

Paul Akjevi
ORLEANS TOWN CLERK



HISTORICAL COMMISSION

**Orleans Historical Commission
Wednesday, June 14, 2023 at 4:30 pm**

This was a hybrid meeting of the Orleans Historical Commission convened in the Skaket Room at Town Hall, with remote participation also provided by Zoom technology. Real-time public access was provided by Orleans Channel 18 on the Town website and cable television.

The meeting was called to order at 4:30 pm by Historical Commission Chair Ron Petersen. Also attending, and thus constituting a quorum were Committee Vice Chair Joan Nix, Members Charles Ellis, Edmund Marcarelli, Bill Wibel, and Associate Members Francis Mustaro and David Herrick.

Also, in attendance: Historic Preservation Consultant Eric Dray (participated part-time). Ben Zehnder, Attorney.

(00:00) Public Comment

Mr. Petersen welcomed and introduced new Associate Member Mr. Herrick and reintroduced Mr. Mustaro. There was no further public comment.

(2:00) Status of Historic District Study Committee

Mr. Petersen reviewed the Study Committee, noting that the Select Board will appoint the Committee on June 28th. The 5 Commission members are seeking appointment, and Mr. Wibel will be the representative from the CHO. The first meeting may be able to occur in conjunction with the July 12th Historical Commission meeting.

Mr. Dray referenced the timeline that was proposed at an earlier meeting, noting that the first mailing is due out by the end of June. With the first meeting not taking place until July, potentially, the schedule may need to be revised to meet these adjustments.

Mr. Petersen discussed bringing the new Town Manager up-to-date once she arrives to Town, as she has shared interest in this project.

(7:00) Preliminary discussion on upcoming Commission election of officers

Mr. Petersen discussed Board appointments and the role of the Chair, both for the Commission and Study Committee. A vote for Chair and Vice Chair will take place at the July 12th meeting. Mr. Petersen is willing to continue to serve as Chair, but also agreeable to having someone else step into the role.

(15:00) Preliminary discussion on revised demolition application for 29 Henson's Way –

Chair Petersen took this item out of order.

Mr. Petersen noted that the Commission has received a revised application for this property, and Attorney Zehnder was present for this discussion. Mr. Zehnder noted that the applicant wants to maintain the original 1797 structure, and that process will require going before the ZBA as well.

Mr. Marcarelli was comfortable with having another public hearing and notifying abutters. Mr. Petersen noted that the application is very complete, and that the Commission will speak to the Building Commissioner to see how the Commission should proceed on the amended application. Mr. Ellis asked to know what the historical significance of the 1911 structure is, on the property.

The Commission intends to do a site visit to the property to better understand the project.

(30:00) CPC update – Charles – Chair Petersen took this item out of order.

Status of Academy Playhouse project

Mr. Ellis discussed the Academy work, and noted that the windows are mostly done and siding is planned. He and Ms. Nix have visited the site and felt that the project was proceeding correctly.

Possible Fall Town Meeting application

Mr. Ellis discussed the revised application for Veterans' Park that will be coming before the CPC, and said that it will likely come before the Historical Commission to evaluate as well. Mr. Ellis said that the stone chosen for the memorial will likely need historical rehabilitation and the Commission may need to make a judgement call on that rehabilitation. Mr. Petersen hoped that the new application will be more detailed.

(40:00) Review/approve minutes – Chair Petersen took this item out of order.

Ms. Nix and Mr. Petersen provided minimal corrections to the May 10, 2023 minutes.

Mr. Wibel moved to approve the minutes of May 10, 2023, as amended; Mr. Marcarelli seconded. The Commission voted: 5-0-0.

Ms. Nix moved to approve the minutes of April 12, 2023; Mr. Marcarelli seconded. The Commission voted: 5-0-0.

Ms. Nix moved to approve the minutes of March 22, 2023; Mr. Marcarelli seconded. The Commission voted: 5-0-0.

(45:00) Presentation by Eric Dray on Historic District Form B Project

Mr. Dray discussed the Form B Project, and shared some examples with the Commission. A total of 409 Building Forms have been prepared to-date; 263 of these were Form Bs prepared from 1970-1999. Mr. Ellis asked about keeping this information on the Historical Commission website.

Ms. Nix asked Mr. Dray to discuss the different criteria on the final pages of Form B: individually eligible; eligibly only in the Historic District; contributing to a potentially historic district; and potential historic district. Mr. Marcarelli asked about the research process, and Mr. Dray discussed his use of the online registry of deeds and Ancestry.com to get up-to-date information on the parcels' history.

Mr. Dray provided a comprehensive review of the current inventory of Building Forms. He noted which areas are Mass Historic Commission (MHC) and which are eligible for the National Register. Mr. Petersen asked about considering new MHC areas, such as Monument Road. Ms. Nix asked about Nauset Beach Camps and Pochet Islands areas, which do not have an area form on record. Mr. Petersen noted that he has those forms, but there was objection from residents, particularly in Pochet Island. There was further discussion.

Mr. Dray recommends that 214 Building Forms be redone; these were prepared between 1979 and 1994 and have inadequate information. There are also 49 Building Forms that need to be updated; 150 Building Forms need to be created for these buildings that have not yet been documented.

Mr. Dray reviewed the Street Index that he prepared to accompany the Survey Plan. The Commission discussed prioritization of the areas. Mr. Ellis expressed desire to have a comprehensive proposal, that describes the work the Commission feels needs to be done and to prioritize those areas in the proposal. Priorities include updating Form Bs (by area), creating new Form Bs, and redoing Form Bs. Mr. Ellis asked for an explanation of the information on Form Bs at a future meeting, to help everyone understand the components. Ms. Nix asked to have a plan for archaeological resources as well. There was further discussion.

Ms. Nix proposed merging the Street Index with the current Historical Commission spreadsheet. Mr. Mustaro asked about interior details, that may have been preserved during updates; Mr. Dray said this sort of detail was beyond the purview, but is included at the National Register level. Ms. Nix said that the Historic District is to preserve the exterior appearance of the homes.

Mr. Dray will prepare different breakdowns for the Commission to review at a future meeting. Ms. Nix discussed changing the name from Survey Plan to Inventory Plan (“The Plan”); Mr. Dray agreed.

(2:50:00) Items for future agendas

Mr. Ellis asked for an explanation of the information on Form Bs.

Mr. Ellis asked to discuss the Plan further, and implementation of the District.

Adjourn:

A motion to adjourn at 6:30 pm was moved by Mr. Ellis and seconded by Mr. Marcarelli. The Commission voted 5-0-0.

Documents discussed and reviewed:

1. Historical analysis of Small Park
2. Draft minutes – March 22, April 12, and May 10, 2023
3. Orleans Survey Plan and Street Index prepared by Eric Dray