

# NAUSET INTERFAITH ASSOCIATION

## DAVID YOUNG HOUSE TRANSITIONAL HOUSING PROJECT

### COMMUNITY PRESERVATION COMMITTEE APPLICATION FOR FUNDING

November 22, 2019  
Contact – Tom Finan  
508-255-1152  
[tfinan@capecod.net](mailto:tfinan@capecod.net)

**NAUSET INTERFAITH ASSOCIATION  
BOX 306, SOUTH ORLEANS, MA. 02662**

**22 November 2019**

*Dear Julia,*

*Please find enclosed an application for a Community Preservation Project in the Town of Orleans submitted by the Nauset Interfaith Association. The Nauset Interfaith Association is a 501 ©3 non-profit organization representing some twenty- one congregations on the lower and outer cape and centered in Orleans. All of the congregations in Orleans are NIA members (Episcopal, Roman Catholic, United Methodist, Federated, Ecumenical (Community of Jesus) and Jewish ( Am HaYam Havurah ).*

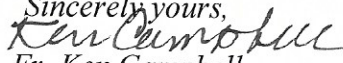
*The mission of the Nauset Interfaith Association is to learn from and support each other in collaborating with other community organizations towards sponsoring educational and inspirational community wide events and services. We are especially committed to working for the common good of all residents of our communities, especially the poor and marginalized.*

*The Nauset Interfaith Association plans to purchase the David Young House at 54 Route 6A for the following purposes:*

- ***HISTORICAL PRESERVATION:*** *The exterior of the neglected 1850's David Young historical house on the corner of Route 6A and Canal Road (adjacent to the new roundabout) will be rehabilitated, restoring it to its historical prominence. The house will also be expanded, with the new structure complimenting the look of the original house.*
- ***COMMUNITY HOUSING:*** *the interior of the building will be renovated and reconfigured so that, along with the new addition, it will accommodate at least ten affordable transitional dwelling units. An appropriate deed restriction will be filed to assure affordability in perpetuity.*
- ***RECREATION:*** *A permaculture organic garden and grounds, yielding produce for residents will be laid out, appropriately planted, maintained and harvested.*

*To support the first phase of our project we are applying to the Community Preservation Committee for \$600,000.00 in the FY/2020 round of funding to acquire the building and restore the exterior. In subsequent years we plan to apply for further funding to support Community Housing and Recreation.*

*Our contact person for this application is Tom Finan a member of our Action Team, [tfinan@capecod.net](mailto:tfinan@capecod.net) or 508-255-1152. Please contact Tom if anything further is required and/or if you wish us to make a presentation to your committee. Please contact me if you wish more information about the Nauset Interfaith Association at 413-478-5719 or [ksbcampbell5050@gmail.com](mailto:ksbcampbell5050@gmail.com)*

*Sincerely yours,  
  
Fr. Ken Campbell*

*NIA Convener and President*

*Attachments: 12 copies of Community Preservation Project Application and supporting materials  
cc. Affordable Housing Trust, Affordable Housing Committee, Historical Commission, Agricultural Advisory Committee, Finance Committee, Director of Planning & Community Development*



# Town of Orleans

19 School Road Orleans Massachusetts 02653-3699  
Telephone (508) 240-3700 – Fax (508) 240-3388

## COMMUNITY PRESERVATION PROJECT APPLICATION

Submission Date: 11/22/2019

**Project Title: David Young House – Historic Preservation, Affordable Housing & Recreation**

**Applicant: Private – Nauset Interfaith Association (NIA)**

**Address: PO Box 306, South Orleans, MA 02662-0306**

**Telephone: 413-478-5719 Fr. Ken Campbell, NIA Convener & President E-mail: [ksbcampbell5050@gmail.com](mailto:ksbcampbell5050@gmail.com)**

**Federal Tax Identification Number (if non-profit): 80-0502326**

**Contact Person (Name & Telephone): Tom Finan, 508-255-1152, [tfinan@capecod.net](mailto:tfinan@capecod.net)**

**Project purpose (Check all that apply):**

Open Space  Historic Preservation (HP)  Community Housing (CH)  Recreation (R)

**Project Location/Address: 54 Route 6A (corner of Canal Road by roundabout), Orleans, MA**

**Community Preservation Funding Request: HP \$600,000 CH & R Funding will be requested in future**

### Brief Project Summary, Including Justification of Project Category Checked Above:

The Nauset Interfaith Association plans to purchase the David Young House at 54 Route 6A.

- **HISTORIC PRESERVATION:** The exterior of the neglected 1850s David Young historical house on the corner of Route 6A and Canal Road (adjacent to the new roundabout) will be rehabilitated, restoring it to its historical prominence. The house will also be expanded, with the new structure complimenting the look of the original house.
- **COMMUNITY HOUSING:** The interior of the building will be renovated and reconfigured so that, along with the new addition, it will accommodate at least ten affordable transitional dwelling units. An appropriate deed restriction will be filed to assure affordability in perpetuity.
- **RECREATION:** A permaculture organic garden and grounds, yielding produce for residents, will be laid out, appropriately planted, maintained and harvested.

On 8/21/2019 an informal discussion with the Site Plan Review Committee was held. It was determined that, although a special permit will be required, it was judged to be an allowable use of the property and will fit on the lot.

Copies To:

- Affordable Housing Trust
- Affordable Housing Committee
- Historical Commission
- Agricultural Advisory Committee
- Finance Committee
- Director of Planning & Community Development

Attached:

- Detailed Narrative
- Action plan and timeline
- Financial data

**Please attach the following information with all applications:**

- **Detailed Narrative:** A complete and detailed description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.
- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.
- **Financial Data:** Provide financial information for the project including total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Applicants are encouraged to submit more than one quotation from potential contractors.

## **GUIDELINES FOR PROJECT SUBMISSION**

Please submit 12 paper copies of the application materials to the Community Preservation Committee, c/o Town Administrator, Town of Orleans, 19 School Road, Orleans, MA 02653 by November 27, 2019. **If possible, please also email application materials as a PDF file to [msuchenicz2012@gmail.com](mailto:msuchenicz2012@gmail.com).**

1. Applications must be received by November 27 to be considered for recommendation at the Annual Town Meeting in May.
2. Funds will be available on July 1<sup>st</sup> following the Annual Town Meeting.
3. Applicants may include any maps, diagrams, and/or photographs pertaining to the project. Letters of Support for the project from community organizations or other sources may also be submitted (only one copy is necessary).
4. The Community Preservation Committee may require additional (or more detailed) information or further clarification to a submitted application.
5. Prior to submission of funding applications, applicants should review the Community Preservation Act (MGL, Chapter 44B, through the Community Preservation Coalition Web site), the Orleans Community Preservation Plan and the Orleans Community Preservation Bylaw, copies of which are available on the Town Web site at <https://www.town.orleans.ma.us/community-preservation-committee>. Nonprofit organizations applying for historic preservation funds for historic structures should obtain a sample copy of an acceptable historic preservation deed restriction (available at the Town Administrator's office) since this type of document will be required. Applicants other than the Town of Orleans should also obtain a sample copy of the Agreement with the Town of Orleans that all successful nonprofit applicants will be required to sign. Please contact the Chairman or Vice Chairman with any questions.
6. Eligible projects must address one or more of the uses outlined in the Community Preservation Act. The Community Preservation Act, in Sections 2 and 5 (2), defines, by category, the following uses for Community Preservation funds:

**Open Space**

Acquisition, creation and preservation of land to protect existing water supply/aquifer areas, agricultural and forest land, coastal lands, frontage to inland water bodies, wildlife habitat, nature preserves and scenic vistas.

**Community Housing**

Acquisition, creation, preservation and support of community housing defined as housing for low and moderate income individuals and families, including low and moderate income senior housing. The Community Preservation Committee is required to recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

**Historic Preservation**

Acquisition, restoration, rehabilitation and restoration of historic structures and landscapes that have been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the Town or that are listed on the State Register of Historic Places.

**Recreation**

Acquisition, creation, preservation, rehabilitation and restoration of land for active and passive recreational uses, including land for community gardens, trails and noncommercial youth and adult sports and the use of land as a park, playground or athletic field and for preservation and restoration of recreational facilities. (Community Preservation funds cannot be used for a stadium, gymnasium or similar structure or for the acquisition of artificial turf for athletic fields.)

*Updated Sept. 18, 2019*

**Community Preservation Project Application Attachment**

**DAVID YOUNG HOUSE  
HISTORIC PRESERVATION, AFFORDABLE COMMUNITY HOUSING AND  
RECREATION**

**REQUEST FOR FUNDS**

**PROJECT SUMMARY**

The Nauset Interfaith Association (NIA) PO Box 306, South Orleans, MA 02662-0306 plans to purchase the David Young House at 54 Route 6A, Barnstable County, Orleans, MA, 02653 (see photo in Appendix A), which is owned by the Catholic Diocese of Fall River, MA. An action team has been working on the details necessary to move this project forward to completion.

- The organization would acquire and rehabilitate the 1850s David Young house on the corner of Route 6A and Canal Road (adjacent to the new roundabout) restoring it to its historical prominence. The house will also be expanded with a new attached structure complimenting the look of the original house. The interior of the building will be renovated and reconfigured so that, along with the new addition, it will accommodate at least ten units of affordable transitional housing. Permaculture gardening will also be incorporated.
- On 8/21/2019 action team members met with the Site Plan Review Committee and determined that, although a special permit will be required, the rehabilitation and expansion plans are judged an allowable use of the property and suitable for the lot.
- This project will be supportive of three Town of Orleans goals:
  - **Historic Preservation – Funding requested in F/Y2020 cycle**
    - The purpose of this project is to restore, renovate and expand this landmark historical building.
    - An intent to demolish this structure was filed and the one year waiting period has passed. When our project is complete it will be the first time that an historic structure in Orleans with a demolition permit in place has been saved.
    - See Massachusetts Historical Commission Document in Appendix B.

- **Community Housing – Funding to be requested in future cycles**
  - This project will provide affordable community transitional housing.
- **Recreation – Funding to be requested in future cycles**
  - This project will include growing gardens in order to improve the environment of this neighborhood of Orleans.

## **GOALS AND OBJECTIVES**

- Our goal is to create an environment where human nature in all its dimensions – physical, social and spiritual – is nurtured and supported to help people experiencing homelessness, or at risk of experiencing homelessness, build a new life project. Housing and other services, such as mentoring and the opportunity to participate in communal meals and volunteer work, would be provided. Residents could occupy a rental unit for up to two years before they move on to permanent housing.
- There will be an application, interview, and selection process based on the recommendations/referrals of partners such as Catholic Social Services, the Youth Outreach Hospitality committee of NIA, the Saint Vincent de Paul society, Homeless Prevention Council, Habitat for Humanity, and the Cape Cod Council of Churches. The agreements with these potential partners have yet to be formalized.
- There will be a mentoring service focusing on the psychological, social, and spiritual dimensions of the person to facilitate relocation within a two-year window. Partners to be determined.
- It is our intention that property maintenance, cleaning, and grounds keeping be carried out by residents invested in the responsibility for their own environment. Volunteers from the community may be an aid in these tasks.

## **Consistency with CPA Goals**

- Our project is consistent with CPA goals:
  - In its reuse of an existing building of historical significance, which has been abandoned for many years.
  - In providing transitional housing for insecure members of our community.
  - Further, we are including a gardening aspect, intending to use the land surrounding the property in a way that will enrich both residents and their neighbors.

## **Compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan**

### **General**

- Our project meets three out of four CPA purposes:
  - Preserve historic sites
  - Create affordable housing
  - Develop recreation
  - It does not have an Open Space component

### **Historical Preservation**

- Because of its intent to preserve and rehabilitate an existing historical structure, our project preserves “the essential character of the Town”.

### **Affordable Housing**

- “Serving currently underserved populations.” There is a hidden population experiencing precarious housing on the Lower Cape. Currently there are no transitional housing structures in Orleans, besides those especially conceived for those experiencing addiction.
- Our project specifically addresses the goal for affordable community housing: “To promote equal opportunity rental housing, and give special considerations to meeting the housing needs of the most vulnerable segments of Orleans population”. Our proposal to pay special attention to the social and spiritual needs of our residents provides the town an opportunity “to utilize, seek out, provide support and encourage the development of innovative strategies designed to address the housing needs of Orleans’ residents, with particular attention to the needs of low-and moderate-income renters.”

### **Recreational Opportunities**

- Our gardening component provides the opportunity to integrate the development of affordable housing with protections of the Cape’s environment.

### **Additional Thoughts**

- Our pending partnership with Carpenters Without Borders as well as with professionals from the fields of real estate law, engineering, homelessness prevention, case management, property management, pastoral psychotherapy, mentoring and landscaping make our project feasible and practical.
- Our town desires to help its vulnerable populations and preserve natural and historical resources. There is always a special urgency to these tasks.

- The willingness of engineering and legal professionals to donate their time pro bono as well as the assurance of teams of builders who can give time and materials through NIA's 501c3 assure us of affordability and capacity for expediency.

### **Action Plan and Timeline**

- This project is in its formative stages with a goal of completing the project in 2023.
  - 2019/2020:
    - Secure control of the property from the Diocese either through purchase or long-term lease documented in a Purchase and Sale Agreement accompanied by an appropriate Deed Restriction to maintain affordable housing status in perpetuity.
    - Rehabilitate the exterior of the building
  - 2021/2022:
    - Rehabilitate/reconfigure the interior of the building
    - Construct an addition
  - 2023:
    - Hook into the town's new sewer system
    - Complete construction, landscaping and gardens
    - Install furniture and fixtures
    - Process applications from prospective residents
    - Occupy

### **FINANCIAL DATA**

- **\$600,000 requested for Historic Preservation in FY/20 CPC funding cycle**
  - **\$400,000** for acquisition and closing costs. The property had been on the market for \$350,000 but no deal was struck.
  - **\$200,000** to get started in rehabilitating the exterior. As with any old structure, it is expected that previously unknown items will be uncovered that will require attention.
- **For future funding cycles – Historic Preservation, Community Affordable Housing, Recreation – specific amounts TBD** (not necessarily a complete list)
  - Rehabilitating and reconfiguring interior
  - Building an addition
  - Hooking into utilities
  - Landscaping

- Furnishings and fixtures
- Permits and inspections (Town will be asked to waive)
- Legal fees
- Engineering plans for site plan review
- Oversight of construction and rehabilitation of the property
- Gardening plan and implementation

**Ongoing Expenses: \$TBD**

- Monthly utility bills
- Insurance
- Monthly set-aside to be accumulated and used for maintenance, repairs and capital expenses
- Snow removal
- Taxes (perhaps exempt)

**Potential Revenue Sources (no commitments are in place at this time):**

**Public:**

- Town of Orleans CPC funding: Historic Preservation, Community/Affordable Housing, Recreation
- Town of Orleans Affordable Housing Trust
- Grants

**Private:**

- Housing Assistance Corporation (HAC)
- Community Development Partnership
- NIA fundraisers
- Carpenters Without Borders which intends to get donations of material and labor
- Grants

**Generated by the project itself : \$TBD**

- Rental income

**In-kind volunteer time and services:**

Anticipated in the areas of Engineering, Legal, Counseling and Mentoring, Volunteer Coordination, Property and Case Management, Carpentry and Building Materials, Coordination of Action Team Activities, Coordination with Town Departments and Committees.

**APPENDIX A**  
**David Young House**  
**54 Route 6A – Orleans, Massachusetts**



Photo Taken 11/21/2019

# APPENDIX B (1 of 2) Historical Documentation

**FORM B - BUILDING**  
 MASSACHUSETTS HISTORICAL COMMISSION  
 Office of the Secretary, State House, Boston

In Area no.	Form no.
C	113

1. Town Orleans, Ma. 02653  
 Address 54 Cranberry Highway  
 Name David Young House  
 Present use Catholic Church Thrift Shop  
 Present owner Roger Catholic Bishop of Fall River

3. Description:  
 Date c. 1858  
 Source The Walling Map of 1858  
 Style French 2nd Empire  
 Architect \_\_\_\_\_  
 Exterior wall fabric white aluminum siding  
 Outbuildings (describe) Separate cottage  
 Other features bracketed front entry with side windows, Mansard roof, Flat roof addition on rear, two narrow chimneys.  
 Altered Yes Date ?  
 Moved \_\_\_\_\_ Date \_\_\_\_\_

5. Lot size:  
 One acre or less .28 Over one acre \_\_\_\_\_  
 Approximate frontage 90 ft.  
 Approximate distance of building from street 15 ft.

6. Recorded by Doris Berger & Bonnie Snow  
 Organization Orleans Historical Property Survey Committee  
 Date April 3, 1980

4. Map. Draw sketch or bearing location in relation to nearest cross streets and other buildings. Indicate north.

(over)

## APPENDIX B (2 of 2)

### Historical Documentation

Original owner (if known) David Young

Original use Private home

Subsequent uses (if any) and dates Dentist's office, radio shop, Catholic Rectory

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input checked="" type="checkbox"/>
Architectural	<input type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input checked="" type="checkbox"/>
Commerce	<input checked="" type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input checked="" type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

This house was built by Jonathan Young for his son David Young. David became Treasurer of the Town of Orleans.

Barnard reef a later addition, date unknown.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

The Walling Map of 1858  
 A History of Orleans by Ruth Barnard, p. 113, 114, 1975, Orl. Hist. Soc.  
 The Cape Codder, March 1952 'What Orleans Was Like 100 Years Ago',  
 Article 111 by Herb Fuller  
 Cummings Print #4