



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE

Email: CommunityPreservationCommittee@town.barnstable.ma.us



Committee Members

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

Monday, May 16, 2022
Regular CPC Meeting DRAFT Minutes
Remote Access Meeting via Zoom Link: <https://zoom.us/j/81806676350>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifiel – Clerk	Present at 5:45 p.m.
Terry Duenas	Absent
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present at 5:45 p.m.
James Tenaglia	Present
Deborah Converse	Present
Stephen Robichaud	Present at 5:45 p.m.
Farley Lewis	Present
Jessica Rapp Grassetti – TC Liaison	Present

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

Call to Order (Roll Call)

Present: Tom Lee - **yes**, Marilyn Fifiel – **yes**, Farley Lewis - **yes**, Katherine Garofoli - **yes**, Stephen Robichaud - **yes**, Lindsey Counsell – **yes**. Absent – Terry Duenas.

Minutes

The motion of Farley Lewis was seconded by Tom Lee to approve the April 25, 2022, Regular Community Preservation Committee meeting minutes as submitted. Motion carried with a roll call vote: **Yes - 3, No – 0, Abstained - 2.**

Letters of Intent

- **Letter of Intent from The Unitarian Church of Barnstable requesting \$300,000 in Community Preservation Historic Preservation funds for the restoration and preservation of the church tower with a total cost estimate of more than \$600,000 for this item. A grant application for \$100,000 has been submitted to the Massachusetts Historical Commission, with awards to be announced in June and with additional matching funds to be provided from private contributions and pledges.**

Ms. Crystal Gipps represented the church and addressed the Community Preservation Committee (CPC) noting previous CPC support for significant work that was to be performed on the building. She detailed the background of the historic church listed on the National Register of Historic Places. She said the church has recently engaged the Spencer Preservation Group for analysis of the entire complex, and the restoration of the tower and pavilion were identified as the highest priorities. The total estimate for these two projects one year ago was \$775,000, and she noted rising costs, but she said the church has submitted an application to the Massachusetts Historical Commission for \$100,000, anticipating a grant of \$50,000. Ms. Gipps explained the repairs needed for the tower, noting replacement of the copper surface as well as structural work. She said that the work on the pavilion will be performed this summer and is estimated to cost \$125,000. In parallel with the architectural study, she said a feasibility study to identify fundraising capacity was also pursued with a consultant. She said the church is hopeful that they will be funded by the Mass. Historical Commission and that their process will coincide with the process of applying to the Community Preservation Committee in terms of getting the bids and moving forward. There was discussion regarding the use of the prior CPC funding in the amount of \$134,000 three years ago, funding restoration of all of the windows in the sanctuary and social hall along with exterior entrances plus other preservation work. Ms. Gipps noted that the tower project is Part I, with strategies for fundraising identified, and she said the work included in the architect's study would be spread over 10 years. There was no public comment.

Stephen Robichaud arrived at 5:45 p.m. and recused himself on the next item. Marilyn Fifield and Kathrine Garofoli also arrived at 5:45.

The motion of Tom Lee was seconded by Deb Converse to move the Letter of Intent from the Unitarian Church of Barnstable requesting \$300,000 in Historic Preservation funds for the restoration of the church tower to the Application stage. Roll call vote: Marilyn Fifield – yes; Deb Converse – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes; James Tenaglia – yes and Lindsey Counsell – yes. Yes – 7; No – 0. Motion passed.

- **Letter of Intent from Tales of Cape Cod requesting \$100,000 in Community Preservation Historic Preservation funds to provide accessibility to the building by installing a lift leading to a new accessible entrance on the east side of the building and regrading to create an accessible walkway to the building. The total estimated cost of the project is \$330,000, with matching funds to be provided through grants and private donations.**

Mr. Gene Guill of Tales of Cape Cod explained that the Olde Colonial Courthouse is one of the most historic buildings on Cape Cod, dating from 1763 and serving as the courthouse for Barnstable County before the current courthouse was built in 1833. He said it then became a town house and later a Baptist church until Tales of Cape Cod purchased it in 1972 to preserve it for future generations. Mr. Guill explained that Tales of Cape Cod had previously received a \$75,000 grant from CPC for 1st floor framing of the building, representing 40% of the total project cost. Because the cost of that construction exceeded 30% of the assessed value of the building, Massachusetts law required that the building now be made fully compliant with regulations regarding access for people with disabilities. Mr. Guill said that the Massachusetts Architectural Access Board assigned to Tales of Cape Cod specific tasks and a schedule to complete this

work. Mr. Guill narrated a PowerPoint presentation noting the small lot size, steep grade from the sidewalk to the 1st floor, and the desire to preserve the historical character of the building. He said that a mechanical lift is proposed for the east side of the building, with a new porch and entrance and the enlargement of a parking space and creation of an accessible walkway from the sidewalk to the lift. For funding sources, he noted Tales of Cape Cod's commitment of \$103,000 for this project with \$63,000 raised to date, along with a grant application to the Mass. Cultural Facilities Fund for \$130,000, and with the final \$100,000 in this request to the CPC. Regarding use of the funds, he cited \$300,000 in construction costs and \$34,000 in other fees. He noted Old King's Highway Historic District approval, as well as Massachusetts Historical Commission approval of work within the existing Historic Preservation Restriction that they hold, adding that the Town of Barnstable's approval of work within its existing Historic Preservation Restriction will reflect the Old King's Highway Historic District approval received. He said construction would not begin until November 2022 and would continue through March of 2023, although he acknowledged the uncertainties in the construction field and the possibility of a Spring start on the project instead. He noted that the pictures of the building show no change in its appearance from the road except on the driveway side. He confirmed that the lift will be covered but not enclosed. Deb Converse complimented Tales of Cape Cod on their expanded programming. There was no public comment.

The motion of Katherine Garofoli was seconded by Steve Robichaud to move to the Application stage the Tales of Cape Cod Letter of Intent requesting \$100,000 in Historic Preservation funds to make the Olde Colonial Courthouse accessible. Roll call vote: Marilyn Fifield – yes; Deb Converse – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes; Steve Robichaud – yes; James Tenaglia – yes; Lindsey Counsell – yes. Yes – 8; No – 0. Motion carried.

Applications

None received.

Review of FY 2022 CPC Plan Revisions

CPC Members stated that they are very pleased with the CPC Plan and ready to vote. Minor formatting issues were noted.

The motion of Steve Robichaud was seconded by Katherine Garofoli to approve the Fiscal Year 2022 CPC Action Plan, with the minor formatting issues to be resolved as discussed. Roll call vote: Marilyn Fifield – yes; Deb Converse – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes; Steven Robichaud – yes; James Tenaglia – yes; and Lindsey Counsell – yes. Yes – 8; No – 0. Motion carried.

Public Comment.

None.

General Discussion

Chair Counsell said that -

- he is seeking photos of CPC projects for the CPC Handbook, with a completion deadline of Labor Day;

- the site visit to Armstrong Kelley Park would be tomorrow, May 17;
- the June meeting date was changed from June 20 to June 13 due to the holiday that falls on June 20, 2022;
- election of officers would be on the July CPC agenda;
- the Community Preservation Coalition Newsletter included notice that the State match for CP funds will be in the 30 – 35% range again.
- Further, there was discussion regarding use of Town parcels for housing, and the property next to the Police Station on Phinney's Lane was identified as one that may be the first to move forward because it has sewer availability.
- Deb Converse said HAC and the ABCC offer an interactive map identifying areas that are prime for development of affordable housing, with an information session planned in May.

Correspondence Received:

- Semi-Annual Report from the Town Affordable Housing/Growth & Development Trust Fund for Trust Activities from November 1, 2021, through April 30, 2022.

Project Updates: Chair Counsell provided the following updates:

- The Cotuit Federated Church CPC Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of the Historic Preservation Restriction is in process.
- The Barnstable Little League CPC Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of a User Agreement is in process.
- An Application from the Department of Public Works for a new playground at the Osterville Recreation Building site is anticipated for the June 13, 2022, CPC meeting.
- An Application from the Department of Public Works for the restoration of Zion Union Heritage Museum is anticipated for the June 13, 2022, CPC meeting.
- Revised Application from the Barnstable Community Innovation School is anticipated for a future meeting.
- Barnstable Historical Society Application – Historic Preservation Restriction is in process.
- Mid-Point Community Housing Application – updates will be provided by the Affordable Housing Trust.

Adjournment

Motion was made by Tom Lee and seconded by James Tenaglia to adjourn. Roll Call Vote: Marilyn Fifield – yes; Deb Converse – yes; Tom Lee – yes; Farley Lewis – yes; Stephen Robichaud – yes; Katherine Garofoli – yes; James Tenaglia – yes; and Lindsey Counsell – yes. Yes – 8; No – 0. Motion passed. Meeting adjourned at 6:12 p.m.

Next Regularly Scheduled CPC Meeting – June 13, 2022

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

Exhibit 1 –CPC Agenda, May 16, 2022.

Exhibit 2 –Draft CPC Regular Meeting Minutes from the April 25, 2022, meeting.

Exhibit 3 – Letter of Intent – Unitarian Church of Barnstable.

Exhibit 4 – Letter of Intent – Tales of Cape Cod – Olde Colonial Court House.

Exhibit 5 – Semi-Annual Report from the Affordable Housing/Growth & Development Trust Fund for Trust Activities from November 1, 2021, through April 30, 2022.

Exhibit 6 – Final Draft of FY 2022 CPC Action Plan – revised by Elizabeth Jenkins.

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department
and edited by CPC Clerk Marilyn Fifield

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

CPC APPLICATION (PAGE 1)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. Applicants must provide the first draft of their restriction to the CPC Project Coordinator. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Submission Date: July 12, 2022

Project Title: Zion Union Heritage Museum Restoration
296 North Street, Hyannis, Ma.

Project Map/Parcel Number: 308 / 029

Estimated Start Date: October 2022

Estimated Completion Date: April 2024

Purpose (please circle all that apply):

Open Space

Community Housing

Historic

Recreation

Town Affiliation**

Public

Private

Non-Profit

Partnership (Describe below #3)

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

Applicant Contact:

Name: Mark Marinaccio, Town Architect

Organization (if applicable): Town Of Barnstable, Department Of Public Works

Address: 800 Pitcher's Way, Hyannis, Ma. 02601

Mailing Address:

Daytime Phone #: 508-328-5064

E-mail Address: mark.marinaccio@town.barnstable.ma.us

Primary Contact (if different from applicant contact):

Name:

Address:

Mailing Address:

Daytime Phone #:

E-mail Address:

CPC APPLICATION (PAGE 2)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation/ housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. Applicants must provide the first draft of their restriction to the CPC Project Coordinator. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Budget Summary:

Total budget for project: \$ 1,105,373.00

CPA funding request: \$ 880,500.00

Matching funds (committed/under consideration): \$224,873 General Funding Will Be Under Consideration.

Please address the following questions:

1. Project summary (description and goals): Exterior restoration including siding, roofing, windows, doors, ADA access.
2. How does this project help preserve Barnstable's character? The building has lost its historical appearance. This project will restore the exterior.
3. Partnership(s) Description: A capital improvement plan request has been submitted to fund mechanical and interior improvements to the building which are outside the scope of Community Preservation Funding
4. Provide a detailed project timeline: Design: September 2022 - March 2023
Construction: Fall 2023
5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects? Protecting, preserving, restoring and/or rehabilitating historic, cultural, architectural resources of significance
6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received): Detailed budget is attached to this application.
7. Assessors office identification map and map and parcel number:



Signature of Applicant

7.12.22

Date

Signature of Applicant Partnership

Date

**Additional information may be provided as well as requested.



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: November 15, 2021

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager 

Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee
Zion Union Heritage Museum Improvements**

Dear Mr. Counsell:

Please accept this Letter of Interest for restoration work to the Zion Union Heritage Museum.

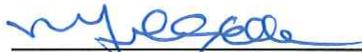
Constructed in 1920 the building is in need of extensive restoration including siding, door replacements, windows repairs, handicapped accessibility improvements, and site improvements.

The Department Of Public Works is seeking funding in the amount of \$880,500 For phase 1 restoration work.

We are estimating completion of the project in the spring of 2024.

Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.




Mark S. Ells, Town Manager

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2022 BARNSTABLE, MA VISION	
BARNSTABLE, TOWN OF (MUN) TOWN HALL 367 MAIN STREET HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed		
			4 Gas			EXEMPT	9310	652,000	652,000		
			6 Septic			EXM LAND	9310	102,100	102,100		
SUPPLEMENTAL DATA						Total				754,100	754,100
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel				Land Ct#							
ResExpt Q				#SR							
#DL 1				Life Estate							
#DL 2				PP Acct							
GIS ID		F_986071_2700213		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
BARNSTABLE, TOWN OF (MUN)		22365	0172	09-27-2007	U	I	500,000	1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
ZION UNION CHURCH, INC		19101	0303	10-04-2004	U	I	0	1	2021	9310	651,400	2020	9310	398,500	2019	9310	398,500	
ZION'S MISSION		0303	0303	12-11-1909	U		0			9310	102,100		9310	165,300		9310	165,300	
										9310	600							
		Total								754,100		Total		563,800		Total		563,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
CI09				HYAN										

NOTES										APPRAISED VALUE SUMMARY								
										Appraised Bldg. Value (Card)								648,400
										Appraised Xf (B) Value (Bldg)								3,000
										Appraised Ob (B) Value (Bldg)								600
										Appraised Land Value (Bldg)								102,100
										Special Land Value								0
										Total Appraised Parcel Value								754,100
										Valuation Method								C
										Total Appraised Parcel Value								754,100

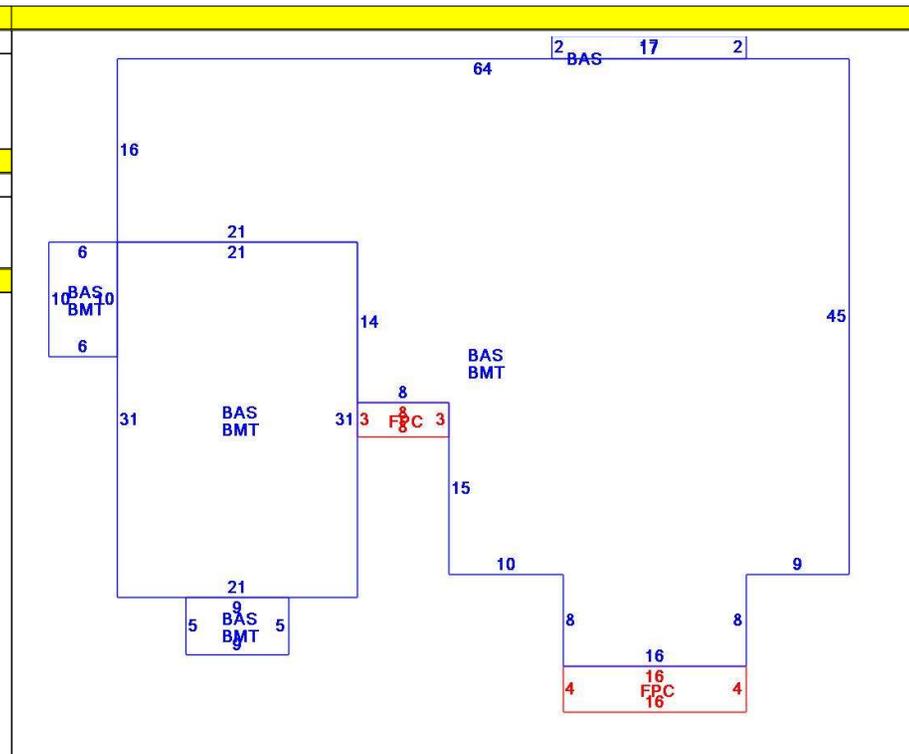
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
19-2456	08-20-2019	803	Addn Alt-Comm	1,500	01-09-2020	100	06-30-2020	remove old 6x4 pressure treat		05-14-2020	GM	04		FR	Field Review		
201003641	07-27-2010	IN	Insulation	3,660	06-30-2011	100	06-30-2011	INSULATE & AIR SEALING		02-11-2020	SR	02		02	Bldg Permit Completed		
200905792	11-24-2009	NR	New Roof	0	06-30-2010	100	06-30-2010	REROOF		06-08-2004	PT	01		00	Meas/Listed-Interior Acces		
										09-20-2002	PT	01		00	Meas/Listed-Interior Acces		

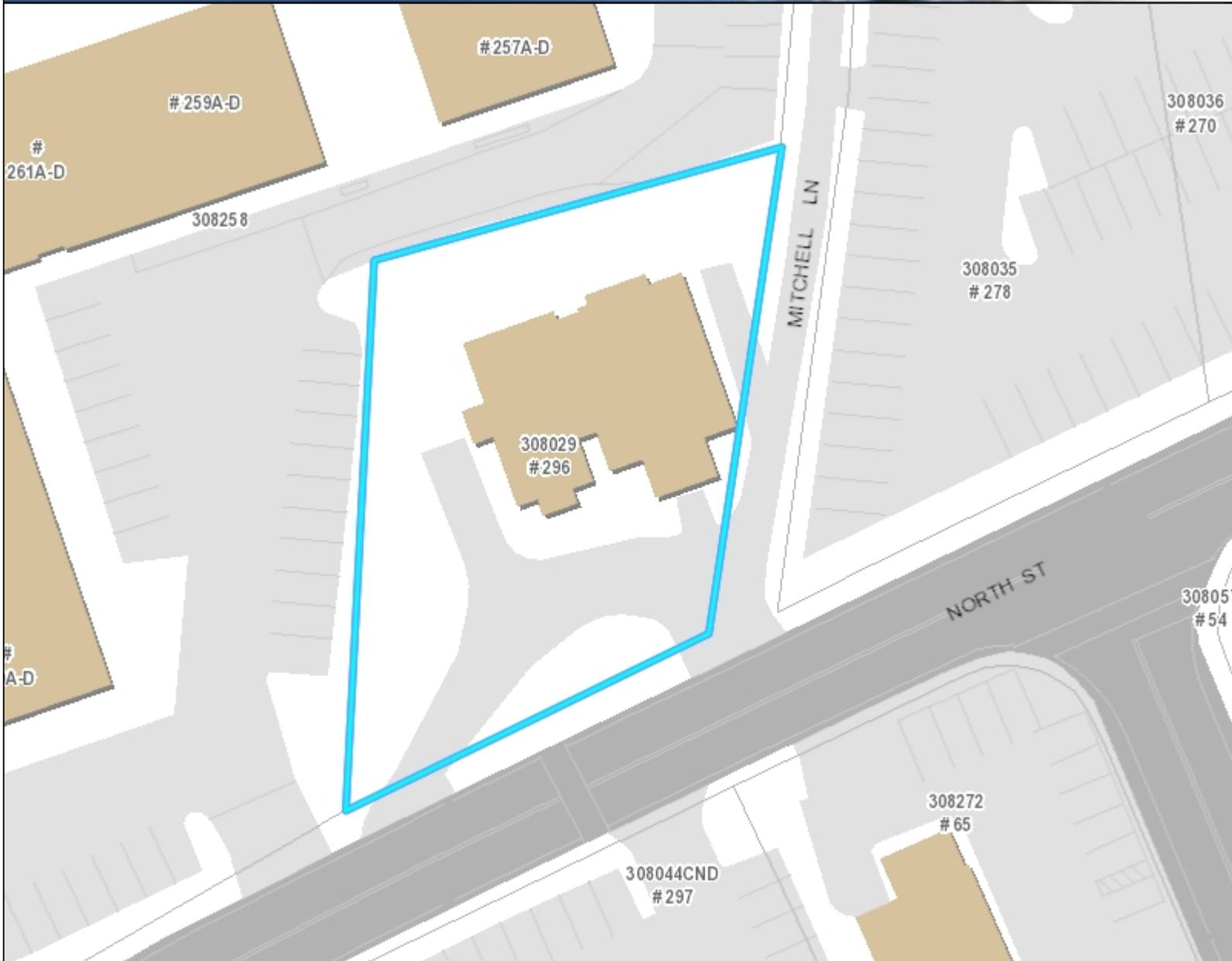
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	9310	Municipal-Imp M	OM	4		0.330	AC	118,750	2.60499	5	1.00	CI09	1.000		0	309,343.75	102,100
Total Card Land Units						0.33	AC	Parcel Total Land Area: 0.33						Total Land Value		102,100	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	71	Churches							
Model	96	Ind/Comm							
Grade	C	Average							
Stories	1								
Occupancy	0.00								
Exterior Wall 1	25	Vinyl Siding							
Exterior Wall 2									
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	03	Plastered							
Interior Wall 2									
Interior Floor 1	12	Hardwood	RCN		926,298				
Interior Floor 2									
Heating Fuel	03	Gas	Year Built		1920				
Heating Type	05	Hot Water	Effective Year Built		1981				
AC Type	03	Central	Depreciation Code		A				
Size Adj Tbl	9601	Church Etc M96	Remodel Rating						
Total Rooms			Year Remodeled						
Bedrooms	00		Depreciation %		30				
Full Bathrooms	0		Functional Obsol		0				
Bath Split	00	0 Full-0 Half	External Obsol		0				
Rms/Partitions	02	AVERAGE	Trend Factor		1				
Heat/AC	03	HEAT ONLY	Condition						
Frame Type	02	WOOD FRAME	Condition %						
Baths/Plumbing	02	AVERAGE	Percent Good		70				
Ceiling/Wall	06	CEIL & WALLS	RCNLD		648,400				
Common Wall	00	0%	Dep % Ovr						
Wall Height	16.00		Dep Ovr Comment						
1st Floor Use:	9061		Misc Imp Ovr						
			Misc Imp Ovr Comment						
			Cost to Cure Ovr						
			Cost to Cure Ovr Comment						

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FOPC	Open Prch-roof,	B	88	55.00	1981		70		0.00	3,000
SGN2	DOUBLE SIDE	L	12	39.53	2019		100		0.00	500
SGNP	SIGN POST 6"	L	14	10.66	2019		100		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,069	3,069	3,069	251.10	770,618	
BMT	Basement Area	0	3,035	607	50.22	152,416	
FPC	Open Porch Conc. Floor	0	88	13	37.09	3,264	
Ttl Gross Liv / Lease Area		3,069	6,192	3,689		926,298	





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: 7/12/2022



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

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	BRN.2403
Historic Name:	Zion Mission Church
Common Name:	Zion Union Heritage Museum
Address:	296 North St
City/Town:	Barnstable
Village/Neighborhood:	Hyannis
Local No:	2131
Year Constructed:	c 1910
Architect(s):	
Architectural Style(s):	No style
Use(s):	Church; Museum
Significance:	Architecture; Education; Ethnic Heritage; Religion
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Vinyl Siding; Wood; Wood Clapboard Foundation: Concrete Unspecified



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

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

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

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

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

This file was accessed on: Monday, November 15, 2021 at 11:41 AM

FORM B – BUILDING

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

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

308 029 [] [] 2403

Photograph



Town: Barnstable

Place: (*neighborhood or village*)
Hyannis

Address: 296 North Street

Historic Name: Zion Mission Church

Uses: Present: Museum – Zion Union Heritage Museum
Original: Church

Date of Construction: c 1910

Source: Historic Maps, Atlases, and Deeds

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Vinyl Siding

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Replacement Siding – Late Twentieth Century

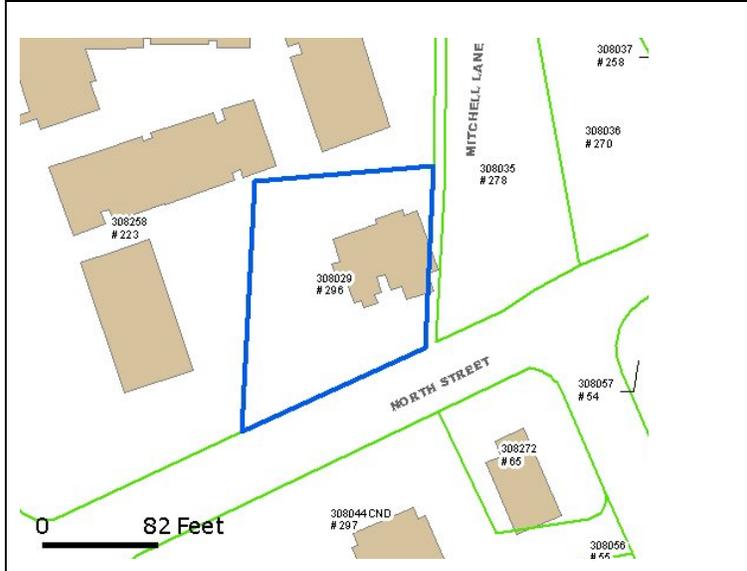
Condition: Fair

Moved: no | x | yes | | **Date** _____

Acreage: .33

Setting: Set back from North Street on a flat lot in an area characterized by high density residential and commercial development.

Topographic or Assessor's Map



Recorded by: Geoffrey E Melhuish, ttl-architects

Organization: Town of Barnstable

Date (month / year): September 2008

RECEIVED
MAY 05 2011
MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BARNSTABLE 296 North Street

Area(s) Form No.

2403

___ Recommended for listing in the National Register of Historic Places.

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

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

ARCHITECTURAL DESCRIPTION:

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

296 North Street - The Zion Union Church/Zion Union Heritage Museum is a wood frame religious structure. The church adopts a u-shaped plan on a concrete foundation. The principal block terminates in a front gable roof sheathed with asphalt shingles; a two-phase steeple pierces the ridge of the roof. The lower, or first phase features a clapboard sheathed block and the second phase features a smaller clapboard sheathed block with a louvered opening on each elevation. The second phase is capped by the spire. The façade of the church is marked by a pedimented one-bay wide by one-bay deep entry portico. A double-door entry provides access to the interior. A double-hung window is located to each side. A long one-story wing is projects from the west elevation of the church. The wing terminates in a gable roof sheathed with asphalt shingles. A secondary entrance is located on the south elevation. Although modified with vinyl siding, 296 North Street is a modest example of a religious structure which played a strong role in the development of the town's African-American community.

HISTORICAL NARRATIVE

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

The Zion Mission Church, located at 296 North Street was formed in 1909. The deed of William L. Drew to Elijah Richardson, William L. Drew and Hamilton Jackson, trustees for Zion's Mission, states that the trustees were purchasing the property for the purpose of maintaining Gospel Services. Town assessing records indicate the main structure of the church was built in 1920. The building is currently home to the Zion Union Heritage Museum, which opened 1 May 2008; the Zion Union Church relocated to Attucks Lane. The Zion Union Heritage Museum was founded in part by the Community Preservation Act and the Lyndon Paul Lorusso Foundation in partnership with the Town of Barnstable.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds.

FamilySearch

Map of Barnstable. Published by G.H. Walker & Co. With inset details of Hyannis Village, 1880. [available online at historicmapworks](#)

Map of Barnstable. Published by Walker Lithograph and Publishing Company, 1905. With inset details of Hyannis Village. [available online at historicmapworks](#)

Map of Barnstable. Published by Walker Lithograph and Publishing Company, 1910. With inset details of Hyannis Village. [available online at historicmapworks](#)

Sanborn Fire Insurance Maps. May 1901; January 1906; September 1912; September 1919; November 1924; October 1932; 1949. [available online at sanborn.umi.com](#)

Town of Barnstable. Assessors Records.

U.S. Commerce Dept. Census Bureau, 1840-1930.

INVENTORY FORM B CONTINUATION SHEET

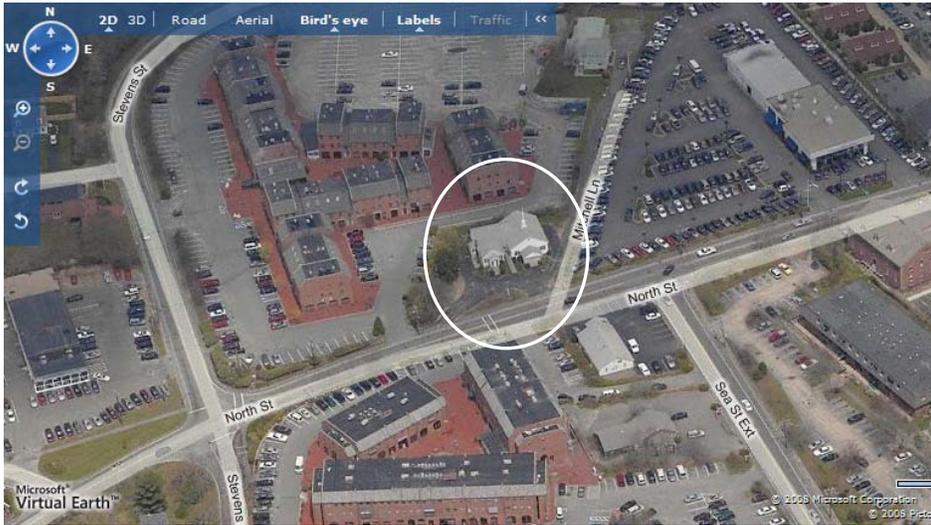
MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BARNSTABLE 296 North Street

Area(s) Form No.

2403



Zion Union Heritage Museum Preservation Budget
Town of Barnstable
Department of Public Works
7/12/2022
Project Budget - Draft

Budget

Funding	Area		Estimated	CPC	CIP
Funding Source					
Funding					
Totals			\$ -	\$ -	\$ -
Expenses					
Hard Costs					
Hazardous Materials Abatement					
Office - Insulate, Sheetrock & Paint			\$ 8,000	est	\$ 8,000
Storage Room - Insulate Sheetrock & Paint			\$ 3,000	est.	\$ 3,000
Rear Egress Stair					
Demolition of existing failed stair	Complete		\$ -	est.	
New Stair And Code Compliant Rail System	Complete		\$ -	est.	
Basement Egress Stair					
Demolition of existing stair			\$ -	est.	
New Stair And Handrail			\$ 25,000	est.	\$ 25,000
Guard Rail At Top Of Bulkhead			\$ 10,000	est.	\$ 10,000
ADA					
Demolition Of Existing Ramp			\$ 8,000	est	\$ 8,000
New ADA Compliant Ramp	200	\$ 400 Sf	\$ 80,000	est	\$ 80,000
New ADA Compliant Handrail	50	\$ 100 Lf	\$ 5,000	est	\$ 5,000
New ADA Compliant Restrooms	2	\$ 50,000	\$ 100,000		
Glass Entry Doors	1	\$ 9,000 Ea	\$ 9,000	est	\$ 9,000
ADA Compliant Hardware	6	\$ 1,000 Ea	\$ 6,000	est	\$ 6,000
Replace Side Doors	5	\$ 2,500 Ea	\$ 12,500	est	\$ 12,500
Insulation - Attic	4000	\$ 5 Sf	\$ 20,000	est	\$ 20,000
Exterior					
Replace Siding With White Cedar At Chapel	1000	\$ 30 Sf	\$ 30,000	est	\$ 30,000
New Exterior Cement Board Siding & Trim	2340	\$ 70 Sf	\$ 163,800	est	\$ 163,800
Restore / Paint 14 Windows New Ropes	14	\$ 4,500 Ea	\$ 63,000	est	\$ 63,000
New Gutters	150	\$ 30 Lf	\$ 4,500	est	\$ 4,500
Clean and restore stairwell drain	1	\$ 2,000 Ea	\$ 2,000	est	\$ 2,000
Paint	3340	\$ 10 Sf	\$ 33,400	est	\$ 33,400
Roof	3500	\$ 18 Sf	\$ 63,000	est	\$ 50,000
Mechanical Upgrades					
New furnace	1	\$ 40,000 Ea	\$ 40,000	est	\$ 40,000
New Water Heater	1	\$ 20,000 Ea	\$ 20,000	est	\$ 20,000
General Conditions - Included In Above		15%	\$ 105,930	est	\$ 70,605 \$ 19,875
Insurance		1%	\$ 7,062	est	\$ 4,707 \$ 1,325
Bonds		1%	\$ 7,062	est	\$ 4,207 \$ 725
Overhead & Profit		15%	\$ 105,930	est	\$ 63,105 \$ 10,875
Escalation		4.0%	\$ 28,248	est.	\$ 16,828 \$ 2,900
Design Contingency		5%	\$ 35,310	est.	\$ 21,035 \$ 3,625
Base Bid Total			\$ 995,742	est	\$ 651,187 \$ 171,825
Add Alternate No.1:			\$ -		\$ - \$ -
Add Alternate No. 2:			\$ -		\$ - \$ -
Add Alternate No. 3:			\$ -		\$ - \$ -
Add Alternate No. 4:			\$ -		\$ - \$ -
Alternates Total		\$ -	\$ -		\$ - \$ -
Award Base Bid & Accepted Alternates			\$ 995,742	est	\$ 651,187 \$ 171,825
Change Orders					
CO 1:			\$ -		\$ - \$ -
Total Co's Pending			\$ -		\$ - \$ -
Hard Cost Total			\$ 995,742	est	\$ 651,187 \$ 171,825
Soft Costs					
Architectural / Engineering Fees		12%	\$ 119,489.04	est	\$ 78,142 \$ 20,619
Exploratory Testing					
Hazmat Testing			\$ 10,000	est.	\$ 10,000
Hazmat Hygieniest			\$ 25,000	est	\$ 25,000
Advertizing - Cape Cod Times			\$ 300	est.	\$ 500
Permitting					
Utility Disconnect Charges					
Owner's Project Manager					
Salaries FY 23		8%	\$ 79,659.36	est	\$ 50,171 \$ 13,746
OPM Operations			\$ 500	est	\$ 500
Supplies					\$ 500
Printing			\$ 500	est	\$ 500 \$ 500
Owner's Project Contingency LS		10%	\$ 99,574	est	\$ 65,000 \$ 17,183
Total Soft Costs			\$ 335,023	est	\$ 229,313 \$ 53,048
Total Hard & Soft Costs			\$ 1,330,765	est	\$ 880,500 \$ 224,873
Total Funds Available			\$ -		\$ - \$ -
Remaining Funds			\$ (1,330,765)	est	\$ (880,500) \$ (224,873)

CPC APPLICATION (Page 1)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. If the restriction is prepared by the applicant, the first draft of the restriction should be provided to the CPC Administrative Assistant. If the applicant is not preparing the restriction, a consultant will contact the applicant to assist in the drafting of the appropriate restriction afterwards are appropriated. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Submission Date: July 13, 2022

Project Title: Accessible Paths and Children's Play Garden at Armstrong-Kelley Park

Project Map/Parcel Number: Map 141, Page 38

Estimated Start Date: April 1, 2023

Estimated Completion Date: June 31, 2023

Purpose (please circle all that apply):

Open Space_	Public
Community Housing	Private
Historic	<u>Non-Profit</u>
<u>Recreation</u>	<u>Partnership</u> (Describe below #3)
Town Affiliation**	

****Please note: All Town CPC Applications must be approved by the Town Manager prior to submission.**

Applicant Contact:

Name: Anne Smith-White

Organization (if applicable): The Trustees of Reservations

Address: 200 High Street, 4th Floor, Boston, MA 02110

Mailing Address: Weir River Farm, 140 Turkey Hill Lane, Hingham, MA 02043

Daytime Phone#: 781-259-3655

E-mail Address: asmithwhite@thetrustees.org

Primary Contact (if different from applicant contact):

Name: Elizabeth Keary Soule

Address: 200 High Street, 4th Floor, Boston, MA 02110

Mailing Address: 572 Essex Street, Beverly, MA 01915

Daytime Phone#: 978-338-1154

E-mail Address: ekearysoule@thetrustees.org

CPC APPLICATION (page 2)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. If the restriction is prepared by the applicant, the first draft of the restriction should be provided to the CPC Administrative Assistant. If the applicant is not preparing the restriction, a consultant will contact the applicant to assist in the drafting of the appropriate restriction afterwards are appropriated. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Budget Summary:

Total budget for project: \$1,425,000

CPA funding request: \$286,866

Matching funds (committed): \$1,138,134

Please address the following questions:

1. Project summary (description and goals):

The Trustees of Reservations (The Trustees) requests funding from the Barnstable Community Preservation Committee (CPC) for two components of ongoing stewardship investments at Armstrong-Kelley Park, a beloved community greenspace in the heart of Osterville. This transformation, which began in the Spring of 2022 with property-wide buffer and specimen plantings, seeks to improve horticulture diversity, active and passive recreational opportunities, pedestrian and vehicular access, parking, and stormwater management, while ensuring that the land is protected from development and remains true to its history and identity.

The two components of this transformation identified as applicable for Community Preservation Act (CPA) funding are the removal of existing non-ADA regulation boardwalks with accessible stone dust paths and the construction of a new, nature-based children's play area. The goal of the pathway project is to remove physical barriers to participation, ensuring that Barnstable residents and visitors of all ages and abilities have access to this important community resource. The children's play area, further explored in this application, intends to diversify recreational opportunities at the Park and within the Town. Funding from the Barnstable CPC will support this important work that both respects the existing character of the Park while creating a new recreational feature accessible to all.

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

Since 1930, Armstrong-Kelley Park has been owned and managed by the Cape Cod Horticultural Society (CCHS). In 2019, the CCHS approached The Trustees to protect this important community asset in perpetuity through integration of the organizations. Founded in 1891 with a mission to preserve, for public use and enjoyment, properties of exceptional ecological, scenic, and historic importance, today The Trustees cares for 120 sites across the state. The accessible pathways and children's play area projects are part of extensive investments that The Trustees is making in the care and renewal of the Park to steward this cherished place for enjoyment by all. The play area is not a traditional playground but instead is designed for open-ended and nature-based play intended to foster a love for the outdoors for generations to come. The pedestrian circulation will be a permeable stone dust material, appropriate for the Park and for Barnstable.

3. Partnership(s) Description:

The Trustees completed an integration agreement with the Cape Cod Horticultural Society (CCHS) which has cared for Armstrong-Kelley Park since 1930. Upon completion of the agreement at the end of 2021, The Trustees became the permanent steward and manager of the Park. We continue to work closely with the dedicated members of the CCHS board, some of whom sit on our property committee, while others remain dedicated volunteers in weekly maintenance of the Park. However, the bulk of renewal investment, stewardship, public relations, engagement and programming, and all fiduciary responsibility now rests with The Trustees.

4. Provide a detailed project timeline:

Proposed project schedule is included in this submission package.

5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects?

Both projects meet criteria for **Recreational** CPC objectives. The new children's play area is a completely new feature in the park, expanding opportunities for the public to engage in active outdoor and nature-based recreation. Playgrounds are specifically identified in the CPA Legislation as falling under applicable recreational use. Similarly, the pathways, or trails which are to be surfaced with a permeable stone dust, are also specifically identified as applicable. As universal accessibility is a priority for the Trustees, these paths also meet ADA regulation in both material and condition.

6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received):

Two budgets have been included in this application: an overall Park renewal budget and a breakout of the budget specifically for the pathway and children's play areas. Some of these numbers come from an estimate provided by Robert B. Our Co. Inc. on 3/8/22. This estimate has also been included in this application. Remaining numbers come from in-house estimates as staff-performed construction was determined to be the most cost-effective path forward for portions of this effort.

7. Assessors office identification map and map and parcel number

Map/Block/Lot: 141 / 038

Parcel: 141038

Address: 675 Main Street, Osterville



[Handwritten Signature]

Signature of Applicant

10/12/21

Date

[Handwritten Signature]

Signature of Applicant Partner

10/12/21

Date

Signature of Town Manager (Town Affiliated Projects)

Date

Attachments

- Map
- Armstrong-Kelley Park rendering showing pathways and location of children's play garden
- Design of children's play garden by Gardens for Life
- Detailed Budget, Overall Project
- Detailed Budget, CPA Request
- Selected Quote from Licensed Contractor, Robert B. Our, Co. Inc.
- Letters of Support
 - Deirdre Dow-Chase, President, Cape Cod Horticultural Society
 - Cindy Cotton, Executive Director, Osterville Village Library
- The Trustees of Reservations Certificate of Good Standing



"Libraries open doors, open minds, open lives"

Cyndy Cotton
Executive Director

Mr. Lindsey Counsell, Chairman
Barnstable Community Preservation Committee
367 Main Street
Hyannis, MA 02601

August 5, 2021

Osterville Village Library

Board of Trustees

Irene Haney
President

Talida Flonta
Vice President

Laurie Young
Immediate Past President

Claudia Mahoney
Secretary

Richard J. Sullivan
Treasurer

Richard Colman

Ellen Merlesena

Diane Pemberton

Dear Mr. Counsell:

I would like to share my support for The Trustees of Reservations' community-driven renovation of Armstrong-Kelley Park in Osterville. The proposed enhancements will improve the overall visitor experience and ensure that all members of our community have access to this beloved greenspace.

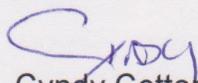
Armstrong-Kelley Park is a treasured and vital community resource in the heart of Osterville, offering ample opportunities for area residents and visitors to the region to engage with nature and each other through intimate woodland trails, an arboretum, public gardens, and community gathering space. A major aspect of The Trustees' mission is to not only protect land for the community but to invite and welcome the public to enjoy the outdoors and all that horticulture, open space, and fresh air have to offer. The proposed renovations were developed in partnership with the Cape Cod Horticultural Society and with input from the community and will maintain existing elements and the unique character of the park, while seeking to improving pedestrian and vehicular access, internal circulation, parking, and universally accessible pathways. These important investments help create a more welcoming, inclusive atmosphere and remove physical barriers to participation for all kids and adults.

We are so fortunate to have an organization as well respected as The Trustees to secure this beautiful and vital park in Osterville.

The Trustees' plan will do much to contribute to the community's use and enjoyment of Armstrong-Kelley Park and we strongly urge you to decide favorably on The Trustees' proposal.

Thank you for your consideration of this important project.

Sincerely,


Cyndy Cotton
Executive Director
Osterville Village Library



Where Memories Bloom Forever

Cape Cod Horticultural Society
Deirdre Dow-Chase, President
675 Main St, PO Box 934
Osterville, MA 02655
Phone 617-653-6718

armstrongkelleypark@yahoo.com

October 8, 2021

Lindsey Counsell
Chairman
Town of Barnstable
367 Main St
Hyannis, MA 02601

Dear Lindsey,

I am writing in support of the application by The Trustees for CPA support for Armstrong-Kelley Park. I have volunteered at the Park since about 2016, and the future of the Park has always been ill prepared to meet its financial, operational, and structural obligations.

When our Board of Directors determined we needed to find a partner to secure our future, it was our only path forward. The Trustees have proven to be a superior partner. The vote to approve the integration agreement was overwhelmingly positive with only one “no” vote. Over the last two years, they have had a steady, cooperative, positive stance throughout the process. They honored their obligations, and provided “boots on the ground” by sending a work crew to augment our meager volunteer base on a regular basis. Even when their President died, they acted swiftly to transition. I spoke with the Acting President nearly weekly during the whole process. We have been surrounded by a top-level team, including fundraisers, public relations, event planners, horticultural experts, and work crews. The other non-profits in the Village have applauded the merger, and members of the Osterville Village Association have also extended their

congratulations. The Park is revered in the village and the number of daily visitors has soared..

I don't know any other organization who could have done better. Regarding the conceptual plan and now the first phase of construction they have communicated professionally and effectively. Just yesterday, we were briefed on Zoom on the Phase 1 plan. Today they will be onsite for two hours to do the walk thru. Our Board of Directors were all enthusiastic and find it sound and comprehensive.

Finally, The Trustees have recognized the Park's success at keeping the Park going over these 93 years. Fifty-two Presidents before me and hundreds of volunteers made that happen. With several major financial bumps along the way, we have somehow kept the Park alive! In recognition, we are being honored by them as the "Conservationists of the Year." Past recipients include John D. Rockefeller and the National Park Service. Pretty heady stuff.

The CPA support will transform the property and assure it will be protected from development forever.

Sincerely,

Deirdre Dow-Chase,
President

Armstrong-Kelley Park
Project Timeline with Design Services
Prepared for Barnstable Community Preservation Committee
July 2022 - June 2023

	July	August	September	October	November	December	January	February	March	April	May	June
Design and Permitting												
Design development												
Budget planning												
Construction Documentation												
Permitting for Phase 1 (parking and pathways, wetlands, play area)												
Site Plan Review												
Conservation Commission												
Execution												
Contractor selection												
Construction*												
Project Completion												

*Construction start dependent on completion of permitting process

BUDGET ESTIMATES	ESTIMATE	NOTES
ADA PATHWAYS	\$111,699	
Gravel path, sub-grade	\$37,822	RBO 3/8/2022 (plus 15%)
Stone dust paths w/steel edge	\$73,877	RBO 3/8/2022 (plus 15%)
CHILDREN'S PLAY GARDEN	\$137,750	
Design Services + Construction Admin	\$ 8,000	
Remove/ stockpile duff and debris	\$ 1,200	
Remove accumulated debris in area	\$ 3,500	
Sub-grade area	\$ 2,000	Assumes Air Spade labor
ADA Pathway Installation	\$ 15,000	1,100 SF
Log benches	\$ 8,000	Assumes park removal/ some fabricator
15 large B an B shrubs	\$ 3,500	
60 24" shrubs	\$ 3,500	
10 understory trees	\$ 3,500	
Planting labor	\$ 7,500	
Plant material trucking	\$ 2,000	
Loam edges	\$ 1,500	
Mulch and soils	\$ 3,500	
Irrigation	\$ 5,000	
Leaf/ duff import	\$ 3,000	
Labor/ equipment to spread import duff	\$ 2,500	
CHILDREN'S GARDEN, THE LOGS		
Prep area, THE LOGS	\$ 2,500	Remove duff and 6-8" soil
30-40 10' Cedar logs from on-site/ off site	\$ 13,000	Assumes Trustees provides cedar
Fabricate and install	\$ 7,650	90 hours at \$85
Playground mulch	\$ 5,100	60 yards at \$85/ delivered
Playground mulch Install	\$ 4,000	
CHILDREN'S GARDEN, THE VILLAGE		
Equipment time (auger/ thumb)	\$ 2,500	day with mini and track skid
Labor	\$ 1,700	20 hours at \$85 to build elements
Loose material	\$ 2,500	Collection of branches/ cut to length
Duff mulch	\$ 1,000	Spread with track skid and rake
CHILDREN'S GARDEN, THE WOODS		
Stone material- large	\$ 3,500	1 load with sorting in yard
Stone material- river stone	\$ 3,500	Palletized material
Mini	\$ 4,000	2-days with operator
Labor	\$ 2,000	2-laborers for a day
CHILDREN'S GARDEN, THE LOOKOUT		
Boulders	\$ 3,000	2-loads with sorting in yard
Equipment	\$ 4,500	2-days with mini and track skid
Labor	\$ 2,600	3-days labor
Dense grade	\$ 1,500	
CONTINGENCY (15%)	\$37,417	

TOTALS		
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	\$286,866	
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Armstrong-Kelley Park
Oosterville
8.5 acres

Legend

 Armstrong-Kelley Park

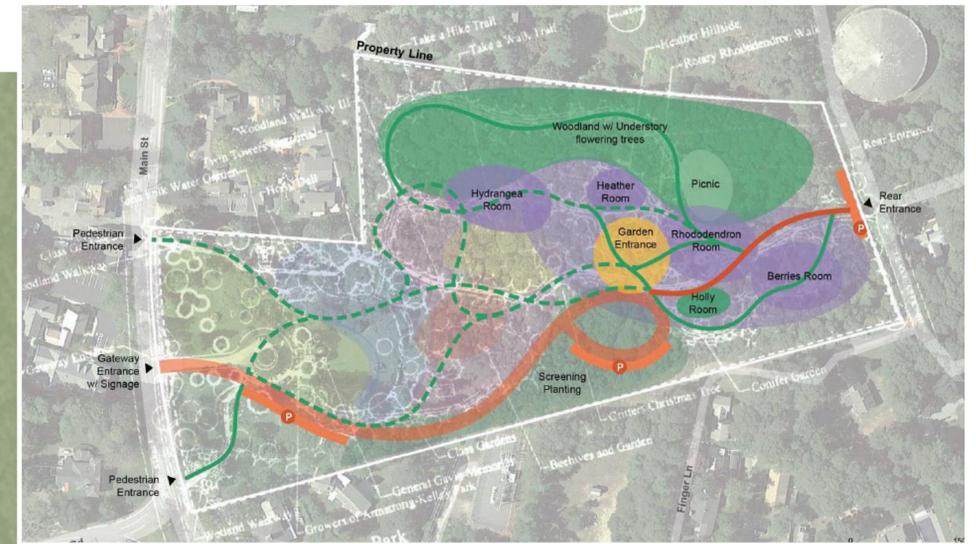
N
0 0.0175 0.035 0.07 Miles
1:2,500


PROJECT FUNDING

Development Campaign	\$1,138,134
CPA Request	\$286,866
	<u>\$1,425,000</u>

BUDGET ESTIMATES**TTOR EST.****RBO EST.****TOTAL**

PARKING AND CIRCULATION	\$170,000	\$653,252	\$823,252
Consultant Fees	\$60,000		
Permitting	\$5,000		
Pre Construction and Demo		\$5,000	
Wayfinding & Memorial Signage	\$10,000		
Road, Parking & Stormwater Construction		\$536,553	
Pathway Construction		\$111,699	\$111,699
Electric Utilities	\$75,000		
Water Service Update	\$20,000		
CHILDREN'S PLAY GARDEN	\$137,750		\$137,750
WATER GARDEN	\$35,000	\$36,650	\$71,650
Enlarged Pond		\$36,650	
Water Circulation	\$20,000		
Boardwalk/bridge	\$15,000		
HORTICULTURE INVESTMENTS	\$279,250		\$279,250
Cataloguing & Labeling Living Collections	\$25,000		
Screen Plantings (30 trees)	\$35,000		
Tree Removals & Transplants	\$30,000		
Specimen trees	\$30,000		
Ellipse Lawn (prep and seed)	\$45,000		
Wetland Garden Plantings	\$14,250		
Water Garden Plantings	\$20,000		
Bio-retention planting/seeding	\$20,000		
Irrigation (lawn and garden beds)	\$30,000		
Planting labor	\$30,000		
MAINTENANCE AREA	\$103,000	\$10,098	\$113,098
Consultant Fees	\$8,000		
Removal of existing sheds		\$2,098	
Utilities (electric, water)		\$8,000	
Site Work	\$10,000		
Maintenance garage	\$85,000		
PROJECT CONTINGENCY			\$100,000
TOTALS	\$725,000	\$700,000	\$1,425,000



PHASE 1





To:	TRUSTEES OF THE RESERVATION	Contact:	Josh Hasenfus
Address:	675 Main Street Osterville, MA	Phone:	
Project Name:	ARMSTRONG - KELLEY PARK IMPROVEMENTS - Rev 3	Bid Number:	
Project Location:	675 Main Street, Osterville	Bid Date:	3/8/2022

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
A-1	CLEAR AND GRUB	1.15	LS	\$12,410.65	\$14,272.25
A-2	EROSION CONTROL - 12" Dia. MULCH SOCK Removal By Others After Landscape Is Complete	1,300.00	LF	\$9.10	\$11,830.00
A-3	STRIP AND REMOVE ORGANIC MATERIALS	915.00	CY	\$26.93	\$24,640.95
A-4	CRUSHED STONE KNOCK OUT PAD	1.00	LS	\$813.89	\$813.89
A-5	R & D PAVED AREAS	200.00	CY	\$51.27	\$10,254.00
A-6	DEMO SHEDS	2.00	EACH	\$1,049.23	\$2,098.46
B-1	SITE TO SUBGRADE	1.00	LS	\$58,569.97	\$58,569.97
C-1.1	BIORETENTION 1	605.00	SF	\$22.04	\$13,334.20
C-1.2	SEDIMENT FOREBAY # 1	75.00	SF	\$36.39	\$2,729.25
C-2.1	BIORETENTION 2	1,000.00	SF	\$21.18	\$21,180.00
C-2.2	SEDIMENT FOREBAY # 2	240.00	SF	\$38.41	\$9,218.40
C-3	CONCRETE SIDEWALK INLETS	1.00	EACH	\$6,182.51	\$6,182.51
C-4	GRANITE CURB CHECKDAMS	3.00	EACH	\$3,686.40	\$11,059.20
C-5	PAVED FLUME	2.00	EACH	\$758.28	\$1,516.56
C-6	STORMWATER INFILTRATION SYSTEM 42 UNITS	42.00	EACH	\$1,336.42	\$56,129.64
C-7	LEACH PITS - 1000 GALLON	3.00	EACH	\$4,802.44	\$14,407.32
D-1.1	GRAVEL BORROW UNDER STONEDUST PATHS	253.00	TON	\$129.73	\$32,821.69
D-1.2	STONE DUST PATHS (STEEL EDGE INCLUDED)	6,104.00	SF	\$10.52	\$64,214.08
D-2	1.5" DENSE GRADE CRUSHED STONE DRIVE	1,537.00	TON	\$44.89	\$68,995.93
D-3.1	F&I VERTICAL GRANITE CURB - Straight	530.00	LF	\$63.13	\$33,458.90
D-3.2	F&I VERTICAL GRANITE CURB - Radius	1,003.00	LF	\$77.82	\$78,053.46
F-1	LOAM BORROW Erosion Control (coconut Mesh) By Others Seed By Others	703.00	CY	\$38.39	\$26,988.17
G-1	ELECTRICAL TRENCHING AND CONDUIT - ALLOWANCE	1.00	AL	\$75,000.00	\$75,000.00
G-2	TEMP POWER SUPPLY	1.00	LS	\$5,055.20	\$5,055.20
C-8	12" HDPE PIPE	120.00	LF	\$84.12	\$10,094.40
C-7	BIO OUTLET	1.00	EACH	\$4,044.16	\$4,044.16
C-8	CLEAN UTS	2.00	EACH	\$600.30	\$1,200.60
E-1	POND ALLOWANCE	1.00	LS	\$36,650.18	\$36,650.18
E-2	TIMBER BOARDWALK ALLOWANCE	1.00	LS	\$45,496.78	\$45,496.78

Total Bid Price: \$740,310.15

Notes:

- TEMP FENCE BY OTHERS
- EROSION CONTROL BLANKETS BY OTHERS

Payment Terms:

An interest charge of 1.5 per month (18% per annum) will be charged on all invoices over 30 days. If any invoice remains unpaid for more than sixty

(60) days and is referred to Legal Counsel for collection; then, in addition to the unpaid billing and accrued service charges, the above signed further agrees to be responsible for all costs of collection, including all legal fees incurred by the Robert B. Our Co., Inc.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Robert B. Our Company</p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p>
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ARMSTRONG-KELLEY PARK- PLAYSCAPE

CONCEPTUAL DESIGN
FEBRUARY 2022



Erica Quigley & Sara Brunelle

Landscape Designers and Outdoor Education Consultants
Gardens For Life, LLC

creategardensforlife@gmail.com
creategardensforlife.com



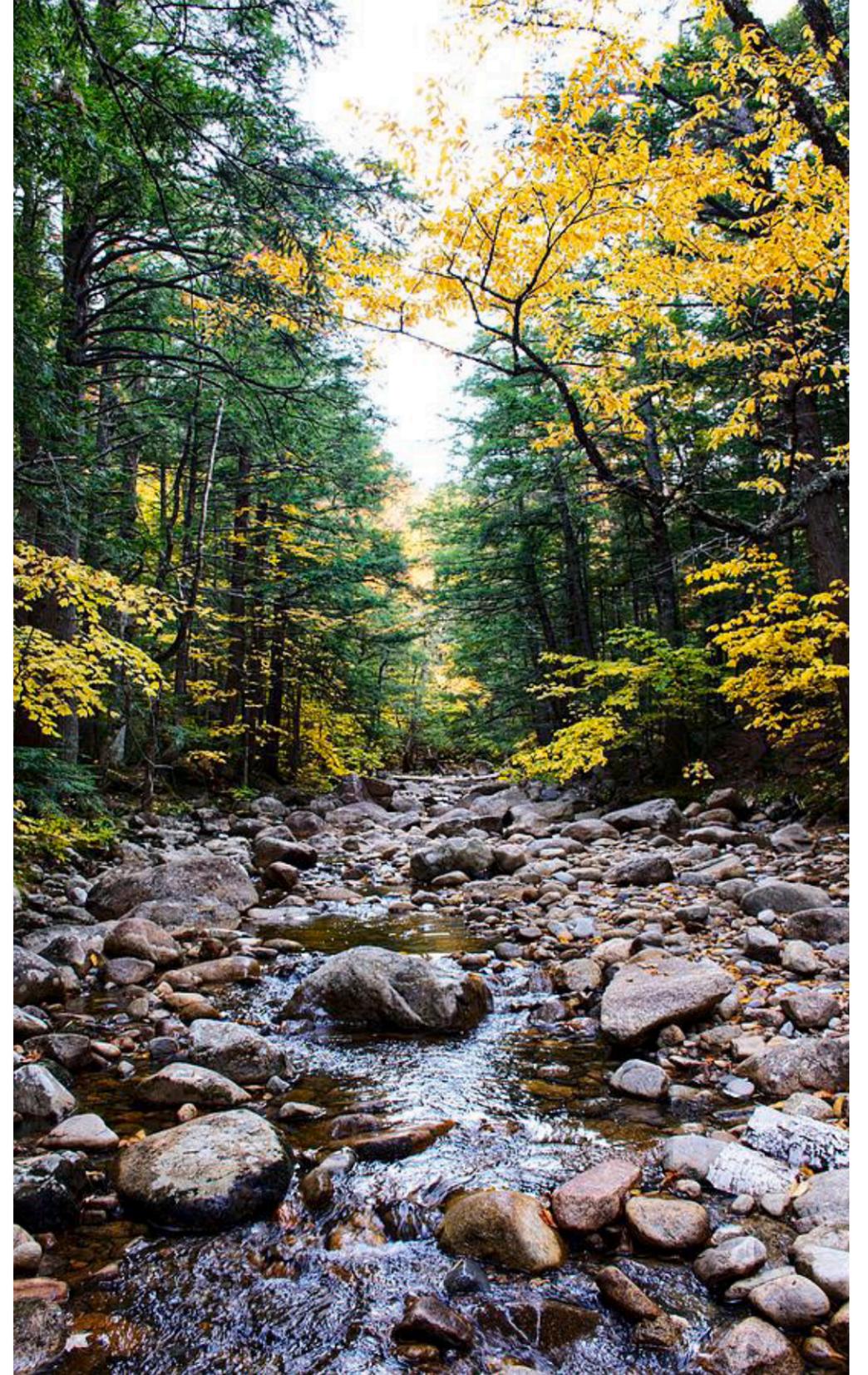
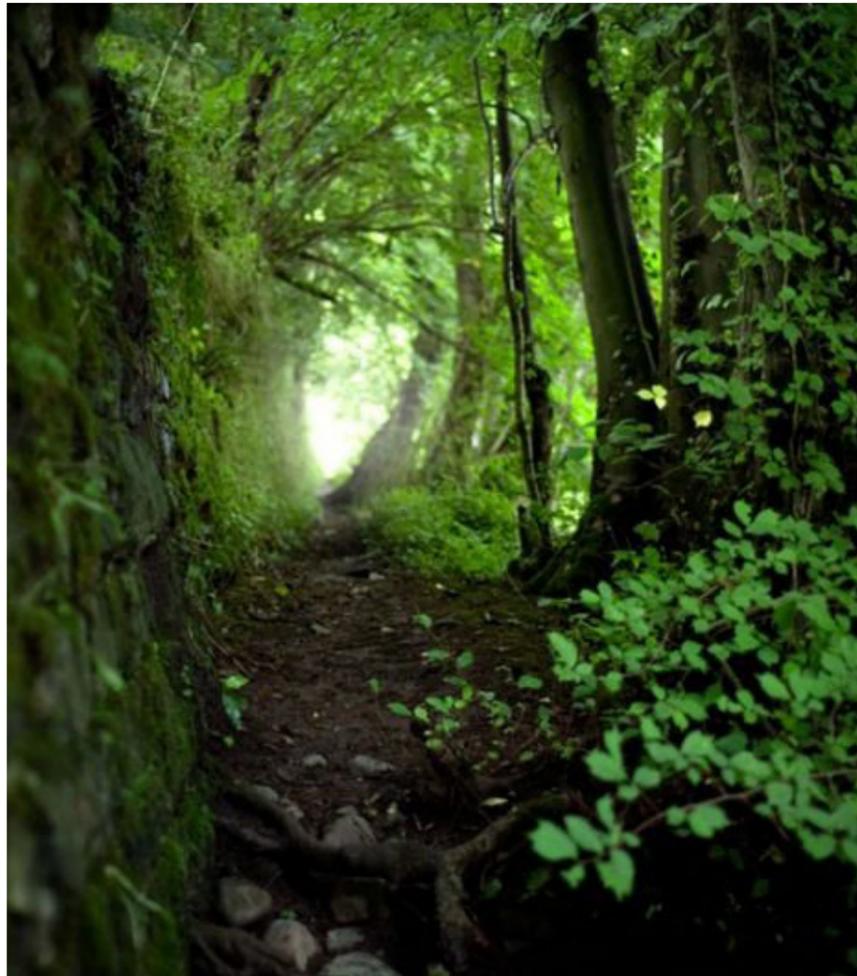
DESIGN RATIONALE

SPIRIT OF PLACE

- Forest
- Wilderness
- Secret pathways
- Hidden places

AUDIENCE

- Ages 2-10
- Caregivers



DESIGN RATIONALE: EXPERIENCES

MOVE

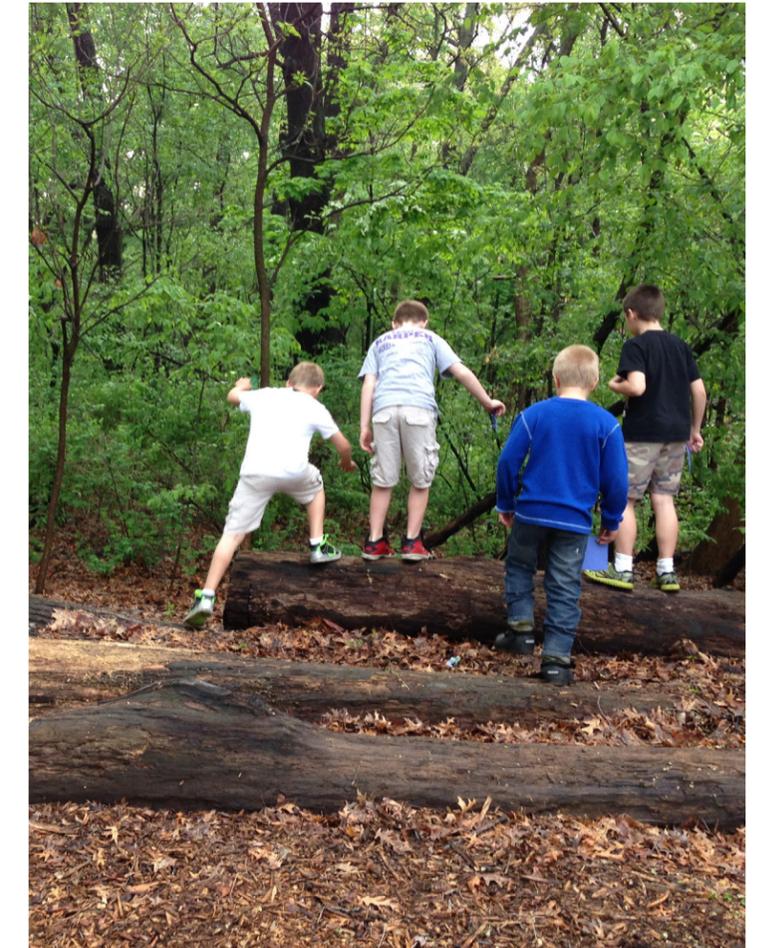
- Walking, running, climbing, balancing, jumping
- Challenge: balance, height (for younger children)

EXPLORE/IMAGINE

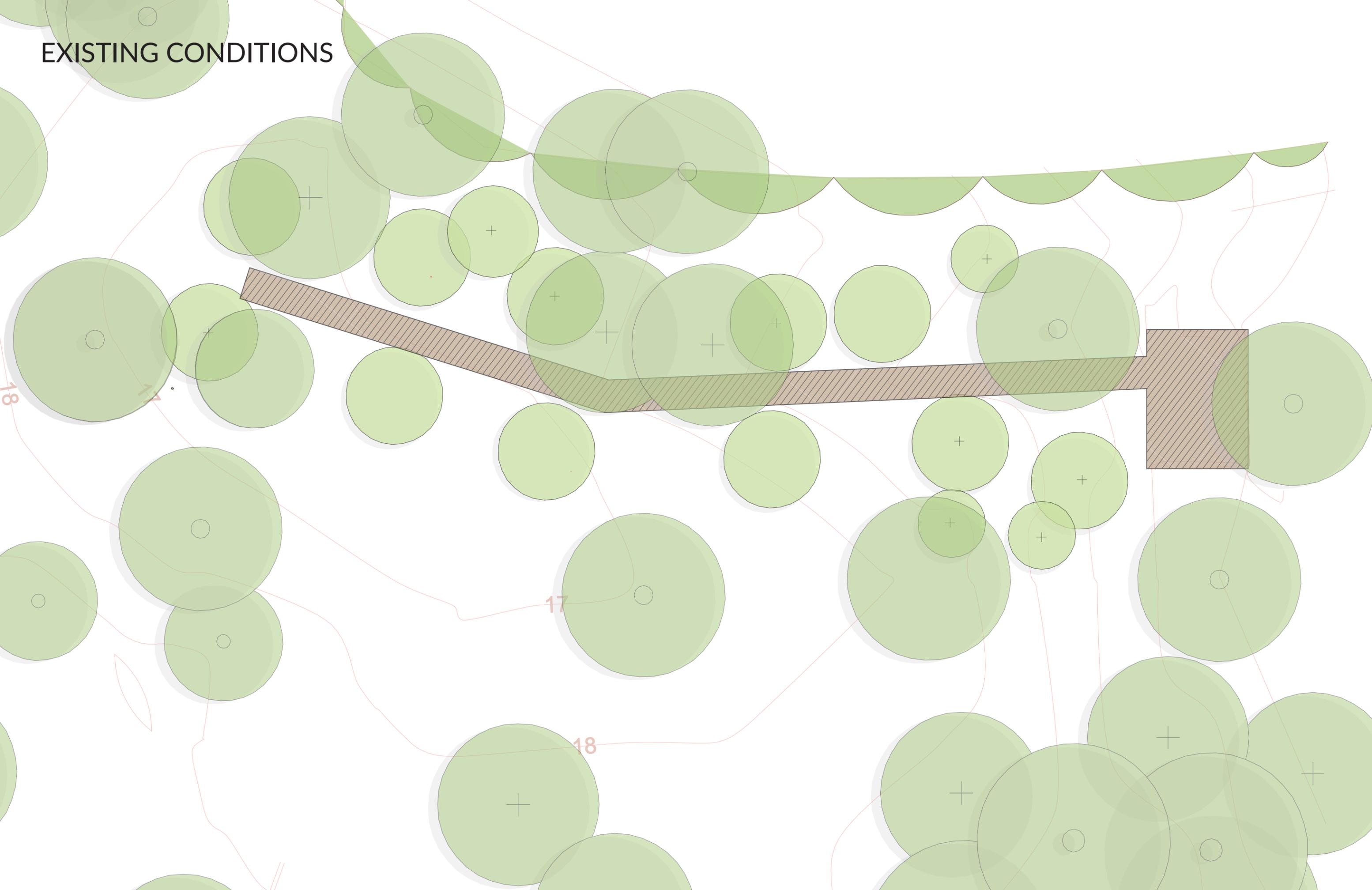
- Finding hidden spots, secret passageways
- Carrying, building, combining, collecting
- Driving/riding train, playing house, inventing games, becoming animals
- Challenges: using tools (branches, sticks), getting "lost"

LOOK/TOUCH/LISTEN/SMELL

- Texture of logs, sticks, boulders, leaves
- Cool shade in the hot summer
- Seeing and hearing birds and animals



EXISTING CONDITIONS





LIAM'S TRAIN

THE VILLAGE

THE LOGS

THE WOODS

DRY STREAM BED

THE LOOKOUT



18

17

18

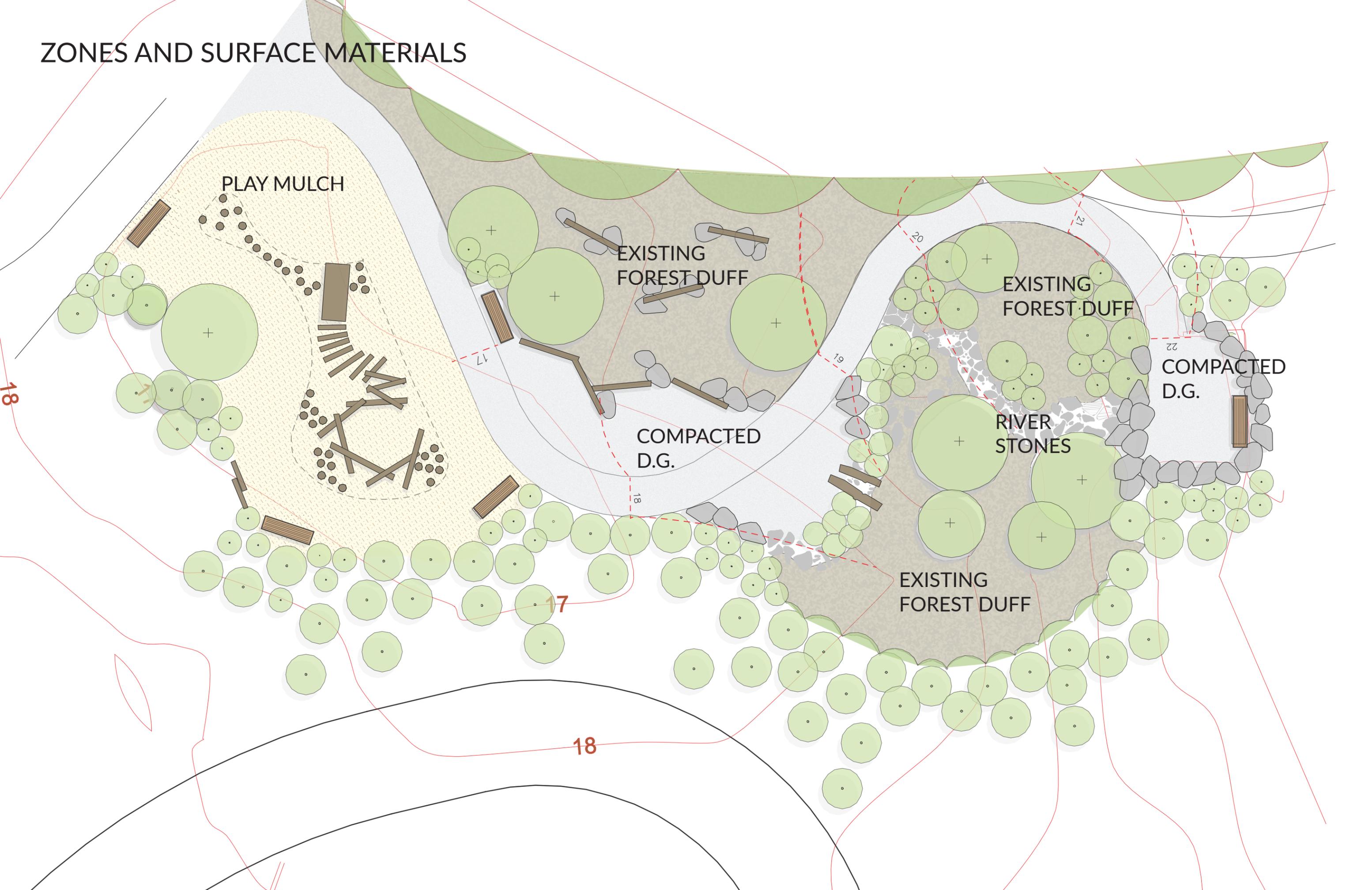
18

19

20

22

ZONES AND SURFACE MATERIALS



ACCESSIBILITY



ACCESSIBLE
PLAY AREA

ACCESSIBLE
PLAY AREA

ACCESSIBLE
PLAY AREA

ACCESSIBLE
PLAY AREA

18

17

18

+18

+18

18

19

20

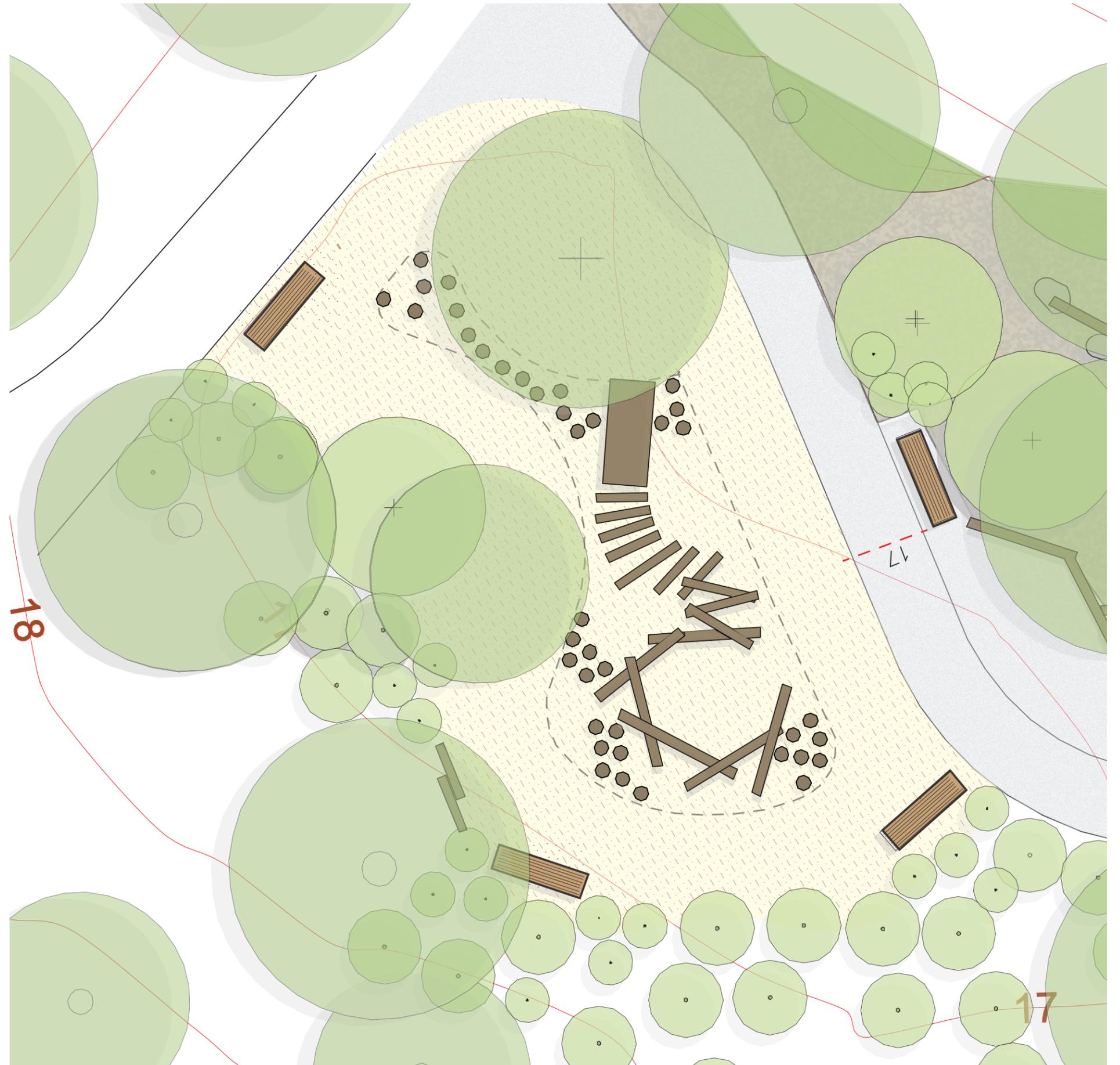
21

22

ZONES

THE LOGS

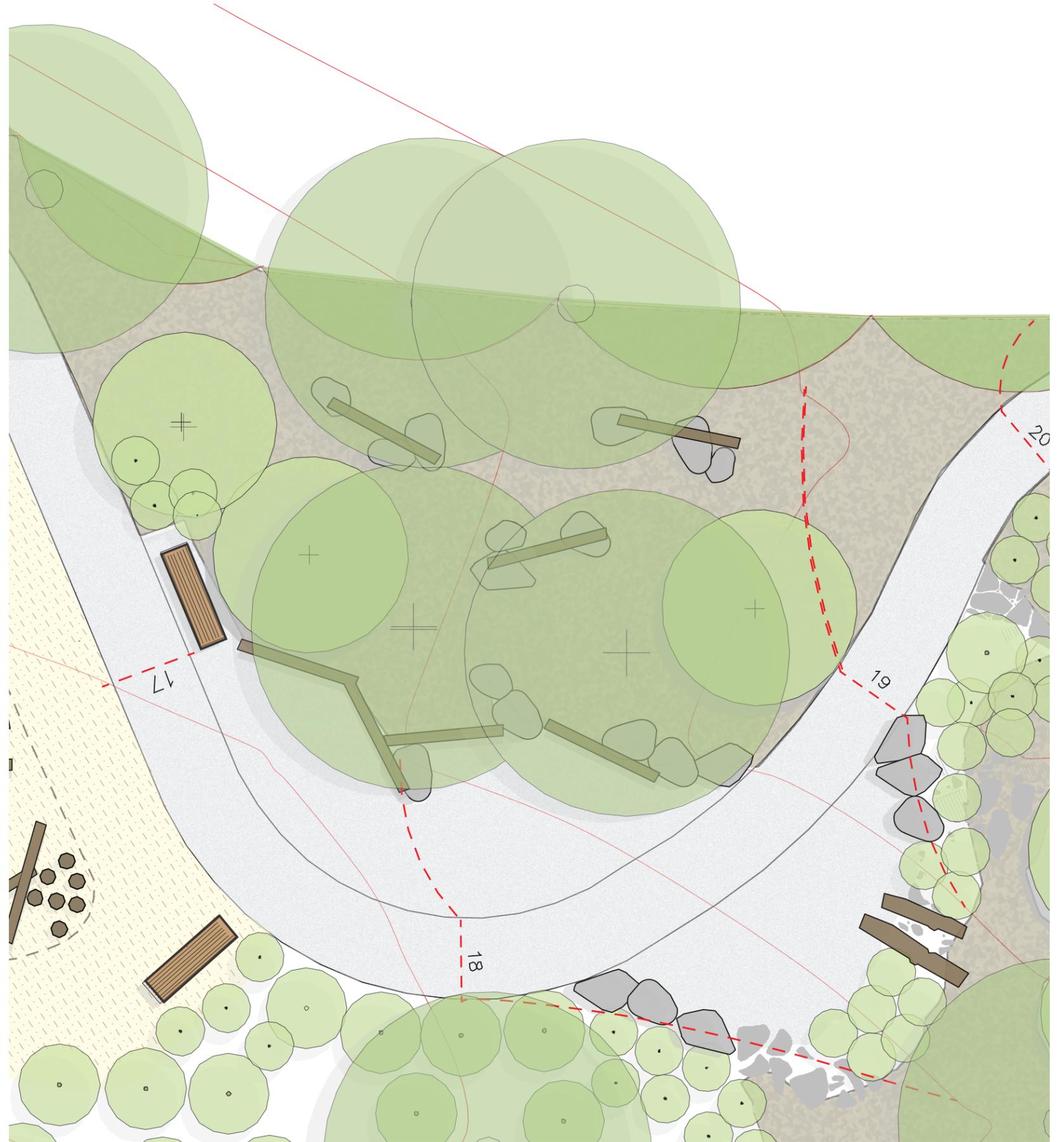
- Train near entrance
- Log and stump climbers
- Wood fiber - protective surfacing
- Benches



ZONES

THE VILLAGE

- Frames for building shelters
- Stocked with loose parts
- One accessible frame
- Forest duff surfacing



ZONES

THE WOODS

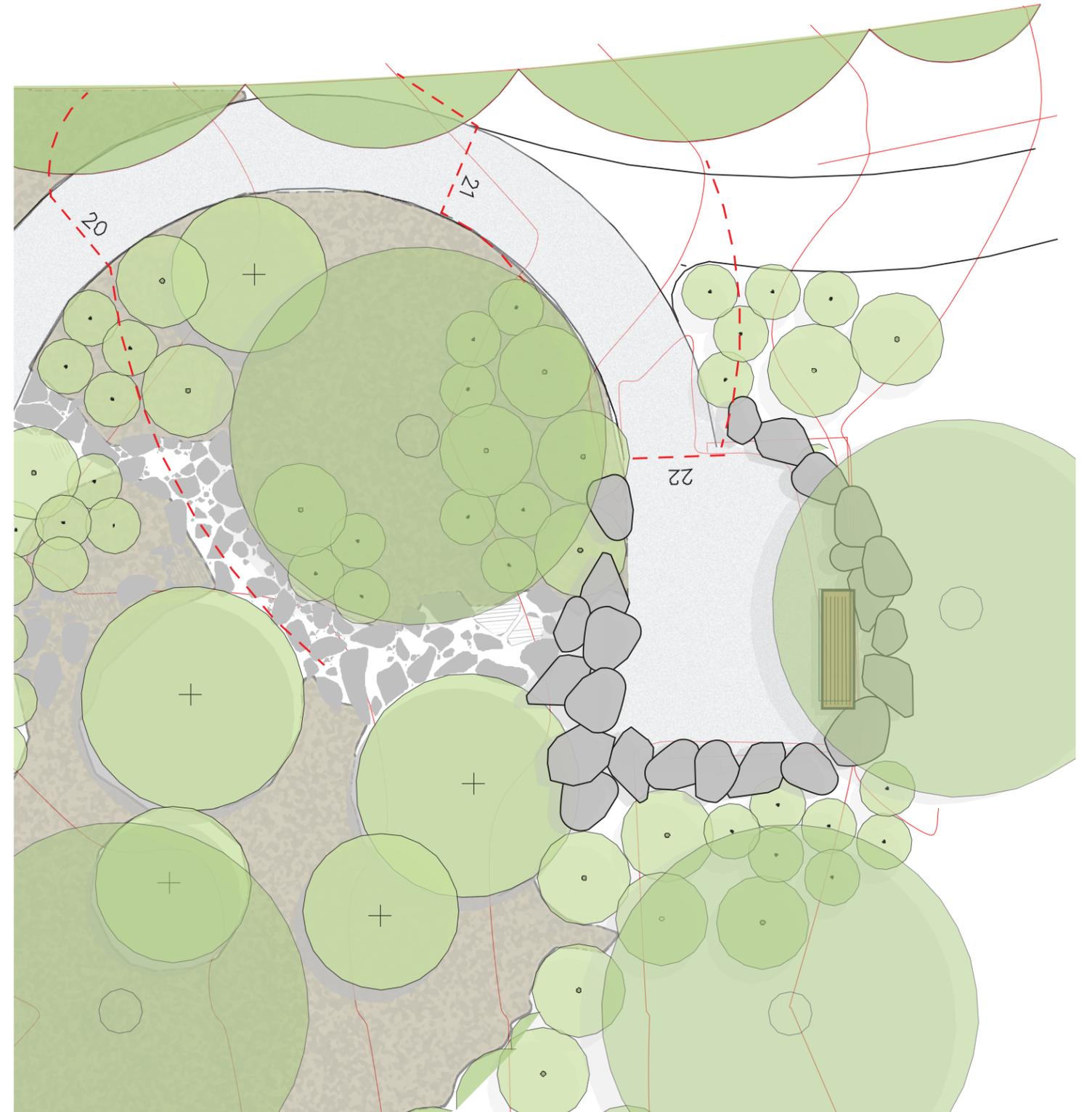
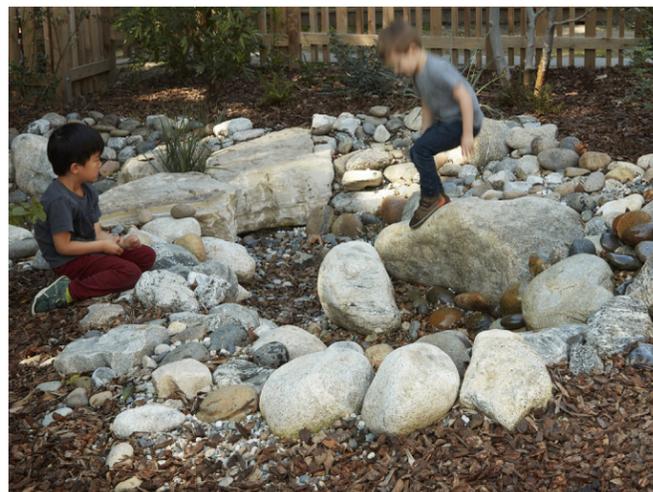
- Nooks and crannies
- Dry streambed
- Wildest area
- Forest duff surfacing



ZONES

THE LOOKOUT

- Boulder Edge meets Dry Streambed
- Prospect
- Decomposed Granite



TOWN OF BARNSTABLE
Community Preservation Fund
Balance Sheet
On May 31, 2022

	Program			Administration	Undesignated	Total
	Community Housing	Historic Preservation	Recreation & Open Space			
Assets						
Cash and investments	\$ 711,182	\$ 1,072,541	\$ 3,024,799	\$ 113,993	\$ 6,638,748	\$ 11,561,263
Surtaxes receivable	-	-	-	-	328,427	328,427
Amounts to be provided for payment of bonds	-	-	-	-	1,981,200	1,981,200
Total assets	<u>\$ 711,182</u>	<u>\$ 1,072,541</u>	<u>\$ 3,024,799</u>	<u>\$ 113,993</u>	<u>\$ 8,948,375</u>	<u>\$ 13,870,890</u>
Liabilities and Fund Balance						
Liabilities:						
Deferred revenue	\$ -	\$ -	\$ -	\$ -	\$ 328,427	\$ 328,427
Other liabilities	-	-	-	-	1,872	1,872
Bonds Payable	-	-	-	-	1,981,200	1,981,200
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,311,499</u>	<u>2,311,499</u>
Fund Balance:						
Reserved for Encumbrances	-	132,777	180,732	7,287	-	320,796
Reserved for Continuing Appropriations	711,182	677,986	2,091,836	106,706	-	3,587,710
Reserved for Future Appropriation	-	261,778	752,231	-	6,636,876	7,650,885
Total fund balance	<u>711,182</u>	<u>1,072,541</u>	<u>3,024,799</u>	<u>113,993</u>	<u>6,636,876</u>	<u>11,559,391</u>
Total liabilities and fund balance	<u>\$ 711,182</u>	<u>\$ 1,072,541</u>	<u>\$ 3,024,799</u>	<u>\$ 113,993</u>	<u>\$ 8,948,375</u>	<u>\$ 13,870,890</u>

The cash balance in the fund as of May 31, 2022 is \$11,561,263. Of this amount, \$1,872 is allocated to pay tax refunds in the “other liabilities” category, \$320,796 is reserved for encumbrances, \$3,587,710 remains unexpended on existing appropriations (separate schedule attached), and \$7,650,885 is available for future appropriation. The bonds payable balance of \$1,981,200 represents the principal balance owed on debt issues. This does not include interest owed on the debt. A separate schedule is provided for the principal and interest owed on the remaining debt.

TOWN OF BARNSTABLE
Community Preservation Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Eleven Months Ending May 31, 2022

	Program Area					Total
	Community Housing	Historic Preservation	Recreation & Open Space	Administration Expenses	Undesignated	
Revenues						
Surtax					\$ 3,871,793	\$ 3,871,793
State matching funds					1,770,709	1,770,709
Investment earnings					57,673	57,673
Total revenues	-	-	-	-	5,700,174	5,700,174
Expenditures						
Administrative Expenses				86,877		86,877
Community Recreation			554,947			554,947
Open space			786,500			786,500
Community Housing	2,500,000					2,500,000
Historic Preservation		123,024				123,024
Debt Service		77,412			1,567,306	1,644,718
Total expenditures	2,500,000	200,436	1,341,447	86,877	1,567,306	5,696,067
Excess revenues (expenditures) before transfers	(2,500,000)	(200,436)	(1,341,447)	(86,877)	4,132,868	4,108
Transfers						
FY22 set-asides	522,873	522,873	522,873	-	(1,568,619)	-
FY22 administrative budget	-	-	-	200,000	(200,000)	-
Centerville recreation center			816,793		(816,793)	
Transfer for Affordable Housing Trust	1,438,668				(1,438,668)	-
Total transfers	1,961,541	522,873	1,339,666	200,000	(4,024,080)	-
Excess revenues (expenditures) after transfers	(538,459)	322,437	(1,781)	113,123	108,788	4,108
Fund balance, beginning	1,249,641	750,104	3,026,581	870	6,528,088	11,555,283
Fund balance, ending	\$ 711,181.83	\$ 1,072,541	\$ 3,024,799	\$ 113,993	\$ 6,636,876	\$ 11,559,391

Total revenue for the fund through May 31, 2022 is \$5,700,174. The state match received in FY 2022 of \$1,770,709 includes the annual state distribution and a supplemental distribution issued in January 2022. The annual distribution was \$1,589,824; representing a 41.5% match and the supplemental distribution was \$180,885. Additional tax and investment earnings will be credited to this fund in the month of June.

Administrative expenses to date total \$86,877. This includes the salary for 1 full-time staff and operating expenses. Debt service of \$1,644,718 to date includes all FY 2022 debt payments owed. The largest expenditure to date for the fund is the \$2.5 million approved for the Affordable Housing Trust.

Total revenue exceeds total expenditures by \$4,108 to date. Additional revenue and expenses will be received and incurred in the month of June prior to closing the fiscal year which will result in a slight change in net income.

TOWN OF BARNSTABLE
Community Preservation Fund
Schedule of Unreserved Fund Balances By Program Area
As of May 31, 2021

	<u>Program Area</u>			<u>Budget Reserve</u>	<u>Undesignated</u>	<u>Total</u>
	<u>Community Housing</u>	<u>Historic Preservation</u>	<u>Open Space Recreation</u>			
Fund Balance Forward From FY21	\$ 538,459	\$ 338,136	\$ 544,627	\$ -	\$ 6,528,088	\$ 7,949,310
FY22 Actual Revenue to date	-	-	-	-	5,700,174	5,700,174
<u>FY 2022 Appropriations:</u>						
FY 2022 Set-asides	522,873	522,873	522,873	1,872,563	(3,441,182)	-
FY 2022 Administrative Budget	-	-	-	-	(200,000)	(200,000)
FY 2022 Debt Service	-	(77,412)	-	-	(1,567,306)	(1,644,718)
2021-187 Barnstable Historical Society	-	(89,950)	-	-	-	(89,950)
2022-003 Centerville Recreation Center	-	-	-	-	(816,793)	(816,793)
2022-004 Barnstable Hollow Field Playground	-	-	(125,000)	-	-	(125,000)
2022-011 Affordable Housing Trust Fund	(1,061,332)	-	-	(1,438,668)	-	(2,500,000)
2022-035 Sturgis Library Building	-	(165,000)	-	-	-	(165,000)
2022-143 Dottridge Icehouse	-	(87,500)	-	-	-	(87,500)
2022-152 Little League Restrooms	-	-	(200,000)	-	-	(200,000)
2022-153 Cotuit Federated Church	-	(179,369)	-	-	-	(179,369)
Subtotal	(538,459)	(76,358)	197,873	433,895	(6,025,281)	(6,008,330)
<u>Returned Funds:</u>						
2021-123 28 Falcon Rd	-	-	9,731	-	-	9,731
Subtotal	-	-	9,731	-	-	9,731
Remaining Balance Available	\$ (0)	\$ 261,778	\$ 752,231	\$ 433,895	\$ 6,202,981	\$ 7,650,885

A total of \$7,650,885 is available for future appropriation. The amount set aside for community housing has been fully utilized to date. The budget reserve and undesignated categories may be allocated to any of the three program areas. The returned funds on the Falcon Rd. acquisition are a result of the Barnstable Land Trust contributing \$14,000 in cash to this project. The balance in the undesignated category will change by the net revenue received and expense incurred in June before the close of the fiscal year. The budget reserve will close to the undesignated category at the end of the fiscal year.

TOWN OF BARNSTABLE
Community Preservation Fund
Active Appropriations
As of May 31, 2022

Category	Town Council Order	Project Title	Budget	Expended	Encumbered	Balance	% USED
OSR	2008-022	MILLS PROPERTY	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	100.0%
CH	2013-072	AFFORDABLE ACCESSORY HOUSING	200,000.00	163,718.17	-	36,281.83	81.9%
OSR	2014-010	LAND ACQUISITION-HYANNIS	50,000.00	-	-	50,000.00	0.0%
HP	2014-142	BURGESS BARN RESTORATION	193,849.00	118,419.70	6,513.09	68,916.21	64.4%
OSR	2015-130	CAPE COD RAIL TRAIL EXTENSION	215,515.00	206,869.42	881.85	7,763.73	96.4%
OSR	2015-138	111 PRINCE AVE. ACQUISITION	300,000.00	277,075.00	-	22,925.00	92.4%
HP	2015-153	TOWN HALL RENOVATIONS	185,000.00	97,403.62	-	87,596.38	52.7%
HP	2016-114	WB COMMUNITY BUILDING WINDOWS	327,996.00	312,711.99	265.00	15,019.01	95.4%
OSR	2016-171	RECREATION FIELD STUDY	137,528.00	124,620.00	3,060.00	9,848.00	92.8%
CH	2017-048	AFFORDABLE HOUSING PROGRAM	75,000.00	100.00	-	74,900.00	0.1%
HP	2017-107	FEDERATED CHURCH OF HYANNIS	54,100.00	49,000.00	-	5,100.00	90.6%
HP	2018-009	CENTERVILLE REC BLDG RESTORATION	163,800.00	109,463.09	-	54,336.91	66.8%
CH	2018-019	ACCESSORY AFFORDABLE APT	200,000.00	-	-	200,000.00	0.0%
OSR	2019-005	CCRT SHARED PEDESTRIAN/BIKE PATH	80,000.00	76,070.00	3,930.00	-	100.0%
HP	2019-083	SAINT MARY'S RESTORATION	147,725.00	141,808.00	-	5,917.00	96.0%
OSR	various	HYANNIS GOLF COURSE	1,449,000.00	576,100.00	-	872,900.00	39.8%
OSR	2020-011	BARNSTABLE HOLLOW FIELD	162,180.00	160,573.60	-	1,606.40	99.0%
HP	2020-013	ANNUAL TOWN REPORT RESTORATION	136,055.00	5,779.84	125,999.00	4,276.16	96.9%
CH	2020-136	560 W MAIN ST HYANNIS	400,000.00	-	-	400,000.00	0.0%
OSR	2021-036	PICKLEBALL/TENNIS COURTS	522,569.00	504,709.00	17,860.00	-	100.0%
ADM	2021-166	FY22 CPC ADMINISTRATION	200,000.00	86,007.27	7,286.76	106,705.97	46.6%
HP	2021-187	BARNSTABLE HISTORICAL SOCIETY	89,950.00	-	-	89,950.00	0.0%
OSR	2022-003	CENTERVILLE RECREATION CENTER	816,793.00	10,000.00	5,000.00	801,793.00	1.8%
OSR	2022-004	BARNSTABLE HOLLOW FIELD PLAYGROUND	125,000.00	-	-	125,000.00	0.0%
HP	2022-035	STURGIS LIBRARY BUILDING	165,000.00	84,994.90	-	80,005.10	51.5%
HP	2022-143	DOTTRIDGE ICEHOUSE	87,500.00	-	-	87,500.00	0.0%
OSR	2022-152	LITTLE LEAGUE RESTROOMS	200,000.00	-	-	200,000.00	0.0%
HP	2022-153	COTUIT FEDERATED CHURCH	179,369.00	-	-	179,369.00	0.0%
TOTALS			\$ 7,013,929.00	\$ 3,105,423.60	\$ 320,795.70	\$ 3,587,709.70	48.8%

OSR	Open Space/Recreation program	\$ 4,208,585.00	\$ 1,936,017.02	\$ 180,731.85	\$ 2,091,836.13
HP	Historic preservation program	1,730,344.00	919,581.14	132,777.09	677,985.77
CH	Community housing program	875,000.00	163,818.17	-	711,181.83
ADM	Administration	200,000.00	86,007.27	7,286.76	106,705.97
TOTALS BY CATEGORY		\$ 7,013,929.00	\$ 3,105,423.60	\$ 320,795.70	\$ 3,587,709.70

There are 28 active projects for the Community Preservation Fund. Collectively, 49% of the appropriated amount has been expended or encumbered to date. Any unencumbered balance remaining in the administrative budget under item 2021-166 will close to the undesignated fund balance at the end of the fiscal year. All other balances will be carried forward to FY 2023 until the projects are completed or abandoned. The amount set aside for the Hyannis Golf Course has a remaining balance of \$872,900. The Town Council just appropriated \$288,200 of this balance at the June 2, 2022 budget hearings for the FY 2023 Golf Enterprise Fund debt for this open space acquisition. Three more years remain on this loan with the final payment scheduled in FY 2025.

**Town of Barnstable
Community Preservation Fund
Schedule of Outstanding Loans
As of May 31, 2022**

Issue	Issue Date	Maturity Date	Amount	Payments Due In:								Total	
				FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030		
Advance Refund 6/15/2003 Landbank Acquisitions	04/18/12	09/15/22	\$ 964,600	96,492	-	-	-	-	-	-	-	-	\$ 96,492
Advance Refund 6/15/2004 Landbank Acquisitions 3	04/18/12	09/15/22	\$ 5,385,600	567,732	-	-	-	-	-	-	-	-	\$ 567,732
Advance Refund 6/15/2004 Landbank Acquisitions 2	04/18/12	09/15/22	\$ 227,300	25,500	-	-	-	-	-	-	-	-	\$ 25,500
Land Acquisition - 2004-105 Bone Hill \$200k Refunded	02/17/15	02/15/25	\$ 90,850	10,080	9,720	9,360	-	-	-	-	-	-	\$ 29,160
Land Acquisition - 06-15-05 - 2004-106 \$180k Refunded	02/17/15	02/15/25	\$ 73,600	4,480	4,320	4,160	-	-	-	-	-	-	\$ 12,960
Land Acquisition - Hyannis Golf \$5,500,000 Refunded	02/17/15	02/15/25	\$ 2,496,300	277,620	266,700	255,320	-	-	-	-	-	-	\$ 799,640
Land Acquisition - Archibald \$500,000 Refunded	02/17/15	02/15/26	\$ 212,100	26,450	25,530	24,610	23,690	-	-	-	-	-	\$ 100,280
Town Hall Renovations Refi 6/15/10	03/15/21	06/30/30	\$ 487,550	74,675	72,525	70,350	67,650	65,450	62,725	60,500	57,750	57,750	\$ 531,625
Total Community Preservation Fund				\$ 1,083,029	\$ 378,795	\$ 363,800	\$ 91,340	\$ 65,450	\$ 62,725	\$ 60,500	\$ 57,750	\$ 57,750	\$ 2,163,389

This schedule includes the principal and interest owed on all outstanding loans for the Community Preservation Fund. There is a significant reduction in the loan payments in FY 2023 and FY 2024. Debt service is declining \$561,689 in FY 2023 from \$1,644,718 to \$1,083,029 and by another \$704,234 in FY 2024. Another significant decline incurs in FY 2026 for \$272,460 as the Hyannis Golf Course acquisition loan is paid off in FY 2025. With all these loans maturing in the Community Preservation Fund an opportunity is created for significant program development or changes.

Town of Barnstable
History of Landbank and Community Preservation Fund Appropriations

DESCRIPTION-PROJECT	CATEGORY	TOWN COUNCIL ORDER	APPROPRIATION AMOUNT	VILLAGE
Herring Run Land Gift - Flume Ave, MM	LB	1998-125	\$0	MM
Hovey Acquisition - School Street, Cotuit	LB	1999-041	\$965,188	Cotuit
Fenney Acquisition - behind Barn/Wbarn School	LB	1999-154	\$135,000	Barn
Andrews Acquisition - Old Stage Rd. Cent.	LB	2000-003	\$295,000	Cville
Hagberg Acquisition - Old Falmouth Rd. MM	LB	2000-010	\$623,000	Cville
Newton Acquisition - Parker Road, W. Barn	LB	2000-011	\$70,000	W Barn
Conant Acquisition- Meetinghouse Way, W Barn	LB	2000-030	\$1,718,378	W Barn
Mitchell Acquisition - Rte 6A, Barn	LB	2000-063	\$543,500	Barn
Plummer Acquisition - Old Post Rd, MM	LB	2000-083	\$150,000	MM
Child Acquisition - River Road, MM	LB	2000-122	\$328,000	MM
Lampi Acquisition - Race Lane, W Barn	LB	2000-128	\$1,155,100	W Barn
KoKo-Bartell Acquisition - Betty's Pond Rd, Hy	LB	2001-016	\$181,500	Hyannis
Stapleton Acquisition - Rte 28	LB	2001-022	\$122,500	Cotuit
Hutchinson Acquisition - Garden Ln, Cville	LB	2001-032	\$64,000	Cville
Coney Acquisition - Smith St, Hyannis	LB	2001-042	\$104,500	Hyannis
Nelson Acquisition - Rte 28, Cville	LB	2001-044	\$153,000	Cville
Eldridge Acquisition - Old Post Rd., MM	LB	2001-049	\$356,500	MM
Child Acquisition- Ost/W Barn Rd, MM	LB	2002-018	\$2,035,500	MM
Jaybird Acquisition - Ost/W Barn Rd., W Barn	LB	2002-035	\$302,500	W Barn
Gulf Station Acquisition - Main St. Hyannis	LB	2002-036	\$652,500	Hyannis
McManus Acquisition - Rte 132, 28, Flnt Rck	LB	2002-052	\$2,607,700	Barn
Davenport Acquisition - Rte 132	LB	2002-053	\$2,345,000	Barn
Denisco Acquisition - Falcon Rd, W Barn	LB	2002-061	\$227,500	W Barn
Cape Club Acquisition - Santuit-Newtown Rd	LB	2002-091	\$3,150,000	Cotuit
Dugas Swift Acquisition - Braggs Ln, Barn	LB	2002-115	\$2,002,046	Barn
Doe Acquisition - Boulder & Flint Rock Rd, Barn	LB	2003-048	\$397,500	Barn
Danforth Acquisition - Race Ln, MM/W Barn	LB	2004-004	\$11,281,000	MM
Small/APCC Acquisition - Lumbert Mill Rd, MM	LB	2004-007	\$502,500	MM
Furman Acquisition - Salt Meadow Ln, W Barn	LB	2004-008	\$302,500	W Barn
Bone Hill Farm Acquisition - Bone Hill Rd, Barn	LB	2004-105	\$200,000	Barn
Dugas Jones Acquisition - Phinney's Ln	LB	2004-106	\$180,000	Barn
Hyannis Golf Acquisition - Rte 132 Barn/Cville	LB	2004-107	\$5,500,000	Barn
Archibald Acquisition - Old Post Rd. Cville	LB	2005-023	\$500,000	Cville
Nickerson Acquisition - Sandy Neck, Barn	LB	2005-090	\$25,000	Barn
Land Acquisition - Jones/Dupont	OS	2006-137	\$130,000	Barn
Burgess House Roof Rehab	HP	2006-138	\$4,900	MM
Ancient Town Meeting Records - TOB Clerk	HP	2006-139	\$16,528	n/a
Zion Union Church - TOB	HP	2006-143	\$501,572	Hyannis
Bayview Farm	OS	2006-145	\$50,000	W Barn
Affordable Housing Program -closed	CH	2007-008	\$75,000	n/a
Hamlin Marker	HP	2007-015	\$2,138	n/a

Town of Barnstable
History of Landbank and Community Preservation Fund Appropriations

DESCRIPTION-PROJECT	CATEGORY	TOWN COUNCIL ORDER	APPROPRIATION AMOUNT	VILLAGE
Ancient Town Records - TOB Clerk	HP	2007-031	\$5,000	n/a
Unitarian Church West Barnstable	HP	2007-036	\$19,620	W Barn
50 Pearl Street, Hyannis - TOB	HP	2007-069	\$375,000	Hyannis
46 Pearl Street, Hyannis - TOB	CH	2007-069	\$115,000	Hyannis
Town Hall Doors- TOB	HP	2007-071	\$40,000	Hyannis
Nickerson Cottage Sandy Neck - TOB	HP	2007-085	\$15,000	Barn
Sturgis Library Barnstable Patriot Archive	HP	2007-117	\$20,000	n/a
Ancient Town Records - TOB	HP	2007-142	\$65,266	n/a
Barnstable Historic Society	HP	2007-144	\$15,000	Barn
Trayser Museum Historical Art	HP	2007-145	\$35,000	Barn
Hathaway Pond Land Acquisition - TOB	OS	2007-167	\$14,500	Barn
HAC - Lombard/YMCA -affordable rental units	CH	2008-005	\$300,000	W Barn
Wellness Center Manager	CH	2008-017	\$50,000	Hyannis
Mills Property - in process (land in Mashpee)	OS	2008-022	\$150,000	n/a
BHA - WHIP - Buy Down Workforce Housing	CH	2008-023	\$350,000	n/a
Community Action Committee- rental assist.	CH	2008-024	\$100,000	n/a
Marstons Mills Library	HP	2008-025	\$112,635	MM
First Baptist Church - Hyannis	HP	2008-026	\$115,360	Hyannis
Burgess House Assessment - TOB	HP	2008-027	\$22,000	MM
Sandy Neck Survey w/d	HP	2008-028	\$12,000	Barn
Old Selectmen's Building -TOB	HP	2008-029	\$50,000	W Barn
W Barnstable Community Bldg - TOB	HP	2008-030	\$142,610	W Barn
Centerville Community Center - TOB	HP	2008-031	\$178,100	Cville
Town Hall Building Exterior - TOB	HP	2008-032	\$180,700	Hyannis
School Admin Building Assessment - TOB	HP	2008-033	\$66,700	Hyannis
Hyannis & Barnstable Historic Inventory -TOB	HP	2008-036	\$70,000	n/a
Pleasant Street, Hyannis	OS	2008-052	\$807,964	Hyannis
Chili's Land Acquisition	OS	2008-083	\$880,000	Hyannis
180 Iyannough Rd- Water Quality w/d	OS	2008-111	\$451,500	Hyannis
Cobb Trust Property - TOB	OS	2008-112	\$321,000	Barn
Cammett House	HP	2008-113	\$50,000	Ostville
Master Facilities Plan - TOB	R	2008-114	\$60,000	n/a
Centerville Museum	HP	2008-115	\$70,000	Cville
93 Pleasant St Housing - BHA convert > AH	CH	2008-116	\$118,420	Hyannis
Sampson's Mill Rd - Cotuit - BLT	OS	2008-117	\$100,000	Cotuit
HAC - Buy Down Program - closed	CH	2008-117	\$250,000	n/a
Barnstable Housing Authority - Whip Phase II	CH	2009-014	\$108,000	n/a
Suni Sands Property Acquisition - TOB	OS	2009-017	\$750,000	Cville
Barnstable Historic Archives - TOB	HP	2009-025	\$5,500	n/a
Bush Brown Property Acquisition - Barn FD	OS	2009-103	\$200,000	Barn
Galloway Property Acquisition - BLT	OS	2009-104	\$100,000	Cotuit
New Town Hall Rehabilitation - TOB	HP	2010-013	\$3,427,211	Hyannis
Baypoint Conservation Restriction - TOB	OS	2010-016	\$137,500	Cotuit

Town of Barnstable
History of Landbank and Community Preservation Fund Appropriations

DESCRIPTION-PROJECT	CATEGORY	TOWN COUNCIL ORDER	APPROPRIATION AMOUNT	VILLAGE
Paine Black House Acq of Legal Interest - TOB	HP	2010-046	\$75,000	W Barn
Barnstable Housing Authority 70 Stage Road	CH	2010-056	\$350,000	Cville
Luke's Love Playground -TOB	R	2010-121	\$10,000	W Barn
Mary Dunn Rd & Mid Cape Highway CRs- TOB	OS	2011-009	\$46,600	Barn
Cromwell Court Redevelopment - POAH	CH	2011-025	\$500,000	Hyannis
Marstons Mills Village Historic Records	HP	2011-101	\$1,500	MM
Cotuit Ice House Repairs	HP	2011-102	\$8,000	Cotuit
Sturgis Library Renovations	HP	2011-103	\$75,300	Barn
School Admin Building Preservation - TOB	HP	2012-019	\$1,042,000	Hyannis
60 Flume Ave, Marstons Mills Acquisition -TOB	OS	2012-040	\$150,000	MM
US Custom House (Trasyer Museum) - TOB	HP	2012-109	\$217,346	Barn
Old Selectmen's Building - TOB	HP	2012-110	\$118,893	W Barn
JFK Museum Portico (Old Town Hall) - TOB	HP	2012-111	\$107,800	Hyannis
Coleman Artworks Restoration	HP	2012-142	\$2,340	Hyannis
Hyannis Library Preservation	HP	2013-021	\$135,315	Hyannis
Design of Rec Fields -West Bay Rd -TOB	R	2013-070	\$32,000	Ostville
West Parish Meeting House Preservation	HP	2013-071	\$275,000	W Barn
Affordable Accessory Housing Program AAHP	CH	2013-072	\$200,000	n/a
School Admin Building Preservation	HP	2013-073	\$300,000	Hyannis
72 Ginger Lane, W Hyannisport	OS	2013-074	\$35,000	Hyannis
Cahoon Museum Preservation	HP	2013-130	\$200,000	Cotuit
28 & 29 Sesame Street - HAC	CH	2013-131	\$100,000	Cville
Community Housing Study w/d	CH	2014-008	\$25,000	n/a
Lumbert Mill Rd Land Acquisition (Tybersky)	OS	2014-009	\$41,000	Cville
Land Acq initial costs - Hyannis Water - active	OS	2014-010	\$50,000	Hyannis
Long Beach Centerville w/d TOB	OS	2014-030	\$500,000	Cville
71 Harju Rd acquisition - TOB	OS	2014-060	\$125,000	Cville
Paine Black House -TOB	HP	2014-120	\$105,000	W Barn
Burgess House Improvements - TOB	HP	2014-121	\$51,000	MM
Hyannis Horse Trough w/d	HP	2014-140	\$2,000	Hyannis
Centerville Historical Museum HVAC	HP	2014-141	\$10,000	Cville
Burgess Barn Restoration - TOB	HP	2014-142	\$193,849	MM
US Custom House Renovations - TOB	HP	2014-143	\$286,659	Barn
Topographical Survey for CCRT Bikepath -TOB	R	2014-144	\$100,000	Barn
Kurkuch Land Acquisition - TOB	OS	2014-145	\$265,125	Barn
BCHMCPS Playground - Horace Mann School	R	2014-180	\$60,000	Hyannis
Rehabilitation of Skate Park/Basketball Ct-TOB	R	2015-007	\$71,911	Hyannis
Little League Field - Bears's Way	R	2015-008	\$100,000	Hyannis
Lowell Park Conservation Restriction - BLT	OS	2015-064	\$225,000	Cotuit
Cape Cod Rail Trail Extension	R	2015-130	\$215,515	Barn
Sturgis Library - Newspaper Archive Presvtn	HP	2015-131	\$250,000	Barn
111 Prince Avenue Acquisition - TOB	OS	2015-138	\$300,000	MM
Town Hall Renovations - TOB	HP	2015-153	\$185,000	Hyannis

Town of Barnstable
History of Landbank and Community Preservation Fund Appropriations

DESCRIPTION-PROJECT	CATEGORY	TOWN COUNCIL ORDER	APPROPRIATION AMOUNT	VILLAGE
Creation OS & Rec Land Imprvmnts BCHMCPS	R	2015-179	\$117,000	Hyannis
0 Sandy Neck Land Acquisition - TOB	OS	2015-181	\$295,000	Barn
1819 Old Stage Rd - Affordable Housing	CH	2015-182	\$100,000	W Barn
Old Town Hall Restoration FY16 - TOB	HP	2016-015	\$226,781	Hyannis
POAH - Founder's Court Preservation	CH	2016-016	\$500,000	Hyannis
230 Olde Colony Rd Land Acquisition - TOB	OS	2016-051	\$8,000	Hyannis
Town Record Book Preservation -TOB Clerk	HP	2016-066	\$33,126	n/a
Lombard Field Improvements - TOB	R	2016-113	\$750,000	W Barn
W Barnstable Community Bldg Windows-TOB	HP	2016-114	\$158,730	W Barn
South Cong. Church Burial Ground w/d	HP	2016-167	\$6,425	Cville
Barnstable Little League - Fenway CC	R	2016-168	\$125,000	Hyannis
Habitat for Humanity -River Road 40B	CH	2016-169	\$200,000	MM
Cotuit Library	HP	2016-170	\$68,035	Cotuit
Comprehensive Recreation Field Study-TOB	R	2016-171	\$137,528	n/a
Dottridge Homestead Preservation	HP	2017-023	\$16,810	Cotuit
Affordable Housing Program II - TOB	CH	2017-048	\$75,000	n/a
Barnstable Skate Park Rehabilitation -TOB	R	2017-049	\$25,918	Hyannis
0 Independence Drive Acquisition- TOB	OS	2017-050	\$725,000	Barn
Olde Colonial Courthouse I	HP	2017-106	\$85,000	Barn
Federated Church of Hyannis - Burial Ground	HP	2017-107	\$54,100	Hyannis
0 Church Street W Barnstable Acq. - TOB	OS	2017-146	\$175,000	W Barn
US Custom House- Carriage House - TOB	HP	2017-147	\$243,496	Barn
Barnstable/W Barnstable Playground -w/d	R	2017-160	\$375,000	Barn
Centerville Recreation Building - TOB	HP	2018-009	\$163,800	Cville
Accessory Affordable Apartment Prog II - TOB	CH	2018-019	\$200,000	n/a
Burgess House Barn Restoration -TOB	HP	2018-020	\$84,284	MM
Sturgis Library Archive Preservation	HP	2018-021	\$78,024	Barn
3600 Falmouth Rd Acquisition- BLT	OS	2018-148	\$195,000	MM
Judy Walden Scarafile Field Improvements	R	2018-174	\$700,000	Hyannis
CCRTA Bikepath - Alternative Route Study	R	2019-005	\$80,000	Barn
HAC - 57 Ridgewood Ave	CH	2019-006	\$200,000	Hyannis
185 Ridgewood Ave, Hyannis	CH	2019-063	\$100,000	Hyannis
0 Bumps River Road Acquisition	OS	2019-065	\$38,000	MM
F.O.R.W.A.R.D - Town of Dennis	CH	2019-075	\$250,000	n/a
St. Mary's Episcopal Church Restoration	HP	2019-083	\$147,725	Barn
Centerville Historical Museum	HP	2019-198	\$38,840	Cville
Barnstable Hollow Field - TOB	OS	2020-011	\$162,180	Barn
Annual Town Reports Preservation - TOB	HP	2020-013	\$136,055	n/a
Paine Black House Rehabilitation - TOB	HP	2020-015	\$242,822	W Barn
Unitarian Church	HP	2020-048	\$134,281	Barn
Affordable Housing/Growth & Dev. Trust - TOB	CH	2020-068	\$2,500,000	n/a
West Barnstable Community Bldg - TOB	HP	2020-076	\$169,266	W Barn

Town of Barnstable
History of Landbank and Community Preservation Fund Appropriations

DESCRIPTION-PROJECT	CATEGORY	TOWN COUNCIL ORDER	APPROPRIATION AMOUNT	VILLAGE
Mid Point Apartments	CH	2020-136	\$400,000	Hyannis
Acquisition CR Great Marsh Rd - Orenda	OS	2020-141	\$425,000	Cville
Olde Colonial Courthouse II	HP	2020-174	\$75,000	Barn
Capebuilt 225 Main St.	CH	2021-003	\$300,000	Hyannis
Hyannis Golf Course	OS	2021-006	\$289,600	Hyannis
28 Falcon Rd.	OS	2021-023	\$320,000	W Barn
830 Wakeby Rd.	OS	2021-024	\$500,000	MM
Marstons Mills Pickleball Courts	R	2021-036	\$522,569	MM
Barnstable Historical Society	HP	2021-187	\$89,950	Barn
Centerville Recreation Center	R	2022-003	\$816,793	Cville
Barnstable Hollow Field Playground	R	2022-004	\$125,000	Barn
Affordable Housing Trust Fund	CH	2022-011	\$2,500,000	n/a
Sturgis Library Building	HP	2022-035	\$165,000	Barn
Dottridge Icehouse	HP	2022-143	\$87,500	Cotuit
Little League Restrooms	R	2022-152	\$200,000	Hyannis
Cotuit Federated Church	HP	2022-153	\$179,369	Cotuit
		TOTAL	\$74,674,296	
Historic Preservation	\$ 11,944,261		\$ 13,905,692	Hyannis
Community Housing	\$ 9,966,420		\$ 18,915,447	Barnstable
Recreation	\$ 4,624,234		\$ 5,209,958	Centerville
Open Space	\$ 8,962,969		\$ 6,837,919	West Barnstable
Land Bank	\$ 39,176,412		\$ 17,029,237	Marstons Mills
Total	\$ 74,674,296		\$ 5,359,902	Cotuit
			\$ 82,000	Osterville
			\$ 7,334,141	Not Village Specific
			\$ 74,674,296	Total

Almost \$75 million has been appropriated for projects since the inception of the Landbank and Community Preservation Act (CPA) have been in existence. \$39 million was appropriated under the former Landbank program and \$36 million under the CPA.

