

BARNSTABLE DISABILITY COMMISSION

Mailing address - 230 South Street
Hyannis, MA 02601



Sheila Mulcahy, Chairperson
Marc Grenier, Vice Chairperson
William Cole, ADA
Tammy Cunningham, Sec. & Tres.
Ann Canedy, Council Liaison
Al Melcher, Advisor

Office: 508-862-4914
FAX: 508-862-4960
E mail: BDC@town.barnstable.ma.us

Patricia Andres
Jean Boyle
Merrill Blum
Raye Kaddy
Anne Mazzola

Barnstable Disability Commission
Barnstable Senior Center
Hyannis, MA
March 12, 2014
Minutes

Meeting called to order: 11:25 a.m.

Attendees: Patricia Andres; Merrill Blum; Anne Mazzola, Tammy Cunningham, Sheila Mulcahy, Jean Boyle, Raye Kaddy, and Marc Grenier,

Others present: Dick Andres, Steven Cook and Roger Brooks of Cotuit Bay Design, Jeff Lauzon, Building Department, and Jason Eldredge, Trustee, Cahoon Museum.

Excused absence: Councilor Anne Canedy, Raye Kaddy, and Jean Boyle

Public Presentation: Discussion on Cahoon Museum project.

At the beginning of the discussion Merrill Blum and Steven Cook disclosed the fact that Cotuit Bay Design had worked with Merrill in the past.

A presentation was held on the Cahoon Museum project. Renovations and two additions are being built at the historic Cahoon Museum. Due to the cost of the project projecting to be \$3 to \$4 million the phase has been split into two phases resulting in a variance being required from the Mass Architectural Board. The application requires the signature of the Barnstable Disability Commission. The addition on the existing building will make the building accessible to include a new elevator and new stairs.

A question was asked if the door openings are wide enough for wheelchair access. Roger Brooks stated in the old building some doors and others are not, however, those parts are closed to the public. With the addition of the elevator once you are in the second floor of the home, you will be able to move around upstairs.

Merrill Blum asked if the building is equipped with a sprinkler system. Steven Cook responded with the renovations a sprinkler system will be added. A brief discussion was then held on the current status of public/capital projects.

The Barnstable Disability Commission recommended Jeff Dougan of Mass. Commission on Disability as a resource to Cotuit Bay Design.

Office address – J. F. Kennedy Museum, Hyannis, MA 02601

Raye Kaddy made a motion that Sheila Mulcahy proceed with signing off on the variance permit in the capacity as the Barnstable Disability Commission Chairperson, Anne Mazzola seconded. Unanimous.

Report of minutes of February 19, 2014 – Motion by Sheila Mulcahy to approve as amended, Merrill Blum seconded.

Report of minutes of February 19, 2014 finance meeting – Motion by Pat Andres to approve, Merrill Blum seconded.

Scholarship Letters – Sheila Mulcahy stated she spoke with Linda Cook about the scholarship awards and letters. A brief discussion was held on the process. Sheila stated she was going to ask Linda if she would send the letters to the schools.

Dining Guide update – A brief discussion was held on the updating of the dining guide. Raye Kaddy was going to contact Kristen vonHentschel to update her on our status and ask if she would be available to update the book. A dining guide meeting will be held on April 16th at 11 a.m.

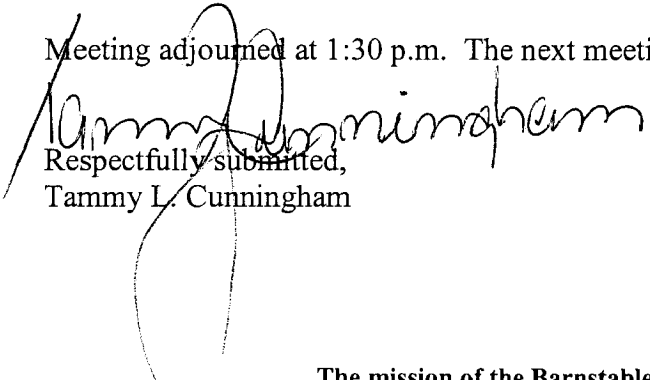
Brochure and flyer update – Discussion on flyer will be continued at the next meeting. No updates to brochure being made at this time.

Office report – A discussion was held on the current status of the office, as well as whether to continue to keep the space. Tammy Cunningham was going to contact the Hyannis Chamber to determine if changes were going to be made to the museum space. Tammy Cunningham continues to work on the BDC fact sheet. A draft of the fact sheet will be sent to Commission members by the end of December. It was suggested that a letter be sent to Carol Saunders, Library Director of Hyannis Public Library, thanking her for a job well done with the relocation of books for the visually impaired. Access meeting will be held in January.

Finance report – Pat Andres moved to approve, Raye Kaddy seconded.

Other business – The Commission asked Tammy to extend an invitation to Joe Izzo and Patti Machado to attend the April disability commission meeting.

Meeting adjourned at 1:30 p.m. The next meeting will be held in April.


Respectfully submitted,
Tammy L. Cunningham

The mission of the Barnstable Disability Commission
is to advise and guide the Town of Barnstable and the general public regarding
issues of accessibility in accordance with the American's With Disabilities Act (ADA)

Office address – J. F. Kennedy Museum, Hyannis, MA 02601

BDC Detailed Expense Report FY 2014

	July	August	September	October	November	December	January	February	March	April	May	June	Total
Expenses:													
Expense summary													
Postage													
Scholarships													
Other Grant Payments	1500				1000								2500
BDC Admin Expense	888.59	1075	154.03		308.06	170		471.33					3067.01
Other Expense					500								500
Total	2388.59	1075	154.03	0	1808.06	170	0	471.33	0	0	0	0	6067.01

Expense Detail	July	August	September	October	November	December	January	February	March	April	May	June	Total
Bouse House	743.94				500								1243.94
Recreation	1500												1500
Accurate Letter, Inc.		1075											1075
Natural Access Ramp					1000								1000
Smile Mass						150							150
Postage								471.33					933.42
BDC Rent			154.03		308.06								0
Dunn Owens													144.65
Tammy Cunningham	144.65					20							20
Reimbursement													
Total	2388.59	1075	154.03	0	1808.06	170	0	471.33	0	0	0	0	6067.01

Monthly amount of rent for BDC office = \$154.03

Encumbered monies:
 Update - Dining guide
 Scholarships
 Bird watching ramp
 BDC Rent \$1,848
 Loop beach project

BDC NET INCOME STATEMENT FISCAL 2014

run: 3/5/2014 7:30 AM

UPDATED 03/04/2014

	July	August	September	October	November	December	January	February	March	April	May	June	Total
Revenue:													
Parking fines	575.00	950.00	600.00	700.00	1,375.00	1,300.00	2,250.00	2,615.00					10,365.00
Interest Income	34.11	36.25	42.28	34.97	68.99	79.98	31.59						328.17
Other													-
Total	609.11	986.25	642.28	734.97	1,443.99	1,379.98	2,281.59	2,615.00	-	-	-	-	10,693.17
Expenses:													
Postage													-
Scholarships													-
Other grant payments	1,500.00				1,000.00								2,500.00
BDC admin expense	888.59	1,075.00	154.03		808.06	170.00		471.33					3,567.01
Other Expense													-
Total	2,388.59	1,075.00	154.03	-	1,808.06	170.00	-	471.33	-	-	-	-	6,067.01
Net Increase/(decrease)	(1,779.48)	(88.75)	488.25	734.97	(364.07)	1,209.98	2,281.59	2,143.67	-	-	-	-	4,626.16
Beginning Balance	41,246.80	39,467.32	39,378.57	39,866.82	40,601.79	40,237.72	41,447.70	43,729.29	45,872.96	45,872.96	45,872.96	45,872.96	41,246.80
Ending Balance	39,467.32	39,378.57	39,866.82	40,601.79	40,237.72	41,447.70	43,729.29	45,872.96	45,872.96	45,872.96	45,872.96	45,872.96	45,872.96

Museum & Project Background

The Cahoon Museum of American Art (CMAA) is undertaking a project to preserve the historic building that is the former home and studio of the late folk artists Ralph and Martha Cahoon, and now serves as the Cahoon Museum of American Art. The building, located at 4676 Falmouth Road, Cotuit, MA, has experienced a number of upgrades and modifications since its original construction, believed to be about 1775. These include various incremental mechanical, electrical, and plumbing upgrades to accommodate the Museum. Built in the Georgian Colonial style by Ebenezer Crocker, the building was listed in the National Register of Historic Places in 1987 as one of 17 significant buildings in the Santuit Historical District. At one time this unique building was a tavern and overnight way station for travelers. One and two story additions have been constructed against the east and south sides of the original building. There are two small areas of the building which have "full" height basements, one at the southwest corner, and the other under the eastern two story addition, with a crawl space below the rest; the majority of which is inaccessible. Stone foundation walls are visible at the basements with stone and brick exposed above the grade. The existing first floor is accessible via the front door where a brick ramp is located. The existing first floor bathroom is not accessible in terms of dimensions. The existing (historic) layout of the Museum does not include an accessible path of travel.

The subject project of this variance application is the first phase of a two phase project to the Cahoon Museum of American Art. Phase one includes the stabilization and preservation of the existing historic building, while Phase Two includes the construction of an addition that will create an accessible link between the existing and the new. The design of the Phase Two addition includes two new accessible entrances to the whole facility, as well as new fully accessible bathrooms, elevator, gallery, gift shop, new educational space for lectures and classes, and new state-of-the-art storage space for the Museum's permanent collection. The comprehensive plan has been approved by the Barnstable Historical Commission and the Cape Cod Commission.

Response to Item 6

This is Phase One of a two phase project. Phase One is the subject of this variance application. Phase Two includes all accessibility features that are required of the project when evaluated as a whole. (Please refer to the included plans for the full project) The Preservation phase (Phase One) of the project includes repairing the identified structural issues of the existing building which must be done prior to proceeding with the addition phase. The Preservation phase scope of work includes: 1. Repair of structural issues; 2. Replacement of exterior trim and painting the exterior; 3. Restoration of the existing windows and fabrication of historic storm windows, as well as other repairs and site work upgrades.

Response to Item 9

Both of the Sections of 521 CMR AAB Regulations that we are requesting a variance from require that the entire existing building be brought into compliance with the regulations, therefore the following responses apply to both variances that we are requesting:

- The CMAA is respectfully requesting a variance from two sections of 521 CMR – Architectural Access Board Regulations, as they apply to the project. Relief is requested from 521 CMR § 3.3.1 – Requirement to provide accessible entrance & accessible toilet room based upon the value of the work to be performed, and relief is requested from 521 CMR § 3.3.2 – Requirement for compliance of the entire building, based upon the value of work to be performed.
- These two sections come into play as the CMMA has decided to implement the comprehensive project described in the Museum & Project Background section above in two phases. If the entire project were to be constructed in a single phase, there would be no reason to request this variance from the Board as all requirements of 521 CMR would be satisfied by the completed project.
- The work of this phase of the project will exceed 30% of the full and fair cash value of the building and will exceed \$100,000 in costs, including work that is exempted from the jurisdiction of 521 CMR.
- Phase One of the project will not alter the existing public spaces in any way that will degrade the current level of accessibility of the existing building.
- The primary goal of the Phase One work is to stabilize and preserve the historic nature of the building. Additionally, the Phase One work will make structural provisions for the Phase Two addition to the existing building which will include two new accessible entrances, an elevator that will provide full access to the second floor of the existing building, and will provide accessible toilet facilities.
- The structural issues and preservation of the existing Museum are paramount to the continued operation of the Museum as the building itself is part of the “exhibit”. There is an ongoing capital campaign to raise the balance of the funds needed for the Addition Phase of the Project.
- The majority of the work of Phase One consists of work that is exempted and therefore not subject to §3.3.1. The total cost of Phase One is estimated to be \$536,645. This estimate breaks down as follows:

<u>Total Phase 1 Estimate</u>	<u>\$536,645</u>
Roof Repairs	\$ 62,484
Window Repairs	\$ 82,806
Masonry Repairs	\$155,421
<u>Sprinkler Retrofit / MEP Upgrades</u>	<u>\$111,241</u>
Total Exempted Work	\$411,952
Balance of the work	\$124,693

This breakdown shows that \$124,693 (23.2%) of the work of Phase One is under the jurisdiction of the MAAB Regulations.

While this dollar value of work would trigger requirements, the scope of Phase 1 does not make any significant alterations to the interior of the Museum. Without significant alteration of the existing Museum building that would detract from the historic character of the building, accessible facilities (bathrooms, entrances, access to both floors, etc.) will not be achievable within a reasonable budget. These facilities are all incorporated as part of Phase 2 of the project which expands the Museum into a new addition that will link the existing building to a new gallery and a new elevator that will provide access to all portions of the museum. Ultimately, increasing the accessibility of the Museum will result in increased patronage of the Museum. The Museum's Board of Directors must first preserve the existing building in order to continue to serve the public in a safe manner.

Cost Analysis of addition to provide basic level of accessibility compliance:

The following estimate is provided to illustrate the minimum costs of compliance that would be triggered by the scope of work that the Museum is proposing as Phase One of the two phase project, if this were the only work to be done.

Elevator Shaft (2 stories)	12'x12' = 144 sf
Stairs (1 st to 2 nd) (2 stories)	11'x12' = 132 sf
Stair / Elevator Lobby (2 stories)	5'x12' = 60 sf
Bathrooms	12'x27' = 324 sf
Elevator Mach. Rm.	6'x8' = 48 sf
Accessible Entrance	6'x8' = 48 sf
Total Square Foot Area	1,032 sf
Cost per Square Foot	\$275/sf
Basic Construction Costs	\$ 283,800
Elevator Equip. / Labor	\$75,000
Grading / Walks / Ramps	\$18,000
Associated Site Improvements	\$ 7,500
Septic System Upgrade	\$37,935
Total Cost of Basic Addition	\$ 422,235

SEPTIC SYSTEM NOTE: This would be an increase in the design flow of the septic system and would therefore also trigger a septic system upgrade. The costs of installing a new septic system to service the increased design flow have been estimated as part of the Professional Estimate completed by AM Fogarty Associates.



The Commonwealth of Massachusetts
Department of Public Safety
Architectural Access Board

One Ashburton Place, Room 1310
Boston Massachusetts 02108-1618

Phone: 617-727-0660

Fax: 617-727-0665

www.mass.gov/dps

Docket Number

(Office Use Only)

APPLICATION FOR VARIANCE

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

PLEASE ENCLOSE:

- 1) A filing fee of \$50.00 (Check/Money Order) made payable to the "Commonwealth of Massachusetts" and all supporting documentation (e.g. plans in 11" x 17" format, photographs, etc.). In addition, the complete package (including plans, photographs and the completed "Service Notice") must be submitted to all parties via compact disc.
- 2) If you are a tenant seeking variance(s), a letter from the owner of the building authorizing you to apply on his or her behalf is required.
- 3) The completed "Service Notice" form provided at the end of this application certifying that a copy of your *complete application* has been received by the Local Building Inspector, Local Disability Commission (if applicable), and Local Independent Living Center for the city/town that the property in question resides in. A list of the local entities can be found by calling the Architectural Access Board Office or the Local City/Town Clerk. For a list of the Local Independent Living Centers you can either call the Architectural Access Board Office or visit the Massachusetts Statewide Independent Living Council website at <http://www.masilc.org/membership/cils>.

1. State the name and address of the owner of the building/facility:

The Cahoon Museum of American Art, Inc.
c/o Richard Waterhouse, Director
4676 Falmouth Road, Cotuit, MA 02635

E-mail:

rwaterhouse@cahoonmuseum.org

Telephone:

508-428-7581

2. State the name and address of the building/facility:

The Cahoon Museum of American Art, Inc.
4676 Falmouth Road, Cotuit, MA 02635

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

The Museum owns and occupies the entire existing building as an art gallery to display the work & studio of the late Ralph & Martha Cahoon. The building has two floors, both of which contain public gallery space and museum business office space. There are two small basements that provide space for mechanical equipment.

4. Total square footage of the building: 3,840 sf Per floor: 1st 2,260sf / 2nd 1,580 sf
a. total square footage of tenant space (if applicable): _____

5. Check the work performed or to be performed:

 New Construction X Addition
X Reconstruction/Remodeling/Alteration Change of Use

6. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

Please see attached additional pages

7. State each section of the Architectural Access Board's Regulations for which a variance is being requested:

7a. Check appropriate regulations:

 1996 Regulations 2002 Regulations X 2006 Regulations

**SECTION NUMBER
DESCRIPTION**

LOCAT& LAYOUT IS BEING PREPARED ION OR

§ 3.3.1.b
§ 3.3.2

Whole Building / Project
Whole Building / Project

8. Is the building historically significant? X yes no. If no, go to number 9.

8a. If yes, check one of the following and indicate date of listing:

 National Historic Landmark
 Listed individually on the National Register of Historic Places
 X Located in registered historic district
 Listed in the State Register of Historic Places
 Eligible for listing

8b. If you checked any of the above **and** your variance request is based upon the historical significance of the building, you **must** provide a letter of determination from the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125.

9. For each variance requested, state in detail the reasons why compliance with the Board's regulations is impracticable (use additional sheets if necessary), including but not limited to: the necessary cost of the work required to achieve compliance with the regulations (i.e. written cost estimates); and plans justifying the cost of compliance.

Please see attached Variance Request Background information.

10. Has a building permit been applied for? No
Has a building permit been issued? No
10a. If a building permit has been issued, what date was it issued? _____
10b. If work has been completed, state the date the building permit was issued for said work: _____
11. State the estimated cost of construction as stated on the above building permit:
11a. If a building permit has not been issued, state the anticipated construction cost:
Phase 1 Estimate \$670,000 ~ Phase 2 Estimate: \$2,226,000
12. Have any other building permits been issued within the past 36 months? None
12a. If yes, state the dates that permits were issued and the estimated cost of construction for each permit: _____
13. Has a certificate of occupancy been issued for the facility? Town of Barnstable does not have one on file
If yes, state the date: _____
14. To the best of your knowledge, has a complaint ever been filed on this building relative to accessibility? _____ yes X no
15. State the actual assessed valuation of the **BUILDING ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building is located: \$403,700 (@75%)
Is the assessment at 100%? NO
If not, what is the town's current assessment ratio? 75%

16. State the phase of design or construction of the facility as of the date of this application:
Plans are complete and bidding documents are being prepared for release as a two phase project, Phase One being the Preservation of the Existing Building with some Site Improvements & Phase Two being the Addition to the rear of the Existing Building and Additional Site Improvements.

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:
Project Designer: Cotuit Bay Design, LLC, 43 Brewster Road, Mashpee, MA 02649
E-mail: steve@cotuitbaydesign.com
Telephone: 508-274-1166

18. State the name and address of the building inspector responsible for overseeing this project:
Thomas Perry, Building Commissioner, Town of Barnstable, 200
Main Street, Hyannis, MA 02601
E-mail: Tom.Perry@town.barnstable.ma.us
Telephone: 508-862-4038

Date: _____

Signature of owner or authorized agent

PLEASE PRINT:

Steven Cook for Cotuit Bay Design, LLC
Name

43 Brewster Road
Address

<u>Mashpee</u>	<u>MA</u>	<u>02649</u>
City/Town	State	Zip Code

steve@cotuitbaydesign.com
E-mail

508-274-1166
Telephone

ARCHITECTURAL ACCESS BOARD VARIANCE APPLICATION SERVICE NOTICE

I, Steven Cook, as Project Designer
for the Petitioner, The Cahoon Museum of American Art, Inc., submit a variance application filed with
the Massachusetts Architectural Access Board on December, 2013.

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR
CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING
PERSON(S) IN THE FOLLOWING MANNER:

	<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>	<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1	Thomas Perry, Building Commissioner, Town of Barnstable 200 Main St., Hyannis, MA 02601	Hand Delivery, Signature Below	
2	Sheila Mulcahy, Chairperson, Barnstable Disability Commission 200 Main St., Hyannis, MA 02601	Hand Delivery, Signature Below	
3	Cape Organization for the Rights of the Disabled 106 Basset Lane, Hyannis, MA 02601	Hand Delivery, Signature Below	

AND CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT THE ABOVE
STATEMENTS TO THE BEST OF MY KNOWLEDGE ARE TRUE AND ACCURATE.

Signature: Appellant or Petitioner

On the _____ Day of _____ 20 _____
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED

The Cahoon Museum of American Art, Inc.
(Type or Print the Name of the Appellant)

NOTARY PUBLIC

MY COMMISSION EXPIRES

A) Describe major significant architectural features of property. Include the overall shape of the building, its materials, craftsmanship, decorative details, interior space and features, as well as various aspects of its site and environment.

The Cahoon Museum of American Art (CMAA) occupies the historic building that is the former home and studio of the late folk artists Ralph and Martha Cahoon. The building, located at 4676 Falmouth Road, Cotuit, MA, also known as the Zenas Crocker Homestead, has experienced a number of upgrades and modifications since its original construction, believed to be about 1775. These include various incremental mechanical, electrical, and plumbing upgrades to accommodate the Museum. Built in the Georgian Colonial style by Ebenezer Crocker, the building was listed in the National Register of Historic Places in 1987 as one of 17 significant buildings in the Santuit Historical District. At one time this unique building was a tavern and overnight way station for travelers. One and two story additions have been constructed against the east and north sides of the original building. There are two small areas of the building which have "full" height basements, one at the southwest corner, and the other under the eastern two story addition, with a crawl space below the rest; the majority of which is inaccessible. Stone foundation walls are visible at the basements with stone and brick exposed above the grade.

B) Explain why applying the General Requirements for Barrier Free Access would threaten or destroy the historic significance of the property.

The existing first floor is accessible via the front door where a brick ramp is located. The existing first floor bathroom is not accessible in terms of dimensions, door swings, or fixture type. The existing (historic) layout of the Museum does not include an accessible path of travel, due to door widths, hardware and thresholds that are part of the existing wide plank floor system, and stairs that are original to the building.

The General Requirements for Barrier Free Access would require changes to the layout of the existing building to such an extent that little to none of the historic fabric of the building would be maintainable. Portions of the first and second floors of the existing building are utilized for the business operations of the Museum, so public access to some of the tighter areas are restricted.

C) Describe the proposed alternative Barrier Free Access solution under the Special Rule [4.1.7(3)]. Include photographs, drawings, and all pertinent information to assist us in our review.

A copy of the drawing set for the Phase One project is included with this submission. Included in this set are drawings that show the plans for the Phase Two Addition, including all of the accessibility features. In addition to the work on the existing building, the site will be greatly improved, to include additional accessible parking, the addition of a new driveway to create improved vehicular access from the street, new site lighting, new septic system and new storm water management for the site.

The existing Museum will not have any interior alterations made as a part of this Phase One project, other than interior trim repairs due to the window restoration work and the demolition of an existing Ell to allow for foundation replacement in preparation for the new addition. The planned addition is fully accessible, with accessible entrances on two levels, an elevator that will serve all three levels of the addition as well as providing access to the second floor of the existing building. The addition will contain fully accessible bathrooms in sufficient quantity to serve the full capacity of the existing and

new spaces. The design of the Phase Two addition includes two new accessible entrances to the whole facility, as well as new fully accessible bathrooms, elevator, gallery, gift shop, new educational space for lectures and classes, and new state-of-the-art storage space for the Museum's permanent collection. The comprehensive plan has been approved by the Barnstable Historical Commission and the Cape Cod Commission as a one phase project. The purpose of the request for a MAAB Variance Application is to allow the project to be constructed in two phases.



Photo 1: View of Main Entrance from Southwest



Photo 2: Interior view of Main Entrance on South Side of Building



Photo 3: View through Foyer off of Main Entrance into Gift Shop



Photo 4: View from Gift Shop into Foyer



Photo 5: View from North West Gallery to South West



Photo 6: View from South West Gallery towards Main Entrance



Photo 7: View Down Corridor from North West Gallery;
the Bathroom door is visible on the left.



Photo 8: View of Public Bathroom off of North corridor.



Photo 9: View from East towards Main Entrance



Photo 10: View from North of "Little Gallery" to be demolished



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission - State Historic Preservation Office

The Americans with Disabilities Act Consultation Process Form

Name of Property: Cahoon Museum of American Art (Zenas Crocker Homestead)
Address of Property: Street: 4676 Falmouth Road
City: Barnstable (Cotuit) County: Barnstable State: MA Zip: 02635

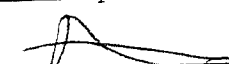
Historic Designation/Status/Listing:

- ☐ National Historic Landmark Date of Listing _____
☐ Listed Individually in National Register of Historic Places Date of Listing _____
☒ Located in registered historic district (specify Santuit) Date of Listing 11/10/1987
☐ Listed in State Register of Historic Places Date of Listing _____
☐ Eligible for listing (prepare and submit MHC inventory form, attach to application)

Project Contact:

Name: Steve Cook, Cotuit Bay Design, LLC
Street: 43 Brewster Road City: Mashpee
State: MA Zip: 02649 Daytime Telephone Number: 508-274-1166

Property Owner:

Name: Cahoon Museum of American Art, Inc., Richard Waterhouse, Director
Street: 4676 Falmouth Road City: Barnstable (Cotuit)
State: MA Zip: 02635 Daytime Telephone Number: 508-428-7581
Signature:  RICHARD WATERHOUSE, DIRECTOR

Consultation with individuals with disabilities and their organizations:

Name: Sheila Mulcahy, Chairperson

Organization: Barnstable Disability Commission

Street: 200 Main Street City: Hyannis

State: MA Zip: 02601 Daytime Telephone Number: 508-862-4919

Signature: _____

Attach comments to form.

Consultation with local historical commission

Name: Jessica Rapp-Grassetti [reference RC 51243]

Organization: Barnstable Hist. Comm. referred to Cape Cod Commission

Street: _____ City: _____

State: _____ Zip: _____ Daytime Telephone Number: BHC 508-862-4787

Attach comments to form.

Describe major significant architectural features of property. Include the overall shape of the building, its materials, craftsmanship, decorative details, interior space and features, as well as various aspects of its site and environment.

please see attached information

Explain why applying the General Requirements for Barrier Free Access would threaten or destroy the historic significance of the property.

Architectural feature(s): please see attached information

Approximate date(s) of feature(s): _____

Describe existing condition(s): _____

Describe the proposed alternative Barrier Free Access solution under the Special Rule [4.1.7(3)]. Include photographs, drawings, and all pertinent information to assist us in our review.

please see attached information