

Swanson Structural, Inc.

Paul W. Swanson, P.E.  
92 Acre Hill Road  
Barnstable, MA 02630  
508-446-1042

January 13, 2022

Mr. Kevin Werner  
Fine Line Design  
3826 Main St.  
Barnstable, MA 02630

Subject: Structural Condition Report  
401 Ocean Street  
Hyannis, MA

Dear Kevin,

I was retained by Jenny Zhang and Victor Wang to provide structural engineering services for work at the subject property. The two and a half story wood framed dwelling has several significant structural deficiencies outlined below.

1. Extensive additions: The existing first floor was expanded into an old front porch. Based upon your research at the Town offices, we know that the current second floor walls and roof structure were added under a permit issued in 1996. This addition extends beyond the perimeter of the old first floor to the south and east, over newly constructed porches.
2. Undersized Framing: The first floor ceiling joist and beam structure (second floor) is under sized to support the weight of the 1996 addition. The joists have deflected up to and exceeding 1 1/2", clearly indicating they are under sized. The east wall of the second floor, which supports a window wall and half of the 40 foot roof structure is supported on cantilevered joists which have deflected alarmingly. The first floor was framed with 2x6 joists which are over spanned.
3. Inadequate Foundation: The cantilevered second floor joists that support the front (east) wall and roof are supported on the old porch wall. There is currently no access to inspect the front porch wall foundation but it is reasonable to assume the footings are small and shallow, based on my experience with this type and era of construction. The south (left hand) second floor wall is supported on a series of wood posts on Sonatube footings. It is likely that there are no bell footings at the bottoms of the Sonatubes because they have settled into the soft native soil.
4. Poor Lateral (Wind) Resistance: The 1996 addition spans 40 feet from front to back, and the roof ridge runs side to side. The resulting gables create a huge sail area which collects wind forces that need to be brought to the foundation through shear walls or structural framing. The front wall of the second floor is all windows, without the necessary plywood shear walls or a steel frame to resist lateral wind forces. This is the same wall the rests on the poorly supported cantilever described above. The existing first

floor walls are very lightly constructed and not structurally sufficient to support either the vertical gravity loads or the lateral wind forces imposed on them by the large superstructure.

In consideration of the several structural problems outlined above and the technical challenges involved in solving them, it is my professional opinion that the best course of action is to demolish the existing structure and build a new, code conforming dwelling in its place.

If you have any questions, please feel free to contact me.

Sincerely,



Paul W. Swanson, P.E.  
Swanson Structural, Inc.



1/13/2022

Ref. 6293

# FINE LINE design

January 12, 2022

Barnstable Historic Commission

Email: Grayce.Rogers@town.barnstable.ma.us

Re: Project Narrative  
Full Demolition and Rebuild  
401 Main Street, Barnstable, MA

Ladies and Gentlemen of the Barnstable Historic Commission,

The owners of 401 Ocean Street, Hyannis are seeking approval to demolish all buildings on the property and rebuild.

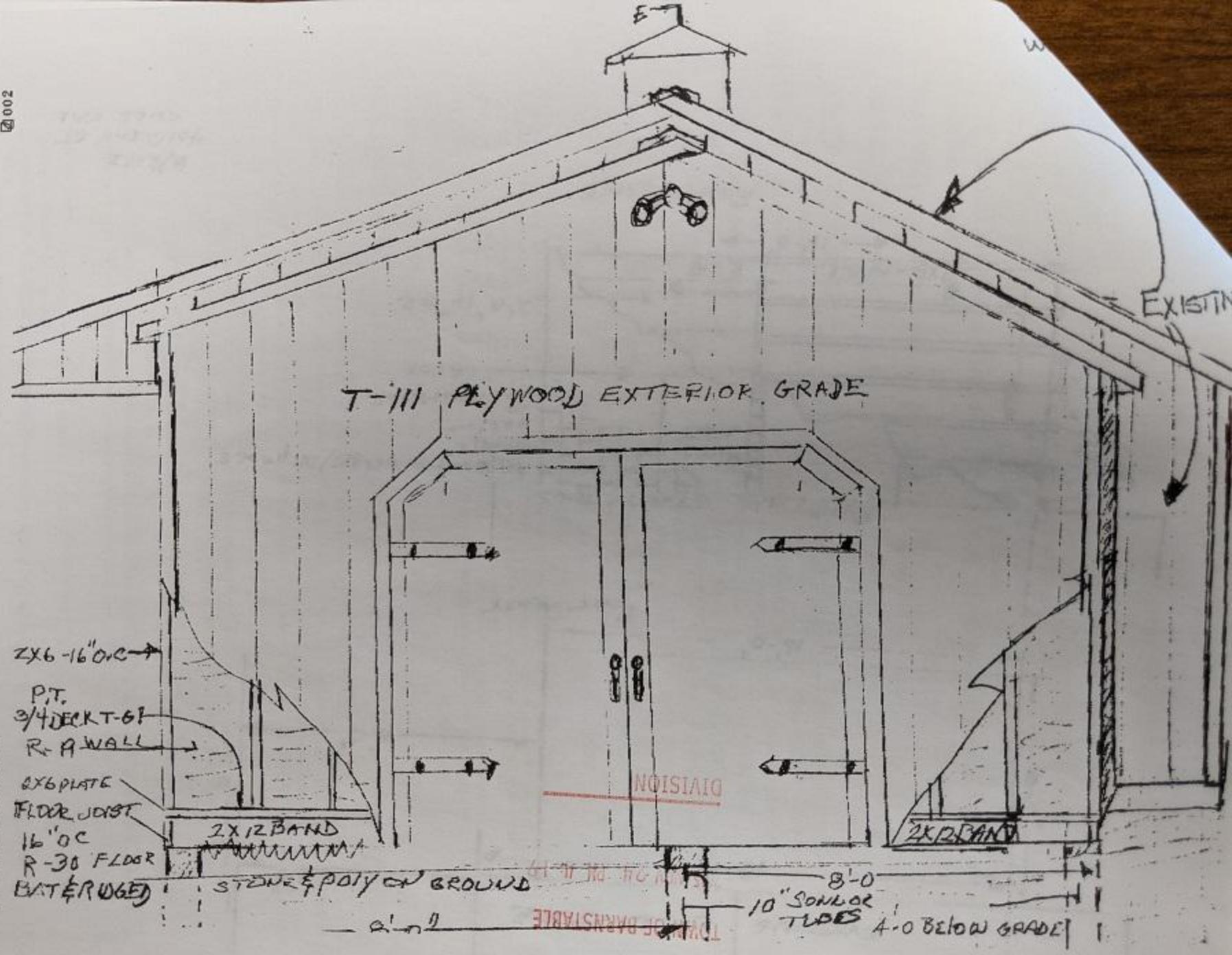
This should be allowed based on two points:

1. The historic character of the residence has long been obfuscated by dubious renovations.
  - Please refer to the oldest known photographs of the residence which have been submitted. The photos appear to be from the 70's based on the car in the driveway.
  - It would appear that the original home built in 1915 was a small two-story colonial type structure with an open front porch. Sometime prior to the 70's photo, a shed roof has been added to the front façade to build out above the front porch. Also, the front porch has been infilled to create additional first floor living space.
  - Please refer to the plans dated 1996. In 1996, the roof and second floor walls were removed to create the addition seen today. This top-heavy expansion has forever altered the historic appeal of this residence and is the primary cause of the structural failure which is occurring. As part of this renovation, the home was converted into a two-family dwelling with one apartment on the first floor and a second apartment on the second floor.
  - Please refer to the plan of the addition to the garage. In 2015, a permit was granted to create an extension to a shed on the property. This addition has the appearance of a garage but is actually an 8 ft addition to the shed to increase curb appeal. The previous owner then created a third rental apartment in this structure not approved by the town.

The point is, little of the original structure remains and none of it is visible buried beneath prior renovations. In its present condition, it has little value to Barnstable's inventory of historic homes.
2. The building is experiencing extreme structural issues resulting from the 1996 creation of the second- floor apartment.
  - Please refer to the photos of the 6 ft level placed on the floor of the second-floor apartment.
  - Among other issues, the floor in the apartment is buckling due to the inadequate structure below. The remedy for this failure out-weighs the value of the structure.

Kevin Werner, March  
Principle  
Fine Line Design

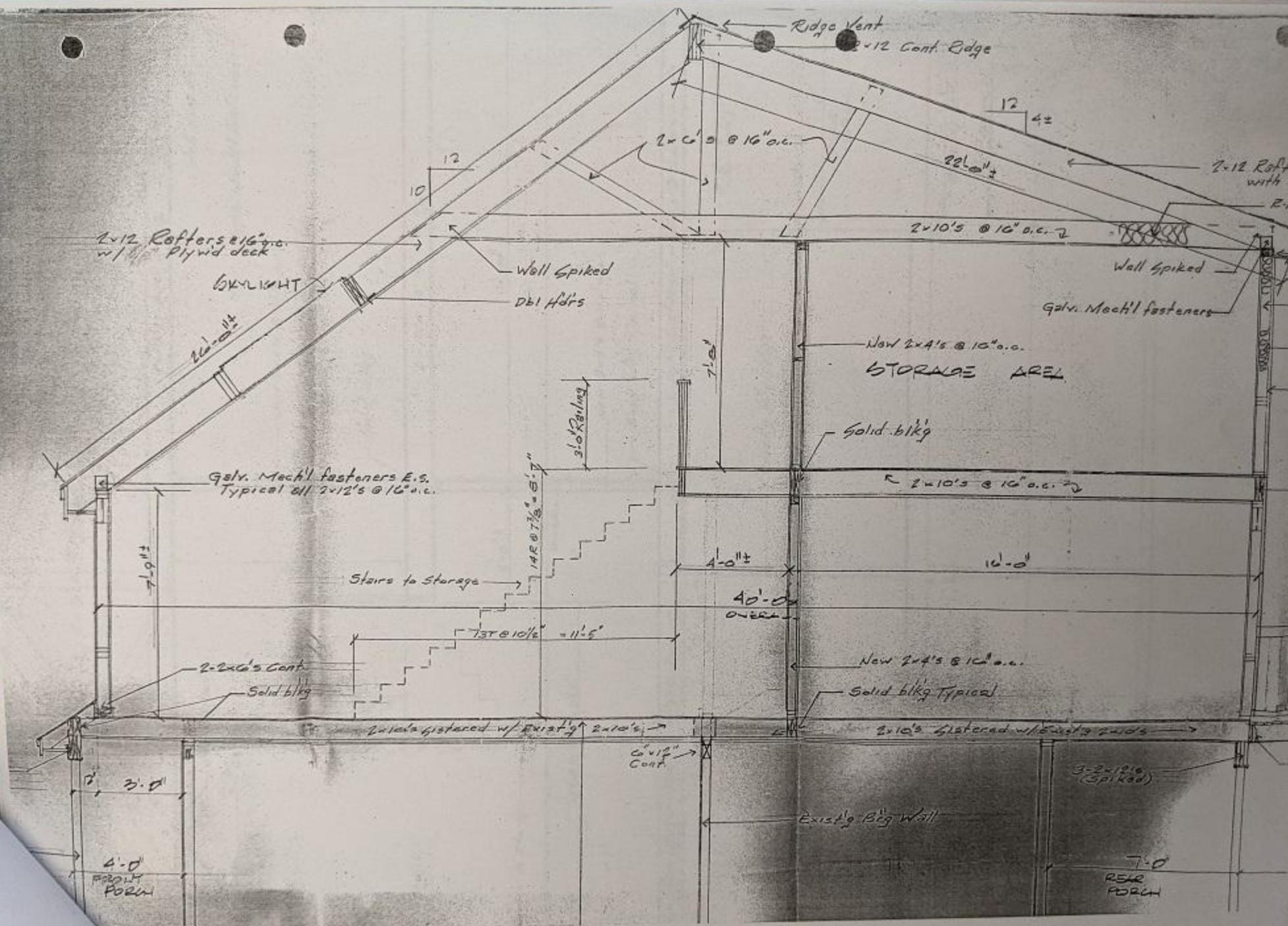
002



11/23/2015 18:43 FAX

NOISIAID

TORNS BARNSTABLE



Ridge Vent  
2x12 Cont. Ridge

12  
4±

2x6's @ 16" o.c.

2x6's

2x12 Rafter with Ply

2x12 Rafters @ 16" o.c. w/ 1/2" Plywood deck

SKYLIGHT

2x6's

Wall Spiked  
DBI Hdr's

2x10's @ 16" o.c.

Wall Spiked

Galv. Mechl fasteners

New 2x4's @ 16" o.c.  
STORAGE AREA

Solid blk'g

2x10's @ 16" o.c.

Galv. Mechl fasteners E.S. Typical all 2x12's @ 16" o.c.

7'-0"±

Stairs to Storage

1x4 @ 7 1/2" @ 6"±

slat Railing

4'-0"±

16'-0"

4'-0" OVERHANG

1x3 @ 10 1/2" = 11'-5"

2x2x6's Cont.  
Solid blk'g

New 2x4's @ 16" o.c.  
Solid blk'g Typical

2x10's Glistered w/ Existing 2x10's

New 2x10's Glistered w/ Existing 2x10's

6"± Cont.

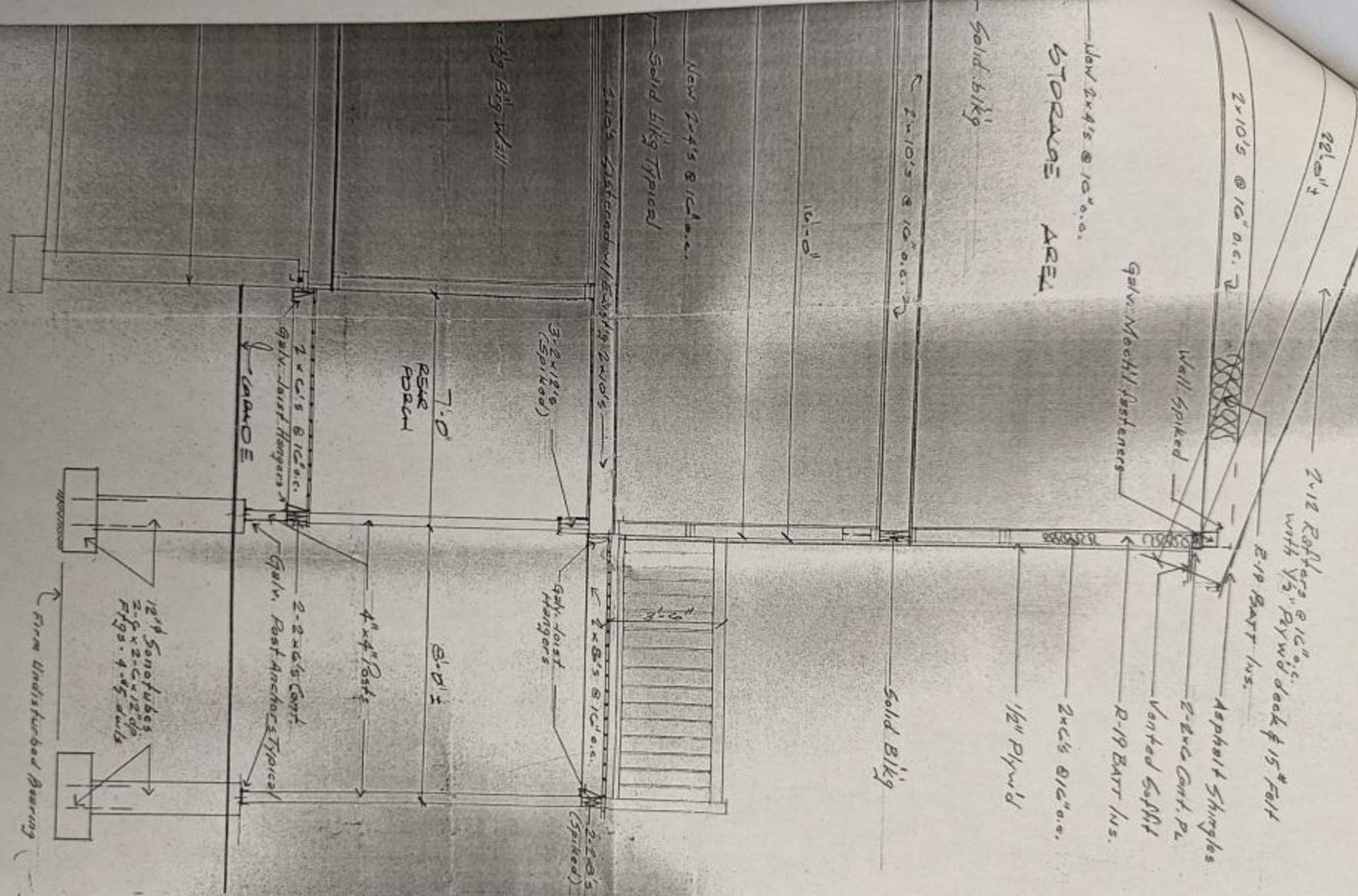
3'-0"

Exist'g Brk Wall

3-2x10's (Spiked)

4'-0" FRONT PORCH

7'-0" REAR PORCH



RICHARD A. ADAMS, PE  
 Consulting Engineer  
 42 Ellen Brook Road

**BUILDER'S PLAN SERVICE**  
 A DIVISION OF LOWELL BLUEPRINT, INC.  
 480 BRIDGE ST. • ROUTE 38  
 LOWELL, MASSACHUSETTS 01850  
 (508) 937-5023

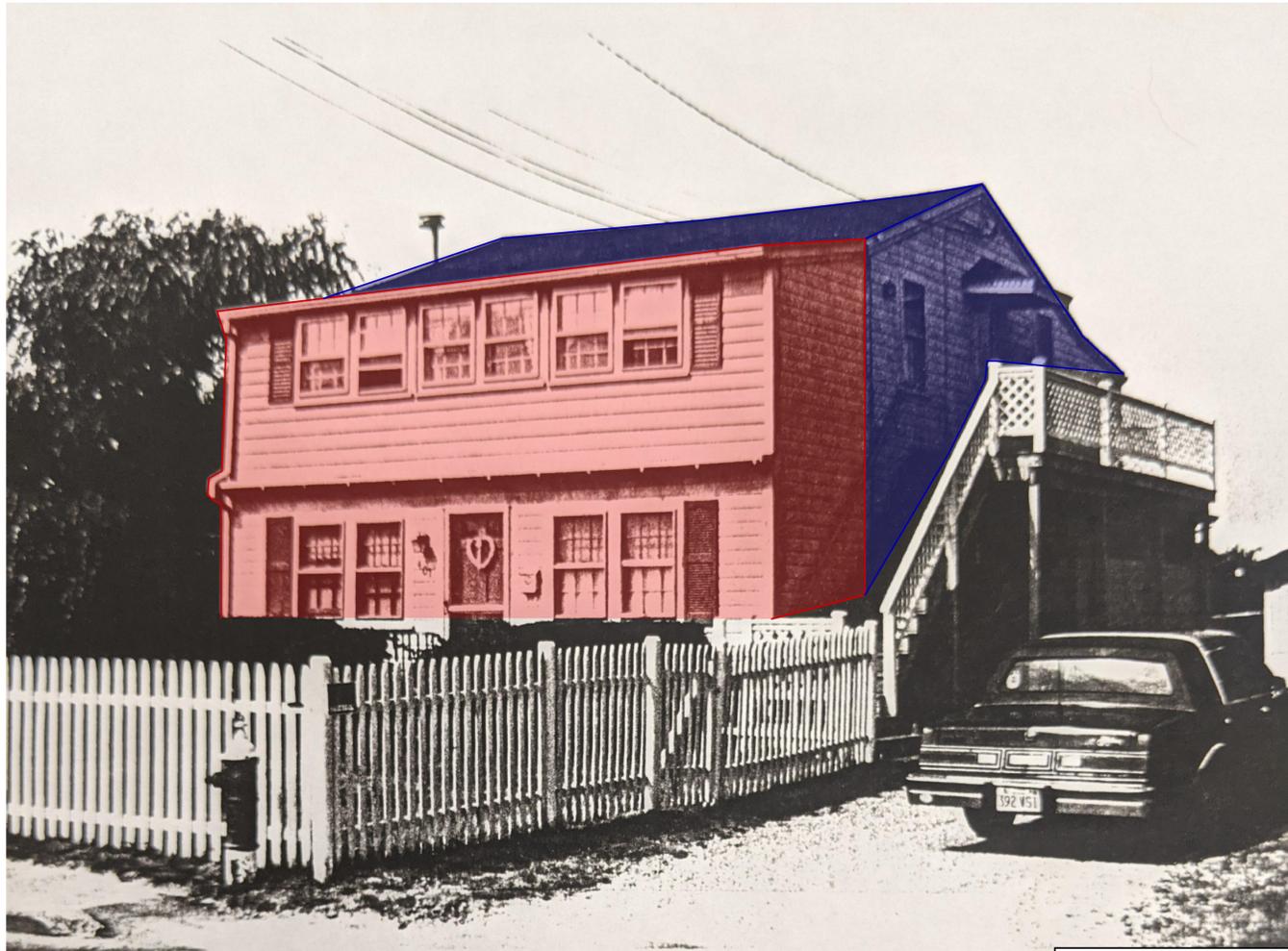
RESIDENCE FOR:  
 Gerald Weitz  
 Hyannis, MA

DR BY: R. ADAMS  
 DATE: 4/19/96  
 SCALE:  
 REVISIONS:

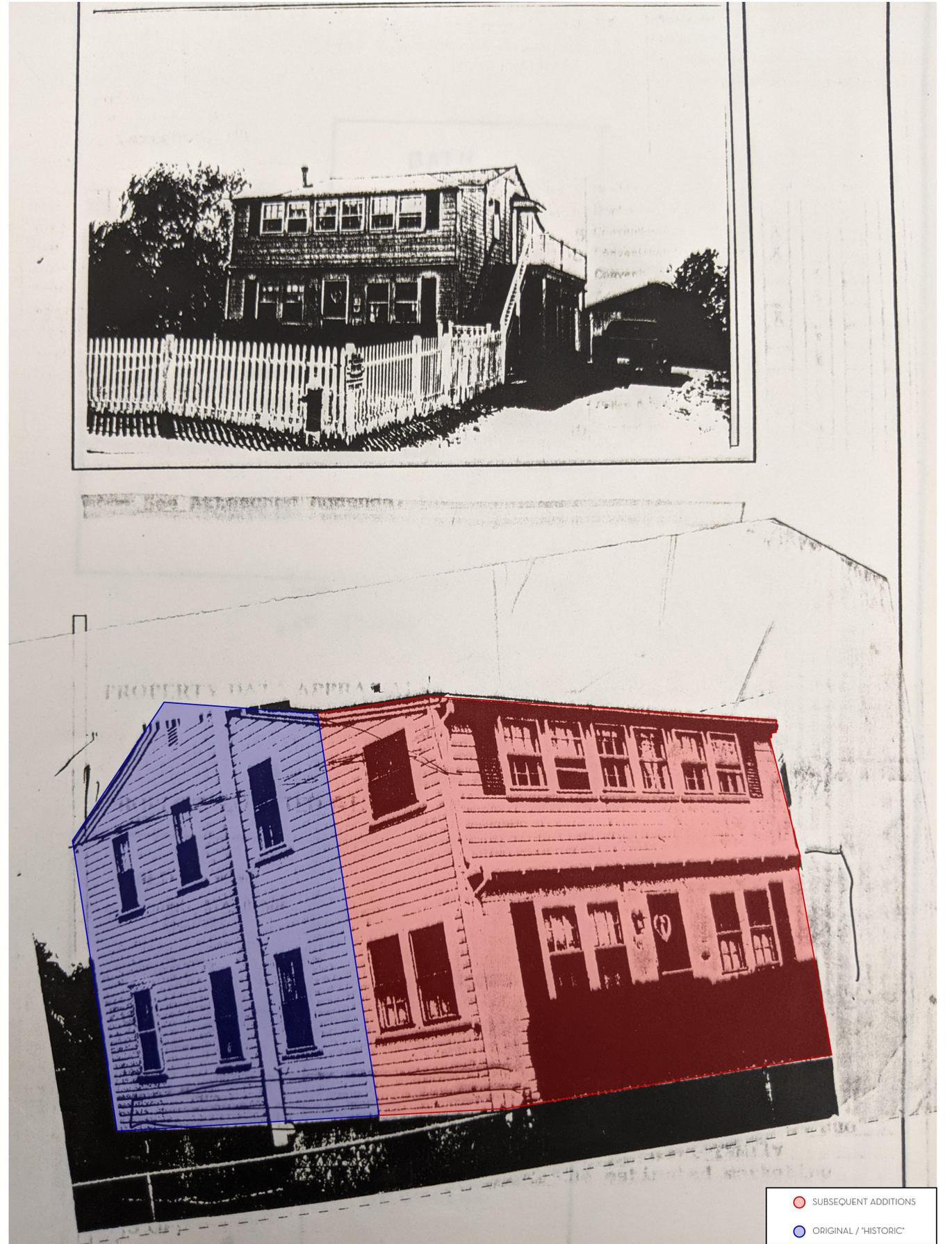
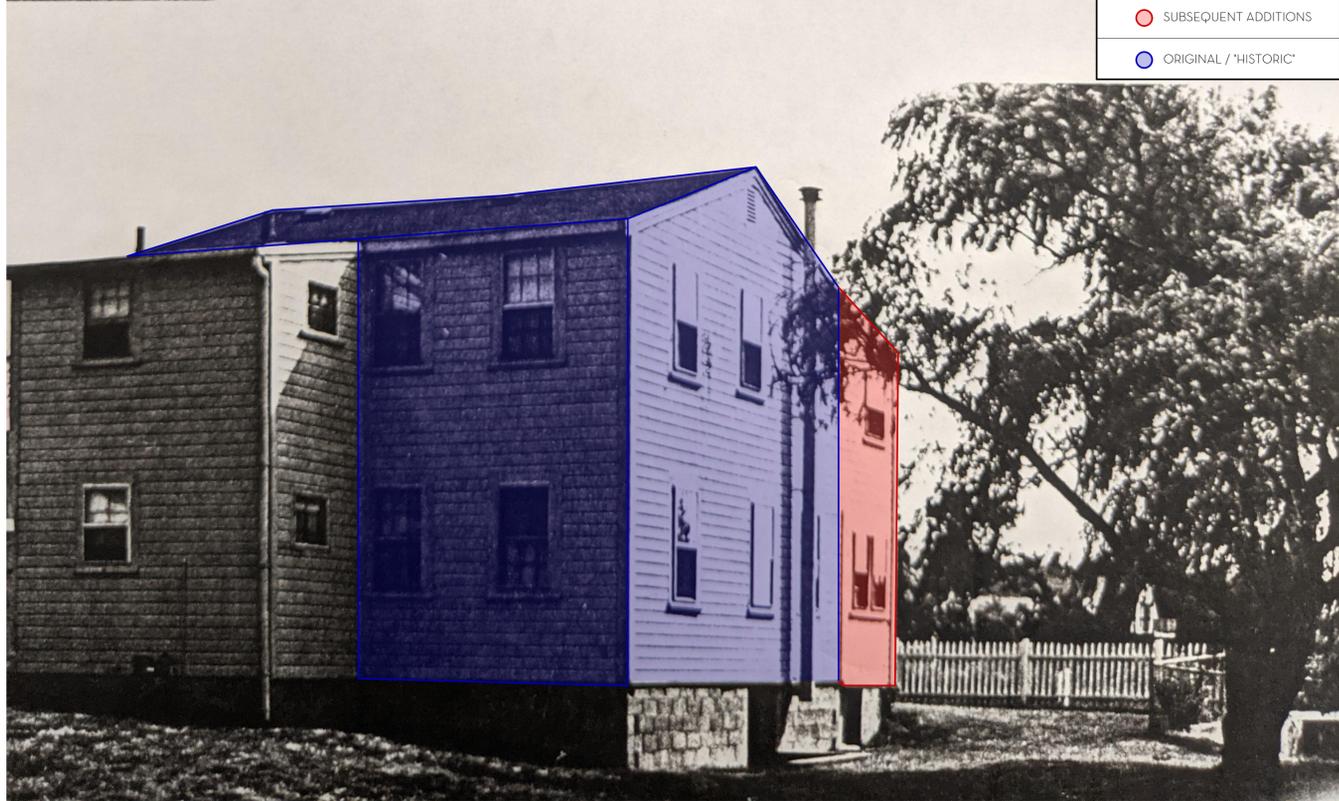
Builder's Plan Service is a service and not an architect engineering firm. These plans intended for dimensional conceptual use and shall reviewed by a structural or for compliance to local codes. These plans are specific to any particular and may require soil tests.



4 SHEET

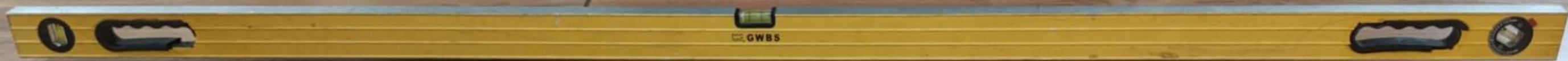


○ SUBSEQUENT ADDITIONS  
○ ORIGINAL / "HISTORIC"



○ SUBSEQUENT ADDITIONS  
○ ORIGINAL / "HISTORIC"

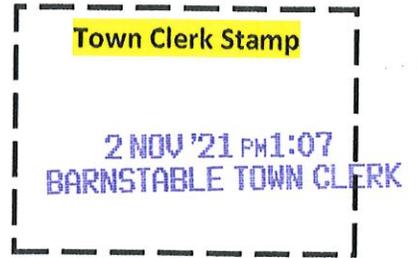
401 OCEAN STREET - HYANNIS, MA







**TOWN OF BARNSTABLE**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)



**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**

Date of Application 8/25/21  Full Demotion  Partial Demolition

Building Address: 401 OCEAN ST.  
Number Street

HYANNIS 02601 Assessor's Map # 325 Assessor's Parcel # 010  
Village ZIP

Property Owner: ZHANG, YING & WANG, YINGLI 650-388-6627  
Name Phone#

Property Owner Mailing Address (if different than building address) \_\_\_\_\_

Property Owner e-mail address: jennyzhang@gmail.com

Contractor/Agent: KEVIN WERNER - FINE LINE DESIGN

Contractor/Agent Mailing Address: BOX 163 CUMMAQUID, MA 02637

Contractor/Agent Contact Name and Phone #: KEVIN WERNER 508-420-1296  
Name Phone #

Contractor/Agent Contact e-mail address: kevin@finelinearchitectural.com

**Demolition Proposed - please itemize all changes:**

Demolish existing multi-family residence and accessory building.

Type of New Construction Proposed: Multi-family Residential New England shingle style wood frame

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1915 Additions Year Built: \_\_\_\_\_

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?

No  

Property Owner/Agent Signature \_\_\_\_\_

**BARNSTABLE HISTORICAL COMMISSION**  
**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**  
**Application Requirements Checklist**

**Application Hard Copies – 2 Copies** Complete all sections of the application and checklist. Clock two copies of the application and supporting documents with the Town Clerk at 367 Main Street, Hyannis, 1<sup>st</sup> Floor. The Town Clerk will retain one copy, the second clocked copy should be brought to the Planning & Development office on the 3<sup>rd</sup> Floor (367 Main Street, Hyannis)

**Application Electronic Copy** - Email the application & supporting documents to [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

**Supporting Documents – 2 Copies - all plans should be on 11"X17" paper only**

**Project narrative**                      Detail of demolition proposed; type of new construction proposed; options explored other than demolition; a detailed explanation as to why demolition or partial demolition is necessary; any other information that will help the Commission understand the proposed project

**Photographs**                              Include photos of:  
Each elevation where demolition is proposed  
Structure from all abutting streets

**Site Plan**                                      A plan showing:  
All structures on the lot  
All proposed demolition, additions or changes to those structures  
Existing & Proposed structure footprint

**Elevations**                                      **Partial Demolitions Only** - Detailed elevations of all building facades outlining existing and proposed. An existing floor plan must be included highlighting the areas to be demolished.

**Reports (Optional)**                      **Full Demolitions Only** -Provide any expert reports including but not limited to; structural analysis, mold report, Flood reports; **Full or Partial Demo** - Cape Cod Commission Comments (for properties on the National Register)

**\$100 Filing Fee**                              \$100 fee shall be submitted with the application. Check made payable to the Town of Barnstable.

**\$39.68 Advertising Fee**                      The applicant shall pay the cost of the required two advertisements in the local newspaper. On a separate check, made payable to the Town of Barnstable.

**Postage Stamps**                              First class postage stamps are required for abutter notification. Please contact Commission support staff for the number of stamps required.

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This application will not be placed on an agenda until the application is determined to be complete based on all of the above required information.

# FINE LINE design

October 25, 2021

Barnstable Historic Commission

Email: Grayce.Rogers@town.barnstable.ma.us

Re: Project Narrative  
Full Demolition and rebuild  
2908 Main Street, Barnstable, MA

Dear Commission,

I have been engaged by the owners of 401 Ocean St. Hyannis to explore the feasibility of completely demolishing the existing structures and rebuilding. We are seeking Historic Commission approval to demolish for the following reasons:

1. Historic Appearance  
Even though the main structure was built in 1915, subsequent renovations have buried the original character of the residence. None of the old façade is visible therefore contributes nothing of historic value to the town.
2. Structural Issues  
At some point, the original residence was converted into a multi-family configuration by adding a second story and a half above. This questionable second-floor apartment addition has created structural problems as it far exceeds the bearing capacity of the original first floor. The floors of the second-floor apartment are now buckling, and the front dormer wall has significantly shifted out of plumb. A building permit has been issued to repair these issues and more issues have been discovered while uncovering existing finishes. The cost of structural repair is projected to exceed the value of the structure. Repair has been halted.
3. Flood Zone  
The property is within the coastal flood zone. To achieve FEMA elevation compliance, the first floor would have to be raised significantly which is not possible with the existing structural issues. The owners would benefit by demolishing the existing structures and rebuilding with a new building or buildings that completely comply with the FEMA guidelines.



Kevin Werner  
Fine Line Design











# 395

325010  
# 401

Snow's Creek

Road Names



Map printed on: 11/17/2021



Approx. Scale: 1 inch = 42 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not 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 accurate relationships to physical objects on the map such as building locations.

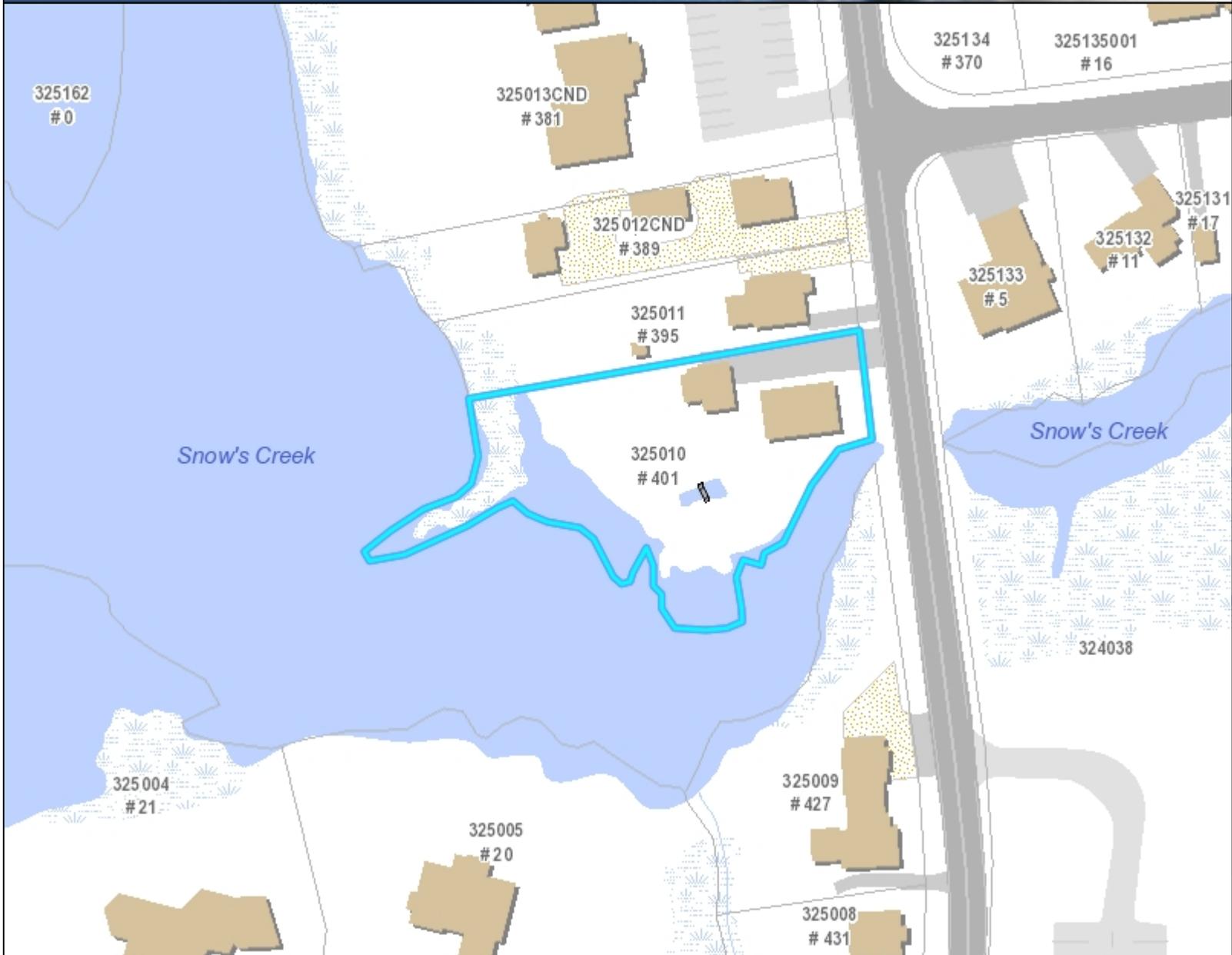


**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



### Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Buildings**
- Approx. Building
- Buildings
- Painted Lines**
- Parking Lots**
- Paved
- Unpaved
- Driveways**
- Paved
- Unpaved
- Roads**
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams**
- Marsh
- Water Bodies

Map printed on: 11/17/2021



Approx. Scale: 1 inch = 83 feet



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### Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Parcel: 325-010

Location: 401 OCEAN STREET, Hyannis

Owner: ZHANG, YING & WANG, YINGLI



Parcel  
325-010

Location  
401 OCEAN STREET

Village  
Hyannis

Town sewer account  
Active

CWMP Sewer Expansion (subject to change with final engineering design)  
None planned at this time

Developer lot:

Road type  
Town

Fire district  
Hyannis

Secondary road

Road index  
1133

Interactive map



Sewer connection files  
[card\\_1](#)

Owner: ZHANG, YING & WANG, YINGLI

Owner ZHANG, YING & WANG, YINGLI	Co-Owner	Book page 33322/0260
Street1 1018 LOS ROBLES AVE	Street2	
City PALO ALTO	State Zip Country CA 94306	

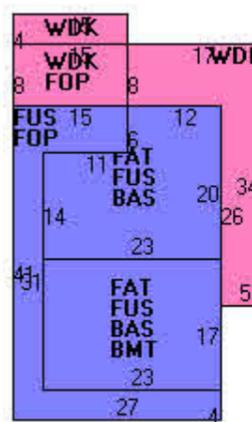
Land

Acres 0.65	Use Multi Hses M-01	Zoning RB	Neighborhood 0109
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities All Public	Location factor Lake/Pond Front	State Zone of Contribution OUT	

Construction

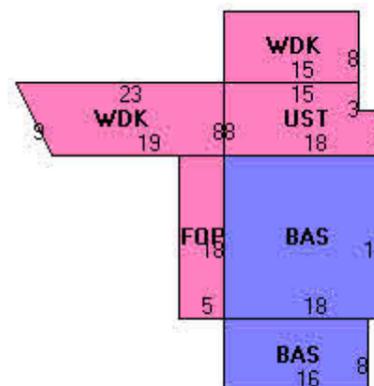
Building 1 of 2

Year built 1915	Roof structure Gable/Hip	Heat type Hot Water
Living area 2010	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 3956	Exterior wall Wood Shingle	AC type None
Style Conventional	Interior wall Drywall	Bedrooms 5 Bedrooms
Model Residential	Interior floor Vinyl/Asphalt, Carpet	Bath rooms 2 Full-0 Half
Grade Custom	Foundation	Total rooms 11 Rooms
Stories 2		



Building 2 of 2

Year built 1995	Roof structure Gable/Hip	Heat type None
Living area 452	Roof cover Asph/F Gls/Cmp	Heat fuel None
Gross area 965	Exterior wall Wood Shingle, Vinyl Siding	AC type None
Style Cottage	Interior wall Drywall	Bedrooms 1 Bedroom
Model Residential	Interior floor Carpet	Bath rooms 1 Full-0 Half
Grade Average	Foundation	Total rooms 2 Rooms
Stories 1		



Permit History

Permit

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
09/08/2021	Addn Alt-Res	BLDR-21-1049	\$39,000		Provide structural repairs to existing duplex per engineers plan stamped and dated 7-27-21.
04/02/2018	Sid/Wind/Roof/Door	18-850	\$1,100		re roof stripping old
12/03/2015	Addition	201508103	\$5,200	05/11/2016	ADD 8' TO EXISTING ACCESSORY STRUCTURE 12X24
08/18/2015	New Roof	201505282	\$350	06/30/2016	REROOF (HURRICAN NAILED)
03/29/2012	Remodel	201201542	\$700	06/30/2012	BD & BTH IN DETACHED STRUCTURE
08/03/2010	Out Building	201003851	\$500	11/02/2010	REPAIR SHED
11/02/1994	Addition	B37230	\$0	06/30/1995	HY REMODE
11/01/1994	Addition	B37230A	\$8,011	06/30/1995	HY REMODE

▼ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	10/02/2020	ZHANG, YING & WANG, YINGLI	33322/0260	\$828,000
2	12/17/2019	WEITZ, VIRGINIA M	33322/0257	\$0
3	12/14/2011	WEITZ, VIRGINIA M & GERALD L	25919/0164	\$1
4	12/14/2011	WEITZ, DEREK	25919/0162	\$1
5	11/12/2008	WEITZ, GERALD L & VIRGINIA TRS	23262/0223	\$1
6	10/07/1994	WEITZ, GERALD L & VIRGINIA	9398/0188	\$145,000
7	08/17/1982	LEVAS, SOTERIOS A & EVAGELIA L	3538/0220	\$0

▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$278,200	\$29,400	\$17,300	\$259,700	\$584,600
2	2020	\$262,800	\$25,500	\$15,800	\$259,700	\$563,800
3	2019	\$232,000	\$25,500	\$16,500	\$270,900	\$544,900
4	2018	\$195,500	\$25,500	\$17,000	\$273,300	\$511,300
5	2017	\$178,800	\$25,300	\$14,300	\$273,300	\$491,700
6	2016	\$178,100	\$25,000	\$5,100	\$267,400	\$475,600
7	2015	\$208,600	\$27,800	\$6,200	\$270,700	\$513,300
8	2014	\$208,600	\$27,800	\$6,300	\$270,700	\$513,400
9	2013	\$208,600	\$27,800	\$6,500	\$270,700	\$513,600
10	2012	\$203,400	\$27,300	\$5,100	\$270,700	\$506,500
11	2011	\$245,900	\$0	\$0	\$270,700	\$516,600
12	2010	\$247,900	\$0	\$0	\$276,600	\$524,500
13	2009	\$279,700	\$0	\$0	\$268,200	\$547,900
14	2008	\$255,200	\$0	\$0	\$303,500	\$558,700
16	2007	\$254,900	\$0	\$0	\$303,500	\$558,400
17	2006	\$252,800	\$0	\$0	\$293,900	\$546,700
18	2005	\$233,500	\$0	\$0	\$270,700	\$504,200
19	2004	\$198,100	\$0	\$0	\$213,400	\$411,500
20	2003	\$159,200	\$0	\$0	\$104,800	\$264,000
21	2002	\$106,300	\$0	\$5,600	\$104,800	\$216,700
22	2001	\$106,300	\$0	\$5,600	\$104,800	\$216,700
23	2000	\$45,200	\$0	\$5,800	\$70,700	\$121,700
24	1999	\$43,700	\$0	\$4,800	\$70,700	\$119,200
25	1998	\$43,700	\$0	\$4,800	\$70,700	\$119,200

Sale #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
26	1997	\$53,200	\$0	\$0	\$43,300	\$97,500
27	1996	\$53,200	\$0	\$0	\$43,300	\$97,500
28	1995	\$53,200	\$0	\$0	\$43,300	\$97,500
29	1994	\$62,500	\$0	\$0	\$77,900	\$141,400
30	1993	\$62,500	\$0	\$0	\$77,900	\$141,400
31	1992	\$71,300	\$0	\$0	\$86,500	\$158,900
32	1991	\$72,600	\$0	\$0	\$97,300	\$172,300
33	1990	\$72,600	\$0	\$0	\$97,300	\$172,300
34	1989	\$72,600	\$0	\$0	\$97,300	\$172,300
35	1988	\$56,300	\$0	\$0	\$36,600	\$96,200
36	1987	\$56,300	\$0	\$0	\$36,600	\$96,200
37	1986	\$0	\$0	\$0	\$36,600	\$41,600

Photos









Property ID: 324038  
BARNSTABLE. TOWN OF (BCH)  
367 MAIN STREET  
HYANNIS. MA 02601

Property ID: 325004  
CAREY. DAVID S & ELAINE M  
21 STANLEY PLACE  
HYANNIS. MA 02601

Property ID: 325005  
CAREY. SHERIDAN F & EILEEN CENCI  
20 STANLEY PLACE  
HYANNIS. MA 02601

Property ID: 325007  
CONNER. ROBERT  
433 OCEAN STREET  
HYANNIS. MA 02601

Property ID: 325008  
GEORGE. MARY F  
33 ST MARGARET STREET  
DORCHESTER. MA 02125

Property ID: 325009  
ST ONGE. RICHARD D & VALERIE C  
427 OCEAN STREET  
HYANNIS. MA 02601

Property ID: 325010  
ZHANG. YING & WANG. YINGLI  
1018 LOS ROBLES AVE  
PALO ALTO. CA 94306

Property ID: 325011  
SORDILLO. ELEANOR TR  
ELEANOR SORDILLO 2015 TRUST  
14 PACIFIC ST  
SOUTH BOSTON. MA 02127

Property ID: 32501200A  
PARMATER. SUSAN S & JENKINS. JOANN  
389 OCEAN STREET A  
HYANNIS. MA 02601

Property ID: 32501200B  
HANLON. DENNIS J  
389 OCEAN STREET UNIT B  
HYANNIS. MA 02601

Property ID: 32501200C  
PISACANO. CHARLES J & MARGO W  
P O BOX 126  
HYANNIS PORT. MA 02647

Property ID: 32501300A  
BRENDLI. PHILIP & KAREN A  
381 OCEAN STREET APT 1  
HYANNIS. MA 02601

Property ID: 32501300B  
ARMSTRONG. KATHLEEN E TR  
KATHLEEN E ARMSTRONG REVOCABLE  
37 MINGO STREET  
MILTON. MA 02186

Property ID: 32501300C  
MYNTTINEN. AIRA K  
%APPLETON GROVE LLC  
177 HUNTINGTON AVE  
SUITE 1700 #150  
BOSTON, MA 02115

Property ID: 32501300D  
SYLVESTER. GEORGE M JR & BARBARA L  
35 HARVESTWOOD DRIVE  
WEST BRIDGEWATER. MA

Property ID: 32501300E  
SACHS. MARILYN E TR  
MARILYN E SACHS 2002 FAMILY TRUST  
381 OCEAN STREET - UNIT 5  
HYANNIS. MA 02601

Property ID: 32501300F  
DELUGA. RONALD J & CELIA R  
4 SPARROW ROAD  
NORFOLK. MA 02056

Property ID: 32501300G  
RODICK. ROSALIE  
1074 W WASHINGTON STREET #104  
HANSON. MA 02341

Property ID: 32501300H  
SANDS. CARLTON C JR & CHRISTINE A  
11 FOLLY HILL LANE  
HANOVER. MA 02339

Property ID: 32501300I  
NOLAN. BRUCE P TRS & NOLAN. MAUREEN  
172 JARVIS CIRCLE  
NEEDHAM. MA 02492-2045

Property ID: 325014  
DUFOUR. LLOYD  
15 WARREN STREET APT 1  
CAMBRIDGE. MA 02141

Property ID: 325130  
ROGERS. JANET M  
27 HARBOR BLUFFS ROAD  
HYANNIS. MA 02601

Property ID: 325131  
MCLEAN. DAVID R  
50 LEDGEVIEW WAY APT 2203  
WRENTHAM. MA 02093

Property ID: 325132  
CANDELLA. LYNN  
11 HARBOR BLUFFS ROAD  
HYANNIS. MA 02601

Property ID: 325133  
DILORENZO. LEONARD & GARCEAU.  
LEONARD DILORENZO LIVING TRUST  
5 HARBOR BLUFFS ROAD  
HYANNIS. MA 02601

Property ID: 325134  
ANESTIS. NICHOLAS J ESTATE OF  
C/O CYNTHIA A TESTO  
134 SHAWMUT AVENUE  
NORTH HAVEN. CT 06473

Property ID: 325135001  
MINICHIELLO. PIETRO&IMMACOLATO  
221A SCHOOL ST  
SOMERVILLE. MA 02145

Property ID: 325135002  
BEATTY. JAMES B & JO ANNE  
15 IYANOUGH RD  
HYANNIS. MA 02601

Property ID: 325136  
JASINSKI. GLENN J  
24 HARBOR BLUFFS RD  
HYANNIS. MA 02601

Property ID: 325156  
LAMB. PAUL TERRENCE TR  
2019 2ND RESTATEMENT OF PTL REV TR  
C/O FUREY DOOLAN & ABELL LLP  
7600 WISCONSIN AVE STE 600  
BETHESDA, MD 20814

Property ID: 325160

REGELMAN, ROMAN & MARINA  
73 ROLLING LANE  
WESTON, MA 02493

Property ID: 325162

BARNSTABLE, TOWN OF (CON)  
CONSERVATION COMMISSION  
200 MAIN STREET  
HYANNIS, MA 02601



# COTUIT FEDERATED CHURCH

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40 School Street • Post Office Box 436 • Cotuit, MA 02635

Date: January 17, 2022

To: Barnstable Historical Commission

From: Cotuit Federated Church, 40 School St., Cotuit MA 02635

Subject: Request to Historical Commission to Designate Cotuit Federated Church  
a Building of Historical Significance

The Cotuit Federated Church is submitting this request to the Commission to designate the church as a building of historical significance. We will appear before the Commission at the meeting on January 18, 2022, and are hopeful that a designation can be made at that time.

We are submitting to you several documents that you will send to Commission members prior to the meeting date. These include this memo, a timeline of historical dates, a newspaper article dated 1901, and a Power Point slide presentation that will be used by us at the meeting. We appreciate your assistance in setting up the slide presentation.

## Background

To view the Cotuit Federated Church as an important historical building, one must look at both its age (built in 1901) and its religious history that began in 1846.

In 1987, a Cotuit Historic District was registered on the National Register of Historic Places. As the lines were drawn, the Cotuit Federated Church (then the Cotuit Methodist Church) was one parcel outside the Cotuit Historical District. The church is an abutter to the next property *in* the district. Built in 1901 and considered a historical building in Barnstable because of the 1901 original construction date, the church is not listed in state or national registers.

Therefore, a designation from the Barnstable Historical Commission as a building of historical significance is our next step.

*No matter who you are or where you are on life's journey, you are welcome here.*

[508] 428-6163 • [www.cotuitfederatedchurch.org](http://www.cotuitfederatedchurch.org)



# COTUIT FEDERATED CHURCH

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40 School Street • Post Office Box 436 • Cotuit, MA 02635

## History

Prior to 1846, “churchgoers of all persuasions had gathered in homes or had made the long, and often difficult, journey to churches in Marstons Mills, Centerville, or West Barnstable.”

As the need for a more local place of worship grew, 25 men, mostly sea captains, met and ultimately set into motion the steps needed to bring together Baptists, Congregationalists, and Methodists in one meeting house in Cotuit.

For the next 40 years the various denominations formed alliances, separated, regrouped, had political and financial disagreements, and looked out of their geographic circle of worship in Cotuit for solutions. Finally, in 1900, the original Methodist group broke from the Congregationalists and created the Methodist Episcopal Church at the site of the current Cotuit Federated Church (1901). With many stormy events since the coming together of the three original religious congregations in 1846, what became the Cotuit Federated Church was a final merger of the Congregationalists and the Methodists in 1923. The original alliance of the three groups in 1846 was an affiliation of three different denominations acting as one local church. Historically, we began as a Federated Church in 1846 and are now a Federated Church in 2022 with two original denominations as members.

## Current Status

Cape Cod is rich with historical buildings, many of the oldest being places of worship. The town of Barnstable is notable for its many historic churches. By necessity, the CFC has made some improvements and repairs to the original building, but has made no major renovations for the last sixty years. Our strict attention to maintenance and repairs has kept the church viable.



# COTUIT FEDERATED CHURCH

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40 School Street • Post Office Box 436 • Cotuit, MA 02635

As the current governing board of the Cotuit Federated Church reviewed the physical needs of the building, they considered the possibility of expanding services to both church members and community members through renovations and building expansion. After careful planning and meetings with architects, contractors, fundraising consultants and community and church members, the decision was made to develop what has become "the plan." The Building Expansion Team is acutely aware that preserving what structures are historic and changing some features back to their original placement is a priority. Some old photos, archived records and personal testimony from older church members have been helpful.

## Action Taken

With preservation in mind, the CFC submitted a Letter of Intent to request funding from the Barnstable Community Preservation Committee at its last meeting on December 20, 2021. Prior to this meeting, we met with some members of the CPC in order to determine what qualifies for funding. At this time, we are in need of a designation from the Historical Commission as a building of historical significance. We can then proceed to the next step and, with CPC approval, submit our full application.

Thank you for the opportunity to meet with the Commission. We look forward to making our presentation and will make every effort to answer any questions that members may have.

Rev. Angie Menke Ballou  
774-327-0629  
cotuitpastor@comcast.net

## Timeline

### *History of Cotuit Federated Church (CFC)*

- 1846 – (prior to 1846) worshippers in Cotuit met in homes or other church locations
- 1846 – February – men of Cotuit Port met to discuss possible meeting house where  
Baptists, Congregationalists, and Methodists could worship together  
Spring – construction began on *Union Church*  
End of year – first service
- 1870's – Building raised up to add new lower floor; more space for community  
gatherings
- 1870's – Reorganization of governing body into *Cotuit Port Union Religious Society*, an  
official business organization that ran the church
- 1879 – Break between Congregationalists and Methodists  
Reorganization of Congregationalists and Baptists into the *Independent Church*  
Methodists stayed with *Cotuit Port Union Religious Society*
- 1899 – Methodists secured land at corner of School and High Streets;  
Raised \$2,200 and built *Methodist Episcopal Church of Cotuit*
- 1901 – Cornerstone laid on April 5, 1901 for *Methodist Episcopal Church of Cotuit*  
July 14 – morning dedication ceremony  
Congregationalists stayed at *Union Meeting House*
- 1905 – Methodists purchased property across from library; built a parsonage
- 1913 – Bruce Hall (free standing building) built on grounds at corner of School  
and High Streets (not connected physically to church building); used for  
gatherings and Sunday School
- 1923 – Methodists and Congregationalists came back together  
Became *Federated Church*
- 1925 – Congregationalists agreed their church, Union Meeting House, they still owned  
be appropriated for use by the Masons
- 1929 – Congregationalists sold *Union Meeting House* to Masons  
Congregationalists were now at *Cotuit Federated Church*  
The *Union Meeting House* became the Mariners Lodge

- 1929 – Rev Walter R. Kraft – recent Seminary graduate stated that the “Cotuit Federated Church would be actively involved in community service and furthering the well-being of the community.”
- 1940 – *Cotuit Federated Church* acquired additional property on the East Side (to left facing front of church building from High Street)  
Plans drawn and redrawn 5 times to include:  
    New wide entrance facing the village and bay  
    Removal of bell tower  
    Addition of new cupola  
\$5,000 was raised
- 1941 – Construction began
- 1941 – October – members temporarily returned to worship in the *Union Meeting House* popularly known as the *Old White Church*
- 1942 – September - dedication of the new sanctuary at *Cotuit Federated Church*
- 1944 – Annual budget for *Cotuit Federated Church* of \$3,287
- 1951 – Identified Bruce Hall needed to be enlarged; plans discussed
- 1956 – Work completed on Bruce Hall.  
Bruce Hall relocated, raised up and refurbished; connected to church by pass-through with kitchen and offices.  
In lower level were new classrooms, a meeting room, utility rooms an restroom
- 1957 – Inside painting completed  
Last time renovations were done on the *Cotuit Federated Church*
- 1987 – Cotuit Historic District registered on National Register of Historic Districts  
Cotuit Methodist Church (Cotuit Federated Church) not in the district; abutter to next property in the district; CFC is one parcel outside the Cotuit Historical District; built in 1900 and is not currently listed in state or national registers  
Inventory form from Barnstable Historical Commission
- *Cotuit Federated Church* originated in the Union Meeting House
  - Union Meeting House is next to Freedom Hall
  - Freedom Hall was built in 1860
  - Union Meeting House became the Mariner’s Lodge (current)
  - Current *Cotuit Federated Church* (2021) located at corner of School Street and High Street in village of Cotuit

## **Newspaper article in 1901 titled dedication at Cotuit Mass**

The 14th day of July was a day of great interest in the village of Cotuit. On that day the new Methodist Episcopal Church was dedicated and a new epic in the church life of this quiet seaside town began. An account of the circumstances which have led to the direction of this building with possess the attractiveness of fiction, but would be too lengthy for the columns of this paper. A brief synopsis must suffice.

For many years a single church building has stood at the center of this village, and therein the people of all denominations of worshiped together. The building, however, has been controlled by an organization known as the "The Cotuit Port Union Religious Society." According to the constitution of this society, each individual who owned a pew in the church was thereby entitled to a vote. The pews were held by deeds, and were therefore transferable by sale or bequest just as any other real estate. To hold a deed for a pew constituted any one a member of this society the Constitution specifically recognized three denominations—Congregational, Baptist, Methodist—and specified that each of the three named denominations should be equally represented upon a committee chosen annually for the purpose of securing a minister.

As one might well imagine, this method of controlling the house of God has been attended with much friction. Through the death of the original owners (parentheses all the Baptist element has disappeared), many of the pews had fallen into the possession of individuals who cared but little for the interests of the Masters kingdom, and who's chief delight was in making trouble. During the last few years especially have the annual meetings of the society been times of political contriving and bitter feelings. At last the end came. At the annual meeting held in January of 1900, the Congregational element, failing to carry their point in the election of the annual committee, withdrew themselves from the company of worshipers and formed a Congregational Church, calling as their pastor the man who had for three years served the Union Church, going into a near-by hall to hold their services. The regularly elected committee of the Union Church applied to the New England Southern Conference for a minister. In response, the Conference sent them Rev. C. Howard Taylor. As the year drew toward a close, every effort was put forth on the part of the Methodist people to bring about a peaceable and quiet adjustment of the difficulties; but, all attempts having failed, it was decided to perfect the organization of a Methodist Episcopal Church and erect a new building which would be free from the unpleasant entanglements into which the old building add led. In pursuance of this determination the Methodists went out from the old house, and began at once to build the new.

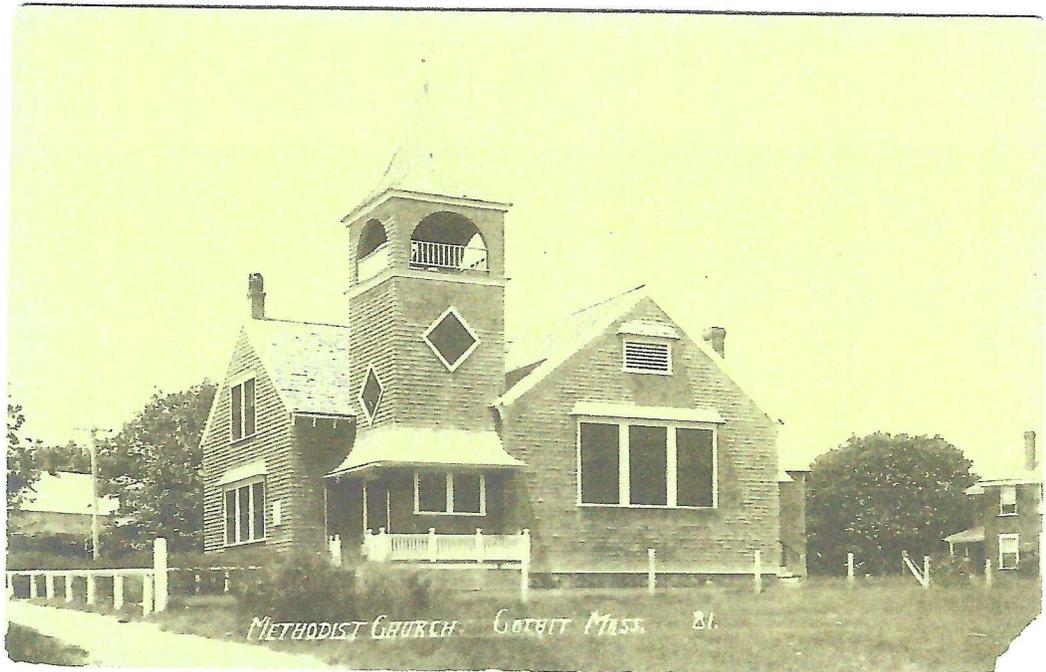
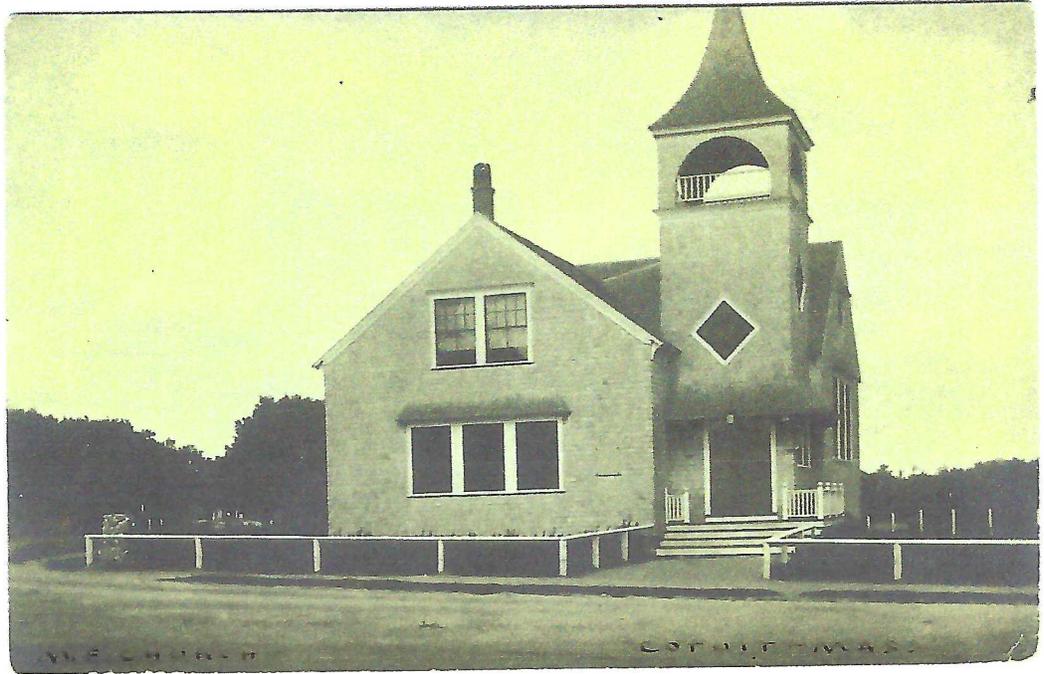
The quarterly conference, held about the middle of February by Presiding Elder T. J. Everett, elected the building committee and empowered them to erect the edifice. On July 14, 1901, Presiding Elder S. O. Benton received from the trustees of the church the building complete, "to be dedicated as a church to the service and worship of Almighty God." Surely God's blessing has attended the efforts of this people.

The church is thoroughly modern in style and appointment. The outside is finished in natural wood, only the trimmings being painted. The interior finish is oak throughout. The ceilings of the auditorium, lecture-room, and vestibule are steel. The walls are wainscoted to the height of five feet, and are rough-finish plaster above. The colors of ceiling and walls are a happy blending of cream and salmon shades. The auditorium is seated with circular oak pews, the pulpit furniture being finished to match. The lecture-room is connected with the auditorium by flex-fold doors, which, when open, render every foot of the room available from the pulpit. The floor of the lecture room is hard wood, and the auditorium is carpeted with a rich green and oak carpet. The entire building comprises auditorium, lecture-room, pastor's study, choir-room, ladies' parlor, and heated basement.

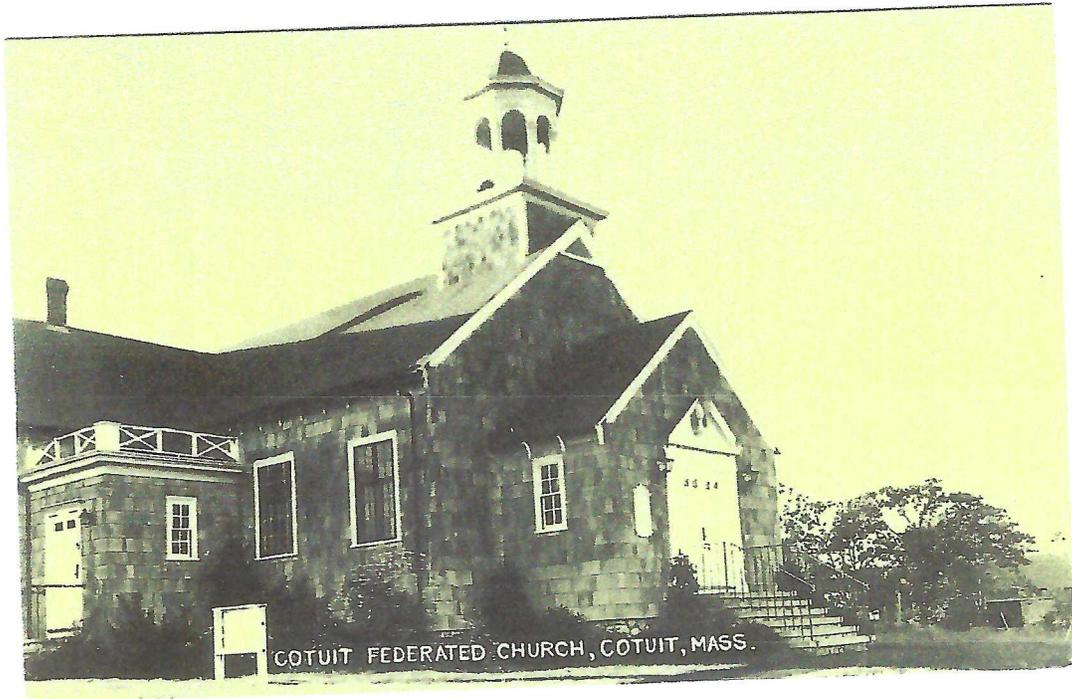
The entire building is lighted with acetylene gas. The seating capacity of auditorium is 175, and with lecture-room added is 225. The entire cost of the property up to date is \$5,000.

Mr. Taylor is the twelfth Methodist preacher who has served a pastorate either short or long in this community during the last sixty years. He is rejoicing with his people. In the final and successful solution of the problem which has been for so many years a great embarrassment to them in their efforts to build up the kingdom of Christ in Cotuit.

1



2







4

COMMUNITY  
MEMBERSHIP

Parcel: 035-050

Location: 40 SCHOOL STREET, Cotuit

Owner: TRUSTEES OF COTUIT FEDERATED CHURCH



Parcel  
035-050

Location  
40 SCHOOL STREET

Village  
Cotuit

Town sewer account  
No

CWMP Sewer Expansion (subject to change with final engineering design)  
Stage 2

Developer lot:

Road type  
Town

Fire district  
Cotuit

Property Record Card

[Property Record Card PDF File](#)

Secondary road  
HIGH STREET

Road index  
1433

Interactive map



Asbuilt septic scan  
[035050\\_1](#)

Owner: TRUSTEES OF COTUIT FEDERATED CHURCH

Owner TRUSTEES OF COTUIT FEDERATED CHURCH	Co-Owner	Book page 32919/0234
Street1 40 SCHOOL STREET	Street2	Street3
City COTUIT	County	State Zip Country MA 02635

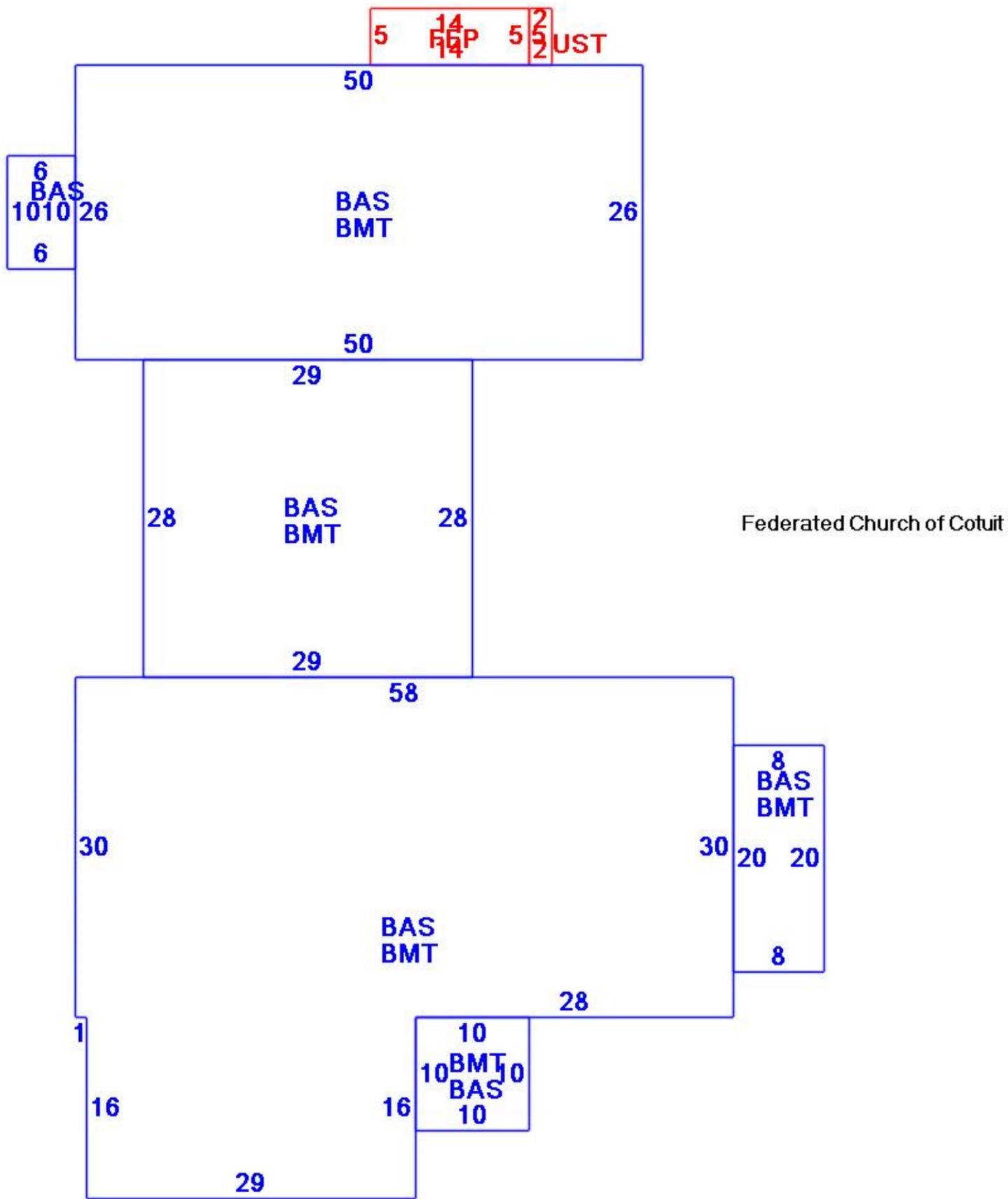
Land

Acres 0.56	Use Church Etc M96	Zoning RF	Neighborhood 0110
Topography Level	Street factor ,Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1900	Roof structure Gable/Hip	Heat type Hot Water
Living area 4636	Roof cover Asph/F Gls/Cmp	Heat fuel Oil
Gross area 9292	Exterior wall Wood Shingle	AC type None
Style Churches	Interior wall Plastered	Bedrooms
Model Ind/Comm	Interior floor Vinyl/Asphalt, Hardwood	Bath rooms 0 Full-0 Half
Grade Average	Foundation 0%	Total rooms
Stories 1		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
11/05/2021	Addn Alt-Comm	BLDC-21-198	\$2,500,000		Construct two additions to the existing building including installation of a new elevator to make the building ADA compliant. Install new fire sprinkler and fire alarm in accordance with M.G.L. c. 148, s.26G
03/25/2013	Commercial	201301854	\$0	06/30/2013	OVERNIGHT IN BRUCE HALL-ONE NIGHT PER MONTH/1 YR PMT
01/03/2012	Commercial	201107164	\$0	06/30/2012	TEMP SHELTER-1 NIGHT PER MONTH
11/03/2008	New Roof	200806173	\$24,795	06/30/2009	REROOF
09/22/1997	Repair Work	25777	\$1,270	06/30/1998	REPLC EXIT DR
07/17/1997	Remodel	32197	\$790	01/01/1999	BATHROOM DOOR

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	05/20/2020	TRUSTEES OF COTUIT FEDERATED CHURCH	32919/0234	\$100
2	04/09/2013	COTUIT FEDERATED CHURCH TR	27277/0281	\$100
3		FEDERATED CHURCH OF COTUIT	EXEMPT/0	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2022	\$841,700	\$4,500	\$1,800	\$624,800	\$1,472,800
2	2021	\$841,700	\$4,500	\$1,800	\$568,000	\$1,416,000
3	2020	\$509,500	\$64,900	\$2,200	\$287,200	\$863,800
4	2019	\$509,500	\$64,900	\$2,500	\$287,200	\$864,100
5	2018	\$493,500	\$64,900	\$2,600	\$298,700	\$859,700
6	2017	\$354,400	\$68,000	\$4,100	\$310,200	\$736,700
7	2016	\$354,400	\$68,000	\$4,100	\$307,800	\$734,300
8	2015	\$356,800	\$57,500	\$0	\$307,200	\$721,500
9	2014	\$356,800	\$57,500	\$0	\$307,200	\$721,500
10	2013	\$356,800	\$57,500	\$0	\$307,200	\$721,500
11	2012	\$439,700	\$57,500	\$0	\$375,500	\$872,700
12	2011	\$512,800	\$0	\$900	\$375,500	\$889,200
13	2010	\$512,800	\$0	\$1,000	\$375,500	\$889,300
14	2009	\$512,800	\$0	\$500	\$113,000	\$626,300
15	2008	\$418,400	\$0	\$500	\$113,000	\$531,900
17	2007	\$418,400	\$0	\$500	\$113,000	\$531,900
18	2006	\$418,400	\$0	\$500	\$113,000	\$531,900
19	2005	\$382,600	\$0	\$500	\$93,600	\$476,700
20	2004	\$360,800	\$0	\$500	\$58,500	\$419,800
21	2003	\$338,800	\$0	\$500	\$77,200	\$416,500
22	2002	\$373,600	\$0	\$500	\$77,200	\$451,300
23	2001	\$373,600	\$0	\$500	\$77,200	\$451,300
24	2000	\$352,800	\$0	\$300	\$46,700	\$399,800
25	1999	\$334,900	\$67,400	\$0	\$46,700	\$449,000
26	1998	\$334,900	\$67,400	\$0	\$46,700	\$449,000
38	1986	\$0	\$0	\$0	\$0	\$0

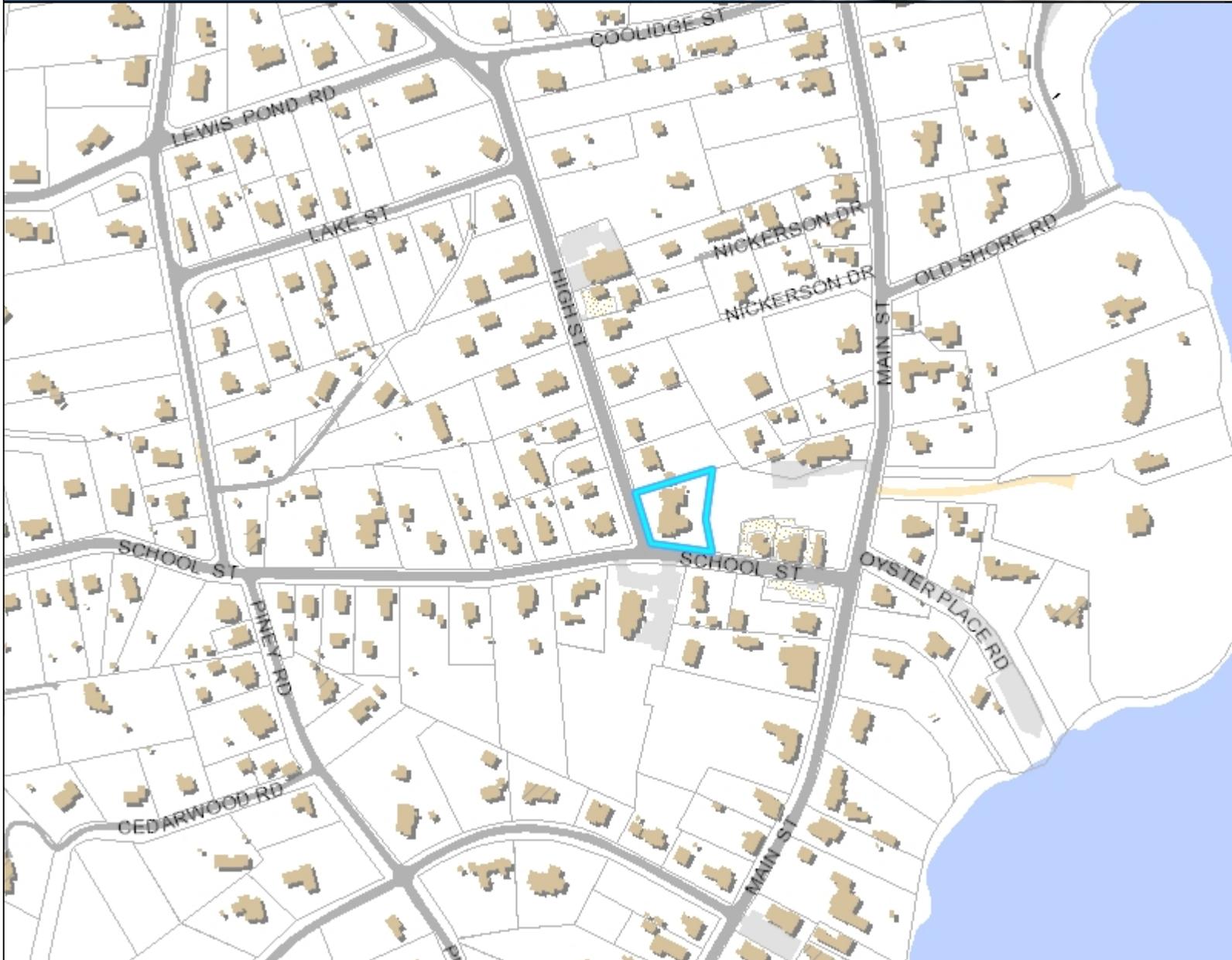
Photos











### Legend

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

Map printed on: 6/25/2021



Approx. Scale: 1 inch = 333 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not 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 accurate relationships to physical objects on the map such as building locations.



**Town of Barnstable GIS Unit**

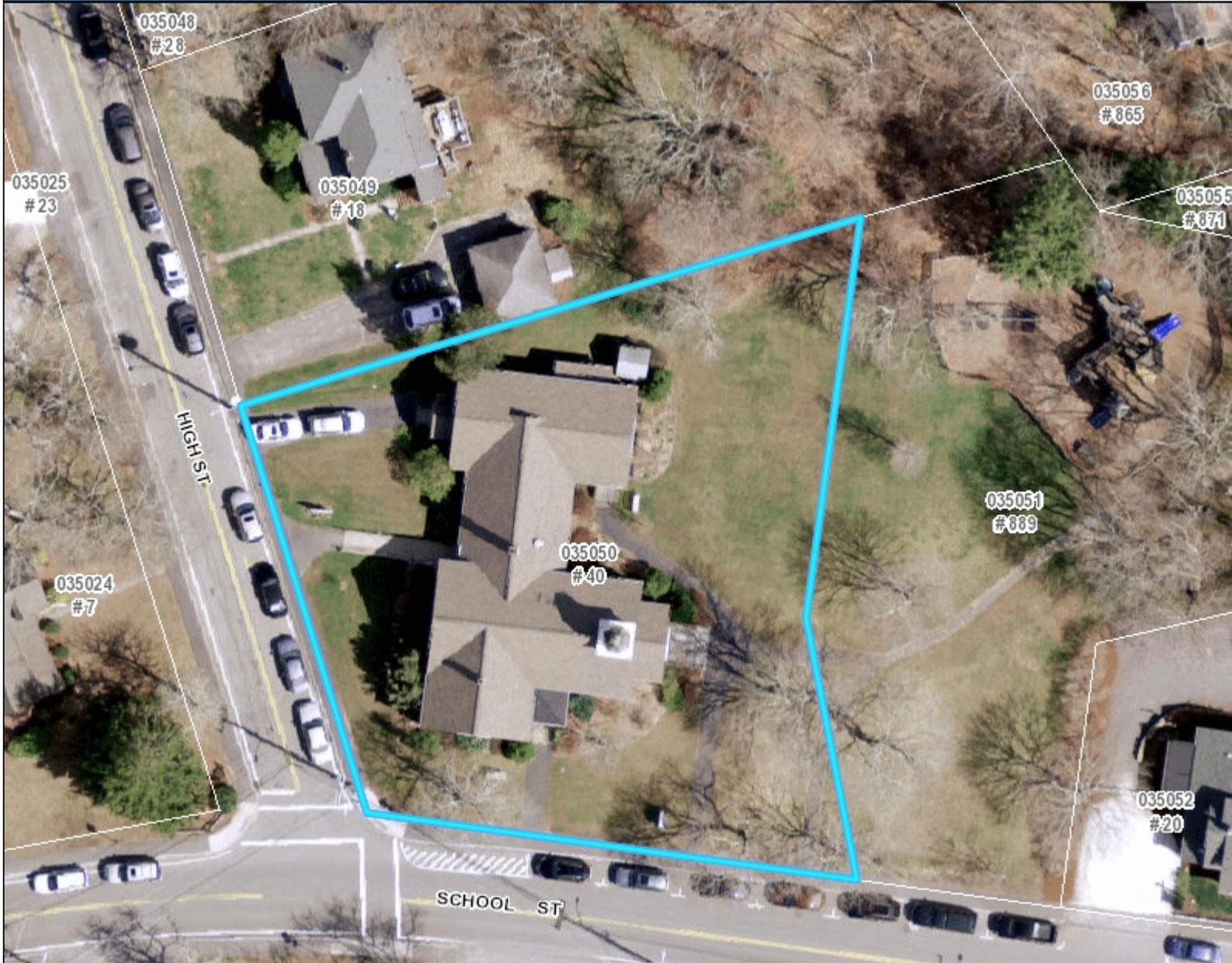
367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

### Legend

Road Names



Map printed on: 6/25/2021



Approx. Scale: 1 inch = 42 feet



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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Parcel: 035-050

Location: 40 SCHOOL STREET, Cotuit

Owner: TRUSTEES OF COTUIT FEDERATED CHURCH



Parcel 035-050

Location 40 SCHOOL STREET

Village Cotuit

Town sewer account No

CWMP Sewer Expansion (subject to change with final engineering design) Stage 2

Developer lot:

Road type Town

Fire district Cotuit

Secondary road HIGH STREET

Road index 1433

Interactive map



Asbuilt septic scan 035050\_1

Owner: TRUSTEES OF COTUIT FEDERATED CHURCH

Owner TRUSTEES OF COTUIT FEDERATED CHURCH	Co-Owner	Book page 32919/0234
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City COTUIT	State Zip Country MA 02635	

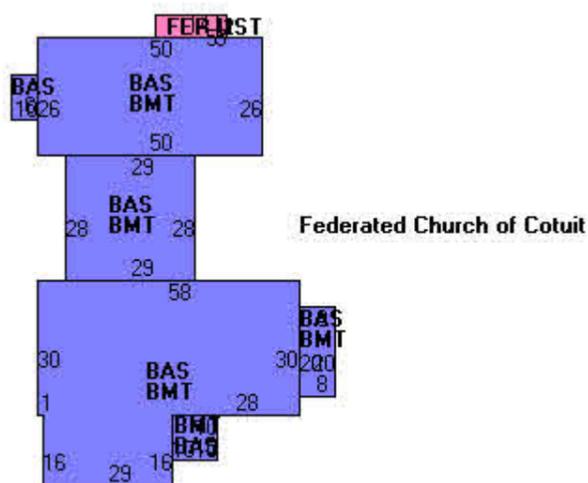
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Utilities Public Water,Gas,Septic	Location factor	State Zone of Contribution OUT	

Construction

Building 1 of 1

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Gross area 9292	Exterior wall Wood Shingle	AC type None
Style Churches	Interior wall Plastered	Bedrooms
Model Ind/Comm	Interior floor Vinyl/Asphalt, Hardwood	Bath rooms 0 Full-0 Half
Grade Average	Foundation 0%	Total rooms
Stories 1		



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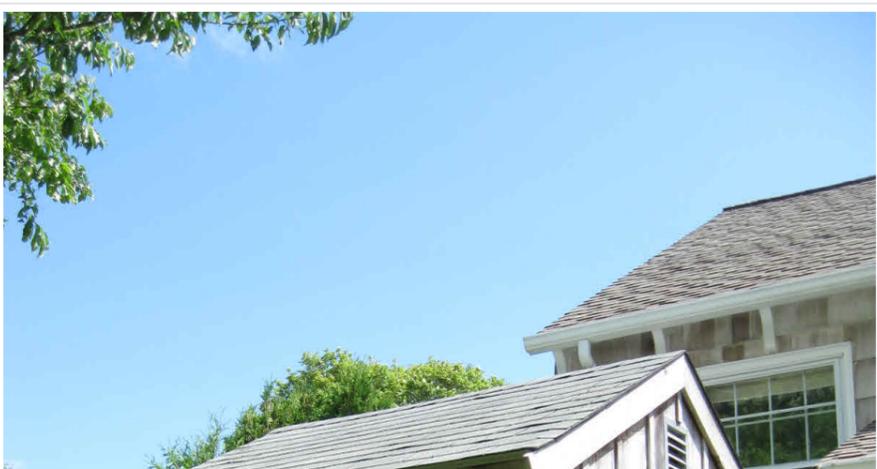
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37	1986	\$0	\$0	\$0	\$0	\$0

Photos



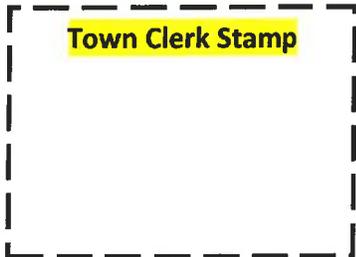








**TOWN OF BARNSTABLE**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)



**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**

Date of Application 6/24/21  Full Demotion  Partial Demolition  
 Building Address: 40 SCHOOL ST.  
Number Street  
 Village COTUIT ZIP 02635 Assessor's Map # 035 Assessor's Parcel # 051  
 Property Owner: COTUIT FEDERATED CHURCH TRUST Phone# 508-428-6163  
Name  
 Property Owner Mailing Address (if different than building address) SAME

Property Owner e-mail address: cotuitfederatedchurch@gmail.com  
 Contractor/Agent: CONSERV GROUP, INC.  
 Contractor/Agent Mailing Address: 110 STATE ROAD, SAGAMORE BEACH, MA 02562  
 Contractor/Agent Contact Name and Phone #: MIKE HILSINGER 508-888-6555 EXT 112  
Name Phone #  
 Contractor/Agent Contact e-mail address: mhilsinger@verizon.net

**Demolition Proposed - please itemize all changes:**  
NO DEMOLITION TO EXISTING BUILDING STRUCTURE - (2) ADDITIONS PROPOSED  
ONE AT THE NORTH END OF THE CHURCH & ONE AT THE SOUTH EAST  
END OF THE CHURCH.

Type of New Construction Proposed: NEW ADDITIONS TO MATCH EXISTING BUILDING ARCHITECTURE  
AND MATERIALS

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112  
 Year built: 1900 Additions Year Built: \_\_\_\_\_

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?  
 No  Yes

*Michael...*  
 Property Owner/Agent Signature



**Project Narrative**

June 21, 2021

Submitted to:  
Barnstable Historical Commission  
367 Main Street  
Hyannis, MA 02601

Re:  
Cotuit Federated Church  
40 School Street  
Cotuit, MA 02635

The Cotuit Federated Church Trust is proposing an expansion of the existing building located at 40 School Street. This expansion consists of two additions. On the North side of the building (left side as viewed from High street) and one on the West side of the building (right side as viewed from School street) No demolition of the current building is planned with the exception of the entrance at the rear of the Narthex which will be extended out beyond the existing entrance stairway.

The goal of these two additions is to create more useable space within the building as well as to make the building accessible to ADA standards. Part of this expansion will be the incorporation of an elevator to allow access to the lower level of the existing building as well as the new addition on the North. In addition, a fire sprinkler system will be installed in order to protect the historic structure.

The architecture will reflect the existing lines of the building and will attempt to mimic the existing architectural features and finishes in such a way as to create the appearance of original construction or at very least, period correct additions.

The North addition will feature matching roof pitch, trim and window details to the existing structure. The West addition is a direct extension of the existing structure and will incorporate original stained glass windows that have been in storage since an earlier remodel project.

The building has distinctive corbel/exposed rafter tail details and these will be duplicated on the new additions.

The existing siding is white cedar shingles. Historical photographs of this building indicate a smaller exposure on the original shingles than is currently on the building. The new white cedar shingle siding will return the building to its' original appearance with tighter exposure on the siding.

All other exterior finishes and colors will remain in their current form with the goal of a cohesive appearance that is true to the original appearance of the building.



BENCHMARK  
CATCH BASIN  
RIM EL=41.41 (NAVDB8)

BENCHMARK  
CATCH BASIN  
RIM EL=35.48 (NAVDB8)

- Existing Building
- Proposed Additions



East Elevation



High Street Elevation



North Elevation

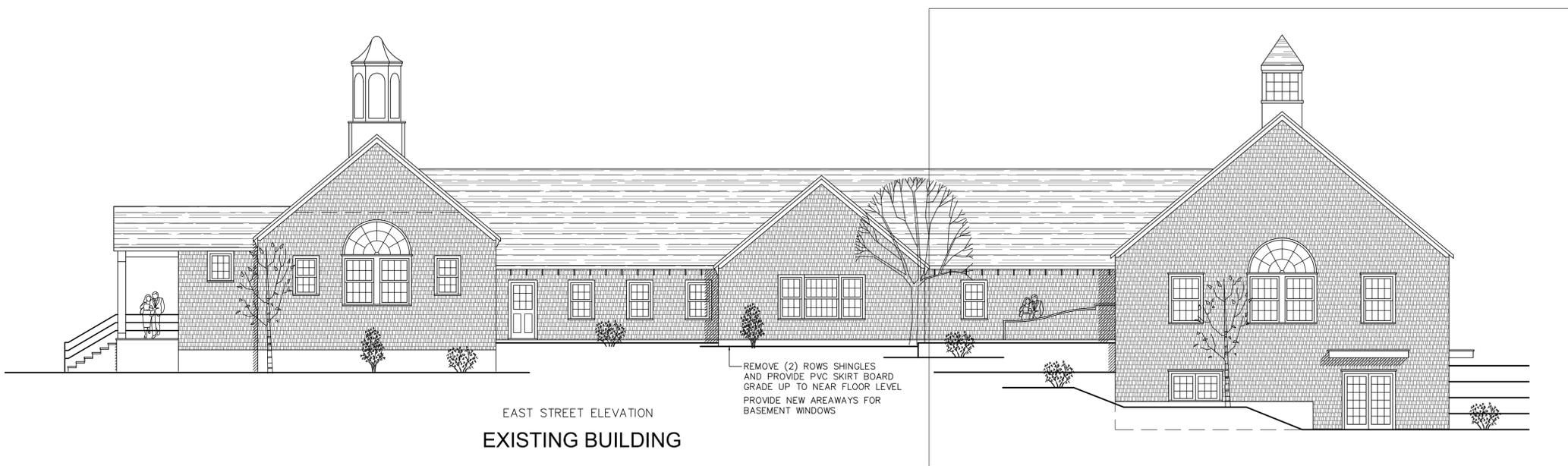


School Street Elevation



HIGH STREET WEST ELEVATION  
EXISTING BUILDING

PROPOSED ADDITION



EAST STREET ELEVATION  
EXISTING BUILDING

PROPOSED ADDITION



SCHOOL STREET SOUTH ELEVATION

PROPOSED ADDITION



NORTH ELEVATION  
PROPOSED ADDITION

**ConSery**  
Group Incorporated  
110 State Road, Suite 7  
Sagamore Beach, MA 02562  
Tel: 508-888-6555

**PROPOSED ADDITION/RENOVATION**  
for  
**COTUIT FEDERATED CHURCH**  
40 SCHOOL STREET  
COTUIT, MASSACHUSETTS

THIS DRAWING REMAINS THE PROPERTY OF CONSERV GROUP INCORPORATED FOR ITS EXCLUSIVE USE IN COMPLETION OF THE CONSTRUCTION WORK DESCRIBED HEREIN

**REVISIONS**

NO.	DESCRIPTION	DATE

**DWG. INFO.**

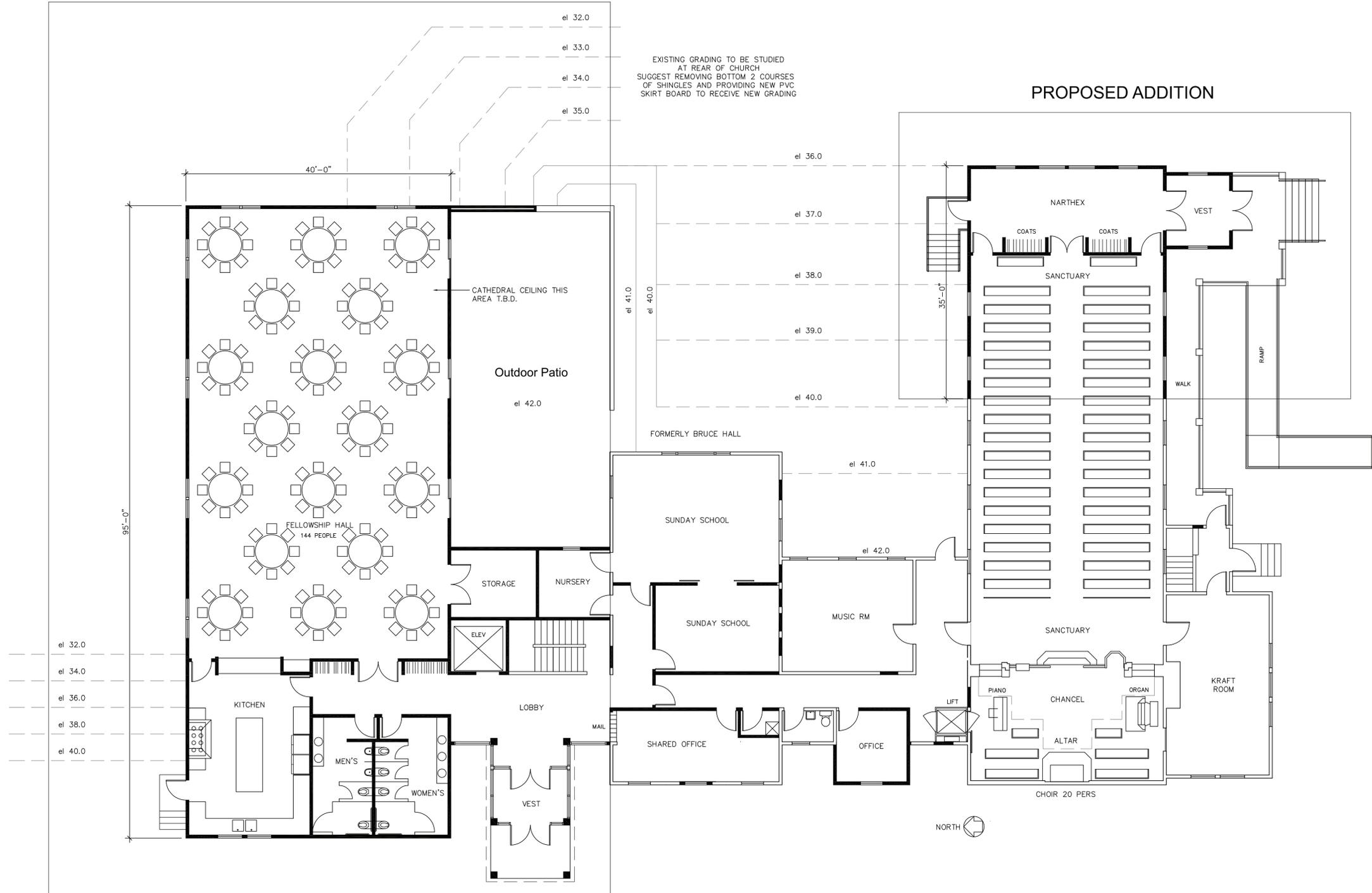
DATE	1-11-21
SCALE	1/8"=1'-0"
DRAWN	DJV
CHKD	
APPRVD	

Unless and until such time as the original stamp of the responsible Registered Architect appears on this plan:  
(A) no person or persons, including any municipal or other public officials, may rely upon the information contained herein; and  
(B) this plan remains the property of ConSery Group Inc.

**SHEET TITLE:**  
**EXTERIOR ELEVATIONS**

**SHEET & JOB #:**  
**3**

PROPOSED ADDITION



EXISTING GRADING TO BE STUDIED  
AT REAR OF CHURCH  
SUGGEST REMOVING BOTTOM 2 COURSES  
OF SHINGLES AND PROVIDING NEW PVC  
SKIRT BOARD TO RECEIVE NEW GRADING

PROPOSED ADDITION

**PROPOSED ADDITION/RENOVATION**  
for  
**COTUIT FEDERATED CHURCH**  
40 SCHOOL STREET  
COTUIT, MASSACHUSETTS

THIS DRAWING REMAINS THE PROPERTY OF CONSERV GROUP INCORPORATED FOR  
ITS EXCLUSIVE USE IN COMPLETION OF THE CONSTRUCTION WORK DESCRIBED HEREIN

REVISIONS

NO.	DATE	DESCRIPTION

DWG. INFO.

DATE	3-2-21
SCALE	1/8"=1'-0"
DRAWN	DJV
CHKD	
APPRVD	

Unless and until such time as the original stamp of the responsible Registered Architect appears on this plan:  
(A) no person or persons, including any municipal or other public officials, may rely upon the information contained herein; and  
(B) this plan remains the property of ConSery Group Inc.

SHEET TITLE:  
**FIRST FLOOR  
PLAN**

SHEET & JOB #:  
**1**  
-

## Historical Commission Abutter List for Subject Parcel 035050

All property owners within 300 feet of the subject property's boundaries

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035011	SCUDDER, SCOTT M & ALICE H		PO BOX 333		COTUIT	MA	02635
03501200A	MARINO, THOMAS & JOSEPH T TRS	MARINO REALTY TRUST	4 CHASE LANE		FOXBOROUGH	MA	02035
03501200B	MEGATHLIN, DONALD E & KAREN B		PO BOX 125		COTUIT	MA	02635
03501200C	TAIT, JANE M TR	JANE M TAIT TRUST	925 MAIN STREET UNIT 3		COTUIT	MA	02635
03501200D	WALL, STEPHANIE G TR	STEPHANIE G WALL TRUST	PO BOX 840		COTUIT	MA	02635
03501200E	PAPADOPOULOS, ANGELA		277 BELGRADE AVE		ROSLINDALE	MA	02131
03501200F	SPINELLO, MICHAEL A		925 MAIN STREET UNIT 6		COTUIT	MA	02635
03501200G	MYERS, GLORIA Y		PO BOX 2034		COTUIT	MA	02635
03501200H	FITZGERALD, JASON W & KIMBERLY B	%KELLY, JACQUELYN M	225 HUBBARDSTON ROAD		PRINCETON	MA	01541
03501200I	TSARAS, PENNY		45 BELLEVUE HILL RD		WEST ROXBURY	MA	02132
03501200J	JAMESON, W GEORGE & ALICE T		1639 MADDUX LANE		MCLEAN	VA	22101
035013	RAPP, CHRIS P & ELAINE D TRS	CHRIS P&ELAINE D RAPP REVOCABLE TR 2019	3 FOXGLOVE COURT		NASHUA	NH	03062
035014	COTUIT FEDERATED CHURCH		PO BOX 436		COTUIT	MA	02635
035015	RAPP, JAN TR	CIRA REALTY TRUST	107 MILLWAY		BARNSTABLE	MA	02630

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035016	HILL, GORDON J & ELIZABETH K TRS	HILL TRUST	PO BOX 1330		COTUIT	MA	02635
035022	MAIN & MAPLE HOLDINGS LLC	C/O GEOFFREY S EDELSON	6 PADDOCK LANE		ANDOVER	MA	01810
035023	MANGIAFICO, EDGAR S & JEAN C TRS	SCHOOL STREET REALTY TRUST	912 MAIN ST, UNIT307		CHATHAM	MA	02633
035024	CODY, DWIGHT H	C/O BOSTON CONNECTION INC	P O BOX 1835		COTUIT	MA	02635
035025	HURLEY, ROBERT J		PO BOX 1643		COTUIT	MA	02635
035027	HALE, THOMAS & SYDNEY A		P O BOX 1891		COTUIT	MA	02635
035047	CEDERHOLM, ERIC J & SARA MYCOCK		PO BOX 576		COTUIT	MA	02635
035048	PISANI, ANTHONY M & EMILIA E		95 ROBINWOOD AVENUE		BOSTON	MA	02130
035049	COTUIT FEDERATED CHURCH TR		40 SCHOOL STREET		COTUIT	MA	02635
035050	TRUSTEES OF COTUIT FEDERATED CHURCH		40 SCHOOL STREET		COTUIT	MA	02635
<del>035051</del>	<del>BARNSTABLE, TOWN OF (REC)</del>		<del>967 MAIN STREET</del>		<del>HYANNIS</del>	<del>MA</del>	<del>02601</del>
035052	MYCOCK, RONALD J		PO BOX 437		COTUIT	MA	02635
035053	PATCHIN, DONALD L & CHRISTOPHER TRS	MERMAID REALTY TRUST	PO BOX 41		CENTERVILLE	MA	02632
035054	LUFF, TIMOTHY J TR	SIX SCHOOL ST REALTY TRUST	6 SCHOOL STREET		COTUIT	MA	02635
035055	COTUIT LIBRARY ASSOC		MAIN STREET		COTUIT	MA	02635

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035056	MCGEOCH, DOUGLAS & DELLEA, NANCY		69 WOODMAN ROAD		SOUTH HAMPTON	NH	03827
035057	FIELD, FRED F TR	C/O FIELD, SUSAN DURELL	P O BOX 50		URBANNA	VA	23175-0050
035058	FIELD, PETER D		PO BOX 16		COTUIT	MA	02635
035059001	MCINNIS, CATHERINE LEVERONI TR	THE CATHERINE LEVERONI MCINNIS	FAMILY TRUST	PO BOX 1702	COTUIT	MA	02635
035059002	LEVERONI, TIMOTHY & DANIEL TRS	JTD HARBORVIEW REALTY TRUST	50 BRAINTREE HILL OFFICE PARK		BRAINTREE	MA	02184
035097	BIDDLE, KATRINE T	%GREER, HOWARD A & DIANE	31 HIGH STREET		COTUIT	MA	02635
035098	<del>BARNSTABLE, TOWN OF (MUN)</del>		<del>367 MAIN STREET</del>		<del>HYANNIS</del>	<del>MA</del>	<del>02601</del>
035099	NORRIS, BRENDA R & SCUDDER, GLENN F TRS	B&G REALTY TRUST	45 VERA DRIVE		BRIDGEWATER	MA	02324
035104	KAZANJIAN, JOYCE		PO BOX 1715		COTUIT	MA	02635

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BRN.AR
<b>Historic Name:</b>	Cotuit Port
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Barnstable
<b>Village/Neighborhood:</b>	Cotuit
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Commercial District; Other Institutional; Residential District
<b>Significance:</b>	
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	



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.

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

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Tuesday, January 18, 2022 at 1:53: PM

FORM A - AREA SURVEY

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

Form numbers in this area	Area no.
13-43; 906-910, 801	CTB <u>BRN.AR</u>



town Barnstable (Cotuit-Cotuit Port)

name of area (if any) Cotuit Port

general date or period early 1800's to present

area uniform (explain):

style? no

condition? yes: good to excellent

type of ownership? yes: private

use? no: residential, commercial, institutional

5. Map. Use space below to draw a general map of the area involved. Indicate any historic properties for which individual reports are completed on Forms B thru F, using corresponding numbers. Show street names (including route numbers, if any) and indicate north. Indicate with an "x" existing houses not inventoried on Form B.

See attached map

DO NOT WRITE IN THIS SPACE
USGS Quadrant _____
MHC Photo no. _____

6. Recorded by Patricia J. Anderson

Organization Barnstable Historical Comm.

Date 1985

Photo #82-28-B

(over)

## 7. Historical data. Explain the historical/architectural importance of this area.

This village area of Cotuit is characterized mainly by structures dating from the mid to late 19 century although earlier and later structures are also present. Styles are mixed, ranging from late Georgian and Federal to Greek Revival, Gothic Revival, Italianate and Second Empire. There are also a number of very simple structures with no stylistic references.

Until 1800 this area of Cotuit, called Cotuit Port, was sparsely settled. However, during the mid-19th century this area grew rapidly perhaps because of its proximity to Cotuit Bay. Oyster packing, fishing, shipbuilding and the coasting trade became important occupations, diversifying the former agricultural economy. Many of the houses were built by retired sea captains and reflect their wealth and social standing. Capt. Benjamin F. Crosby, Alex Childs, Pardon Burlingame, Francis Coleman, Thomas Chatfield, Jarvis Nickerson, all lived in Cotuit Port and sailed either along the New England coast or around the world. This area later began to develop as the center of the village of Cotuit with the shops forming the core along with Freedom Hall (28) and the Union Meeting House (29). It usurped the position formerly held by Santuit (Area CTA) as the center of village life.

## 8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

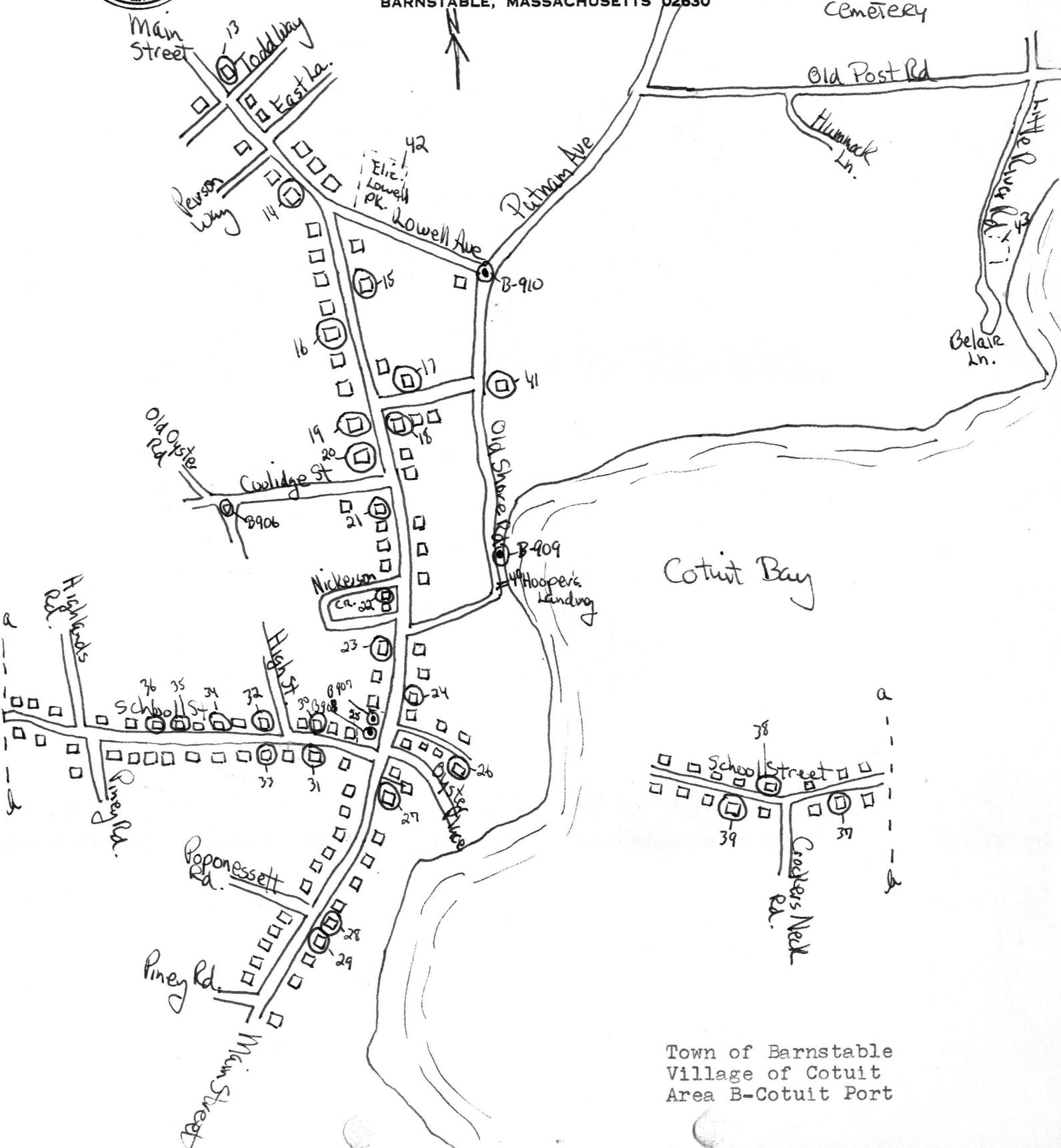
- Barnstable County Atlases. 1858, 1880, 1907.
- H.F. Walling Town of Barnstable map. 1856.
- Town of Barnstable Assessors Records
- Santuit-Cotuit Historical Society. Cotuit Library.
- The Seven Villages of Barnstable. 1976.
- Trayser, Donald G. Barnstable, Three Centuries of a Cape Cod Town. 1939.
- Town of Barnstable Clerks Records.



# Historical Commission OF THE Town of Barnstable

BARNSTABLE, MASSACHUSETTS 02630

B-801  
Mosswood  
Cemetery



Town of Barnstable  
Village of Cotuit  
Area B-Cotuit Port



Cotuit Village  
 Area B -  
 Cotuit Port