

Orleans Historic District Study Committee



Parsonage Inn, Main Street, Orleans

Proposed Historic District Questionnaire Report

Report Date: December 07, 2023

This document reports on the results of the Orleans Historic District Study Committee questionnaire sent to all property owners in the area of the proposed historic district.

This report is for public distribution.

Questionnaire Response

Questionnaires were sent to 85 property owners in the proposed district and to the Town of Orleans.

Number of property owners receiving questionnaires: **85**

Questionnaires returned: **40**

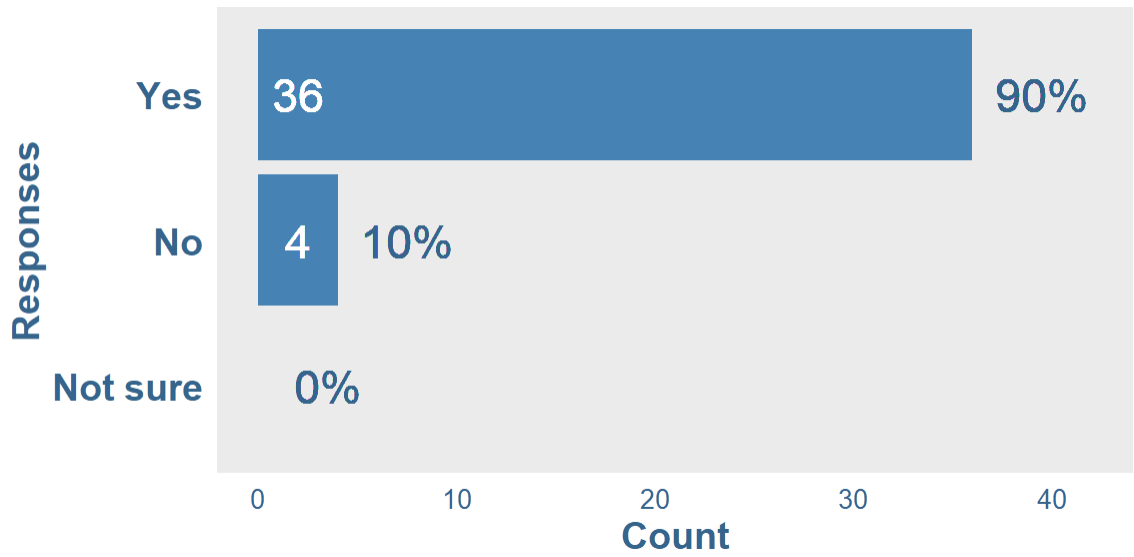
Response rate: **47.1 %**

Results

The following charts present the responses to individual questions on the Historic District Study Committee questionnaire.

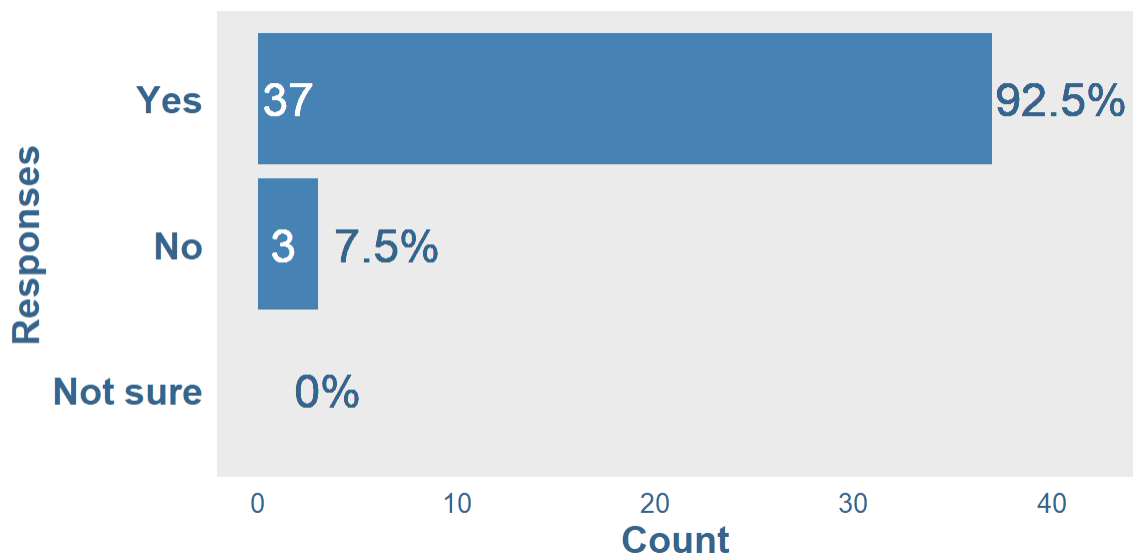
Question 1

Do you think that Main Street in East Orleans is historically significant?



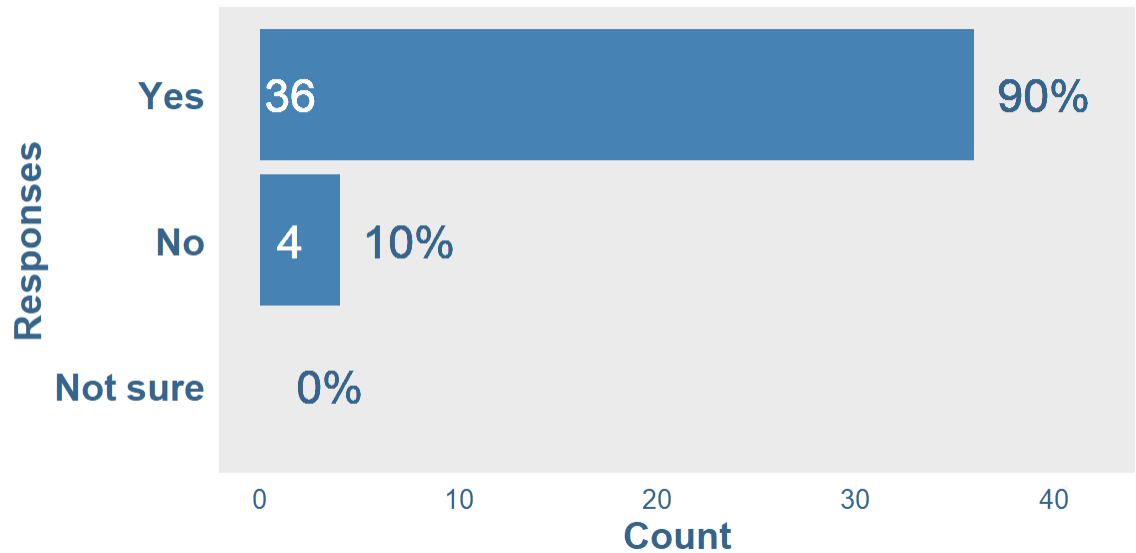
Question 2

Do you value the historic architecture along Main Street in East Orleans?



Question 3

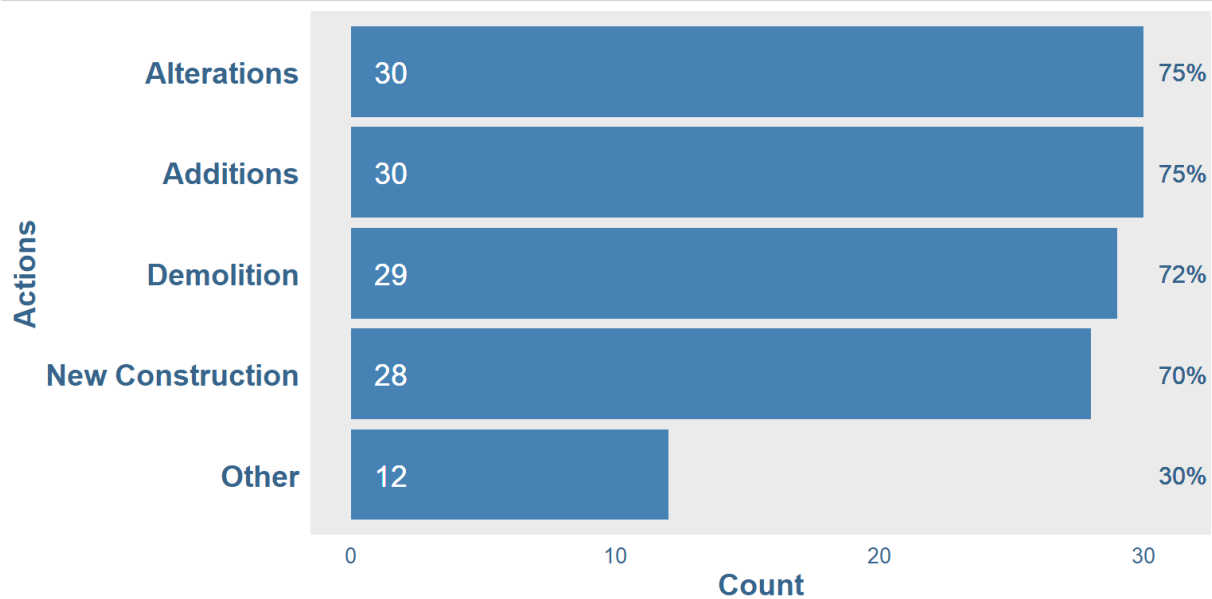
Do you think that the historic character of Main Street should be preserved?



Question 4

For this question, multiple responses were permitted. Percentages shown are calculated from the number of respondents who selected a given category, e.g. if 30 of 40 respondents selected a category, it was chosen 75% of the time. Each category percentage is out of 100 and is not additive with the other categories.

What actions do you think could most negatively affect the historic quality of Main Street in East Orleans?



Other Actions

The following list of items was entered in the “other” category of actions that could negatively affect the historic quality of Main Street in East Orleans.

Other Actions

Size of structure

Not allowing East Orleans to remain a business district

Old tree removal

Running business illegally using “owner occupied workshop” permits

non-resident owner/occupants

Letting houses deteriorate

Large party house rentals (seasonal) that sleep 715 [sic] people.

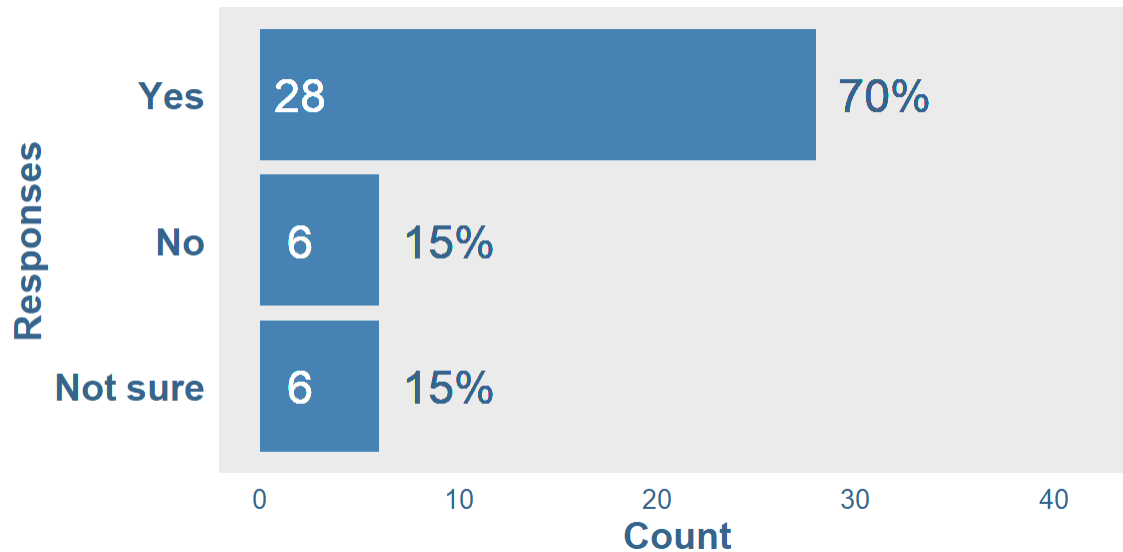
No unsightly debris visible from the street

Inability to change with the times

Road and sidewalks requiring reductions in historic frontages of setbacks [more]

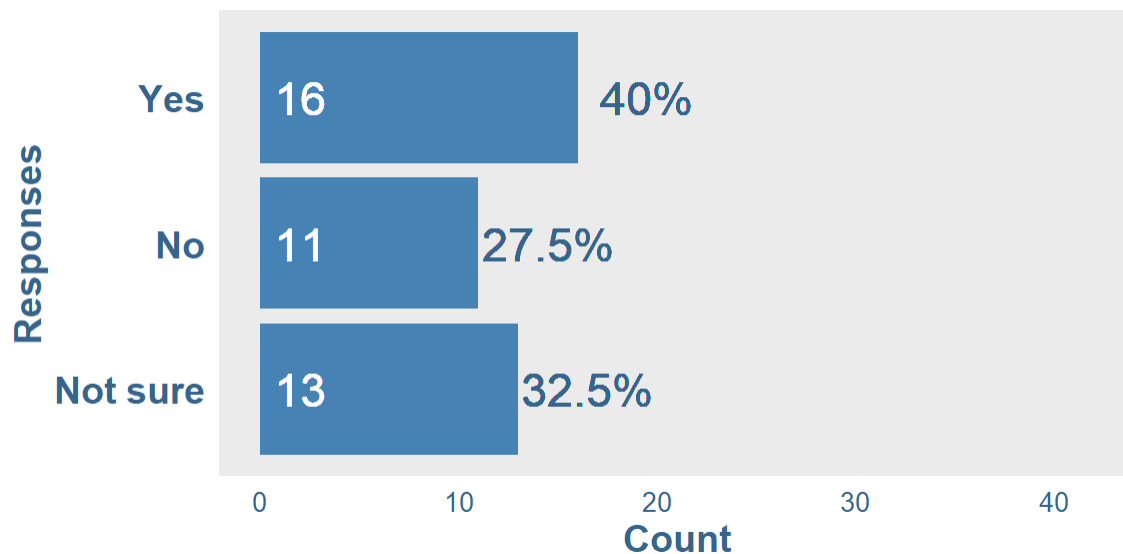
Question 5

The intention of the Study Committee is to propose a local historic district bylaw that would be limited to review of demolition, new construction, and additions. All other alterations would be exempt. Would you consider supporting this type of district?



Question 6

Most local historic districts also review alterations to the character-defining features of historic buildings (e.g. decorative door surrounds, window grill patterns, siding material), as well as demolitions, new construction and additions. While this type of district is not being considered for Main Street in East Orleans, would you consider supporting this type of district?



Comments

1 The CHO fully endorses and supports the efforts of the Study Committee and the OHC to preserve East Main Street. Please let us know how we can help communicate the importance of having a local historic district.

2 With the advancement in technology - will solar panels or solar roofing be allowed? This should be addressed before the vote at town meeting. Is there a time limit on the approval or disapproval process?

3 I am very much in favor of this. As an owner of one of the old homes with much history, I am afraid to even sell my house fearing someone might take it down. The previous owners sold it to us because they knew we loved antique homes and would keep it as it was. Please please please keep these wonderful old homes!

4 Extend district to Nauset beach. Commitment to ensure property taxes remain in line with the rest of Orleans town.

5 Collective actions by the SB and other town government bodies have materially diminished the business environment in East Orleans to the detriment of residents desiring the historic services once enjoyed by all. East Orleans used to be a bustling hub of thriving businesses with local families and visitors alike enjoying all it had to offer, and right down the road from Nauset Beach! The former Katie's and mini golf have long been a complete eyesore. You need to keep the aesthetic in mind, in addition to providing a business friendly environment.

6 We think the people who buy and live in these houses are respectful of the area. We do not want the town to have the right to decide what we can do on our own property. - owners should have the right to decide - old houses need repair and upkeep even on the outside We added on at [number withheld] Main St but kept the historic look in focus. Judging by how long things take to move through town bureaucracy having the town involved would be difficult. - As a buyer we would hesitate to purchase a home with such restrictions. This is a disadvantage for selling opportunities

7 Buildings should be allowed to be renovated. The core goal is to maintain the historic appearance and scale. It is not necessary to ensure that a window be replaced with a wood, genuine pane divider window when a modern version with a divider in the double pane looks the same from 30ft away. Vinyl clapboard siding is high quality and provides the same appearance as wood, as a second example.

8 It would be nice to have sidewalks from town to the Barley Neck. After APA it's dangerous to walk. I'd rather see pedestrian safety come first.

9 [In other:] Too much density, unregulated new construction, illegal signage. Running businesses illegally using "owner occupied workshop" permits. [In comments:] Greatest risks are allowing illegal businesses to exist, allowing illegal signage and over-building. Too many "For Rent" type of signs that stay up year round.

10 In all the years I have lived here I have not noticed any home detracting from the street beauty, etc. Are any of the people on this committee an actual resident of Main Street?

11 I'm worried about the affordable housing starting to look unkempt. Like all other does in town. As far as additions, I would like to see them in keeping with the character of other homes.

12 Please stop wasting the limited time & effort of town staff & focus on core issues. Orleans & the Outer Cape in general needs to embrace change & modernity. Stop focusing on the past & look towards the future.

13 [On page 1:] Because Orleans already approved low income housing and other houses, in the proposed historic district which are not historic. [in other, after Demolition:] (unless the cost to repair far outweighs the cost to rebuild) [Comments:] We have owned our home, in Orleans, for close to 24 years. We love our home but do not support it being part of the historic district. Our reason is that we do not support others telling us what can be done to our home under such strict guidelines. We see absolutely no value to us, as home owners, to have our home considered historic.

14 What is good for Orleans (any town) is a renovation/new construction project on the order of the recent work to the John Kenrick house (Re 28 + Namequoit Rd). Those owners deserve a commendation and a standing ovation at the town meeting! What is bad for Orleans is its practice of turning its back on enforcing the zoning and other applicable regulations of the town of Orleans. Best examples: the business at the corner of Tonset and Main St. The owners have given the town their backsides. And our enforcement agents have done Nothing. I have other examples but enough! The town fails to enforce so why write new rules to live by?

15 A historic board/committee should consider and approve requests for proposed work on historic buildings. Also zoning needs to support this effort to prevent use of buildings that would affect the historical character of this area. Also owners of historic properties should be encouraged to maintain the buildings and the landscape. Trees should be protected too.

16 [In Question 4: qualified New Construction and Additions with:] In some cases. [In comments:] See attached letter [available for review.]

17 Don't take rights away.

18 [continued from other:] traffic and road noise, lack of policing speed of vehicles and heavy trucks! Noise!!! [Comments:] What is really historic are the first families of Orleans, not the homes. My mother's family married a Higgins in 1646 in Orleans, a Higgin's women who was a Native American. The town library should be the historic partner with the Historic entities. This is the same 1646 that the king granted recognition of the area. [Question 5 had both Yes and Not sure circled, yes was entered.]

19 How about installing some benches where senior walkers would take a break and and appreciate the historic architecture of Main St.

Appendix

Question Responses

Ques1	Ques2	Ques3	Ques4	Ques5	Ques6	Date
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/10/27
Yes	Yes	Yes	Demolition	Yes	Not sure	2023/10/27
Yes	Yes	Yes	New construction;Alterations that remove historic materials and/or architectural details	Yes	No	2023/10/27
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/10/27
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Yes	Not sure	2023/10/27
Yes	Yes	Yes	New construction;Additions;Size of structure	Not sure	Yes	2023/10/27
Yes	Yes	Yes	Demolition;Additions;Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/10/27
Yes	Yes	Yes	Demolition;New construction;Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/10/27
Yes	Yes	Yes	Demolition;Alterations that remove historic materials and/or architectural details	Yes	Not sure	2023/10/27
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/10/27
Yes	Yes	Yes	Demolition	Yes	No	2023/10/27
Yes	Yes	Yes	Demolition;New construction;Alterations that remove historic materials and/or architectural details	Yes	No	2023/10/27
Yes	Yes	Yes	Demolition;Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/10/27
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/10/30

Ques1	Ques2	Ques3	Ques4	Ques5	Ques6	Date
No	Yes	Yes	Not allowing East Orleans to remain a business district	No	No	2023/10/30
Yes	Yes	No	None checked	No	No	2023/10/30
Yes	Yes	Yes	Demolition;New construction	Not sure	Not sure	2023/10/30
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Yes	Not sure	2023/10/30
Yes	Yes	Yes	New construction	Yes	Not sure	2023/10/31
Yes	Yes	Yes	Demolition;New construction	Not sure	Not sure	2023/11/01
Yes	Yes	Yes	Demolition;New construction;Alterations that remove historic materials and/or architectural details;Old tree removal	Yes	Yes	2023/11/01
No	Yes	Yes	New construction;Additions	Yes	No	2023/11/03
Yes	Yes	Yes	Demolition;New construction	Yes	Yes	2023/11/03
Yes	Yes	Yes	New construction;Running business illegally using "owner occupied workshop" permits	Yes	Yes	2023/11/03
Yes	Yes	Yes	Demolition;New construction;Alterations that remove historic materials and/or architectural details;non-resident owner/occupants	Yes	Yes	2023/11/06
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/11/06
Yes	Yes	Yes	Letting houses deteriorate	No	No	2023/11/06
Yes	Yes	Yes	Demolition;New construction;Alterations that remove historic materials and/or architectural details;Large party house rentals (seasonal) that sleep 715 [sic] people.	Not sure	Not sure	2023/11/06
Yes	Yes	Yes	Demolition;New construction;Alterations that remove historic materials and/or architectural details;No unsightly debris visible from the street	Yes	Yes	2023/11/06

Ques1	Ques2	Ques3	Ques4	Ques5	Ques6	Date
Yes	Yes	Yes	Demolition;New construction;Additions	Yes	Not sure	2023/11/06
No	No	No	Inability to change with the times	No	No	2023/11/07
Yes	Yes	Yes	Demolition;New construction	Yes	Not sure	2023/11/08
No	No	No	Demolition	No	No	2023/11/13
Yes	Yes	Yes	Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/11/13
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Not sure	No	2023/11/13
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Yes	Yes	2023/11/13
Yes	Yes	Yes	Demolition;New construction;Additions;Alterations that remove historic materials and/or architectural details	Not sure	Not sure	2023/11/16
Yes	No	No	None checked	No	No	2023/11/20
Yes	Yes	Yes	Demolition;Road and & sidewalks requiring reductions in historic frontages of setbacks [more]	Yes	Not sure	2023/11/20
Yes	Yes	Yes	Demolition;New construction;Alterations that remove historic materials and/or architectural details	Yes	Not sure	2023/12/01

End

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