



HISTORICAL COMMISSION

**Orleans Historical Commission  
Wednesday, September 13, 2023 at 4:00 pm**

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*[Signature]*  
ORLEANS TOWN CLERK

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 8 on the Town website and cable television.

The meeting was called to order at 4:01 pm by Historical Commission Chair Ron Petersen. Also attending, and thus constituting a quorum were Committee Vice Chair Joan Nix, Members Charles Ellis, Bill Wibel, Edmund Marcarelli, and Associate Members Francis Mustaro and David Herrick.

**Also, in attendance:** Historic Preservation Consultant Eric Dray (participated part-time). Peggy O'Sullivan provided technical and video assistance.

**(00:00) Public Hearing on an application to demolish a significant structure at 181 Brick Hill Road, Orleans, MA**

Mr. Petersen called the public hearing to order. The building is listed on the Orleans Historic Property Survey, and a Form B is on file with the MA Historical Commission (MHC). Mr. Petersen provided a history of the building: constructed in 1810 (according to MHC) and is one of the oldest houses in Orleans; located within the Tonset Bluffs historic area. This is one of 14 historic homes on Brick Hill Road.

Richard Dadoly, and Donald Connelly, of J C Donald Co., were present representing the applicants. He spoke to the condition of the building and the owner's current situation with regard to seeking this application. The owner is in her late 70s and wishes to age in place at the property, which would require many upgrades. Mr. Dadoly discussed the size, location, and conservation land on the property as well as what would need to be done to bring the building up to today's code. The house would also need to be raised, another added expense. Mr. XX felt that after all of the work, not much history would be left, hence they are seeking to demolish the structure.

Ms. Nix reported on her findings from the site visit last week, which Mr. Dadoly was in attendance at. She did not feel that the structure was at as much of a risk of deterioration as Mr. Dadoly felt. There was further discussion about the needs of historic properties to be brought into modern codes and compliance.

Mr. Petersen asked what alternatives to demolition were considered; Mr. Connelly discussed that the owner wishes to keep the property and to make it more user-friendly for her. Mr. Marcarelli asked if keeping portions of the structure was possible; Mr. Mustaro further asked if the historic portion would be focused on solely and lifted. Mr. Dadoly noted that this is not the wish of the owner. Mr. Connelly noted that it was triple the cost to lift a home and add a new foundation, as opposed to demolition and rebuilding. There was further discussion about the processes needed to bring the structure up to the owner's wishes.

Claire and Nancy Burkhardt who lives in an historic house down the road from 181 Brick Hill, asked the Commission what they would like to see for historic homes in Town. Ms. Nix responded that the Commission would love to see historic homes remain and be maintained and preserved in order to avoid demolition.

Mr. Ellis asked about the Commission's consideration when imposing the demolition delay bylaw and how the Commission defines "demolition". The Commission does not oversee what is done on the inside of houses, only the outside. There was further discussion about the best way for the owners to move forward, to improve the house and keep historic integrity; Mr. Petersen discussed the role of the Commission and that their role was to decide whether or not to impose the demolition delay bylaw. Mr. Ellis countered that rebuilding the whole structure would be, in effect, a demolition, by removing all the historic components.

Mr. Petersen read the definition of demolition as defined in the bylaw: "any act of pulling down, destroying, removing or razing a building and/or structure or commencing the work of total or substantial destruction with the intent of completing the project." Mr. Dadoly wished to speak with his customer before returning with a new proposal.

**Ms. Nix moved to impose a 1-year demolition delay at 181 Brick Hill Road; Mr. Wibel seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Wibel and Ms. Nix voting "aye".**

Mr. Petersen adjourned the public hearing at 4:33 pm.

**(34:00) Public Comment**

Mr. Dray discussed, with regard to the public hearing, finding builders who embrace historic preservation and restoration. Mr. Wibel and Ms. Nix spoke to the lack of rehabilitation codes in MA building codes; Mr. Wibel noted that the codes have increased costs to rehab. The Commission took an interest in looking into possibly redefining the term "demolition" in the bylaw.

Mr. Ellis discussed the CPC application timeline, and asked to discuss applications at the next meeting.

**Update and discussion on the Peck Property Archaeological Survey**

This item will be tabled until the next meeting.

**Update and discussion on:** These items will be tabled until the next meeting.

**Survey Project**

**Form B Project**

**Enhanced properties research**

**Review/approve minutes**

This item will be tabled until the next meeting.

**Adjourn:**

**Mr. Mustaro moved to adjourn at 4:55pm; Mr. Marcarelli seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, Wibel, and Ms. Nix voting "aye".**