

Public Access regarding the District

- Section 7 of the National Seashore's enabling legislation states broadly: "... the Secretary may provide for the public enjoyment and understanding of the unique, natural, historic, and scientific features of Cape Cod within the seashore by establishing such trails, observation points, and exhibits and providing such services as he may deem desirable for such public enjoyment and understanding."
- CCNS interprets, and the Subcommittee supports, "public access" broadly to include some form of physical and/or intellectual access to the historic District's resources and themes
- CCNS has the right to limit access and is not required to provide public access to all shacks or areas

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Kinds of Access

- Interpretation, education and outreach
- Day access
- Short-term use access



Interpretation, Education, Outreach

- CCNS should provide visitors an opportunity to learn more about its resources and themes, including the Dune Shacks of the Peaked Hill Bars Historic District.
- *Examples* for participation by Dune Shack occupants include:
 - Provide CCNS access to photographs, letters, stories, and oral histories of the shacks and their families, friends, and visitors; or
 - Participate in an exhibition, reading, or presentation at a local school, art gallery, National Seashore visitor center, library, community center, etc.

Day Access

- CCNS and dune taxi companies should continue to provide several means for limited physical access for visitors to experience the District. Individuals may access the District as well to the extent allowed by CCNS rules and regulations.
- *Examples* for participation by dune shack occupants include:
 - An artists-in-residence interpretive program;
 - Participating in voluntary “open houses” to highlight the unique resource, their cultural and historic traditions, and to foster respect and appreciation for the unique construction and building materials of the shacks;
 - An opening or closing day or weekend;
 - A volunteer work day for repairs and maintenance.

Short-Term Use

- The Subcommittee recommends that some shacks should provide public access via short-term use.
- *Examples* for participation by dune shack occupants include:
 - Short-term occupancy of a shack through artist or writer residencies or other competitive programs;
 - Short-term occupancy of a shack through some kind of fair allocation of time via lottery or other means;
 - Short-term occupancy of a shack through caretakers.

Physical Structures

Character Defining Features (CDFs) are being developed by CCNS/NPS for each shack with advice from the Subcommittee.

Repair and Maintenance

1. Routine preservation
2. Minor maintenance and repair
3. Replacement and repairs with in-kind materials
4. Replacement and repairs which use different materials or otherwise make dramatic changes

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1. **Routine preservation.** Some examples: hand shoveling to remove built-up wind blown sand along exterior of shack to prevent wet-rot, properly board up doors and windows in winter to prevent leaks. These actions do not require documentation or CCNS review.
2. **Minor maintenance and repair.** Some examples: re-fasten wall or roof shingles, re-flash chimney, patch holes, re-glaze missing window panes, installing a short string of sand fencing. This level of action does not require CCNS review, but should be documented in a journal or file for future use in an updated historic structure and landscape report.
3. **Replacement and repairs with in-kind materials.** Some examples: re-roof, re-shingle walls, replacing windows, replace wooden piers and decking. This level of intervention requires consultation with the Park's 106 Coordinator at least 4 weeks in advance of beginning work in order for CCNS to review and advise on how to proceed.
4. **Replacement and repairs which use different materials or otherwise make dramatic changes.** Some examples: moving sand with machinery, moving sand within 100' of a wetland and/or the coastal bank, new septic or well, installing a significant amount of erosion control fencing, permanent changes to existing driveways or vehicle route, changing materials or configuration of a character-defining feature (e.g. going to a wood roof when the shack always had rolled asphalt, modifying a roof line to solve chronic leaks, changing the footprint of the deck, or other modifications intended to improve the functionality of the shack). These interventions require 8 week lead time to allow for CCNS/NPS consultation with the Massachusetts Historical Commission or local conservation commissions.

Outstanding Concerns

- *Uncertainty*: Twenty year leases would require approval by NPS Director, Washington D.C.
- *Concern*: Some on the Subcommittee are concerned that 20 years is insufficient for long-term continuity, investment in the shacks preservation, and preservation of the multi-generational cultural heritage. Subcommittee is seeking clarification of legal parameters for lease term among GSA, NPS, and other federal agencies.

Outstanding Concerns (cont.)

- *Concern:* Current residential lease decisions at NPS regional level allow no input from CCNS, the Commission, or others most intimate with the unique nature of the District
- *Concern:* Real opportunity and probability for renewal for those who are currently committed to the District

Questions and Comments

- The Subcommittee appreciates the Commission's questions and comments
- The comments from the public meeting will be recorded and used by the Subcommittee in their final deliberations in drafting their Report
- Please note the public may comment again when the EA is issued in Fall of 2010 or Winter of 2011

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Written Comments

A 10-day public comment period will follow this meeting; send comments and correspondence to:

George Price, Superintendent

Cape Cod National Seashore

99 Marconi Site

Wellfleet, MA 02667

- Electronic comments may be sent to CACO_Superintendent@nps.gov
- All comments must be received by June 4, 2010

Comments and Questions?



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