



Town of Orleans

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

Rec'd June 11, 2024

FY25 COMMUNITY PRESERVATION PROJECT APPLICATION

SECTION A

Project Title: East Orleans Main Street Historic District- Facilitation of the Process
Submission Date:

Applicant (*note if Town, individual or non-profit*): **Town of Orleans Historical Commission**
Mailing Address: 19 School Road, Orleans, MA 02653

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

Project Contact Person: Ron Petersen

Telephone: 774-722-3862

E-mail: ronpete50@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 East Orleans

Community Preservation Funding Request: \$ 10,000

Brief Project Summary, including justification of project category checked above: Main Street in East Orleans is the largest and most intact streetscape remaining in town that represents and elucidates our rich history and heritage. It contains over 50 houses and other buildings on the Orleans Historic Properties Survey and on file with the Massachusetts Historical Commission. The Orleans Historical Commission has been working for several years to provide additional protection to this streetscape by designating the area as a Local Historic District. It is the intention of this district to prevent the demolition of historic structures and to review new construction to ensure that it is consistent with the historic streetscape. It is *not* the intention of the district to impose burdensome restrictions on property owners on changes such as solar panels, windows, siding, etc.

This process has taken longer than anticipated, due largely to legal issues at the state level (not involving Orleans). We have had to change course several times, and previous CPC funding which has supported the effort is nearly exhausted. In order to complete the process, we need to continue the engagement of our Historic Preservation Consultant, who has been invaluable in the effort to date.

SECTION B

Detailed Narrative

Main Street in East Orleans, from the Route 28 intersection to the Barley Neck Inn, is a largely intact area that represents the history and heritage of our town from the early 19th century to the early 20th century, when our economy was transitioning from a maritime/agricultural base to a commercial/tourism base. There are over 50 structures in the 1.2-mile strip that are listed on the Orleans Historic Properties Inventory and are on file with the Massachusetts Historical Commission. While many of the other areas of town are gradually losing their historic character, Main Street in East Orleans continues to proudly project our historical legacy. The Historical Commission believes that providing historic district protection will ensure that this continues.

The Commission has been at this for several years. We have painstakingly constructed an approach that will prevent the demolition of historic buildings and review new construction for consistency with the streetscape without placing undue burdens on property owners. The district will not regulate changes to windows, doors, siding, landscaping, and will not regulate the addition of solar panels. In constructing this approach, we have encountered some unexpected legal issues at the state level (having nothing to do with Orleans), and delays have caused previously awarded CPC funding to have become exhausted.

This application seeks to continue the support of our Historic Preservation Consultant, who has been essential in this process. Tasks that remain are to prepare the Historic District Study Report, construction of the final version of the bylaw for the Spring 2025 Town Meeting, and preparation of public education materials.

Action Plan and Timeline

October 2024- Engage Historic Preservation Consultant

December 2024- Complete Study Report as required by MGL 40C

January 2025- Complete required submissions of Study Report

January-April 2025- Conduct public education programs

February-2025- Complete Historic District bylaw for town meeting

May 2025- If successful, begin implementation of District. (regulations, appointment of District Committee, etc)

Financial Data

Support for Historic District consultant	\$10,000
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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.)