

**TOWN OF ORLEANS  
HISTORICAL COMMISSION**

TOWN OF ORLEANS  
TOWN CLERKS OFFICE  
**10 MAY -5 PM 1:01**

**MINUTES OF MEETING**

**Date:** Friday, April 26, 2010, 10:00 AM

**Place:** Orleans Town Hall

**Present:**

**Absent**

James Hadley, Chair  
Dennis Dowd  
Bonnie Snow  
Ann Sinclair  
Catherine Southworth  
Carol Haeberli

Richard Besciak

Andrea Lobkowitz  
Phillip Brady  
Robert Evans, A&E Architects

1. Hearing in accordance with Chapter 106 of the Bylaws of the Town of Orleans on the demolition request by the owners of 27 Monument Road, Orleans to demolish a portion of the house described as a "south ell add-on". Owner Andrea Lobkowitz.

After discussion, it was determined that the portion to be demolished was not historically significant and demolition plus construction of the proposed addition would not affect the Greek Revival main structure. Bonnie Snow moved and Dennis Dowd seconded a motion to allow the demolition of the ell portion of the house without invoking the 12 month demolition delay. **MOTION PASSED.**

2. Hearing in accordance with Chapter 106 of the Bylaws of the Town of Orleans on the demolition request for a structure at 84 West Street, Orleans. Applicant Phillip and Louise Brady with Robert Evans, A&E Architects

Dennis Dowd moved and Catherine Southworth seconded a motion to open the hearing. **MOTION PASSED.**

The applicant wants to demolish the existing historic house, which is on the Orleans Historic Inventory and construct a new house sited farther back from the road.

Robert Evans of A&E Architects said the house was built in the 1880's. He presented a report by Mark McKenzie of East Cape Engineering documenting the condition of the house. Mr. Hadley noted that the OHC did not accept structural reports from Mr. McKenzie because Mr. McKenzie is a civil engineer, not a structural engineer.

Mr. Evans stated that the town raised the level of the road causing water to run off towards the house and that this contributed to the decay of the house. Mr. Hadley pointed out that there has been no maintenance of the house for a long time. He explained that this is an example of "demolition by neglect." Phillip Brady said that a new roof had been put on after hurricane Bob in the 1980's. He said his family didn't have the resources to bring the building up to code.

After a site visit, the Commission agreed that the house could not be saved. It was moved by Dennis Dowd and seconded by Bonnie Snow that the owner and architect will provide photos of the house on a disk and an inventory of items to be saved; and that the Commission will not invoke the twelve month demolition delay. **MOTION PASSED**

Dennis Dowd moved and Bonnie Snow seconded a motion to close the hearing.  
**MOTION PASSED**

3. Minutes of February 26, 2010-04-27

Bonnie Snow moved and Dennis Dowd seconded a motion to pass the minutes.  
**MOTION PASSED**

4. Catherine Southworth presented three projects which the CPA wants to fund this year. She wanted the Commission's approval that all projects fall within the CPA funding guidelines. The projects are: The preservation of the archives of the Historical Society; the greenhouse at Seacall Farm; and the cost of an architect for the Odd Fellows Hall. The Commissioners all agreed that the projects being funded all are of historic importance.
6. Mr. Hadley presented a letter he has written to Michael Ford, Town Counsel, concerning the demolition delay by-law. This letter explains the two recent requests for demolition of historic buildings which are commercial property. The requests were not for immediate demolition but for some time in the future. The Commissioners feel that this request by the property owner violates the spirit and intent of the delay by-law. The letter requests Ford to work with the Commission to reword the by-law to avoid this situation in the future. The Commission approved the letter and asked it be presented to Mr. Ford.