



Town of Orleans

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

FY25 COMMUNITY PRESERVATION PROJECT APPLICATION SECTION A

Project Title: Lifeboat House Building Project

Submission Date: October 2023

Applicant (note if Town, individual or non-profit): **Centers for Culture and History in Orleans (a.k.a. Orleans Historical Society) Non-Profit**

Mailing Address: PO Box 353 Orleans, MA 02653

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

Mailing Address:

Project Contact Person: Cristina Harter

Telephone: 203-219-7913

E-mail: cmhcmhcmh@comcast.net

Federal Tax Identification Number (if non-profit): **04-6168175**

Project purpose (Check all that apply):

Open Space Historic Preservation Community Housing
Recreation

Project Location/Address: Corner of School Road and River Road, Orleans, MA

Community Preservation Funding Request: \$ 250,000 (less than 10% of total estimated project cost)

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

Overall Objective & Goals

Honor, Respect and Devotion to Duty. These are the core values of the U.S. Coast Guard that are embodied in the “never quit” history of the CG36500 motor lifeboat and the *Pendleton* rescue. The overall objective of this project is to permanently preserve and protect this national treasure indoors and keep its story alive for generations to come.

Goals for the new building (in priority order):

- 1. Protect, preserve and respectfully display the CG36500 (Listed on the National Register of Historic Places).**
2. Help visitors learn about the CG36500 story.

3. For context, provide an overview of the nearly 400-year history of life-saving in Orleans and on the Outer Cape.
4. Create space for a relatively small, but “world-class” museum of broad appeal--an attractive destination center that draws people to Orleans--showcasing CG36500, *Pendleton* and Outer Cape lifesaving artifacts.
5. Establish a revenue stream by charging an admission fee to see the boat and other events/activities at the entire CHO campus. (Leased town land provides a 99-year revenue source for Orleans.)
6. Provide needed administrative space for CHO staff and volunteers.

Our stated objective is to permanently preserve and protect a national treasure because the CG36500 is now 77 years old and it is not practical for it to stay in the water much longer. In addition, although the volunteers who attend to the boat are dedicated and experienced in wooden boats, they are dwindling in number and there is concern we will not be able to meet the increasing maintenance needs of the boat as well as we have for 42 years.

To maintain a listing on the National Register of Historic Places there are two requirements that must be met: 1. Preserve and maintain the integrity and longevity of the subject artifact, and 2. Provide access to the artifact for community exposure and education. We feel the proposed Lifeboat House Building Project will completely satisfy these two requirements.

Lifeboat House Building Project Support Justification

The CPC generously supported a request from The CHO in the 2024 fiscal year for architectural design and engineering services in support of the Lifeboat House Building Project (\$55,000). Town Counsel, Michael Ford provided an opinion in Support of the project.

Per Charles Ellis in an email to The CHO: “I have pasted (below) the revised opinion by Michael Ford. Fundamentally, I think this allows consideration of the project.”

Orleans Historical Society Boat House Building. The CPA defines “preservation” as the “protection of personal or real property from injury, harm or destruction, but not including maintenance.” The CPA Coalition notes that:

When it comes to historic document, this verb contemplates CPA funds being spent on work to directly preserve the actual documents. Activities would include de-acidifying the paper, cleaning the documents from damaging dirt and film, repairing tears, encasing them in mylar protection, etc. Of course, there are many indirect things you can do that protect the documents from injury harm or destruction. In fact, hiring a 24 hour security detail fits that definition, but we think everyone would agree that this is not eligible for CPA funds. What about the monthly subscription to the building security system? Electricity to run the building heat and dehumidifier. If the town owned a large collection of artifacts, could it build an

entirely new museum to hold these documents? It's easy to see how far away you can get from actual preservation of the document when you start down this road. CPA is for direct preservation activities on documents and artifacts. Once you step away from work on the actual documents and artifacts, you are spending money on something else (like building a library), not the documents. And that's outside the boundaries of CPA. New construction is allowed in the housing category, but no new additions or new buildings are supposed to be done in the historic category." (Stuart Saginor, Executive Director of the Community Preservation Coalition email 2/15/2020)

Per Michael Ford: "However, if the CPA determines that the construction of the new building is necessary for the preservation of the historic boat house, then the project would be a permissible use of CPA funds. The CPA funds could only be used for funding the structure that is necessary to preserve the boat and could not be used for the construction of office space, etc."

We will ensure that CPA funds will be utilized in support of the preservation of the CG36500 Motor Lifeboat and only for that purpose. No CPA funds will be used for the construction of office space or other expenditures not related to the preservation of this iconic artifact. It is anticipated that no more than 10% of the project will be funded by the CPC even though current building sketches indicate that the boat will occupy at least 40% of the interior space.

SECTION B

The **Detailed Narrative, Action Plan and Timeline, and Financial Data** will be submitted on or before November 20, 2023 when the fully completed application will be submitted by the Centers for Culture and History in Orleans.

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