

ORLEANS HISTORICAL COMMISSION

ORLEANS TOWN CLERK

MINUTES OF MEETING

Date: Wednesday, October 19, 2011 9:30 AM

Place: Orleans Town Hall

IC Darling, Asst.
'11 OCT 28 3:38 PM

Present:

James Hadley, Chair
Richard Besciak
Ann Sinclair
Bonnie Snow
Dennis Dowd

Absent

Catherine Southworth
Sarah Bartholomew

Trever Kurz, Kurzhaus Designs

1. The Commission voted to dispense with the reading and approval of the minutes of the past meeting.
2. Application from Kurzhaus Designs to demolish a small portion of a house at 94 Main House.

The building is on the Historic Inventory of Orleans. It was built c.1840. The addition under consideration is old but not dated. It rests on boulders, not a proper foundation. The portion to be removed is at the back of the building. The building has a certificate of occupancy as a two family home, and has been used as a bed and breakfast at some time in the past. Mr. Kurz plans to demolish a small portion in the rear, rebuild it with a foundation and add a master bedroom to the side of the house opposite Tonset Road. Mr. Kurz stated that his intention is to sell the house to a single owner, allowing that owner to rent the separate unit with the 2 family occupancy permit in place. He stated firmly that he did not intend to seek to sell the building as 2 condominiums.

Bonnie Snow moved and Dennis Dowd seconded a motion finding that this part of the building is not a "preferably preserved historic structure," therefore the Commission is not opposed to the demolition. **MOTION PASSED**

3. Status of Elements of the Orleans Comprehensive Plan

- Mr. Hadley notified the members of the Town's request that the Commission provide a status report on the effort to create a National Register Historic District on Main Street in East Orleans. The *Orleans Comprehensive Plan Status Report* indicates that this effort is at 10 % completion. He noted that the original plan, drawn up by the Commission in the mid 1990's and submitted (in report form) to the Town in March 1996, was completely researched and documented, and at a status of 100%, prior to the work of discussion and acceptance by homeowners in the district. He reminded Commission members that the presentation of the plan to the community resulted in ill-informed objections to the plan, including allegations that the National Park Service would send representatives to Town to monitor any alterations within the District. These objections led to interference by the Board of Selectmen, and led to an atmosphere of hostility to the District.

The Commission resolved, informally, that it would not pursue the District in any further fashion without the full support of the Orleans Planning Board and the Board of Selectmen. Mr. Hadley agreed to write to these bodies and so inform them, asking them for their support.

- The Historical Commission has also asked to consider a bylaw to protect the town "archeological resources from the impacts of future development." Mr. Hadley will ask Town Counsel to draft a bylaw for submission to the Town voters..

4. Mr. Hadley notified the Commission of his letter to The Cape Codder raising objections to the timing of elements of the Downtown Plan, which includes new sidewalks and other amenities. He stated that he has gone on record as opposing it at this time because until the downtown has been sewered, he believes it is not advisable to proceed with any upgrades in the downtown that would have to be torn up when buildings need to tie into the new sewers. The Commission agreed.

5. The Commission again addressed the pressing need for a by law covering demolition by Neglect, and an addition to "Chapter 106 – Demolition of Historic Structures." Mr. Hadley will also discuss these with Town Counsel.

4. Replacement for Catherine Southworth on the CPC

Mr. Hadley volunteered to be the replacement. Bonnie Snow moved and Richard Besciak seconded a motion to replace Catherine Southworth with Jim Hadley as the representative to the CPC. MOTION PASSED

5. Dennis Dowd moved and Bonnie Snow seconded a motion to adjourn at 10:20. MOTION PASSED

Ann Sinclair, Secretary