

Preliminary Study Report for the
East Orleans Main Street Local Historic District

Orleans, MA

March 6, 2025



Photo of 120 Main Street, Old Town Hall, now Academy Playhouse



East Orleans Main Street Historic District Study Committee
19 School Street, Orleans, MA 02653

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1. Summary Sheet

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Expected Date of Public Hearing & Town Meeting Vote

A public hearing on this matter is anticipated to be held 60 days after Massachusetts Historical Commission approves this Report. It is anticipated that this matter will be considered at an upcoming Town Meeting at a date to be determined.

Statistics about the Proposed Local Historic District

The proposed East Orleans Main Street Local Historic District will include:

- 83 parcels total
 - 73 parcels with buildings
 - 10 parcels with cemeteries, conservation land, or vacant
- 66 parcels with buildings 50 years or older
- 111 acres of land

See Property Index for more information (p. 31).

Study Committee Conclusion:

The East Orleans Main Street Historic District Study Committee recommends that the Town of Orleans establish the East Orleans Main Street Local Historic District as presented in this Preliminary Study Report to promote the preservation of the streetscape's character and individual historic properties. A local historic district would help to ensure that the architectural framework of the streetscape is retained as properties are expanded or redeveloped.

2. Introduction

Throughout Massachusetts, cities and towns face the needless destruction of their treasured historic resources. Village centers, neighborhoods and downtowns are often not very well protected and through demolitions and insensitive alterations can easily disappear. However, many cities and towns in Massachusetts have taken steps to better protect their historic resources. The most effective form of protection is a local historic district created through a local bylaw.

Local historic districts preserve and protect the distinctive characteristics of historically significant buildings and places, maintain and improve the settings of those buildings and places, and encourage new designs compatible with existing buildings in the district. There are many benefits from adopting a local historic district including providing a visual sense of the past, stabilize and possibly enhance property values, and providing schoolchildren with educational opportunities.

The goal of local historic districts is not to put a bell jar over the district, or restore all buildings to their original appearance. Historic districts do not prevent all changes from occurring, nor do they prevent all demolition or new construction. The goal is to make changes and additions harmonious, and prevent the intrusion of incongruous elements that might detract from the architectural and historic values of the district. Historic district commission review is also limited to portions of buildings visible from a public way.

Local historic districts (LHDs) are one of the oldest and most effective forms of protection for historic properties. The historic district movement began in the United States in 1931, when the city of Charleston, SC enacted a local historic district, followed by the Vieux Carré in New Orleans in 1937. Massachusetts first made use of this preservation tool in the 1950s with special act districts for Beacon Hill, Nantucket, Lexington and Concord. In 1960, a statewide enabling statute, Mass. Gen. Laws Ch. 40C, known as the Historic Districts Act, was enacted to empower municipalities to establish LHDs. Today over 100 cities or towns in Massachusetts have adopted one or more local historic districts.

A local historic district (LHD) is a designated area that a community elects to recognize and protect for its historical significance and integrity. LHDs function to preserve buildings, structures, and other elements that contribute to a historical and cultural sense of place. This is done through a design review process conducted by the local historic district commission. Construction, alteration, or demolition of structures, whether existing or proposed, within the LHD are subject to review and approval by the Commission prior to the issuance of a building permit if the proposed work is visible from a public way, street, body of water, or park. This process provides for means to permanently protect historically significant places through the thoughtful management of proposed changes to the physical environment that will be viewable by the public. LHDs do not govern how properties are used. Rather, an LHD is concerned exclusively with physical changes to structures and other elements subject to review and their impact on the historic context.

According to the Massachusetts Historical Commission (MHC), LHDs serve three major purposes:

1. To preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns;
2. To maintain and improve the settings of those buildings and places;
3. To encourage new designs compatible with existing buildings in the district.

Establishment of the East Orleans Main Street Local Historic District in Orleans would promote the preservation of the streetscape's character and individual historic properties. The LHD would help to ensure that the architectural framework of the streetscape is retained as properties are expanded or redeveloped.

3. Methodology

DOCUMENTATION

The Orleans Historical Commission has been active for years in the process of documenting the town's historic resources on Massachusetts Historical Commission (MHC) Inventory Forms throughout Orleans, including Main Street in East Orleans.

Main Street in East Orleans has long been understood as a distinct place. It was included as part of a larger area documented in a 1991 MHC Area Form (ORL.D). In 1996, a local 40C historic district was proposed and a bylaw came to a Town Meeting vote. It appeared to have strong local support, yet failed at town meeting 124 in favor to 188 opposed.

In 1998, the MHC issued an Eligibility Opinion concluding that the properties included within the 1991 Main Street Area Form are eligible for listing as a National Register historic district. In 2018, the central portion of Main Street in East Orleans was the subject of an additional Area Form (ORL.H). During 2022-2023, the Orleans Historical Commission engaged in additional documentation efforts within the Study Area. A total of 40 older MHC Building Forms (Form Bs) were updated, and 6 new Form Bs were prepared.

HISTORIC DISTRICT STUDY COMMITTEE CREATION

In 2018, in recognition of the historic and architectural significance of Orleans' most historically and architecturally significant streetscape, and in response to increasing frequency of the demolitions of historic houses, the Orleans Historical Commission determined that additional steps should be taken to protect that streetscape. The Orleans Historical Commission explored the means of preserving and protecting the area and the reason for the failure of a local 40C historic district in 1996. In consultation with MHC, the Orleans Historical Commission proposed the establishment of an Architectural Conservation District (ACD) for a smaller area than the 1996 proposal for the historic district. After working toward an ACD for several years, the legal climate changed rendering pursuit of an ACD untenable. As a result, in 2022 the Historical Commission decided to pursue a Mass. Gen. Laws Ch. 40C local district instead. However, the goal remained similar to that of an ACD, i.e. a local historic district bylaw that is limited in scope, reviewing only major alterations such as additions, new construction and additions. The clearly stated intention for this type of a bylaw is to be least burdensome upon those within the district while still allowing for preservation of the streetscape.

On September 21, 2022, and again April 19, 2023, the Commission asked the Select Board to appoint the Main Street East Orleans Historic District Study Committee (the Study Committee), which is the first step in establishing a local historic district pursuant to Mass. Gen. Laws Ch. 40C. The Select Board appointed members to the Study Committee on June 28, 2023, and the Study Committee held its first meeting on August 2, 2023.

METHODOLOGY FOR DELINEATION OF STUDY AREA BOUNDARIES

With the support of a CPC grant, the Study Committee hired preservation consultant Eric Dray to assist in their efforts. The first step was to confirm the study area boundary. The study area boundary was determined through a process of reviewing three historic maps (1858, 1880 and 1910, see Appendix A) to understand the major periods of Main Street's development in East Orleans, and comparing subsequent development patterns around the perimeter of the street. The consultant and Committee members then walked along Main Street in East Orleans to assess where the historically significant development stopped and contemporary development patterns began. See Section 5 for further discussion of boundary

justification.

RESIDENT AND PROPERTY OWNER INVOLVEMENT

Public engagement in the process toward a historic district along Main Street in East Orleans began long before the Select Board appointment of a Study Committee in 2023. The Historical Commission chair Ron Petersen made multiple presentations in 2021 and 2022:

Aug 5, 2021 - Talk at the Centers for Culture and Historic in Orleans, approximately 30 members of the public attended

Aug 30, 2021 - Annual Meeting of the Orleans Conservation Trust, Mr. Petersen was the featured speaker. About 60 people attended.

Late 2021 - 100+ people attended a presentation in 2021 at Snow Library, Orleans' public library.

Oct 21, 2021 - Lecture to Protect Our Past (POP) on historic preservation and Orleans' efforts.

Jun 6, 2022 - Interview and podcast on WOMR radio on historic preservation in Orleans.

Shortly after the Historical Commission's first appearance at the Select Board, the *Cape Cod Times* on September 28, 2022, ran an article describing the possibility of an historic district (Appendix B). When the Study Committee was appointed by the Select Board on June 28, 2023, public engagement began in earnest. A press release was sent to all local newspapers on September 3, 2023 (Appendix C), and on September 18, 2023, an introductory letter was sent to all property owners within the Study Area (Appendix D). The purpose of this letter was to inform property owners that the Study Committee had been appointed, and to encourage their involvement in the process. The letter also began educating property owners about the historic and architectural significance of East Main Street by including a copy of the newly prepared MHC Building Form for their property where one had been prepared, and a one-page summary of East Main Street's significance (Appendix E).

On October 13, 2023, a second letter was sent to property owners within the Study Area with a Questionnaire, a one-page Frequently Asked Questions, and a stamped return envelope (Appendix F). The Questionnaire could be either filled out on a paper form or online. A reminder postcard regarding the questionnaire was sent to all property owners on October 25, 2023.

A total of 47.1% of property owners in the Study Area returned the Questionnaire. The results were very positive, as summarized below and in a Dec. 2023 Report (Appendix G):

The questionnaire posed these questions and received the following results:

- | | | |
|--|-------|-----|
| 1. Do you think that Main Street in East Orleans is historically significant? | 90% | YES |
| 2. Do you value the historic architecture along Main Street in East Orleans? | 92.5% | YES |
| 3. Do you think the historic character of Main Street should be preserved? | 90.0% | YES |
| 4. What actions do you think could most negatively affect the historic quality of Main Street in East Orleans? | | |
| Alterations | 75% | |
| Additions | 75% | |
| Demolition | 72% | |

New Construction 70%
Other 30%

The Questionnaire also asked two questions to assess what degree of regulation property owners would support:

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?

70% Yes
15% No
15% Not sure

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?

40% Yes
27.5% No
32.5% Not sure

On November 13, 2023, the Study Committee sent a postcard to all property owners inviting them to attend a public meeting December 4, 2023. In addition, the town website advertised the meeting held at Town Hall, and a press release was sent to local newspapers on November 13, 2023 (Appendix H). The meeting was a hybrid meeting, held via Zoom and in person. Seventeen (17) Orleans residents, all of them property owners within the Study Area, attended the meeting. Study Committee Chair Joan Nix introduced the members of the Committee, and consultant Eric Dray made a PowerPoint presentation summarizing the history of Orleans in general, and Main Street in East Orleans in particular, from its 18th century agricultural economy, through its maritime-related development in the 19th century, to the emergence of a tourism/seasonal economy in the 20th century. Member Ed Marcarelli spoke about the results from the Questionnaire, and Mr. Dray concluded the presentation by explaining the process moving forward pursuant to Mass. Gen. Laws Ch. 40C. The meeting was then opened up to questions from attendees.

During the period that the Study Committee has been in existence, there have been comments received from individuals in many formats. The comments have been received on the Study Committee website, through US mail, and via phone or email to the chair of the committee. Each has been responded to in the appropriate format. There have been extensive discussions on various social media platforms, and Study Committee members have posted responses with accurate answers.

The Study Committee made a presentation to the Architectural Review Committee on January 11, 2024, to the Planning Board on July 23, 2024, and sent documentation to the Economic Development Committee in August of 2024. Study Committee Vice Chair Ron Petersen taught a well-attended three session course through the Orleans' public library on the history of Orleans, and included the need for a historic district along Main Street in East Orleans. The sessions were conducted in the fall of 2023, the spring of 2024, and the final part was held in the fall of 2024. The last session had over 75 registrants.

PUBLIC HEARING SCHEDULE

As required, a public hearing on this matter will be held no sooner than 60 days after the date the MHC deems the Preliminary Study Report complete.

4. Significance

HISTORICAL BACKGROUND

Orleans was part of a larger area of the lower Cape known as Nauset, inhabited primarily by the Nauset tribe, a part of the Wampanoag Confederation, for thousands of years before colonial exploration. Nauset was first occupied by English colonists from Plymouth in 1644. Before incorporation in 1797, Orleans was the south precinct of Eastham. Pre-19th century development was characterized by scattered, small-scale farmsteads in the east and north portions of what is now Orleans.

Main Street in East Orleans became the town's most historically significant streetscape in the 19th-century with many of the town's important political, commercial and religious properties along with many dwellings. Historic resources from the early-19th to the mid-20th century reflect the greatest period of Orleans prosperity from maritime and agricultural industries up to the emergence of the seasonal/tourist economy.

Residential development along this section of Main Street in the 19th century was directly tied to the growth of the maritime economy, with many of the houses built and/or occupied by sea captains and mariners. Following the decline of the maritime industry in the later-19th century, and the arrival of regional train service in 1865, Orleans, like most Cape towns, began a shift to a seasonal/summer resort economy.

The emergence of Orleans Center to the west as the commercial center of Orleans resulted in this section of Main Street retaining its rural character. Over time, some of the existing residential and institutional resources were adapted to serve the needs of the new seasonal/summer resort economy; and many houses transitioned from ownership by local year-round residents to ownership by seasonal residents.

The following are summary descriptions of the historic structures and sites along Main Street in East Orleans. Much additional information can be found at the online Massachusetts Cultural Resource Information System, MACRIS, which is a statewide database of historic structures. The MACRIS numbers for each building or resource described below are in parentheses.

ARCHITECTURAL SIGNIFICANCE

The proposed East Orleans Main Street Local Historic District is a 111-acre linear district that runs east/west along a 1.3 mile section of Main Street in East Orleans. Most of the irregularly-shaped parcels are between one-half to 1½-acres in size, and most of the primary buildings on each parcel are sited between 50' and 100' feet from the street. There are buildings as close as 15' to 30' from the street, however, particularly in the eastern edge of the district. Over 65 of the properties include buildings that are 50 years or older. All of the buildings in the district are of wood-frame construction.

Most of the properties in the district are single-family residences. House forms include 1½-story, side-gable Capes, but the majority of historic houses have a gable-front form that ranges from 1½- to 2½-

stories. Many of these houses have stepped-down side or rear eaves, some of which are original and some later additions. The western two-thirds of the district is zoned Residential, and the eastern third is zoned Rural Commercial where there is a mix of residential and commercial buildings, including inns which began as single-family dwellings. The majority of civic and religious resources within the district are located along the central portion of Main Street in East Orleans, including the Old Town Hall, Orleans Cemetery, the Universalist Church and South Parish Church.

Main Street in East Orleans contains the most architecturally significant collection in Orleans of historic dwellings, along with important religious, commercial, civic and recreational buildings and places. Together, these properties represent the most dense concentration of historic resources in Orleans. They include a few Colonial-era and early Republic dwellings, the highest concentration of Greek Revival-style dwellings in Orleans, and good examples of Italianate, Second Empire, Queen Anne, and Colonial Revival styles of architecture. See tables summarizing the percentage representation of each style and the number of buildings built over time (Tables 1 and 2, p. 9).

There are two examples of houses built in ca. 1800 or earlier, both Capes: the ca. 1780 Georgian-style Half Cape at 1 Monument Road (ORL.166) and the ca. 1800 Federal-style Full Cape at 2 Beach Road (ORL.245). The majority of dwellings and other buildings along Main Street in East Orleans were built in the second and third quarters of the 19th century – not surprising considering this was the period of greatest maritime-related prosperity. As a result, the Greek Revival style, which was the most popular style during this period, is by far the most representative of the 19th century styles along Main Street. The Greek Revival style, popular from ca. 1825 to 1860, was inspired by then new Greek archeological discoveries, and employed temple forms and details for domestic American architecture. This includes a mix of Capes, gable-front dwellings, and the largest examples – five-bay, two-story, side-gable captains houses. Two churches were also built in the Greek Revival style. The most intact is the Universalist Meetinghouse at 3 River Road (ORL.188).

There are a few intact examples of other Victorian-era styles built in the later-19th century. There is one example of the Italianate style – the Old Town Hall at 120 Main Street (ORL.163) built in 1873. The Italianate style was popular from ca. 1840-1885, and was also born out of the Romantic movement, inspired by Italian farmhouses and villas. The style employed ornamental details to create a more “picturesque” effect than the more austere Greek Revival or Federal styles. The form of the Old Town Hall consists of a two-story rectangular block with a hip roof interrupted by a centered cross-gabled wall dormer. The roof entablature of is ornamented with paired brackets and dentil (teeth-like) molding, character-defining feature of the Italianate style.

In addition to the Old Town Hall, there are three houses that are transitional in style, including characteristic of the Greek Revival style but also the later Italianate style: 100 Main Street (ORL.15) built in ca. 1858, 119 Main Street (ORL.162) built in ca. 1850, and 193 Main Street (ORL.210) built in ca. 1855. In all three cases, the houses employed the gable-front form intended to evoke a temple, with the projecting molded box cornice with partial returns across the front gable, characteristic of the Greek Revival style; but also employed features such as paired brackets in the roof entablature, window lintels with broadly spaced dentils (teeth-like molding), and the use of 2/2 double hung sash also characteristic of the Italianate style (as opposed to 6/6 windows employed for the Greek Revival style).

There is one example of a house that was expanded with features of the Second Empire style – the ca. 1849 Doane-Taylor House at 8 Barley Neck Village Lane. The Second Empire style, also called the Mansard style, popular from ca. 1855-1885, looked to Europe for inspiration rather than ancient Greece or Rome.

In the case of the Second Empire style, the inspiration was the latest fashion in French architecture where the mansard roof was used extensively during the reign of Napoleon III (1852-1870), known as France's Second Empire. The Doane-Taylor house expansion employed the mansard roof characteristic of the style.

There two examples of a Queen Anne-style dwellings, 172 Main Street (ORL.199) and 190 Main Street (ORL.208), and one example where the Greek Revival-style South Parish Church at 162 Main Street (ORL.196) was altered/expanded in ca. 1889 with features characteristic of the Queen Anne style. The style, popular from ca. 1880-1910, employed different roof shapes and surface materials to enliven a building's elevations and create a more picturesque form. The house at 190 Main Street has an irregular, cross-gable form, and is clad in patterned wood shingles. In a similar fashion, the alterations to the South Parish Church included new gabled dormers and patterned shingles.

There was little new construction in the later-19th century. The next layer of architecture added to Main Street in East Orleans began in the early-20th century and employed the Colonial Revival style. The Colonial Revival style began in ca. 1876 with a new interest in the country's own architecture from the Colonial-era and early Republic. It was a style that remained popular well into the 20th century. There are ten (10) examples of Colonial Revival architecture that pre-date WWII along Main Street. They include Capes and houses with gambrel roofs, and the Hurd Chapel at 3 River Road (ORL.1197).

Table 1. Building Architectural Styles

Architectural Style	Number of Buildings	Percent of Total
Georgian (1700-1780)	1	1.5%
Federal (1780-1820)	1	1.5%
Greek Revival (1825-1860)	27	41.5%
Italianate (1840-1885)	1	1.5%
Second Empire (1855-1885)	1	1.5%
Queen Anne (1880-1910)	2	3%
Colonial Revival (1880-1955)	10	15%
Vernacular (mid-19 th - early-20 th c.)	6	9%
Postwar Traditional (post-1945)	17	26%

Table 2. Building Dates of Construction

Dates of Construction	Number of Buildings	Percent of Total
1780-1830	7	9.5%
1830-1860	28	38.5%
1860-1888	6	8%
1888-1915	4	5.5%
1915-1955	16	20%
1955-present	12	16.5%

RESIDENTIAL BUILDINGS

80 Main Street, Capt. Simeon Mayo House, ca. 1851, (ORL.146)

This imposing Greek Revival-style house has a 2½-story, 3-bay by 2-bay, gable-front main block with a stepped-down, 2-story side ell. It was either built by Capt. Simeon Mayo, Jr. (1824-1871), or his father Capt. Simeon Mayo (b. 1781) who was lost at sea in 1852. Simeon Mayo, Jr. was in the China Trade, and he also made voyages to Africa. If Mayo, Jr. built this house, it would have been built shortly after his marriage to Eliza C. Gould (1826-1899) in 1850. However, this is one of the more substantial houses in East Orleans – perhaps it was built by his father, and then inherited by the young newlyweds after Mayo, Sr.’s death in 1852.



81 Main Street, Capt. Reuben Paine House, ca. 1847 (ORL.148)

This Greek Revival-style house has a 1½-story, 3-bay by 2-bay, gable-front main block with a stepped-down side ell that was later expanded, and rear ells connecting to a garage. The house was built for Capt. Reuben Paine in 1847, a year before he died in 1848 at the age of 38. Reuben Paine left this house to his second wife, Hannah K. Gould (1820-1867). She was the sister of the builder, Joseph K. Gould. She left the house to her stepson, Capt. Alfred Paine (1840-1906), a prominent sea captain who carried on a world trade to Europe, India, China and South America. His wife, Helena Higgins, and their daughter, Theresa, often accompanied him. They had a piano on board and Theresa took lessons in many foreign ports.



82 Main Street, Thomas Spencer Snow House, ca. 1837 (ORL.147)

The form of this Greek Revival-style house consists of the 1½-story, 3-bay by 2-bay, gable-front main block, with a series of rear ells that connect to a barn. The house was built in ca. 1837 by Thomas S. Snow (1818-1886). Snow peddled hull corn, and later became a partner of Asa Nickerson as a junk dealer. Census records listed him as a trader (1855), lumber merchant (1860) and farmer (1880).



83 Main Street, Joseph K. Gould House, ca. ca. 1846 (ORL.149)

The form of the gable-front, Greek Revival-style house originally consisted of the 1½-story, 3-bay by 2-bay, gable-front main block, with a series of stepped-down ells extending from the rear forming an “L” that connects to a barn. The first rear ell has since been enlarged to the height of the main block, and other ells have been redesigned/enlarged, including a new main entrance, and a one-story addition was added to the east elevation of the main block. This house was built by Joseph K. Gould (1813-1890). The house was in place, along with a shop, on the 1858 Map of Orleans Village. Joseph K. Gould was a builder of some note throughout the town. The shop shown on the 1858 map is likely connected to his work as a carpenter/housewright. Joseph had three wives. The house remains in the family.



93 Main Street, Jonathan and Sally Gould House, ca. 1840 (ORL.150)

This Full Cape (with a later cross-gable dormer) was built in ca. 1840. Title research identified an 1839 deed where Nathaniel Nickerson sold land in this location to Jonathan Gould. Jonathan Gould (1806-1849) married Sally Crosby in 1833. After Jonathan’s death, Sally (1806-1886) continued to live here with her three children, Laura A., Josiah (working at sea), and Benjamin.



94 Main Street, Jesse and Patty Snow House, ca. 1840 (ORL.151)

This broad, 2½-story, gable-front, Greek Revival-style house had a small rear ell that was later expanded. The house was built for Calvin Snow in ca. 1840 by Calvin Snow’s parents, Jesse and Patty Snow. The house was sold in 1842 to Davis Hurd of Orleans. Davis Hurd (1815-1881) ran a general store between the house and Tonset Road that was made from an old barn. The first photographer in town, George Henry Nickerson, had his studio on the second floor. That building was later moved to its present location on the other side of the house by daughters Flora and Emma who had a millinery shop on the upper floor.



96 Main Street, Calvin and Mary Chapman House, ca. 1835 (ORL.156)

This is Three-quarter Cape, one of three along Main Street. The original two windows to the right of the front entrance have been replaced, and the house has been enlarged with shed dormers and a side porch. It was built in ca. 1835 by Calvin Chapman (b. 1810). He married Mary K. Smith in 1833. Calvin Chapman died by 1840, leaving his wife, Mary (b. 1814) and two sons living here. Both sons were mariners. Mary Chapman sold this house in 1888 to Joseph B. Higgins (1834-1920) a local tinsmith.



100 Main Street, Higgins-Hopkins House, ca. 1858 (ORL.157)

This 1½-story, gable-front house reflects both the Greek Revival and Italianate styles. There are a series of rear ells/additions and is now a multi-family dwelling. It was built in ca. 1858 by Simeon Higgins (1796-1861). He worked as a mail contractor and farmer. In August of 1858, he sold this property to Elisha and Sukey Hopkins. Elisha Hopkins (1791-1869) was a farmer. He married Sukey Arey in Orleans in 1815.



Elisha Hopkins sold this property in 1861 to his son, Thomas A. Hopkins. Hopkins operated a marble works near his home. He also served the town as Clerk and Treasurer. Hopkin sold this property in 1886 to James F. Eldredge. He was a prominent man in town; he owned and operated a grain and lumber business which later became the Nickerson Lumber Company, now Mid Cape Center.

101 Main Street, Capt. Jesse and Patty Snow House, ca. 1842 (ORL.152)

This is a 1½-story, Greek Revival-style Full Cape with a centered rear ell, and a series of one-story additions that lead to a connected garage. In 1842, Jesse and Patty Snow sold their imposing house across the street (94 Main Street, ORL.151) and built this house. A marker on the house says it is the Capt. Jesse Snow House and was built in ca. 1800. Perhaps this house was moved here and was indeed built in ca. 1800. Captain Jesse Snow (1806-1884) was captain of the salt packet boat *Lafayette* which went from Rock Harbor to Boston. He was also Orleans agent for the Boston Marine Underwriters. He handled the wreck of the ship *Orissa* on January 18, 1857, which was a major event in its day.



102 Main Street, Ensign and Olive Rogers House, ca. 1862 (ORL.158)

As late as 1858, a clothing store occupied this lot. This property was owned by Thomas A. Hopkins, who owned the house at 100 Main Street (ORL.157). Hopkins appears to have built this second 1½-story, 3-bay wide, gable-front, Greek Revival-style house sometime between 1858 and 1865. These houses sit above the street on the crest of a hill, with a series of rear ells. In 1865, he sold it to Ensign B. Rogers (1825-1882). Rogers had a varied career according to census records: mariner (1850, 1860), State Constable (1870) and grocer (1880). As late as 1880, the house shared the lot with a store. It is believed that this store was moved to Cove Road and became part of the T. A. Smith grocery store and later Lloyd Ellis' Market.



103 Main Street, Ida B. and William C. Townsend House, ca. 1925 (ORL.1555)

This is a charming example of a Colonial Revival-style house with a gambrel roof. It was built on land that Ida B. and William C. Townsend bought in 1924. Canadian-born William Townsend (1891-1951) was listed as working in telegraphy for a cable station, likely referring to the French Cable Station in Orleans.



106 Main Street, Eliphalet and Ruth Edson House, ca. 1845 (ORL.159)

This is an elegant example of a 3-bay by 2-bay, gable-front, Greek Revival-style house, with telescoping rear ells. It was built by Eliphalet and Ruth Edson. He was listed in the retail trade in the 1850 US Census. The house was later owned by Thomas A. Hopkins. Hopkins also owned the houses at 100 Main Street (ORL.157) and, briefly, 102 Main Street (ORL.158). He served the town as Clerk and Treasurer, and operated a marble works near his home. The house and marble works were later owned by Winthrop M. Crosby (1840-1912) who served the town as Selectman from 1882 to 1891. The house passed to his son, Orville Crosby (1867-1929), a well-respected stone cutter who made many of the monuments in the Orleans Cemetery.



112 Main Street, Joseph and Dorcas Cumings House, ca. 1852 (ORL.160)

This Half Cape has been altered with the addition of a large shed dormer, west wing, and rear ell. It was first owned by Joseph Cumings (1804-1883). He married Dorcas H. Crosby in 1852 in Boston. He was listed as a retired mariner in the 1860 US Census. That same year, Cumings sold this house to Solomon Higgins. Higgins (1816-1883), husband of Olive Sparrow Higgins (1819-1890), operated and perhaps owned the windmill which stood on the hill above the house.



119 Main Street, Jesse and Hannah Smith House, ca. 1850 (ORL.162)

This large, 4-bay by 2-bay, 2½-story, gable-front house is transitional in style, with both Greek Revival and Italianate characteristics. A one-story side ell connects to a small barn. The house was likely built by and for Orleans-born Jesse Smith (1798-1870). Smith was listed as a carpenter in census records. In 1873, the house was sold to Hiram B. Bangs. Brewster-born Bangs (1827-1879) was listed as a master mariner living in Brewster and Chelsea in census records prior to moving to Orleans.



124 Main Street, Isaiah and Phebe Crosby House, ca. 1825 (ORL.164)

This house is unusual along Main Street – a Half Cape with a long side ell with a saltbox roof that connect to a barn. It was likely built by Isaiah Crosby (1803-1873). He married Phebe Mayo (1804-1874) in Orleans in 1825, and they may have built the house shortly after their marriage. The house is shown with the name “B. F. Seabury” on the 1880 Barnstable County Atlas. This refers to Dr. Benjamin F. Seabury, a physician (1808-1890). He married Reliance Bangs (1816-1884) in Brewster in 1835.



1 Monument Road, John and Susannah Taylor House, ca. 1760 (ORL.166)

In the mid-17th century, Giles Hopkins, a passenger on the *Mayflower*, owned all the land from Town Cove to Meeting House Pond, including this property. It is believed that John Taylor and his wife Abigail Hopkins Taylor, a descendant of Giles, built the first house on this property which burned in ca. 1760.



The present house, a Georgian Half Cape, with numerous additions, was reportedly built in ca. 1760 to replace the prior house by John Taylor, Jr. (1716-1802). He married Susannah Higgins in 1756. The house passed to their son, David Taylor, Sr. (1763-1840). He served a short time in the Army in Rhode Island. He was one of the first packet boat captains operating between Rock Harbor and Salem. He was the fourth postmaster of Orleans, from 1828 to 1834. The post office was operated out of an ell of this house.

130 Main Street, Annie Gould House, ca. 1912 (ORL.165)

This astylistic, 3-bay wide, gable-front house has been altered with new windows and a one-story side ell. Its original land comprised six acres that was purchased by Annie S. Gould of Malden. Gould (b. 1861). Gould sold this house in 1932 to Marion Reed of Minneapolis, MN, the first of a number of sales to people who did not list Orleans as their home.



132 Main Street, Clarence Mayo and Minnie Mayo House, ca. 1936 (ORL.1556)

This is a Colonial Revival-style Three-Quarter Cape, one of three along Main Street. A small side ell connects to a one-bay garage. The house was built by Clarence V. Mayo (1890-1983) who, according to census records, worked as a "poultry man" for a duck farm. This undoubtedly referred to the renowned Mayo Duck Farm started by Walter H. Mayo in East Orleans in the late-19th century. Clarence Mayo married Cora West in 1951, and she sold this house out of the family in 1987.



136 Main Street, Sparrow Horton House - Orleans Universalist Church Parsonage, ca. 1833 (ORL.195)

This Greek Revival-style house consists of a 4-bay by 2-bay, 1½-story, gable-front main block, with later shed dormers on both roof slopes, and a one-story ell with lean-to roof on the west side. The house served as the parsonage for the Universalist Church which was built across the street (3 River Road, ORL.188) in 1833. David Taylor (1763-1840) donated the land and may have built this house as well. The Universalist Society merged with the Congregational Church in 1939 to become the Federated Church (162 Main Street, ORL.196). In 1843, it was sold to George Vose III (1808-1880), who was listed as a shoemaker/dealer in census records.



157 Main Street, Everet and Hilda Young House, 1931 (ORL.1184)

This Colonial Revival-style Full Cape with ells was built on land that Achseh E. Gill of Orleans sold in 1931 to Everett I. and Hilda F. Young of Eastham. Achseh E. Gill (1875-1949) and her husband, surfman Allen T. Gill (1857-1919) lived next door in the ca. 1860 Abigail Hopkins House (169 Main Street, ORL.197). Everett I. Young (1899-1976) was listed in census records as a government worker (1940) and worker in the building trade (1950). His wife, Hilda (1901-1996) was listed as a telephone operator (1940, 1950).



168 Main Street, Agnes Small House, 1931 (ORL.1188)

This Colonial Revival-style Full Cape with rear additions was built on land that Emma Percival sold to Agnes M. Small of Orleans in 1931. The property was described as a wood lot subject to a lease held by Solon O. Higgins. Agnes Smith had married fisherman Herbert C. Small (1885-1921) in Boston in 1914. Based on mortgage records, Agnes Small appears to have built this house in 1931. In the 1940 census, she was living here, and working as a housekeeper for a private family. She owned this house until her death in 1971.



169 Main Street, Abigail Hopkins House, ca. 1860 (ORL.19)

This Greek Revival-style, gable-front house with one-story side ells has an unusually narrow main block, and the front elevation has been altered. It is possible that the house was converted from a school. In 1860, the property was sold by Jonathan Higgins to widowed Abigail R. Hopkins (1816-1909). Abigail Hopkins never remarried. This house was conveyed to her nephew, Stephen S. Lewis who worked as a lighthouse keeper.



172 Main Street, Orin Freeman House, ca. 1895 (ORL.199)

This is a 1½-story, Queen Anne-style house with a cross-gabled form and patterned shingles, very similar in design to 190 Main Street (ORL.208). It was built for Orin M. Freeman (1859-1930) on land he bought from Joseph Mayo in 1889. Joseph Mayo's blacksmith shop was next door to the west (170 Main Street, ORL. 198). Orin Freeman never married and lived with his mother (or his mother lived with him) along with other members of the family throughout his life. The 1900 US Census listed him as a clothing pressman, which may refer to his working in the pants factory of Cummings & Howes.



174 Main Street, Snow-Mayo House, ca. 1835 (ORL.200)

This Three-quarter Cape, one of three along Main Street, now has extensive rear additions. It was originally located on the site of the former Masonic Lodge (107 Main Street). The original owner is believed to have been farmer Jesse Snow (1791-1872).

His son, Jesse Snow, Jr., was captain of the salt packet boat *Lafayette* which went from Rock Harbor to Boston. Another son, Calvin Snow (1818-1892), opened a hardware and tinware store across the street. He sold the store in 1855 to his brother, Jesse Snow, Jr. In 1860, Calvin moved to Chicago and became involved in the meat packing industry. He was part of the firm Burke, Hutchinson & Snow which built what may have been one of the first meatpacking houses in Chicago. Upon returning to Orleans in 1872, Calvin Mayo sold this house to Freeman Mayo. Mayo moved the house to its present site in the late-19th century.



175 Main Street, Capt. John and Hannah Hopkins House, ca. 1850 (ORL.204)

This Greek Revival-style house has the width of a Full Cape but the fenestration pattern typical of a Three-quarter Cape. It also has extensive side and rear ells/additions. It was built in ca. 1850 and was originally located at the northwest corner of Meetinghouse Road and Hopkins Lane, and was owned by Capt. John Hopkins (1818-1915), a son of Revolutionary War Captain Asa Hopkins. John Hopkins married Hannah Linnell (1821-1915) in Orleans in 1843. They had fourteen children, which was rather remarkable as he spent 38 years at sea. In ca. 1860, Hopkins moved the house to its new location. Like many mariners, Hopkins turned to farming later in life.



178 Main Street, Freeman Mayo House, ca. 1886 (ORL.203)

This is a 1½-story, Queen Anne-style cottage with a cross-gable form. The house has since been expanded with additions and altered with new windows. It was possibly built by Freeman Mayo. He had already purchased the house next store, 174 Main Street (ORL.200), in ca. 1872. If Freeman Mayo built this second house, it would have been sometime between 1880 and 1893 when he died. Freeman Mayo (1812-1893) married Hannah Higgins (1815-1890) in 1847. They had one child, adopted daughter Mary I. Mayo (1858-1950). If he built this second house, perhaps it was intended as a rental property. Their daughter Mary inherited both houses.



180 Main Street, Thomas and Olympia Nassi House, ca. 1936 (ORL.1558)

This is a large, two-story, side-gable example of a Colonial Revival-style house with a second-story overhang, also known as a garrison form, and a large side ell addition. It was built on a 9+ acre parcel of land bought in 1933 by Olympia and Thomas Nassi of Chatham. Both Olympia (1902-1999) and Thomas (1892-1964) were born in Albania. Thomas was listed as a music teacher in census records. It is unclear exactly when after buying this land that the house was built, but they were living on Main Street as of the 1940 census.



184 Main Street, Solomon and Abigail Linnell House, ca. 1854 (ORL.207)

This is a large, 2½-story, gable-front Greek Revival-style house with stepped down eaves that connect to what began as a one-story garage. Windows have been replaced and the garage expanded. This was the “homestead property of Solomon Linnell.” Orleans-born Solomon Linnell (1820-1904) married Abigail Smith (1825-1897) in 1846. According to census records, Solomon had a varied career: blacksmith (1850, 1860), fisherman (1870), cooper/barrel manufacturer (1880, 1900).



185 Main Street, Winsor and Margaret Snow House, ca. 1855 (ORL.205)

This is an elegant example of a 1½-story, 3-bay wide, gable-front, Greek Revival-style house, with telescoping side eaves that connect to a barn. It was built for Winsor Snow on land that he bought in 1853. Orleans-born Winsor Snow (1812-1882) had married Margaret Snow in Chatham in 1853. He was listed as a mariner in the 1853 deed, and in census records his occupation was listed as water transportation (1850), and then farmer (1870). In 1872, they sold this house to Joseph Mayo of Orleans.



Mayo was an undertaker who handled many of the bodies washed ashore from wrecks. The house was inherited by his second wife, Hattie. After she died, the contents of the house were sold at auction. In 1910, the property was sold to Captain James H. Charles. Charles served more than 15 years at the Orleans Life Saving Station.

190 Main Street, Mary S. Crosby House, ca. 1890 (ORL.208)

This is a 1½-story, Queen Anne-style house with a cross-gabled form and patterned shingles, very similar in design to 172 Main Street (ORL.199). Mary S. Crosby purchased this land in 1889. Mary S. Crosby (1841-1893) and her husband Isaiah, Jr. (1835-1886) had two children. After Mary Crosby's death, this house passed to her young son, Ernest R. Crosby (1881-1935). In 1897, a guardian for Ernest Crosby sold the house to Edwin S. Kendrick of Orleans. Kendrick (b. 1860) was listed as a surfman for a lifesaving station in the 1900 census.



193 Main Street, Leander and Julia Crosby House, ca. 1855 (ORL.210)

This 2½-story, 4-bay by 2-bay, gable-front house is transitional in style with both Greek Revival and Italianate features. There are telescoping rear eaves and a detached barn. The house was built by Orleans-born Leander Crosby (1816-1872). He operated a store across the street called Crosby & Doane's Store in partnership with Lewis Doane, his father-in-law. Leander Crosby also served Orleans as postmaster in 1847 and again from 1851 to 1858.



194 Main Street, Capt. Seth P. Doane House, ca. 1850 (ORL.209)

This is a 2½-story, three-bay by 2-bay, gable-front, Greek Revival-style house with a 2-story side ell, very similar to the house across the street at 195 Main Street (ORL.211). This house was built for Capt. Seth Parker Doane (1817-1882). He married Sally S. Smith (1819-1891) in 1841. Capt. Seth Parker was a sea captain as were his father and grandfather. In 1903, this house was sold to Harriet V. Abercrombie of Weston, MA. It was then sold to Ellen Dresser of Boston in 1910. Ellen Dresser held a class of mentally disabled children in this house that was connected to a school in Brookline. In 1914, Dresser sold the house to Samuel Higgins of Orleans. "Sammy" Higgins ran the "East Store" and his wife, Myra, maintained the house as a boarding house. Many of the boarders were teachers. In 1946, the house was purchased by Percy Goodspeed whose wife, Millie, continued to run the boarding house.



195 Main Street, Capt. Truman and Thankful Doane House, ca. 1855 (ORL.211)

This is a 2½-story, three-bay by 2-bay, gable-front, Greek Revival-style house with a 2-story side ell, very similar to the house across the street at 194 Main Street (ORL.209). This house was built for Truman Doane, who purchased this land from his brother, Lewis Doane, Jr., in 1855. Truman Doane (1812-1881) was a sea captain who became a farmer later in life. He had married Harwich-born Thankful Weeks in Harwich in 1837. Truman Doane also served two terms in the State legislature and 14 years as Selectman. This house passed to his son, Alfred Doane (1838-1903), also a master mariner.



202 Main Street, East Orleans Congregational Parsonage, ca. 1835 (ORL.213)

This Greek Revival-style Full Cape was constructed in ca. 1835 for the newly ordained minister of the Congregational Church, Rev. Stillman Pratt. The house was used as the parsonage until 1881 when Jonathan Higgins and George W. Cummings, deacons of the church, sold it. The parsonage is now operated as an inn called the Parsonage Inn. A series of rear ells connect to a former barn now converted for the inn. The current inn's website includes a history which states that the original building dates back to 1770.



204 Main Street, East Orleans Congregational Parsonage, ca. 1912 (ORL.202)

This is an unusual 2½-story example of a Colonial Revival-style dwelling with a square footprint and hip roof. It was built as the parsonage to the Congregational Society of Orleans. The Congregational Society used the building until 1980 when it was sold. The building has most recently been used as medical offices, and has modern rear additions and a tall porte cochère.



209 Main Street, Betsie and Jesse C. Sparrow, Jr. House, ca. 1857 (ORL.219)

This is a 1½-story Greek Revival-style house with a 1-story east side ell, and a series of rear ells connecting to a barn. In 1856, Alexander Kenrick, whose house was located on the west side of this parcel, sold this portion of his property to Jesse C. Sparrow, Jr. (1821-1867) He had married Betsie Higgins (1827-1862) in Orleans in 1847. He was listed as a mariner in the 1856 deed, but in later census records was listed as a shoemaker (1860) and then trader (1865). A subsequent owner, Eldridge Small, rented the house to the Congregational Church before their new parsonage was built in ca. 1912 (204 Main Street, ORL.202).



216 Main Street, Lewis Doane House, ca. 1850 (ORL.220)

This large and elegant example of a Greek Revival-style dwelling has a 2½-story, gable-front main block, and a stepped-back, two-story ell on the right side, and a later 1-story addition on the left side. It was built ca. 1850 by Lewis Doane, Sr. (1787-1859). He first married Tamzen Freeman (1789-1851) and then Elizabeth Smith (1787-1877), and was listed as a farmer in census records. Many members of the Doane family lived along this stretch of Main Street in the 19th century. This house passed to son Freeman Doane (1819-1887) who, like his father, was a farmer, and served as Postmaster in 1848 and Selectman from 1866-1880.



219 Main Street, Augustus Percival House, ca. 1860 (ORL.222)

This Greek Revival-style house consists of the 2½-story main block, a stepped-back, 1½-story side ell on the right side, and a series of rear ells that were likely later additions. It was built on land that the heirs of Isaac Doane sold to Augustus Percival in 1860. The parcel was then five acres. Capt. Augustus Percival (1830-1883) and his wife, Mercy Freeman (Higgins) had two children. Augustus died at sea. This may have been one of many houses in town constructed by noted local builder Joseph K. Gould.



224 Main Street, Willis and Mary Gould House, ca. 1939 (ORL.1559)

At the time this Colonial Revival-style Full Cape was built, the economy of Orleans had transitioned from maritime and farming to an economy structured to support seasonal residents and tourists. This house was built by Mary B. and Willis S. Gould, Sr. of Orleans after buying the land in 1938. Willis Gould (b. 1891) was listed as a real estate broker in the 1940 and 1950 census.



8 Barley Neck Village Lane, Capt. Isaac Doane-
Capt. Joseph Taylor House, ca. 1849(ORL.223)

This house began as a late example of a 2-story, side-gable, Federal-style house – note the elegant fanlight over the front door. In 1848, the land on which this house stands was purchased by Capt. Isaac S. Doane (1814-1860). He had married Mary Freeman in Orleans that same year. Isaac Doane was the first president of the Orleans Library Association which was established in 1854. In 1868 his widow, Mary, sold the property to Capt. Joseph D. Taylor. It appears that



Taylor was responsible for construction of the mansard-roofed expansion of the house. Taylor was born in 1821, and at age 17 went into the merchant marines. Six years later, he became a full-fledged sea captain in the domestic trade. He continued to work at sea until 1866. Taylor was also a partner in the firm of Seccomb and Taylor - a Boston firm of ship owners famous for their fast runs. One of their ships, the *Red Jacket*, broke the record from New York to Liverpool, completing the run in 13 days, a record that lasted for 20 years. Taylor's wife, Mary D, was the daughter of Elisha Cole, another noted Orleans sea captain. A mill was on property he owned across the street to the south. Together with Richard S. Freeman, he bought it from Isaac Sparrow and they continued to grind corn as it had been done since the late 1700s. This is the mill that is now preserved at Heritage Plantation in Sandwich. Since the 1950s, the house has been expanded and operated as a restaurant and inn, and is currently known as the Barley Neck Inn.

2 Beach Road, Joseph and Elizabeth Crosby
House, ca. 1800 (ORL.245)

This Full Cape was built during the time when the Federal style was employed. However, in this case, there is no ornamentation typical of a Federal-style Cape such as elliptical fan lights or transom lights above the front entrance. The front door appears to be a modern replacement, so perhaps there was such a door surround originally. A broad shed dormer, a later addition, spans the front roof slope. In addition to the main block, there are a series of one-story ells/additions, and a screen porch on the west side.



In 1813, the estate of Joseph Crosby sold this property with dwelling house at auction. The house has an Assessor date of 1800. The source of that date is unclear, but it may be a good approximate date. Joseph Crosby (b. 1771) married Elizabeth Snow in 1793. Crosby's estate sold this property in 1813 to Sylvanus Higgins, Cordwainer (ropemaker). Higgins only kept this property until 1819, when he sold it to Robert and Thankful (Young) Mayo, Yeoman (farmer) of Orleans. In 1832, the Mayos sold this property to Lot Higgins. He was captain of the packet ship *George Washinton*, and in the 1850s was master of a fishing vessel. In 1858, Higgins bought the Doane and Crosby (grocery) store to the west of this house on Main Street, which he expanded and moved to the south side of the street.

Commercial, Religious, Civic and Industrial Resources

73 Main Street, Orleans Methodist Episcopal Church, 1838 (ORL.193)

The Orleans Methodist Church was founded in 1827 and, in 1836, moved into its first building on Route 6A at the site of the current CVS store. In 1838, this church was built. Over the years, this Greek Revival-style building was elevated to add a fellowship hall at ground level. The pews and pulpit swapped places, and the main entrance was moved. But every Sunday parishioners still worship under the steel ceiling donated 100 years ago by Sarah Doane and enjoy the 1898 stained glass window that memorializes the Paine family, including Mary Paine Smith who was born in 1797, the year Orleans was incorporated as a town.



113 Main Street, Baptist Church/ Hopkins-Snow House, ca. 1840 (ORL.161)

In 1848, Mercy and Daniel Higgins of Orleans sold the land on which the former Orleans Baptist Church would be relocated to Elisha Higgins, Jr. of Orleans. Elisha Hopkins, Jr. (1822-1900) was a fisherman according to census records. The 1880 Barnstable County Atlas shows the Baptist Church still in its original location on School Road. By the time the 1910 Barnstable County Atlas was prepared, however, the church had been moved to this location and converted into this two-story, gable-front, Greek Revival-style house, with additions. It is unknown when the Baptist Church was built. A Baptist congregation was first formed in Orleans in the mid-1820s, but it is unknown how soon after that the church was built.



120 Main Street, Old Town Hall, 1873
(ORL.163)

This large, two-story, Italianate-style building with paired windows and a hip roof with small wall gable front was constructed in 1873 as the Town Hall for Orleans. It was used as such from 1873 to 1956. The upstairs was used occasionally for "record hops," likely in the later 1950s. The building is currently the Academy Playhouse, operated by The Academy of Performing Arts.



144-154 Main Street, Orleans Cemetery, ca. 1723
(ORL.800)

The Orleans Cemetery was established in ca. 1723 when the Old Cove Cemetery in Eastham was no longer used for burials. This was the first cemetery within what would become the Town of Orleans, located west of a ca. 1718 Congregational Society Church (replaced in 1829, 162 Main Street, ORL.196). The cemetery was originally a smaller parcel of land; it was enlarged multiple times in the latter half of the nineteenth century



162 Main Street, South Parish Church, 1829
(ORL.196)

This church was built in 1829, in the Greek Revival style, to replace an earlier church of the Congregational Society that had been built in 1718. In 1888, the church was remodeled in the Queen Anne style, which included raising of the roof, changing of windows, adding another floor, and adding dormers. The Universalist Society, previously located nearby at 3 River Road (ORL.188), merged with the Congregational Church here in 1939 to become the Federated Church.



15-19 Meetinghouse Road, Eastern Cemetery, 1826 (ORL.801)

By 1829, the Orleans Cemetery reached capacity and the Eastern Cemetery was established east of the Orleans Cemetery and the Congregational Church. The Eastern Cemetery was active for a relatively brief period of time and contains the graves of people, many of whom are children, who died during a smallpox outbreak in the mid-1830s. The cemetery became largely inactive following the epidemic, and the addition of acreage to the Orleans Cemetery in 1850.



170 Main Street, Joseph Mayo Blacksmith Shop, ca. 1872 (ORL.198)

This house can be classified as a late, modest example of the Greek Revival style. The form consists of a 1½-story, gable-front main block with an open porch, and a one-story side ell. The property was sold by Freeman Mayo to Joseph Mayo in 1863. Joseph Mayo operated a blacksmith shop on this property. In 1902, Mayo sold this parcel to Henry M. Percival. Orleans-born Henry Mayo Percival (1854-1921) was listed in census records as living on a farm on Main Street with his wife, Emma (Linnell). In addition to farming, he had a varied career: clothing cutter (1900), keeper county jail (1910), and then county sheriff (1920).



187 Main Street, East Orleans Post Office & General Store, ca. 1850 (ORL.206)

This 1½-story cross gable roofed building with a wrap-around porch has a construction date of ca. 1850, but as late as the 1910 Barnstable Atlas there was no building in this location. This land was sold in 1910 by Hattie Mayo to James Charles. Captain James H. Charles (1857-1922) worked as a keeper at the Orleans Lifesaving Station. In 1923, the estate of James Charles sold conveyed this property to Lizzie Charles, and that deed was the first to reference buildings. In 1932, Lizzie Charles sold it to Lillian F. Worth of Orleans. A ca. 1860 photograph of the post office appears to be this building, but the question remains where it was before it was relocated to this site and converted to a dwelling, presumably by James Charles sometime between 1910 and 1923.



217 Main Street, William Myrick General Store, ca. 1825 (ORL.221)

Myrick's Store, built in ca. 1825, is a 2½-story, gable-front vernacular building. The building had several small ells that dated from the 19th century, but they appear to have been replaced or absorbed into a large two-story rear addition. This store was originally located across the street and was named Crosby & Doane's Store. It first opened in ca. 1825 by William Myrick. He sold it to Freeman H. Myrick, who in turn sold to Lewis Doane. Lewis Doane (1787-1859) was listed as a farmer in census records, and he built the house at 216 Main Street (ORL.220) in ca. 1850 east of the store.



Doane and Leander Crosby, his son-in-law, became partners in the store and then Doane sold the store to Crosby. In ca. 1859, Crosby sold the building to Lot Higgins who enlarged the store and moved it across the street to its current location. Capt. Lot Higgins (1809-1896) began as a mariner, rising to master mariner, and then in later years he was listed as a farmer and "trader for a country store." Sparrow Higgins (1846-1921), son of Lot, appears to have inherited this property and ran the store as well. For many years the Post Office was located here. The first postmaster in East Orleans was Seth Sparrow in 1835, followed in 1843 by Lewis Doane, in 1847 by Leander Crosby, in 1848 by Freeman Doane, and in 1859 by Crosby again.

8 School Road, American Legion Post #308, ca. 1920 (ORL.1182)

This building began as a store known as the Public Market originally located at the head of Cove Road. Congress chartered the American Legion in 1919 for veterans of WWI. In 1932, the charter was granted for the Orleans chapter of the American Legion. The Orleans Post #308 occupied many buildings over the years. In the 1970s, money was raised to move and rehabilitate the Public Market into the Scout Hut (aka Scout Hall).



3 River Road, Universalist Society Meetinghouse, 1834 (ORL.188, National Register listed as well)

The Universalist Society Meetinghouse is a well-preserved example of a Greek Revival-style church. It is representative of the division within the Congregational Church that led to the establishment of many splinter societies in the 1830s. Together with the Congregational and Baptist churches, the Universalist Meetinghouse and later the Town Hall transformed East Orleans into the civic, social and cultural center of the town. Currently it is the home of the Orleans Historical Society, aka The Centers for Culture and History in Orleans (CHO).



3 River Road, Hurd Chapel, 1939 (ORL.1197)

The Colonial Revival-style chapel was constructed in 1939 in the Orleans Cemetery. It was a gift of Flora and Emma Hurd in honor of their parents, Davis and Rebecca Hurd, using lumber salvaged from the Hurd property at 94 Main Street. In 1979, the Chapel was donated to the Orleans Historical Society and was moved from the cemetery to the Meetinghouse property.

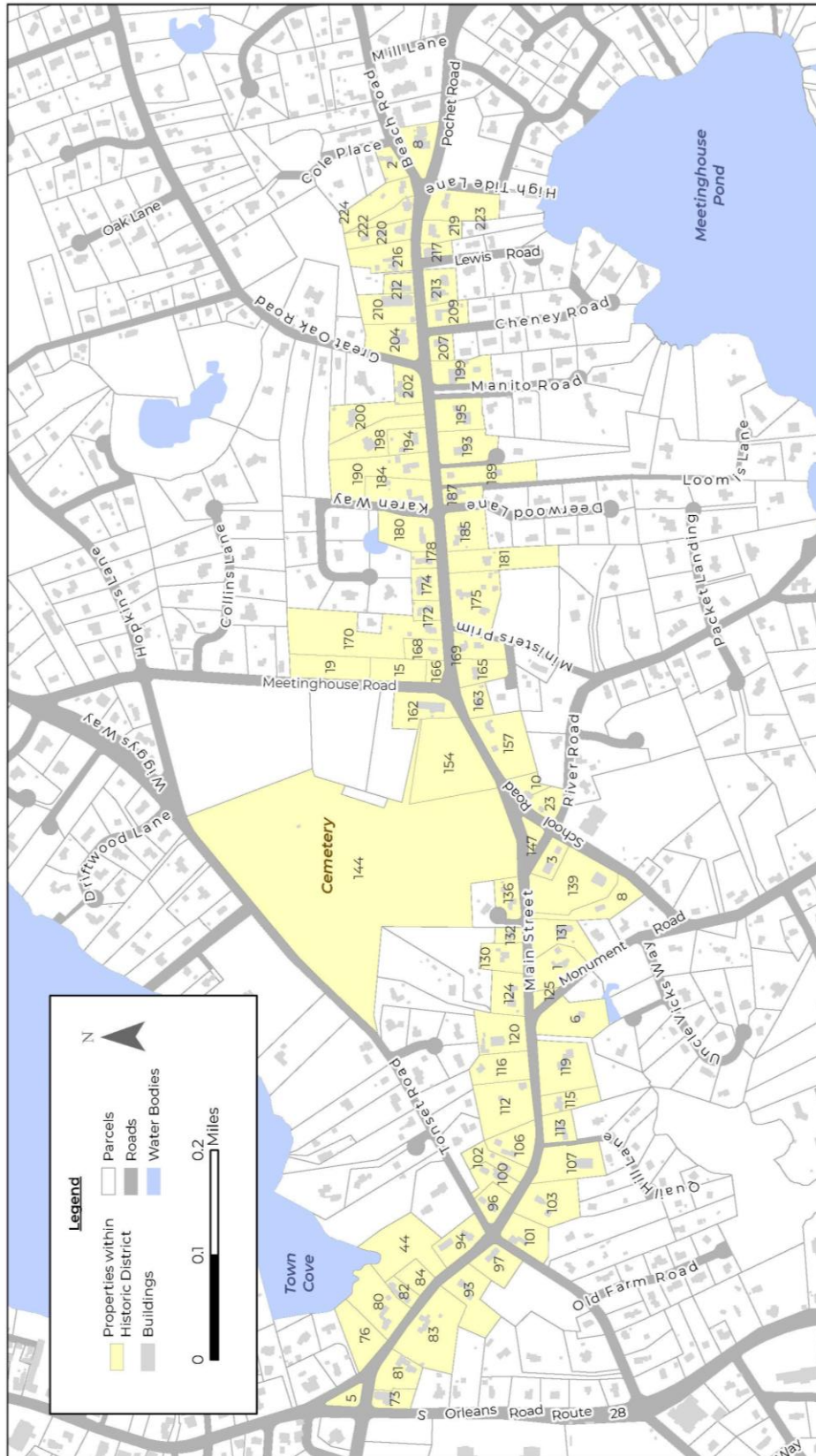


5. Justification of the Boundaries

The decision was made early in the process by the East Orleans Main Street Historic District Study Committee to limit the boundaries of the proposed local historic district to Main Street in East Orleans. As noted in Section 3 above, the original Area Form prepared in 1991 included additional properties along roads leading off Main Street, including Monument and Tonset Roads. However, as also noted in Section 3, an attempt to establish a local historic district that largely tracked the boundary in that Area Form was not successful. The decision was made by the Study Committee to limit the new effort to those properties most clearly within the historic, civic, and cultural center of Main Street.

As a result, the current boundary is strictly limited to properties that border on Main Street. The west boundary is clearly delineated by the intersection with Rt. 28 (Orleans Road). The east boundary also has a clear termination both physically and historically with the Barley Neck Inn at 8 Barley Neck Village Lane and the ca. 1800 Crosby House across the street at 2 Beach Road. The character and historic ages of properties farther east along both Beach Road and Barley Neck Road change to more modern development patterns.

6. East Orleans Main Street Local Historic District Map



Prepared by the Cape Cod Commission 11/12/2024

Draft map to show the historic district prepared by the East Orleans Historic District Study Committee

7. East Orleans Main Street Local Historic District Property Index

ST #	STREET NAME	ASS. #	HISTORIC NAME	MHC YEAR	STYLE, NOTES	Outbuildings, Structures, Objects	MHC #	MHC AREA
5	ACADEMY PLACE	34-91-0-E		1954, 1981		WWI Mon., WWII Mem. (1954), Korean-Viet Nam Mon. (1981)	908, 910, 911	D
8	BARLEY NECK VIL LN (1 Beach in MACRIS)	36-137-1 +	Doane-Taylor House	1849 R	Second Empire		223	D
2	BEACH RD	36-22-0-R	Joseph and Elizabeth Crosby House	1800 C	Federal/ Full Cape		245	D
73	MAIN ST	34-79-0-E	Orleans Methodist Episcopal Church	1838	Greek Revival		193	D
76	MAIN ST	34-23-0-E	Vacant - conservation land					
80	MAIN ST	34-24-0-R	Capt. Simeon Mayo House	1851 C	Greek Revival	Barn/outbuilding (ca. 1950)	146	D
81	MAIN ST	34-78-0-R	Capt. Reuben Paine House	1847 C	Greek Revival		148	D
82	MAIN ST	34-25-0-R	Thomas Spencer Snow House	1837 C	Greek Revival		147	D
84	MAIN ST	34-26-0-R	Vacant					
83	MAIN ST	34-77-0-R	Joseph K. Gould House	1846 R	Greek Revival		149	D
93	MAIN ST	34-76-0-R	Jonathan and Sally Gould House	1840 C	Full Cape	Two-car garage (ca. 1950)	150	D
94	MAIN ST	34-28-0-R	Capt. Jesse and Patty Snow House	1840 C	Greek Revival		151	D
94	MAIN ST	34-28-0	Outbuilding/workshop	1880 C	Greek Revival		151	D
96	MAIN ST	34-53-0-R	Calvin and Mary Chapman House	1835 C	3/4 Cape	Garage/outbuilding (ca. 1900)	156	D
97	MAIN ST	34-72-0-R	Not researched	1950 *	Postwar Traditional			
100	MAIN ST	34-54-0-R	Simeon Higgins-Thomas A. Hopkins House	1858 C	Greek Revival-Italianate	Large garage/outbuilding (ca. 1940, poss. older)	157	D
101	MAIN ST	34-71-0-R	Capt. Jesse and Patty Snow House	1842 C	Greek Revival/ Full Cape		152	D
102	MAIN ST	34-55-0-R	Ensign and Olive Rogers House	1862 R	Greek Revival		158	D
103	MAIN ST	34-70-0-R	Ida and William Townsend House	1925 C	Colonial Revival	Two-car garage (ca. 1975)	1555	D
106	MAIN ST	34-56-0-R	Eliphalet and Ruth Edson House	1845 R	Greek Revival		159	D

ST #	STREET NAME	ASS. #	HISTORIC NAME	MHC YEAR	STYLE, NOTES	Outbuildings, Structures, Objects	MHC #	MHC AREA
107	MAIN ST	34-69-0-E	Club, not researched	1974*	Postwar Traditional			
112	MAIN ST	34-57-0-R	Joseph and Dorcas Cumings House	1852 C	No Style/ Half Cape		160	D
113	MAIN ST	34-68-0-R	Baptist Church, Hopkins-Snow House	1840 R	Greek Revival		161	D
115	MAIN ST	34-67-0-R	Not researched	1950*	Postwar Traditional			
116	MAIN ST	34-58-0-R	Not researched	1974*	Postwar Traditional			
119	MAIN ST	34-66-0-R	Jesse and Hannah Smith House	1850 C	Greek Revival/ Italianate		162	D, H
120	MAIN ST	34-59-0-E	Old Town Hall	1873	Italianate		163	D, H
124	MAIN ST	34-60-0-R	Isaiah and Phebe Crosby House	1825 C	Federal		164	D, H
125	MAIN ST	34-64-0-E	Civil War Monument	1880 C			909	D, H
130	MAIN ST	34-61-0-R	Annie Gould House	1912 C	No Style		165	D, H
131	MAIN ST	34-63-1-R	Not researched	2005*	Split Level			
132	MAIN ST	34-62-0-R	Clarence and Minnie Mayo House	1936 C	Colonial Revival, 3/4 Cape		1556	D, H
136	MAIN ST	35-7-0-R	Universalist Church Parsonage-Horton House	1833 C	Greek Revival		195	D, H
139	MAIN ST	35-120-2	Orleans Public Works Dept.	1900	Colonial Revival		1183	D, H
144	MAIN ST	35-4-0-E	Orleans Cemetery	1723 C			800	D, H
147	MAIN ST	35-118-0-E	Vacant					
154	MAIN ST	35-8-0-E	Orleans Cemetery	1723 C			800	D, H
157	MAIN ST	35-114-0-R	Everet and Hilda Young House	1931	Colonial Revival, Cape	Garage (ca. 1950, ORL.1185)	1184	D, H
162	MAIN ST	35-9-0-E	South Parish Church	1829	Greek Revival, Queen Anne		196	D, H
163	MAIN ST	35-109-0-R	Not researched	1973*	Postwar Traditional			

ST #	STREET NAME	ASS. #	HISTORIC NAME	MHC YEAR	STYLE, NOTES	Outbuildings, Structures, Objects	MHC #	MHC AREA
165	MAIN ST	35-108-0-R	Not researched	1966*	Ranch			
166	MAIN ST	35-30-0-E	Eastern Cemetery	1836			801	D, H
168	MAIN ST	35-31-0-R	Agnes Small House	1931	Colonial Revival, Full Cape		1188	D, H
169	MAIN ST	35-107-0-R	Abigail Hopkins House	1860 C	Greek Revival	Garage/outbuilding (2012)	197	D
170	MAIN ST	35-32-0-R	Joseph Mayo Blacksmith Shop	1872 R	No Style		198	D
172	MAIN ST	35-34-0-R	Orin Freeman House	1895 R	Queen Anne		199	D
174	MAIN ST	35-35-0-R	Snow/Mayo House	1835 C	No Style, 3/4 Cape		200	D
175	MAIN ST	35-106-1	Capt. John and Hannah Hopkins House	1850 C	Greek Revival, 3/4 Cape		204	D
178	MAIN ST	35-36-0-R	Freeman Mayo House	1886 R	No Style		203	D
180	MAIN ST	35-37-0-R	Thomas and Olympia Nassi House	1936 R	Colonial Revival		1558	D
181	MAIN ST	35-104-0-E	Not researched	1954*	Postwar Traditional			
184	MAIN ST	35-47-0-R	Solomon and Abigail Linnell House	1854 R	Greek Revival		207	D
185	MAIN ST	35-100-0-R	Winsor and Margaret Snow House	1856 R	Greek Revival		205	D
187	MAIN ST	35-98-0-R	East Orleans PO & General Store-Charles House	1850 C	No Style	Outbuilding/studio (ca. 2000)	206	D
189	MAIN ST	35-95-1-R	Two houses, not researched	2005, 1984*	Postwar Traditional			
190	MAIN ST	35-48-0-R	Mary S. Crosby House	1890 C	Queen Anne		208	D
193	MAIN ST	35-94-0-R	Leander and Julia Crosby House	1855 C	Greek Revival-Italianate		210	D
194	MAIN ST	35-49-0-R	Capt. Seth Doane House	1850 C	Greek Revival		209	D
195	MAIN ST	35-88-1 to 6	Capt. Truman and Thankful Doane House	1855 C	Greek Revival		211	D
198	MAIN ST	35-50-1-R	Vacant portion of parcel by street					

ST #	STREET NAME	ASS. #	HISTORIC NAME	MHC YEAR	STYLE, NOTES	Outbuildings, Structures, Objects	MHC #	MHC AREA
199	MAIN ST	35-87-0-R	Not researched	2021*	Postwar Traditional			
200	MAIN ST	35-50-2-R	Vacant portion of parcel by street					
202	MAIN ST	35-51-0-R	Cong. Parsonage-Higgins House and Cobble Shop	1835 C	Greek Revival/ Full Cape		213	D
204	MAIN ST	35-67-0-R	Congregational Parsonage	1912 R	Colonial Revival		202	D
207	MAIN ST	35-79-0 +	Office/Residential, not researched	1984*	Postwar Traditional			
209	MAIN ST	35-78-0-R	Betsie and Jesse Sparrow, Jr. House	1857 C	Greek Revival		219	D
210	MAIN ST	35-68-1	Commercial, windmill, not researched	1977*	Postwar Traditional			
212	MAIN ST	35-70-0-R	Restaurant, not researched	1974*	Postwar Traditional			
213	MAIN ST	35-71-1-R, 2-R	Retail, 2 bldgs (includes 211 Main, 2nd 1987)	1956	Postwar Traditional			
216	MAIN ST	36-17-0-R	Lewis Doane House	1850 C	Greek Revival		220	D
217	MAIN ST	36-154-0-R	William Myrick General Store	1825 C	No Style	East Orleans Country Store Marker (1976, ORL.912)	221	D
219	MAIN ST	36-153-0-R	Augustus Percival House	1860 C	Greek Revival	Two-story garage/outbuilding (ca. 2000)	222	D
220	MAIN ST	36-18-1-R	Office, not researched	1950*	Postwar Traditional	Ranch, garage (1925)		
222	MAIN ST	36-19-0-R	Restaurant, not researched	1930*	Colonial Revival			
223	MAIN ST	36-151-0-R	Residential, not researched	1947*	Postwar Traditional			
224	MAIN ST	36-20-0-R	Willis and Mary Gould House	1939 C	Colonial Revival/ Cape		1559	
15	MEETINGHOUSE RD	35-29-0-E	Eastern Cemetery	1826			801	D, H
1	MONUMENT RD	34-63-0-R	John and Susannah Taylor House	1760 C	Georgian, Half Cape		166	D, H
6	MONUMENT RD	34-65-0-R	Not researched	1952*	Ranch			
3	RIVER RD	35-119-0-E	Universalist Society Meetinghouse	1834	Greek Revival		188	D, H

ST #	STREET NAME	ASS. #	HISTORIC NAME	MHC YEAR	STYLE, NOTES	Outbuildings, Structures, Objects	MHC #	MHC AREA
3	RIVER RD	35-119-0	Hurd Chapel	1939	Colonial Revival		1197	D, H
10	RIVER RD	35-117-0-R, 1-R	House, not researched	2015*	Postwar Traditional			
8	SCHOOL RD (137 Main St in MACRIS)	35-120-1-E, 2-E	American Legion Post #308	1920 C	No Style		1182	
23	SCHOOL RD	35-117-0	Not researched	1935*	Cottage		1201	H
44	TONSET RD	34-27-0-R	Vacant					

* Assessor date

8. Options and Recommendations for the Bylaw

Before the Orleans Historical Commission asked the Select Board to appoint a Study Committee pursuant to Mass. Gen. Laws Ch. 40C (Ch. 40C), the Commission had considered pursuing a general bylaw sometimes referred to as an Architectural Conservation District bylaw. This is a bylaw that has been adopted by some cities and towns wherein binding design review is typically limited to major alterations, demolition and new construction. However, recent case law has led the Massachusetts Historical Commission and town counsels to opine that this general bylaw approach is now susceptible to a legal challenge for being too similar to a Ch. 40C district, thereby circumventing the more rigorous process of adopting a Ch. 40C bylaw.

As a result, the Orleans Historical Commission proceeded with the Ch. 40C process and asked the Select Board to appoint a Study Committee. It was the stated intention when meeting with the Select Board to consider adopting a 40C bylaw that would limit design review oversight to major alterations, new construction and demolition, similar to the aforementioned Architectural Conservation District bylaws. Other alterations, such as new windows, doors, siding and roofing, would be exempt.

9. Bylaw Text

The Town of Orleans hereby establishes the East Orleans Main Street Local Historic District, to be administered by an Historic District Commission as provided for under Massachusetts General Laws Chapter 40C, as amended.

1. PURPOSE

The purpose of this bylaw is to aid in the preservation and protection of the distinctive characteristics and architecture of buildings and places along Main Street in East Orleans that are significant in the history of the Town of Orleans, the improvement of their settings, and the encouragement of new building designs compatible with the existing architecture.

2. DEFINITIONS

The terms defined in this section shall be capitalized throughout this Bylaw. Where a defined term has not been capitalized, it is intended that the meaning of the term be the same as the meaning ascribed to it in this section unless another meaning is clearly intended by its context. As used in this Bylaw the following terms shall have the following meaning:

Addition. Construction that increases the above-ground gross footprint of a building or structure by more than 200 square feet. For the purposes of this bylaw, the gross footprint area shall be the sum of all horizontal areas measured from the exterior face of exterior walls and shall include all area which is covered, such as a covered porch or portico, but shall not include decks or patios.

Alteration, to Alter. The act or the fact of reconstruction, restoration, removal, replacement, or other similar activities that do not constitute an Addition or Demolition.

Building. A combination of materials forming a shelter for persons, animals or property. For purposes of this Bylaw, when the term "Building" is used, it refers to both Buildings and other Structures such as outbuildings and garages.

Certificate. A Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship as set forth in this Bylaw.

Commission. The Orleans Historic District Commission as established in this Bylaw.

Demolition. The act of pulling down, destroying, razing or removing a Building, in whole or in part, that results in a reduction of square footage or volume of a Building.

District. The East Orleans Main Street Local Historic District as established in this Bylaw.

Exterior Architectural Feature. Such portion of the exterior of a Building or Structure as is open to view from a public way or ways, that are character-defining features of an architectural style or form, including but not limited to the kind and texture of exterior siding and trim materials, the type, style and general arrangement of doors and windows (including muntin patterns), chimneys, and ornamental trim, including window and door surrounds, cornerboards and roof cornice trim, and roofing.

New Construction, Construct new Building. The act or fact of building, erecting, installing, enlarging, moving and other similar activities.

Person Aggrieved. The applicant; an owner of adjoining property; an owner of property within the same District area; an owner of property within 100 feet of said District area; and any charitable corporation in which one of its purposes is the preservation of historic places, Buildings, Structures or Districts.

Public Way. This term shall include public ways, public streets, public parks and public bodies of water. The term shall not include a foot path, cart path or any easement right of way that does not constitute a public way or public street.

Temporary Building or Structure. A Building or Structure not to be in existence for a period of more than two years. The Commission may further limit the time periods set forth herein as it deems appropriate.

3. DISTRICT

The District shall be the area shown on the map entitled East Orleans Main Street Local Historic District, dated 11-12-24, attached as Appendix 1.

4. COMMISSION

4.1 Number of Commissioners, Terms of Appointments. The District shall be overseen by a Commission consisting of five members, to be appointed by the Select Board, two members initially to be appointed for one year, two for two years, and one for three years, and each successive appointment to be made for three years.

4.2 Appointment Process. The Commission shall be formed of residents of the town of Orleans, to include, if possible one member from two nominees solicited from the Orleans Historical Society: The Centers for Culture and History; one member from two nominees solicited from the chapter of the American Institute of Architects covering Orleans; one member from two nominees of the Board of Realtors covering Orleans; and one or more property owners from within the District. If within thirty days after submission of a written request for nominees to any of the organizations herein named insufficient nominations have been made, the Select Board may proceed to make appointments as it desires.

4.3 Alternate Commission Members. The Select Board may appoint two alternate members to the Commission. Each alternate member shall have the right to act and vote in the place of one regular member should such regular member be absent from a meeting or be unwilling or unable to act or vote. Said alternate members shall initially be appointed for terms of two or three years, and for three-year terms thereafter.

4.4 Term Expiration. Each member and alternate member shall continue to serve in office after the expiration date of his or her term until a successor is duly appointed.

4.5 Meeting Schedule. Meetings of the Commission shall be held at the call of the Chairman, at the request of two members and in such other manner as the Commission shall determine in its Rules and Regulations.

4.6 Quorum. Three members of the Commission shall constitute a quorum.

4.7 Background Recommendations. It is recommended, but not required, that Commission members selected by the nominating entities, including the Select Board, have educational and/or professional experience in one or more of the following fields: historic preservation, architecture, land use planning, architectural history, history, law, building construction, or engineering.

5. COMMISSION POWERS AND DUTIES

5.1 Powers of Commission. The Commission shall exercise its powers in administering and regulating the Additions, Construction, or Demolition to any Building or Structure within the District as set forth under the procedures and criteria established in this Bylaw. In exercising its powers and duties hereunder, the Commission shall pay due regard to the distinctive characteristics of each Building, Structure and the District as a whole.

5.2 Rules and Regulations. The Commission may adopt, and from time to time amend, reasonable Rules and Regulations not inconsistent with the provisions of this Bylaw or M.G.L. Chapter 40C, setting forth such forms and procedures as it deems desirable and necessary for the regulation of its affairs and the conduct of its business, including requirements for the contents and form of applications for Certificates, fees, hearing procedures and other matters. The Commission shall file a copy of any such Rules and Regulations with the office of the Town Clerk.

5.3 Guidelines. The Commission, after a public hearing duly posted and advertised at least 14 days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation, may adopt and from time to time amend guidelines which set forth design recommendations for Additions and New Construction of a Building to provide further clarity as necessary to those provided in Section 8. No such design guidelines shall limit the right of an applicant for a Certificate to present other designs to the Commission for approval. The Commission may also provide advisory guidelines for Alterations of Exterior Architectural Features.

5.4 Annual Meeting. The Commission shall at the beginning of each fiscal year hold an organizational meeting and elect a Chairman, a Vice Chairman and Secretary, and file notice of such election with the office of the Town Clerk.

5.5 Records. The Commission shall keep a permanent record of its resolutions, transactions, decisions and determinations and of the vote of each member participating therein.

5.6 Public Education. The Commission shall undertake educational efforts to explain to the public and property owners the merits and functions of a District.

6. ADDITIONS, DEMOLITION AND NEW CONSTRUCTION PROHIBITED WITHOUT A CERTIFICATE

6.1 Certificates. Except as this Bylaw provides, no Addition to a Building or Structure, New Construction, or Demolition of a Building or Structure or part thereof, within the District and visible from a Public Way shall be permitted unless the Commission shall first have issued a Certificate with respect thereto.

6.2 Building Permits. No building permit for Construction of a Building or Structure or for Alteration of an Exterior Architectural Feature within the District and no demolition permit for Demolition of a Building or Structure within the District shall be issued by the Town or any department thereof until a Certificate as required under this Bylaw has been issued by the Commission.

7. PROCEDURES FOR REVIEW OF APPLICATIONS

7.1 Applications. Any person who desires to obtain a Certificate from the Commission shall file with the Commission an application for a Certificate of Appropriateness, of Non-Applicability or of Hardship, as the case may be. The application shall be accompanied by such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

7.2 Determination of Jurisdiction. The Commission shall determine within fourteen (14) days of the filing of an application for a Certificate whether said application involves any Addition, Demolition, or Construction which is within the jurisdiction of the Commission.

7.3 Certificates of Non-Applicability. If the Commission determines that an application for a Certificate involves an Alteration to an Exterior Architectural Feature, the Commission shall forthwith issue a Certificate of Non-Applicability.

7.4 Hearings. If the Commission determines that an application involves an Addition, Construction, or Demolition of a Building or Structure subject to review under this Bylaw, it shall hold a public hearing on the application, except as may otherwise be provided in this Bylaw. The Commission shall hold such a public hearing within forty-five (45) days from the date of the filing of the application. At least fourteen (14) days before said public hearing, public notice shall be given by posting in a conspicuous place in Town Hall and in a newspaper of general circulation in Orleans. Such notice shall identify the time, place and purpose of the public hearing. Concurrently, a copy of said public notice shall be mailed to the applicant, to the owners of all abutting properties and of other properties deemed by the Commission to be materially affected thereby, all as they appear on the most recent applicable tax list, to the Planning Board, to any person filing a written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the Commission shall deem entitled to notice. The concurring vote of a majority of the members of the Commission shall be required to issue a Certificate.

7.5 Issuance of Certificate of Appropriateness or Disapproval. Within sixty (60) days after the filing of an application for a Certificate of Appropriateness, or within such further time as the applicant may allow in writing, the Commission shall issue a Certificate of Appropriateness or a Disapproval.

In the case of Certificate of Appropriateness, the Commission may, as it deems appropriate, impose certain conditions and limitations, and may require architectural or plan modifications consistent with the intent and purpose of this Bylaw.

In the case of a Disapproval of an application for a Certificate of Appropriateness, the Commission shall set forth in its Disapproval the reasons for such disapproval. The Commission may include in its Disapproval specific recommendations for changes in the applicant's proposal with respect to the appropriateness of design, arrangement, texture, material and similar features which, if made and filed with the Commission in a subsequent application, would make the application acceptable to the Commission.

7.6 Majority Vote. The concurring vote of a majority of the members shall be required to issue a Certificate.

7.7 Certificate of Hardship. If the Construction, Addition or Demolition for which an application for a Certificate of Appropriateness has been filed shall be determined to be inappropriate and therefore disapproved, or in the event of an application for a Certificate of Hardship, the Commission shall determine whether, owing to conditions especially affecting the Building or Structure involved, but not affecting the District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this Bylaw. If the Commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, the Commission shall issue a Certificate of Hardship.

7.8 Certificate Recipients. The Commission shall send a copy of its Certificates of Appropriateness, Disapprovals, and Certificates of Hardship to the applicant, the owner of record if different from the applicant, and the office of the Town Clerk and the Building Commissioner. The date of issuance of a Certificate or disapproval shall be the date of the filing of a copy of such Certificate or disapproval with the office of the Town Clerk.

7.9 Failure to Act. If the Commission should fail to issue a Certificate or a disapproval within sixty (60) days of the filing of the application for a Certificate, or within such further time as the applicant may allow in writing, the Commission shall thereupon issue a Certificate of Hardship Due to Failure to Act.

7.10 Signatures and Filing. Each Certificate issued by the Commission shall be dated and signed by its chairman or such other person designated by the Commission to sign such Certificates on its behalf.

7.11 Appeals. Any person aggrieved by a determination of the Commission may, within twenty (20) days after the filing of the notice of such determination with the town clerk, ask for an appeal to the Superior Court as provided in chapter 40C, Section 12A. Notice of an appeal must also be filed with the Office of the Town Clerk within twenty (20) days of the determination.

8. CRITERIA FOR DETERMINATIONS

8.1 Review Standards. In deliberating on applications for Certificates, the Commission shall consider, among other things, the historic and architectural value and significance of the site, Building or Structure; the general design, proportions, detailing, mass, arrangement, texture, and material of the Exterior Architectural Features involved; and the relation of such Exterior Architectural Features to similar features of Buildings and Structures in the surrounding area.

8.2 Additions or New Construction. In the case of new Construction or Additions to existing Buildings or Structures, the Commission shall consider the appropriateness of scale, shape and proportions of a Building or Structure both in relation to the land area upon which the Building or Structure is situated and in relation to Buildings and Structures in the vicinity. The Commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or bylaw.

8.3 Demolition.

The Commission will issue a Certificate for approval of a Demolition only if the Building or Structure (or portion thereof) to be demolished has no historic or architectural merit, and has no historic relationship to the surrounding streetscape and District as a whole, as determined by the Commission. If an application

for a demolition permit is based upon structural instability or deterioration, the applicant will be required to provide a technical report prepared by a structural engineer registered in Massachusetts detailing the nature and extent of the problems and a reasonably adequate estimate of the cost to correct them.

The Commission may request that the Orleans Historical Commission be allowed to access the property to document the building prior to demolition.

Nothing in this bylaw shall restrict the Building Inspector from immediately ordering demolition of unsafe Buildings in accordance with the provision of M.G.L. Ch. 143.

8.4 Interiors and Use. The Commission shall not consider interior arrangements or architectural features not subject to public view from a public way. The Commission shall not consider uses for Buildings or Structures.

9. EXCLUSIONS

9.1 Ordinary Maintenance and Repair. Nothing in this Bylaw shall be construed to prevent the ordinary maintenance, repair or replacement of any Exterior Architectural Feature within a District which does not involve a change in design, material or to the outward appearance thereof, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any Construction or Alteration under a permit duly issued prior to the effective date of this Bylaw.

9.2 Exemptions.

Notwithstanding the preceding, the following projects, including installation, replacement or removal, are excluded from review unless they are performed in combination with other reviewable work.

(1) Alterations to Exterior Architectural Features.

2) Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the commission may reasonably specify.

(3) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.

(4) Walls and fences located between Buildings and Main Street that are over 4 feet tall at any point.

(5) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances.

(6) The color of paint.

(7) The color of materials used on roofs.

(8) Signs.

(9) Solar energy systems

(10) The reconstruction, substantially similar in exterior design, of a Building, Structure or Exterior Architectural Feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

(11) Properties subject to the jurisdiction of the Orleans Architectural Review Committee, unless the application is for Demolition of a Building.

9.3 Upon request the Commission shall issue a Certificate of Non-Applicability with respect to Construction or Alteration in any category not subject to review by the Commission in accordance with the above provisions.

10. CATEGORICAL APPROVAL

The Commission may determine from time to time after a public hearing, duly advertised and posted at least fourteen (14) days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation in Orleans, that certain categories of Exterior Architectural Features, Buildings or Structures under certain conditions may be Constructed or Altered without review by the Commission without causing substantial derogation from the intent and purpose of this Bylaw.

11. ENFORCEMENT AND PENALTIES

11.1 The Commission shall determine whether a particular activity is in violation of this Bylaw or not, and the Commission shall be charged with the enforcement of this Bylaw.

11.2 The Commission, upon a written complaint of any resident of Orleans, or owner of property within Orleans, or upon its own initiative, shall institute any appropriate action or proceedings in the name of the Town of Orleans to prevent, correct, restrain or abate violation of this Bylaw. In the case where the Commission is requested in writing to enforce this Bylaw against any person allegedly in violation of same and the Commission declines to act, the Commission shall notify, in writing, the party requesting such enforcement of any action or refusal to act and the reasons therefore, within twenty-one (21) days of receipt of such request.

11.3 Whoever violates any of the provisions of this Bylaw shall be punishable by a fine of up to \$300.00 for each offense. Each day during any portion of which such violation continues to exist shall constitute a separate offense.

11.4 The Commission may designate the Building Commissioner of the Town of Orleans to act on its behalf and to enforce this Bylaw under the direction of the Commission.

12. VALIDITY AND SEPARABILITY

The provisions of this Bylaw shall be deemed to be separable. If any of its provisions, sections, subsections, sentences or clauses shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Bylaw shall continue to be in full force and effect.

13. APPENDIX

Appendix 1: East Orleans Main Street Historic District Map

The East Orleans Main Street Historic District shall be a District area under this Bylaw. The location and boundaries of the District are defined and shown on the Local Historic District Map of the Town of Orleans, which is a part of this Bylaw. The delineation of the District area boundaries is based on the parcel boundaries then in existence and shown therein.

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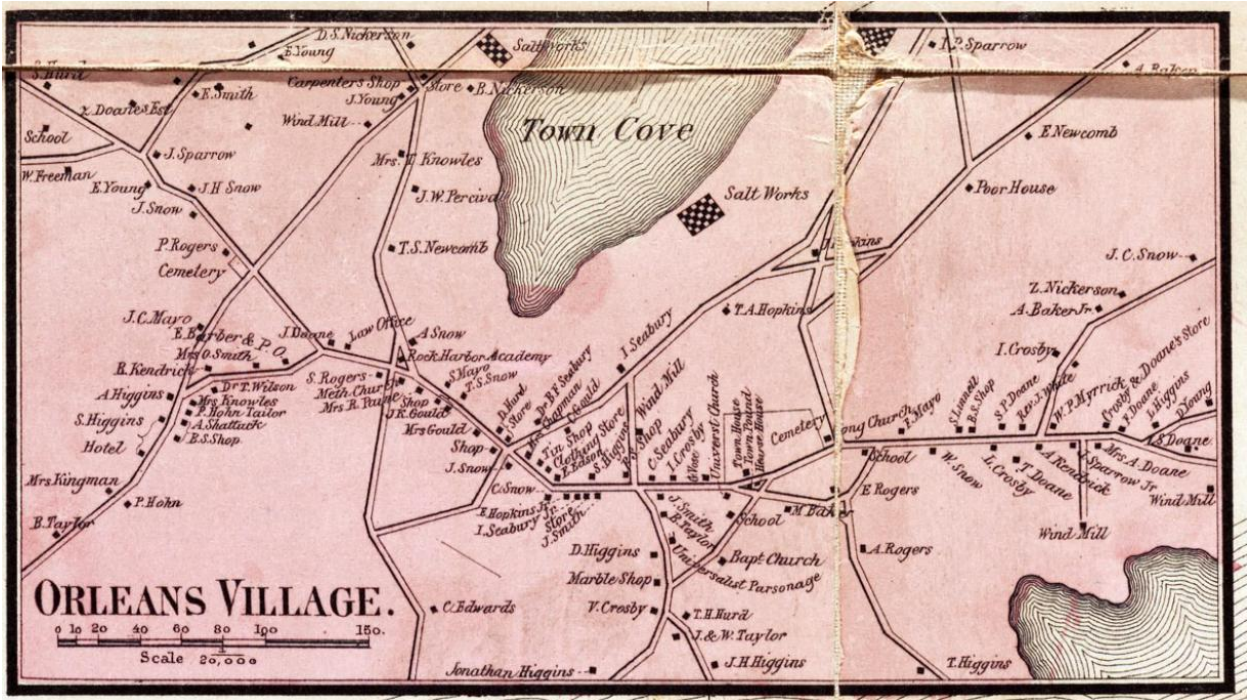
1910. _____. *Atlas of Barnstable County, Massachusetts*. Boston, MA, 1910.

Misc.

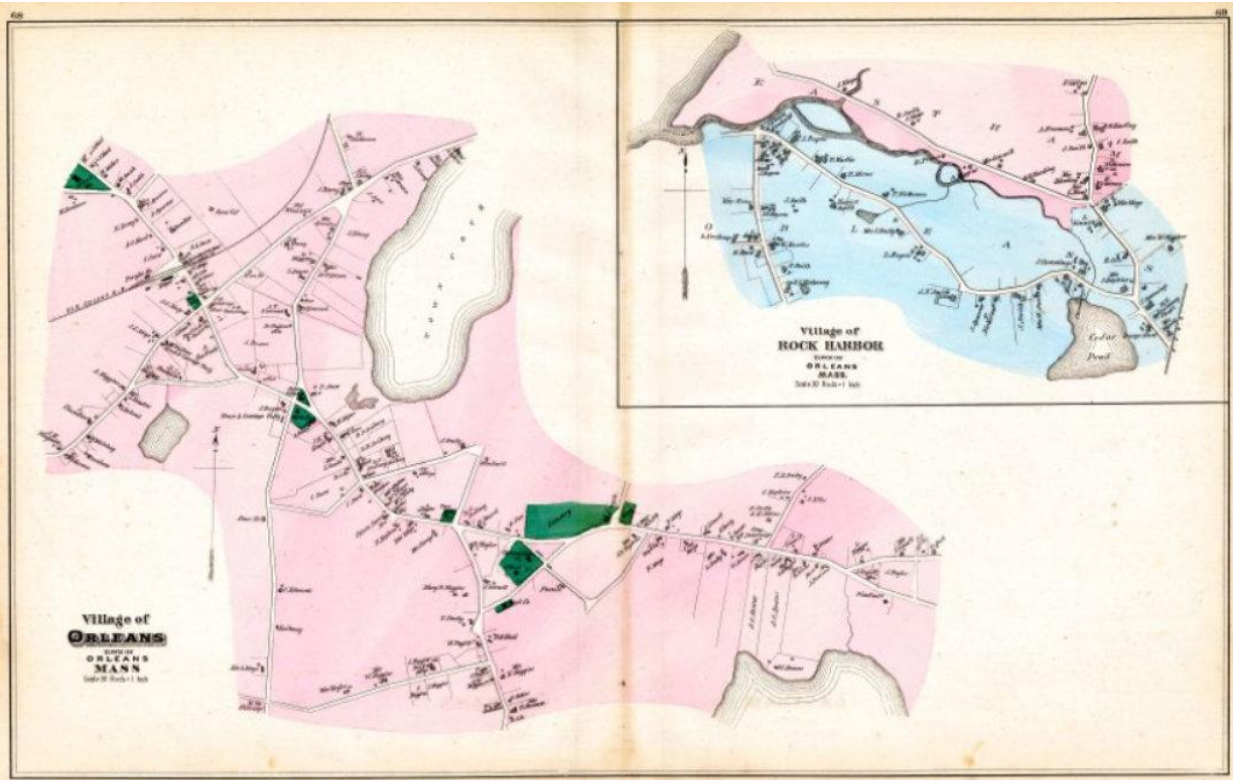
www.ancestry.com. Vital records

www.barnstabledeeds.org/. Barnstable County Registry of Deeds

Appendix A - Historic Maps of Main Street in East Orleans (1858, 1880, 1910)



1858. Orleans Village Map, from Walling, *Map of the Counties of Barnstable, Dukes, and Nantucket, Massachusetts.*



1880. Orleans Village Map from Walker, *Atlas of Barnstable County, Massachusetts.*

Appendix B - Sept. 28, 2022 *Cape Cod Times* article

“What’s it like to live in a local historic district? Orleans ponders its first”

Rich Eldred

Cape Cod Times article from Sept 28, 2022

Imagine taking a stroll through Orleans in the 1800s, past the Captain Simeon Mayo House and the 1873 Town Hall.

You would have seen the Universalist Society Meetinghouse (1834), the South Parish Church (1829), and the William Myrick General Store (1830 or so) along Main Street.

Well, you can do that today and still get a sense of what Orleans was like 150 years ago.

The Orleans Historical Commission would like to make sure that’s still possible years from now.



Orleans Historical Commission chair Ron Petersen stands outside the Academy Playhouse, in Orleans one of several buildings that are in the proposed historic district. The playhouse used to serve as the town hall.

“This has been a four-year journey looking to establish a historical district on Main Street,” Ron Petersen of the Historical Commission told the Select Board on Sept. 21. “This town has a rich history and

heritage and the visual evidence of that heritage is disappearing every year. We don't want to impede progress or (have) a historic district with overbearing restrictions. We're just looking to manage progress."

At the Sept. 21 meeting, the Select Board did not take a vote on moving forward with the proposal.

There are 22 historic districts on Cape Cod and the Islands and over 100 towns in Massachusetts have them, according to the Massachusetts Historical Commission website.

Taking inventory of historic sites

The commission in Orleans has documented 41 19th century buildings still standing along Main Street between the intersection of Route 28 and the junction with Barley Neck Road, a 1.2-mile stretch. That doesn't include two cemeteries dating to 1723 and 1836 and two Civil War memorials and Veteran's Park.

The proposed district is a mostly residential stretch that passes by the current Town Hall and annex, as well as most of the commercial section of East Orleans.

The commission has researched each property, determining who built it, what they did, where the sea captains sailed and who they married.

For instance, Calvin Snow built his home at 94 Main St. in 1840. He was a selectman and tinsmith who moved to Chicago at age 42 to enter the meat packing industry. He retired back to Orleans and sold the home in 1860 to Davis Hurd who converted it to a general store. The old 1873 Town Hall lasted until 1956 and then became the Academy Playhouse.

"Some are well preserved," Petersen said of the 19th century homes. "But they've changed because people's ways of living have changed."

Rather than an architectural conservation district the commission would prefer to see a "local historic district" as provided for under state law Chapter 40C.

"The big thing we're asking is for the Select Board to appoint a study committee to look at a Chapter 40C type local historic district," Joan Nix, a member of the Historic Commission, said. "We believe that is the best type of historic district. An architectural conservation district isn't very flexible and the state is not comfortable with them anymore."

Deciding on a type of historic district

The architectural conservation districts can draw more complaints and lawsuits from property owners, Nix noted.

"This meets the same goals with as little regulation as possible, but prevents the demolition of historic structures and reviews major alterations," she said. "But it won't regulate wind turbines, solar panels, what color you paint your house, what type of siding."

Nix said the commission has done a lot of work already cataloging the homes and their history. That would be made available to the proposed study committee of five to seven members.

“Previous (proposed) districts failed because they were overreaching,” Nix said. “Everything was brought before the Historic Commission.”

The next step besides the study committee would be to survey the residents on Main Street in the proposed district, determine the boundaries, and then produce a study report and proposed bylaw. The bylaw would need to be reviewed by the Orleans Planning Board and the Massachusetts Historical Commission.

Eventually, if the measure progresses, a warrant article containing the local historic district bylaw would go before Town Meeting for approval.

“I’m fully in support,” Select Board member Kevin Galligan said.

The Select Board indicated on Sept. 21 that it intended to wait to vote on a charge and formula for the proposed study committee.

Contact Rich Eldred at reldred@capecodonline.com. Follow him on Twitter: [@reldredCodder](https://twitter.com/reldredCodder).
<https://www.capecodtimes.com/story/news/2022/09/28/orleans-ponders-local-historic-district-area-1800-s-properties/8091419001/>

Appendix C - September 3, 2023 Press Release



Main Street Historic District Study Committee
19 School Street, Orleans, MA 02653

9/3/23

PRESS RELEASE

The Orleans Select Board recently appointed an East Orleans Main Street Historic District Study Committee (Study Committee) to explore the possibility of establishing a local historic district along Main Street in East Orleans, approximately from Route 28 to the Barley Neck Inn.

The primary goal of the Study Committee's efforts is to prevent the demolition of historic properties and to ensure that new construction does not diminish the historic streetscape of Main Street. The Study Committee is proposing a district which would not regulate modifications a property owner may wish to make such as paint colors, siding or new windows.

Main Street in East Orleans is the most historically and architecturally significant streetscape in Orleans. This part of Orleans was the institutional, ecclesiastical, and civic center of the town and it retains multiple high-style and large-scale buildings of these use types. The area contains a well-preserved, cohesive collection of historic residences from the early-19th century to the mid-20th century, reflecting the period of prosperity from the fishing and agricultural industries up to the emergence of the seasonal tourist economy. There are forty-six historic homes and buildings along the 1.2 mile stretch of Main Street along with several historic cemeteries and monuments.

Well over half of all cities and towns in Massachusetts have local historic districts, including Eastham, Wellfleet, Provincetown, Harwich and Chatham, along with the large regional Old Kings Highway District. A local historic district would help retain Main Street's sense of place, which is directly tied to its history. People are drawn to the area to live, play and shop due to its special character. A local historic district can help protect that sense of character.

There is currently little to prevent the area's loss of historic character through demolitions and alterations. While there is a Demolition Delay Bylaw that can pause the demolition of historic properties in the hopes that an alternative can be found, many of these buildings go on to be demolished. The Study Committee has been charged with exploring the possibility of establishing a local historic district. A local historic district could help to guide future changes, making sure that the historic character of East Orleans' Main Street remains intact as buildings continue to evolve.

The Study Committee will reach out to property owners within the potential district with a questionnaire to assess the level of interest and views. Additional steps will include public meetings and education about historic districts and the potential district's unique history and architecture.

If there is sufficient support for a district, the Study Committee will prepare a proposed bylaw to be reviewed by the Select Board and Planning Commission and ultimately be put before Town Meeting for a vote, where it would need 2/3 vote of approval by town residents.

The participation of Orleans residents in this process is critical. For more information about the Study Committee and its work, contact them at HDStudyComm@town.orleans.ma.us or visit the webpage at the Orleans' town website under Historic District Study Committee. The webpage will be updated as the Study Committee performs its work.

Appendix D – September 18, 2023 Introduction Letter to Owners

history. The recent documentation of your property, and all historic properties along Main Street in East Orleans, are now available at Town Hall and Snow Library, and can be accessed online through the Orleans Historical Commission website under the “Research a Property” tab or directly with this link <https://HistoricOrleans.org/Research-a-Property/>.

The participation of all Orleans residents and especially those who live in the study area is critical in this process. For more information about the Study Committee and its work, or to join the committee, go to the town website and search for the Historic District Study Committee. Email communications can be sent to HDStudyComm@town.orleans.ma.us.

Sincerely,
The Historic District Study Committee

Joan Nix, Chair
Ron Petersen, Vice-chair
Charles Ellis

Edmund Marcarelli
Francis Mustaro
William Wibel

Attachments:

Inventory survey Form B, if one exists
“Orleans’ Historic Main Street” description

Appendix E - One-Page Summary of East Orleans Main Street Hand-Out

ORLEANS' HISTORIC MAIN STREET

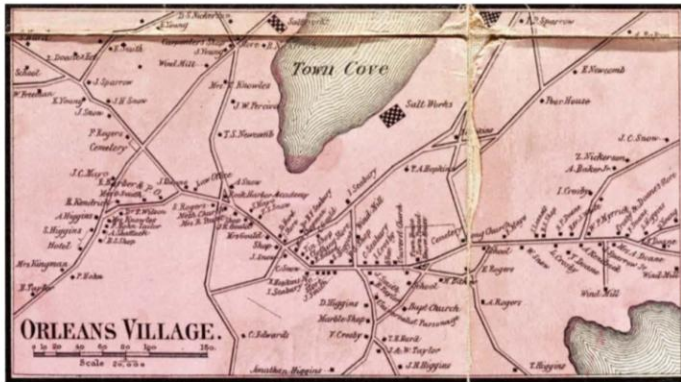


Figure 1. 1858 Walling map of Orleans Village

Orleans was part of a larger area of the lower Cape known as Nauset, inhabited primarily by the Nauset tribe, a part of the Wampanoag Confederation, for thousands of years before colonial exploration. Nauset was first occupied by English colonists from Plymouth in 1644. Before incorporation in 1797, Orleans was the south precinct of Eastham. Pre-19th century development was characterized by scattered, small-scale farmsteads in the east and north portions of what is now Orleans.

Main Street in East Orleans became the town's most historically and architecturally significant streetscape. This portion of Main Street was the institutional, religious, and civic center of the

town, and it retains multiple high-style and large-scale buildings of these use types. The area also contains a well-preserved, cohesive collection of historic residences from the early-19th to the mid-20th century, reflecting the greatest period of Orleans prosperity from maritime and agricultural industries up to the emergence of the seasonal tourist economy.

Residential development along this section of Main Street in the 19th century was directly tied to the growth of the maritime economy, with many of the houses built and/or occupied by sea captains and mariners.

Following the decline of the maritime industry in the mid- to late-19th century, and the arrival of regional train service in 1865, Orleans, like most Cape towns, began a shift to a seasonal/summer resort economy.



Figure 2. Undated early view of 80 Main Street.

The emergence of Orleans Center to the west as the commercial center of Orleans resulted in this section of Main Street retaining its rural character, but over time some residential and institutional resources were adapted to serve the needs of the new seasonal/summer resort economy; and many houses transitioned from ownership by local year-round residents to ownership by seasonal residents.



Figure 3. 1928 view of Orleans Town Hall.

Today, Main Street in East Orleans remains remarkably intact, with a compact collection of historic dwellings, along with a few churches, commercial, institutional and recreational buildings. Together, these properties represent the best collection of historic buildings in Orleans, and includes well preserved examples of Federal, Greek Revival, Italianate, Second Empire, Queen Anne, and Colonial Revival style architecture.



Figure 4. Undated early view of 193 Main Street.

Appendix F - October 13, 2023 Cover Letter, Questionnaire and FAQs



East Orleans Main Street Historic District Study Committee
19 School Street, Orleans, MA 02653

October 13, 2023

Dear Property Owner(s):

As you have learned in a prior mailing, the Select Board has appointed an East Orleans Main Street Historic District Study Committee (Study Committee) that is tasked with exploring options for better preserving the historic character of Main Street in East Orleans.

Included with this letter is a questionnaire. We on the Study Committee would now like to hear your input into establishing a local historic district along the 1.2-mile stretch of Main Street between Rt. 28 and the intersection with Beach and Barley Neck Roads.

Well over half of all cities and towns in Massachusetts have local historic districts, including Eastham, Wellfleet, Provincetown, Harwich and Chatham. A regional historic district, Old King's Highway, also protects portions of Orleans, Brewster and other mid-Cape towns. **Unlike these other districts, the proposed historic district on Main Street in Orleans would be limited to demolition, new construction, and additions.**

We can be very thankful that close to 50 buildings from our town's past still remain intact along Main Street in East Orleans. However, without a local historic district, the historic character of this important streetscape could slowly be lost through alterations, demolitions and new construction. A local historic district would foster awareness of Orleans's history, help to guide future changes, and ensure that the historic character of Main Street in East Orleans remains intact.

Please take a few minutes to fill out our short questionnaire, and return it to the Study Committee in the envelope provided. Thank you for your time. We look forward to hearing from you. If you'd prefer to complete the questionnaire online, please send an email to HDStudyComm@town.orleans.ma.us and request a link.

East Orleans Main Street Historic District Study Committee:

Joan Nix, Chair
Ron Petersen, Vice-Chair
Francis Mustaro, Secretary
Charles Ellis
Edmund Marcarelli

William Wibel



East Orleans Main Street Historic District Study Committee
19 School Street, Orleans, MA 02653

Questionnaire

The East Orleans Main Street Historic District Study Committee is now seeking your input into establishing a local historic district along Main Street in East Orleans. A local historic district would foster awareness of Orleans' town history, help to guide future changes, and ensure that the historic character of Main Street remains intact.

Please keep in mind that the proposed local historic district would be limited to review of demolitions, new construction, and additions over a certain size. All other alterations to existing buildings in the district would be exempt from review.

We thank you in advance for your thoughtful consideration of these questions.

Do you think that Main Street in East Orleans is historically significant? YES NO

Do you value the historic architecture along Main Street in East Orleans? YES NO

Do you think that the historic character of Main Street in East Orleans should be preserved?
YES NO

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

Mark "X" as appropriate:

- Demolition
- New Construction
- Additions
- Alterations that remove historic materials and/or architectural details
- Other - Please specify _____

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?

YES NO NOT SURE, but would like to find out more.

(over)

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?

YES

NO

NOT SURE, but would like to find out more.

Please include any other comments that you would like to make in the space below:

We have enclosed a stamped envelope to encourage your participation. Thank you for taking the time to complete this survey. Please return the survey by Nov. 1, 2023. At that time, we will compile the results of the questionnaire and schedule a public meeting to share the results. If you'd prefer to complete the survey online, please send an email to HDStudyComm@town.orleans.ma.us and request a link.

Thank you for your participation.

East Orleans Main Street Historic District Study Committee:

Joan Nix, Chair
Ron Petersen, Vice-Chair
Francis Mustaro, Secretary
Charles Ellis
Edmund Marcarelli
William Wibel



East Orleans Main Street Historic District Study Committee
19 School Street, Orleans, MA 02653

Local Historic Districts - Frequently Asked Questions

How is a local historic district created?

The first step was taken when the Select Board appointed an Historic District Study Committee. This committee is investigating local historic district designation along Main Street in East Orleans. The study committee has begun holding public meetings, seeking public input, researching the history of the area, and preparing a report on their findings. The final step, if there is sufficient community support, is bringing a proposed historic district bylaw to town meeting for a vote, for which a two-thirds majority is required.

If my building is included in the local historic district, does that mean I have to make it look more historic?

No, you can maintain the current look of your building as long as you would like. The proposed local historic district would only reviews additions, demolitions and new construction. Routine maintenance and other alterations would be exempt from review.

Does this mean I can paint my building any color I want?

Yes. While some local historic districts in Massachusetts do include paint color review, we are looking to adopt a less regulated district, and paint color would be one of the many features not subject to review.

What kinds of things are reviewed by a historic district commission?

Review would be limited to additions, demolition, and new construction. Interior changes, landscaping, maintenance and exterior features not visible from a public way are not reviewed.

Who are members of the historic district commission?

The historic district bylaw would describe specifically how the Select Board would make appointees to the Historic District Commission. In most communities in Massachusetts, the historic district commission consists of members such as architects, realtors, historians, residents and property owners of the district.

Isn't this just another level of bureaucracy?

While it is true that an additional step is needed for some projects, the benefits of protecting the rich architectural heritage found along Main Street in East Orleans outweigh this added step. Main Street contains historically and architecturally significant buildings that date from the early-19th into the 20th century. Without a local historic district, these gems that have lasted so long could be demolished or irreparably altered tomorrow.

What will happen to the value of my property if a local historic district is established?

No one can predict the future, but studies around the country have shown that property values track along with general price trends or increase faster in local historic districts compared to similar, non-designated areas.

Revised 10-13-23

If my neighbors and I already maintain the historic character of our properties, why do we need an historic district?

By having a local historic district, you can be assured that a new property owner across the street from your house will also maintain the historic character of Main Street in East Orleans.

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**

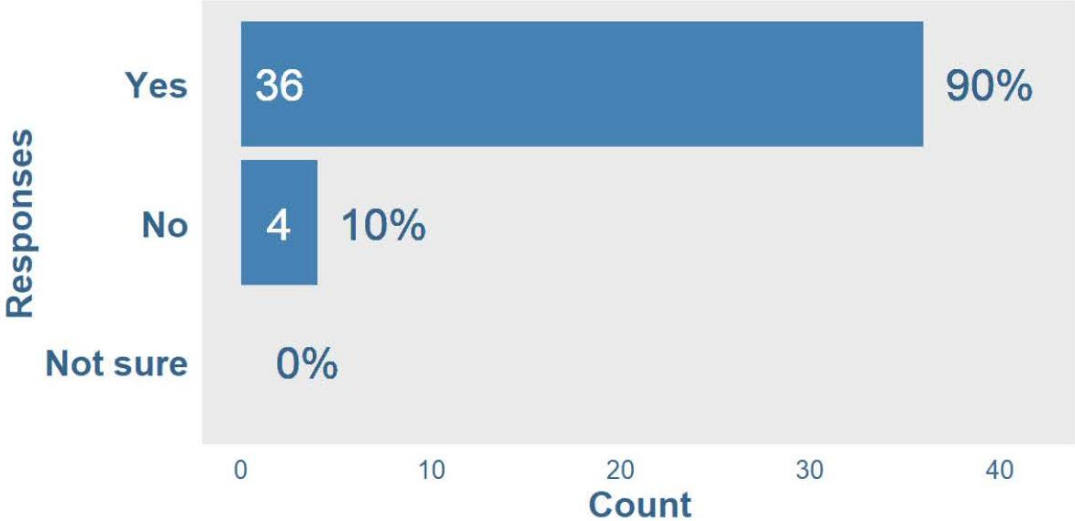
Response rate: **47.1 %**

Results

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

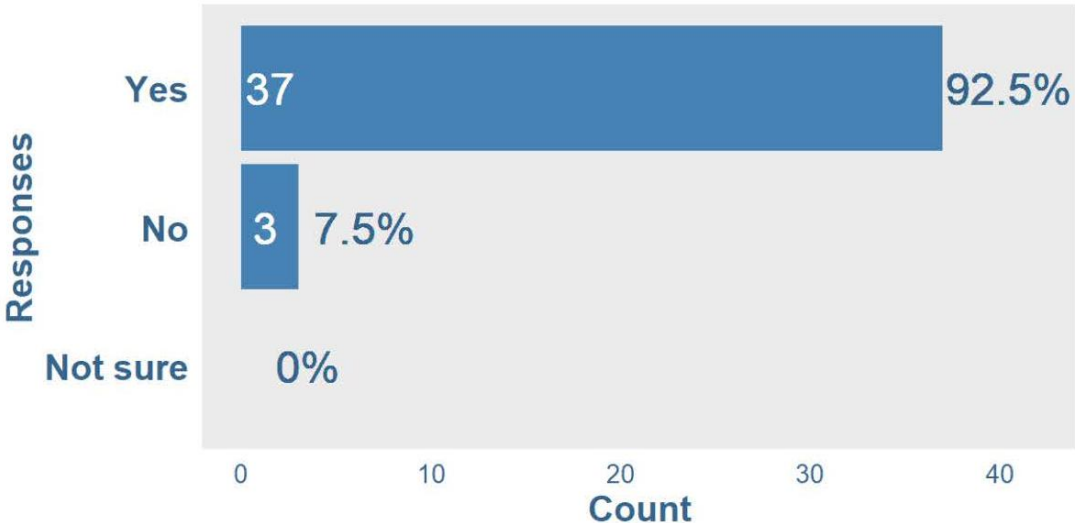
Question 1

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



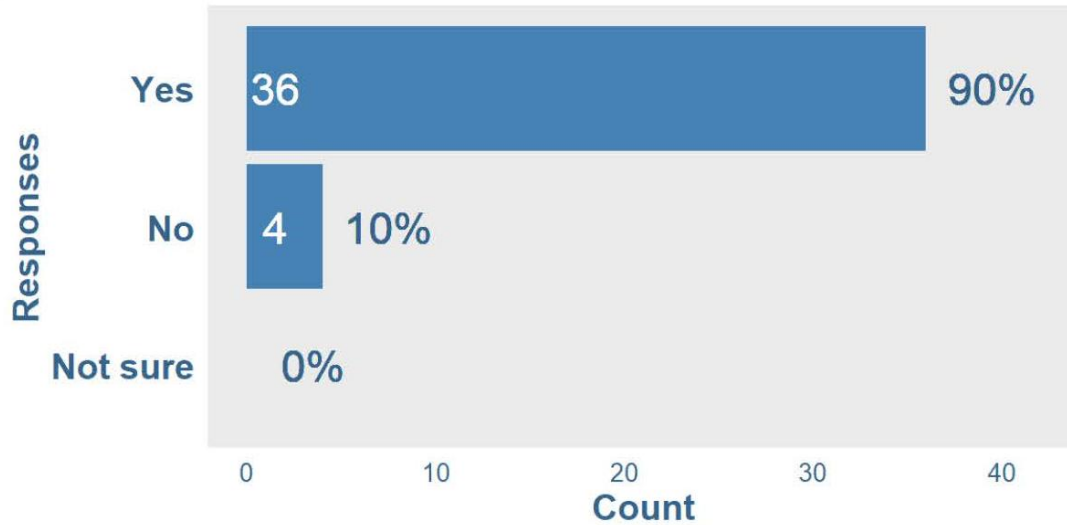
Question 2

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



Question 3

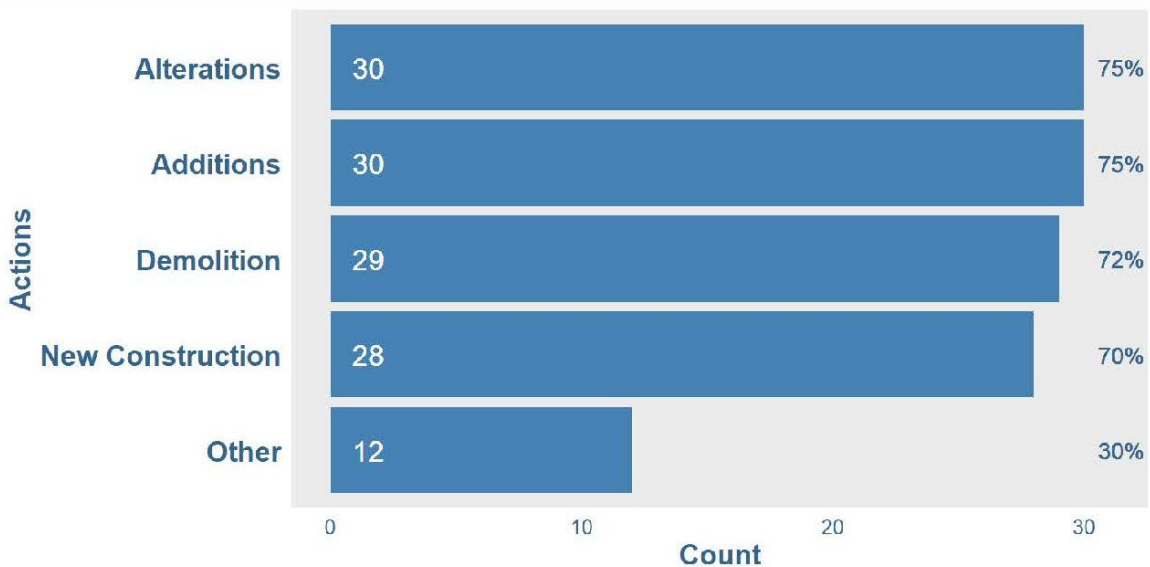
Do you think that the historic character of Main Street should be preserved?



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.

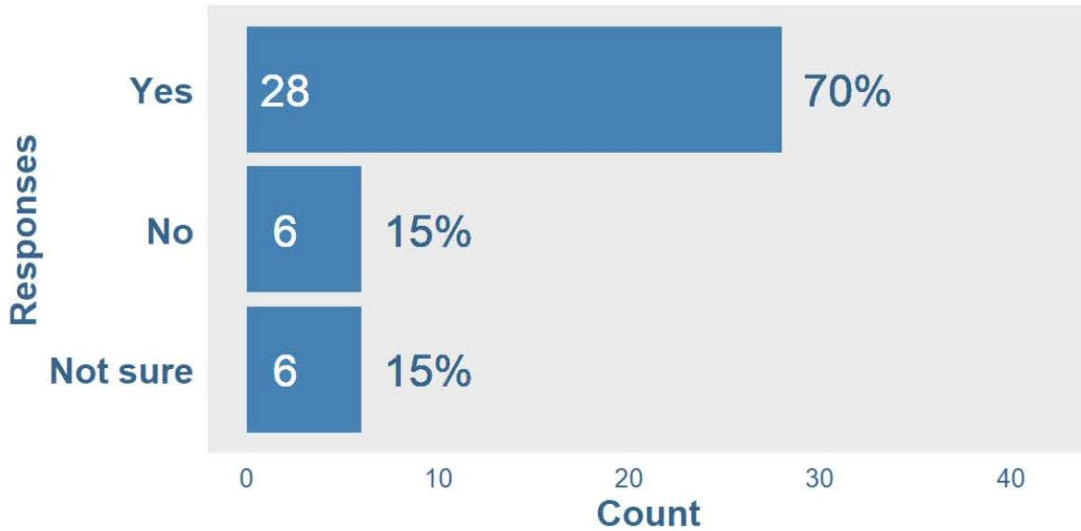
No unsightly debris visible from the street

Inability to change with the times

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

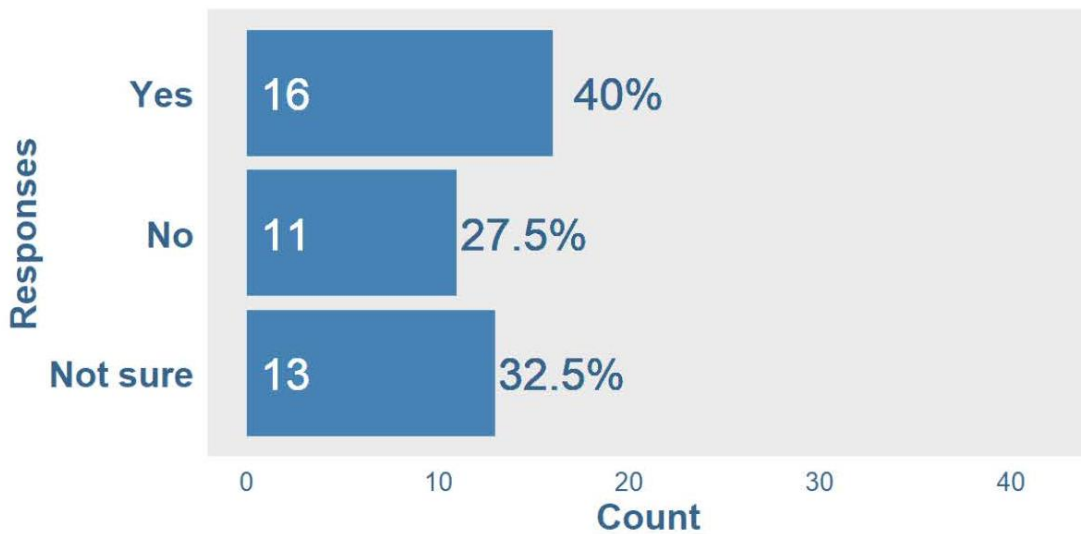
Question 5

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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Appendix H – Nov. 13, 2023 Press Release



East Orleans Main Street Historic District Study Committee
19 School Street, Orleans, MA 02653

11/13/23

PRESS RELEASE -

What: Public forum “Preserving our Heritage - An Historic District in East Orleans”

When: Monday, Dec. 4, 6pm to 7pm

Hosted by: East Orleans Main Street Historic District Study Committee

Where: Nauset Room, Orleans Town Hall

Remote access: Real-time public access will be provided by Orleans Channel 8 on the Town website and cable television. Residents may join by phone at (646) 558-8656, or via Zoom at <https://us02web.zoom.us/j/83812515189>. The webinar ID is 838 1251 5189.

The East Orleans Main Street Historic District Study Committee (Study Committee) is pleased to invite residents and interested parties to a public meeting to learn about a potential local historic district along Main Street in East Orleans. The area’s unique history and architecture will be described, and there will be discussion about historic districts in general. In addition, the results of a recently completed questionnaire sent to all property owners within the study area will be presented. There will be brief question and answer period.

The Study Committee’s goal is to prevent the demolition of historic properties and to ensure that new construction does not diminish the historic streetscape of Main Street. The Study Committee is proposing a district which would not regulate paint colors, siding, windows, solar panels, or other common modifications.

Main Street in East Orleans from Route 28 to the Barley Neck Inn is the most historically and architecturally significant streetscape in Orleans. This part of Orleans was the institutional, ecclesiastical, and civic center of the town and it retains multiple high-style and large-scale buildings of these use types. The area contains a well-preserved, cohesive collection of historic residences from the early-19th century to the mid-20th century, reflecting the period of prosperity from the fishing and agricultural industries up to the emergence of the seasonal tourist economy. There are forty-six historic homes and buildings along the 1.2 mile stretch of Main Street along with several historic cemeteries and monuments.

If there is sufficient support for a district, the Study Committee will prepare a proposed bylaw to be reviewed by the Select Board and Planning Commission. The ultimate decision would be made at Town Meeting, which requires 2/3 approval vote by voters.

The participation of Orleans residents in this process is critical. For more information about the Study Committee and the project, contact it at HDStudyComm@town.orleans.ma.us or visit the webpage at the Orleans' town website under Historic District Study Committee.

Submitted by Joan Nix, Chair
201-738-5079