



Town of Orleans

Community Preservation Committee
19 School Road Orleans MA 02653-3699
Telephone (508) 240-3700 – Fax (508) 240-3388

FY25 COMMUNITY PRESERVATION PROJECT APPLICATION

SECTION A

Project Title: Historic District Implementation

Submission Date: 11/7/23

Applicant (note if Town, individual or non-profit): **Orleans Historical Commission**

Mailing Address: 19 School Rd, Orleans, MA 02653

Co-Applicant, if any (note if Town, individual or non-profit):

Mailing Address:

Project Contact Person: Joan Nix, vice-chairman Historic Commission

Telephone: 201-738-5079

E-mail: jpnarchitect@gmail.com

Federal Tax Identification Number (if non-profit):

Project purpose (Check all that apply):

Open Space Historic Preservation Community Housing Recreation

Project Location/Address: Main Street in East Orleans from Rt 28 to Barley Neck Inn

Community Preservation Funding Request: \$25,000

Brief Project Summary, including justification of project category checked above:

The project is to support the implementation of a local historic district along Main Street in East Orleans. Included in the grant proposal are consultant fees (\$20,000) and related project expenses (\$5,000). The consultant would be a Secretary of the Interior Standards qualified preservation professional. This project assumes that the local historic district bylaw is approved in a fall 2024 Town Meeting. The consultant would work with a Historic District Commission (Commission) to develop Design Guidelines if needed, along with policies, procedures and forms for the Commission and Town to use. The consultant also would provide technical assistance for an initial period of 6 months for the review of applications, and training to the Commission on architectural styles and the design review process.

SECTION B

Please attach the following information with all applications:

- **Detailed Narrative:** A detailed but succinct description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.

- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.
- **Financial Data:** Provide financial information for the project including detailed and total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Costs relating to historical rehabilitation/renovation should be clearly identified (if possible) compared to other costs, such as code compliance or accessibility improvements. Applicants are encouraged to submit more than one quotation from potential contractors.

GUIDELINES FOR PROJECT SUBMISSION

- A) Complete Section A, and submit to the CPC via email, between July 1 and Oct. 31
 - You will be contacted by the CPC regarding detailed information to complete the application
- B) Fully completed applications need to be submitted by Nov. 20. Late applications may be accepted at the discretion of the CPC.
 - Submit **two (2) complete paper copies** of the application and other materials to the Community Preservation Committee, c/o Town Administrator, Town of Orleans, 19 School Road, Orleans, MA 02653. Applications can be dropped off at the front desk.
 - **Applicants must also email complete applications in PDF** to Jennifer Fountain, Administrative Assistant, at jfountain@town.orleans.ma.us A **single PDF file** which appends materials described in item 3 to the application form is preferred.

1. **Complete Applications must be received by Monday, November 20 to be considered for recommendation at the Annual Town Meeting.**
2. Funds for approved projects will be available on July 1st following the Annual Town Meeting upon submission of appropriate invoices and accounting.
3. Applicants may be asked to include any maps, diagrams, and/or photographs pertaining to the project. Letters of Support for the project from community organizations or other sources may also be submitted. Clear, concise presentation of materials is appreciated by the Committee.
4. The Community Preservation Committee may require additional (or more detailed) information or further clarification to a submitted application.
5. Prior to submission of funding applications, applicants should review the Community Preservation Act (MGL, Chapter 44B, through the Community Preservation Coalition website), the Orleans Community Preservation Plan and the Orleans Community Preservation Bylaw, copies of which are available on the Town Web site at <https://www.town.orleans.ma.us/community-preservation-committee>. Nonprofit organizations applying for historic preservation funds for historic structures should obtain a sample copy of an acceptable historic preservation deed restriction (available from the Town Administrator's office) since this type of document will be required. Applicants other than the Town of Orleans should also obtain a sample copy of the Agreement with the Town of Orleans that all successful nonprofit applicants will be required to sign. Please contact the Administrative Assistant by email with any questions.
6. Eligible projects must address one or more of the uses outlined in the Community Preservation Act, Sections 2 and 5 (2), as follows:

Open Space: Acquisition, creation, and preservation of land to protect existing water supply/aquifer areas, agricultural and forest land, coastal lands, frontage to inland water bodies, wildlife habitat, nature preserves and scenic vistas.

Community Housing: Acquisition, creation, preservation, and support of community housing defined as housing for low and moderate income individuals and families, including low and moderate income senior housing. The Community Preservation Committee is required to recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

Historic Preservation: Acquisition, preservation, rehabilitation and restoration of historic structures and landscapes that have been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the Town or that are listed on the State Register of Historic Places. Plans for restoration and rehabilitation must comply with Secretary of the Interiors' standards.

Recreation: Acquisition, creation, preservation, rehabilitation, and restoration of land for active and passive recreational uses, including land for community gardens, trails and noncommercial youth and adult sports and the use of land as a park, playground, or athletic field and for preservation and restoration of recreational facilities. (Community Preservation funds cannot be used for a stadium, gymnasium, or similar structures or for the acquisition of artificial turf for athletic fields.)

Dec. 1, 2022

- **Detailed Narrative:** A detailed but succinct description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.

The project is to support the implementation of a local historic district along Main Street in East Orleans. Included in the grant proposal are consultant fees (\$20,000) and related project expenses (\$5,000). The consultant would be a Secretary of the Interior Standards qualified preservation professional. This project assumes that the local historic district bylaw is approved in a fall 2024 Town Meeting. The consultant would work with a Historic District Commission (HD Commission) to develop Design Guidelines if needed, along with policies, procedures and forms for the HD Commission and Town to use. The consultant also would provide technical assistance for an initial period of 6 months for the review of applications, and training to the HD Commission on architectural styles and the design review process.

Background:

The 1.2 mile stretch of Main Street from Rt. 28 to the Barley Neck/ Beach Road split has long been considered as the most historically and architecturally significant streetscape in Orleans. This part of Orleans was the institutional, ecclesiastical, and civic center of the town and it retains multiple high-style and large-scale buildings of these use types plus several historic cemeteries and monuments. The area also contains a well-preserved, cohesive collection of historic residences dating from the early-19th century to the mid-20th century, reflecting the period of prosperity from the fishing and agricultural industries up to the emergence of the seasonal tourist economy.

In 1995 the Massachusetts Historical Commission determined the area to be deemed to be of such significance as to be worthy of listing on the National Register of Historic Places. That same year, the Orleans Historical Commission (OHC) began the process to establish a local historic district under MA General Laws Chapter 40C: Historic Districts. The bylaw that came out of that process failed to meet the 2/3 approval vote at town meeting in 1996.

In 2005, the town revisited the concept of a historic district again, but the process stopped long before a bylaw vote.

The OHC is now considering a local historic district again. The process began in 2018. The OHC determined that the failure of the bylaw in 1996 was primarily due to the large size of the district and the wide scope of what was reviewable. It decided that a local historic district that was limited to the Main Street corridor and could review only demolitions, additions over a small size, and new construction would meet the primary goal of preserving the area and be approved by voters. The OHC applied for and then used CPC grant money to update Massachusetts Historical Commission Inventory Building Forms (Form Bs) for the properties along Main Street where the original Form Bs were over 30 years old, and also to prepare new Form Bs for those properties needing one.

In 2023, the Select Board established the East Orleans Main Street Historic District Study Committee (Study Committee). The charge to the Study Committee is to explore the potential for a local historic district under Chapter 40C: Historic Districts of Massachusetts General Laws. The Study Committee has begun its work by following the statute-defined process. The initial step is to send a questionnaire to property owners within the proposed district.

All property owners in the proposed area were sent a questionnaire in October. As of November 11, 2023 nearly 38% of the property owners have responded. Of those, 90% have agreed that the area is historically significant and 75% support the idea of a local historic district that is limited to the review of new construction, demolitions and additions.

With this strong community support, the Study Committee plans to complete the process toward a town vote in 2024. If that vote is successful and a new bylaw establishes a local historic district, then a Historic District Commission would be appointed. This Historic District Commission would need to implement the bylaw. **It is this implementation that the grant is asked to support.**

Consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs:

The establishment of a local historic district is a preservation project for the entire area along Main Street. The goal of establishing a local historic district along Main Street in East Orleans is to preserve the historic character of this streetscape for the benefit of local homeowners and business, and for the town at large. This preservation goal aligns with the CPC Preservation of a historic resource, in this case the protection of historically significant buildings and their settings along Main Street in East Orleans, and CPA funds can be allocated. The project is consistent with the Orleans Comprehensive Plan and would ensure preservation of the essential character of the town.

The project is feasible within the given time period.

- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.

Action Plan and Timeline

The project will not begin until there is a 2/3 approval at Town Meeting of a bylaw establishing a local historic district. It is currently assumed that the bylaw vote will be in the fall of 2024. The project would then have the following plan and timeline:

October 2024 – Bylaw is approved at Town Meeting and is sent to the Attorney General for review and approval. The Attorney General has up to 90 days to act but extensions from the Attorney General are common, so 5 months is assumed in this timeline.

November 2024 – Bylaw approved by town vote.

March 2025 - Attorney General approves the bylaw.

March 2025 - Select Board appoints a Historic District Commission (HD Commission).

April 2025 – HD Commission begins meeting. Consultant is selected.

April 2025 to June 2025 – Consultant works with the HD Commissions to:

Draft policies, procedures and forms for the HD Commission and the Town

Prepare Design Guidelines if needed

Provide commissioner training, including attendance at HD Commission meetings

Provide education/ training on architectural styles and design review process

July 2025 - All processes and procedures to be in place for the HD Commission to begin reviewing project applications.

July 2025 to November 2025 – Consultant:

Reviews applications and provides written comments on applications to HD Commission

Attends hearings as a way to continue commissioner training

- **Financial Data:** Provide financial information for the project including detailed and total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Costs relating to historical rehabilitation/renovation should be clearly identified (if possible) compared to other costs, such as code compliance or accessibility improvements. Applicants are encouraged to submit more than one quotation from potential contractors.

Financial Data

The total cost for the project is based upon

\$20,000 - Consultant fees

\$ 5,000 – Related expenses (printing, website redevelopment, etc.)

\$25,000 – Total requested