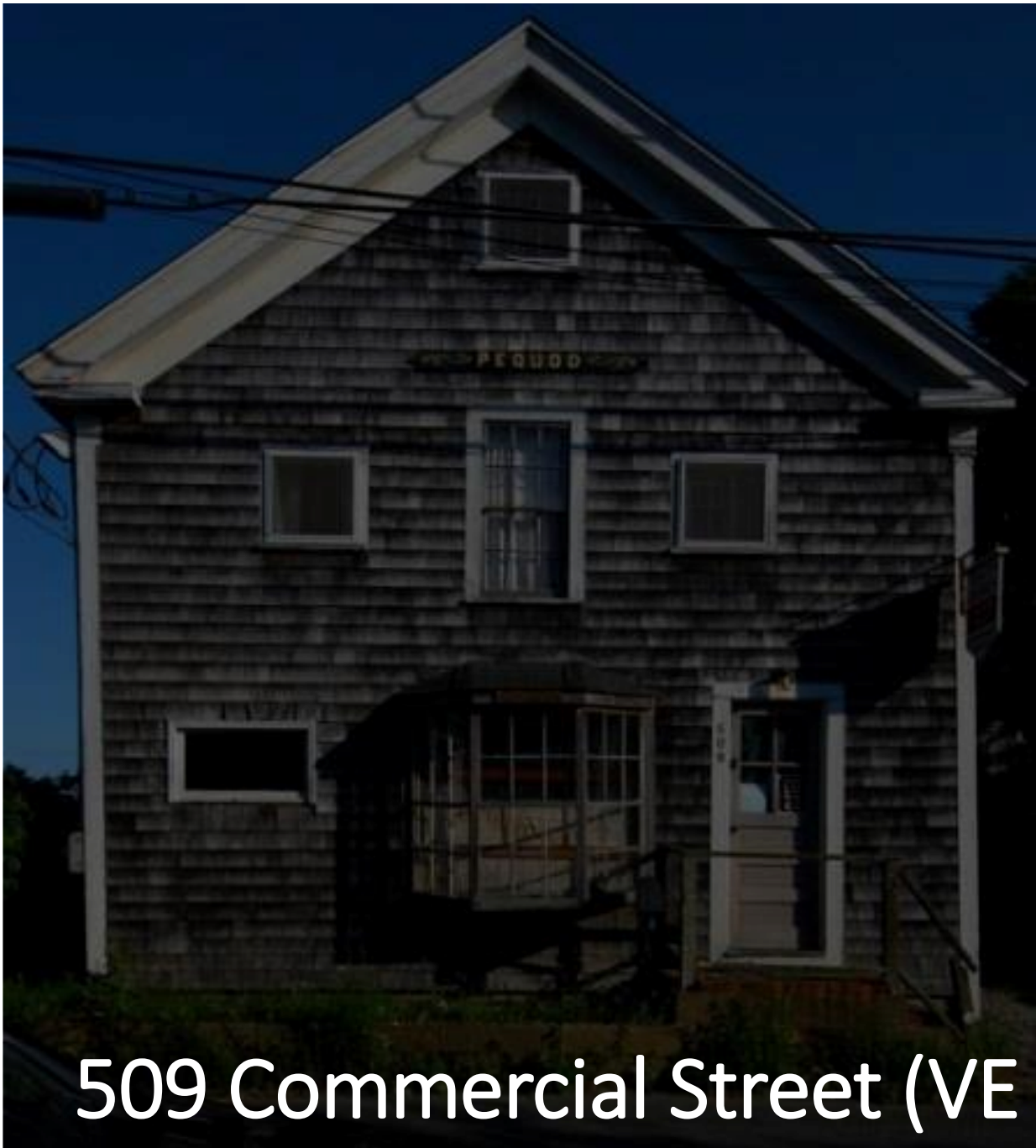
Regulatory board alignment

Site constraints

Condominium documents

Chapter 91

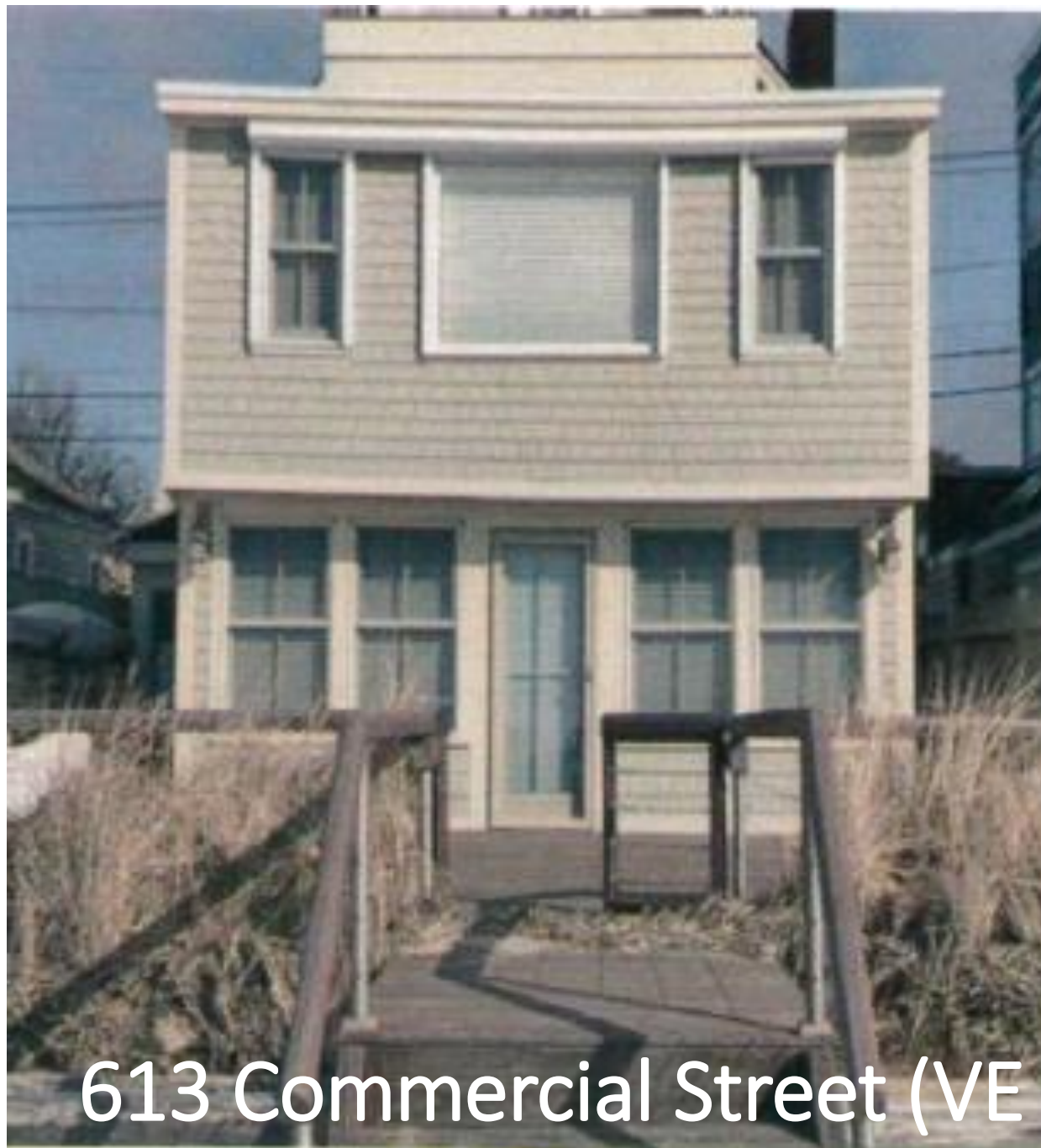




509 Commercial Street (VE Zone, el. 15)



509 Commercial Street (VE Zone, el. 15)



613 Commercial Street (VE Zone, el. 15)



Storm Tide Inundation Pathways – Dec. 23, 2022

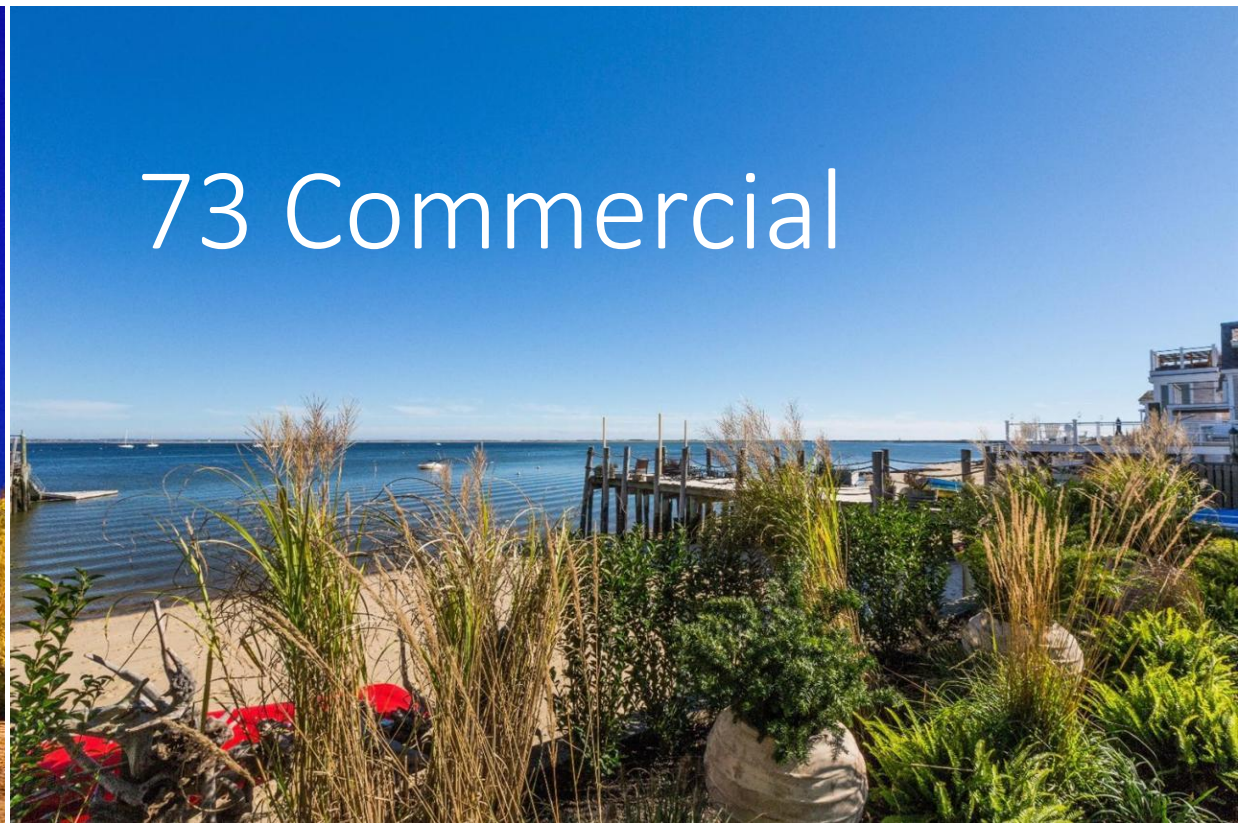


227 Rear Commercial



Complexities:

- Dilapidated site and pier
- Multiple and unaligned board purviews
- Chapter 91 license revoked
- Velocity zone with adjacent inundation pathway
- Abutter objections



73 Commercial

Complexities:

- 2018 flooding necessitates lift of structure 4'7".
- Front door location right on Commercial Street necessitates structure be moved southward by 3' to accommodate new steps.

<u>EXISTING BUILDING ELEVATIONS</u>	
FINISHED FIRST FLOOR	= 11.0
BOTTOM OF FLOOR JOISTS	= 10.2
BOTTOM OF CENTRAL BEAM	= 9.5
BASEMENT FLOOR	= 3.7

NOTE:
THE ENTIRE PROPERTY IS WITHIN
A VELOCITY FLOOD ZONE, VE-12

<u>PROPOSED MINIMUM BUILDING ELEVATIONS</u>	
FINISHED FIRST FLOOR	= 15.7
BOTTOM OF FLOOR JOISTS	= 14.9
BOTTOM OF CENTRAL BEAM	= 14.2**
NO BASEMENT – ON PILINGS	
** LOWEST HORIZONTAL MEMBER	



Complexities:

- 7-unit condominium - poorly written condo documents.
- Beach cottage needs to meet FEMA requirements – 5' lift.
- New seawall required approximately 2.5' higher than existing.
- No chapter 91 license.





Weaving a resilient tapestry

Coastal Resiliency Advisory Committee
Provincetown Local Comprehensive Plan
Chapter 91



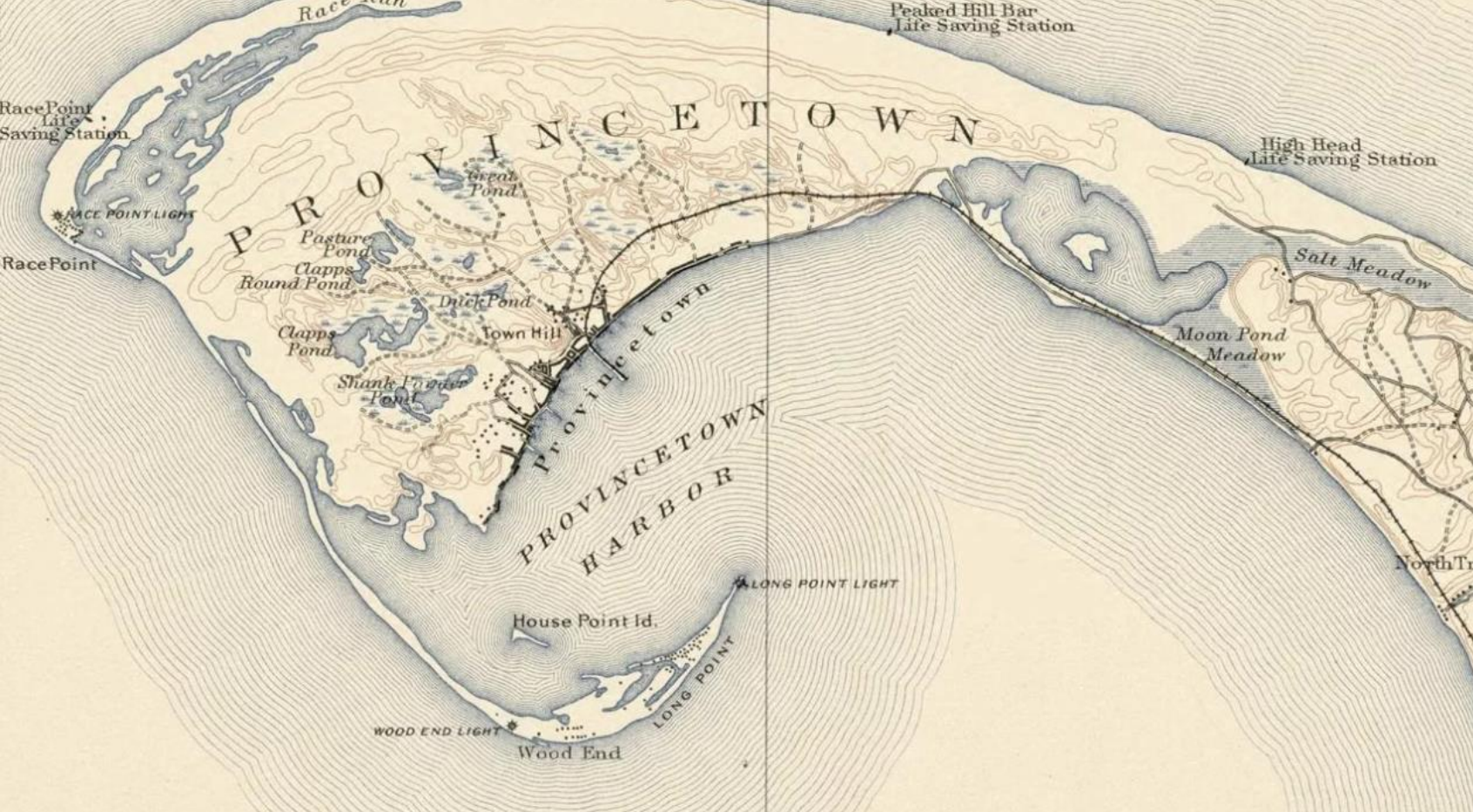
Conclusion: Becoming a Model

Aligning Regulations and Guidelines: Chapter 91

Avoiding the myth of being unique

Raising awareness

Removing regulatory obstacles



Everything old is new again.





Let's weave the future together
THANK YOU!

It Takes a Willage