

RUMOR HAS IT that proposed radical architectural changes in the East End have caused a small tempest of opposition to erupt in the neighborhood. According to the story, Robert Roman of the Seascape House is ready to go ahead with the colossal project of moving five buildings from his premises and setting them down on his land at the East End of Bradford Street near Howard Johnson's Restaurant. Then, so the story goes, he plans to construct a 4-story motel where the Seascape House is now and a 3-story motel opposite on the beach where the swimming pool is now located. Neighbors are said to be concerned over the threat to their residential-type neighborhood and the threat to the traditional atmosphere of the town with the building of commercial type structures of large size. It is reported that petitions are being circulated and that many signaures are protesting the proposed construction and appealing for protection. Nevertheless, it is reported that Mr. Roman's revolutionary proposals do not violate existing zoning by-laws, which set no limitations on how high a building may be constructed.

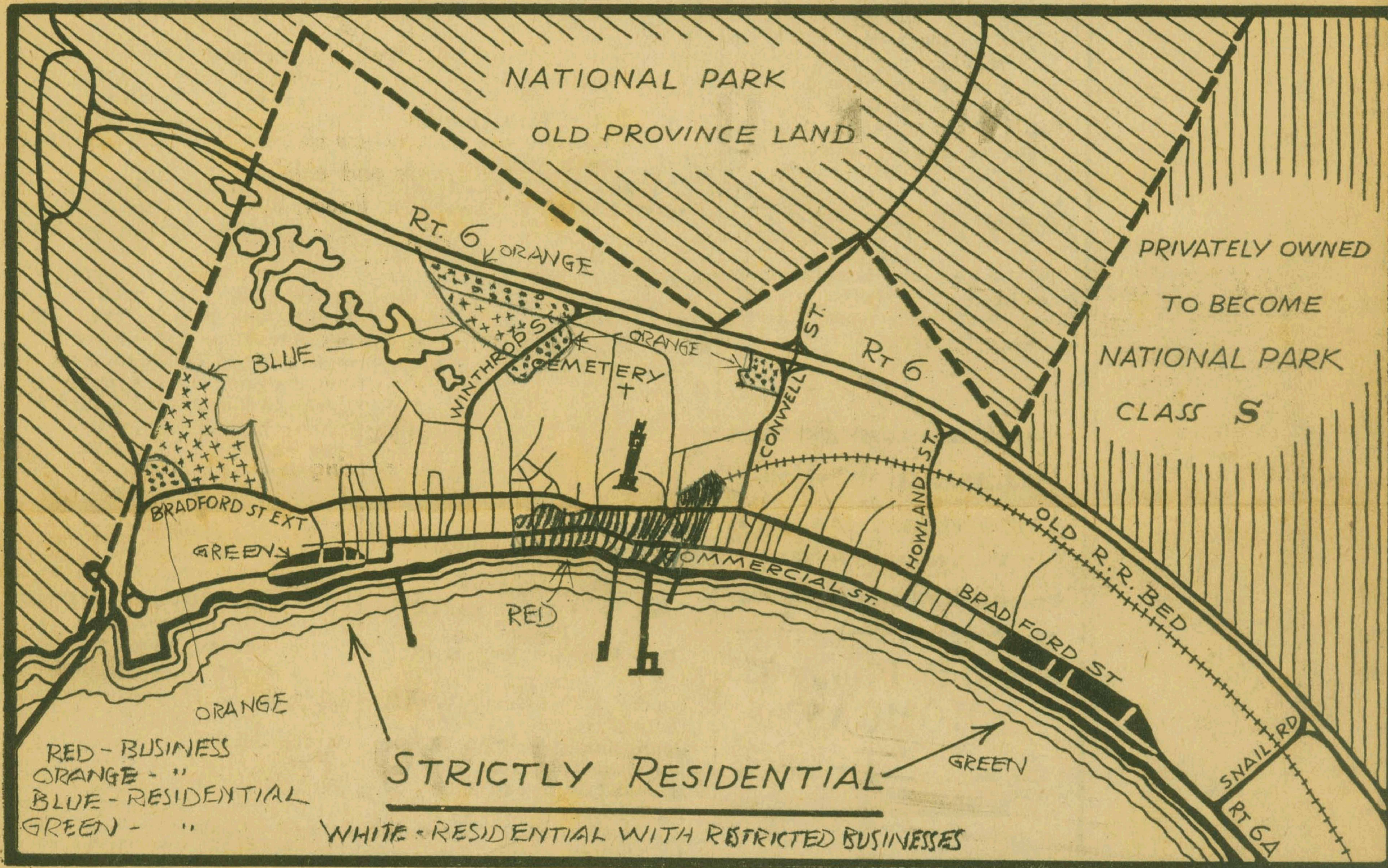
**THURSDAY, OCTOBER 3, 1963**



# Every Home In Provincetown Has The Right

## To Be Protected By Zoning

IT IS UNFAIR THAT ONLY 100 OUT OF THE 1200 HOMES IN PROVINCETOWN ARE PROTECTED AGAINST LARGE COMMERCIAL INTERESTS. (See 2 black areas on map.)



YOU MAY WAKE UP TO THE SOUND OF THE BULLDOZER CLEARING THE LAND NEXT DOOR FOR ANOTHER 4, 5, or 6 story motel.

### DON'T LET IT HAPPEN HERE

LARGE NEW BUILDING SHOULD GO ON LARGE NEW LAND ON ROUTE 6.

OUR ONLY CHANCE FOR SURVIVAL AS A RESIDENTIAL TOWN IS TO HAVE STRONG ZONING CONTROLS.

VOTE FOR ARTICLES 70 - 71 - 72 - 73 - 74



# To The Families Of Provincetown

A crisis is facing you at Town Meeting this March 9th. Your homes and the very fabric of the community life for your children is at stake. A town of homes is a family town, a safe town, a beautiful town. Growth in a town should never be allowed to imperil its homes. That is why the Amendments in the Zoning By-Laws are so necessary this year. If passed they will have the following results:

a) Present neighborhoods will **REMAIN INTACT** so that children can play and grow up in a community of homes.

b) New motels will be encouraged to build on **NEW LAND** at the edge of town. The same townspeople will have the same employment by these motels no matter where they build, so there is no hardship to anyone there.

c) Children of this and coming generations will be assured that their home, their heritage — a town of **national historic importance** in a setting of unsurpassed beauty — will be protected and preserved. This precious heritage is becoming increasingly rare in our country with its sprawling cities and its many un-zoned Summer resorts that become ghost towns for nine months of the year.

Families by nature take the long view, and planned growth through foresight is a constructive, life-giving blessing to a community. To fail to plan now when enormous changes confront this town will bring chaos and blight into your very neighborhood.

The proposed Zoning By-Law Amendments **DO NOT PROHIBIT** the building of motels which promise Summer employment to so many townspeople and such large tax returns, they **ONLY** propose placing the motels on undeveloped land of which Provincetown has over 200 acres. In so doing motel taxes become **NEW TAXES** while the homes and businesses already in town will continue to bring in **THEIR FULL SHARE** of the tax dollars. In this way the present economy will be maintained, the neighborhoods will keep their homes, and **NEW LAND** will be opened up for the new building boom.

Until we get our Master Plan <sup>These</sup> and Zoning By-Law Amendments **GUARANTEE** a town of homes for your children and the highest tax revenue for your town.

**Please Vote For Articles 70, 71, 72, 73, 74.**



## Old Cape Cod

"Retain the charm of old Cape Cod" is a constantly repeated plea of persons and organizations who want to keep portions of the resort attractive and appealing.

In a day when "progress" has a variety of meanings to a variety of persons, the appeal runs head on into a number of obstacles.

Be that as it may, there are those who recognize beauty and the value of the old.

Among them include Judge Amedeo V. Sgarzi of the Massachusetts Superior Court.

In a ruling involving the extension of a Yarmouth Port nursing home, Judge Sgarzi held up his hand and said "No" to the permit.

His ruling said that Yarmouth Port "possesses all the beauty and charm of a quaint country village" . . . and that the proposed nursing home addition would "increase the esthetic injury which already has been done to this neighborhood, it would depreciate property values and would not be in keeping with the intent and purposes of the zoning by-law."

The jurist acknowledged that the nursing home as it exists is a valid non-conforming use but opined that "to say the extension of this non-conforming use would not be objectionable or detrimental to the neighborhood is quite unrealistic."

There are few who like or desire to see growth stifled where it is proper, but zoning laws are approved by a majority of voters and are on town books with the full knowledge of residents. They do — or should — know they can go so far and no farther without risking transgressing them.

The Superior Court ruling must be disappointing to the nursing home; its mission commands respect. But the court obviously believed there was a greater good involved.

The decision should lend invigorating courage to those who want to keep some areas of the Cape as they were — or even as they are.



# PROVINCETOWN 1980 ?

MANY OF US have read "Cape Cod 1980", a report prepared by the prominent firm of Blair Associates in Providence, Rhode Island, for the Massachusetts Department of Commerce, the Barnstable County Commissioners, and the Cape Cod Economic Development Council.

THIS REPORT makes it very clear indeed that we may expect rapid changes on Cape Cod, changes due to population growth, more income, more leisure time, and for us maybe most of all, the impact of the National Park.

NO TIME can be lost to prepare us for the future, a future that can be rewarding for all of us if we plan for it now.

## WE NEED A MASTER PLAN!

WE NEED it very badly to guide us in shaping our future. But until we have such a plan we must prevent mistakes that will be regretted in the future. Provincetown has a very special charm not duplicated anywhere in the United States. It is our very own asset in the ever-increasing competition for the Tourist Dollar. Right at this time, however, the construction of several large motels is being planned in predominantly residential areas. In agreement with the report of Blair Associates we are confident that any future Master Plan would propose the location of new motels and hotels on the periphery of the town. We simply cannot add to the traffic congestion, to the fire hazard, to the sewage problem already existing. Nor should we permit outside interests to build monster motels in residential areas without consideration for their neighbors.

THE WARRANT for the next Town Meeting will contain proposed changes in our Zoning By-laws. We urge all citizens to study these very carefully at the proper time.

## LET US PREVENT A PIECEMEAL DESTRUCTION of PROVINCETOWN

The Committee for  
the Preservation of Provincetown



Editor, New Beacon:

At the Executive session of a recent meeting of the Board of Selectmen they discussed the request of Mr. Reginald Cabral for a permit to build a large motel on the shore property across from his home at 160 Commercial Street, formerly part of the Grozier property.

It is obvious that the accelerated pace of modern travel is bringing inevitable changes to Provincetown, and so it is perhaps unrealistic to regret the passing of this beautiful shore-front lawn which has graced and enhanced the residential neighborhood west of B. H. Dyer's for so many years. Its replacement by a motel, however, if granted by the town, will be one more instance of the desire to build within the present limits of our already congested town large accommodations for the tourists and visitors to the National Park. Does it not seem ironical that the character and beauty of Provincetown must be lost because the federal government sees the importance of preserving the character and beauty of our back lands?

The tourist should be accommodated, of course, but with planning this can be accomplished without erasing or defacing our town.

Things are changing rapidly. Cannot we, the citizens, be given the opportunity to vote on the kind of town we wish to see evolve before it is too late?

Sincerely yours,

Barbara H. Malicoat  
320 Bradford Street

WEDNESDAY, JANUARY 15, 1964



## In Our Mail

### Building Laws Explained

To The Editor:—

Your readers may be interested to know that many property owners and citizens of Provincetown have become concerned over the prospect of large motels being built in town. On coming into a community such a business needs to know and comply with all local and state laws covering its undertaking. The community also needs to become acquainted with these laws.

To get the unbiased legal advice desired in this matter a Boston law firm was contacted and given the information relating to the issuance of permits for motels and the proposed zoning change in Provincetown. The following paragraph is quoted from a letter received from this firm.

"On October 22, 1963 the Provincetown Planning Board held a public hearing on two proposals which would change the zoning classification on which motels were to be built to a new classification in which such structures would be prohibited. Notice of this public hearing was given on October 9, 1963. Chapter 40A, Section 11, of the Massachusetts General Laws provides that a zoning change shall be subject to a zoning By-law amendment subsequently adopted as the outcome of such hearing. Therefore, if new building permits for the construction of these motels were issued subsequent to October 9, 1963 the owner would proceed at his peril to construct the building prior to the town meeting action on the proposed amendment. . . . If the zoning classification is changed, any structures built in reliance on post October 9, 1963 building permits would be in violation of the zoning law and could be required to be removed."

The Building Inspector and the Town Counsel have seen this letter and their full cooperation in this matter is confidently expected.

Also in Chapter 40A, Section II of the Massachusetts General Laws it is interesting to note that ". . . no zoning ordinance or amendment thereof shall affect any permit issued or any building or structure lawfully begun before notice of hearing before the planning board . . . provided, that construction work under such a permit is commenced within six months after its issue."

The Committee for the Preservation of Provincetown.

Provincetown Advocate

THURSDAY, JANUARY 16, 1964





## In Our Mail

### Provincetown Ruled By Minority

Editor, The Advocate:—

Shall Provincetown be ruled by a minority?

Normally, we Americans consider our country to be a republic in which we elect our officials by a majority vote. These representatives in turn govern us. This form of government has served us very well on the national, state, county, and town level. However, once in a while, a minority group which is well knit and vociferous can wield power far beyond the number of people it represents.

Provincetown has such a group. If this group were working for the betterment of the town I would be the last person to oppose it. However, when this group opposes almost every new improvement or new construction on the basis that anything new is undesirable and everything old is desirable, then I feel that their judgement is very poor and I feel it my duty to expose it as such.

This tiny minority wants to have a town of 3,600 people conform to their standards of what a town should be like. This group must feel that the rest of us are not capable of determining what we want. The audacity of some people! Who put them up on a pedestal and made them omnipotent?

A few years ago a zoning ordinance was passed by a majority vote. Under this ordinance during 1963-64 three motels have been started and three other motels are being delayed by this group. The total cost of construction of these six motels would be well over \$1,000,000. On the basis of the new proposed tax rate the Town of Provincetown would gain approximately \$36,000 per year. With this additional income requests for raises by municipal employees, police officers and teachers could be met without any difficulty. Without new motel construction how could Provincetown afford new improvements and services? The following are only a few of the major improvements and services that we will have to provide in the near future.

1. Because of the new State sanitation law Provincetown will have to have a sewer system in a very short while. The law will not allow the construction of any new cesspools, septic tanks, as well as a large leaching area which will have to be provided. This also applies to any existing buildings if their cesspools fail. Many of the present homes in Provincetown do not have anywhere enough leaching area to meet the state requirements. The end result will have to be sewers.
2. Additional parking areas will have to be provided in the future.
3. A marina will probably be a reality in the next few years.

All of these projects will cost a great deal of money. Let me ask our minority group how they would propose to pay for such projects. Since they are opposed to new construction what alternative do they have to raise new money? I am sure our town officials would love to know. Shame

on them if they refuse to share their secret. While we are waiting for these revelations this earth-bound business man will analyze our town taxing system.

Provincetown derives most of its income from property taxes. Can we further burden the fishing industry with new taxes? Impossible! Can we increase the taxes on homes that are already heavily burdened? Again the answer is no. Thus we arrive at the final source of town income. The tourist industry. However, the existing commercial buildings are already heavily taxed. Thus, the

only source of new income is on new buildings. The \$1,000,000 that was formerly mentioned would build 100 homes at \$10,000 each. I don't believe 100 homes have been built in Provincetown in the last 25 years. I also don't believe that 100 homes will be built in the next 25 years. If this premise is correct, and I do think it is, then our only hope for new tax money is from new tourist structures. These, principally, amount to motels.

Thus we again come to this minority group. To them the word motel must be a nasty word for they don't want any in Provincetown. However, the group did suggest that motels could be built somewhere on the outskirts. Evidently it would offend these people if they were built where they had to look at them. Evidently this group and common sense economics must be complete strangers. Business ventures must be economically sound. It would be ridiculous for a business man to invest one-quarter million to one-half million dollars on a motel located on a site where it would be impossible to show a profit. Common sense will also tell that the best sites cost the most money. In order for such a venture to be successful the largest number of units, commensurate with good taste and practicality, must be built. As the cost of the land goes up so must the buildings. This is basic real estate economics. Florida is a good example of this.

It is ridiculous for this minority group to say that a modern motel cannot blend with the old and quaint. Towns and cities all over the country are doing exactly this. Including our very conservative Boston. In fact any wide awake community which is growing is doing exactly this.

It stands to reason that if capital investments are discouraged in Provincetown they will go elsewhere. I'm sure that Truro, Wellfleet, Orleans and other towns on the Cape will welcome motels, for the tourist tax dollars are the finest that you can get. This is true because the town does not have to spend it on new classrooms, new teachers, new streets, etc. If we lose these investors the people of Provincetown will be the losers and this small minority will have gained its objective.

Are we, the majority, going to sit by and let this happen? We are not sheep! Let's stand up and assert ourselves. Write a letter to the town papers and let the town know how you feel. This minority group is not the only one that has freedom of speech and freedom of the press. Let's make use of this right of expression that we have. Let us show this group that the majority still rules.

Robert W. Roman



# Four-Story Motel Plan Stirs Widespread Reaction

## Growth Versus Improvement

Editor, The Advocate:—

Mr. Roman wants Provincetown to "grow," declaring that his proposed "high rise" motel will represent yet another step in the great American dream of growth and expansion. He has a powerful argument. We Americans are nurtured on the thesis that expansion and bigness signal profit and progress; the status quo suburbia. See how Cape Cod has grown in the last ten years. Certainly the "American dream" is occurring most everywhere in the United States.

Yet most of us who live or Summer in Provincetown agree that Provincetown differs from other towns in the U. S. Provincetown, simply as a result of geographical circumstances (and perhaps Divine judgment), is not able to grow. In fact, it is grown up. Provincetown has a distinctive spirit just because it has already reached an architectural and cultural maturity unique in the United States. Along the waterfront, at least, we can only build if we tear down or move existing structures. When we do so, we have to do so cautiously lest our immediate prospect of gain (a fourth story for additional rooms) blinds us to the long range implications of the venture — a waterfront lined with a row of motels.

Our tourists come here because of our unique flavor, not to stay at a Miami Beach-type motel. The kind of tourists who return year after year come to see a special town, a town crowded and exciting in the center, quaint, quiet and residential in the east and west ends, a town rich in history and surrounded by an unsurpassed area of natural beauty. Many of these overnight tourists later rent cottages, buy homes, and in increasing numbers retire to Provincetown for year-round living. If we change the character of our town by destroying our residential areas, then the type of desirable visitor we want will go elsewhere.

Mr. Roman is right when he declares that large motel complexes will bolster our property tax structure. But the resulting gain in tax assessments will be quickly offset by the immediate need for sewers, a larger sanitation and street department, new sources of water, a doubled fire department, more police, and acres of parking lots to take care of the influx of people crowding into an already saturated area.

Even if Provincetown has little room to grow without destroying herself, she certainly has room to improve. We have recently seen many tasteful examples of the renovation and preservation of existing buildings, several undertaken by the "misguided minority" who oppose anything new.

Others are establishing handsome shopping malls and good-looking galleries, planting trees, creating gardens, and trying to preserve natural woodlands (at a loss in immediate profit, perhaps) so that the character of the town will improve rather than deteriorate.

These improvements are a type of cautious growth possible in a town that has already matured. Such improvements not only represent

a gain in the tax structure, but preserve and heighten the unique beauty of a town that we want to be able to appreciate as much ten or twenty years from now as we did when we were first attracted by Provincetown's enchantment years ago.

Sincerely,  
Robert R. Hayward,  
Hamilton, Mass.

## Make That Master Plan Now

Editor, The Advocate:—

Is the search for the almighty dollar so confounded important that it must obliterate every other thing by which we live — including our self-respect and the commonweal?

Provincetown has been something special, consciously or unconsciously, to Capers and off-Capers alike for a long, long time. It has been a personal stamping ground for those whose homes are here, and a special preserve for those of us who have been privileged to come and discover its charm, natural environs and wonder.

How can there be any among us who would want to despoil Provincetown? . . . to transform this very special community to the worst kind of Honky Tonk . . . a change which would most assuredly drive away every thinking and appreciating citizen.

The greatest good for the greatest number is called for: a Master Plan to keep Provincetown the way we want it, to keep it what it is: a place of charm, warmth, magic — planned and planning to improve and get better. Without a Plan the only result can be chaos and disintegration of what we now have.

There's a place for commerce, a place for motels, a place for hotels; all these things have a place. But we must keep intact with good hope and fortitude the place for PROVINCETOWN and what it is — and what we want it to remain.

Let's PLAN THAT NOW!

Very truly yours,  
Lawrence Richmond

## Appalled By Four-Story Motels

Editor, The Advocate:—

Like many of my neighbors I am appalled to learn of the proposed disfigurement of the Provincetown waterfront by four-story motels.

Provincetown is an old and lovely place, unique in charm, and rich in tradition, which deserves the care and affection of an object of art. Instead it is being threatened by despoilation, a victim of that commercialism that is callous to beauty and indifferent in taste. It is not difficult to foresee the ugly future of our town: crushed and choked by the omnivorous automobile our narrow streets will contain neither pedestrians nor sunlight, tomorrow's four story motels will soon be dwarfed by giant neighbors, and the jewel of the New England coast will become a second Revere Beach.

Let us hope that the Town Fathers, mindful of these consequences, will take steps to prevent their occurrence.

Sincerely,  
Bernard C. Meyer, M. D.  
240 East 62nd Street  
New York 21, N. Y.

## Folly Of Unplanned Building

To the Editor:—

In Robert W. Roman's letter of last week there were some statements which I feel obliged to point out as erroneous.

People who oppose unrestricted building of four-story motels in the town proper, says Mr. Roman, are a minority group. That, of course, is a guess or an assumption, unless he means that the people who voice objections are in a minority. If that's what he means, he's right. Progress has always been initiated by vociferous minorities. The idea of democracy, itself, of which Mr. Roman approves, was once a minority idea. Every reform benefitting the majority was at one time a minority concept, and was launched by a few people who had the courage and the intelligence to make themselves heard.

Mr. Roman claims that to this group, supposedly a minority, anything new is undesirable. But what is new about motels? And is there anything new about exploiting a grand natural setting for private gain? No, that is an old, sad, and sordid story. What is new — at least comparatively new in Provincetown — is awareness of the importance of preserving the beauty of the environment; an extension of the idea of the conservation of natural resources. Our greatest single asset is the wonder and splendor of the surrounding land and water. Tourists do not come to the Cape to see motels. They come here to feast their eyes on the harbor, said to be one of the most beautiful in the world, and on the dunes, and on a sky as yet clean and clear of city smog.

To see the folly of unplanned and unrestricted commercial building, one need only take a look at Beach Point. Is it just a few of us who find such a sight offensive? Do we want to become an extension of Beach Point? I don't think so. And what about the danger of aggravating an already exasperating Summer traffic jam on the busiest street in town? Imagine a hundred or so additional cars concentrated at one point, using Commercial Street as entrance and exit!

Mr. Roman seems to be saying that only motels in the town proper can be profitable: "It would be ridiculous for a business man to invest one-quarter to one-half million dollars on a motel located on a site where it could not show a profit." How does he explain the evident success of motels such as the Governor Prence, the Chateau, the Moors, the Provincetown Inn, and the Breakwater, not to mention Mr. Roman's own Buccaneer? True, motels bring revenue and Provincetown needs it, but from the long-range view it would be a misfortune if it had to come from tall motels in the heart of town.

Sincerely yours,  
Henry Steig,  
Bradford Street Extension.

## Residential Districts Should Be Protected

A well written if lengthy letter appeared in your paper on January 23rd although it seemed to contain more nonsense than common sense in advocating the building of motels anywhere in Provincetown that might suit the fancy of the investors.

In rereading the article, and in the attempt to read between the lines, I wondered if the author really had the welfare of Provincetown at heart or if he was chiefly interested in promoting his own personal interests. It is an old trick to write or engage an articulate writer to compose one side of a story for presentation to the public. The people in Provincetown are quite capable of distinguishing right from wrong.

For forty years my family has anticipated spending as much time as possible at 258 Bradford Street. Good friends and the tranquility of the neighborhood have been described by me many times when less flattering comments have appeared in out-of-town publications.

If there is any basis to the rumor that a four story motel is even being considered for construction in the vicinity of Kendall Lane, Commercial Street and Bradford

Street I am astounded. It is incredible that a permit should be granted for such a venture in a residential area. There are many delightful residential districts and I trust they too will be protected.

It was predicted that Truro and Wellfleet would welcome motels. In residential districts? I wonder.

Sincerely yours,  
August MacLeod  
North Wilmington, Mass.

## Ruin For Provincetown

Editor, The Advocate:—

Mr. Roman's outburst in the January 23 issue of The Advocate contains all those classic arguments which in the long run will ruin Provincetown and I don't mean just physically but economically as well which it has already done.

There is a difference between tourism and Summer population. Your steady Summer population substantially helps support the town. Your tourist trade comes today and is gone tomorrow and excesses in this direction will eventually drive away your year-in-and year-out Summer resident.

I stay in Provincetown until late Fall and I see with concern the death, not quiet, that overtakes Provincetown after the tourist season is over.

What Provincetown needs is not an extension of the tourist trade but enlightened thinking and planning on how to make Provincetown an industrious year round community.

I am concerned that this can be done. There are government agencies willing to help — and interested families in Provincetown.

But this will never see the light of day as long as there are those in power who are constantly equating "progress" into personal fortune.

Sincerely,  
Wally Tworikov

## Ignores Town's Traditions

Editor, The Advocate:—

Mr. Roman, who claims to represent some majority, proposes that the town needs motels—any number, any kind, anywhere. Mr. Roman's predictions of the financial difficulties of the town are meant to scare, not to enlighten; otherwise, qualifications would have accompanied his prognostications.

Moreover, the theory that the more crowded and congested the town becomes the more it will prosper is crass and possibly specious. There is a point where mobility ceases, where spoliation like a fire can become rampant and where competition of certain profit-seekers can destroy that upon which everyone's profit depends.

In his letter attacking the "minority group" that is concerned with just such dangers, Mr. Roman refers, in justifying some of his ideas, to Florida and to Boston. Does he not reveal here a vast unconcern for the incomparable spirit of Provincetown? Why must we imitate? I recommend to Mr. Roman the words of Emerson and Thoreau, in a stirring chapter of American literature, exhorting originality and independence.

I maintain that there are flaws in Mr. Roman's attack on the minority. One, he claims that the latter is hostile to whatever's new. This is ridiculous, since the recent buildings of modern design along Commercial Street have not been met with any voicing of displeasure or alarm. But when a proposed building flouts the residential nature of an area, when it threatens to destroy a long-established

tranquility, when it detracts from the pleasure and freedom of many nearby households, then action is defensive, not as Mr. Roman implies, perverse. Two, the "minority" has nowhere demonstrated itself against capital investments, but is working for their regulation only. Other towns on the Cape seem to me to be more vigilant than Provincetown in respect to zoning. As for the argument that the zoning ordinance of a few years back be considered the last word—who, I ask, could have conceived then that anyone would wish to change so drastically a whole area of the town? Finally, Mr. Roman accuses the "minority group" of wanting our townspeople to "conform to their standards of what a town should be like." The reverse seems to me to be true. Is not this "minority" trying to retain just what townspeople, both past and present, and over many years, have created and modified? It is Mr. Roman who wants the town to adopt his standards.

I suggest that Mr. Roman has less of Provincetown in mind than some image corresponding to one or more of the glittering Florida resort towns. He has somehow failed to respond to our unique geographical location and also to the whole tradition of the town: its dedication to enhancing human life and preserving natural beauty.

Sincerely yours,  
Warren Hassmer,  
Beverly Farms, Mass.





# In Our Mail

JANUARY 30, 1964

## No Regretting Them Away

Editor, The Advocate:—

There should be a way to arouse the whole town against this modern form of naudal ("one who invades, over-runs, mars and defaces"). I refer to those who hope to build four story motels in the midst of town.

When motels first started to creep in on unique little Provincetown everyone who loved the town felt disturbed but realized, I think, that it is a tourist age and no place can be isolated. We also knew that the townspeople would benefit in many ways. In spite of cottages and motels growing on every available space the town still held its character. On coming into Provincetown one still felt the charm of the old, low-lying fishing town on the Cape tip. There was never, until now, a sharp line of alarm.

This hideous thing that threatens us is much like the fable that is found in many languages. It is the story of the animal that asks only to put his head in the shelter — and then moves its fore-paws in and gradually its middle — these high, ugly motels are the whole animal — taking over.

It must be realized fast that once these buildings are started they will be there for all time and all seasons, sticking up, visible for miles, land or sea, ruining forever the old charm and beauty of the town. No one will be able to regret them away.

Through the papers there could be some call that would reach every person. Some unselfish love of the town that would weld the whole community against despoilers.

I have just received the Advocate carrying Mr. Roman's lengthy harangue. I would like to point out that men have always been governed by an appointed minority. In ancient times it was a council of elders, today it is forms of court and legislature. The alternate would be mob rule and

Mr. Roman should be the first to see that in that case each man might be clamoring for his own benefit.

Mr. Roman uses the term "We." How long ago did he become "We?" Was it back when artists and writers and musicians and devoted residents made the town famous or when he decided to cash in on that fame? His whole appeal is geared to dollar-in-the-pocket without any comprehension of other values.

There seems to be some confusion about "sound economics." The out-of-town motels with ample parking are all thriving and expanding. Mr. Roman sounds injured at the idea of not being allowed to build "the most practical number" of units on his "best site." He talks of "profit margins" and runs on and on in self-advantage rationalizing.

It seems blindly humorous that he doesn't give one real thought to the people — the homes, the gardens, the views, the little streets where he wants his big blot to sit.

Sincerely,  
Helen Ely  
(Mrs. Sterling Ely)

## What's Ahead

Editor, The Advocate:—

I always try to face issues squarely, and in my position as perennial Summer, Fall, Winter Spring visitor who owns not one square inch of Provincetown land, I am, perhaps, in a good position to assess the present predicament that now faces the town, namely, the proposed new zoning laws.

It is well known to all of us that tourists make the long trip to Provincetown for two main reasons — one, it is undoubtedly the most famous art colony in the United States, and two, it possesses the most unique and beautiful shoreline and harbor. Unless strict zoning laws, therefore, are not immediately passed and enforced, it will necessarily follow that Provincetown will soon become the Miami Beach of the North (a ghostly one), the artists, writers and theatre people will abruptly depart, the tourists who pile in each Summer to gape at them will no longer have reason to visit and motel owners like Mr. Roman will find themselves deep in the red, sadly watching over empty rooms and cash registers, unable to pay a fraction of that beautiful tax money into the Town treasury.

To me, this progression of events is not a possibility but a mathematical certainty, and anyone who doesn't face it, is burying his head in the sand. Strict zoning laws are long overdue. It is a case of now or never.

Sincerely,  
Edith P. Begner

## What Progress Is Necessary?

Editor, The Advocate:—

We are once again involved in a controversy turning on the central argument of whether a man, a town, a state, or a nation, has the right to pursue, unilaterally, a course of action independent of the total interests of the community. The pretext of individuals and forces pressing for their own gain at the expense of their fellow man has most frequently been "the necessity for progress." Many have pursued the course of "progress" to the eventual deletion of our natural resources and the sad exploitation of our total living environment, and always in the name of "good business." These persons generally style themselves as realists and describe their approach as "practical" because it can yield immediate monetary gains. Nothing is ever said however, about the practicality of holding on to long-range economic assets, such as the beauty and character of the existing shoreline here in Provincetown, because people will pay for and enjoy it forever, not just for the next ten years.

No citizen in good conscience would or can oppose new construction or a forward-looking building plan for Provincetown. We will need and will have new construction here. The question is: **What kind of . . . and where? . . .** This is the issue which Mr. Roman refuses to understand. The fact that some persons do not want his kind of construction and placement is intolerable to him. So much so, in fact, that he has endeavored to classify and belittle those who do not believe that

motels in a residential district would be the best thing for Provincetown. Several of the questions Mr. Roman has addressed to an undefined group labeled by him as a "minority" we would like to answer although whether we fall into the "majority or "minority"

of voters and taxpayers in Provincetown remains to be seen by their expressed opinion and votes and will not be determined by a supposition on his part.

1. The new sewer system, if deemed necessary, will undoubtedly be paid for with taxes, as we always paid for our needed service.

Everyone agrees that taxes are a heavy burden and no one likes to see them go up but a town does not remain static and Provincetown has seen an annual increase in business. We are growing the way we want to grow without erasing from our midst those very assets which make possible our growth. There are as many acres left to build on in Provincetown as have been developed since the date of the town's incorporation in 1720. The Woodend Development Co., alone holds approximately 100 acres. There are 18 or 19 acres more off Howland Street extension, to name two. Is there any reason why new tax revenue in tourist accommodations cannot come from these and similar areas which will increase the total taxes and tourist accommodations of the town without destroying and devaluing those high assessment areas already yielding good tax revenue to the town. Why not both the old and the new instead of replacing one to provide the other and cheating the town of taxes all the way around?

2. The parking problem must be solved in part by adopting the proposed new regulations drawn up by the Planning Board which will place some of the responsibility for parking on the persons directly benefitting from the overnight business. In addition, a well-situated garage or parking area, or both, outside the congested business district charging a workable daily fee and providing a shuttle service, would siphon a lot of the burden from the town's existing facilities. Certainly we cannot indefinitely accommodate the town to the cars. We must accommodate the cars to the town or they will choke us.

3. As for the marina, our-much-wanted and needed harbor of refuge cannot be built without major or complete government and State subsidy. It is wishful thinking to imagine that the town could build and support the kind of marina we need apart from this kind of substantial living.

The economic future of Provincetown rests, as it always has, on preserving its distinct difference from other towns within a framework of growth. This can be done. The latest zoning amendments are a step in the right direction.

Provincetown should experience a logical and organic growth. A Provincetown looking like Beach Point or Miami Beach would not be Provincetown. The young people of today who are forming the nucleus of tomorrow's community do not wish to live in a grim landscape of motels.

If we insist on getting our pennies and ignoring our future dollars, then we must except, not only the destruction of all that we hold most dear, but the ultimate curtailment of maximum tax revenue. No one wishes to shut off new construction, nor can they, but we can plan and direct it for the wisest and most productive use of our total resources. We can say "no" to those who refuse to listen to any but their own voices.

Sincerely yours,  
Salvadore & Josephine Del Deo  
Atkins-Mayo Road

## Approves Zoning By-Law Changes

Editor, The Advocate:—

We have been away from Provincetown, quite out of touch with local news and gossip for almost eight weeks. Upon getting back to New York a few days ago, we found that one of the joys of returning was to read over the accumulated copies of our colorful local papers.

The Town of my adoption, the only Town in which I am a true resident, does not change. I found a photograph of the newly elected officers of my favorite club, the Highland Fish and Game Club, with articles telling of bird feeding by plane after the big snow-storm, of the swallow bird house program, and of the rabbit trapping program and, true to form, I find there is another controversy raging. It makes me want to fly back immediately to take part in a skirmish between the Committee to Preserve Provincetown and some motel minorities.

I have just finished reading over the Zoning By-law changes as proposed by the Planning Board. The proposed amendments have been carefully studied and clearly expressed.

Paragraph 1 seems to be most desirable and to my knowledge is supported by at least 90% of the residents of the area involved. It is wise to have at least one district in the Town confined to residential buildings only. Unless this paragraph is voted upon favorably the future image of our Town will change to such an extent that all present resident taxpayers will be forced to move away leaving the East End a continuation of Beach Point. Then who will support the Art Association and the Symphony and all the artists who have contributed to the flavor and to the well-being of our Town?

Paragraph 2— "The Definitions" seem to be necessary, particularly in view of Paragraph 3 which limits the height of buildings. I certainly believe in limiting the height of buildings in certain areas, but question if this limitation should include the entire town. Someday it may become a necessity that high rise buildings be allowed in some areas provided of course that parking is properly provided for.

Paragraph 4 — "Motels and Motel Standards." This section if adopted can be of great benefit to the town. We are all aware that the town's present greatest deficiency is lack of parking space. It is only reasonable to require that every new motel built should be required to provide parking space in accordance with the formula worked out in this paragraph and I heartily approve of the proposed limitations on signs.

Paragraph 5— A similar change has been approved by all the other towns within the Seashore. Not to vote in favor of this paragraph would make it then possible for the Secretary of the Interior to

condemn buildings that are within the Seashore area.

We are most fortunate to have a Planning Board that has been able to work out such intelligent and far sighted amendments to our Zoning By-laws, written in easy unbureaucratic language. I hope with all my heart that these amendments or slight modifications thereof, will be voted upon favorably at the Town Meeting. They appear to me to be for the good of all the people. To accept these changes will of course require a

two-thirds majority vote. Well-fleet failed to pass on a much needed and enlightened new Zoning By-law by two votes. Let us hope that Provincetown will have a more visionary approach and support the recommendations of our Planning Board.

I am sick at heart that my vote will not be able to be counted. Long established other plans will make it impossible. Perhaps my conscience will trouble me less once I get this letter mailed. I expect I want the selfish satisfaction of feeling that I have attempted to do something in the cause of good planning.

Sincerely,  
Josiah A. Child,  
20 East 11th Street,  
New York, N. Y.



Dear Friends:

Provincetown is facing a crisis.

It is inevitable that a town as beautiful as this should be eyed periodically by big moneyed interests for their personal gain with no consideration for our citizens or summer residents.

Several motel owners are expecting to build 4-story structures in the East End of Provincetown. This section on the present Zoning Map is Class W, which permits motels. A large area of Provincetown is in Class W and will also be threatened if restraining measures are not taken.

The Planning Board is aware of this and has introduced into the Warrent for the Annual Town Meeting, proposed zoning changes to be voted on on the night of March 9th on the floor of Town Hall. Under these changes detailed requirements for motels will make it necessary for them to build on the outskirts of the Town where more land is available.

A change in Zoning requires a TWO-THIRDS MAJORITY of those voting. This will not be easy to achieve! Many citizens are saying that motels should be welcomed because of their added tax revenues, others believe that those living in town have as much right to sell their property to motel builders as the owners of swamp land along Route 6. They do not realize that this hoped-for real estate bonanza could drive away the summer resident and artist and that the town's economy, so dependent on their patronage, could thus suffer disastrously. They naively think that the Summer resident is a permanent fixture and any sale of land for motels will be so much extra gravy.

We know that you cannot vote here, but you have many friends and acquaintances here who can, and a personal letter from you urging them to vote at Town Meeting for the Zoning amendments will carry great weight. Your summer neighbor, your grocer and garage man, electricians, carpenters, gardeners, etc., your favorite shopkeepers and waitresses---all their votes are needed. They must be made to realize that after a quick killing, the motel's long range effect on Provincetown will not be a benefit to the people, and that businesses now depending on the permanent Summer resident will suffer.

The voters have a choice to make on March 9th. With your cooperation and influence we may carry the vote for re-zoning. Your letter of protest to the Advocate and the New Beacon (which has a large local readership) would also be very valuable in this effort. May we thank you in advance for your help in this crisis.

The COMMITTEE FOR THE PRESERVATION OF PROVINCETOWN

Sent out around February 1<sup>st</sup> to over 100 non-voting taxpayers.



Dear Friends:

On February 13th, 1964, the Provincetown Planning Board held an open meeting to discuss their proposed articles on re-zoning which will appear in the Warrent at Town Meeting on March 9th. The point continually stressed by those in opposition to the proposed articles was that large motels will pay high taxes and should therefore be encouraged to build throughout the Town.

This argument will have to be answered on the floor of Town Hall on March 9th with actual figures to prove the opposite: (a) that the summer home is Provincetown's largest single tax source, (b) that the back bone of the Town's year-round economy is the money the summer resident spends while living here and also puts into improvements and repairs on his home. And as a consequence it will be to the Town's best interests to have a zoning code which safeguards the Summer resident and places the large tax-paying motels on the edge of the Town.

We are asking you, therefore, to please answer the following questions and return them to us as soon as possible. Your name is not needed if you do not care to give it.

Thanking you very much for your cooperation.

The COMMITTEE for the PRESERVATION of PROVINCETOWN,  
1964.

1. SIZE OF FAMILY: ADULTS \_\_\_\_\_ CHILDREN \_\_\_\_\_
2. APPROXIMATE LENGTH OF STAY IN PROVINCETOWN EACH YEAR \_\_\_\_\_
3. APPROXIMATE AMOUNT OF MONEY SPENT IN PROVINCETOWN EACH YEAR:
  - a) LIVING AND RECREATION \_\_\_\_\_
  - b) YEARLY UPKEEP ON HOME \_\_\_\_\_
4. AMOUNT SPENT ON IMPROVEMENTS SINCE BUYING HOME \_\_\_\_\_
5. TAX ON PROPERTY \_\_\_\_\_
6. WOULD YOU CONTINUE TO SPEND YOUR SUMMERS HERE IF A 50 UNIT MOTEL WERE BUILT IN YOUR NEIGHBORHOOD \_\_\_\_\_

Mailed around February 10<sup>th</sup> to over 100 non-voting property owners.



Letter sent to 800 families - all voters -  
four days before Town Meeting

## To The Families Of Provincetown

A crisis is facing you at Town Meeting this March 9th. Your homes and the very fabric of the community life for your children is at stake. A town of homes is a family town, a safe town, a beautiful town. Growth in a town should never be allowed to imperil its homes. That is why the Amendments in the Zoning By-Laws are so necessary this year. If passed they will have the following results:

a) Present neighborhoods will REMAIN INTACT so that children can play and grow up in a community of homes.

b) New motels will be encouraged to build on NEW LAND at the edge of town. The same townspeople will have the same employment by these motels no matter where they build, so there is no hardship to anyone there.

c) Children of this and coming generations will be assured that their home, their heritage — a town of **national historic importance** in a setting of unsurpassed beauty — will be protected and preserved. This precious heritage is becoming increasingly rare in our country with its sprawling cities and its many un-zoned Summer resorts that become ghost towns for nine months of the year.

Families by nature take the long view, and planned growth through foresight is a constructive, life-giving blessing to a community. To fail to plan now when enormous changes confront this town will bring chaos and blight into your very neighborhood.

The proposed Zoning By-Law Amendments **DO NOT PROHIBIT** the building of motels which promise Summer employment to so many townspeople and such large tax returns, they **ONLY** propose placing the motels on undeveloped land of which Provincetown has over 200 acres. In so doing motel taxes become **NEW TAXES** while the homes and businesses already in town will continue to bring in **THEIR FULL SHARE** of the tax dollars. In this way the present economy will be maintained, the neighborhoods will keep their homes, and **NEW LAND will be opened up for the new building boom.**

Until we get our Master Plan <sup>these</sup> and Zoning By-Law Amendments **GUARANTEE** a town of homes for your children and the highest tax revenue for your town.

**Please Vote For Articles 70, 71, 72, 73, 74.**



There are in Provincetown 1,226 dwellings, of which 402 are owned by non-resident real estate owners.

A questionnaire was recently sent to over one hundred of these home owners to find out what their yearly contribution is to the economy of Provincetown. By February 29th thirty-seven answers had been received. In these thirty-seven homes there are ninety-six adults and thirty-two children. Their average stay in town is four months.

**BREAKDOWN**

	37 Homes	Average for each home
Taxes	\$16,536	\$ 446
Yearly upkeep on property	34,012	916
Summer expenses	79,150	2,085
Food, Recreation, Entertainment Utilities, Car Maintenance, etc.		
Annual Total	\$129,698	\$3,447

Since one family spends an average of \$3,447, then **FOUR HUNDRED AND TWO FAMILIES SPEND IN PROVINCETOWN EACH SUMMER**

**\$1,385,694**

These people return year after year. They attract friends who spend substantial sums each Summer.

Provincetown also has four large Art Schools. One of these estimates that its students spend \$125,000 in town annually.

These are impressive figures and it is obvious that the Summer residents are of supreme benefit to the citizens of Provincetown. No commercial development could ever replace them.

Strong zoning will protect the homes of Provincetown and encourage new construction in the undeveloped land of which Provincetown has over 200 acres.



## Why Not Outside The Town?

Editor, The Advocate:—

A few weeks ago, a statement appeared in your columns signed by Mr. Robert W. Roman, in which he proclaimed the existence of a "tiny, vociferous minority" which (he further stated) was power-seeking, audacious, and trying to set itself up on a pedestal.

Now just what is this "tiny, vociferous, audacious, power-seeking minority" which has Mr. Roman in such a dither? It is called the "Committee for the Preservation of Provincetown" and it consists of a group of hard-working, earnest and sincere citizens of the Town who, just as the name implies, are trying to keep Provincetown from deteriorating into another so-called 'tourist-trap', which has happened in so many places in the country already.

These people believe that the proposed new zoning law and a building code, which the Town has never had heretofore, must be adopted NOW, before it is too late. They are conveying their facts to the entire public through the medium of the newspapers and by word of mouth. With all sides of the story publicized, the people can go to the Town Meeting on March 9th and vote according to each person's own conscience and conviction. If this committee is vociferous it is because it believes the issue is extremely urgent.

If this is audacious and power-seeking than so it the President of the United States. For this is the traditional way in which voters are informed and how they decide whom or what to vote for, be it the President or the town dog-catcher.

It is apparent from the publicity so far that this Committee believes that motels should not be built in the town proper, or at least not in the more or less residential areas. This is certainly understandable. An outcropping of motels, modern and many-storied, with their extensive parking areas, amongst the beautiful, old colonial homes and cottages would soon change the entire character of the Town, to its irreparable damage. The very qualities that lured the artists, the Summer residents, and the tourists, would gradually disappear, and with that the Town would be less attractive

to tourists. Thus, the motels themselves would be really killing the goose that lays their golden eggs.

And must hotels really be built in the town proper and/or along the waterfront? What is so wrong with their being built on the outskirts of the Town, where there would certainly be more room, more breathing space, more parking space, and certainly more space for the heated swimming pools which are always the focal point of motel social life. The terribly increased pressure on an already serious traffic problem would be greatly lessened. The town itself could remain more or less as it is and always has been, and everybody would be happy.

Look where the Governor Prentice is located. Is it doing so badly?

Sincerely,

A. Arlie Sinaiko, MD.  
115 Central Park West,  
New York 23, N. Y.

## Town Planning Is A MUST

Editor, The Advocate,

I have read with a great deal of interest the letters which have been sent in to the Advocate relative to the potential motel problem facing the town. Especially it is interesting to note that many of these letters are from persons who own property in Provincetown and are substantial taxpayers, but can not express their wishes by voting for or against issues which will affect the future of the town.

A person needs only to walk on a late Fall or Winter evening from the East End to the West End, "Up-Along" Commercial Street and "Down-Along" Bradford Street counting the homes that show lights in their windows to get some idea of the number of darkened homes that contribute so heavily to the tax burden of the town. These "darkened" homes represent people who are willing to pay substantial taxes because they love the town, its people, and the culture created and developed through the many years. Some even own these "darkened" homes with the hope that they may in later years make this a permanent home.

What happens when a glorified "Chicken-Coop" or multi-unit motel is built in a predominantly residential area—eight, ten, or even more residential homes immediately lose their market value! The owners of homes adjoining or facing such a motel become disgusted with the added turmoil and noise created by the normal operation of a multi-unit motel and before long "FOR SALE" signs appear on homes that represented happy memories of the past.

While many of the letters to the Advocate relate to the former Seascape House, it should not be forgotten that there is consideration being given to the construction of a multi-motel on Grozier Park near the West End and in a residential area. This is the last open space facing the harbor and has been used for the past years as a bathing beach and picnic grounds for local and Summer residents.

A motel on Grozier Park would not only depreciate the value of homes in this vicinity, but would also deprive many of the local and Summer residents of the bathing and picnicing privileges they have enjoyed in the past.

Since the town is confronted with a growing parking problem, this would be an excellent location for a parking lot, and with meters, would pay for itself in a few years. At the same time it would continue to serve the public as a beach.

Town planning is a MUST! You who have the "lighted" homes during the Winter months must vote for what is best for the future of Provincetown. We with the "darkened" homes can not vote and are at your mercy.

Sincerely yours,  
John W. Bent  
Medford, Mass.

## Hopes For Master Plan

5 East Ontario Street  
Chicago 11, Illinois.

Editor, The Advocate,

I have read with great interest the impressive notice entitled "Provincetown 1980?" which appeared in your paper on January 15, 1964.

My husband and I are amongst those who spend half of every year in Provincetown. We own a home on Commercial Street. The welfare of Provincetown is dear to our hearts.

We do hope that the ADVOCATE, as an influential voice in the community, will urge all its readers to support a Master Plan for a healthy shaping of the town's future. We hope also that the ADVOCATE will bring to the attention of all concerned the harmful, hazardous and disfiguring schemes that threaten this town in particular, and the Cape in general. In this way we shall all be able to act in concert for the preservation of Provincetown.

Respectfully yours,  
Mrs. Richard Florsheim

## Votes In Opposition

Editor, The Advocate:

I am a home owner living in Provincetown (Summers only) at 635 Commercial Street. I want

to go on record against the building of the new motel now going up on the land of the old Seascape House. I understand that the erection of the building is illegal and its completion is now being fought. If a vote is taken by property owners regarding this matter or regarding the building of any other motels in Provincetown, I wish to be included among those who are against it.

The character, beauty and uniqueness of Provincetown would soon be ruined by the numerous commercial properties, if they were allowed to proliferate in size and numbers regardless of existing zoning regulations. Zoning regulations now in existence which would permit such buildings to go up should be amended to prevent them from doing so.

You may publish this letter if you wish to do so.

Yours Sincerely,  
Jack Miller

## Old And New Living Together

Editor, The Advocate:—

What are the consequences in the approval of Mr. Roman's motel? What artistic sense and community spirit is there when a four-story building can be approved because plans are approved by a professional engineer? Can a building inspector take such action when there are so many dissenters to such a building in a zoning area restricted to residential zoning? There is still the conscience of the people to consider, and a period of beauty untouched for centuries that makes Provincetown harbor a landmark.

Such a building as the Surfside Arms is too centrally located, and will block the view for many. This is not new architecture, but a pseudo framework of stylistic engineering. If this building is to be on the harbor the designers and Mr. Roman should consider an underground level to **take one story into the ground**. This would reduce the scale and parking on the first level would be on basement level. A three-story unit is in keeping with the surrounding area, and still gives a view to others. One should consider the view from cars coming down Commercial Street, and preserving the landscape in this area.

This is the first time such a large building is going up, so the voters, the Planning Committee and others should be able to have some say to our Selectmen and to the Building Inspector.

The technical and legal ends do not justify such an atrocity. There are those who love Provincetown more. The **old and new** can live together if designed together.

Helen Daphnis  
11 Bangs St.



Let's make Provincetown a better place to live in, not a ghost town. Vote zoning articles nos. 1, 2, 3, 4, 5. —Adv.

A town without strict zoning controls is like a ship without a rudder. —Adv.

**Household Hint.**

A well kept home deserves a well planned Town. Vote for zoning. Adv.

Subscribe to The NEW BEACON

Fishermen know a boat with a good sheer or a good looking stern. They built Provincetown. Adv.

A motel in town next to rental property lessens rental desirability. Adv.

Massachusetts.

Expenditures of Summer residents far outstrip those of any other visitors. Information from Blair Associate Incorporated, Providence, R. I. Adv.

**Mother Goose Rides Again**

There is a man comes into town  
And he is wondrous wise  
He tells his boss just when to look  
And when to close his eyes.

So hand in hand what have they wrought

With all their might and main?  
The little town is on the verge  
Of going down the drain.

Anonymous

Subscribe to the Advocate

A Place for Homes  
A Place for Business  
A Place for Motels  
And now a Time for Zoning. Adv.

For the good of your children and the good of the community vote for zoning. Adv.

as in the past year.

Carefully prepared zoning and subdivision regulations will encourage wise investment because they provide protection of property values. These regulations to be beneficial must be based on a sound plan for the future development of the Town. —Adv.

Vote for Zoning and people will say: "That craft won't go on the rocks!" Vote for Articles 70-71-72-73-74. Adv.

Subscribe to The NEW BEACON

Subscribe to The Advocate

**Mother Goose Rides Again**

Mistress Mary, quite contrary  
How will your water-front grow?  
With parking lots, and septic tanks  
And motels all in a row.

Most of our taxes come from Summer residents. Let's keep them. Vote for zoning. Adv.

Motels and homes as oil and water don't mix. Vote for zoning. Adv.

Carefully prepared zoning and subdivision regulations will encourage wise investment because they provide protection of property values.

These regulations to be beneficial must be based on a sound plan for the future development of the Town. Adv.

**THE FLOWER SHOP**

"Save it" Flowers

Bulldozers and motels can quickly dig under a town's historical past. What future do they promise? Adv.

The quality and character of a town is protected by strong zoning laws. Adv.

You can have progress without growth and you can have growth without progress. Adv.



## A Picture Of The Future

Provincetown, Mass.  
Editor, The Advocate,

I had resolved never again to write a letter to a newspaper on a controversial subject. Nevertheless, with the proposed East End motels, we are faced with an issue so crucial to the continuing cultural life of Provincetown that I feel no artist can be silent.

First of all, it seems to me important for everyone to realize that Mr. Roman, who has so candidly informed us of his views and intentions regarding Provincetown, is only half of a picture, of which the other half of the masterpiece, of necessity, is somewhere in Town Hall, among shortsighted officials who must have supported and encouraged this project.

It is undoubtedly true that the whole art environment of Provincetown is in danger of being destroyed as a result of the proposed encroachment into the East End of the Beach Point kind of development. A four-story motel might well be the atom bomb that would senselessly kill the only feature, or aspect, that distinguishes Provincetown from all other towns in this country. While this bomb would not blow art to bits on the instant, its fallout, as it slowly enveloped us, would within a few years bring to an end the conditions for all cultural activity in this area.

Do away with the ancient attractiveness that has caused so many resident and non-resident artists and their friends to buy and improve properties—with a substantial benefit to the town in the way of taxes, wages, and so on—and we will certainly find artists and other residents going elsewhere. Such artists as remained would find it increasingly difficult to maintain the Provincetown Art Association, which with 500 artist members, is now, as it has been for 50 years, the heart and center of cultural interest in Provincetown. Eventually the Art Association would have to close. The same fate, for the same reason, would overtake the Provincetown Symphony Orchestra. The more reputable of the commercial galleries would vanish. The better class of shops would feel the blight. Instead, with the new motels there would be a great increase of bars, paint-

ed shirt and towel shops, and such new honky-tonk as the devil himself could hardly imagine. In the town in general, the already serious traffic problem in narrow streets would degenerate into confused immobility, with the one-night tourists all honking impatiently to get to the great box-like construction.

I can not believe that the citizens of Provincetown, once they realize what is involved, will vote in a manner that would result in the driving out of that large body of resident and non-resident artists and their friends who are the main support of the only Summer activities that the outside world considers of any credit to Provincetown. Already enough has been done by Mr. Roman's letter and the pictures of his proposed structure to prevent any artist from purchasing, at the present time and until he has some assurance, a property in Provincetown with the idea of improving it for his own use and enjoyment. For he would have no certainty that a bulldozer would not appear next door and quickly transform into a commercial desert the situation he had found so handsome.

It would be comforting to think all of this is an exaggeration. But if two motels are built, so will be others. The lid will be off. It seems clear that Provincetown has reached a crossroads, and that a choice must be made now as to whether we will continue with the present kind of Provincetown (which, although not perfect, we can live with), or whether we will change to the other kind. It can not be both.

Once the mischief has been done and we are left face to face with the unfolding consequence, it will be little profit for us to reflect that the town lawyer said it was all perfectly legal, or that we were told it would be "progress", or that we were told Provincetown would simply be a motel yard, nondescript, without character, foresight, or worthy direction of any kind. At last money would be everything.

But this need not be. We have only to exercise a little foresight and adopt some rules that will curb our more materialistic ambitions.

Respectfully yours,  
Ross Moffett



JANUARY 30, 1964

## Will Other Cape Towns Gain?

Editor, The Advocate:—

In Provincetown there are individuals and groups who seem to think that they have the answer to every problem that arises in our community.

The world today is a world of specialists. It is logical to go to a dentist if one has a toothache, or to a doctor if he needs medical attention. It is also logical to go to an artist if one wants a painting, or to a barber if he needs his beard trimmed, or preferably, shaved off.

On the other hand, it is not very logical for the Provincetown Planning Board, looking for a solution on zoning, to consult a musician, a disk jockey, or an artist, who may be eminent in their own fields, but certainly are not authorities on rezoning.

The Planning Board should realize that it has a duty to the town as a whole, and not to a small individual group. It should also realize that the economic welfare of Provincetown, with the exception of the fishing industry, is almost completely dependent upon the tourist trade.

If the voters of Provincetown pass the proposed zoning regulations, it will be practically impossible to build any future tourist accommodations. Then we will lose our only major possible source of additional tax revenue.

I'm sure that Truro, Wellfleet, Orleans, etc., will be more than happy to welcome motel investors in their communities. They shall gain and Provincetown shall lose.

Sincerely,

LaVerne Christopher, housewife.

## Eleven To One Against

Editor, The Advocate:—

In the January 30 Advocate there were 11 letters expressing opposition to the motel that Mr. Roman proposes to build, and only one letter in favor. The single letter in favor was written, I believe, by Mr. Roman's daughter, the designer of the motel, who apparently heeded his call for the majority to "stand up and assert ourselves. The "majority" isn't too vociferous, obviously because there are fewer people than Mr. Roman thinks in favor of his motel. If someone doesn't say "No," it doesn't necessarily follow that he means "yes" as Mr. Roman seems to think. Indifference may be on his side, but he certainly can't claim it as backing.

The 11-1 ratio indicates that the "minority" isn't so minor, and in fact, if the letters to the Advocate, which certainly are an indication, continue to pour in, I think Mr. Roman will know that he has decided in the minority.

He uses "conservative Boston" as an example of a community where modern motels are blending with the old and quaint. There's so much blending going on that Boston is losing its identity, and soon will be just another city without any particular qualities or character. The 50-story Prudential Tower has ruined the scale of the city, and from across the Charles in Cambridge looks like an anomalous monster in the

center of a Lilliputian City. The business propagandist, the one who gains, calls it "The New Boston" and this appeases the majority because "New" connotes progress, and no one dares oppose "progress." Could anything be more odious than "the new Provincetown?"

Building a four-story motel on our magnificent waterfront is not progress, but is the most blatant retrogression possible in Provincetown outside of filling in the harbor and using it for farmland. Those 11 highly articulate letters speak for the majority in opposing what could be a great setback; they don't speak to suppress progress.

I can't help thinking that after Mr. Roman finishes reading the many letters opposing his plan that he will go ahead with it anyhow, with more determination than ever, fighting for the rights of the minority which, fortunately, is still a right in our democracy.

An artist may not know much about re-zoning, but then again, how much does a housewife know about architecture?

John W. Gregory, Jr.  
Sincerely yours,  
146 Hemenway Street,  
Boston 15, Mass.



## A Place To Move To

Editor, The Advocate:—

It occurred to me after reading articles and letters in the Advocate urging re-zoning of residential areas in Provincetown to prevent motels from taking over the Town, that the true victims of motels would be the local, voting citizens of Provincetown.

Summer home owners can always find another place to go to if Provincetown becomes a New England version of Miami Beach — as it will in time if re-zoning is not effected. Many will be forced to go by the inevitable rise of taxes due to expanded water service, garbage disposal, sewage problems, fire and police department additions. Others will go because Provincetown will no longer have the unique beauty and charm that brought them there in the first place. Why should they go so far and spend so much to live in a carbon copy of a million resorts closer to home and often cheaper?

No! The real victims of New England's future Miami Beach will be the townspeople themselves. In Miami Beach proper, towering hotels crowd the waterfront and every inch of land is at a premium. Ordinary citizens, Floridians who live there all year, cannot afford to live at Miami Beach. The rentals are too high, the cost of private property exorbitant. So they live in Miami and the suburbs.

If Provincetown becomes a second Miami Beach — a "Provincetown Beach" — where will the regular townspeople live? Have they planned or thought of a normally priced "Provincetown" to live in close by? A cheaper section they will be able to afford to live in? Where will they go as motels buy up their land, as the price of property zooms, as the rentals zoom and the taxes zoom?

And of course, the other advantage Miami Beach has over Provincetown is that it is an all year-round resort. Money is to be made from tourists continuously — jobs are to be had continuously — and there is Miami to go home to. In Provincetown the season is short — yet the taxes and cost of property would remain high — with no tourist money coming in and no place to go home to during the long Winter months.

There is plenty of undeveloped land approaching Provincetown for motels — close enough to bring in all the tourist trade the Town needs. There are plenty of charming guest houses and inns within the Town that house thousands of tourists without spoiling the Town's special beauty.

I love the people of Provincetown and I feel like crying out "People of Provincetown, you who are the backbone of the community, whose fathers and forefathers originated and built this unique Town — don't let the lures of quick money that special interests dangle before your eyes blind you to the consequences of poor planning. Are you really prepared to face them? Or have your children face them? Or are you just all fed up and thinking of moving anyway!"

Sincerely yours,

Mrs. Bryon Browne  
203 West 86th Street  
New York City, 24, N. Y.

## Their Interests Best Served

Editor, The Advocate:—

This year I purchased a house in the West End. It was a decision reached after several Summers in Provincetown and after a lot of thought. I reside most of the year in Pittsburgh and the purchase of a house several hundred miles away is not an act to be taken lightly. But I bought the house because I believe that Provincetown is one of the rare communities that is aware of its unique setting and character — and intends to keep it that way.

I do not profess knowledge of commercial economics but the financial advantage of such a decision to the town seems quite obvious. The house had been unsold for a few years and the taxes paid by a local resident. The taxes will now be paid with money earned outside of Provincetown — thus increasing the gross income of town. Money earned elsewhere will be spent in Provincetown for utilities, building materials, services of plumbers and electricians, etc., and provisions for a family of five.

These somewhat personal remarks are made to illustrate my belief that the town must handle a substantial number of transient "motel type" tourists to realize the same next income obtained from one family spending their entire Summer in town. Yet it should also be recognized that the maintenance of a Summer house is a severe financial burden upon many of us and is worth the effort only insofar as the future of the town will be as promising as its past and present.

The voters of the town will go to the March 9th Town Meeting and vote according to their own conscience. I personally believe that their interests will be best served by approval of a new zoning law.

Sincerely yours,  
James P. Romualdi,  
Pittsburgh, Pa.

## In Harmony With Town

Editor, The Advocate:—

As one who has been a Summer resident of Provincetown for sixteen years and a homeowner for the past five years, my family and I have developed a great feeling for the qualities of the town and the friendships that we have made. The physical forms of Provincetown, the houses and the surrounding dunes and waters have a unique quality.

I was therefore greatly disturbed on hearing of the contemplated four-story motels to be built in the East End of town. Buildings of this height would destroy the physical harmony that exists to a large extent. It seems to me that further expansion should be along the lines that would be compatible to the whole town and its people. A relationship should be considered between what already exists in Provincetown and any new contemplated structures.

I urge all those who are voters to exercise their rights and bring about zoning changes that would insure such a goal.

Respectfully yours,  
Herman Maril  
5705 Chilham Road,  
Baltimore 8, Md.

## A Misguided Plan?

Editor, The Advocate:—

It is with profound sadness that we read of the motel madness that has hit Provincetown. And like all madness in history, in communities, and in daily life, those whose personal desires are strong enough often manage to override reason and logic by promising anything to gain their immediate, short-sighted selfish ends.

Mr. Roman whom we do not know at all, apparently thinks

he has found a gimmick for "get rich quick" without any consideration of the serious destruction his action will cause to Provincetown's economy and property values. Unfortunately he seems to have made a few other people think that there is money to be made this way. The error in this kind of thinking is probably much clearer to those of us who have lived in other communities and who have watched serious deterioration set in when a "developer," in search of profits has had his way in watching these other communities that have given in to such ambition. We have witnessed a downward change in the character of the town and a disastrous deterioration of the real estate values. It should be remembered by those who have an opportunity to vote on this issue that once a neighborhood is despoiled it can never come back.

In not zoning earlier, in permitting motels and shops to grow up in residential areas, we who love Provincetown have already contributed to a betrayal of a great heritage. We have confidence, however, that there are enough townspeople who understand the issue not to permit this desecration of a unique community which has, in the past, attracted some of the most creative people in our land.

We hope this misguided plan to permit a blight of Provincetown will still be defeated by the townspeople.

Sincerely yours,  
Herschel and Edith Alt  
434 East 52nd Street  
New York 22, N. Y.

## Objects To 3, 4-Decker Motels

Editor, The Advocate:—

We know that progress must go on, but we object to three and

four deckered motels being built in a residential area, along the seashore. It will take away the beauty and also the view of the harbor from many homes.

We ask that the committee rule out three and four deckers.

We sincerely hope that the officials will look into all openings along Commercial Street because many people are closing openings to the beach, and calling them private. It is the duty of the officials to keep all openings free.

Sincerely yours,  
Maurice and Mary Gioiosa  
Tree Tops  
75A Orchard Street,  
Medford, Mass.

## Without Motels

116 West 21 St.

New York 11, N. Y.

Editor, The Advocate,

After reading Mr. Roman's letter in the Advocate of January 23rd it seems to me that comment from an experienced tourist "at home and abroad" whose dollars Mr. Roman finds so attractive, is timely. If Mr. Roman and the "majority" he claims to represent succeed in their plan of cluttering Provincetown with motels they may thereby defeat their own purpose and divert those so attractive tourist dollars elsewhere. Me, I don't like motels. Yes, to me motel is a dirty word. A few more of them in Provincetown and the town has

seen the last of me and my dollars.

For over twenty years I have spent four months of the year in Provincetown. How many thousands of dollars I have spent there in that period I can only guess. But all of it was spent with pleasure and good will. I love the town and many of the people in it.

Mr. Roman and his like whose only interest seems to be luring tourist dollars into their pockets should try to understand that tourists do not come to Provincetown for Hollywood beds and pink plumbing. Most of us have adequate accommodations at home for which we are paying anyway. The tourist traps these promoters plan do not attract us. We have come to Provincetown because it is the way it is. If these improvers improve the town into something else we can go elsewhere. There still remains Taormina and Ischia and Capri, where the sun is as bright and the sea is warmer. These spots have been in the tourist business since the time of the Roman emperors and up to now they have made it without motels.

Margaret Watson

## A Commercial Wasteland

Editor, The Advocate:—

Ross Moffett, in his letter to the Advocate (Feb. 6) has ably and eloquently expressed the sentiment and attitude of every artist who has a stake in the welfare of Provincetown. The issue before the voters is simply whether they want their town to remain the renowned American art center it has been for so many decades or whether it is to be transformed, by the stimulus of "progress" into a commercial wasteland.

The voter may well ask himself what he will have gained if he despoils his home town for the material benefit of a few.

Sincerely yours,  
Morris Davidson,  
7 Orchard Terrace,  
Piermont, New York.

## Two More

Editor, The Advocate:—

You have been very generous in the space you have given in the Advocate for those who wish to see an effective zoning bill put through. While I'm not wishing to burst into print, I do hope that when you mention having heard from 30 or 50 or a hundred people — favoring zoning protec-

tion — that you will add two more non-voting taxpayers to the number.

Sincerely yours,  
John and Catherine Perry McCoy  
269 West Tulpehocken Street,  
Philadelphia 44, Penna.



Stricter building controls are needed. A building code is a necessity. —Adv.

Tides with time are going out and with it the Cape Cod house, the fishing village, residential homes. Vote for zoning. —Adv.

Destroying Provincetown's character means loss of vital income to the town. Build motels on undeveloped land.

Adv.

Motels only attract transient tourists. Summer home owners often become year round residents.

Adv.

**ETHEL ARGHER BALL**  
SALES—SUMMER RENTALS  
Provincetown 220

Provincetown—a town to retire to. Encourage new year-round homes. Vote for zoning. —Adv.

Only controlled growth can bring prosperity to all. Vote Planning Board Articles Nos. 1, 2, 3, 4. —Adv.

Jan. 23-30

Keep Provincetown a year round place to live. Vote for zoning.

Adv.

The handwriting on the motel wall is there for all to see. In winter it says "I'm the ghost of a town That used to be". —Adv.

Provincetown — a town to retire to. Encourage new year-round homes. Vote for zoning.

Adv.

Every town in the country needs more taxes. Every town has motels but not in the residential areas. Vote for zoning.

Adv.

Let's make Provincetown a better place to live in, not a ghost town. Vote zoning Articles Nos. 1, 2, 3, 4 and 5.

Adv.

**John R. Agna**

Do you prefer Summer residents or overnight tourists? Vote for zoning.

Adv.

Keep business and residential areas separated! They don't mix. Vote for strict zoning.

Adv.

Tourists will stay in motels to see Provincetown, but will not stay in Provincetown to see motels. Don't destroy Provincetown. —Adv.

A 4-story motel built next to small homes is like parking a fire truck in the living room. —Adv.

Let us go to town meeting on March 9th and learn who "We, the majority" are.

Adv.

Let the arms of motels embrace Provincetown not practice internal surgery on its healthy love. Vote for zoning.

Adv.

Let the arms of motels embrace Provincetown not practice internal surgery on its healthy love. Vote for zoning.

Adv.



# PROVINCETOWN 1964

**Question:** Why is a strictly residential area a MUST for Provincetown?

**Answer:** Potential home-owners will buy property only if they are sure of protection against commercial encroachment.

**Question:** Who benefits from these Summer home-owners?

**Answer:** Town taxes, and also the merchants, grocers, carpenters, plumbers, utility men (gas, oil etc.), appliance shops, restaurants, service stations, gift shops.

**Question:** Why has Provincetown always had a large Summer-resident population?

**Answer:** Because they enjoy the friendliness of the townspeople, the virility of the fishing fleet, the many wonderful beaches safe for children, the rare beauty of the harbor, the narrow streets, the dunes; and because our Art Association, this Summer celebrating **fifty years** in Provincetown, is the largest and most important Summer Art Association in America.

**Question:** What could drive the Summer home-owner from Provincetown?

**Answer:** Unrestricted commercialism throughout the town catering primarily to the overnight tripper. A huge transient turnover brings more traffic snarls, more crime, more dope peddling, fewer artists, fewer Summer residents, fewer grocery stores, fewer jobs for carpenters, plumbers, service and appliance men.  
Result: A ghost town.

## VOTE FOR RE-ZONING



**A Plea To Voters**

February 11, 1964

Editor, The Advocate,

We are all familiar with the story of the killing of the goose that laid the golden eggs. The golden eggs of Provincetown are the beauties of her beaches, dunes and surrounding waters; the beauty of the small old white houses; the interesting people who live here, the artists, the fisherman, and the small businesses and restaurants. It is because of these

beauties and interests that the people who make up and add to the attractive atmosphere stay here and come here. In fact, it is because of these things that others want to come. Remove or destroy these elements and the others won't want to come and present owners will sell and move elsewhere.

And what is threatening to kill the goose?—the large motels they are planning to build within the town. To build the motel in the East End at Kendall Lane they are removing the small white houses of the former Sea Scape that fitted into Provincetown's natural architecture. The planned four-story structure will shut out the view of the harbor, change the appearance of the water front and crowd what little beach there is for residents of the area. Parking, already a problem in adjoining streets, will be impossible. And if Mr. Roman says he will provide a parking space at the rear of the building the reply is that it will be unsightly on Bradford Street and give a commercial appearance to a lovely residential area.

Such building may help relieve the tax burden for the moment, but if it is allowed to destroy what makes Provincetown Provincetown, all is lost.

Many of us who own property, and pay a large portion of the taxes, do not have a vote in Town Meeting. We plead with those of you who do to go to the meeting and vote to control the use of land to preserve the Provincetown we all love.

Sincerely yours,  
Edith G. Morrison  
259 Bradford Street

**Adds Voice To Chorus**

Editor, The Advocate:—

As a property owner in the East End of town and — more important — as one who has loved Provincetown for its particular and peaceful beauty for more than 30 years, I wish to add my voice to the chorus of protests against the development of motels in the residential areas. The numerous letters already printed on the subject eloquently and adequately state the case and do, I trust, represent the views of the majority of voters, who I earnestly hope will vote for re-zoning.

Yours sincerely,  
Dorothy Sainsbury  
Boston 16, Mass.

**Preserve Provincetown!**

Editor, The Advocate,

Enclosed is a poem expressing my feelings about preserving the charm of Provincetown before it is too late. It is good to know that so called Progress, which too often destroys the very atmosphere which makes Cape Cod so unique, has not entirely obliterated the scenic beauty and local color made famous in the novels by Joseph C. Lincoln and Sara Ware Bassett. The time to halt the wholesale destruction of all that is finest and best in Provincetown and elsewhere on the Cape, is NOW!

Very truly yours,  
Dorothy LeBleu Snow

**Plea For Provincetown**

Oh, Progress, spare that town!  
Change not a tree lined street,  
Quaint homes . . . with gardens gay  
Where friends and neighbors meet!  
Change not the far-off view  
Of dunes across the bay . . .  
The masts of fishing boats  
Bound home—at close of day!

Though some New England towns  
Once peaceful and serene,  
Are sordid honky-tonk . . .  
Where once was village green.  
Let not the garish lights  
Nor lust for petty gain,  
Destroy the harbor view . . .  
The roses down the lane!

Change not the skyline there!  
Let nothing tall compete  
With Monument and spires . . .  
The masts of fishing fleet!  
Motels . . . and honky-tonk  
Would doom it to decay!  
Oh, Progress, spare that town  
Beside the sparkling bay!

Dorothy LeBleu Snow  
258 Woodin St.  
Hamden, Conn.

**Close To The Limit**

Editor, The Advocate,

I have been a visitor to Provincetown for over twenty years and my wife and I have owned a house here for six years. During this time there have been some changes towards a cheaper commercialism and a greater influx of tourists who are either of the beatnik type or stuffy and who do not contribute to the unique and special quality of Provincetown. Somehow through these changes the town has managed to retain most of its charm and picturesque quality. However, there is a limit, and I think the town is close to it.

Let me make it clear that I understand that many of the town's residents do and should make their living from the tourists and the Summer residents, and I have no quarrel with their wish to attract more visitors. However, I do object to the erection of buildings which will at-

tract large numbers of the less desirable type of visitors who, in turn will chase away those who come to Provincetown because they like it as it is.

It is my firm conviction that if these four story motels are permitted to be erected in the East End, the town will have passed the limit that will keep my interest and my wish to remain a Summer resident. This letter is a plea to all the people I know and that I have traded with in Provincetown to look for our mutual long term interests by voting to change the zoning laws on March 9 so that the motels will be impossible. I say for both our interests because for me I love Provincetown and want to stay and for them I think that I and the people like me are steadier, better customers than the transients who will be attracted by such motels. Please change the zoning laws.

Sincerely yours,  
Norman E. Zinberg, M. D.  
330 Brookline Avenue  
Boston

**Run-of-the-Mill Resort**

Editor, The Advocate:—

It is precisely the unique terrain and the rare cultural and esthetic position Provincetown enjoys throughout the country that attracted and wooed us and won us, along with a goodly number of others, to settle there as our second home.

Now that "progress" (or is it the desire for selfish gain?) is dictating a drastic change in its atmosphere, and now that it is proposed to fashion the town after run-of-the-mill resort, is it possible that one cannot visualize within the framework of its change not only in its permanent Summer population, but in the utter deterioration of the town?

The question will inevitably arise: why travel from every State in our Union — from California, Nevada, Oregon (as license plates will testify every day in the week over the Summer) just to see rows of motels obliterating and defacing our harbor? Even the transient tourist may think twice before traveling to see what he can see much nearer home.

Bigger and higher motels in the heart of the town may be "progress," but in our view they will lead ultimately to disaster, not only esthetically, but from an economic view as well.

Sincerely yours,  
Virginia and Joseph Kaplan,  
161 West 22 St., New York 11  
and Provincetown, Mass.

**Property Values Harmed**

Editor, The Advocate:—

Provincetown is the Summer art center for the United States. It will be commercialized and ruined if we allow motels to be built in the town.

Property values will be greatly lowered if views of the harbor are cut off.

Let us not permit this desecration.

Sincerely yours,  
Malcolm and Florence McLeod.

**If Commercial Interests Take Over**

Editor, The Advocate:

For over thirty years I have been coming to Provincetown during my Summers — sometimes for a five months stay — sometimes for only one day. I have been drawn here by the special qualities that make Provincetown unique in this country. These qualities have been described so well by Mary Heaton Vorse and others that it is hardly necessary to repeat them here.

During all the years I have been coming here there have been changes, some that have been good, others that have been hard to accept. But, through it all, Provincetown has kept its own vital personality.

However, it now appears that commercial interests have sniffed the air and have detected the odor of some fast bucks to be gotten here. Perhaps they feel the presence of the National Seashore Park will lure more tourists than ever to the Cape End, and they want to cash in quickly on this. In doing so, these commercial interests naturally will base their lack of judgment on the same ugly dog-eat-dog schemes that have utterly destroyed the character of thousand of towns across the country.

Anyone who approves of unregulated building of commercial establishments should drive slowly along the old seashore road from the East End toward Truro. There he will partake of the atmosphere beloved by the snatchers of the fast buck. He will get an impression of a thousand privys, such as he can find in ten thousand other ugly areas of this nation. He will certainly get no real impression of being on Cape Cod. There is no reason to trust the commercial interests to show any better judgment if they are allowed to exploit Provincetown itself.

If there is unregulated building of motels in Provincetown, the character of the town will disappear — and with it will disappear the special kinds of people who have helped keep Provincetown what it has been. In addition, the town will truly become a ghost town except for two months each year.

The East End is the part of town that most of the tourists will enter. So naturally the first motels will be built there. But, of course, as time passes, motels will be built anywhere in the town — unless action is taken to prevent this from happening.

I believe the citizens of Provincetown must act now, by barring any future building of motels in the East End. Then, as soon as possible, the citizens should set up guide lines for the future development of the town. Naturally it must be allowed to grow and change — but it must always be Provincetown, and not just another cheap resort town.

Sincerely yours,  
Kenneth Stubbs,  
3066 Porter St. N. W.,  
Washington 8, D. C.





## In Our Mail

### Abe Burrows Writes

Editor, The Advocate:—

I am made very sad when I read all the letters of protest and counter-protest which appear every week. I hate to see such a split in our town. I don't want to contribute further to the dis-sension, but I must state how I feel.

The people who want the motels in the middle of town (which, I imagine, will help increase the sale of cotton candy), say they are in the majority. If they're right about that, then I guess they have the right to do anything they want. As for me, I have only one right left; the right to leave Provincetown for good.

It takes us around six hours to drive to Provincetown from New York. There are many places much more conveniently located for me. But my wife and I have been willing to make the long trip because of what we found when we got there. A place different from any other town in

the East. Warm, friendly, relaxing, a place with great light for artists, great atmosphere for writers, and great charm for everyone.

The whole country knows I love this place. For three or four months a year, I live in Provincetown. I write there, and I relax there. And I've been very, very happy. But now it looks as though it will no longer be possible for me to feel the same happiness.

Since the day I bought my home in 1956, I've spent a lot of money in remodeling, and I don't know how much more in steady upkeep. We have a lot more remodeling plans, but ever since I heard about the motels, I've put the lid on spending. I see no point to spending more money on a place I probably won't care to live in. Many of my friends in Provincetown are doing the same thing. I don't think the "new income" from the tourist traps will in any way equal the amounts we "regulars" have been spending.

Please do not think of this as a letter from an individual who is thinking of his own individual comfort. I just feel that in this case, what would be a catastrophe for me, would also be catastrophic for the town. What I do doesn't matter, but what happens to Provincetown **does** matter very much.

Sincerely ours,  
Abe Burrows



## Motel Man Says—This Is My Side Of The Story

Editor, New Beacon:

The copious tears that were shed in the last few weeks over the approaching "doom" to Provincetown because I am going to build a four story motel should be sufficient to float our fishing vessels if we ever run out of ocean water. These tear jerkers, sob-sisters and do-gooders must feel that they are the final authority on what a town should look like to attract the summer tourist. Ooops! I pulled a boner. I just forgot that several of the writers scorn the "summer tourist". They only want the summer vacationer who will stay a long period of time in Provincetown. For the edification of these

misguided people, let me reveal a secret to them; today's vacationing public vacations on wheels. Very few of them stay longer than a week in any given place. Exclude these same summer tourists and Provincetown would become a ghost town in a very short period of time. The Cape Cod Chamber of Commerce and the Provincetown Chamber of Commerce are spending huge sums of money to lure these tourists to our shores. Our do-gooders will have to inform these organizations that they are wasting their money.

Let me point out that a large number of the "eloquent" writers who write such endearing terms about Provincetown are only part time residents here, and particularly notice the large number of New Yorkers who are telling us how to conduct our business. Some of these people own property in Provincetown and some are only casual visitors. Very few of the writers live in Provincetown in the winter. It is so easy to sit in an office on the 25th floor of a modern skyscraper and tell others that they must keep a resort town so that Thoreau would feel at home in it if he were alive today. Some of these are the same people who have opposed the appropriation of the marshlands in the West End from the state. These are also the same people who opposed acceptance of land from the state for a town dump. Today we are suffering the consequences! These are the same people who oppose almost every progressive move that the town attempts.

The sanitation code that has been adopted by the state is going to restrict building very drastically. The cost of

disposing sewage is now about ten times as much as it was previously. More important is the fact that you must have a huge leaching area for disposal of waste. This law applies not only to motels, but to restaurants, homes, and any other new building. Very little building can now take place on Commercial Street and Bradford Street.

The Planning Board should be trying to liberalize building and not trying to put on restrictive measures. If our part-time residents gain their objective by passing the proposed restrictive zoning articles, the results will be very drastic. Almost all building and remodeling will come to a halt.

There are several reasons for it.

1. Article 74 defines a motel in such a way that any tourist house or guest

house or cottage colony comes under its definition. This would mean that anyone who wants to put a cottage in his yard or convert a room for paying guests would have to meet all the requirements. A great deal of the winter work in Provincetown has been remodeling.

2. Today there is so little open land in the commercially desirable part of Provincetown. Thus any restrictive rezoning will mean that new capital will have to go to other towns and Provincetown will have no new tax revenue. If the area from Peters' Gas Station to Howland Street is rezoned it would mean that the \$350,000 I would spend on further development of the Seascape property could not be done and Provincetown would lose my additional tax money.

No person in his right mind is going to spend huge sums of money to put up some garrish monstrosity. The motel I am building on the waterfront has been called a beautifully designed motel that will be in keeping with the architecture in Provincetown. It is also the only building in Provincetown that is designed to give any passerby an exceptional view of the water. Almost half of the frontage is open to the water. If I had put a two story motel in this same spot I would have been forced to cut off all view.

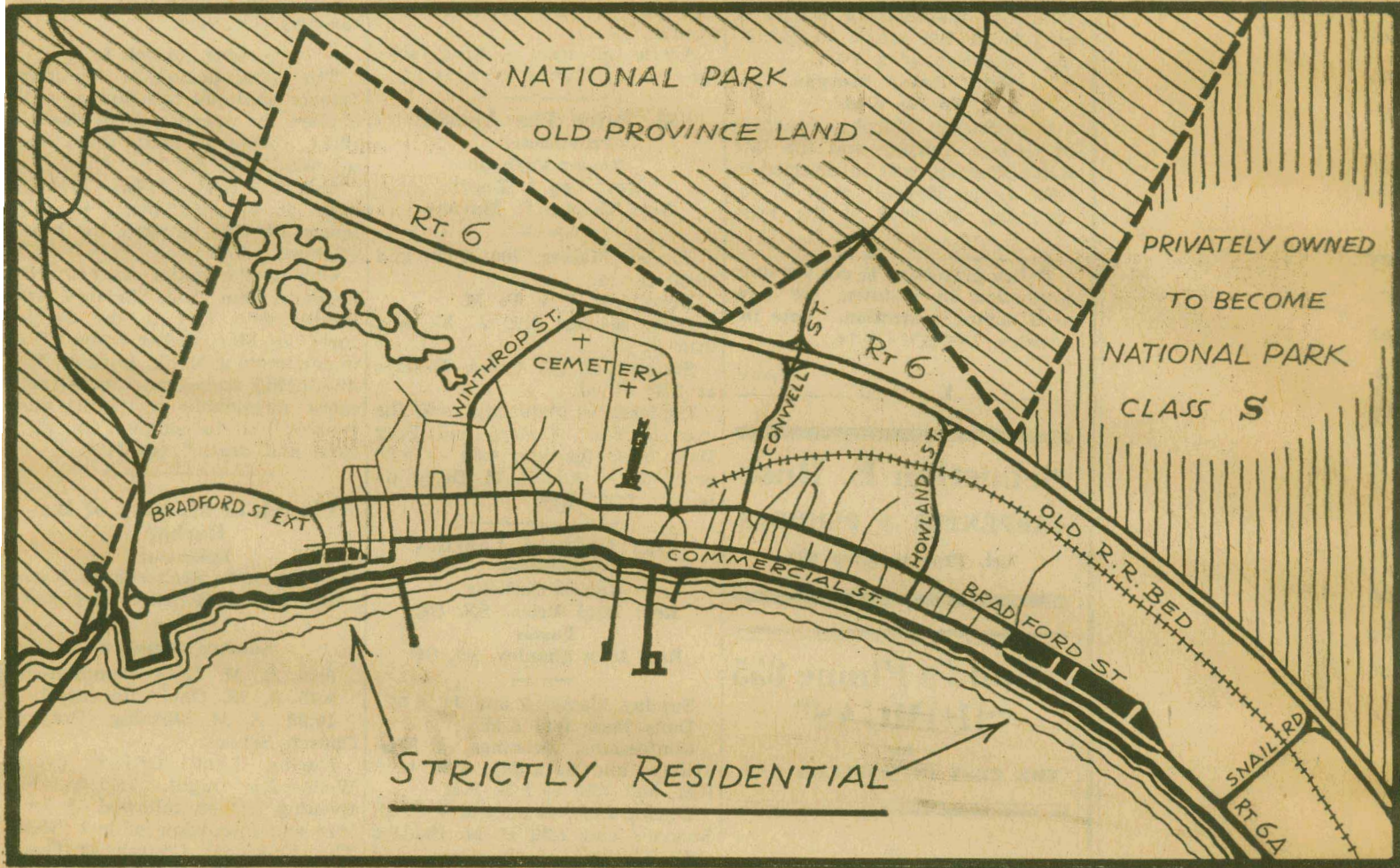
For this I have been villified in no uncertain terms.

Robert W. Roman



# Every Home In Provincetown Has The Right To Be Protected By Zoning

IT IS UNFAIR THAT ONLY 100 OUT OF THE 1200 HOMES IN PROVINCETOWN ARE PROTECTED AGAINST  
LARGE COMMERCIAL INTERESTS. (See 2 black areas on map.)



YOU MAY WAKE UP TO THE SOUND OF THE BULLDOZER CLEARING THE LAND NEXT DOOR FOR AN-  
OTHER 4, 5, or 6 story motel.

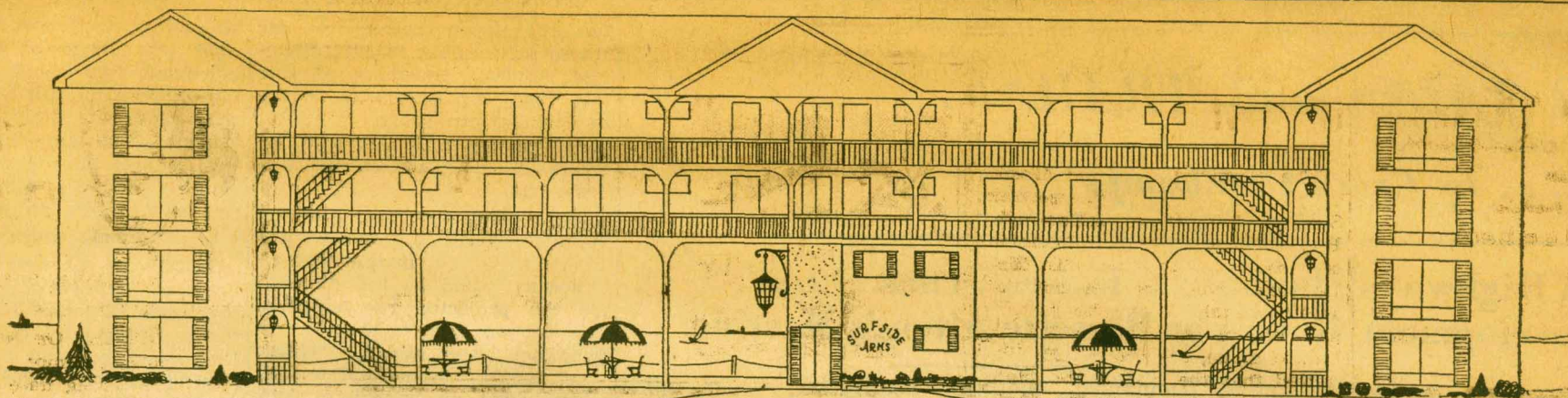
## DON'T LET IT HAPPEN HERE

LARGE NEW BUILDING SHOULD GO ON LARGE NEW LAND ON ROUTE 6.

OUR ONLY CHANCE FOR SURVIVAL AS A RESIDENTIAL TOWN IS TO HAVE STRONG ZONING  
CONTROLS.

VOTE FOR ARTICLES 70 - 71 - 72 - 73 - 74





Four stories started an avalanche of letters to The Advocate protesting motels in the center of Town. And four stories has shown the urgent need for stricter zoning. It is too late to prevent the above structure from going up. Already the sprawling foundation is being laid. But Monday night at Town meeting further damage can be prevented by voting for Articles 70-71-72-73-74, giving the Town zoning protection.

**Make Most Of Opportunity**

Editor, The Advocate,  
It is not usual for us to write a letter to the editor, but we are disturbed by recent developments in Provincetown. As Summer residents of some twenty-five years, we feel that it should be done in this case.

The establishment of the National Seashore Park has led to a situation that is bringing into focus with great rapidity a choice of growth pattern that Provincetown must face with considerable realism. The existence of the National Park presents to many an opportunity for exploitation and speculation. The Park Service is well aware of this, and being experienced in this matter, has already set up restrictions and regulations to prevent exploitation within its boundaries. Those desiring to set up businesses are thus forced to look at the peripheral areas as locations for their enterprises. Business men are all too familiar with the economic advantages of establishing themselves in prime locations. Provincetown with its geographic features and architectural charm is a most attractive target.

Summer residents provide a substantial portion of the town's income. The cultural contributions of the artistic segment and its fine and wide reputation are well known; and, in addition, they have become considerably affluent in recent years. The Summer colony, located primarily along the shoreline, occupies the land most coveted by the speculators. If they are allowed to move in without restraint, then the desirability of Provincetown as a residential Summer resort will diminish sharply, with the resultant loss in revenue to the town. The choice the town is facing is whether to permit that to happen or provide for a healthy growth without destroying the Summer colony. This will require wise and mature planning, and time is running out, as the proximity of the National Park has accelerated the town's growth. The next few years will determine the future character and economic life of Provincetown, and the number of letters in the newspapers reflect the deep concern held by many on this subject.

Recent events are a barometer to what will happen without proper planning for growth. As a business man, Mr. Roman was most successful as he recognized a weakness in the town's regulations and capitalized on it to his advantage. In a business sense, it might be said that there was nothing wrong with his actions.

There may be some who agree with him; but, it is certain that most of his neighbors do not. We cannot agree with Mr. Roman when he attempts to convey the impression that his actions were made in the best interests of the town. No doubt his prime motivation is simply to make as much money as possible, and that any profit from his enterprises is to be his and his alone.

Provincetown needs to grow and strengthen its economy, and now has in its hands a rare opportunity for an orderly and progressive program. There must be many who will see to it that this opportunity is not wasted.

Lina and Kenneth Berry  
60 Park Avenue  
Keene, New Hampshire

**Roots In Provincetown**

Editor, The Advocate:—  
I have been following with avid interest the development of the opposition to the building of motels within the limits of residential Provincetown, and I feel compelled at this late date to express my feelings on the matter. It is probably too late for this letter to be published, but it must rest on my conscience that I added my voice to the chorus of those in favor of the proposed amendment to the zoning regulations.

I was born and brought up in Provincetown, and even though I am not a property owner, taxpayer or voter, my roots are in Provincetown and nowhere else, though by circumstances I am obliged to live elsewhere. My family, some of my oldest friends, and my school friends are still there, and it is a comforting and wonderful feeling to know a place and people so well. I return now each Summer, to bring my three children to this place of warmth, friendliness and beauty. Although the oldest is only four, she knows of Provincetown as her other home. I want them to have the same things that I had as a child growing up there.

I may be a hopeless sentimentalist when it comes to Provincetown and her beaches, dunes, water, woods, and the town itself, but all this means HOME to me. I am bringing my children back to all this in hopes that they will absorb something of the tranquility, freedom, and the beauty of nature in Provincetown. The town has changed greatly from the time I was a child but these qualities still exist.

My hope is that my classmates and friends with whom I grew up, and all the others I have worked with feel at least

somewhat the same way I do about this heritage that Provincetown has to offer our children. Let us protect and preserve it for them.

Sincerely yours,  
Martha Malicoat Dunigan  
301 West 20th Street  
New York 11, New York

**Harm Outweighs Any Gain**

Editor, The Advocate:—  
A motel will bring in new taxes, therefore it is good, and all those who oppose it are bad and hate their town. This is the burden of the argument of the four-story-motel-in-the-East-End-of town boys. It was also the argument of those who wanted to subdivide the Province Lands and of those who fought the National Seashore. It is the argument you hear up and down the land from short-sighted real estate and business interests who are doing their best to stamp out beauty in America. (I do not mean to imply that all real estate developers and businessmen are short-sighted. Many of them realize that beauty serves their interests too.)

The argument is generally a cover for those who, not satisfied with a reasonable return, wish to make a quick killing on their investment, and the public be damned. It is usually accompanied by the cry, "A minority is trying to stop Progress!" But one usually finds that the advocate of "Progress" is not at all anxious to submit the matter to a vote and let the majority decide. He will sometimes squeeze through the narrowest of legal loopholes in order to avoid it.

When one examines his argument, it seems a weak one. Let's take Mr. Roman's estimate that six motels costing \$1 million will bring in \$36 thousand in new taxes, on the basis of the proposed new tax rate. Judging by some assessments of other properties in Provincetown, I believe the motel owners would be very much surprised and grieved if their properties were assessed at as much as half their real value. I think we can subtract quite a few of those \$36 thousand right at the start.

Second, the taxes paid on property to be torn down to make room for the new motels must be subtracted from the net gain to the town. There go some more of those \$36 thousand.

Third, new building—especially many new units in an already congested area—mean large costs to the town. Take away another slice of the pie.

Balance against a small net

gain in taxes, if any, the destructive effort of four-story motels upon the beauty and character of Provincetown—and one has only to go as far as Mayflower Heights to see what over-size structures of only two stories can do to damage our shoreline. And, I ask you, is it worth it?

Yes, is it worth it? Especially as motels can be so placed and designed as not to spoil the town. Who could object to the charming Red Inn, the old Seascap, the Colonial Inn. Must motels be block busters? And, by the way, do we really need six new motels, or will they simply take customers away from the older ones?

Our late beloved President in his introduction to "The Quiet Crisis" by Interior Secretary Udall, said: "Our economic standard of living rises, but our environmental standard of living de-

teriorates. A once beautiful nation is in danger of turning into an 'ugly America.' And the long-run effect will be not only to degrade the quality of national life but to weaken the foundations of national power."

He goes on to say that the effort to preserve our beautiful heritage "cannot be won until each American makes the preservation of the beauty and bounty of the American earth his personal commitment."

Miriam and John DeWitt  
614 A. St. N. E.  
Washington, D. C.

**Preserve The Old Town**

Editor, The Advocate:—  
As a property owner in the West End of Town, the former house of George Elmer Browne, a famous artist, and the brother of my husband, I wish to add my protest to the numerous others against the development of motels in the residential areas.

I cannot conceive anyone who loves nature and beauty wanting this, especially on the small area of Grozier Park, which is one of the loveliest spots in the West End.

I understand that although we pay taxes, we do not have a vote at Town Meeting so I trust that you who do go will vote to preserve Provincetown as we love it. My family and I spend most enjoyable Summers there.

Most sincerely,  
Mrs. Ralph C. Browne  
123 Federal Street  
Salem, Mass.

**Vote To Change Zoning Regulations**

Editor, The Advocate:—  
We are writing as many as we can in Provincetown urging voters to attend the Town Meeting on March 9th, and vote to change the zoning laws so that motels cannot be built in Provincetown. We certainly do not want the streets of town to be lined with motels.

There is plenty of room outside of town for that.

We hope all voters will attend the March 9th meeting, and vote to protect Provincetown from such a thing.

Sincerely yours,  
Eric A. Foulk  
Gertrude T. Foulk  
520 Orkney Road,  
Baltimore 12, Maryland

**Destroying The Character Of The Town**

Editor, The Advocate:—  
As a long time resident of Provincetown, I approve of the re-zoning amendment in the Town warrant. It seems to me that the citizens of Provincetown have

one narrow street stretching a long distance with the water in view at all times. A mixture of people — painters, writers, tourists, etc. Why do you think we come here?"

I've been taking slides from one end of town to the other. I've been afraid it will all change. That you will build a MALL. Nothing should interrupt the length of Commercial Street.

I know that Provincetown needs more revenue. But a Mall won't do it. It seems that more and more people are buying houses. That shows that people like it as it is. Try to show people that what they have is unique. There is nothing more lovely than Cape Cod architecture and its many versions. Try to influence people in preserving such a heritage.

We who do not live permanently in Provincetown have little right or knowledge to talk about the Harbor of Refuge. I do know that if it goes in at the West End that is the end of the loveliest spot of all. The peace and tranquility will be gone. If at all feasible it should be a part of the center of town. But that is a problem that will have to be settled by those who are qualified and who have a lot of vision.

One more thing. What happened to the Comfort Station at the center of town? The town hall closes at 9 P. M.

Sincerely yours,  
Frank Cassel  
McKeesport, Pa.



**Joins In Protest**

Editor, The Advocate:—

Please add my name to my friends and neighbors of Provincetown as being very much against the building of a motel in the East End. I am shocked at the very thought of this group thinking of such an idea let alone materializing it. What a shame it will be.

I have lived at 641 Commercial Street for many years with my family. The charm of this street has always given me pleasure, it has attracted many to live or visit here . . . how can we sit by and watch it ruined.

Sincerely yours,  
Edythe B. Anderson.

**A 1000 Miles From Michigan**

Editor, The Advocate:—

I strongly urge the adoption of the zoning amendment which will increase residential zoning and restrict the indiscriminate development of motels in Provincetown. As a property owner and Summer resident there is no question that the unplanned commercial development of the Provincetown waterfront will be harmful in the long run to both Summer and permanent residents.

One travels a thousand miles from Michigan to Provincetown in order to escape the faceless American vacation community. The preservation of the physical appearance and architectural integrity of the Provincetown waterfront are important in providing our families with the kind of Summer they want.

Sincerely yours,  
Paul Lowinger, M. D.  
2170 Iroquois Street  
Detroit 14, Michigan  
and  
655 Commercial Street  
Provincetown, Massachusetts.

**To The Committee For The Preservation Of Provincetown**

Editor, The Advocate:—

During the past several years we have heard rumors of plans for the construction of motels in the East End of Provincetown on the waterfront.

This beautiful and quaint old residential section would not be improved by motel buildings not in harmony with Provincetown scenery. It would no longer be a section of homes, but rows of motels built by financiers not attracted by the beauty of the town but by the chance to make a profitable investment.

Motels in the town limits will probably bring in more tax money but they will cause Provincetown to be less interesting to permanent Summer home owners and artists whom our merchants, carpenters, plumbers, etc., depend for business.

Mrs. Carroll and myself are registered voters in Provincetown, but unfortunately will be unable to be present at the Town Meeting on March 9th. We therefore take this opportunity to urge our many friends of the last 25 years to vote for the Zoning changes the Planning Board will put before the Meeting.

Let us now stand together and cast a winning vote for the Provincetown of the future.

Our best wishes for success.  
Sincerely yours,  
Frank J. Carroll.

**Let's Not Spoil It!**

Editor, The Advocate:—

My husband and I sincerely hope and pray that the vote on March 9 will be for re-zoning, in order to prevent motels from being built in the residential thickly settled part of Provincetown.

We were married in the town in 1931, and since then have spent many happy days throughout the years, with our children, grandchildren and friends. We own a house which my grandparents bought in the late 1800's. We love the characteristic narrow streets and attractive little houses, many with lovely gardens.

**Motels are fine things in their place,** but it doesn't seem to us that the place for them is crowded into the midst of the residential district.

Let's preserve the quaint and distinctive flavor and atmosphere which we and so many others have enjoyed for so many years. When new buildings are planned, let's have them in keeping with what we already have. We have a really unique town — let's not spoil it!

Sincerely yours,  
Mrs. Ernest G. Gebelein  
93 Longmeadow Road  
Taunton, Mass.

**Motel Operators Miss The Point**

Editor, The Advocate,

As a Summer vacationer at Provincetown for several years, who intended to return annually, I should express my alarm at the prospect of solid strings of motels leapfrogging in three directions from the new construction at Kendall Lane.

Save for some members of the building trade, it is hard to see who will profit from ruining the East End atmosphere. Any motel operator realizes that a viable Summer industry must depend on maintenance of the Cape Cod atmosphere of relaxation.

To say zoning must yield to progress, and an increase in the tax rolls is to miss the point. Motels can only prosper with the art colony and the Provincetown way of life.

In the Provincetown setting, the motels can encroach on the East End only by de-magnetizing the lure on which they must bank.

All interested sectors must unite to shelter the Provincetown way of life from antagonistic, high turn-over operations unfavorable to relaxed, carefree living. The motel operators will themselves oppose new entries. Will Provincetown stand by until the turning point is reached?

Yours truly,  
Hubert Margolies  
2800 Woodley Rd., N. W.  
Washington 8, D. C.

**Because It Is So Different**

Editor, The Advocate,

Time is running out and the Town Meeting is at hand. I fervently hope that everyone who loves Provincetown and is concerned for her future will be at that meeting to cast his vote for the new zoning code.

How many of us have not had the experience of having guests who fall in love with Provincetown at first sight. And when asked why invariably respond: "Because it is so different. Its not like any other town in America."

In this age of conformity how can we sacrifice this tiny, but valuable outpost of individualism?

Sincerely yours,  
Mrs. J. Robert Whelan  
31 Concord Ave.  
Cambridge, Mass.

**For 19 Summers!**

Editor, The Advocate:—

This letter is addressed mainly to the large number of people who live in Provincetown and whose ancestors came here from Portugal and the Azores. I have visited Portugal several times. I have seen its beautiful seashore, its quaint delightful villages, and its pleasant, happy, and easy way of life.

Why do I spend my Summers in Provincetown? Why have I and my family been coming here continuously for nineteen Summers with only one interruption? Because its bay, its seashore and its dunes have the beauty and the serenity of the land of your fathers; because Provincetown itself retains the unspoiled charm of the Old World; and mostly because I love the people living here. The blessing of the fleet with all of its festive color brings back some of the folklore of old Portugal.

I know that all of you who have the good fortune of living here in Provincetown want to preserve the town as it is and has been. I am sure that you do not desire the beautiful bay to be spoiled by the erection of motels on its shore, as we realize that this would mean the end of the Provincetown that we all know and love. It would never be the same again. Those of us who have our homes here, where we hope to retire some day, will have to leave and search for another place.

The Town Tax Collector has reported that well over 50% of the taxes collected to support Provincetown come from the out-of-town residents. Many among us are artists, which is considered to be an important attraction for tourists as well as being a great cultural asset to the town and a very positive and healthy influence for the new generations growing up.

We cannot vote but we beg you and your friends to come to the Town Meeting at Town Hall on the night of March 9th and vote for the rezoning and the building code.

Sincerely yours,  
Suzanne F. Sinaiko  
115 Central Park West,  
New York 23, N. Y.

**If Small Homes Go!**

Editor, The Advocate,

At the Town Meeting to be held on Monday, March 9, proposed

zoning changes will be considered which, if passed, will prevent the erection of motels in certain residential zones in Provincetown.

My wife, Elinor C. Gerould, owner of the property at 470 Commercial Street, and I favor these changes. The house has been in my wife's family ever since it was built by Captain Alfred Cook and all of my family are very much attached to it. Its attraction would be largely destroyed if motels are permitted to replace the old homes.

Provincetown is attractive to its residents, non-resident home owners and Summer visitors because of the beauty of its location and its historic charm. If the latter is not preserved, I can safely predict that the public will no longer be attracted to the town. Other old towns, such as Nantucket, recognizing this as true, have taken measures far more restrictive than zoning to maintain their character.

The old, residential sections of the town and the voters who live in those sections have everything to gain in preserving the integrity of these areas. The value of a small house and lot will decrease if nearby land is occupied by a motel, and certainly no responsible voter wishes to have many old homes destroyed to make room for a number of motels.

There is an abundance of land in Provincetown suitable and available for motel construction and it should be used for that purpose and the old homes should be preserved. The voter who believes that he may be offered a fancy price for his home by a promoter should ask himself a few questions. Where would my family go if I sold the home? What effect would the sale have upon my neighbors? Do I want Provincetown to be given over to motels and other commercial enterprises? What do I want Provincetown to be ten years from now?

Thoughtful answers to these questions must convince a voter that his vote should be in favor of the proposed zoning changes. May I respectfully urge that the vote be YES?

Richard D. Gerould  
14 Brown Street  
Cambridge, Mass.

**Destroying The Character Of The Town**

Editor, The Advocate:—

As a long time resident of Provincetown, I approve of the re-zoning amendment in the Town warrant. It seems to me that the citizens of Provincetown have been tolerant — even careless — in their attitude toward the increasing commercialism in the town.

Summer business is important to the Town economy, but, in changing the traditional character of the Town, we are destroying the thing that has attracted people to the end of the Cape for so many years.

Sincerely yours,  
Marion Cook  
(Mrs. Lauren Cook)



## Try To Preserve Our Heritage

Editor, The Advocate:—

I've been reading with much interest the many letters you've published on motels, changing the town, etc. So much has been said, and so well that it is needless to say the same things over again. I would like to add that Mr. Chrysler has preserved the church which is a beautiful landmark. Across the street is the lovely MEWS. Two years ago, and last year I talked to the owner of the MEWS. Here is an example of someone from out of town who has created a lovely area without destroying what was there previously. By day it's a lovely spot, and by night it shines like a jewel box. Provincetown could use more people with such taste.

I'm a walker. At least three times a day I walk through town at different times. I stop to see the lovely pictures between the houses — a stretch of beach — a few boats — children — the sand and the sea. Three miles of it. An unbroken view. Who would want to obstruct it?

Every year I meet French people in town. I ask them the same question. Is Provincetown like St. Tropez. "Of course —

one narrow street stretching a long distance with the water in view at all times. A mixture of people — painters, writers, tourists, etc. Why do you think we come here?"

I've been taking slides from one end of town to the other. I've been afraid it will all change. That you will build a MALL! Nothing should interrupt the length of Commercial Street.

I know that Provincetown needs more revenue. But a Mall won't do it. It seems that more and more people are buying houses. That shows that people like it as it is. Try to show people that what they have is unique. There is nothing more lovely than Cape Cod architecture and its many versions. Try to influence people in preserving such a heritage.

We who do not live permanently in Provincetown have little right or knowledge to talk about the Harbor of Refuge. I do know that if it goes in at the West End that is the end of the loveliest spot of all. The peace and tranquility will be gone. If at all feasible it should be a part of the center of town. But that is a problem that will have to be settled by those who are qualified and who have a lot of vision.

One more thing. What happened to the Comfort Station at the center of town? The town hall closes at 9 P. M.

Sincerely yours,  
Frank Cassel  
McKeesport, Pa.

## A Renaissance In Provincetown

Editor, The Advocate:—

Love is suspect — and good will invites cynicism or contempt. But I am getting older and my hide is a bit thicker. I write this letter because I do love Provincetown.

Some things are difficult to imagine. Robert Graves, the venerable British poet is reported (N. Y. Times) as foreseeing a time when all of the "last good handmade things" will be gathered together in museums, "when metal coinage will cease and so

MARCH 5, 1964

will poets," and man, at the rate of 100 to the acre "some above ground, some below" will sink into an automated sameness.

Or, imagine if you can, the stress and strain that will shake the academic world as the present enrollment of 4,118,000 degree-credit students rises to more than 7 million by 1970 — an increase of almost 90% in six short years!

The hour is later than we think. We have been advised that now — NOW is the time to adopt a philosophy toward the machine. I want to suggest that now — NOW is the time for all citizens of Provincetown to give serious consideration to the kind of town they want to create for their children! The winds of change are gathering force — and no one can deny that change will affect Provincetown too. The challenge is here and now — and I do not see how we can equate progress with selling our birthright for a mess of porridge!

For the past two Summers increasing numbers of tourists have stopped me at the junction of Standish and Cemetery Streets to ask me the way to Route 6. They were in a hurry to leave town. They complained about the traffic jams on Commercial Street and Bradford Street, and they complained bitterly about the lack of parking facilities. Some few complained that they were disheartened to find how difficult it was to gain access to the beach anywhere within town limits. More and more tourists within the already crowded streets of Provincetown do not necessarily spell progress!

### Fortunate So Far

With respect to building 4 story motels within the residential areas of town, I can only say we have been fortunate up to now. Lights still glow in the windows of homes from the East to the West End during the dark hours of the long Winter months. It is still quite unlike the darkened miles of boarded up homes and Summer cottages that exist row upon drab and gloomy row during the Winter months along roads leading into Cape May, N. J. Those who spend their Winters in Provincetown might well suffer from something worse than cabin fever come February after a spell of living with more and bigger uninhabited, darkened and boarded up motels in their midst. We never miss the mockingbird until the birds have flown — and we'll never realize just how important our harbor view is until it has been blotted from view!

Why is it that most people with money to invest in Provincetown seem limited to thinking in terms of motels? It seems to me that those who want to build these motels in the residential areas of the town show little regard for the town or for the people who live there 12 months of the year. More than this, they show a cynical disregard for the natural assets of the town that in reality belong to all the citizens!

It is possible that Provincetown has a vast untapped source of power which we have not yet explored. It has a wealth of friends! Collectively their imagination, their know-how, their cooperation, their enthusiasms, their influence with those in all walks of life and all areas of activity, their caring — could produce a bright future for Provincetown on a 12 months basis while preserving for themselves a bit of breathing and living space!

To all the many friends of Provincetown across this broad country — I say it is no longer enough to just love Provincetown and to merely hope it will remain as it is. If you truly love Provincetown and do indeed want to preserve as much of its unique character and charm as is possible to do, then you can no longer remain aloof from the problems that beset this town on a 12 months basis of the year!

### Collective Talents

There are many of you better equipped to write about the whirlwind of change — than I. Change that will affect the lives of all of us. How we meet the challenge will depend upon the use we make of our collective talents. I say that the time is here and NOW to make a bold attempt to face the challenge. Let us declare a war on poverty! Poverty of ideas, poverty of imagination, poverty of vision! Poverty of will! Poverty of the generous commitment to that which we claim we love! If the citizens of Provincetown vote to hold the

line — vote for re-zoning — this will be just a heroic effort on their part to keep the dam from bursting!

There has never been a real division between the year round residents of Provincetown and its Summer residents. Differences — yes. But no worthwhile project in town could have survived without the closest cooperation between the two groups. We need that cooperation more than ever today!

There will be vast expansion of all kinds of institutions of learning — for students, trainees, craftsmen, research, for those with new found leisure, for those seeking to enlarge their cultural horizons, for those wishing to specialize.

What more beautiful setting — what more ideal setting for a school of creative writing than Provincetown? Or a school of drama? Perhaps some university — desiring to break out of its academic slump might take over the administration of such an accredited school in Provincetown. Everyone! Everywhere! Make Inquiries! There are other types of schools possible . . . architecture . . . dress designing . . . a research institute? A school for motion picture techniques? What about guilds? Guilds for the development of the fine art of furniture making — glass blowing — tapestry — enamelling? Schools for specialization? Marine Research? Graduate schools for biological studies? A fine arts school? A junior college?

A RENAISSANCE in Provincetown? Why not?

Where there is no vision the people perish. So do communities.

### The Hour Is Late

The hour is late. Sing it to the mountains! Don't settle for a boarded up town to keep you company from October to May. Let's have the town humming with life and warmth in the midst of December! What a library we could have! And an audience for our band! Think of it. And think some more!

Friends of Provincetown — gather your forces! Sculptors, artists, writers, doctors, lawyers, professors, professionals and amateurs! Unite! Maybe Abe Burrows would write us a campaign song? Who knows Senator Kennedy? Who knows Mr. Sargent

Shriver? Who can do what? Who has better ideas? Let us hear from you. The challenge is real. Get it into the newspapers — magazines — on radio and television. Provincetown, Mass., is in the vanguard of the coming Renaissance!

Those of you who think you will find greener pastures elsewhere — do not forget this is the Jet Age. There is already a jet landing strip on Tahiti! The world population is on the march. Provincetown could become an oasis — it's up to you!

Pat (Van Dereck) Saffron  
4555 Henry Hudson Parkway  
Bronx 71, New York

## Best Of Provincetown Would Suffer

Editor, The Advocate,

I cannot fail to write for the Provincetown Playhouse in opposition to the proposed four-story motel which Mr. Roman has applied for permit to build in the East End, and supports in the name of progress. I wish to address my appeal to the Town officials and to the voters and let them know that the Playhouse would suffer with the Art Association and the Provincetown Symphony, with the studios, Art Galleries and the residents, all who cherish what Provincetown means as a center of artists and writers.

This last July brought the Playhouse evidence that when the town is crowded with transients many of our audience stay away, and the transients themselves are looking for a very different form of entertainment.

We heard the same from our friends of the Art Cinema and from some of the restaurants and shops.

To bring even more over-night visitors and their cars into a town that was built for residences not for large motels set on a narrow street to obscure sea and sky is far from progress.

We can only beg the voters, and the officials at Town Hall who have always been our friends, to remember the small Playhouse on the Wharf and the traditions we too have hoped to maintain.

A heritage is entrusted to all of us which if we betray will make us in practical as well as aesthetic ways the losers. The tide is beginning to turn against destroying what cannot be replaced in nature and also treasure of the past. Those who can still preserve what made Provincetown known and loved have an opportunity to share in a new form of Progress which can lead the way as the Provincetown artists, writers and theatre people have done.

No four-story motel can equal that for progress.

Hopefully,  
Catharine Huntington  
co-manager Provincetown  
Playhouse



THURSDAY, MARCH 5, 1964

## Change In Motel Dession

Editor, The Advocate:—

People have sometimes asked us why we are so anxious to change the Zoning By-Laws now when we have had them for seven years without giving them a second thought. This is a good question.

When the present Zoning By-Laws were accepted in 1957 motels on the Cape had perhaps ten to 20 units and were no more than two stories high. That, I feel sure, had been the "Motel" concept with most people until now. But now motel designing has changed so radically (four stories, housing 50 units or more) that amendments are needed to keep pace with this change. Enormous structures demand serious control in safety, sanitation, fire, water, traffic, etc. Could anyone have conceived of this in 1957?

Eventually Provincetown will have a Master Plan. Until then the amendments to the Zoning By-Laws will allocate large new buildings to land that can handle them, and will give the small homes in town the protection they need.

Please vote for Articles 70, 71, 72, 73, 74.

Barbara and Philip Malicoat  
320 Bradford Street



**OUR WATERFRONT --**

**-- OUR BLESSING**

---

**Keep Motels on the  
Perimeter of Town.**

This ad was paid for by an out-of-town  
friend who wished to remain anonymous.



## Who Cares?

Editor, The Provincetown Advocate:—

Make us a city,  
Not a small town,  
That once was so quaint,  
That once had renown.

Build us tall buildings,  
Ugly and flat;  
No view of the water?  
Who cares for that!

Shut out the sky,  
Chop down the trees;  
Away with all beauty,  
Who cares for these!

Once when we walked through  
the village by day,  
We could see white sails on an  
amethyst bay;  
The silver reflection of moon-  
light by night,  
We foolishly thought an inspir-  
ing sight;  
Or glimpses of fishing boats home  
from the seas.  
Who cares? There is not any  
money in these.

Dorothy Moffett  
Provincetown



## In Our Mail

### I Care

Editor, The Advocate:—

Dorothy Moffett, you are so right

Who cares for Provincetown and  
town people's rights?

I care for the town, and what is  
left of the trees.

Don't chop them down — please.

I care for the view of the water,  
blue bay.

As a child, years ago, on the sands  
I did play.

Happy childhood I must say —  
No place like down the shore for  
a child to play.

When we walked by the village  
by day

My father's fishing boat we could  
see,

Sailing into the bay from out to  
sea,

Inspiring sight for all to see.

I hope and pray old Provincetown  
will stay

As it's supposed to be — vacation  
paradise

Down by the sea a cold February  
night,

1894 I was born down near the  
shore

Of that quaint town of Province-  
town

Captain Abner's daughter,  
Florence M. Sterry,  
380 Park Street  
Soughton, Mass.



This is a  
**REMINDER**

To Keep The Zoning  
As Passed Last Year

Vote **AGAINST** the repeals

VOTE **NO**

On Articles 42 & 43

*CITIZENS for ZONING*



*Plan the Cape's  
development*



*... or leave it  
to chance ?*



---

*The choice is*

**YOURS!**



**NOW, your "YES" vote can bring to Cape Cod . . . .**

## **A PLANNING AND DEVELOPMENT COMMISSION FOR BARNSTABLE COUNTY**

On your ballot at the next town meeting election, will be  
this REFERENDUM QUESTION —

“Shall the Selectmen of the town be requested to approve the adoption of a petition filed in the General Court, which seeks to create a Commission to be known as the Cape Cod Planning and Economic Development Commission, and provides that the County Commissioners may appropriate not more than \$50,000 annually for this purpose.”

**A "YES" vote  will help YOU and ALL Cape Codders !!!**

### **IN WHAT WAY?**

The Commission will direct its attention to solving the many problems that affect:

1. Real Estate Tax Rates
2. Personal Income
3. Traffic congestion
4. Over-crowding of land
5. Conservation of our "Rural Seaside Atmosphere"  
the Cape's natural charm and heritage.  
Preserving the landscape and restoring it naturally.  
Preserving and restoring historic homes, sites and  
shrines to our famous people.
6. Provide better job opportunities for our young people.

**WE HAVE TALKED ABOUT THESE THINGS FOR DECADES —  
NOW IS THE TIME TO ACT.**



## AN ECONOMIC APPROACH TO LAND USE

Investigation, research, planning and study is needed on a number of uses now being made of Cape Cod's land and on many proposed and required future uses.

The approach must be from a practical angle--the economic effect of the uses. Are they in the best interests of the Community? Do the uses produce the greatest possible number of good job opportunities?

Take as an example--"strip zoning"--the obvious detriments, are traffic obstacles, and depressed real estate values immediately adjacent to the "strip."

How can a price tag be put upon these conditions?

Route 28 from Hyannis to Chatham is the most talked about. A beginning should be made here, by selecting a sizeable area--perhaps 2 miles or more in length.

An assessor's type map must be prepared listing the commercial and other uses now in existence. Then the annual tax return can be computed.

Next a census or inventory of jobs and payrolls and their economic value to the community.

Then the income to the owners and investors must be determined.

With this information the cost of eliminating all buildings and current uses can be determined. In some areas along this highway the cost could be several millions of dollars.

Restoring the "rural seaside atmosphere" in these areas would have some value if only intangible. But also a real value could be placed on it by further studying how much new value is created on the land in the vicinity, when the "Rural Seaside Atmosphere" is restored.

Additional value would be obtained because traffic flow would increase and become safer. The price tag here can be compared to the cost of creating a new parallel highway, adding the loss of value on



the land taken for the new highway.

The new vacant land so created could be planned for the highest and best use--be it open spaces, resorts, dwellings, or planned locations for commercial centers to serve the former and new customers to be attracted.

This can all be done on paper, without disruption of the present uses. Once the cost/benefit ratio has been established and a financing plan arranged it can be presented to the town meeting for consideration.

If adopted, priorities would be set-up for implementing the plan. As most of the uses on this highway now involve commercial enterprises and resorts, new locations for these would be prepared first and the moves planned in advance to cause the least possible interruption of service, jobs and income.

It may be thought that traffic conditions would not be improved, as most of the traffic generating users would be relocated in the same general areas. Traffic flow would improve because the number of intersections would be reduced--perhaps as much as 100 to 1--traffic experts estimate that for every opening in the curb--traffic flow at that point is reduced 25%.

Restoration of the "Rural Seaside Atmosphere" in the towns and villages carrying out such a plan would result in putting an end to the charges of "honky tonkism." It would substantially increase real estate values in the vicinity of the highway, bringing to these communities more high income "second home" owners--thereby creating valuable consumers for the commercial interests in the town or village.

Resort owners would find that a high percentage of their guests would become valuable "returnees"--instead of "rollers." As conditions are now, about 1/2 of all our vacationers do not return the following year--in many cases because they do not find, the Cape Cod image, they are seeking.

The information needed to correct and eliminate "strip zoning" is one of the more compelling reasons for establishing a County Economic Development and Planning Commission. Towns can of course do this separately, but the condition exists without regard to boundaries and the principal once established can be applied in all towns where it now prevails.

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Copy to Barbara

March 13, 1965  
Provincetown, Mass.

Town Manager Robert Hanceck  
Town Hall  
Provincetown, Mass.

Dear Mr. Hanceck;

The opportunity to meet the voters of Provincetown as a whole at Town Meeting must have been a welcome and enlightening experience for you. I'm sure that you came away from our customary open debate with a better understanding of what Provincetown represents, both past and present. In turn, the citizens were greatly interested to hear expressed for the first time, your point of view regarding several matters. Among these, your discussion of the tax base was revealing. Almost all of us are aware of your heavy fiscal responsibility to the town and the need to keep taxes at a reasonable level. I, for one, however, was somewhat apprehensive over your specific reference to industrial and commercial sources of tax revenue. This may seem to be the answer in a town manager's manual for the average community but I'm afraid that the text will have to be revised to fit Provincetown's special needs and interests. Our previous town manager, Mr. Lawrence, spent a great deal of time trying to fit us into the mold of a Needham or Medford but the end result was a total estrangement, since he never seemed to discover the particularized needs of our community and did not have the creative imagination to adapt the techniques of routine management to Provincetown.

I should think that it would be quite clear to you by this time, that Provincetown regards its unusual environment, its unique charm, and its natural beauty as its chief economic asset. No promise of motel millions will move this community toward renouncing this asset for we knew that once this economic asset is destroyed, no amount of debate will restore it. The wise use of our natural assets insures our residents here <sup>financial</sup> ~~prosperity~~ prosperity in the individual pocket. Without that, a slightly lower or higher tax rate is not going to make much difference to the average taxpayer. The sources of our income are largely three..1. The fishing industry..2...The long-term summer resident and 3..the short-term tourist. Most of the local businessmen who



operate here throughout the year, survive with the support from the first two sources of income. Any excessive over-balance <sup>toward</sup> the third source is going to wipe out the town as a year-round community. Fortunately for those of us who live here twelve months of the year, it is still a year-round community. We do not have to regard a ghost city nine months of the year. We are able to enjoy and appreciate the heritage which God has given us and the people of Provincetown have developed over a period of many years.

Within the framework of these three sources of income which I have previously mentioned, there is room for a great deal of development. The fishing industry will receive a tremendous boost from the forthcoming Harbor of Refuge and the growth and subsidizing of the fishing industry as a whole throughout the nation will most certainly be reflected here. An industry which still brings in over a million and a half dollars a year to the town is not dead. Further, a good working cooperative would assist greatly in beating the price squeeze and marketing problems of the fishermen. There have been several attempts at forming a cooperative and it is still within the realm of possibility that such a cooperative could be established with great benefit to the fishermen and the town as a whole.

The summer residents form a second large segment of our supporting economy. These people are drawn from many walks of life and are willing and active in contributing to the needs of the town. It is from these, that many stores and services receive their needed support that extends from early spring until late fall, often the Christmas season. Within this group are many artists and professional persons. That is why I have expressed the view that a Working Center for the Arts may someday be a reality here. By this, I mean, not an undergraduate institution but a center for post-graduate and mature professionals who seek a serious dedication to the creative arts. Such a foundation should not seek tax-exempt status but should be willing to contribute its local share of real estate taxes thus giving support to the town. On a year-round basis, such an institution would require the needed goods and services of local business and contribute to the ever-all well-being of the residents.



The place of the short-term tourist falls very properly in the category of adding the third source of income which puts us substantially over the top when added to the other two sources, but it should never be thought that it can replace them. Business catering to this trade, benefits from the tradition of fishing, the tradition of the art community, and the historic and scenic heritage of the town. Every person or corporation who caters to the seasonal tourist trades on these assets to his own advantage and to that of the community, provided he does not destroy them in the process.

This then forms the basis of our economy and I feel certain you will see for yourself that it offers a great deal of positive challenge to the office of Town Manager. I am sure that the residents of Provincetown join my own personal wish that you will find your association with us pleasant and rewarding. I have addressed this letter to you in the sincere hope that it will be of some assistance in helping you to form a rounded judgement of our community.

Very Sincerely,

Josephine Del Bee  
Atkins-Mays Road

Copies to:

"The Provincetown Advocate"  
"The New Beacon"



## AN OPEN LETTER TO THE INHABITANTS OF PROVINCETOWN

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This is an appropriate time to express our thanks to the citizens of Provincetown and to the Summer residents who so earnestly supported the movement last Winter for improved Zoning regulations.

A great deal has been accomplished, but we dare not relax. There are those who are already seeking to circumvent the few new Zoning regulations that we have. We must therefore be vigilant!

Let it be known, that we will continue our studies of Zoning and our quest for betterment in this direction.

Let it be known, that we will carefully observe requests for variances so that justifiable cases and hardship cases will not be denied their relief, but that those which impinge on other property rights and are in direct conflict with the law will also be carefully examined with a view toward making appropriate protests.

Let it be known, that further efforts to despoil our community by invoking specious legal loopholes will receive close and careful scrutiny by our group and our own counsel with a view toward resorting to legal action if necessary.

We appeal to all voting citizens of our Town and to our Summer residents to give their continued weight and sustenance to our movement.

Why do we muster this intensity of effort? Because this is the Town that we love and because it is worth saving from insensitive encroachments. We must be vigilant!

We invite you to express your support by letters and by mailing contributions to . . . .

THE COMMITTEE FOR THE PRESERVATION OF  
PROVINCETOWN



# Roman Gets Green Light For Motel

The legal way was cleared last week for Robert Roman to proceed with construction of Surfside Arms Motor Inn on the site of the former Seascape House in the East End. Estimated cost of the building is \$225,000, Mr. Roman said in making the announcement that Town Counsel Maurice Goldman's legal opinion gave him the green light to go ahead with construction.

His permit was suspended on October 28, pending submitting of drawings having full approval of a registered engineer or architect. His right to build was further questioned by the Committee for the Preservation of Provincetown, a newly organized group, which seeks zoning changes to prohibit such construction in town. In making its case this group cited a hearing held by the Provincetown Planning Board, October 22, saying the notice of the hearing had been published October 9, and building permits issued subsequent to this date would place Mr. Roman and others seeking to build large motels in the position of proceeding at their peril.

However, notice of hearing actually was published one day short of the required 14 days, thus invalidating the hearing, according to Town Counsel's Goldman opinion. Inasmuch as Mr. Roman had complied with the building inspector's request that approval of his plans be by a professional engineer, and filed with the building inspector, Town Counsel advised that the suspension could not hold, and furthermore stated that inasmuch as there had been no valid hearing, and the statutes require one for a zoning by-law amendment, Mr. Roman was, in his opinion, within his rights to proceed.

On the strength of this opinion Fernando Gonsalves, Building Inspector for the Town, released the permit to Mr. Roman, and he was further granted a permit by the Selectmen to extend a leaching pipe to a field across a town highway in order to comply with specifications of the Board of Health regarding the cesspool and leach field distances from the building.



A STATUS REPORT ON THE  
PROVINCETOWN ZONING LITIGATION

The Petition

On April 23, 1964 a petition was filed in the Barnstable Superior Court on behalf of Mary A. Campbell, Raymond E. Rice, Harriet D. Adams, Abram Burrows and Ethel DuPont, five members of the Committee for the Preservation of Provincetown seeking to have the Building Inspector of Provincetown enforce the new zoning code by halting construction of Mr. Robert Roman's motel on the site of the former Seascape House on Commercial Street.

The petitioners argued, in substance, that the zoning by law adopted at the Town Meeting on March 9, 1964 was applicable; that the motel did not comply with it; that Roman was not exempt from compliance by his permit issued March, 1963, because he had failed, as required by statute, to commence construction work within six months after its issue.

The case was advanced for speedy trial and was tried before Judge Coddair in June, 1964 for four days.

The Decision

On December 18, 1964 Judge Coddair filed a thirteen page decision upholding petitioners' main contention. The decision concluded:

"The law requires that Mandamus should issue ordering the Building Inspector of the Town of Provincetown to revoke the



permit issued to Roman for the motel, and to forbid and prevent any further construction of the motel if construction has not been completed.

The equities of the case warrant and make it appropriate that in the alternative Roman be allowed to renovate and remodel his motel to bring it into harmony and compliance with the Zoning Law as amended in 1964." The Judge then ordered the..."Respondent Building Inspector of the Town of Provincetown to enforce the Zoning Laws of the Town of Provincetown as amended in March 1964 to compel the Respondent Robert Roman to comply therewith; and that pending compliance that the respondent Roman be enjoined from making use of the motel building."

Immediately following the decision Roman is reported to have announced publicly that it would be impossible to remodel the motel, and that he would appeal to the Supreme Judicial Court.

#### The Appeals

On December 23, 1964 Roman's attorney commenced proceedings to appeal, to obtain a new trial and to have the injunction lifted until the case is finally decided by the Supreme Judicial Court, which may not occur until May or June 1965 at the earliest.

To protect their rights and to ensure that all issues are presented to the Supreme Judicial Court the petitioners on January 6, 1965 filed a cross Appeal. They also filed a motion



to continue the injunction in effect during the appeal to forbid Roman from using the motel in any manner.

Our attorneys have been told by Town Counsel that neither Provincetown nor its Building Inspector will appeal.

On January 6, 1965 Bass River Savings Bank, Brockton Savings Bank, and Worcester North Savings Institution, stated to be Roman's mortgage lenders, filed motions: (1) to intervene; (2) for a new trial; (3) for leave to appeal; and (4) for a stay of execution.

Judge Coddair has stated that he will hear the various motions on January 21, 1965.

An appeal to a higher court is a time consuming process. The parties must secure a transcript of all testimony taken at the trial; prepare the printed record of evidence to be presented to the Supreme Judicial Court; prepare briefs and reply briefs, and, finally, present oral argument before the Court.

The relief sought by the petitioners and decreed by Judge Coddair could have left little doubt that an appeal would be taken by Mr. Roman. Undoubtedly he has substantial financial commitments at stake. The petitioners' interest in the integrity of Provincetown Zoning while less tangible is no less substantial to them and to all who have worked to advance this cause. We are cautiously optimistic of its final outcome.

The Committee for the  
Preservation of Provincetown

We now have word that the above 4 motions were denied by the Judge and also the petitioners motion to continue the injunction during the appeal. This means that the motel can operate while if the Supreme Court considers the case.

Sincerely yours, Barbara Malicoat



# EDITORIALLY SPEAKING

Whether we like it or not, all legal obstacles to the construction of the Surfside Motor Inn on the shore side at the site of the former Seascape House is going ahead, following an opinion made last Tuesday by town counsel. Permits have been returned to him, and the Board of Selectmen have granted the owner, Robert Roman, a permit to extend a leaching pipe across Commercial Street because the land on the side where he was to build could not comply with specifications of the board of health regarding cesspool and leach field distances from the proposed building. The town is satisfied, the building inspector is satisfied and several of the town's year round resident taxpayers have also expressed satisfaction with the project. Opposition has come from some who do not live in the area, and from hastily drawn up committees and groups, who did not oppose openly or in print other building in the general area of the proposed motel, when it came about several years ago. The owner certainly cannot be expected to leave the area open so that a view of the harbor will be there for all to see. You don't buy land for that purpose, unless you are awfully rich or awfully foolish. We know he is neither, and must make the best profit he can from his investment. Undoubtedly there will always be opposition to progress, and those who will object to it wherever it is proposed and for whatever reason it may be proposed. Mr. Roman expects to be open for business in April. We wish him good luck.



## Association Criticizes Town Manager

At the monthly meeting of the Provincetown Civic Association, held in the Parish House of the Church of St. Mary of the Harbor last Wednesday, a prolonged series of opinions were given over the matter of the town manager. Among the complaints aired were these: failure to get out the town report until so close to the annual meeting that citizens had no time to confer and study it; telling the local printeries that if they did it, it must be back in 2 or 3 days; the fairly incredible refusal to put the now-famous 4 articles in the warrant; the placing of parking meters between the wharfs instead of the gates as so voted upon; the rumor that the manager is away from Thursdays to Mondays so that half the week the town is without a manager (the members believed that the reasons he gave were not sufficient); the failure to erect warnings, night and day where the construction firm in the Seascape Motel has destroyed the sidewalk; the jumping up of ratings in the pay plan in the street department instead of waiting out the definite terms—this must not be done before certain time has elapsed. Fear was expressed that all this might well lead to the eradication of the town manager form of government. The secretary, S. Osborn Ball, said if this happened, we would revert to the dark ages because qualified selectmen who knew how to handle the manifold details of so large a corporation certainly could not be found—or if found, would not run.

Fear was expressed over the digging out of the beach below both mean and low water by Robert Roman. This has at least temporarily created an artificial depth of three or more feet which means that the waves in a southerly storm will be raised by that much.

It was voted to ask both the National Park and the State what the true legal status is of the following town areas:

The plot north of town hall where the large plaque is and which at a former time was kept in nice condition for the thousands who throng the area taking pictures of it.

The westerly side of the road leading from the monument back to Bradford Street which offers nothing but an unsightly jungle and mess and which no one seems concerned with.

Hopes are expressed that summer rental agents would avoid renting to groups of young ones who come without housekeepers, without responsibility and who depend on local jobs for the rent. It was believed that agents should give up a commission than bring such destruction and rent-evasion and hoodlumism on the town.



# Town Asked to Vote New Standards For Motels, Ban on Trailers, Tents

1964  
BY DONALD WALSH

Cape Cod Standard-Times Staff Writer

HYANNIS, Feb. 22 — A year or so ago a Barnstable planning board meeting was thrown into a minor tizzy when town planning consultant John Blackwell, of Boston, admitted he was unable to come up with a concise answer to the query, "What is a motel?"

The question arose during discussion of the zoning revamp, then in its infancy, which will go before town meeting voters week after next.

The board was trying to distinguish between lodging and boarding houses, cottage colonies, cabin complexes, hotels and other overnight-or-longer accommodations which happened to be situated along well-traveled highways.

No brief description of a motel has yet been forthcoming from Mr. Blackwell, or anyone else, but contained in this year's proposed Zoning Article 71 are about 300 well-chosen words setting forth requirements any motel built in the Town of Barnstable will have to meet after acceptance of the by-law.

## New Requirements

In the first place, no motels may be constructed anywhere in the town except the greater Hy-

annis area, Route 132 (Highway Business district), downtown (Central business district) and around the Hyannis Harbor-Lewis Bay waterfront in a specified area designated a Marine Business district.

In all or any of these districts at least two acres of land must be provided with a street access frontage of at least 200 feet. Around the edges of the plot there must be a 20-foot planted border on which parking is forbidden and driveways prohibited except those leading from a bordering street to the motel proper.

No part of any building on the property can be closer than 50 feet to the front, sides and rear of the plot and no more than 25 percent of the lot, or group of lots, comprising the motel property shall be built on.

Height of buildings is limited to two-and-one-half stories or 35 feet.

Paved off-street parking spaces shall be provided on motel property at the ratio of one car for each rental sleeping room. If restaurants, conference rooms or similar convention or assemblage facilities are part of the motel operations paved parking spaces

at the rate of one for each four restaurant or other seats will be required.

## Minimum Parking

Obviously, parking areas will vary in size but in every case at least 200 square feet of paved area must be provided exclusive of driveways and easily accessible.

Added to these strictly zoning requirements, of course, are rigid specifications laid down by the building inspector, Board of Health, State sanitation and safety authorities and other agencies having to do with size of bedrooms, number of bathrooms, swimming pool requirements, etc.

From the foregoing it seems clear that finding a brief definition of a motel is no easy task. They range from a "hotel without a lobby where you carry your own luggage" to many non-flat-

tering descriptions and a few others many might deem colorful, or even racy.

However, to the Barnstable Planning Board, as set forth in Article 71, a motel is a non-tall building with bedrooms on a two-acre lot with plenty of paved off-street parking spaces. Any questions?



320 Bradford Street  
Provincetown, Mass.  
February 20, 1964

Senator Edward Kennedy  
Senate Building  
Washington, D. C.

Dear Senator Kennedy:

The Town of Provincetown, first landing place of the Pilgrims, is facing a crisis as the result of the Cape Cod National Seashore Park.

Large motel syndicates are beginning to buy property for four story, fifty unit structures in a primarily residential section of town. The present lax Zoning By-Laws allow this. Amendments to these By-Laws are being presented to the voters by the Planning Board at the Town Meeting on March 9th, and a two-thirds majority vote will be necessary to make them effective. Many of the townspeople, feeling the burden of an already high tax rate, welcome any building anywhere in town which promises greater tax income. They do not fore-see that such constructions in the heart of this New England fishing village will ruin its charm, bring impossible traffic and fire hazzards because of its narrow streets, and drive away the many artists and summer residents who cherish Provincetown and have been the backbone of its economy for generations.

Our Committee has been waging a campaign through letters and the press to urge the citizens to vote for these By-Law changes so that the homes in town will be safeguarded and the undeveloped land at the edge of town along Route 6 will be used by the large motels accommodating the Park visitors. We are meeting with strong opposition from influential quarters.

Knowing of your deep interest in preserving the historic Cape towns and of your concern that the Park should be an asset and not a liability to these towns we are asking if you would state your feelings in a letter which could be read at the Town Meeting March 9th. If this is possible it will be of inestimable value to our cause. Any help that you can give us in this emergency will be deeply appreciated.

Very sincerely yours,

Committee for the Preservation of Provincetown, 1964



LISTER HILL, ALA., CHAIRMAN

PAT MCNAMARA, MICH.

WAYNE MORSE, OREG.

RALPH YARBOROUGH, TEX.

JOSEPH S. CLARK, PA.

JENNINGS RANDOLPH, W. VA.

HARRISON A. WILLIAMS, JR., N.J.

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EDWARD M. KENNEDY, MASS.

LEE METCALF, MONT.

BARRY GOLDWATER, ARIZ.

JACOB K. JAVITS, N.Y.

WINSTON L. PROUTY, VT.

JOHN G. TOWER, TEX.

LEN B. JORDON, IDAHO

# United States Senate

COMMITTEE ON  
LABOR AND PUBLIC WELFARE

STEWART E. MCCLURE, CHIEF CLERK  
JOHN S. FORSYTHE, GENERAL COUNSEL

February 27, 1964


Miss Barbara H. Malicoat  
320 Bradford Street  
Provincetown, Massachusetts

Dear Miss Malicoat:

Thank you for your letter of February twentieth. I can understand your concern in this matter, however, I feel that as I am not a resident of the Town of Provincetown and this is a local matter it would be improper for me to express my opinion.

While I appreciate the opinions which you have expressed, I would respect the votes of the citizens of Provincetown regarding the bylaws which govern their area.

Sincerely,



Edward M. Kennedy