



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation

Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large
Stephen Robichaud– Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission
Deborah Converse – Housing Authority • Farley Lewis – At Large • Jessica Rapp Grasseti – Town Council Liaison

Monday, August 15, 2022
Regular CPC Meeting DRAFT Minutes
Remote Access Meeting via Zoom Link: <https://zoom.us/j/85208717740>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
James Tenaglia	Absent
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present
Jessica Rapp Grasseti – TC Liaison	Absent

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone is taping this meeting and to please make their presence known.” No one present was recording the meeting.

Call to Order (Roll Call)

Present: Tom Lee - **yes**, Marilyn Fifield – **yes**, Farley Lewis - **yes**, Katherine Garofoli – **yes**, Stephen Robichaud - **yes**, Terry Duenas – **yes**, Deb Converse – **yes**, Lindsey Counsell - **yes**. Absent: James Tenaglia.

Minutes

The motion of Marilyn Fifield was seconded by Tom Lee to approve the July 18, 2022, Regular Community Preservation Committee meeting minutes as submitted. Motion carried with a roll call vote: **Yes - 7, No – 0, Abstained – 1.**

Letters of Intent

None received.

Applications

- **Sturgis Library has requested that the CPC consider allowing use of a portion of the \$165,000 CPC grant previously awarded for the replacement of a climate control unit, as the roofing project, architectural costs, and repair instead of replacement of the main entrance all cost less than the original budget, leaving \$40,000 in unspent CPC funds. The estimate for replacement of the climate control unit is \$33,204.**

Library Director Lucy Loomis thanked the CPC for their past support. She explained that the Sturgis Library was able to come in under budget by \$40,000 by saving money on certain repairs covered by CPC funds. She reminded that CPC had previously funded work for their archives, but at that time the climate control system was relatively new, while it is now 13-14 years old, and parts are becoming hard to find. Ms. Loomis explained that the HVAC service provider that the library has had for years had provided the estimate for replacement with a similar system, and she noted that it is essential for archives preservation and to ensure there is a unit in place that will not break down. She said that she intends to obtain other quotes for replacement of the unit. Tom Lee noted that, while the contractor's proposal mentions repair of ductwork, piping and electrical work are excluded, and he suggested that she may want to see if they will be required and get quotes to include in this request within the remaining \$40,000 in funds. Ms. Loomis agreed and noted that the alarm system will also need review for any required upgrades, saying that the estimate submitted was just for the replacement of the unit. Steven Robichaud advised that getting additional quotes for the HVAC work may shed light on whether any additional work is needed. He also noted that she should find out if the contract will lock in the price at the time of signing, with a 48-week lead time from ordering to delivery. The Sturgis Library request will be taken up at the September 19, 2022, meeting when Ms. Loomis hopes to return with additional quotes.

Correspondence

Community Preservation Fund Financial Reports as of June 30, 2022, prepared by Mark Milne, Director of Finance.

Project Updates: Chair Counsell provided the following updates:

- Application from the Department of Public Works for Phase I restoration work to the Zion Union Historical Museum has been forwarded for Town Council consideration.
- The Cotuit Federated Church Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of the Historic Preservation Restriction is in process.
- The Barnstable Little League Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of a User Agreement is in process
- Barnstable Historical Society CPC Application - Historic Preservation Restriction has been completed and recorded. Funding is available for reimbursement.
- Mid-Point Community Housing Application – updates will be provided by the Affordable Housing Trust.
- An application from the Unitarian Church requesting \$300,000 in Historic Preservation funds for restoration of the church tower is anticipated for a CPC meeting in the Fall of 2022.
- An application from Tales of Cape Cod requesting \$100,000 in Historic Preservation funds to make the building accessible is anticipated for the

September 19, 2022, CPC meeting. Lindsey noted that approvals for modifications have been received.

- Revised Application from the Trustees of Reservations for Armstrong Kelley Park improvements will be reviewed at the September 19, 2022, CPC meeting. A draft Recreation Easement will be anticipated.
- An application from the Department of Public Works for restoration of the Osterville Recreation Playground is anticipated for a future CPC meeting. Chair Counsell noted that the field has been completed in the last few weeks, and the playground will be a nice addition for the village.
- Marstons Mills Community Church will be returning to CPC with quotes for a building analysis report in their pursuit of Historic Preservation funds for building upgrades.

Public Comment.

None.

Member Discussion

- Election of Officers – scheduled for September 19, 2022, meeting
- It was agreed that the September 19, 2022, CPC meeting would be held in the remote format.
- Chair Counsell requested members to provide ideas for updates to the CPC Handbook

Adjournment

Motion was made by Tom Lee and seconded by Katherine Garofoli to adjourn.

Roll Call Vote: Terry Duenas - yes, Marilyn Fifield - yes, Tom Lee - yes, Deb Converse - yes, Farley Lewis - yes, Stephen Robichaud - yes, Katherine Garofoli - yes, and Lindsey Counsell - yes. Meeting adjourned at 5:54 p.m.

Next Regularly Scheduled CPC Meeting –September 19, 2022

List of documents/exhibits used by the Committee at the meeting:

Exhibit 1 –CPC Agenda, August 15, 2022.

Exhibit 2 –Draft CPC Regular Meeting Minutes from the July 18, 2022, meeting.

Exhibit 3 – Letter and Supporting Documents from Sturgis Library

Exhibit 4 – Community Preservation Fund Financial Reports as of June 30, 2022, prepared by Mark Milne, Director of Finance.

Respectfully submitted,

Ellen M. Swiniarski

Community Preservation Coordinator

Planning & Development Department

and edited by CPC Clerk Marilyn Fifield

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

*** Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**

CENTERVILLE-OSTERVILLE-MARSTONS MILLS
WATER DEPARTMENT
PO BOX 369 – 1138 MAIN STREET
OSTERVILLE, MA 02655
WWW.COMMWATER.COM

OFFICE OF
BOARD OF WATER COMMISSIONERS
WATER SUPERINTENDENT
Tel 508-428-6691
FX 508-428-3508



September 8, 2022

via email

LETTER OF INTENT

Attn: Mr. Lindsey B. Counsell, CPC chair

Re: Drinking Water Supply Protection/ OPEN SPACE

Dear Mr. Counsell:

Thank you for your support to protect our groundwater. Please find this letter as request for funding to enable COMM to research and quickly respond to potential properties as they become available for the protection of our Drinking Water Supply. The \$200,000 requested would allow for the professional services necessary to present properties to our residents for required approval.

The estimated timeline would be to perform the services on various properties in 2023 then present the potential properties to voters in May of 2024. We would seek partnership with MASSDEP to acquire any properties at the appropriate time.

We look forward to your cooperation in our endeavor to protect existing sources and provide additional groundwater sources to insure the needs of future generations of the Town.

Please feel free to call to discuss this matter. I can be reached at 428-6691 or ccrocker@commfiredistrict.com.

Sincerely,

Craig A. Crocker, Supt.

CC: C-O-M.M. Prudential committee
Chairman, C-O-MM. Board of Water Commissioners.

DATE: OCTOBER 11, 2022

TO: LINDSEY COUNSELL
CHAIRMAN
TOWN OF BARNSTABLE
COMMUNITY PRESERVATION COMMITTEE
367 MAIN STREET, HYANNIS, MA 02601

FROM: MARTIN T REILLY
PURCHASER OF BARNSTABLE HOUSING AUTHORITY PROPERTY
3.09 +/- ACRES
153 OAKMONT ROAD, CUMMAQUID, BARNSTABLE

SUBJECT: REQUEST TOWN OF BARNSTABLE
COMMUNITY PRESERVATION COMMITTEE
PURCHASE OF BARNSTABLE HOUSING AUTHORITY PROPERTY
3.09 +/- ACRES
153 OAKMONT ROAD, CUMMAQUID, BARNSTABLE

DEAR CHAIRMAN COUNSELL AND MEMBERS OF THE COMMITTEE,

AS A FOLLOW UP TO MY MEETING WITH CHAIRMAN COUNSELL ON WEDNESDAY OCTOBER 5, 2022 - I AM WRITING YOU THIS LETTER OF INTENT TO FORMALLY REQUEST THE TOWN OF BARNSTABLE COMMUNITY PRESERVATION COMMITTEE TO CONSIDER PURCHASING THE 3.09 ACRE +/- PROPERTY LOCATED AT 153 OAKMONT ROAD, CUMMAQUID, BARNSTABLE FOR OPEN SPACE - WITH A CONSERVATION RESTRICTION - PREVENTING THE PROPERTY FROM EVER BEING DEVELOPED IN THE FUTURE.

THE PROPERTY IS PRESENTLY OWNED BY THE BARNSTABLE HOUSING AUTHORITY - AND UNDER AGREEMENT FOR PURCHASE BY ME OR MY NOMINEE - WITH A PROPOSED DEVELOPMENT PLAN - AS ALLOWED - THROUGH THE 40 B PROCESS FOR 8 FREE STANDING SINGLE FAMILY DETACHED HOMES - THROUGH THE 40B PROCESS.

AFTER SEVERAL MEETINGS WITH NEIGHBORS AND THE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION - BEFORE PROCEEDING ANY FURTHER WITH THE PERMITTING AND DEVELOPMENT OF THE PROPERTY - I HAVE RESPECTFULLY MADE A DECISION TO MAKE THE PROPERTY AVAILABLE FOR PURCHASE BY THE TOWN OF BARNSTABLE COMMUNITY PRESERVATION COMMITTEE FOR OPEN SPACE WITH A CONSERVATION RESTRICTION FOR THE FAIR PURCHASE PRICE OF \$350,000. IF THIS IS POSSIBLE - I BELIEVE THIS CREATIVE SOLUTION WILL BE A POSITIVE ALTERNATIVE AND A WIN-WIN-WIN FOR ALL PARTIES.

THE REASONS FOR THIS REQUEST FOR COMMUNITY PRESERVATION COMMUNITY

[CPC] PURCHASE OF THIS PROPERTY FOR \$350,000 - WITH PRESENTLY AVAILABLE FUNDS ARE AS FOLLOWS:

SPECIFICALLY:

I. NEED FOR PRESERVATION OF OPEN SPACE IN TOWN OF BARNSTABLE

NEED FOR OPEN SPACE IN THE HEAVILY DEVELOPED RESIDENTIAL NEIGHBORHOOD TO ENSURE QUALITY OF LIFE AND PRESERVE THE CHARACTER OF THE RESIDENTIAL NEIGHBORHOOD AND TO PROTECT THE RESIDENTIAL NEIGHBORHOOD FROM OVERDEVELOPMENT IN THE FUTURE

II. MAKES MONEY AVAILABLE TO BARNSTABLE HOUSING AUTHORITY FOR NEEDED HOUSING IN TOWN OF BARNSTABLE

PURCHASE OF THE PROPERTY BY THE TOWN OF BARNSTABLE WITH AVAILABLE COMMUNITY PRESERVATION ACT FUNDS - WILL MAKE IT POSSIBLE FOR THE BARNSTABLE HOUSING AUTHORITY TO RECEIVE NEEDED FUNDS WHICH CAN BE USED BY THE BARNSTABLE HOUSING AUTHORITY TO CREATE NEW NEEDED MODERATE, AFFORDABLE PRICED HOUSING FOR THE TOWN OF BARNSTABLE CONSISTENT WITH THE PROVISIONS AND CRITERION FOR USE OF COMMUNITY PRESERVATION ACT FUNDS

III. PROTECTS ADJACENT BARNSTABLE FIRE /WATER DISTRICT PROPERTY

THE PROPERTY IS ADJACENT TO THE BARNSTABLE FIRE / WATER DISTRICT 10+/- ACRE PROTECTED PROPERTY AT 175 OAKMONT ROAD AND ACQUISITION OF THE 3.6 +/- PROPERTY AT 153 OAKMONT ROAD - WITH AN OPEN SPACE CONSERVATION RESTRICTION PREVENTING FUTURE DEVELOPMENT WILL IMPORTANTLY FURTHER PROTECT THIS AREA AND RESOURCE FOR THE BENEFIT OF THE ENTIRE CUMMAQUID HEIGHTS NEIGHBORHOOD AND BARNSTABLE FIRE / WATER DISTRICT IN THE FUTURE

IV. ENTIRE CUMMAQUID HEIGHTS NEIGHBORHOOD SUPPORTS PURCHASE OF THE PROPERTY BY TOWN OF BARNSTABLE USING AVAILABLE CPC FUNDS

THE ENTIRE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION AND AREA RESIDENTS ARE FULLY SUPPORTIVE OF THE TOWN OF BARNSTABLE PURCHASING THIS PROPERTY WITH PRESENTLY AVAILABLE COMMUNITY PRESERVATION FUNDS BECAUSE IT IS

CONSISTENT WITH THE CRITERION FOR USE OF CPC FUNDS AND IT WILL MAKE IT POSSIBLE FOR THE PRESERVATION OF:

1. NEEDED OPEN SPACE WITH A CONSERVATION RESTRICTION IN PERPETUITY;
2. PROVIDE FUNDS TO THE BARNSTABLE HOUSING AUTHORITY TO CREATE NEEDED AFFORDABLE HOUSING;
3. FUTHER PROTECTS THE ADJACENT BARNSTABLE FIRE/ WATER DISTRICT RESOURCE AND PROPERTY;
4. PRESERVES THE RESIDENTIAL CHARACTER OF THE CUMMAQUID HEIGHTS NEIGHBORHOOD AND PROTECTS IT FROM OVER DEVELOPMENT IN THE FUTURE - IN A MANNER WHICH IS A WIN-WIN-WIN, FOR THE TOWN OF BARNSTABLE, THE BARNSTABLE HOUSING AUTHORITY, THE BARNSTABLE FIRE/ WATER DISTRICT, THE CUMMAQUID HEIGHTS RESIDENTIAL NEIGHBORHOOD AND ALL PARTIES FOR POSTERITY.

IF THE CPC HAS AN INTEREST IN PROCEEDING WITH THE POSSIBLE PURCHASE OF THIS PROPERTY - FOLLOWING OUR DISCUSSION OF THIS MATTER AT YOUR NEXT MEETING ON OCTOBER 17, 2022 - I WILL IMMEDIATELY FILE AN APPLICATION WITH THE CPC - TO FACILITATE THE PURCHASE OF THIS PROPERTY BY THE COMMUNITY PRESERVATION COMMITTEE AND THE TOWN OF BARNSTABLE WITH A CONSERVATION RESTRICTION.

I RESPECTFULLY ASK YOUR FAVORABLE CONSIDERATION OF THIS REQUEST AND ASK YOU TO PLACE THIS MATTER ON YOUR NEXT SCHEDULED CPC PUBLIC ZOOM MEETING AGENDA ON MONDAY OCTOBER 17, 2022 AT 5:30 PM.

RESPECTFULLY SUBMITTED,



MARTIN T. REILLY
PRESIDENT
REILLY ASSOCIATES
27 NANTUCKET STREET
HYANNIS, MA 02601
617-872-9933
Mreillyassociates@gmail.com

ENC. ATTACHMENTS – GIS MAPS

- 3.09 ACRE - 153 OAKMONT ROAD PROPERTY, BARNSTABLE HOUSING AUTHORITY PROPERTY
- 10.76 ACRE – 175 OAKMONT ROAD PROPERTY, BARNSTABLE FIRE/WATER DISTRICT

TOWN OF BARNSTABLE PROPERTY MAPS

Owner & Mailing Address

Owner: BARNSTABLE FIRE
Mail Address: PO BOX 546
 BARNSTABLE
 MA
 02830

Location: 18001
Address: 175 OAKMONT
Village: BA
Acreage: 10.76

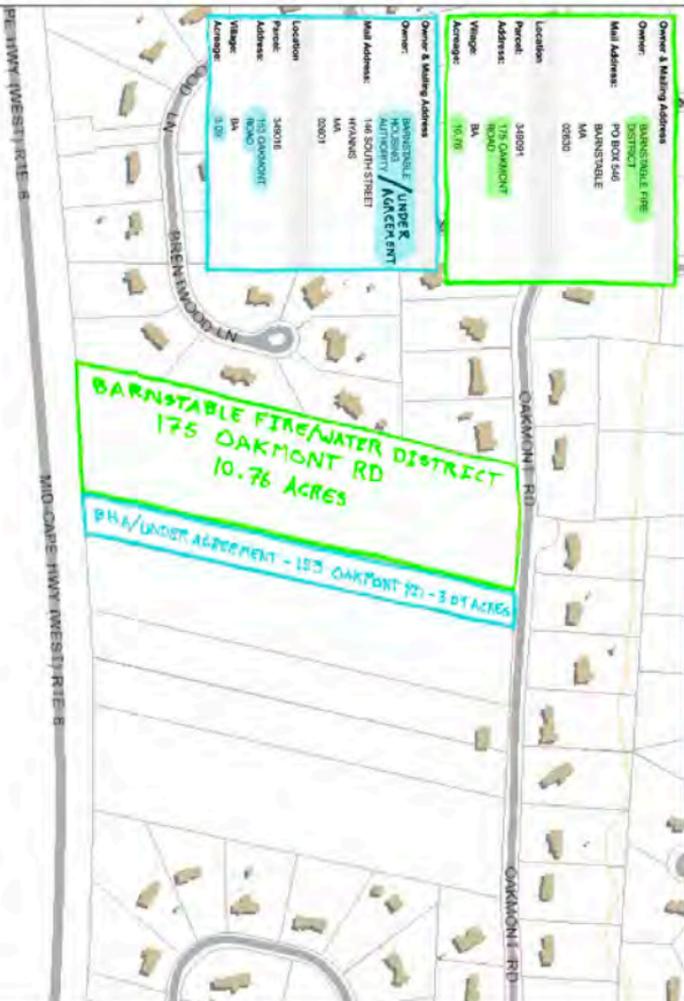
Owner & Mailing Address

Owner: JARONATHAN / VANCE R.
 MCCLENDY / MCKEYS-GRANT
Mail Address: 146 SOUTH STREET
 HYVANGS
 MA
 02671

Location: 18001
Parcel Address: 175 OAKMONT
Village: BA
Acreage: 3.09

BARNSTABLE FIRE/WATER DISTRICT
175 OAKMONT RD
10.76 ACRES

PMA/UNDER AGREEMENT - 155 OAKMONT RD - 3.09 ACRES



Map printed on: 10/11/2022

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet

This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretations. This map does not represent an official record. It is not intended to be used to reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent any other legal interests in the land and objects on the map such as building locations.

Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Parking Lots
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Water Bodies



Town of Barnstable GIS Unit
 367 Main Street, Hyannis, MA 02601
 508-862-4624
 gis@town.barnstable.ma.us

Proposal to Repair, Restore, and Preserve the Olde Colonial Courthouse

Phase III: Exterior Access Project

**Submitted to:
The Town of Barnstable Community Preservation Committee**



October 17, 2022

**Submitted by:
Tales of Cape Cod, Inc,
3046 Main Street; P.O. Box 41
Barnstable, MA**

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1.0 Cover Letter



Connecting People to the Cape's
Unique History

October 12, 2022

Mr. Lindsey Counsell
Chairman Barnstable Community Preservation Committee
Town Hall - 367 Main St.
Hyannis, MA 02601

RE: Olde Colonial Courthouse - Exterior Access Project

Tales of Cape Cod (TCC) is pleased to submit the attached application to the Barnstable Community Preservation Committee (CPC) for financial assistance in the restoration and preservation of the Olde Colonial Courthouse (OCC) in Barnstable Village. The OCC is one of the most historic buildings on Cape Cod. It is listed in the National Register of Historical Places as a contributing element of the Old Kings Highway Historic District. Additionally, the building is located within a historic district as a contributing property in the Old Kings Highway Regional Historic District. It is also listed on the Massachusetts Register of Historic Places and is a contributing property in the Barnstable Village Cultural District.

In 2020-21, TCC repaired the first-floor framing of the OCC. Because the cost of that investment exceeded 30% of the assessed value of the building, Massachusetts law requires that this building now be made compliant with regulations relating to building access for persons with disabilities. Working with the Massachusetts Architectural Access Board (MAAB), TCC has identified the specific tasks and time schedule for bringing this building into compliance.

The required work will be carried out in a series of stand-alone projects beginning with the exterior accessibility of the building. This initial project, for which we are now seeking financial assistance, will leave the appearance of the building largely unchanged from all public sidewalks and streets. It will involve installing a lift leading to a new accessible entrance on the east side of the building. We also plan to re-grade and enlarge the adjacent parking space to create an accessible walkway to the building. The remaining tasks required to make the building fully compliant with the Commonwealth's regulations will be addressed in subsequent projects.

The cost of the current project is estimated to be \$372,497. To date, TCC has raised \$250,000 for this project. Our request for financial assistance to the Barnstable CPC is for \$125,000. This figure is \$25,000 higher than indicated in our letter of interest dated April 21, 2022 and is due entirely to an escalation in the total cost of the project of \$39,497.

Originally built in 1763, the OCC is the second courthouse constructed in Barnstable County. It is one of only two colonial-era courthouses remaining in the Commonwealth of Massachusetts. It was the site of

Greg Masterson, President
Gene Guill, Past President
Ann Canedy, Secretary
Richard Oliver, Treasurer

Jude-Martin Blaine
Gary Ellis
Helen Miller Feher
Phineas Fiske

Board of Directors

Aleina Permentier Laughton
John Littlefield
Elizabeth Magruder
Terrie Reilly

Craig Tamish
Nancy Thompson
Lesley Wallace
Bronwen Howells Walsh

early protests and meetings of colonial citizens resistant to British rule. Most notably, it was the site of the Body of the People protest in September 1774, a large but peaceful demonstration in which citizens of the colony effectively overturned the British court system on Cape Cod. This event had important ramifications for the rest of Massachusetts and for subsequent American history.

The OCC served as the Barnstable County courthouse until the current courthouse was completed in 1834. It became a church in 1842, when it was sold to the Baptist Society. When the church disbanded in 1972, the building was purchased by TCC, a not-for-profit organization dedicated to preserving and communicating Cape Cod's unique history.

As the site of almost all of TCC's activities, the OCC provides a rich historical and cultural experience to Cape Cod's residents and visitors, thereby helping to preserve and enhance the character of the region.

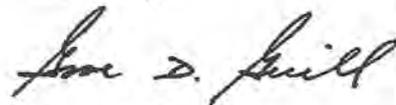
Our flagship program is our popular summer speaker series that is held each week in the OCC from May through October. The speaker series contributes to the character of Barnstable by providing attendees from across the Cape and region, as well as visitors and tourists, with the opportunity to learn about local and regional history, meet the evening's speaker, and enjoy homemade refreshments.

In addition, the OCC contributes to the character of Barnstable by offering a venue for numerous special events offered in collaboration with other local organizations:

- In collaboration with Sturgis Library and the Barnstable Historical Society, TCC hosts over 400 visiting 5th grade students at the OCC each spring for a re-enactment and interpretation of the famous Body of the People protest.
- In collaboration with Sturgis Library, TCC hosts events at the OCC that recognize local authors and authors who write about historical events that took place on Cape Cod.
- Once a year, on their meeting date immediately prior to September 27, the Barnstable County Commissioners hold their regular meeting at the OCC in recognition of, and in celebration of, Cape Cod Independence Day.
- The OCC is available to the public as a rental site for community events, weddings, and memorial services.

On behalf of the board of directors of Tales of Cape Cod, I am pleased to submit this application, and we thank the Committee, in advance, for its consideration.

Sincerely,



Gene D. Guill
Tales of Cape Cod, Inc.
e-mail: gene.guill@gmail.com
tel: 917 657 7178

2.0 Application

CPC Application

Submission Date: October 12, 2022
Project Title: Exterior Access Project
Project Map/Parcel Number: Identification Map: 279; Parcel: 071
Estimated Start Date: December 1, 2022
Estimation Completion Date: June 30, 2023

Purpose (please circle all that apply):

- Open Space
- Community Housing
- Historic
- Public
- Private
- Non-Profit
- Recreation
- Town Affiliation **

(**Applications must be approved by the Town Manager prior to submission)

Applicant Contact:

Name: Tales of Cape Cod, Inc.
Organization Address: 3046 Main St.
Barnstable, MA
Mailing Address: P.O. Box 41
Barnstable, MA 02630
Daytime Phone #: 917 657 7178
E-mail Address: talesofcapecod@gmail.com

Primary Contact:

Name: Gene D. Guill
Address: 3118 Main St.
Barnstable, MA
Mailing Address: P.O. Box 64
Barnstable, MA 02630
Daytime Phone #: 917 657 7178
E-mail Address: gene.guill@gmail.com

Budget Summary:

Total Project Cost:	\$372,497.00
Sources of Funds:	
CPA funding request:	\$125,000.00 Pending
TCC matching funds:	\$100,000.00 Committed
Massachusetts Cultural Facilities Fund	\$120,000.00 Committed
Budget Earmark – FY23 General Appropriations Act	\$ 25,000.00 Committed
Bilezikian Family Foundation	\$ 5,000.00 Committed
TOTAL	\$375,000.00
Uses of Funds:	
1) Total construction cost w/contingency	\$332,072.00
2) Miscellaneous expenses w/contingency	\$ 40,425.00
TOTAL *	\$372,497.00

* TCC received four bids from licensed contractors. The project cost was estimated by discarding the highest and lowest bids and averaging the remaining two bids.

Please address the following questions:

1) Project Summary (description and goals):

In 2020-21, Tales of Cape Cod, Inc. (TCC) made significant repairs to the first-floor framing beneath the Olde Colonial Courthouse (OCC). Because the cost of that investment exceeded 30% of the assessed value of the building, Massachusetts law requires that our building now be made compliant with Section 521 of the Massachusetts Code of Regulations, which relates to building access for people with disabilities.

As a first step, TCC has agreed with the Massachusetts Architectural Access Board (MAAB) on specific tasks and a time schedule for completing the work necessary to comply with Section 521.

In addition, TCC has engaged the design firm of Catalyst/ Architecture & Interiors (Yarmouth, MA) and the landscape architecture firm of Rick Lamb Associates (Cambridge, MA and Barnstable, MA) to design a plan that meets the MAAB's requirements. Key constraints faced by our design team included: the relatively small size of the property on which the building is located, the relatively steep grade from the public sidewalk to the first floor of the building, and the need to preserve the historical character and principal architectural features of the building.

The overall plan that has been accepted by TCC's Board of Directors addresses these constraints while leaving the appearance of the building largely unchanged as seen from all public sidewalks and streets. Furthermore, the size and grade of the property do not present design or construction obstacles for our plan.

The required work will be carried out in a series of stand-alone projects beginning with the exterior accessibility of the building. The initial project, for which we are seeking financial assistance, consists of:

- Installing a mechanical lift on the east side of the building
- Constructing a new porch and new, accessible entrance on the east side of the building
- Re-grading and enlarging the current parking space
- Constructing a wheelchair accessible walkway from the public sidewalk to the lift

Two alternative tasks will also be included in the scope of work:

- Redesigning, regrading, and re-setting the brick walkways leading from the public sidewalk to the west and south-facing entrances into the building
- Reconstructing the south porch to make it handicapped accessible

The alternative tasks are represented on the attached drawings but not included in the cost estimate presented below.

The tasks required to make the interior of the building compliant with Section 521 will be addressed in a subsequent project.

2) How does this project help preserve Barnstable's character?

The Board of Directors of Tales of Cape is committed to making the OCC and our programs fully accessible to all who are interested in learning about the history of Cape Cod, in seeing the interior of the building, and in preserving the historical character of Barnstable Village. By undertaking this project now, we will help to ensure that all residents and visitors to the Cape will be able to participate in our shared history for generations to come.

Landmark Building Located on a Historic Site

Together with St. Mary's Church, the OCC forms the western gateway into Barnstable Village. Located at the corner of Rt. 6A and Rendezvous Lane, this striking landmark is the first building in the Barnstable Village Cultural District that visitors see as they approach the Village from the west. After passing the OCC and St. Mary's Church, visitors come next to the Sturgis Library, Barnstable Historical Society, and the Crocker Tavern before descending into what is now the main commercial area of the Village.

In addition to visually anchoring the western edge of the Village, the OCC is imbued with major historical significance. Originally built in 1763, the OCC is the second courthouse constructed in Barnstable County. It is one of only two colonial-era courthouses remaining in the Commonwealth of Massachusetts. This building was used exclusively for court sessions while the county's legal records were maintained in the County House, a separate building. (Unfortunately, most early court records were destroyed when the County House burned in 1827.)

The OCC was also the site of early protests and meetings of colonial citizens resistant to British rule. Most notably, it was the site of the Body of the People protest in September 1774, a large but peaceful demonstration in which citizens of the colony effectively overturned the British court system on Cape Cod. This event had important ramifications for the rest of Massachusetts and for subsequent American history.

The OCC served as the Barnstable County courthouse until the current courthouse was completed in 1834. It became a church following its sale to the Baptist Society in 1842. Between 1842 and 1844, the original Georgian-style courthouse was altered to take the appearance of a Greek Revival-style church. The most recent major alteration took place in 1905, when the Parish Hall and kitchen service area were added to provide additional space.

Key Contributor to Preserving Cape Cod's History

When the local church disbanded in 1972, the building was purchased by TCC, a not-for-profit organization dedicated to preserving and communicating Cape Cod's unique history.

As the site of almost all of TCC's activities, the OCC provides a rich historical and cultural experience to Cape Cod's residents and visitors, thereby helping to preserve and enhance the character of the region.

Our flagship program is our popular summer speaker series that is held each week in the OCC from May through October. The speaker series contributes to the character of Barnstable by

providing attendees from across the Cape and region, as well as visitors and tourists, with the opportunity to learn about local and regional history, meet the evening's speaker, and enjoy homemade refreshments. These lectures and events are videotaped and shared online as well as archived.

In addition, the OCC contributes to the character of Barnstable by offering a venue for numerous special events offered in collaboration with other local organizations:

- In collaboration with Sturgis Library and the Barnstable Historical Society, TCC hosts over 400 visiting 5th grade students at the OCC each spring for a re-enactment and interpretation of the famous Body of the People protest. Students are given the opportunity to learn about this historic event where it took place. According to one of the teachers, "Nothing my colleagues and I could do in the classroom could match this learning experience for the students."
- In collaboration with Sturgis Library, TCC hosts events at the OCC that recognize local authors and authors who write about historical events that took place on Cape Cod.
- In collaboration with the Award's Selection Committee, TCC hosts the annual award ceremony for the Mercy Otis Warren Cape Cod Woman of the Year at the Olde Colonial Courthouse.
- Once a year, on their meeting date immediately prior to September 27, the Barnstable County Commissioners hold their regular meeting at the OCC in recognition of, and in celebration of, Cape Cod Independence Day.
- From July 2018 until May 2019, St. Mary's Episcopal Church held Saturday and Sunday worship services in the Olde Colonial Courthouse while their sanctuary was being renovated.

The OCC is available to the public as a rental site for community events, weddings, and memorial services.

3) Partnership(s) Description: Not applicable

4) Provide a detailed project timeline:

Schematic Design – The schematic designs for this project were developed between January and March and updated in June 2022. We initially considered constructing a ramp, or incline, to provide access to the first floor at the south-facing porch. This approach was eventually rejected because the ramp would have had to be over 60 feet in length, making it a dominant architectural feature of the building as seen from public roads and sidewalks.

The plan that we accepted, and is presented in this application, calls for:

- Installing a mechanical lift on the east side of the building
- Constructing a new porch and new, accessible entrance on the east side of the building
- Re-grading and enlarging the current parking space
- Constructing a wheelchair accessible walkway from the public sidewalk to the lift

Permits/Approvals – TCC has received permits/ approvals for the Exterior Access Project from the following parties:

- | | |
|--|----------------|
| - Massachusetts Architectural Access Board | March 22, 2022 |
| - Massachusetts Historical Commission – Preservation Restriction | April 5, 2022 |
| - Town of Barnstable – Old King's Highway Historic Committee | April 27, 2022 |
| - Town of Barnstable – Preservation Restriction | August 9, 2022 |
| - Town of Barnstable – Building Commissioner | June 22, 2022 |
- ("A lift would enjoy the same benefits as a ramp under M.G.L. 40A §3 Exemptions.")

- Discussions with the abutting property owner – TCC has agreed to:
 - Respect a minimum 4-foot setback along the east property line
 - Install and maintain plantings on TCC’s side of the property line
 - Endeavor to minimize disturbances that might arise from the use and operation of the lift

Fundraising – TCC has allotted 15 months to raise the \$375,000 for this project.

CPA funding request:	\$125,000.00	Pending
TCC matching funds:	\$100,000.00	Committed
Massachusetts Cultural Facilities Fund	\$120,000.00	Committed
Budget Earmark – FY23 General Appropriations Act	\$ 25,000.00	Committed
Bilezikian Family Foundation	\$ 5,000.00	Committed

In addition to the \$125,000 requested in this application, TCC has committed \$100,000 for this project.

TCC has been awarded a grant of \$120,000 from the Massachusetts Cultural Facilities Fund. This grant was announced on May 17, 2022.

TCC was awarded a grant of \$5,000 from the Bilezikian Family Foundation. This grant was announced on August 22, 2022.

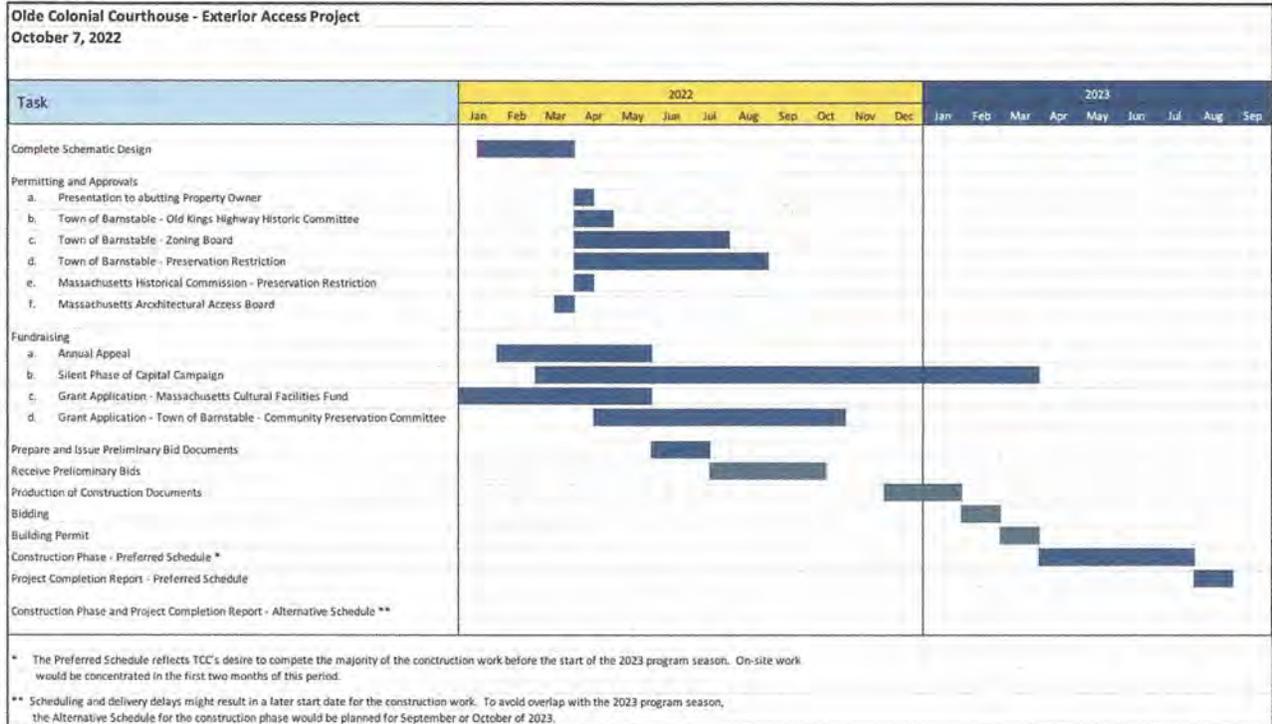
A Budget Earmark of \$25,000 was secured in the FY23 General Appropriations Act.

Preparation of Construction Documents – Construction documents will be completed in December 2022 and January 2023.

Bid Application, Award Contract, and Building Permit – Application bidding, contract award, and issuance of a building permit is scheduled to occur between February 2023 and March 2023.

Construction Project – The construction phase of this project is scheduled to last 4 months – from April 2023 through July 2023. In light of the uncertainty of today’s construction market, an Alternative Schedule would move the start of the construction work to September 2023.

Project Completion Report – The project completion report will be issued within 30 days of the completion of the construction project.



5) How does this project meet the General Criteria and Category Specific Criteria for CPC Projects?

The Olde Colonial Courthouse’s history reflects our national history and the origins of our democratic government. To preserve our history and the character of our communities, it is vital that early structures like the OCC be restored and maintained for future generations.

The Olde Colonial Courthouse is listed in the National Register of Historic Places as a contributing element of the Old King’s Highway Historic District. Additionally, the building is located within a historic district as a contributing property in the Old King’s Highway Regional Historic District. It is also listed in the Massachusetts Register of Historic Places.

Barnstable Village is designated a Cultural District by the Massachusetts Cultural Council. According to the Council, the "cultural districts help local arts, humanities, and science organizations improve the quality and range of their public programs so that more local families can benefit from them. They enhance the experience for visitors and thus attract more tourist dollars and tax revenue. And they attract artists, cultural organizations, and entrepreneurs of all kinds - enhancing property values and making communities more attractive."

The Olde Colonial Courthouse contributes to and benefits from Barnstable’s Cultural District designation by providing residents, visitors and tourists with educational programs and facilitating their participation in collaborative cultural events with other organizations in Barnstable.

6) Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding Sought and Received, and Cost Estimates/Quotes Received)

Total Project Cost:	\$372,497
Sources of Funds:	
CPA funding request:	\$125,000 Pending
TCC matching funds:	\$100,000 Committed
Massachusetts Cultural Facilities Fund	\$120,000 Committed
Budget Earmark – FY23 General Appropriations Act	\$ 25,000 Committed
Bilezikian Family Foundation	\$ 5,000 Committed
TOTAL	\$375,000
Uses of Funds:	
1) Construction Expenses	
- Grading and Excavation	\$ 12,995
- Retaining Wall along East Property Line	\$ 28,250
- Asphalt Paving at Accessible Parking & Walkway to Lift	\$ 29,030
- Plantings	\$ 22,035
- Demolition and Existing Pavement Removal	\$ 11,074
- Rough Carpentry	\$ 34,135
- Finish Carpentry	\$ 21,298
- Roofing and Flashing	\$ 7,811
- Wheelchair Lift (Furnish and Install)	\$ 53,319
- Painting	\$ 7,995
- General Requirements	\$ 16,514
- General Conditions, Overhead and Profit	\$ 87,137
TOTAL CONSTRUCTION COSTS w/CONTINGENCY	\$332,072
2) Miscellaneous Expenses	
- Architectural and Engineering Fees	\$ 28,000
- Civil Engineering Fee	\$ 10,000
- Est. Reimbursable Expenses (Shipping, Postage, Printing)	\$ 500
SUBTOTAL	\$ 38,500
- 0% Misc., Project Soft Cost Contingency	1,925
SUBTOTAL W/CONTINGENCY	\$ 40,425
TOTAL ESTIMATED PROJECT COST	\$372,497

The estimated project cost is calculated from four bids from licensed contractors by discarding the highest and lowest bids and averaging the two remaining bids. (See Section 5.04 Minimum of Three Quotes from Licensed Contractors.)

Note: TCC's fiscal year coincides with the calendar year. The majority of the Miscellaneous Expenses (approximately 60%) are expected to be incurred in FY22, with the balance following in FY23. The Construction phase of this project is not expected to start until February 2023.

7) Assessor's office identification map and parcel number:

Identification Map: 279; Parcel: 071

Gene D. Bull
Signature of Applicant

October 7, 2022
Date

Signature of Applicant Partner

Date

Signature of Town Manager (Town Affiliated Projects)

Date

3.0 Preservation Restriction

There are two Preservation Restrictions on the Olde Colonial Courthouse located at 3046 Main St. in Barnstable MA.

- 1) The Preservation Restriction held by the Commonwealth of Massachusetts was recorded on February 19, 2019 in Book 31841, page 1.
- 2) The Preservation Restriction held by the Town of Barnstable was recorded March 12, 2019 in Book 31883, page 188.

These Preservation Restrictions are included in the Appendix to this application.

4.0 Data and Project Information:

4.01 Identification Map

TOWN OF BARNSTABLE

PROPERTY MAPS

Search...

I want to...

Tools



TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Appraised	Assessed
TALES OF CAPE COD INC				EXEMPT EXM LAND	9570	318,200	318,200
PO BOX 41					9570	368,400	368,400

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	TO	VI	VC	SALE PRICE	VC
TALES OF CAPE COD INC	1685 0231	07-11-1972	U	V		0	

EXEMPTIONS	Code	Description	Number	Amount	Comm Int
Total				0.00	

ASSESSING NEIGHBORHOOD	Tracing	Batch
B		BARNIS

NOTES
Appraised Bldg. Value (Card) Appraised Xi (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method

APPRaised VALDE SUMMARY	Total
Appraised Bldg. Value (Card)	312,000
Appraised Xi (B) Value (Bldg)	2,700
Appraised Ob (B) Value (Bldg)	1,500
Appraised Land Value (Bldg)	368,400
Special Land Value	0
Total Appraised Parcel Value	684,600

PREVIOUS ASSESSMENTS (HISTORY)	Total				
Year	Code	Assessed	Year	Code	Assessed
2021	9570	325,400	2020	9570	259,800
	9570	403,500		9570	229,500
	9570	1,500		9570	1,300
Total		730,400	Total		490,600

OTHER ASSESSMENTS	Code	Description	Number	Amount	Comm Int

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	20-1365	06-24-2020	881	All-int work-Co	122,900		100		Repair of failed foundation and
	20-1258	05-26-2020	836	Sign	0		100		6 sq. ft. free standing sign - Tal
	19-1986	04-18-2019	835	Sid/Wind/Roof/	121,500		100		Roof
	200701834	03-28-2007	NR	New Roof	3,000		100	01-01-2003	STRP OLD SHINGLES
	63576	09-06-2002	NR	New Roof	6,400		100		RESIDE BLDG
	20460	01-10-1997	NS	New Siding	8,000		100		

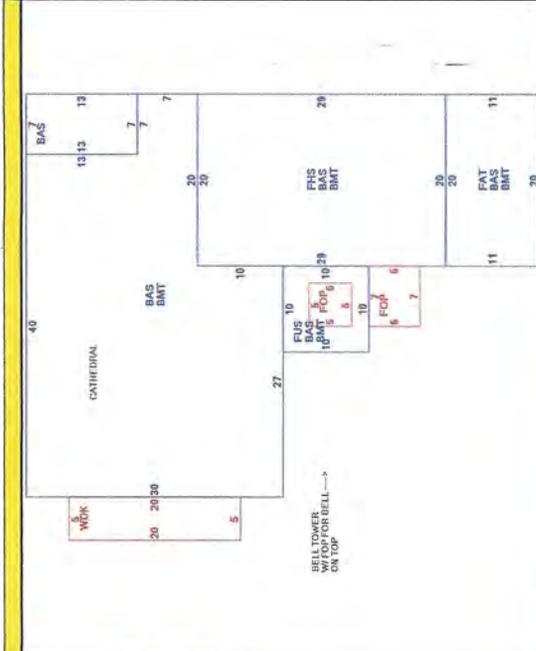
LAND LINE VALUATION SECTION	B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
	1	9570	Charitable Serv	RF-2	1	0.180	AC	275,000	3.54377	C	1.00	0108	2,100	0	2,046,522.5	368,400

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	04-12-2021	CK	03		16	In Office Review
	05-14-2020	GM	04		FR	Field Review
	03-24-2020	RB	03		16	In Office Review
	01-22-2018	RB	03		16	In Office Review
	02-28-2017	RB	03		16	In Office Review
	12-16-2014	JR	03		03	Cycl Insp Comp
	04-07-2014	NE	03		16	In Office Review

TOTAL APPRAISED PARCEL VALUE	Total
Total Appraised Parcel Value	684,600

TOTAL CARD LAND UNITS	Parcel Total Land Area	Total Land Value
0.181 AC	10.18	368,400

VISION



Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	96	Ind/Comm.			
Grade	B	Custom			
Stories	2				
Occupancy	0,00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj. Tbl	9560	Library-Museum			
Total Rooms	00				
Bedrooms	00				
Full Bathrooms	10				
Bath Split	02				
Rms/Partitions	01				
Heat/AC	02				
Frame Type	02				
Baths/Plumbing	06				
Ceiling/Wall	00				
Common Wall	14.00				
Wall Height	9051				
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L	Units	Unit Price	Yr Bt	Cond	Cd	% Good	Grade Adj	Appr. Value
WDC	Wood Decking	L	100	20.00	1991			44	0.00	1,500
FOP	Open Porch-roo	B	67	55.00	1974			65	0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Elf Area	Unit Cost	Undeprec Value			
BAS	First Floor	2,110	2,110	151,46		319,580			
BMT	Basement Area	0	2,019	404	30.31	61,190			
FAT	Attic, Finished	110	220	110	75.73	16,661			
FHS	Half Story	464	580	435	113.59	65,885			
FOP	Open Porch	0	67	10	22.61	1,515			
FUS	Upper Story	100	100	95	143.89	14,389			
WDK	Wood Deck	0	100	5	7.57	757			
11 Gross Liv / Lease Area		2,784	5,196	3,169		479,977			

4.0 Data and Project Information

4.02 Title Examination and Current Recorded Deed

**THE LAW OFFICES OF
RICHARD F SCHIFFMANN**

3220 Main Street
Barnstable, Massachusetts

Post Offices Box 165 Barnstable, Massachusetts 02630 * Telephone: (508) 362-5195 * Facsimile: (508) 362-4786

February 12, 2018

Tales of Cape Cod
Olde Colonial Courthouse
3046 Main Street
Barnstable, MA 02630

Re: Review Title 3046 Main Street, Barnstable, MA

To Whom It may Concern:

I have examined the title to the above property dating back to 1845, at which time the property was transferred by Henry Crocker as executor of the estate of Samuel Whitman, to the Baptist Society East Parish in Barnstable, Massachusetts and recorded in the Barnstable County Registry of Deeds in Book 145 Page 587, November 7, 1845. .

The property was conveyed to The Tales of Cape Cod by the trustees of the Third Baptist Church of Barnstable, being the successor to the Baptist Society in the East Parish of Barnstable, and recorded in the Barnstable County Registry of Deeds in Book 1685 Page 231, on May 26, 1972 .

The property to date remains in title to the Tales of Cape Cod. There are no restrictions of record other than as stated in the deed that the property be used by the Tales of Cape Cod for the benefit of the community as set forth in the deed.

The description of the property as set forth in the 1845 deed has basically remained unchanged and is as stated therein;

Southerly by the State Highway (Route 6-A)

Westerly by Rendezvous Lane;

Northerly and

Easterly by land formerly owned by H.L. Day now owned by the James K. Edwards Trust.

- Northerly 110.18 feet +-n, and Easterly 88.50 feet+- by land now held in the James K. Edwards Trust.

It is the opinion of this office that the property is free of any encumbrances other than as stated in the deed to the Tales of Cape Cod, namely as to continued community use as stated therein.

Accordingly, the Preservation Restriction conforms with the use of the property and will not be subordinate to any recorded restrictions.

Very truly yours, 

Richard F. Schiffmann, Esquire
RFS/cw
Enclosures

cancel and discharge said mortgage, and release, and quit-claim unto the said Sarah A. Hatch and her heirs and assigns forever, the premises thereby conveyed.

In witness whereof I have hereunto set my hand and seal this Twenty seventh day of November A.D. 1850.
Signed and Sealed } (Albert B. Eldridge. Esq.)

In the presence of

R. P. Collins, } Commonwealth of Massachusetts.

Barnstable ss. Monument No. 27th 1850. Then

personally appeared the above named Albert B. Eldridge and acknowledged the foregoing instrument to be his free act and deed, before me

Robert P. Collins, Justice of the Peace.

Barnstable ss. July, 12, 1881 Received and recorded.
Attest: } (A. E. Lovell Registrar)

Know all Men by these Presents, that I Henry Crocker, Executor of the Last Will of Samuel Whitman late of Barnstable deceased, in consideration of Seventy seven dollars to me paid by Samuel Childs as Trustee of the Baptist Society in the East Parish in Barnstable the receipt whereof I do hereby acknowledge have remised, released, sold and conveyed, and forever quit-claimed, and do, for myself and my heirs, by these presents, remise, release, sell unto convey, and forever quit-claim unto the said Samuel Childs in Trust for said Baptist Society a certain building situate in Barnstable, heretofore used as a Court House, with all the right, title and interest which the said Samuel Whitman had and did seized of to the land under and adjoining same, being the same which the said Whitman purchased of Sidney Hensworth by his deed dated March 16th 1840, with all the rights, privileges and appurtenances which the said Whitman so bought of said Hensworth. To have and to hold the afore-mentioned Premises with all the privileges and appurtenances thereunto belonging to him the said Childs as Trustee as aforesaid forever; so that neither I the said Crocker and Executor nor my heirs, or any other person or persons claiming from or under me or them, or in the name right or stead of me or them shall or will, by any way or means have, claim, or demand any right or title to the aforesaid Premises, or their appurtenances or to any part or parcel thereof forever.

as aforesaid have hereunto set my hand and seal this
 tenth day of October in the year of our Lord one thousand
 eight hundred and forty two -

signed, sealed and delivered

in presence of us,
 Elijah Lewis ^{by}

Henry Crocker ^{Esq.}

Barnstable ss. Nov. 7th ¹⁸⁴⁵ Then the above named
 Henry Crocker acknowledged the above Instrument to be his
 free act and deed - before me,

Timothy Reed, Justice of Peace.

Barnstable ss. July 12. 1841. Received and is recorded

Attest:

Asa E. Lovell

Registrar.

Know all Men by these Presents,
 That we Thomas Stilson ^{of Barnstable} John Hinckley & Nancy Hinckley
 wife of said Isaac all of Barnstable in the County of Barn-
 stable, and Mary Stevens and Susan Young of Fairhaven
 in the County of Bristol, and Elizabeth Bourne and Thomas
 D. Young of Palmyra in said County of Barnstable in
 consideration of the sum of Twenty Dollars to us paid by
 Samuel Childs of Barnstable in the County of Barnstable,
 the receipt whereof is hereby acknowledged, have permitted
 released, sold & conveyed and forever quitclaimed, and do
 for ourselves & our heirs by these presents remise, release,
 sell and convey and forever quitclaim unto Samuel Childs
 of Barnstable in the County of Barnstable in his capacity
 of Deacon of the Third Baptist Church in Barnstable
 in said County and to his successor or successors in
 said office upon the trust hereinafter mentioned, all our
 right, title and interest in and to a certain lot of land in
 Barnstable aforesaid on which the building formerly used
 for a Court House but now altered into a Meeting House,
 now stands, with all the buildings standing thereon bounded
 on the East by land of Henry Crocker, Eliska Crocker,
 on the South by County Road on the West by road
 leading to Crocker and Hinckley's wharf and on the North
 by Benjamin Swift. To have and to hold the aforegranted
 Premises with all the privileges and appurtenances thereto
 belonging to him the said Samuel Childs in his
 capacity of Deacon of the Third Baptist Church in
 Barnstable aforesaid and his successor or successors
 in said office, in trust for the benefit of the said
 Third Baptist Church in Barnstable, forever, so
 that neither we the said Grantors nor our heirs
 or any other person claiming from or under us or them,
 or in the name right or stead of us or them,

We, ESTHER H. Van BUREN, KENNETH D. GREENE, and HOWARD E. BARRUS, all of Barnstable, Barnstable County, Massachusetts, TRUSTEES of the THIRD BAPTIST CHURCH OF BARNSTABLE, and being also successor Trustees to Samuel Childs, and said the Third Baptist Church of Barnstable being successor in title to The Baptist Society in the East Parish of Barnstable, in consideration of One Dollar and other consideration expressed herein, grants to TALES OF CAPE COD, INC., a Massachusetts corporation of 47 Cherry Street, Barnstable (Hyannis), Barnstable County, Massachusetts, with QUITCLAIM COVENANTS, a certain parcel of land, together with the buildings thereon, situated in the Village, Town and County of Barnstable, and bounded and described as follows:

SOUTHERLY by the State Highway (Route 6A);
WESTERLY by Rendezvous Lane;
NORTHERLY and
EASTERLY by land now or formerly of H. L. Day.

Being the same premises conveyed by Henry Crocker, Executor of the last Will of Samuel Whitman, late of Barnstable, to Samuel Childs, as Trustee of the Baptist Society in the East Parish in Barnstable, by deed dated October 10, 1842, recorded on July 12, 1881, in Book 145, Page 587, of the Barnstable County Registry of Deeds.

In recognition of its 1774 origin as the second Court House of the County of Barnstable, and in recognition of its subsequent status in the community from 1842 to 1972 as the Third Baptist Church of Barnstable, this conveyance is made to the said Tales of Cape Cod, Inc. on the express condition that said Tales of Cape Cod, Inc. shall preserve and maintain this revered edifice forever for the benefit of the community, as a center for the protection and display of historical records and articles; as a center for interdenominational religious observances, and as a center for the furtherance of culture in the historical literary and historical musical fields. Upon breach of this condition title will revert to the grantors or their successors in title, and if there be no successors in title to The American Baptist Churches of Massachusetts, presently of 88 Tremont Street, Boston, Suffolk County, Massachusetts, which is by this document designated as successor in title to said grantors.

WITNESS our hands and seals this 26th day of May, in the year one thousand nine hundred and seventy-two.

Esther H. Van Buren
Esther H. Van Buren

Kenneth D. Greene
Kenneth D. Greene

Howard E. Barrus
Howard E. Barrus

TRUSTEES of the THIRD BAPTIST CHURCH OF BARNSTABLE

THE COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

May 26, 1972

Then personally appeared the above-named ESTHER H. Van BUREN, KENNETH D. GREENE, and HOWARD E. BARRUS, TRUSTEES as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me,

William P. Swift
Notary Public

My Commission Expires: May 7, 1996

EXCERPTS FROM THE MINUTES OF A MEETING OF THE THIRD BAPTIST CHURCH OF BARNSTABLE

A duly called meeting of the Members and the Board of Trustees of the Third Baptist Church of Barnstable was held on the 7th of April, 1972, at the Church in Barnstable, Massachusetts, a quorum being present and voting, and upon motion duly made and seconded, it was unanimously

VOTED: That the Third Baptist Church of Barnstable donate its building to the Tales of Cape Cod, Inc., with the stipulation that the building be used only for historical, religious and cultural purposes; and that the present Trustees of said Third Baptist Church of Barnstable, namely, ESTHER H. Van BUREN, KENNETH D. GREENE, and HOWARD E. BARRUS, are authorized to sign, seal, execute, acknowledge, and deliver a deed of the land and buildings owned by the Church and located on Route 6A and Rendezvous Lane in Barnstable, Barnstable County, Massachusetts, to the said Tales of Cape Cod, Inc., together with any other documents required to effectuate said conveyance.

* * * * *

A TRUE COPY OF THE RECORDS:

ATTEST: Esther H. Van Buren
Esther H. Van Buren, CLERK

May 26, 1972

I, Esther H. Van Buren, hereby certify that I am the duly elected, qualified and acting Clerk of the said Third Baptist Church of Barnstable; that said Kenneth D. Greene, Howard E. Barrus and Esther H. Van Buren are the duly elected, qualified and acting Trustees of said Church; and that said within deed is executed in accordance with the By-Laws of the said Third Baptist Church of Barnstable.

Esther H. Van Buren
Esther H. Van Buren

JUL 11 1972 & RECORDED

4.0 Data and Project Information

4.03 Project Type

Tales of Cape Cod seeks financial assistance from the Town of Barnstable under the Community Preservation Act ("CPA" Massachusetts General Law Chapter 44B) for the restoration and preservation of the Olde Colonial Courthouse in Barnstable Village. This grant application is made under the Category Specific Criteria of "Historic Preservation."

4.0 Data and Project Information

4.04 Historical Listings

The Olde Colonial Courthouse (BRN.117) is listed in the National Register of Historical Places as a contributing element of the Old King's Highway Historic District (BRN.M). In addition, the building is listed as a contributing property in the Old King's Highway Regional Historic District (BRN.O), a local historic district. (Identifiers in parentheses refer to the MACRIS database.)

The Olde Colonial Courthouse is listed in the Massachusetts Register of Historic Places and is a "contributing property" to the Barnstable Village Cultural District.

4.0 Data and Project Information

4.05 Recommendation from the Barnstable Historical Commission

The review and recommendation of this project by the Barnstable Historical Commission was not required because the Olde Colonial Courthouse is listed in the Massachusetts Register of Historic Places and is a "contributing property" in the Old King's Highway Historic District and the Barnstable Village Cultural District.

From: Rogers, Grayce Grayce.Rogers@town.barnstable.ma.us
Subject: RE: Powerpoint Presentation
Date: June 21, 2022 at 9:26 AM
To: Gene Guill geneguill@gmail.com

Hello Gene,

I do not think my previous email reached you. You do not need to present at the Historical Commission because the structure is listed on the National Register. The CPC is aware of this as well. You may move forward with you application.

Thank you,

Grayce Rogers
Administrative Assistant I Planning & Development
Town of Barnstable I 367 Main Street I Hyannis, MA 02601
Grayce.Rogers@town.barnstable.ma.us
P 508-862-4787

-----Original Message-----

From: Gene Guill [mailto:geneguill@gmail.com]
Sent: Monday, June 20, 2022 4:30 PM
To: Rogers, Grayce
Subject: Powerpoint Presentation

Hi Grayce,

I am scheduled to present Tales of Cape Cod's proposed restoration project for the Olde Colonial Courthouse to the Barnstable Historical Commission tomorrow (June 21) afternoon. I have a 5 - 6 slide powerpoint deck for this presentation. Could you arrange for me to get this deck into the Zoom call? (It has high resolution pictures and is too big e-mail.)

Thanks,

Gene

CAUTION:This email originated from outside of the Town of Barnstable! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

4.0 Data and Project Information

4.06 Certificate of Appropriateness

Old King's Highway Approved 4/27/22



Town of Barnstable
Old King's Highway Historic District Committee
 200 Main Street, Hyannis, Massachusetts 02601
 Telephone (508) 862-4787, Email grayce.rogers@town.barnstable.ma.us



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made, with six (6) complete, colored sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Date <u>March 30, 2022</u>	Map & Parcel 279 071
Property Owner <u>Tales of Cape Cod, Inc.</u>	Phone <u>917 657 7178</u>
Street address <u>3046 Main St.</u>	Email <u>gene.guill@gmail.com</u>
Village <u>Barnstable</u>	
Mailing address <u>P.O. Box 41; Barnstable, MA</u>	Signature <u>Gene D. Guill</u>
Agent/Contractor _____	Phone _____
Agent Address _____	Email _____
Agent Signature _____	

If approved, the Certificate of Appropriateness expires one year from the stamped approval date or upon the expiration of a Building Permit, whichever date shall be later. A one year extension may be requested, in writing, to the Old King's Highway Administrative Assistant at 200 Main Street, Hyannis, MA 02601. This request must be received prior to the date of expiration.

There is a 10 day appeal period plus a four day waiting period for all applications after which time your approval paperwork will be available for pickup and building permit sign-off. All applications are subject to meeting any applicable building code requirements.

	<input type="checkbox"/> New Build	<input checked="" type="checkbox"/> Additions	<i>Check all categories that apply</i>		<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial
Building Construction	<input type="checkbox"/> House	<input type="checkbox"/> Garage	<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Other	
Type of Building	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Windows/Doors	<input checked="" type="checkbox"/> Siding/Painting	<input type="checkbox"/> Solar	<input type="checkbox"/> Other	
Project	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Wall	<input checked="" type="checkbox"/> Flag Pole	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other <u>walkways</u>	
Landscape Feature	<input type="checkbox"/> New Sign	<input type="checkbox"/> Replace Sign	<input type="checkbox"/> Repaint Sign	<input type="checkbox"/> Other		
Signs						

Description of Proposed Work - Tales of Cape Cod is required to make the Olde Colonial Courthouse compliant with regulations listed in Section 521 of the MA Code of Regulations: construct a wheelchair-compliant walkway; install a mechanical lift and porch leading to a new accessible entrance; re-grade and enlarge the parking space; redesign, regrade, and re-set brick walkways to the west and south entrances; reconstruct south porch; and enlarge a section of the first floor (east side of building) by 6 feet to accommodate accessible restrooms, enlarged kitchen, and storage room. (Details presented on following page.)

DENIED

	for Committee use only This Certificate is hereby APPROVED	
	By a vote of <u> </u> Aye <u> </u> Nay <u> </u> Abstain _____	Date _____
	<i>Members signatures</i>	

	Conditions of Approval _____	

April 27th postage fees

Tales of Cape Cod, Inc.
Accessibility Project
March 28, 2022

Description of Proposed Work

Making the building and programs of the Olde Colonial Courthouse accessible to people with disabilities is a top priority of Tales of Cape Cod (TCC) since repairing the framing beneath the first-floor of the oldest section of the building in 2020-2021. Because the cost of that investment exceeded 30% of the assessed value of the building, Massachusetts law requires that our building now be made fully compliant with the regulations listed in Section 521 of the Massachusetts Code of Regulations, which relates to building access for persons with disabilities.

TCC has agreed with the Massachusetts Architectural Access Board on the specific tasks and time schedule for bringing our building into compliance. TCC plans to carry out the required work in a series of stand-alone projects. Specific tasks in the scope of work of these projects includes:

- Exterior Access Project – Phase I

- installing a mechanical lift on the east side of the building
- grading and enlarging the current parking space
- constructing a wheelchair accessible walkway from the public sidewalk to the lift
- constructing a new porch and new, accessible entrance on the east side of the building

Exterior Access Project – Phase II

- redesigning, regrading, and re-setting the brick walkways leading from the public sidewalk to the west and south-facing entrances to the building
- reconstructing the south porch to make it accessible

Interior Access Project

- enlarging a section of the first floor on the east side of the building by 6 feet to accommodate accessible restrooms, an enlarged kitchen, and a storage room

TCC plans to start construction on the Exterior Access Project – Phase I in the Spring of 2023. The remaining projects required to make the building fully handicapped accessible have not been scheduled.

NEW BUILDINGS, ADDITION, OR COMMERCIAL BUILDING CHECKLIST – CERTIFICATE OF APPROPRIATENESS

Submit Six (6) complete colored sets, unless otherwise noted

Application for Certificate of Appropriateness

Spec Sheet, brochures or diagram

Site Plan

- Name of applicant, street location, map and parcel
- Name of architect, engineer, or surveyor; original stamp & signature; date of plan & revision dates
- North arrow, written and drawn to scale
- Changes to existing grades shown with one-foot contours
- Proposed & existing footprint of building and/or structures, and distance to lot lines
- Proposed driveway location
- Proposed limits of clearing for building (s), assessor structure (s), driveway and septic system
- Retaining walls or accessory structures (e.g. pool, tennis court, cabana, barn, garage, etc)

Building Elevations

- Plans at scale of 1/4" = 1 foot; a written drawn scale
- Plans at a reduced scale to fit 8.5"x11 or 11x17 paper
- Name of applicant, street location, map and parcel
- Name of Building Designer, or architect; original signature of plan preparer and stamp; plan date, and all revision dates.
**All new house or commercial building plans must have an original signature and stamp, if any, by a registered Architect, member of AIBD, or a licensed Massachusetts Home Improvement Contractor, unless this requirement is waived by the Old King's Highway Historic District Committee.*
- A written and bar drawn scale
- Elevations of all (affected) sides of the building, with dimensions including height from the natural grade adjacent to the Building to the top of the ridge; location and elevation of finished grade, roof pitch (s) dormer setbacks; trim style, window And door styles. Changes to existing building must be clouded on drawings.
- Window schedule on plans

Landscape Plan (drawn on a certified perimeter plan containing the following)

- Name of applicant, street address, assessor's map and parcel number
- Name, address, and telephone number of the plan preparer, plan date, & date of revisions
- The location of existing and proposed buildings and structures, and lot lines
- Natural features of site (i.e. rock outcroppings, streams, wetlands, etc)
- Existing buffer areas to remain
- Location and species of trees and plants
- Driveway, parking areas, walkways, and patios, indicating materials to be used
- Existing stone walls, and proposed walls including retaining walls for slope retention or septic systems
For removal of stone walls, you must file a demolition application
- All proposed exterior lighting and signs

Sketch or Photos of adjacent properties

- A sketch (s) to scale or photographs of nearby adjacent buildings, where present, along both sides of the street frontage, Showing the proposed new house or commercial building in scale and in relationship to the existing buildings.
Please discuss with staff if you do not think this is relevant to your application.

Photographs of all sides of existing buildings to remain or being added to

Existing building, foot print *w/porches*

Building 1 (sq. ft.) 2252 Building 2 (sq. ft.) _____

Existing building, gross floor area, including area of finished basement

Building 1 (sq. ft.) *w/porches* 3052 ~~2252~~ Building 2 (sq. ft.) _____

New Building or addition, foot print *w/porches*

Building 1 (sq. ft.) 2552 Building 2 (sq. ft.) _____

New Building or addition, gross floor area, including area of finished basement

Building 1 (sq. ft.) *w/porches* 3352 Building 2 (sq. ft.) _____

Plan preparer, signature and date

--	--

Property ID: 279022

TEMPLE JOHN & MILLER ANN M
P O BOX 520
BARNSTABLE MA 02630

Property ID: 279034

RUETER SARAH L & MATTHEW C TRS
C/O MATTHEW RUETER
PO BOX 852
BARNSTABLE MA 02630

Property ID: 279042

ST MARY'S EPISCOPAL CHURCH
3055 MAIN ST
BARNSTABLE MA 02630

Property ID: 279071

TALES OF CAPE COD INC
PO BOX 41
BARNSTABLE MA 02630

CHARLES D. BAKER
GOVERNOR



EDWARD A. PALLESCHI
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

KARYN E. POLITO
LIEUTENANT GOVERNOR

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

WILLIAM JOYCE
EXECUTIVE DIRECTOR,
ARCHITECTURAL ACCESS
BOARD

1000 Washington St., Suite 710 • Boston • MA • 02118
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-979-5459

Gene Guill
Tales of Cape Cod
3046 Main Street
Barnstable, MA 02630

March 15, 2022

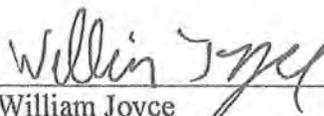
RE: Old Colonial Courthouse, 3046 Main Street, Barnstable

To whom it may concern:

On February 28, 2022, the Architectural Access Board reviewed the proposed plans to provide an addition to the building. The Board finds that the proposed addition would serve the vital purpose of providing both an entrance and toilet rooms that are accessible to persons with disabilities. This would be accomplished without requiring substantial alterations to the facade visible from the public way. The proposed addition is also necessary for the Tales of Cape Cod to meet its obligations under 521 CMR and the May 14, 2020 Variance issued by the Board.

If you have any questions, please do not hesitate to contact me at 617-727-0660.

Sincerely,



William Joyce
Executive Director

Existing Conditions: Olde Colonial Courthouse
3046 Main Street; Barnstable MA 02630



Photo 1: View from Intersection of Main St. and Rendezvous Lane – July 2019



Photo 2: South Elevation – November 8, 2018

Existing Conditions: Olde Colonial Courthouse
3046 Main Street; Barnstable MA 02630



Photo 3: South Elevation (left) East Elevation (right) – November 12, 2018
(Chimney was removed in February 2019)

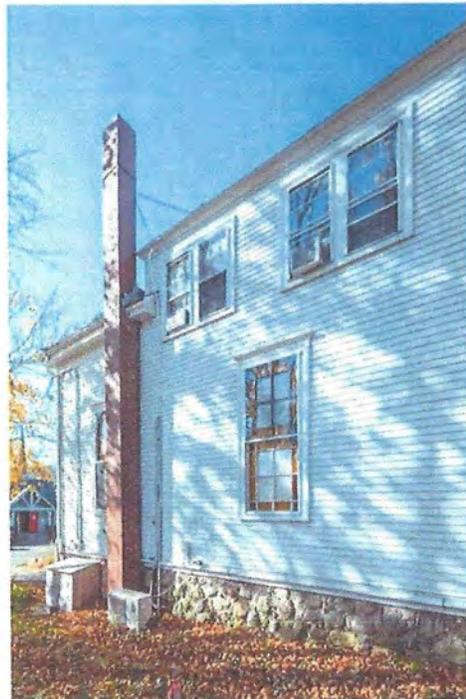


Photo 4: East Elevation (left) – November 12, 2018
(Chimney was removed in February 2019)

Existing Conditions: Olde Colonial Courthouse
3046 Main Street; Barnstable MA 02630

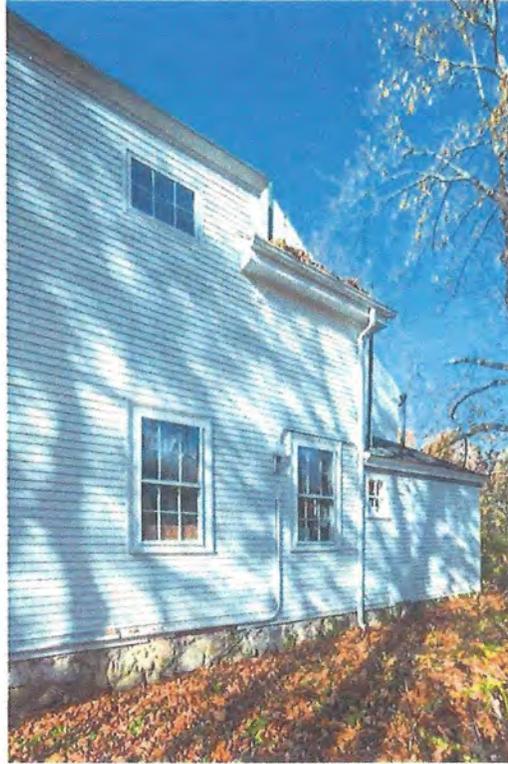


Photo 5: East Elevation (right) – November 12, 2018

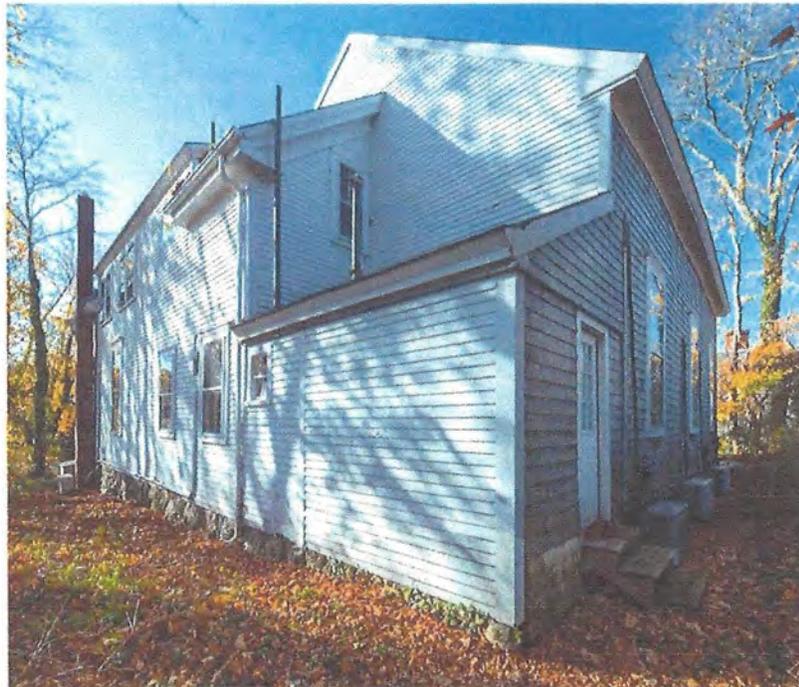


Photo 6: East Elevation (left) North Elevation (right) – November 12, 2018
(Chimney was removed in February 2019)



Rendering from Intersection of Rendezvous Lane and Main Street



Rendering from Main Street



East Elevation with Proposed Addition

GROUP:

203 WALTON STREET, SUITE A
 WILMINGTON, MA 01975
 PH: 508-651-8397
 WWW.BROWNUNDEUST.COM

BROWN UNDEUST FENUCCIO & RABER
 ARCHITECTS, INC.

203 WALTON STREET, SUITE A
 WILMINGTON, MA 01975
 PH: 508-651-8397

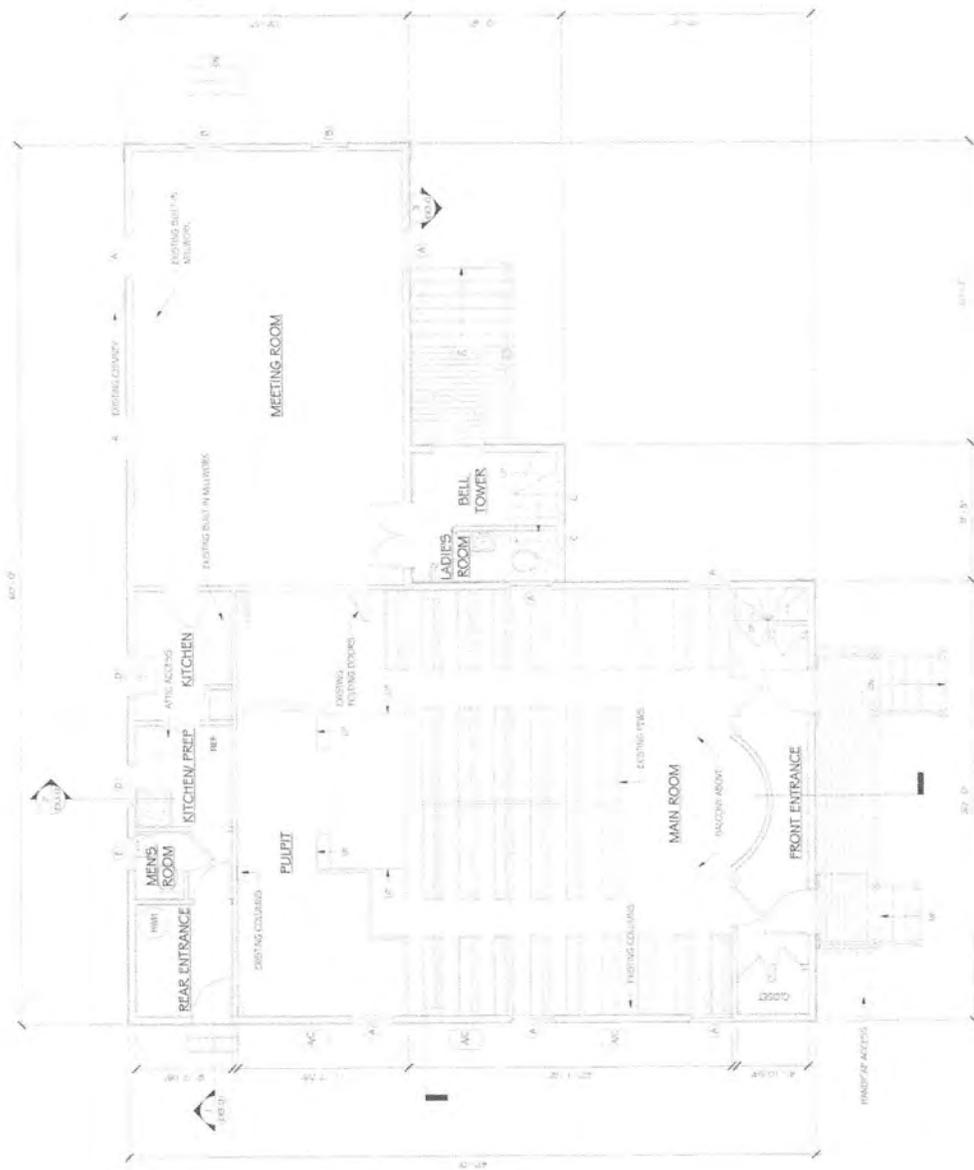
Existing Interior Conditions
 Olde Colonial Courthouse
 3046 Main Street, Barnstable, MA

TITLE
 EXISTING FIRST
 FLOOR PLAN

DATE ISSUED: 06/27/2018
 REVISIONS:
 NO. DESCRIPTION DATE

DRAWN BY: ECRW
 SCALE: 1/4" = 1'-0"
 DRAWING NO.:

EXT.1



1 EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"



Proposed Rendered Site Plan

4.0 Data and Project Information

4.07 Massachusetts Historical Commission Historic Inventory Sheet – Form B

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	BRN.117	
Historic Name:	Olde Colonial Courthouse	
Common Name:	Third Barnstable Baptist Church	
Address:	3046 Main St Rt 6A	
City/Town:	Barnstable	
Village/Neighborhood:	Barnstable Village;	
Local No:	132;	
Year Constructed:	C 1763	
Architectural Style(s):	Colonial; Greek Revival;	
Architect(s):	Brown, Lindquist, Fenuccio and Raber; Coastal Engineering Company; Croston, Bill Building Contractor;	
Use(s):	Church; Church Hall; Courthouse; Meeting Hall; Museum;	
Significance:	Architecture; Community Planning; Education; Law; Politics Government; Recreation; Religion;	
Area(s):	BRN.M, BRN.S	
Designation(s):	Local Historic District (05/01/1973); Nat'l Register MRA (03/13/1987); Nat'l Register District (03/13/1987); Preservation Restriction (02/19/2019); Preservation Restriction (03/12/2019);	
Building Materials:	Roof: Cedar Shingle; Wood Shingle; Wall: Glass; Wood; Wood Clapboard; Wood Shingle; Foundation: Brick; Concrete Unspecified; Stone, Uncut;	
Demolished	No	

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, June 4, 2022 at 2:18 PM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

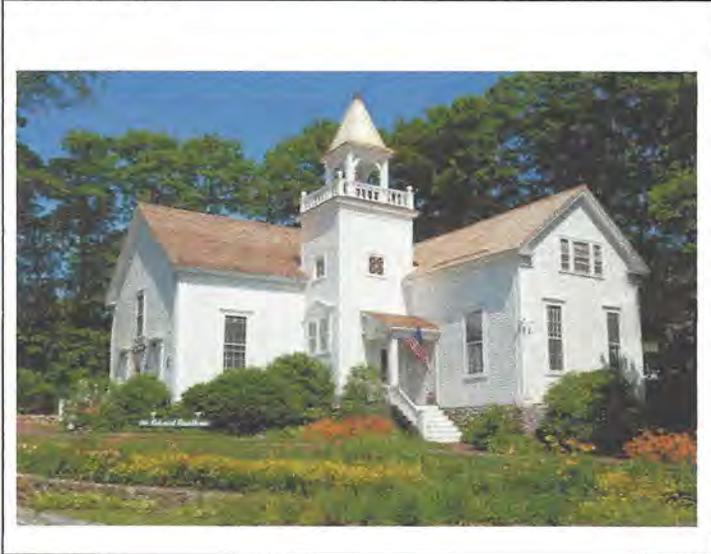
279071	Hyannis	S, M, N, O	BRN.117
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LHD 05/01/1973; NRMRA 03/13/1987; NRDIS 03/13/1987; PR 02/19/2019

Town/City: Barnstable

Place: (*neighborhood or village*): Barnstable Village

Photograph



Address: 3046 Main Street

Historic Name: Olde Colonial Courthouse

Uses: Present: Historic Site/Meeting Hall

Original: Courthouse

Date of Construction: circa 1763

Source: 1763 construction invoice; Sturgis Library Archives

Style/Form: Greek Revival/Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Brick/Fieldstone

Wall/Trim: Wood Clapboards, Shingles, Wood

Roof: Red Cedar Shingles

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*):

1842 – Courthouse remodeled as church (entry reoriented, hipped roof replaced with gabled, new windows and doors, belfry and spire added on roof). 1905 – belfry and spire removed, new parish hall and bell tower built.

Condition: Good

Moved: no yes **Date:**

Acreage: 0.18

Setting: At prominent intersection in village residential neighborhood.

Locus Map



Recorded by: Phineas Fiske

Organization: Tales of Cape Cod, Inc.

Date (*month / year*): July 2019

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MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE

3046 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BRN.S, M, N, O

BRN.117

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The building gives the appearance of a modest rural church. Its main section is configured in the early 19th Century, Greek-revival style. There are two doors and a raised porch on the gabled west wall. Roofing is cedar shingle, siding is wood clapboard and the foundation is brick and fieldstone. The large, double-hung windows are partially glazed in stained glass panes. A parish hall wing projects from the south side of the building, with similar siding and windows and a gable roof. A bell tower, topped with a cupola and short steeple, nestles between the two larger elements, and is more ornamented than the main section, reflecting Queen Anne influences existing of the early 1900s.

The building is a contributing property of both the federal and local Old King's Highway Historic Districts. It is located on Old King's Highway (Rt. 6A), considered "one of the ten most scenic byways in America." It is about a tenth of a mile west of Barnstable Village's center and at the corner of Rendezvous Lane, which leads to Cape Cod Bay and was an early ships landing. The building was originally a county courthouse, from 1763 to 1834, when it functioned as the village's focal point. The immediate neighborhood includes several buildings constructed in 1800 or before, including the 1754 Crocker Tavern and the Sturgis Library, built as a residence in 1644. Directly opposite is St. Mary's Episcopal Church, built in 1891 in early rural English style. Today, located prominently on the west side of the village, the courthouse is considered by residents a landmark, marking their approach to the present village center.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Olde Colonial Courthouse was built ca. 1763, to replace an earlier building that Barnstable County had outgrown. It served primarily as courtroom; jury deliberations were carried out in one of the nearby taverns and court records were stored in the nearby County House. It also was on occasion the site of Barnstable Town meetings.

For many years in the late 1700s, the chief judge was Col. James Otis, a prominent leader of Barnstable, member of the Governor's Council and the father of James Otis Jr., sometimes referred to as "the Patriot," whose critique of British policy early alerted colonists to abuses of their freedoms. (Lovell)

John Adams, then a lawyer representing clients in various Massachusetts communities, argued several cases at the courthouse in the mid 1700s. (Adams)

The courthouse was the site of an historic protest, on September 27, 1774, which resulted in the immediate end of British control of Cape Cod, more than a year before the British withdrew from Massachusetts and almost two years before the united colonies declared independence in Philadelphia in 1776.

The protest was a response to the British Parliament's imposition in April of 1774 of the Massachusetts Government Act, to punish the colony for the Boston Tea Party the previous December. The act abrogated the colony's 1691 charter, which had allowed the citizenry to be largely self-governing.

On September 27, a crowd of as many as 1,500 assembled in front of the courthouse to demand that local officials reject the requirements of the Act. The court officials present, led by Col. Otis, agreed to the protesters demands, restoring to Cape Cod to its previous largely democratic form of government. (Freeman)

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE

3046 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BRN.S, M, N, O

BRN.117

As a result of this and similar protests mounted at county courts across Massachusetts that summer and fall, by the end of 1774 the entire colony except for Boston, where the Redcoats were headquartered, was free of British control.

It was the loss of control of the countryside that moved the British to mount an expedition to Concord in April of 1775, to secure munitions stored there. And it was the resulting Battle of Lexington and Concord that was the opening shot of the Revolutionary War, moving the Continental Congress in Philadelphia to create the Continental Army and name George Washington as its leader. (Raphael)

America's freedom thus began in 1774, at the doors of seven county courthouses across the Province of Massachusetts. Today, Barnstable's Olde Colonial Courthouse is one of only two of those structures that remain in place.

The courthouse was eventually supplanted, in 1834, by a new building large enough to serve the growing communities of Barnstable County. At the time, a widespread religious revival, the Second Great Awakening, was sweeping the nation — including Barnstable County, where several new Baptist congregations were formed. (Hatch).

One of them, the Third Barnstable Baptist Church, bought the old courthouse and refashioned it in 1842-44 into a modest, neo-classical style New England church — reconfiguring the structure to meet the community's changing needs.

The church enlarged the building in 1905, to include a parish hall and pastor's quarters and a more prominent bell tower, to replace the original cupola and steeple. (Crocker)

In 1972, the church was disbanded, and the building was acquired by Tales of Cape Cod, a local history society, to preserve a key piece of Cape Cod's past. The church's interior remains essentially as it was when the building was used for religious services: There are 12 rows of pews, facing an elevated pulpit and raised platform suitable for an altar.

Today, Tales of Cape Cod provides insights into Cape Cod history through interpretive reenactments and an extensive summer lecture series at the Olde Colonial Courthouse. (Tales)

BIBLIOGRAPHY and/or REFERENCES

- Lovell, R.A. Jr., "The Otis Family in Provincial and Revolutionary Massachusetts," Chapel Hill, N.C., 1968
Adams, John, "Diary and Letters." Massachusetts Historical Society
Freeman, Frederick, "The History of Cape Cod: Annals of Barnstable County, Vol. 1," Yarmouth Port, MA, 1965
Raphael, Ray, "The Spirit of '74; How the American Revolution Began," New York, 2015
Hatch, Nathan O., "The Democratization of American Christianity," New Haven, CT, 1959
Crocker, Lizzie, "Sketch of the Barnstable Baptist Church and Meeting House," Barnstable, MA 1927
Tales of Cape Cod, <https://talesofcapecod.org/>

INVENTORY FORM CONTINUATION SHEET

BARNSTABLE

3046 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

S, M,
N, O

BRN.117

RESTORATION OF ROOF AND BELL TOWER – 2018/2019

In 2018, Tales of Cape Cod was awarded a \$50,000 Round 24 MPPF Grant. This grant was used to hire contractors to replace the existing asphalt shingle roof with a wood shingle roof, take down an unused later chimney, make various carpentry repairs around the building, recreate the missing wood balustrade around the belfry of the tower and paint the new work. The architectural firm of Brown, Lindquist, Fenuccio & Raber of Yarmouth Port, MA drew up the plans and oversaw the project. The contract was awarded to Bill Croston Building Contractor, Inc. of Hyannis, MA. MHC was able to give a supplemental award of \$13,200 towards the project, which was used to remove aluminum sheathing that wrapped various parts of the architectural trim, and restore the underlying woodwork.



The railing that surrounds the belfry of the 1905 bell tower was reconstructed as part of the 2019 restoration project. At the time of this project, Tales of Cape Cod was unable to locate any architectural drawings, measurements, or pieces of the original railing. The design for this reconstruction was taken from a photograph (circa 1905).

Shortly after the completion of the 2019 project, it came to the attention of Tales of Cape Cod that a decorative railing in the garden of St. Mary's Church showed features that resembled the reconstructed railing. Further investigation suggested that this decorative railing is probably a section of the original railing that once surrounded the belfry of the 1905 bell tower. Conversations with the rector and several parishioners of St. Mary's Church failed to turn up any information on the origins of the decorative railing.

The reconstructed railing is a very close approximation of the design and dimensions to the decorative railing in the garden of St. Mary's Church. The length of this railing is consistent with the dimensions of the bell tower, further suggesting that the decorative railing is probably a section of the railing that once surrounded the belfry of the Olde Colonial Courthouse. In general, the banisters and newel posts of the reconstructed railing are slightly taller and more slender than those of the decorative railing, but they are true to the appearance and design of the decorative railing.

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JAN 08 2021

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Continuation sheet 1

INVENTORY FORM CONTINUATION SHEET

BARNSTABLE

3046 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

S, M, N, O	BRN.117
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	Decorative Railing	Reconstructed Railing
Height of the Newel Post	39"	39"+3½" base
Height of the Baluster	16½"	21½"
Width of the top and base of the Baluster	4¾"	4½"
Distance between center of Balusters	9¼"	8¾"
Length of the Railing, incl. Newel Posts	121"	121"



STRUCTURAL STABILIZATION – 2019/2020

In July 2019, Tales of Cape Cod engaged Coastal Engineering Co. to assess the foundation and framing of the Olde Colonial Courthouse. This study found that pest damage, rot, and un-mortared fieldstone piers have compromised the first floor framing underneath the oldest part of the building. The study concluded that until this deficiency was remedied, "care should be taken to limit the number of people on the floor framing at any time." This restriction prevented the building from being used for programming and other activities until the problem was remedied.

Later that year, Tales of Cape Cod was awarded an Emergency Grant of \$50,000 from the Massachusetts Historical Commission to help pay for the needed structural repairs to the first floor framing of the building. Once again, the architectural firm of Brown, Lindquist, Fenuccio & Raber (BLFR) drew up the plans and oversaw the project. Coastal Engineering was a sub-contractor to BLFR and Bill Croston Building Contractor was awarded the construction project.

This project involved "sistering" the existing timber pole floor joists and floor beams, installing five beams equally-spaced throughout the structure (including one beneath the balcony-bearing interior wall), replacing existing un-mortared stacked fieldstone piers with concrete masonry piers, and installing a new 15 millimeter vapor barrier throughout the crawl space to alleviate moisture migration from the soil into the crawlspace. This work provided a permanent solution to the framing deficiencies in the oldest part of the building and enabled the building to be reopened for use.

BRN 117 MRA-D-3/13/87

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no. BY D mi 51 N 10	Form no. 117 132
--------------------------------	------------------------

1. Town Barnstable (Village Center)
#3046

Address Main St. and Rendezvous La.
Barnstable
Name Olde Colonial Courthouse

Present use residential and town
Business, formerly Third Baptist Church
Present owner Tales of Cape Cod, Inc.

Description:
C.1774

Source Amos Otis, Genealogical Notes of Barnstable Families, 1888
Colonial Meetinghouse with two entrances
Architect _____

Exterior wall fabric wood clapboard

Outbuildings (describe) _____

Other features in entry of building is the original bulletin board where bands were placed

Altered XXX Date see reverse

Moved XXX Date see reverse

5. Lot size:
One acre or less XX Over one acre _____

Approximate frontage 50 ft.

Approximate distance of building from street
30 ft.

6. Recorded by Patricia J. Anderson

Organization Barnstable Historical Commission

Date 1980



(over)

7. Original owner (if known) Barnstable County

Original use 2nd County Courthouse 1774 - 1832

Subsequent uses (if any) and dates Third Baptist Church 1842 - 1972

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>XX</u>
Architectural	<u>XX</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	<u>XX</u>	Transportation	_____
Communication	_____	Political	<u>XX</u>		
Community development	<u>XX</u>				

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

This building built C. 1774 served as the 2nd Barnstable County Courthouse from the Revolutionary Era until 1832 when a third Barnstable County Courthouse was constructed. It was here that the famous "Protest March" was held to stop the King's Court from sitting. Prior to that time jurors were drawn by the selectmen but by proclamation were now to be chosen by the Crown's own Sheriff. It was obvious that the Crown would then control the entire judicial system. On September 27, 1774 a band of about 1,500 Patriots marched in nonviolent protest to this courthouse. The group blocked the Chief Justice, his aides, and the Sheriff from opening the Court. Finally the justices left and a written agreement was obtained stating that the objectionable Act of Parliament would not be carried out. There is a bronze tablet within the structure which proclaims:

This Building
was the
Court House
where the
King's Court
was forced to
End its Sessions
by a
Band of Patriots
in
September 1774

Cont.

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

Registry of Deeds-Barnstable County

Trayser, Donald G., Barnstable-Three Centuries of a Cape Cod Town, 1939.

Sprague, Mary. A Cape Cod Village, 1963.

Crocker, Mrs. Heman P., Third Baptist Church in the Town of Barnstable, Massachusetts, 1927.

Otis, Amos, Genealogical Notes of Barnstable Families, 1888.

BRN. 117

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Village Center)	Form No: D-132
Property Name: Olde Colonial Courthouse	

Indicate each item on inventory form which is being continued below.

Historical Sig. Cont.

The militia training field was located near this building and it was here where soldiers gathered to march to Boston in April of 1775, and also during the War of 1812. Thus, the street where the building is located is called Rendezvous Lane.

The structure was abandoned as a courthouse upon completion of the third county courthouse. (See Form #D-105) It was then sold by the county to Sidney Ainsworth, and by him to Samuel Whitman. Whitman's executors sold it to the Third Baptist Society in 1842 for \$77. It was at this time that the building was repaired and remodeled to suit the needs of the church society. The Third Baptist Church retained ownership until 1972 when the few remaining members deeded the building and property over to Tales of Cape Cod, Inc., a Cape-wide historical corporation. This historic old structure now serves as a civic and cultural center with emphasis placed on the Revolutionary Period.

Alterations:

- 1842 - building was turned on its site so that it faces Rendezvous La. rather than the County Rd. (Rte 6A)
- 1842 - steeple built by Samuel S. Crocker
- 1859 - gallery altered and repairs made
- 1905 - Parish House wing added, steeple moved to atop new wing
- 1919 - electric lights installed
- 1951 - extensive repairs and renovations

Staple to Inventory form at bottom

Welcome to The Town of Barnstable!

117
Shares

Share

Tweet

Property Display

Printable Property Record Card

(<https://www.townofbarnstable.us/PropertyRecordCards/21475.pdf>)



(<https://www.townofbarnstable.us/PropertyRecordCards/21475.pdf>)

GIS MAPS

()



()

279 / 071/ - Use Code: 9570 **Owner Information** ▼

Map/Block/Lot: 279 / 071/
Property Address
3046 MAIN ST./RTE 6A(BARN.)
Village: Barnstable

Owner Name as of 1/1/22:
TALES OF CAPE COD INC
PO BOX 41
BARNSTABLE, MA. 02630

Town Sewer At Address:

Active
CWMP Sewer Expansion:
None planned at this time
(subject to change with final
engineering design)
Road Type: Town
GIS Zoning Value: RF-2

Co-Owner Name

Assessed Values ▼

Tax Information ▲

Barnstable FD Tax (Commercial)	\$ 0
Barnstable FD Tax (Residential)	\$ 0
Town Tax (Commercial)	\$ 0
Town Tax (Residential)	\$ 0
	\$ 0

Sales History ▼

Photos ▼

Sketches ▼

- Construction Details** ▼
- Outbuildings and Extra Features** ▼

Town of Barnstable 2021
(/index.asp)

Town Records Access Officer

Ann Quirk

Public Records Request Form

(/Departments/TownClerk/pageview.asp?M-F 8:30 a.m. to 4:30 p.m.

file=Office_Information/Public-

Records-

Request.html&title=Public%20Records%20Request&exp=Office_Information)

P 508-862-4044

F 508-790-6326

Contact

Town Hall

367 Main Street

Hyannis MA 02601

508-862-4956

M-F 8:30 a.m. to 4:30 p.m.

Email Us

(https://tobweb.town.barnstable.ma.us/townmeganet/telephone-

Request&exp=Office_Information)

Social Media

 Facebook

(https://www.facebook.com/townofbarnstable/)

fref=ts)

 Twitter

(https://twitter.com/BarnstableMA)

Quick Links

Departments (/Departments.asp)

Boards and Committees

(/BoardsCommittees.asp)

Calendar (/calendar.asp)

Property Look up

(/Departments/Assessing/Property Values

Look-Up.asp)

Employment

(/Departments/HumanResources/pageview

file=Employment/Barnstable-

Employment-

Opportunities.html&title=Barnstable%20Er

Contact Us

(https://tobweb.town.barnstable.ma.us/toy

directory.aspx)

4.0 Data and Project Information

4.08 Compliance with Standards for Rehabilitation

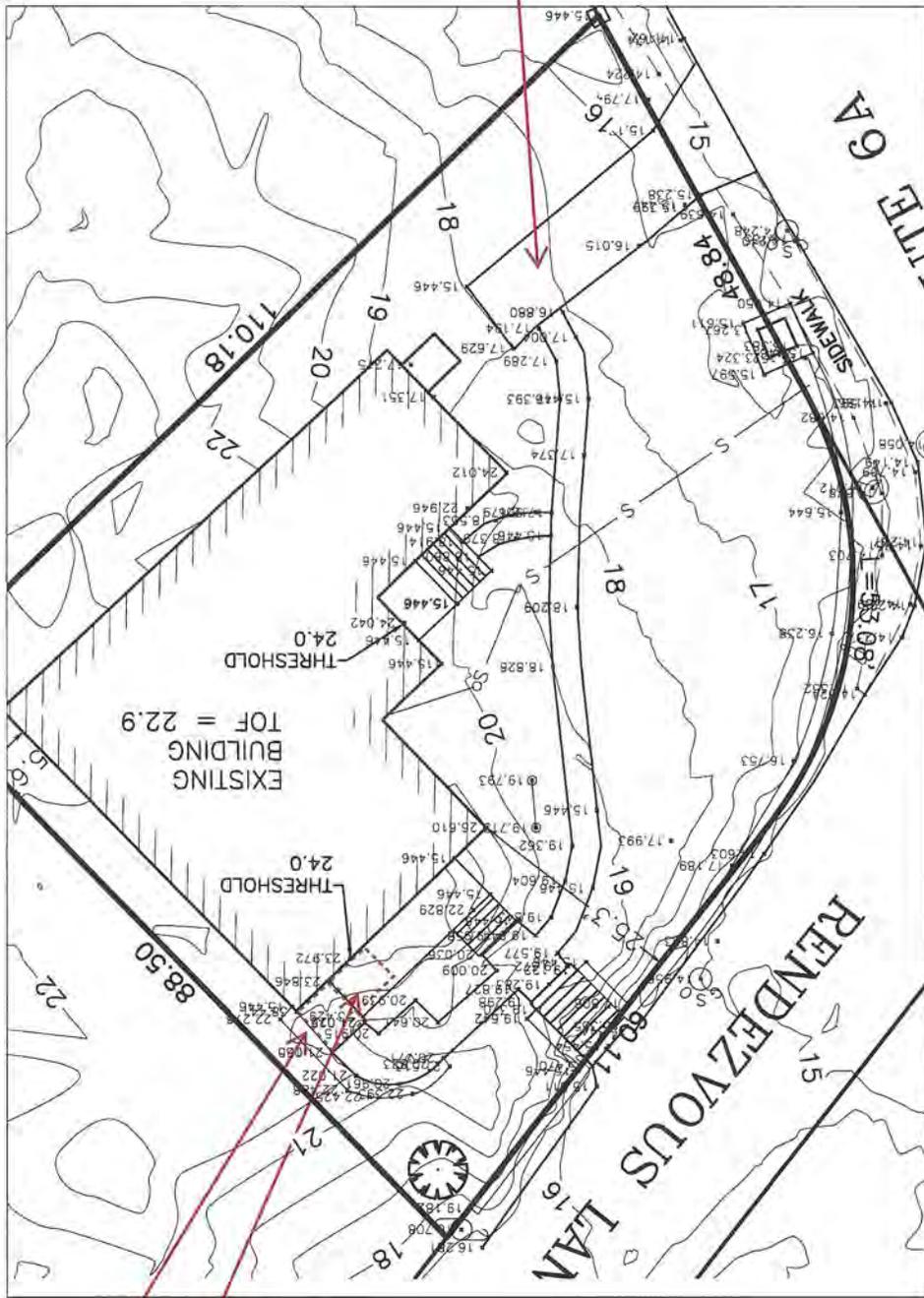
Tales of Cape Cod is committed to restoring the Olde Colonial Courthouse in accordance with the Standards for Rehabilitation as outlined in "The Secretary of the Interior's Standards for the Treatment of Historic Properties."

Tales of Cape Cod has engaged and worked closely with the historic preservation team at Catalyst: Architect/Interiors (formerly Brown, Lindquist, Fenuccio, and Raber) to ensure that the planning, design, and execution of each of our restoration projects meets the Secretary of the Interior's Standards and preserves the historical character of the Olde Colonial Courthouse.

In addition, the Massachusetts Historic Commission and the Town of Barnstable hold Preservation Restrictions on the Olde Colonial Courthouse. The purpose of these Preservation Restrictions is "to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed on the National and/or State Registers of Historical Places." Under these Preservation Restrictions, alterations to the Olde Colonial Courthouse require the approval of the Massachusetts Historic Commission and the Town of Barnstable.

4.0 Data and Project Information

4.09 Detailed Site Plans



REMOVE EXISTING BITUMINOUS PAVEMENT

REMOVE AND DISPOSE OF EXISTING EXTERIOR HANDICAPPED ACCESSIBLE LIFT

REMOVE EXISTING PLATFORM AT MAIN ENTRY STAIR

OLDE COLONIAL COURTHOUSE
EXTERIOR HANDICAPPED ACCESS IMPROVEMENTS
3046 MAIN STREET, BARNSTABLE, MA
EXISTING CONDITIONS AND DEMOLITION PLAN
Date: 6/24/22 Scale: 1"= 10'-0"
Catalyst Architecture / Interiors Inc.



① RENDERING FROM SIDEWALK

FUTURE FLAGPOLE
N.I.C.

FUTURE BRICK WALKWAY INSTALLATION N.I.C.
 FUTURE GRADING AND PLANTING (SEEN) N.I.C.

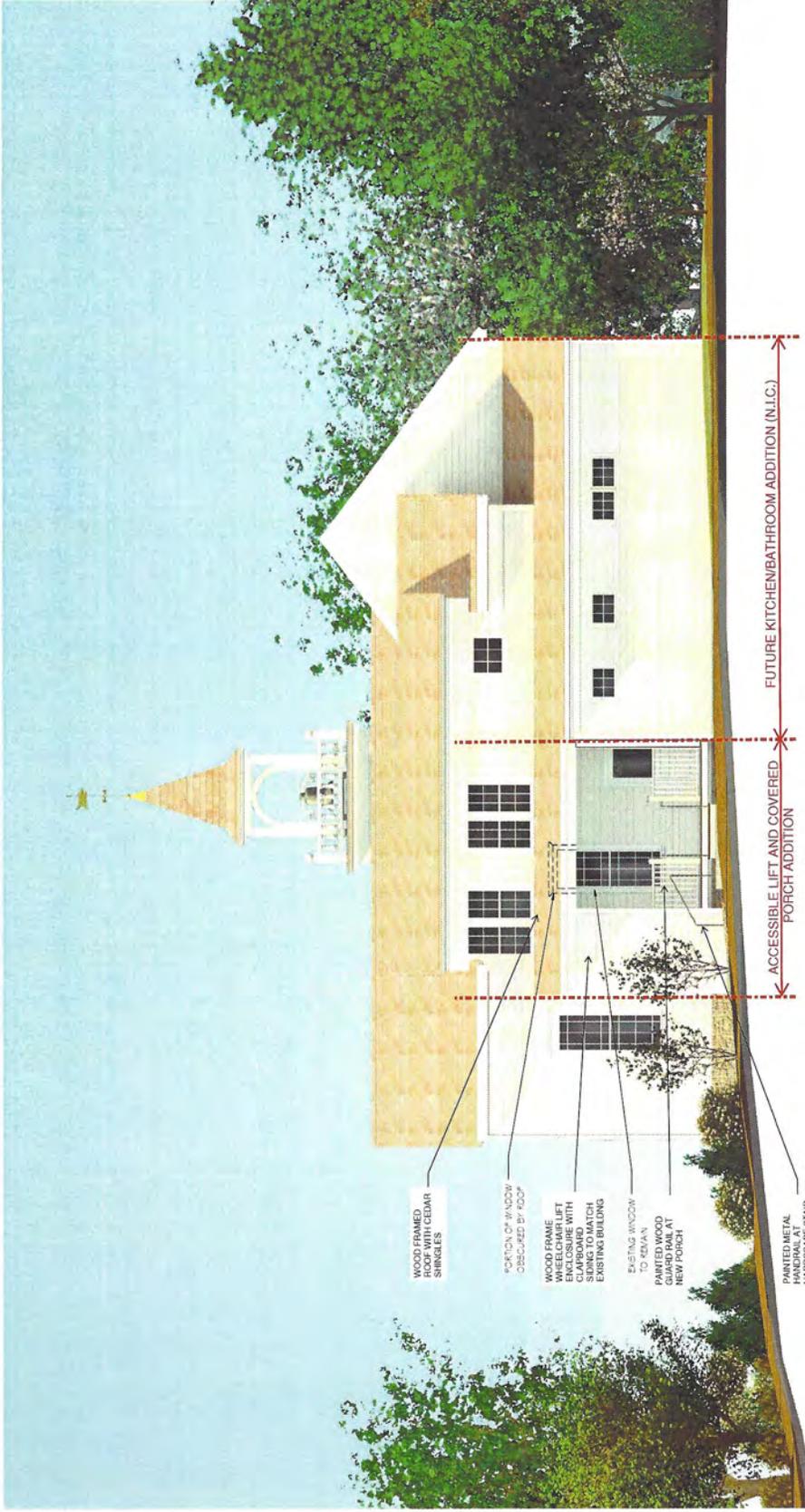
NEW WOOD FRAMED ENCLOSURE AT ACCESSIBLE LIFT WITH PAINTED WOOD CLADDING TO MATCH EXISTING BUILDING
 NEW ALUMINUM CLAD WOOD WINDOW AT ACCESSIBLE LIFT ENCLOSURE
 NEW PAINTED TRIM AROUND FIRE GLASS DOOR AT ACCESSIBLE LIFT ENCLOSURE



② RENDERING FROM DRIVEWAY

NEW ASPHALT PAVING FOR DRIVEWAY AND STURDIED WALKWAY
 NEW STONE RETAINING WALL
 REFER TO LANDSCAPE PLAN FOR PLANTING LAYOUT

FUTURE PLANTING FOR LANDSCAPE AND PARKING SPACE N.I.C.
 FUTURE FLAGPOLE N.I.C.
 FUTURE BRICK WALKWAY INSTALLATION N.I.C.



WOOD FRAMED ROOF WITH CEDAR SHINGLES

PORTION OF WINDOW OBSCURED BY ROOF

WOOD FRAME METAL ENCLOSURE WITH CLAPBOARD FINISH MATCH EXISTING BUILDING

EXISTING WINDOW TO REMAIN

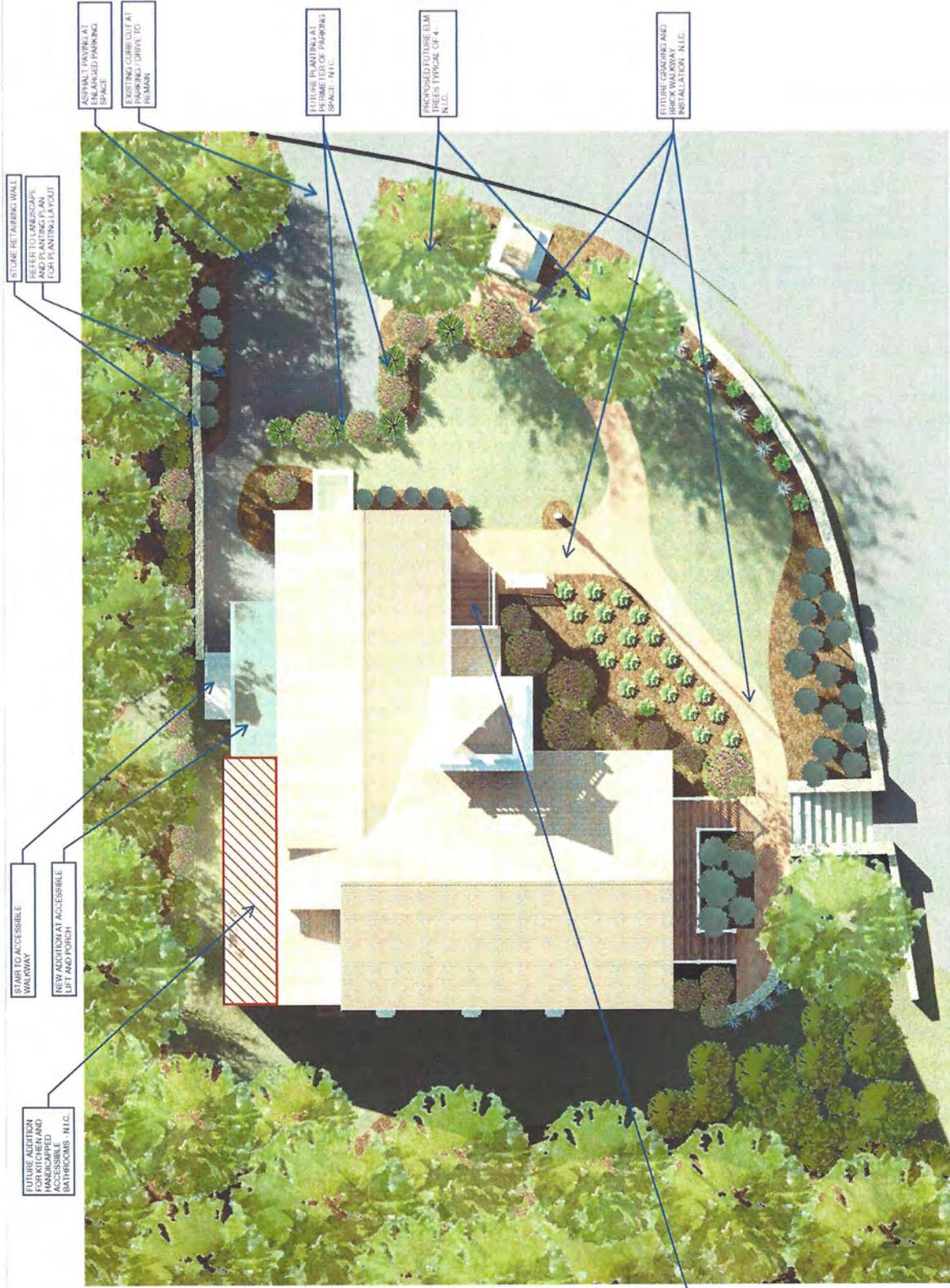
PAINTED WOOD GUARD RAIL AT NEW PORCH

PAINTED METAL HANDRAIL AT HANDSCAPE STAIR

FUTURE KITCHEN/BATHROOM ADDITION (N.I.C.)

ACCESSIBLE LIFT AND COVERED PORCH ADDITION

① SIDE ELEVATION W/ PROPOSED ADDITION



① PROPOSED RENDERED SITE PLAN
1/4" = 1'-0"



EXISTING SLOPED PARKING SPACE TO BE REGRADED

EXISTING STONE WALL - VIEW TO PARKING SPACE FROM WEST

EXISTING STONE WALL VIEW FROM WEST



LOCATION NEW RETAINING WALL WITH SCREEN PLANTINGS ABOVE

EXISTING PARKING SPACE



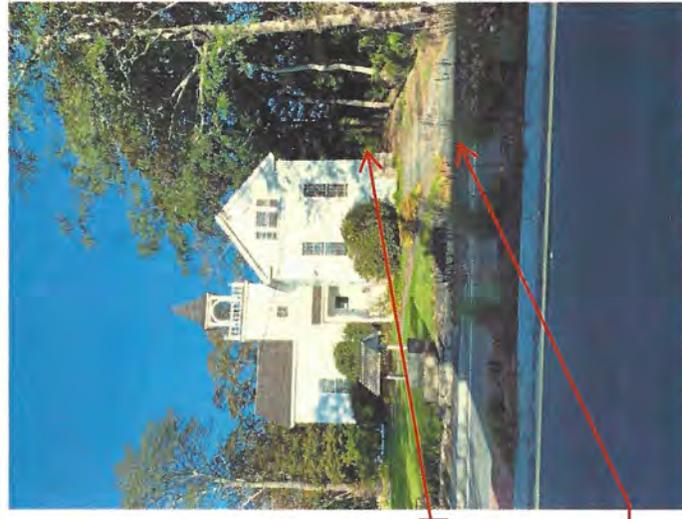
ACCESSIBLE LIFT LOCATION

EXISTING SLOPED PARKING



ACCESSIBLE LIFT LOCATION

EXISTING SLOPED PARKING



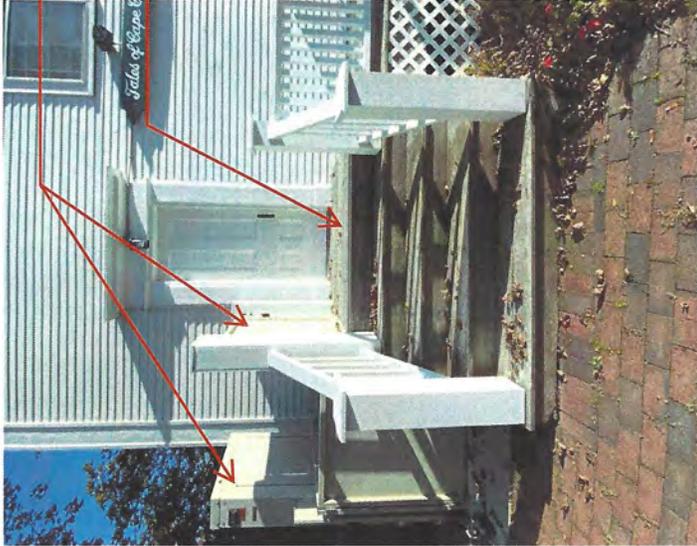
ACCESSIBLE LIFT LOCATION

EXISTING CURB CUT

EXISTING SOUTH ELEVATION



EXISTING LIFT TO BE REMOVED



EXISTING NORTH STAIR AND HANDICAPPED LIFT



EXISTING SOUTH STAIR

REMOVE EXISTING HANDICAPPED ACCESSIBLE LIFT

REMOVE EXISTING PLATFORM FROM STAIR LANDING TO MATCH EXISTING SOUTH STAIR PATCH TO MATCH EXISTING

REMOVE EXISTING LIFT AND ASSOCIATED POSTS FROM STAIR

PROVIDE NEW GUARDRAIL AND POST TO MATCH EXISTING AT SOUTH STAIR LANDING



EXISTING SOUTH STAIR RAILING

LANDING GUARDRAIL AT SOUTH STAIR TO BE USED AS MATCHING EXAMPLE



OLDE COLONIAL COURTHOUSE - SOUTH WEST VIEW

NEW HARDSCAPE
CAST-IN-PLACE
CONCRETE STAIRS

NEW FIELDSTONE
RETAINING WALL

FUTURE ADDITION (N.I.C)

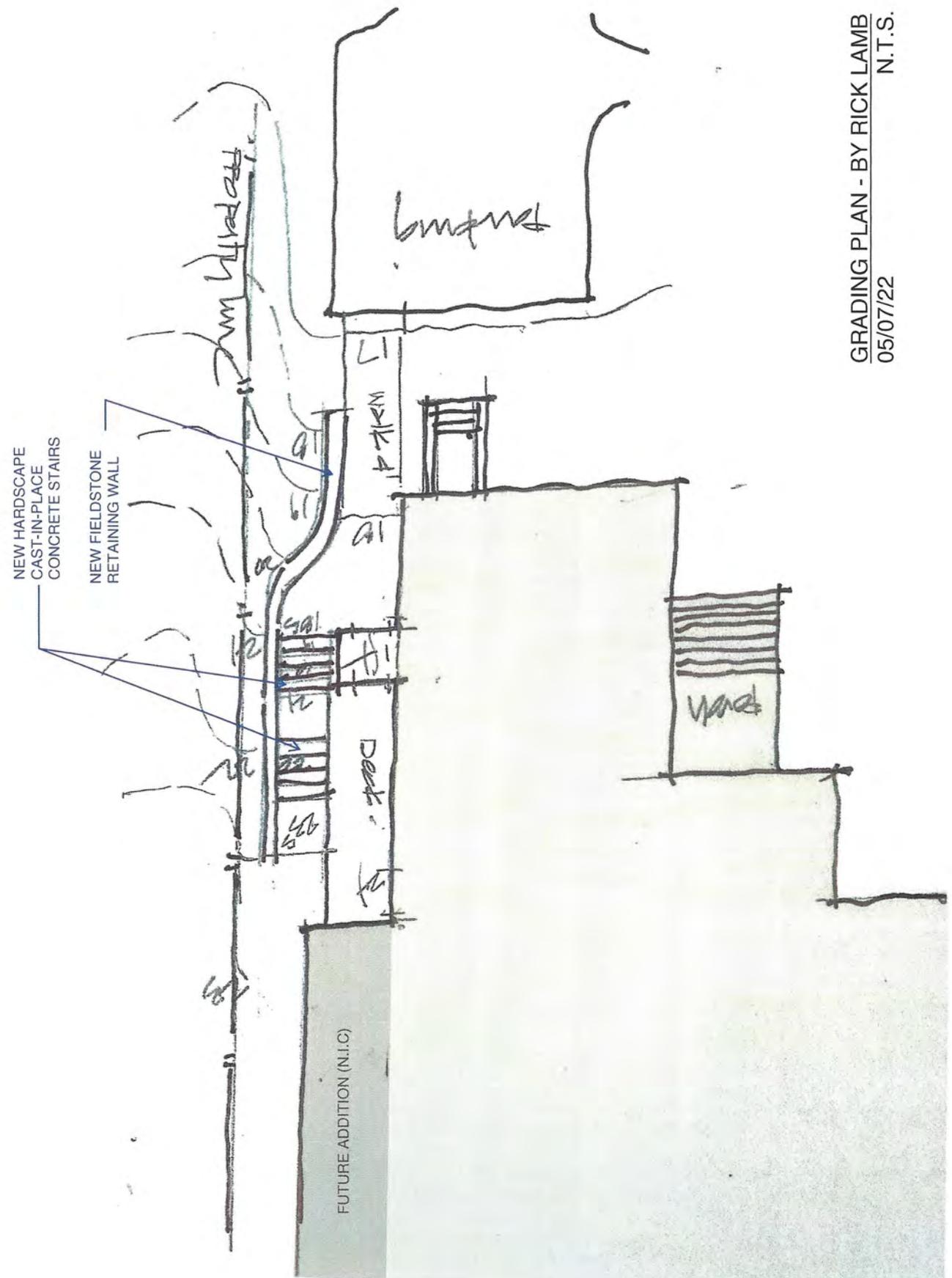
Deck

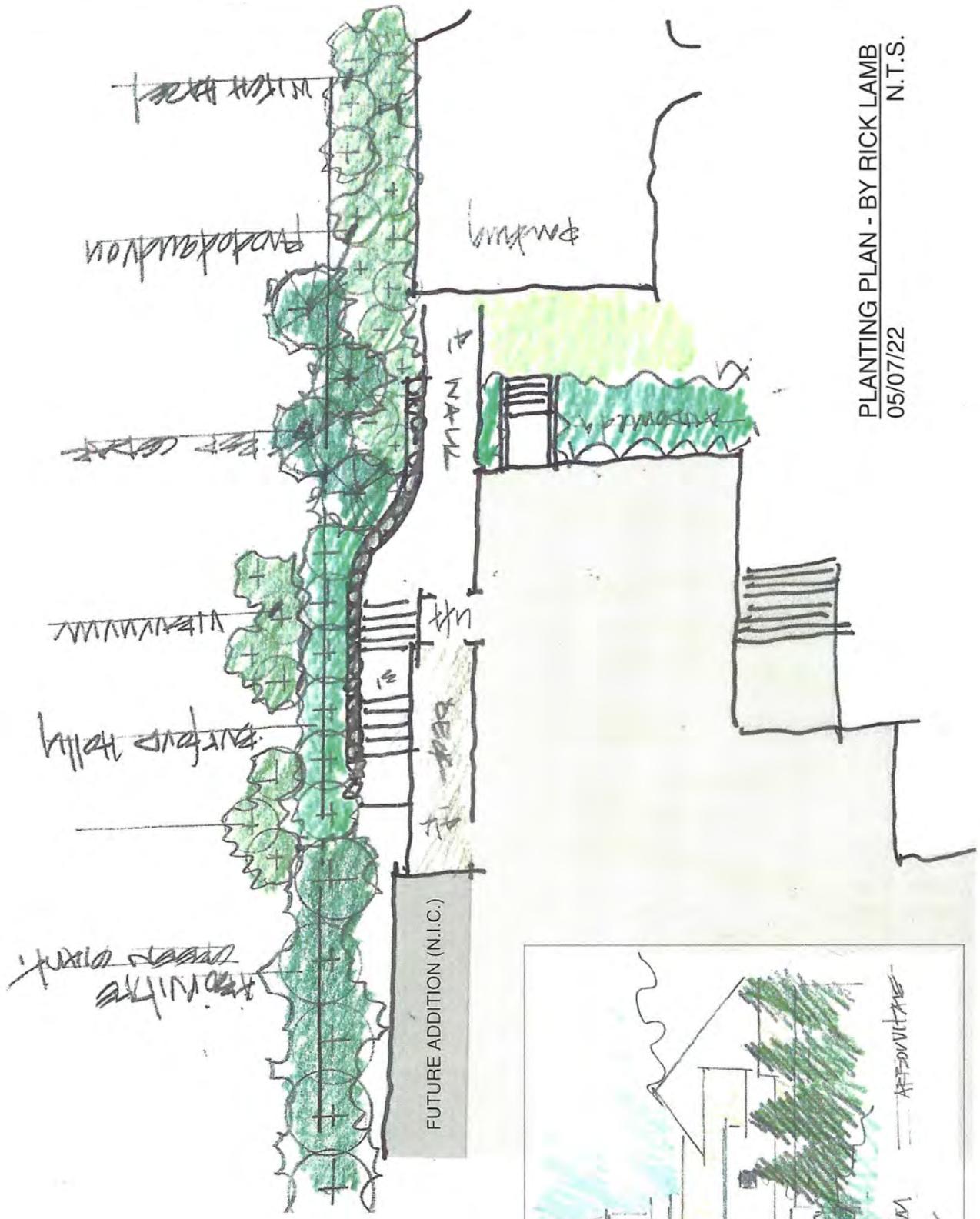
WALK

Parking

WALK

GRADING PLAN - BY RICK LAMB
05/07/22 N.T.S.



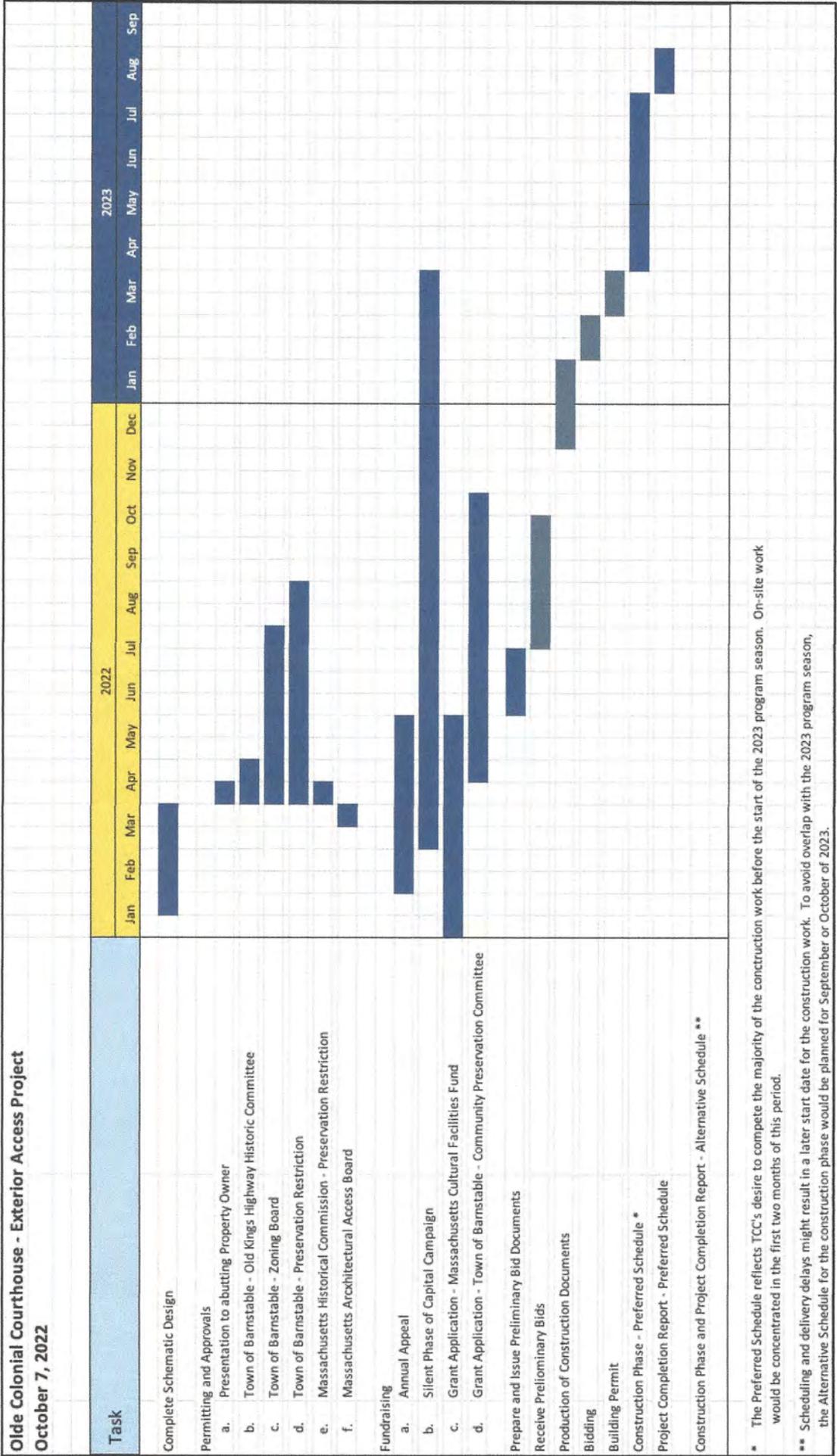


PLANTING PLAN - BY RICK LAMB
 05/07/22
 N.T.S.



4.0 Data and Project Information

4.10 Project Timeline



4.0 Data and Project Information

4.11 Letters of Support



3090 Main Street, PO Box 606, Barnstable, Massachusetts 02630
phone 508-362-6636 fax 508-362-5467
info@sturgislibrary.org www.sturgislibrary.org

June 1, 2022

Dear Lindsey & members of the Barnstable Community Preservation Committee:

I am writing on behalf of the Trustees, staff and patrons of Sturgis Library to express our support of Tales of Cape Cod's application for a grant from the Barnstable Community Preservation Committee to provide access to the Olde Colonial Courthouse compliant with Massachusetts regulations for persons with disabilities

I understand that the scope of the work will include grading and enlarging the current parking space to allow for an ADA compliant walkway to the building, installing a lift to provide access to the first floor, and the construction of a new porch and entrance into the building.

Tales of Cape Cod plays an important role in the historical and cultural life of the region. Though located in Barnstable Village, their members and program attendees come from across Cape Cod and southeastern Massachusetts. Tales offers compelling historical lecture series, they work with the Barnstable schools, and they collaborate with other local cultural organizations. They have recorded countless oral history interviews with residents from most of the towns on Cape Cod, whose voices and stories are now available at Cape Cod Community College in digital format for checkout. Tales has worked closely with the Mashpee Wampanoag tribe over the years to help preserve Native American culture and artifacts. And most importantly, Tales is housed in the historically important Olde Colonial Courthouse, which was originally constructed in the 1700s, played an important role in the beginning of this nation, and is listed on the National Register of Historic Places.

Sturgis Library benefits from its proximity to Tales of Cape Cod – we are just two doors down on Route 6A. We regularly collaborate to provide programs to the community, and to preserve local history and make it accessible to researchers.

This grant will provide essential support to Tales of Cape Cod as they embark on efforts to expand their activities, maximize the use of their unique building, and tell the "tales of Cape Cod" to the next generation of residents and visitors.

Sincerely,

Director, Sturgis Library



Mashpee Wampanoag Tribe
Office of the Chairman
483 Great Neck Rd So. Mashpee, MA 02649
Phone (508) 477-0208 Ext 136
Fax (508) 477-1218

June 2, 2022

Barnstable Community Preservation Committee
Town Hall
367 Main Street
Hyannis, MA 02601

To Whom It May Concern:

I am writing in support of Tales of Cape Cod's application for a grant from the Barnstable Community Preservation Committee to provide access to the Olde Colonial Courthouse complaint with Massachusetts regulations for persons with disabilities.

The scope of work for which we are seeking financial assistance includes:

- Adding a new mechanical lift to provide access to the first floor
- Adding a new porch and entrance on the east side of the building
- Creating a new ADA complaint walkway to the new lift and porch
- Re-grading and enlarging the current parking space to improve accessibility

Tales of Cape Cod has been instrumental in preserving and disseminating the history of Cape Cod since it was founded in 1949. Of particular interest to me is the work that TCC has done and continues to do in preserving the history of Native Americans on Cape Cod.

- In 1957 TCC purchased the Iyanough Gravesite Property located in the village of Cummaquid, MA with the intent of protecting this property from development and creating a memorial park to the Cummaquid Sachem. In 2014, TCC signed an agreement with the Mashpee Wampanoag Tribe to allow the Tribe to maintain the property in a manner consistent with their practices and to use this land for other Native American burials.

- Since it started its summer lecture series in 1972, TCC has sponsored numerous lectures on the history of Native Americans on Cape Cod – our culture, our lifestyle, and our relations with European settlers.
- To build closer relations with the Native American community and to facilitate activities that might be shared between the members of Tales of Cape Cod and the Mashpee Wampanoag Tribe, TCC recruited a member of the Tribe starting 2013 to serve on its board.

I heartily support the work of Tales of Cape Cod and its efforts to preserve the Olde Colonial Courthouse. I encourage the Barnstable Community Preservation Committee to award them the necessary funding for this purpose.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Weeden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian Weeden
Chairman of the Mashpee Wampanoag Tribal Council

Tara S. Ewald
Barnstable United Elementary School
730 Osterville West Barnstable Rd.
Marstons Mills, MA 02648
June 21, 2022

Barnstable Community Preservation Committee
Town Hall
367 Main St.
Hyannis, MA 02601

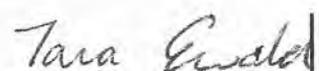
To Whom It May Concern:

Tales of Cape Cod (TCC) is applying for a Tales of Cape Cod's application for a grant from the Barnstable Community Preservation Committee to provide access to the Olde Colonial Courthouse compliant with Massachusetts regulations for persons with disabilities. The scope of work for which they are seeking financial assistance includes: adding a new mechanical lift to provide access to the first floor, adding a new porch and entrance on the east side of the building, creating a new ADA-compliant walkway to the new lift and porch, and re-grading and enlarging the current parking space to improve accessibility

I am writing as a local educator to express how important the Olde Colonial Courthouse in Barnstable Village and its programs are to the community. I have been teaching fifth grade in the town of Barnstable for 22 years. Every year my colleagues and I try to inspire the students of Barnstable to learn about the important history that took place in our state and our town. Each spring we teach about the American Revolution. While it is an exciting unit, the history really comes alive with our field trip to the Olde Colonial Courthouse in Barnstable Village. The Olde Colonial Courthouse was the site of the famous 1774 Body of the People protest leading up to the Revolutionary War. Each year Tales of Cape Cod reenacts this famous trail. The students get to fully take part in this reenactment. A student is put on trial, students are chosen to be Loyalists or Patriots, and they get to feel the injustice, as an unfair jury is selected to hear the case. The students get to be a part of history exactly where it took place! Nothing my colleagues and I could do in the classroom could match this learning experience for the students. Tales of Cape Cod has educated and inspired generations of Barnstable students. With this grant, this experience will be accessible to all of our students.

Tales of Cape Cod has generously provided this incredible educational experience to every fifth grader in Barnstable, about 400 students, at no cost to the school or students. This field trip is greatly anticipated every year, and our school is very grateful. Our school is large and diverse. Many of our students would not be able to participate in our yearly field trip without handicap accessibility. We all hope that Tales of Cape Cod will be able to continue to provide this opportunity far into the future. The Olde Colonial Courthouse should be preserved and accessible for the people of Barnstable, and for the thousands of students it impacts.

Sincerely,



Tara S. Ewald M.Ed.
Grade 5 Teacher
Barnstable United Elementary School

Robert P. Frazee

P. O. Box 309, 1747 Hyannis Rd., Barnstable, MA 02630
Mobile: 508-737-3119, E-mail: paddleflash@comcast.net

25 June 2022

Barnstable Community Preservation Committee
Town Hall
367 Main Street
Hyannis, MA 02601

Dear Committee Members:

Tales of Cape Cod, Inc. is applying for Grant from the Barnstable Community Preservation Committee to help provide handicapped access to the Olde Colonial Courthouse in Barnstable Village, and I write in enthusiastic support of their application.

The specific scope of work for which they are seeking assistance includes: grading & enlarging the current single parking space to allow for an ADA compliant walkway to the building; installing a lift to provide access to the first floor; and for the construction of a new porch & entrance to the building.

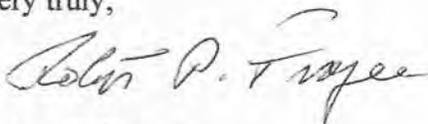
Tales of Cape Cod, Inc. was founded in 1949, and has been the owner of the Olde Colonial Courthouse at the corner of Rendezvous Lane and The Old King's Highway (Historic Route 6A) since 1972. It has been an exceptionally diligent steward in its mission to preserve this National Register Listed building, as well as to educate countless visitors and members about diverse aspects of Cape Cod's regional history, including working closely with members of the Wampanoag Tribe.

"Tales" is one of several small historical non-profits located in Barnstable Village. The Village has been designated a unique Cultural District, and is also the County Seat. Collaborating with neighboring Barnstable Historical Society, Sturgis Library and others, Tales of Cape Cod plays a key role in projects and events designed to strengthen the community's appreciation of its unique history. Their facility and the way it is used is without question a facility of great public benefit and value.

The original Courthouse structure is one of only two original Colonial Courthouses still standing in Massachusetts, and as such presents many challenges – clearly one of these is to provide ADA compliant access to its interior in a manner appropriate for a building of its age and importance to remain fully functional in the 21st Century.

I hope that Committee members will give serious consideration to the Application submitted by Tales for this very special purpose, and agree that it is worthy of the Committee's generous assistance.

Very truly,



Robert P. Frazee



"Once Gone, Lost Forever"

Board of Directors

Ellen Briggs
President

Frederick H. Ecker II
Vice President

Geoff Hogan
Treasurer

Stuart D. Green
Secretary

Thomas Doherty
T. Gunny Harboe, FAIA
Mary Kemper Hunt
Gregory Jacobs
James McNair
Joshua Smith, Ph.D.
Susan Wilson
John R. Yacobian

Honorary Directors

James Duncan Berry, Ph.D
Eric Dray, J.D.
Edward J. Haddad

June 20, 2022

Dear Lindsey and Members of the Barnstable Community Preservation Committee:

I am writing on behalf of the Protect Our Past Board of Directors and our support teams to confirm our support for the Tales of Cape Cod application for a Barnstable Community Preservation Committee grant to provide access to the Old Colonial Courthouse with the Massachusetts regulations for persons with disabilities.

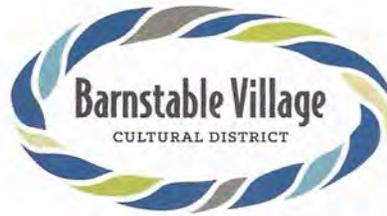
Though the scope of this project is multi-faceted, and it must be done. For those with any degree of disabilities, the opportunity to be educated and experience Cape Cod history is paramount. They should not be deprived of the genius and entertaining historic-based program provided by the Tale of Cape Cod.

As our name suggests, Protect Our Past is the core of our mission. This included educating residents and visitors on the value of experiencing, learning and preserving the iconic history of this peninsula, a irreplaceable player of the beginnings of our country.

Please, grant Tale of Cape Cod their requested grant.

Thank you,

Ellen Briggs
President and Founder



July 15, 2022

Barnstable Community Preservation Committee
Town Hall
367 Main St.
Hyannis, MA 02601

Dear Community Preservation Committee,

I am writing this letter in support of **Tales of Cape Cod** application for a CPC Grant. I am the Chair of the Barnstable Village Cultural District that oversees the programs and cultural assets in the Village as administered by the MA Cultural Council.

Tales of Cape Cod is a valued organization that promotes the history and events that occurred in Barnstable Village throughout its history. We feel it is important to keep the building as a living museum and as such, must be responsible for ensuring that it is up to code, safe to have visitors inside and ADA compliant.

This grant will help to add a new mechanical lift to provide access to the first floor, add a new porch and entrance on the east side of the building, create a new ADA compliant walkway to the new lift and porch and re-grade and enlarge the current parking space to improve its accessibility.

It is vitally important that all these tasks are completed. This grant will help to accomplish the entire construction project.

Thank you for your consideration.

Sincerely yours,

Roberta Miller

Roberta Miller
Barnstable Village Culture District Chair



July 20, 2022

Barnstable Community Preservation Committee
Town Hall
367 Main St
Hyannis, MA 02601

Re: Tales of Cape Cod's Application to provide handicapped access to the Olde Colonial Courthouse

To whom it may concern:

Barnstable Village Association is pleased to support Tales of Cape Cod's (TCC) grant application to the Barnstable Community Preservation Committee in order to provide handicapped accessibility to the Olde Colonial Courthouse. TCC is seeking to be compliant with the American Disabilities Act while still maintaining the unique historical integrity of their beautiful building. The proposed project requires architectural consultation, grading and enlarging the parking area, building an ADA walkway, installing a lift and rebuilding the front porch access to the building. This will be a major undertaking for the TCC with considerable financial cost for such a small organization.

Tales of Cape Cod works to preserve the history of our region through recording the oral stories of old time Cape Codders. Over the years, Tales of Cape Cod has originated and preserved extensive digital recordings that help bring history to life. They host many in-person events in their building such as historical re-enactments, lecture series, and book signings.

Despite their small size, the positive impact Tales of Cape Cod has on our community is remarkable. The Olde Colonial Courthouse is an irreplaceable historic treasure. This grant will enable TCC to ensure the individuals of all ages will be able to fully participate in their vibrant programming. The BVA and many others within and beyond our community support the ongoing efforts of Tales of Cape Cod to enrich our community. We respectfully request that the grant funding be approved.

Yours truly,

Meghan McLaughlin
President
Barnstable Village Association

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

August 4, 2022

Barnstable Community Preservation Committee
Town Hall
367 Main St.
Hyannis, MA 02601

RE: Support for Tales of Cape Cod application to the Community Preservation Committee

To Whom it May Concern,

I am writing to support the Tales of Cape Cod application for a grant from the Barnstable Community Preservation Committee to improve accessibility to the Olde Colonial Courthouse. The Olde Colonial Courthouse is significant for its association with political events in Barnstable County, its early construction date and unique evolution to serve a variety of uses, and its prominent location along Route 6A. The proposed project would provide improved accessibility in compliance with Massachusetts regulations for persons with disabilities, while preserving the character-defining historic features of this important structure.

The proposed work would create a new entrance, entry porch, and mechanical lift on the east facade, as well as an accessible walkway from the street. By designing these changes in a location that can be easily accessed but which does not require alterations to existing significant features of the historic building, the work is consistent with the Secretary of Interior's Standards for Treatment of Historic Properties. It is also consistent with the Cape Cod Commission's Regional Policy Plan goals to protect the region's important cultural resources, which are critical components of the region's heritage and economy.

Both the town of Barnstable and Massachusetts Historical Commission hold preservation restrictions on the Olde Colonial Courthouse, requiring their review and consultation to ensure any proposed alterations will not negatively impact historically significant features. They and the Old Kings Highway Historic District Committee have approved the proposed design. I strongly support this application to improve access through a carefully designed addition, allowing this building to continue to evolve in ways that preserve its important features and meet the community's needs.

I hope you will support their application.

Sincerely,

Sarah Korjeff
Preservation Specialist



4.0 Data and Project Information

4.12 Certificate of Good Standing



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

Date: June 15, 2022

To Whom It May Concern :

I hereby certify that according to the records of this office,
TALES OF CAPE COD, INC.

is a domestic corporation organized on **November 21, 1955**

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 180 section 26 A, for revocation of the charter of said corporation; that the State Secretary has not received notice of dissolution of the corporation pursuant to Massachusetts General Laws, Chapter 180, Section 11, 11A, or 11B; that said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 22060400020

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: tad

5.0 Financial

5.01 Project Costs

Project Costs
October 4, 2022

The following preliminary cost estimate is based upon current conceptual design drawings dated June 2022 and estimates provided by local contractors and compiled by Catalysts Architects. The budget will be updated when the final design and construction documents are developed. Line items include 10% Construction Contingency and 3% Escalation costs.

Uses of Funds	Whalebone Building	Davenport Bldg. Company	Cape Associates	Coastal Properties	Est. Project Cost *
Grading and Excavation	\$ 5,650	\$ 15,820	\$ 10,170	\$ 12,995	\$ 12,995
Retaining Wall	\$ 9,040	\$ 33,900	\$ 22,600	\$ 25,561	\$ 28,250
Asphalt Paving	\$ 19,775	\$ 13,560	\$ 9,040	\$ 22,008	\$ 11,300
Hardscape	\$ 9,323	\$ 19,775	\$ 15,684	\$ 17,402	\$ 17,730
Planting	\$ 12,430	\$ 19,210	\$ 24,860	\$ 17,289	\$ 22,035
Demolition	\$ 8,475	\$ 18,080	\$ 4,068	\$ 15,481	\$ 11,074
Rough Carpentry	\$ 58,760	\$ 53,110	\$ 15,159	\$ 16,046	\$ 34,135
Finish Carpentry	\$ 20,340	\$ 22,035	\$ 20,561	\$ 33,290	\$ 21,298
Roofing and Flashing	\$ 8,136	\$ 10,396	\$ 5,226	\$ 12,882	\$ 7,811
Wheelchair Lift	\$ 56,500	\$ 47,460	\$ 60,137	\$ 66,028	\$ 53,799
Painting	\$ 16,385	\$ 7,797	\$ 8,193	\$ 16,679	\$ 7,995
General Requirements	\$ 16,950	\$ 6,780	\$ 26,248	\$ 41,155	\$ 16,514
Gen. Conditions, Overhead, & Profit	\$ 67,800	\$ 53,698	\$ 120,576	\$ 134,120	\$ 87,137
Total Construction Costs	\$ 309,564	\$ 321,621	\$ 342,522	\$ 430,935	\$ 332,072
Architectural & Engineering Fees	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000
Civil Engineering Fee	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Est. Reimbursable Exp. - Allowance	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Sub-total	\$ 38,500	\$ 38,500	\$ 38,500	\$ 38,500	\$ 38,500
Misc. Soft Cost Contingency (5%)	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925
Sub-total with Contingency	\$ 40,425	\$ 40,425	\$ 40,425	\$ 40,425	\$ 40,425
Total Estimated Project Cost	\$ 349,989	\$ 362,046	\$ 382,947	\$ 471,360	\$ 372,497

* Estimated Project Cost calculated by discarding the highest and lowest bids and averaging the remaining two bids.

5.0 Financial

5.02 Prior CPC Funding

Tales of Cape Cod has received Barnstable CPC funding for the restoration of the Olde Colonial Courthouse on two different occasions in the past.

- 1) **Project Name:** **Replace Roof and Other Exterior Restoration Work**
Date: March 23, 2017
Amount of CPC Funding: \$ 85,000
Other Sources of Funding: \$ 63,200 Massachusetts Preservation Projects Fund
Scope of work:
- Replace asphalt shingle roof with red cedar shingles
- Restore bell tower
- Removing aluminum gutters, downspouts, and siding
- Restore eaves to their original appearance

Project Completion Date: June 2019
- 2) **Project Name:** **First Floor Framing Restoration**
Date: May 21, 2020
Amount of CPC Funding: \$ 75,000
Other Sources of Funding: \$ 50,000 Massachusetts Preservation Projects Fund
\$ 23,200 Tales of Cape Cod, Inc.
Scope of work:
- "Sister" existing timber pole floor joists and floor beams
- Install new support beam beneath balcony-bearing wall supported by new concrete masonry piers
- Replace existing un-mortared stacked fieldstone piers with concrete masonry piers,
- Install a new 15-millimeter vapor barrier

Project Completion Date: October 9, 2020

5.0 Financial

5.03 Detailed Budget: Sources and Uses of Funds

Sources and Uses of Funds
October 4, 2022

Sources of Funds	Amount	Status
Tales of Cape Cod	\$ 100,000	Committed
MA Cultural Facilities Fund	\$ 120,000	Committed
Barnstable CPC	\$ 125,000	Pending
Cmlth of MA - Budget Earmark	\$ 25,000	Committed
Bilezikian Family Foundation	\$ 5,000	Committed
TOTAL	\$ 375,000	

The following preliminary cost estimate is based upon current conceptual design drawings dated June 2022 and estimates provided by local contractors and compiled by Catalysts Architects. The budget will be updated when the final design and construction documents are developed. Line items include 10% Construction Contingency and 3% Escalation costs.

Uses of Funds	Whalebone Building	Davenport Bldg. Company	Cape Associates	Coastal Properties	Est. Project Cost *
Grading and Excavation	\$ 5,650	\$ 15,820	\$ 10,170	\$ 12,995	\$ 12,995
Retaining Wall	\$ 9,040	\$ 33,900	\$ 22,600	\$ 25,561	\$ 28,250
Asphalt Paving	\$ 19,775	\$ 13,560	\$ 9,040	\$ 22,008	\$ 11,300
Hardscape	\$ 9,323	\$ 19,775	\$ 15,684	\$ 17,402	\$ 17,730
Planting	\$ 12,430	\$ 19,210	\$ 24,860	\$ 17,289	\$ 22,035
Demolition	\$ 8,475	\$ 18,080	\$ 4,068	\$ 15,481	\$ 11,074
Rough Carpentry	\$ 58,760	\$ 53,110	\$ 15,159	\$ 16,046	\$ 34,135
Finish Carpentry	\$ 20,340	\$ 22,035	\$ 20,561	\$ 33,290	\$ 21,298
Roofing and Flashing	\$ 8,136	\$ 10,396	\$ 5,226	\$ 12,882	\$ 7,811
Wheelchair Lift	\$ 56,500	\$ 47,460	\$ 60,137	\$ 66,028	\$ 53,799
Painting	\$ 16,385	\$ 7,797	\$ 8,193	\$ 16,679	\$ 7,995
General Requirements	\$ 16,950	\$ 6,780	\$ 26,248	\$ 41,155	\$ 16,514
Gen. Conditions, Overhead, & Profit	\$ 67,800	\$ 53,698	\$ 120,576	\$ 134,120	\$ 87,137
Total Construction Costs	\$ 309,564	\$ 321,621	\$ 342,522	\$ 430,935	\$ 332,072
Architectural & Engineering Fees	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000
Civil Engineering Fee	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Est. Reimbursable Exp. - Allowance	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Sub-total	\$ 38,500	\$ 38,500	\$ 38,500	\$ 38,500	\$ 38,500
Misc. Soft Cost Contingency (5%)	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925
Sub-total with Contingency	\$ 40,425	\$ 40,425	\$ 40,425	\$ 40,425	\$ 40,425
Total Estimated Project Cost	\$ 349,989	\$ 362,046	\$ 382,947	\$ 471,360	\$ 372,497

* Estimated Project Cost calculated by discarding the highest and lowest bids and averaging the remaining two bids.

5.0 Financial

5.04 Minimum of Three Quotes from Licensed Contractors

Olde Colonial Courthouse - Handicapped Accessibility Exterior Improvements
Preliminary Project Budget
 Updated 10/4/22

The following preliminary cost estimate is based upon the current conceptual design drawings dated June 2022 and is based upon an estimates provided by local contractors and compiled by Catalyst Architects. We would recommend that the budget be updated periodically as the final design & construction documents are further developed. Line items include 10% Construction Contingency and 3% Escalation costs.	Whalebone Building	Davenport Building Company	Cape Associates	The Coastal Companies
Construction Expenses				
Grading and Excavation	\$5,650	\$15,820	\$10,170	\$12,995
Retaining Wall	\$9,040	\$33,900	\$22,600	\$25,561
Asphalt Paving	\$19,775	\$13,560	\$9,040	\$22,008
Hardscape	\$9,323	\$19,775	\$15,684	\$17,402
Planting	\$12,430	\$19,210	\$24,860	\$17,289
Demolition	\$8,475	\$18,080	\$4,068	\$15,481
Rough Carpentry	\$58,760	\$53,110	\$15,159	\$16,046
Finish Carpentry	\$20,340	\$22,035	\$20,561	\$33,290
Roofing and Flashing	\$8,136	\$10,396	\$5,226	\$12,882
Wheelchair Lift (Furnish and Install)	\$56,500	\$47,460	\$60,137	\$66,028
Painting	\$16,385	\$7,797	\$8,193	\$16,679
General Requirements	\$16,950	\$6,780	\$26,248	\$41,155
General Conditions, Overhead and Profit	\$67,800	\$53,698	\$120,576	\$134,120
Total Construction Cost including Contingency and Escalation Costs	\$309,564	\$321,621	\$342,522	\$430,935
Miscellaneous Project Expenses				
Architectural & Engineering Fees - (Design Development Thru CA)	\$28,000	\$28,000	\$28,000	\$28,000
Civil Eng Fee (Fee estimated by Architect)	\$10,000	\$10,000	\$10,000	\$10,000
Utility Company Backcharges (i.e. electric, gas, water charges) - <i>None Anticipated</i>	\$0	\$0	\$0	\$0
Owner's Temporary Storage Rental - <i>None Anticipated for Ext. Project</i>	\$0	\$0	\$0	\$0
Owner's Moving Expenses - <i>None Anticipated</i>	\$0	\$0	\$0	\$0
Hazardous Materials Testing (Lead Based Paint, Asbestos)	\$0	\$0	\$0	\$0
Materials Testing During Construction - <i>None Anticipated</i>	\$0	\$0	\$0	\$0
Permit Fees (<i>Included in Construction Budget</i>)	\$0	\$0	\$0	\$0
Est. Reimbursable Expenses (i.e. shipping, postage, misc. printing) - <i>Allowance</i>	\$500	\$500	\$500	\$500
On-line document posting service, incl. limited printing - <i>Not included in project</i>	\$0	\$0	\$0	\$0
Sub-Total	\$38,500	\$38,500	\$38,500	\$38,500
5% Misc. Project Soft Cost Contingency	\$1,925	\$1,925	\$1,925	\$1,925
Sub-Total w/ Contingency	\$40,425	\$40,425	\$40,425	\$40,425
Total Estimated Project Cost	\$349,989	\$362,046	\$382,947	\$471,360

Notes:
 (1) Possible project expenses not included in the estimate are:
 * Legal Consultation & Representation
 * Concealed Hazardous Materials Testing or Removal



Ralph Adams Cram House
34 Beacon Street
Newton, MA
Renovation, new addition



Carriage House
189 Tappan Street
Brookline, MA
Conversion into residential home



480 Walnut Street
Newton, MA
Renovation



From: Chris Santos <csantos@thedavenportcompanies.com>
Sent: Friday, September 30, 2022 10:40 AM
To: Maria Raber
Subject: Historic Buildings We Have Worked On

Hi Maria,

Here are a three historic properties we have worked on:

Cape Cod Art Center
3480 Main Street Rt 6A.
Barnstable, MA 02630

The Cultural Center of Cape Cod
307 Old Main Street
South Yarmouth, MA 02664

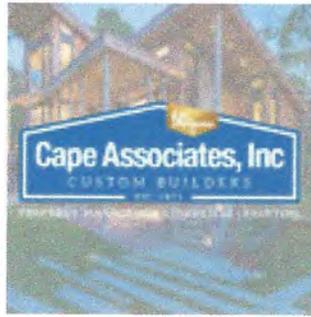
The Lloyd's Residence
222 Pleasant Street
South Yarmouth, MA 02664



Chris Santos
Project Manager

Davenport Building Company
20 N Main St, South Yarmouth, MA 02664
Office: 508-760-9254
Mobile: 508-274-2961
davenportbuilding.com

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient of the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by attaching the original document to a reply. Think before you print, Recycle first!



Crosby Barn at the Cape Rep Theater
3299 Main Street
Brewster, MA



Sturgis Library
3090 Main Street
Barnstable, MA



Cahoon Museum
4676 Falmouth Road
Cotuit, MA



Falmouth Historical Society
55 Palmer Ave.
Falmouth, MA



Historical Resume:

Vincent Jameson has been a contractor in the Historical Restoration field over 35 years. He started hands on in the field learning preservation skills as his company grew. Along the way with each and every project he completed his skillset and knowledge grew. Vincent is very compassionate about all that goes in to restoring and researching old historic structures. His skills covers all phases of restoring and stabilizing structures. He enjoys assessing issues and researching ways for preventative maintenance for the future longevity of the structure. There is nothing better than restoring historic structures for the future and saving Americas treasures. Vince joined Coastal Custom Builders in 2019 as our senior project manager and will over see all historical projects we have been commissioned to undertake. We are excited to have the opportunity to be trusted with structural repairs to the Olde Courthouse.



Top Cottage – Hyde Park NY.

Restoration of the roof, removal of old non historical dormers, new HVAC systems, drainage, roof replacement, wood and rot repair, Epoxy of the stonework in various locations. Replicate doors, window, trim and ceilings details.

Architect John G. Waite & Associates
Owner: Franklin & Elanor Roosevelt Retreat
C/O Elaine Murphy



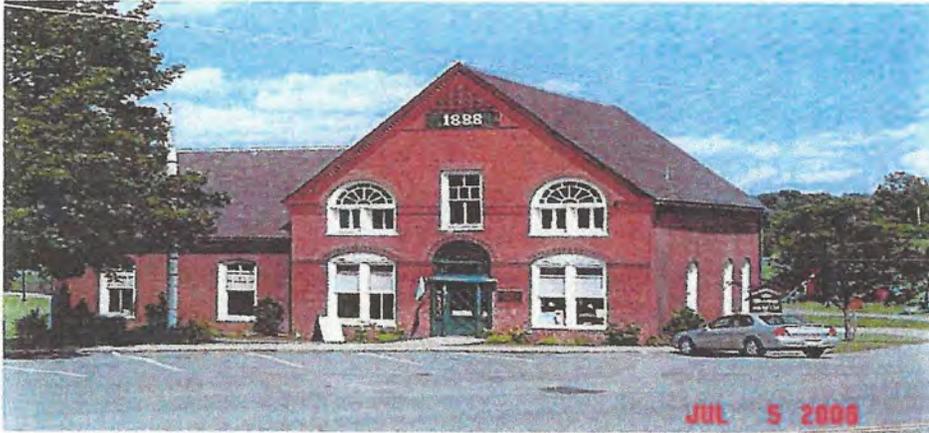
Sagamore Institute – Raquette Lake NY

Stabilization of the barn and repair of standing seam metal roof.
Architect – Janet Null - 518-272-8440
Beverly Bridger – 315-354-5311



Carriage House & Mining Museum – Moriah NY

Restoration of masonry and brick walls stabilization with helical anchors and epoxy.
Repair and restoration of windows and slate & copper roof.
Architect – Janet Null – 518-272-8440
Bill Johnston – 518-873-3685



Ticonderoga Heritage Museum – Ticonderoga NY

Stabilization of masonry and brick work. Repair of slate roof, crown mouldings and gutters.

Architect – Crawford & Stearns

Joan Viault – 518-585-7342



Westport Visitors Center – Westport NY

Restoration of slate roof. Structural restoration of interior and front entrance.

Architect – Carl Stearns

Alan Hipps

Coastal Custom Builders
 4665 Route 6
 Eastham, MA 02642

Contractor References	Historical Projects	Owner	Contact	Phone #	Value
9.1.19	<p>Bas Relief Park Renovation Scope of Work: Renovation of the historical monument dating back to 1901. Work included but not limited to, full resotation of the stone façade and metal plaques. Removal of the granite foundation, shoring the monument and installation of new foundation and granite supports.</p> <p>Ladies Library Ext. Renovation Restoration of the façade of the library to include but not limited to the following: Removal of rotted trim details, fabrication of new trim details in our custom wood shop, fabricate templates for architect approval. Installation of new trim details and exterior painting.</p> <p>Provincetown Town Hall Renovations Restoration of the front façade of the town hall. Work included but not limited to removal of exterior details, fabrications of new details in our custom shop and reinstallation.</p>	Town of Provincetown	Michell Jarusiewicz	508-487-7087	\$626,000.00
11.15.19		Town of Brewster	Donna Kalinick	508-896-3701	\$59,600.00
11.12.19		Town of Provincetown	Michell Jarusiewicz	508-487-7087	\$21,000.00

Coastal Custom Builders
4665 Route 6
Eastham, MA 02642

Contractor References

Completion Date	Project Name/Description	Owner	Contact	Phone #	Value
3.19.18	Beach stair replacement	Town Of Dennis	Greg Rounesville	508-394-8300	\$30,000.00
4.16.18	Clubhouse Renovation	Town of Dennis	Greg Rounesville	508-394-8300	\$100,000.00
9.1.19	Bas Relief Park Renovation	Town of Provincetown	Michell Jarusiewicz	508-487-7087	\$626,000.00
11.15.19	Ladies Library Ext. Renovation	Town of Brewster	Donna Kalinick	508-896-3701	\$59,600.00
12.20.19	VFW Roof Reconstruction	Town of Provincetown	Michell Jarusiewicz	508-487-7087	\$10,500.00
7.05.21	First Landing Park Renovation	Town of Provincetown	Robert Capurso	914-426-0268	\$790,000.00
10.31.2022	Taylor Bray Farm	Town of Yarmouth	Jeff Colby	508-398-2231	\$390,878.00

5.0 Financial

5.05 Matching Fund Correspondence

From: jay.paget@art.state.ma.us
To: Gene D. Guill gene.guill@gmail.com
Cc:
Subject: Cultural Facilities Fund Notification

Sent: Thu, 12 May 2022 14:20

May 12, 2022

Dear Gene D. Guill,

The board of [MassDevelopment](#), the [Mass Cultural Council](#)'s partner in the administration of the [Massachusetts Cultural Facilities Fund](#) (CFF), has met to approve grant recommendations for the 2022 round of the Cultural Facilities Fund.

We are pleased to inform you that Tales of Cape Cod, Inc.'s application (FY22-CF-CAP-17249) for a Capital Grant has been approved for a grant in the amount of \$120,000. We are delighted to support this project.

Please note that funding of all grants awarded from the Cultural Facilities Fund is contingent upon the Commonwealth making the required capital funds available to MassDevelopment. The first step of this process is certifying the raised match for the project. You will receive an email from the Mass Cultural Council with instructions on how to become match certified in the coming weeks. You will also receive a letter from MassDevelopment with instructions for completing the grant agreement.

Please note that there is a one year wait period before capital grantees will be eligible to apply for another capital grant. You will be eligible to apply for a capital grant in the FY24 round. This policy does not apply for the Feasibility and Technical Assistance or Systems Replacement Plan Grants. You will be eligible to apply for either of these planning grants subject to the guidelines in the next round, or FY 23.

In the meantime, please help us to advocate for continued funding by demonstrating to the Governor the importance of capital investments to our state's creative economy.

Twitter:

Thanks @MassGovernor for supporting the #CulturalFacilities Fund! Your capital investment makes our state stronger. @masscultural #PowerofCulture #mapoli

Facebook:

Thanks so much Governor @CharlieBaker for supporting the #CulturalFacilities Fund! Your ongoing capital investment makes our state stronger. #PowerofCulture

<http://bit.ly/CulturalFacilities>

(To tag the Governor, type @ and then "Charlie Baker." Select his name from the list that appears making sure that's his "Public Figure" account.)

Instagram (post and story):

Caption: Thanks @MassGovernor for supporting the #CulturalFacilities Fund and the @masscultural Council! Your capital investment makes our state stronger.
#PowerofCulture

Image: Facilities image, audience at facilities, team photo, etc.

Congratulations on your successful application and thank you for your invaluable contribution to the cultural life and economic vitality of our state. We look forward to working with you as your project proceeds.

Michael J. Bobbitt
Executive Director
Mass Cultural Council



Connecting People to the Cape's
Unique History

June 30, 2022

Barnstable Community Preservation Committee
Chairman, Lindsey Counsell
Town Hall - 367 Main St.
Hyannis, MA 02601

RE: Olde Colonial Courthouse - Exterior Access Project

The board of Tales of Cape Cod (TCC) voted unanimously on June 29, 2022 to commit \$103,036 to fund approximately 30% of the total cost of the Exterior Access Project.

As of this date, TCC has \$64,752 in the Building Restoration Fund. This sum has been allocated to the Exterior Restoration Project. The remaining balance of this commitment will be raised by the end of this year through a silent capital campaign, grants from family foundations, and general operating funds of the organization.

Sincerely,

Richard T. Oliver
Treasurer
Tales of Cape Cod, Inc.

Greg Masterson, President
Gene Guill, Past President
Ann Canedy, Secretary
Richard Oliver, Treasurer

Jude-Martin Blaine
Gary Ellis
Helen Miller Feher
Phineas Fiske

Board of Directors

Aleina Permentier Laughton
John Littlefield
Elizabeth Magruder
Terrie Reilly

Craig Tamish
Nancy Thompson
Lesley Wallace
Bronwen Howells Walsh

From: "Diggs, Kip - Rep. (HOU)" <Kip.Diggs@mahouse.gov>
Subject: **Re: Olde Colonial Courthouse in Barnstable Village**
Date: May 18, 2022 at 11:05:24 AM EDT
To: Gene Guill <geneguill@gmail.com>

Hi Gene I got 25,000 for the olde colonial court house.

Blessings,
Rep Kip Diggs

From: "Soares, Jeffrey (SEN)" <Jeffrey.Soares@masenate.gov>
Subject: **RE: Olde Colonial Courthouse in Barnstable Village**
Date: May 18, 2022 at 1:33:46 PM EDT
To: Gene Guill <geneguill@gmail.com>, "Cyr, Julian (SEN)" <Julian.Cyr@masenate.gov>
Cc: "Diggs, Kip - Rep. (HOU)" <Kip.Diggs@mahouse.gov>, Tim Whelan <plt1087@comcast.net>, "Xiarhos, Steven - Rep. (HOU)" <Steven.Xiarhos@mahouse.gov>, "Ganz, Elizabeth (SEN)" <Elizabeth.Ganz@masenate.gov>, "Pelkey, Thomas (HOU)" <Thomas.Pelkey@mahouse.gov>

Good afternoon, Gene,

Thanks for reaching out to update us on the status of the project, and to share your good news about the MCFE grant.

I saw that Rep. Diggs successfully secured for you a [\\$25,000 funding earmark](#) in the House Budget. I know this will not be the response that you are hoping to receive, but we did not file for additional funding in the Senate Budget for this project. We endeavor to be as equitable and fair as possible with the amendments we file to the Senate Budget, and given that you have already received earmarked funding with Rep. Diggs' amendment, we felt it best to pursue funding for other organizations in the district who did not receive any funding elsewhere.

I am fairly confident that the \$25,000 that Rep. Diggs secured will be included in the final conferenced budget, so I would expect that those funds will be allocated to you shortly after the budget is finalized and signed by the Governor and the Fiscal Year 2023 begins. But please keep in touch with Thomas and me as the budget process continues; we're glad to help navigate or answer any questions.

Best wishes,
Jeffrey

Jeffrey Soares | *Legislative and Budget Director*
State Senator Julian Cyr
Cape Cod, Martha's Vineyard, & Nantucket
He/Him/His (Why do I do this?)
State House, Room 312-E
Boston MA, 02133
Phone: 617-722-1570 (ext. 1567)
jeffrey.soares@masenate.gov
www.SenatorCyr.com | [Newsletter](#)

From: Greg Bilezikian gbilezikian@4-corners.com 

Subject: Bilezikian Family Foundation Grant

Date: August 22, 2022 at 10:38 AM

To: Gene Guill geneguill@gmail.com

Cc: Kate Bilezikiankate@gmail.com, Sharon Parkins (sharon@turtlerockllc.com) sharon@turtlerockllc.com



Gene

The foundation board met last week. The board has decided to award Tales of the Cod with 5,000 five thousand dollars to improve the accessibility of the Olde Court House .

The application attached needs to be completed and return by US Post or hand delivered hard copy. A 6 month follow up report will need to filed with the foundation as well.

Greg



BILEZIKIAN
FAMILY...py.doc

6.0 Visual

6.01 Photographs

Existing Conditions: Olde Colonial Courthouse
3046 Main Street; Barnstable MA 02630



Photo 1: View from Intersection of Main St. and Rendezvous Lane – July 2019



Photo 2: South Elevation and Parking Space – June 6, 2022

Existing Conditions: Olde Colonial Courthouse
3046 Main Street; Barnstable MA 02630



Photo 3: South Elevation (left) East Elevation (right) – November 12, 2018
(Chimney was removed in February 2019)

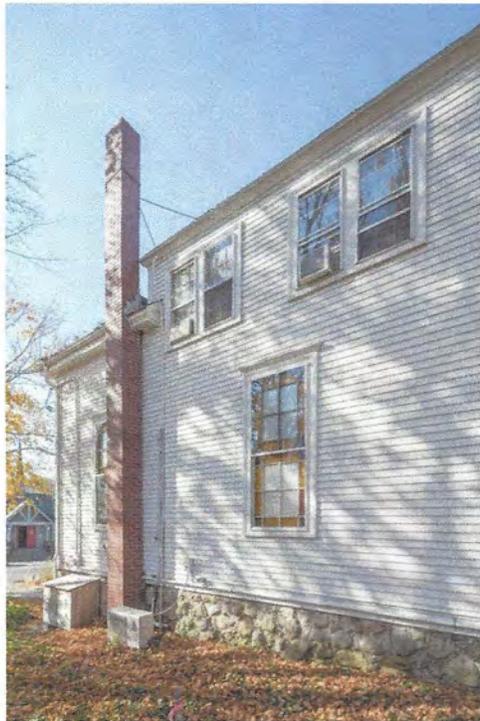


Photo 4: East Elevation (left) – November 12, 2018
(Chimney was removed in February 2019)

Existing Conditions: Olde Colonial Courthouse
3046 Main Street; Barnstable MA 02630



Photo 5: East Elevation (right) – November 12, 2018



Photo 6: East Elevation (left) North Elevation (right) – November 12, 2018
(Chimney was removed in February 2019)

7.0 Appendices

7.01 Project Approvals

CHARLES D. BAKER
GOVERNOR



KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1000 Washington St., Suite 710 • Boston • MA • 02118
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-979-5459

EDWARD A. PALLESCHI
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

WILLIAM JOYCE
EXECUTIVE DIRECTOR,
ARCHITECTURAL ACCESS
BOARD

Gene Guill
Tales of Cape Cod
3046 Main Street
Barnstable, MA 02630

March 15, 2022

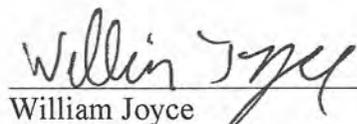
RE: Old Colonial Courthouse, 3046 Main Street, Barnstable

To whom it may concern:

On February 28, 2022, the Architectural Access Board reviewed the proposed plans to provide an addition to the building. The Board finds that the proposed addition would serve the vital purpose of providing both an entrance and toilet rooms that are accessible to persons with disabilities. This would be accomplished without requiring substantial alterations to the facade visible from the public way. The proposed addition is also necessary for the Tales of Cape Cod to meet its obligations under 521 CMR and the May 14, 2020 Variance issued by the Board.

If you have any questions, please do not hesitate to contact me at 617-727-0660.

Sincerely,



William Joyce
Executive Director



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 5, 2022

Gene D. Guill, President
Tales of Cape Cod, Inc.
3046 Main Street
Barnstable, Ma 02630

Re: Olde Colonial Courthouse, 3046 Main Street, Barnstable, MA
Preservation Restriction Review (MGL Chapter 184, ss. 31-33)

Dear Mr. Guill:

Thank you for your notification regarding the proposed interior and exterior handicapped accessibility improvements involving Tales of Cape Cod (formerly known as the Olde Colonial Courthouse) which is located in Barnstable. The Olde Colonial Courthouse is a contributing building in the Old King's Highway Historic District which is included in the National Register of Historic Places and is also a contributing building in the Old King's Highway Regional Historic District which is a local historic district. The MHC holds a preservation restriction on the Olde Colonial Courthouse as the result of grant funding received.

MHC staff has reviewed the project plans prepared by Catalyst Architecture of Yarmouth, MA and dated 2/24/22 as well as landscape plans by Rick Lamb of Cambridge, MA. MHC staff understands that the project will address the installation of a new porch, accessible entrance, and mechanical lift along the east side of the building. Other exterior changes will include the grading and enlarging of the current parking area, reconstructing the south porch to make it accessible, and construction of a brick wheelchair accessible walkway leading from the public sidewalk to the lift. Interior work will include enlarging a section of the first floor on the east side of the building by six feet to accommodate accessible bathrooms, a kitchen enlargement and a storage room. After review of the submitted proposal, the MHC is agreeable to the project plans as presented under the terms of the preservation restriction agreement.

If you have questions, please contact me at this office.

Sincerely,

A handwritten signature in cursive script that reads "Paul Holtz".

Paul Holtz
Historical Architect
Co-Director Grants Division
Massachusetts Historical Commission



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation
Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair/Conservation Commission • Marilyn Field/Clerk– Historical Commission
Stephen Robichaud – Planning Board • James Tenaglia – Recreation Commission • Deborah Converse – Housing Authority
Terry Duenas – At Large • Katherine Giacoli – At Large • Farley Lewis – At Large • Jessica Rapp Grasseti – Town Council Liaison

MEMORANDUM

TO: Mark Ells, Town Manager
FROM: Lindsey Counsell, CPC Chair
CC: Kathleen Connolly, Assistant Town Attorney
DATE: August 4, 2022
RE: Olde Colonial Court House – Proposed Accessibility Project
3046 Main Street-Route 6A, Barnstable Map 279, Parcel 071
Existing Preservation Restriction – Modification Approval

Mark:

In 2017 and 2020, Community Preservation Historic Preservation Funds were awarded to the Tales of Cape Cod for Phases I and II projects which included the preservation of the exterior of the building and the installation of permanent support for the 1st floor of the Olde Colonial Court House. The requisite preservation restriction from the Tales of Cape Cod to the Inhabitants of the Town of Barnstable was recorded for the entire parcel. The award of these CPA funds provided a funding match to the state grants that were also awarded, and an additional preservation restriction to the Massachusetts Historic Commission was recorded.

At the May 16, 2022, Community Preservation Committee (CPC) meeting, the Committee members voted to move the Tales of Cape Cod's Letter of Intent to the Application stage. Receipt of this Application is anticipated for the September 19, 2022, CPC meeting. As with the prior Tales of Cape Cod Applications to the CPC, a grant application has been submitted to the State to provide matching funds. The Letter of Intent requests funds to make the Olde Colonial Court House accessible by installing a lift as well as other improvements required under building code.

The Olde Colonial Court House is located on Route 6A, within the jurisdiction of Old King's Highway Historic District Commission. The proposal to provide accessibility to the building received Old King's Highway approval on April 25, 2022. Massachusetts Historic Commission has indicated their approval of the proposed modification of the building to provide accessibility as it relates to their recorded preservation restriction. Approval of the building modifications for accessibility as they relate to the existing Town of Barnstable preservation restriction is also required as a part of the state grant application.

Attached are supporting documents for your review. Please indicate if you approve the accessibility modifications to the building based upon the local historic board's April 25, 2022, Old King's Highway District Commission approval and issuance of a Certificate of Appropriateness for this project, by signing below on behalf of the Inhabitants of the Town of Barnstable.

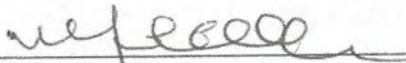
Thank you,

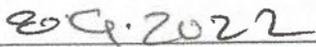


Lindsey B. Counsell
Community Preservation Committee Chair

LBC/es

Attachments: Preservation Restriction – Olde Colonial Court House
 OKH Application/Certificate of Appropriateness
 Massachusetts Historical Commission- Letter of Approval



Mark Ells, Town Manager

Date



MHC Approval
Chgs to PR

The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 5, 2022

Gene D. Guill, President
Tales of Cape Cod, Inc.
3046 Main Street
Barnstable, Ma 02630

Re: Olde Colonial Courthouse, 3046 Main Street, Barnstable, MA
Preservation Restriction Review (MGL Chapter 184, ss. 31-33)

Dear Mr. Guill:

Thank you for your notification regarding the proposed interior and exterior handicapped accessibility improvements involving Tales of Cape Cod (formerly known as the Olde Colonial Courthouse) which is located in Barnstable. The Olde Colonial Courthouse is a contributing building in the Old King's Highway Historic District which is included in the National Register of Historic Places and is also a contributing building in the Old King's Highway Regional Historic District which is a local historic district. The MHC holds a preservation restriction on the Olde Colonial Courthouse as the result of grant funding received.

MHC staff has reviewed the project plans prepared by Catalyst Architecture of Yarmouth, MA and dated 2/24/22 as well as landscape plans by Rick Lamb of Cambridge, MA. MHC staff understands that the project will address the installation of a new porch, accessible entrance, and mechanical lift along the east side of the building. Other exterior changes will include the grading and enlarging of the current parking area, reconstructing the south porch to make it accessible, and construction of a brick wheelchair accessible walkway leading from the public sidewalk to the lift. Interior work will include enlarging a section of the first floor on the east side of the building by six feet to accommodate accessible bathrooms, a kitchen enlargement and a storage room. After review of the submitted proposal, the MHC is agreeable to the project plans as presented under the terms of the preservation restriction agreement.

If you have questions, please contact me at this office.

Sincerely,

Paul Holtz
Historical Architect
Co-Director Grants Division
Massachusetts Historical Commission

OKH Approval

Old King's Highway Approved 4/27/22



Town of Barnstable
Old King's Highway Historic District Committee
200 Main Street, Hyannis, Massachusetts 02601
Telephone (508) 862-4787, Email grayce.rogers@town.barnstable.ma.us



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made, with six (6) complete, colored sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Date March 30, 2022 Map & Parcel 279 071

Property Owner Tales of Cape Cod, Inc. Phone 917 657 7178

Street address 3046 Main St. Email gene.guill@gmail.com

Village Barnstable

Mailing address P.O. Box 41, Barnstable, MA Signature Gene D. Guill

Agent/Contractor _____ Phone _____

Agent Address _____ Email _____

Agent Signature _____

If approved, the Certificate of Appropriateness expires one year from the stamped approval date or upon the expiration of a Building Permit, whichever date shall be later. A one year extension may be requested, in writing, to the Old King's Highway Administrative Assistant at 200 Main Street, Hyannis, MA 02601. This request must be received prior to the date of expiration.

There is a 10 day appeal period plus a four day waiting period for all applications after which time your approval paperwork will be available for pickup and building permit sign-off. All applications are subject to meeting any applicable building code requirements.

Building Construction	<input type="checkbox"/> New Build	<input checked="" type="checkbox"/> Additi	Check all categories that apply		<input type="checkbox"/> Residential	<input type="checkbox"/>
Type of Building	<input type="checkbox"/> House	<input type="checkbox"/> Garage	<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Other	
Project	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Windows/Doors	<input checked="" type="checkbox"/> Siding/Painting	<input type="checkbox"/> Solar	<input type="checkbox"/> Other	
Landscape Feature	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Wall	<input checked="" type="checkbox"/> Flag Pole	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other	<u>walkways</u>
Signs	<input type="checkbox"/> New Sign	<input type="checkbox"/> Replace Sign	<input type="checkbox"/> Repaint Sign	<input type="checkbox"/> Other		

Description of Proposed Work - Tales of Cape Cod is required to make the Olde Colonial Courthouse compliant with regulations listed in Section 521 of the MA Code of Regulations: construct a wheelchair-compliant walkway; install a mechanical lift and porch leading to a new accessible entrance; re-grade and enlarge the parking space; redesign, regrade, and re-set brick walkways to the west and south entrances; reconstruct south porch; and enlarge a section of the first floor (east side of building) by 6 feet to accommodate accessible restrooms, enlarged kitchen, and storage room. (Details presented on following page.)

DENIED

	<i>for Committee use only</i>	This Certificate is hereby	APPROVED		
	By a vote of	<u>Ave</u>	<u>Nay</u>	<u>Abstain</u>	Date _____
	Members signatures	_____			
	Conditions of Approval	_____			

April 7, 2022 1:54pm

PRESERVATION RESTRICTION AGREEMENT

THIS PRESERVATION RESTRICTION AGREEMENT is made this 8th day of February, 2019, by and between the TALES OF CAPE COD, INC., a Massachusetts corporation, having an address of 3046 Main Street, Barnstable, Barnstable County, Massachusetts 02630, (hereafter "Grantor") and the THE INHABITANTS OF THE TOWN OF BARNSTABLE, a Massachusetts municipal corporation known as the TOWN OF BARNSTABLE, organized under a charter adopted pursuant to Mass. Const. Amend. Art. 89 Section 3 on April 11, 1989 with principal offices C/O Town Manager at New Town Hall, 367 Main Street, Hyannis, Barnstable County, Massachusetts 02601 (hereafter "Grantee"),

WITNESSETH:

WHEREAS, Grantor is owner of certain real property located at 3046 Main Street in the Town of Barnstable, Village of Barnstable, and County of Barnstable, Commonwealth of Massachusetts, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (hereafter "the Property"), being the same property conveyed to Grantor in a deed, dated May 26, 1972, from the Trustees of the Third Baptist Church of Barnstable, which deed is recorded in Barnstable County Registry of Deeds in Book 1685, Page 231, which said Property includes the following: The Olde Colonial Courthouse, a cultural center owned by Tales of Cape Cod, Inc. (hereafter referred to as the "Historic Building"), which is more fully described below.

The footprint of the Historic Building in relation to the boundaries of the Property is depicted on a Town of Barnstable GIS Assessors' Property Map 279 and Lot 071, a copy of which is attached hereto and incorporated herein by reference as Exhibit B: Assessors' Property Map. The footprint of the Historic Building in relation to the boundaries of the Property is also depicted on an unrecorded site plan prepared by Down Cape Engineering, Inc., a copy of which is attached hereto and incorporated herein by reference as Exhibit C. The Historic Building is depicted on a schematic Floor Plan diagram attached hereto and incorporated herein by reference as Exhibit D, Pages 1 and 2: Floor Plan by Construction Date.

The Historic Building comprises a wooden gable roofed building with an interior cathedral ceiling (hereafter "Theater"), a two-story Ell addition (hereafter "Ell", a Bell

RE: The setback on the east side on the Olde Colonial Courthouse, Tales of Cape Cod has been informed by Brian Florence, Town of Barnstable Building Commissioner, that a zoning variance will not be necessary.

From Mass. General Laws c.40A § 3

No dimensional lot requirement of a zoning ordinance or by-laws, including but not limited to, set back, front yard, rear yard and open space shall apply to handicapped access ramps on private property used solely for the purpose of facilitating ingress or egress of a physically handicapped person, as defined in section thirteen A of chapter twenty-two.

June 22, 2022 at 10:43am

Florence, Brian
RE: Olde Colonial Courthouse in Barnstable Village
To: Gene Guill, Cc: Anna Brigham

Mr. Guill,

A lift would enjoy the same benefits as a ramp under M.G.L. 40A §3 Exemptions.

Thanks,
Brian Florence, Building Commissioner
Town of Barnstable
200 Main Street
Hyannis, MA 02601
(508) 862-4038
Brian.florence@town.barnstable.ma.us

7.0 Appendices

7.02 Future Restoration Projects

In 2020-21, Tales of Cape Cod (TCC) repaired the first-floor framing of the Olde Colonial Courthouse (OCC). Because the cost of that investment exceeded 30% of the assessed value of the building, Massachusetts law requires that our building now be made fully compliant with regulations listed in Section 521 of the Massachusetts Code of Regulations, which relate to building access for persons with disabilities. TCC has agreed with the Massachusetts Architectural Access Board (MAAB) on the specific tasks and time schedule for bringing this building into compliance.

The required work will be carried out in a series of stand-alone projects beginning with the exterior accessibility of the building. This initial project, for which we are now seeking financial assistance, will leave the appearance of the building largely unchanged from all public sidewalks and streets. It will involve installing a lift leading to a new accessible entrance to the building. We also plan to re-grade and enlarge the adjacent parking space to create an accessible walkway to the building.

Our next project will address the accessibility of the south and west entrances to the building. This work will involve

- redesigning, regrading, and re-setting the brick walkways leading from the public sidewalk to the west and south-facing entrances to the building
- reconstructing the south porch to make it accessible

This project is expected to cost approximately \$100,000.

The only required changes to the interior of the building that are likely to involve external funding relate to the availability of accessible restrooms. Since running water was not introduced in the building until 1947, the requirement to provide handicapped restrooms presents a significant design challenge. Working with Catalyst: Architecture/Interior, TCC has developed a conceptual design for this project. This design was again guided by a desire to preserve the historical character of the building and to minimize any changes to the formal meeting rooms.

This plan calls for “bumping out” a section of the east side of the building by 6 feet to create space for accessible restrooms, an accessible kitchen, and a storage room. Given the scale of this project, we plan to upgrade the electrical, plumbing, and HVAC systems at that time. Given the rapid escalation of construction costs over the past three years, Tales of Cape Cod has not scheduled this project nor have we attempted to estimate the total project costs.



The Commonwealth of Massachusetts

September 20, 2022 William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

Barbara Harris
Attorney at Law
P.O. Box 47
West Barnstable MA 02668

RE: Proposed Preservation Restrictions, Cotuit Federated Church, 40 School Street, Cotuit (Barnstable), Massachusetts

Dear Barbara:

Upon review of material provided with your email communication of September 14, 2022, and construction plans and photographs available on the Cotuit Federated Church website, it is the opinion of the staff of the Massachusetts Historical Commission (MHC) that the Cotuit Federated Church, 40 School Street, Cotuit, in the Town of Barnstable, does not meet the qualifications for perpetual preservation restrictions under Massachusetts General Laws, Chapter 184, Section 31.

The Cotuit Federated Church is not listed in the National or State Register of Historic Places, and it is not included in the Inventory of Historic and Archaeological Assets of the Commonwealth. According to Marion Rawson Vuilleumier, *Churches on Cape Cod* (1974, p. 94), the church sanctuary, dating originally to 1901, was remodeled in the 1930s, and a separate building, Bruce Hall, was turned and attached to it ca. 1959. The building was not included in the immediately adjacent Cotuit Historic District, listed in the National Register of Historic Places in 1987, possibly because the 1930s remodeling and later expansion were less than 50 years old at that time.

The ongoing project of expansion and renovation of the existing Cotuit Federated Church building has altered the existing building and its historic fabric, design and setting to such a degree that it no longer conveys the characteristics of "a structure or site historically significant for its architecture, archeology or associations", as required under MGL, Chapter 184, Section 31. In the opinion of MHC staff, the work being undertaken does not meet the rehabilitation standards of the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 C.F.R. parts 67 and 68), a cited standard required by the Massachusetts Historical Commission in Preservation Restrictions, and also specified as the standard for rehabilitation as defined by Massachusetts General Laws, Chapter 44B.

Please feel free to contact me if you have any questions regarding the above comments, which have been provided under the MHC's approval authority for preservation restrictions under M.G.L. Chapter 184, Section 32.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Steinitz".

Michael Steinitz
Deputy State Historic Preservation Officer
Director, Preservation Planning Division
Massachusetts Historical Commission