



Community Preservation Committee

Littleton, Massachusetts

The CPC was established by Town Meeting in 2007. The CPC has the powers and responsibilities specified by Massachusetts General Law Chapter 44B, section 5(b), the Community Preservation Act.

Community Preservation Application for Funding

Date:

**Project Title: Nagog Hill Orchard: Historic Preservation Consultant to Survey 2 Barns for MHC
MACRIS Inclusion and Develop 3 Historic Preservation Restrictions (for Main House and 2
BARNs)**

Name of Applicant: Littleton Historical Commission

Name of Organization: Littleton Historical Commission

Address: P.O. Box 1305, Littleton, MA 01460

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CPA Category (circle all that apply): **Open Space** **Historic Preservation**

CPA Funding Requested: \$6,823 _____ **Total Project Cost:** \$6,823 _____

Please attach answers to the following questions. Include supporting materials as necessary.

1. **Project Description:** Please give a detailed project description, including specific objectives.
2. **Goals:** How does this project accomplish the goals of the Community Preservation Plan for Littleton? (See Guidelines for Project Submission for general criteria)
3. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones? Will this be a multi-year project?
4. **Budget:** Please provide a full budget including the following information, as applicable.
(NOTE: CPA funds may not be used for maintenance):
 - a. Total amount of the project cost, with itemization of major components.
 - b. Additional funding sources. Please include those that are available, committed, or under consideration.
 - c. Describe the basis for your budget and the sources of information you used.
5. **Support:** Have the appropriate Town Boards and Commissions expressed support and/or approved the project? What is the nature and level of community support for this project?

Project Description

The Town of Littleton is in the process of leasing a large portion of the Nagog Hill Orchard land to a new tenant(s) for agricultural purposes, as required by the state Agricultural Preservation Restriction (APR). The Town is exploring land conservation options as well. It is possible that potential tenants or others may also be interested in leasing or purchasing all or some of the buildings through a separate agreement, since the buildings are not part of the APR or the lease for the land. Regardless of the fate of the Orchard (e.g., lease or sale), the Littleton Historical Commission (LHC) is pursuing steps towards potential historic preservation of all or some of the buildings, per the mission statement of our Commission to preserve and maintain the unique history of Littleton, and specifically our and Town residents' interest in preserving the Orchard. Currently, the buildings have no protection from demolition.

Last year, the LHC met with the Orchard Working Group to discuss how the LHC could help document and preserve the buildings onsite as part of a future lease to a tenant. (Note: May 2024 Town Meeting voted that the Town could not sell the property but must instead continue to own it and could lease it.) The LHC and our historic preservation consultant subsequently researched the history of the main house, evaluated its architecture, and developed documentation (using the Town LHC budget) which we submitted to the state MACRIS database of historic resources. The main house (as well as the house and attached barn down the hill) are now listed in MACRIS. Inclusion in MACRIS can serve as a first step towards potential preservation of a building.

The LHC is seeking CPC funding of \$6,823 to hire a historic preservation consultant to assist the LHC in developing (1) historical and architectural documentation of the two Orchard barns for inclusion in MACRIS, and (2) three historic preservation restrictions (PRs) for the main house and for the two barns.

Develop Historical and Architectural Documentation of Two Barns. For the two barns, the consultant will work with the LHC to conduct site visits; survey, research, and complete architectural and historical descriptions; and submit these descriptions to the MA Historical Commission (MHC) for inclusion in MHC's MACRIS database, as we have done for the main house at the Orchard. There is precedence for using CPC Historic funds for MACRIS survey forms in Littleton and other towns (e.g., Maynard, Harwich, Acton, and Wellfleet).

Develop Three Historic Preservation Restrictions (PRs) for Main House and Two Barns. As part of this project, the consultant will also assist LHC in developing three historic preservation restrictions (PRs), one for the main house and one each for the two barns, based on the historic architectural elements of each structure. PRs provide legal protection for the preservation of historic structures, identifying specific exterior historic architectural features and sometimes also interior features to be preserved. This application also includes consultant follow-up consultations with the LHC, Select Board, and architects as needed.

The work involved in this project are steps needed prior to potential future preservation and rehabilitation of these buildings using CPC historic preservation funding.

Goals: This project meets the CPA goal of preserving historic resources, and the Littleton Community Preservation Plan goal to “preserve Littleton’s historic resources and structures”, and is consistent with the Littleton Master Plan and the mission of the Littleton Historical Commission. More specifically, a key goal of this project is to preserve several of the historic structures at the Nagog Hill Orchard.

Timeline: It is anticipated that this project will be completed within the next year.

Budget: A budget of \$6,823 is requested from CPC Historic funds.

Support: This project has the support of the Littleton Historical Society.