



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

**Town Clerk Stamp**  
 13 JAN '22 AM 11:28  
 BARNSTABLE TOWN CLERK

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

Date of Application 1/12/2022  Full Demolition  Partial Demolition

Building Address: 91 ROUTE 149  
Number Street

MARSTONS MILLS 02648 Assessor's Map # 077 Assessor's Parcel # 008  
Village ZIP

Property Owner: JOHN AND DAWN ZOIA 508-280-8597  
Name Phone#

Property Owner Mailing Address (if different than building address) PO BOX 1141  
MARSTONS MILLS, MA 02648

Property Owner e-mail address: JOHN.Z.DAWN.Z@COMCAST.NET

Contractor/Agent: COTUIT BAY DESIGN, LLC STEVE COOK

Contractor/Agent Mailing Address: 43 BREWSTER ROAD MASHPEE, MA 02649

Contractor/Agent Contact Name and Phone #: STEVE COOK 508-274-1166  
Name Phone #

Contractor/Agent Contact e-mail address: STEVE@COTUITBAYDESIGN.COM

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

1. NEW HOUSE/MUDROOM ATTACHED TO EXISTING HOUSE
2. REMOVAL OF RIGHT SIDE WINDOW FOR MUDROOM ATTACHMENT
3. REMOVAL OF REAR DOOR/INSTALLATION OF NEW WINDOWS
4. REMOVE REAR DOORS/INSTALL WINDOW

Type of New Construction Proposed: NEW HOUSE/MUDROOM

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: 1794 Additions Year Built: 2000's

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

[Signature]  
 Property Owner/Agent Signature

## **COTUIT BAY DESIGN, LLC**

**43 Brewster Road  
Mashpee, MA 02649**

**1/13/2022**

### **PROJECT NARRATIVE:**

**91 Route 149 Marstons Mills, MA**

#### **New house connected to existing cottage**

The cottage structure contains a living /dining space, kitchen, one bedroom and bath with a ships ladder to an attic. The new owners, John and Dawn Zola are proposing adding a new house to the existing cottage via a mudroom and converting the interior of the cottage into two bedroom suites.

#### **The proposed work is as follows:**

1. Add a 7'0" wide mudroom addition with a covered porch.
2. Remove a single window for a new cased opening from the new mudroom into the existing cottage
3. Remove existing rear door and install (2) windows.
4. Remove rear doors and add a new window.

Amended

**COTUIT BAY DESIGN, LLC**

**43 Brewster Road  
Mashpee, MA 02649**

**2/3/2022**

**PROJECT NARRATIVE:**

**91 Route 149 Marstons Mills, MA**

**New house connected to existing cottage**

The cottage structure contains a living /dining space, kitchen, one bedroom and bath with a ships ladder to an attic. The new owners, John and Dawn Zola are proposing adding a new house to the existing cottage via a mudroom and converting the interior of the cottage into two bedroom suites.

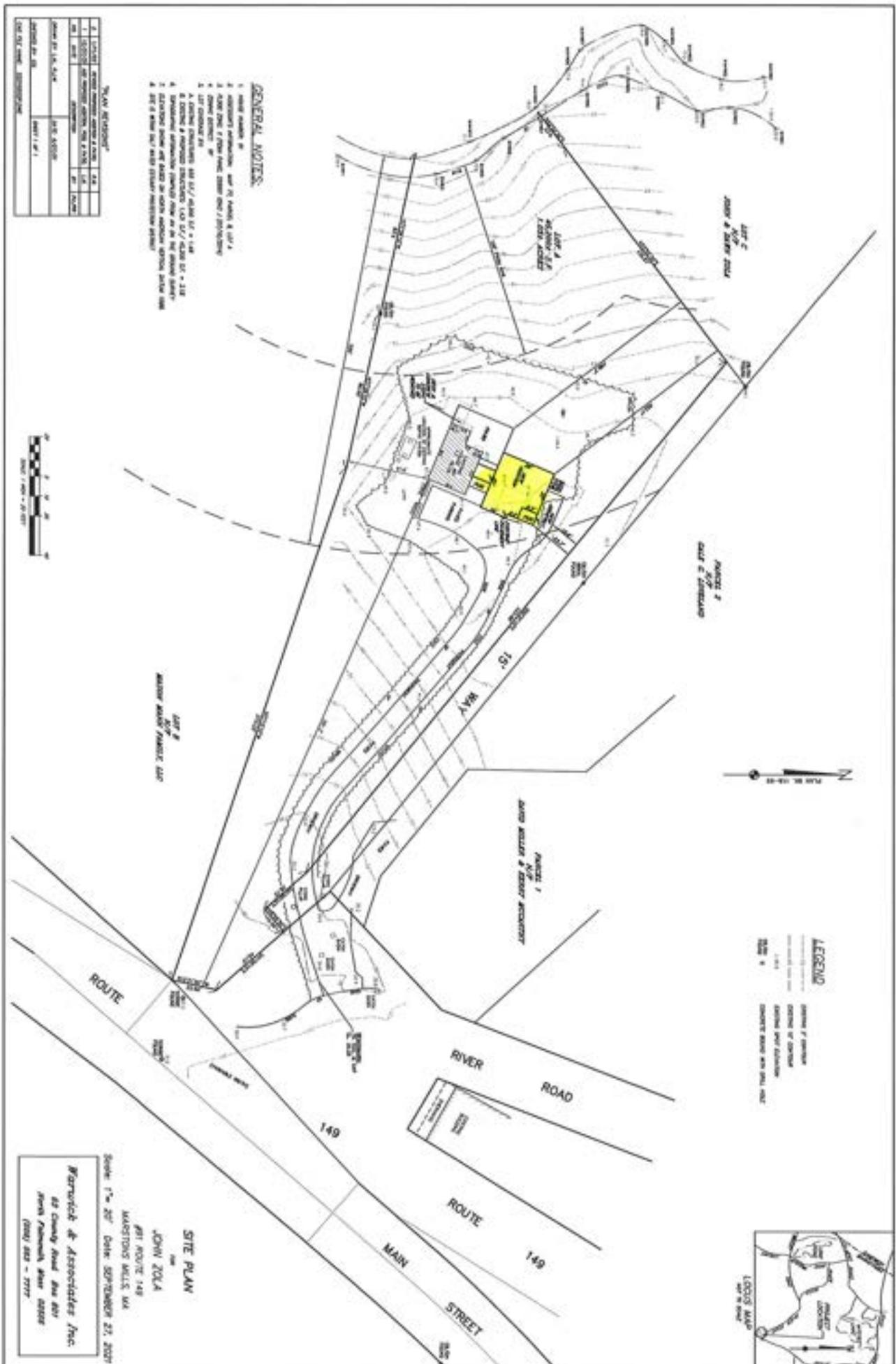
**The proposed work is as follows:**

1. Add a 10'0" X 10'0" mudroom addition with a covered porch.
2. Remove a single window for a new cased opening from the new mudroom into the existing cottage
3. Remove existing rear door and install (2) windows.
4. Remove rear doors and add a new window.
5. Remove & replace existing windows in the same rough opening to match existing.









**GENERAL NOTES:**

1. SEE SHEET 20
2. EXISTING UTILITIES: SEE UTILITY MAPS & SURVEY
3. EXISTING UTILITIES: SEE UTILITY MAPS & SURVEY
4. EXISTING UTILITIES: SEE UTILITY MAPS & SURVEY
5. EXISTING UTILITIES: SEE UTILITY MAPS & SURVEY
6. EXISTING UTILITIES: SEE UTILITY MAPS & SURVEY
7. EXISTING UTILITIES: SEE UTILITY MAPS & SURVEY
8. EXISTING UTILITIES: SEE UTILITY MAPS & SURVEY
9. EXISTING UTILITIES: SEE UTILITY MAPS & SURVEY
10. EXISTING UTILITIES: SEE UTILITY MAPS & SURVEY

**"PLAN REVISIONS"**

NO.	DATE	BY	DESCRIPTION
1	08/20/07	JDM	ISSUED FOR PERMIT
2	08/20/07	JDM	ISSUED FOR PERMIT
3	08/20/07	JDM	ISSUED FOR PERMIT
4	08/20/07	JDM	ISSUED FOR PERMIT
5	08/20/07	JDM	ISSUED FOR PERMIT
6	08/20/07	JDM	ISSUED FOR PERMIT
7	08/20/07	JDM	ISSUED FOR PERMIT
8	08/20/07	JDM	ISSUED FOR PERMIT
9	08/20/07	JDM	ISSUED FOR PERMIT
10	08/20/07	JDM	ISSUED FOR PERMIT



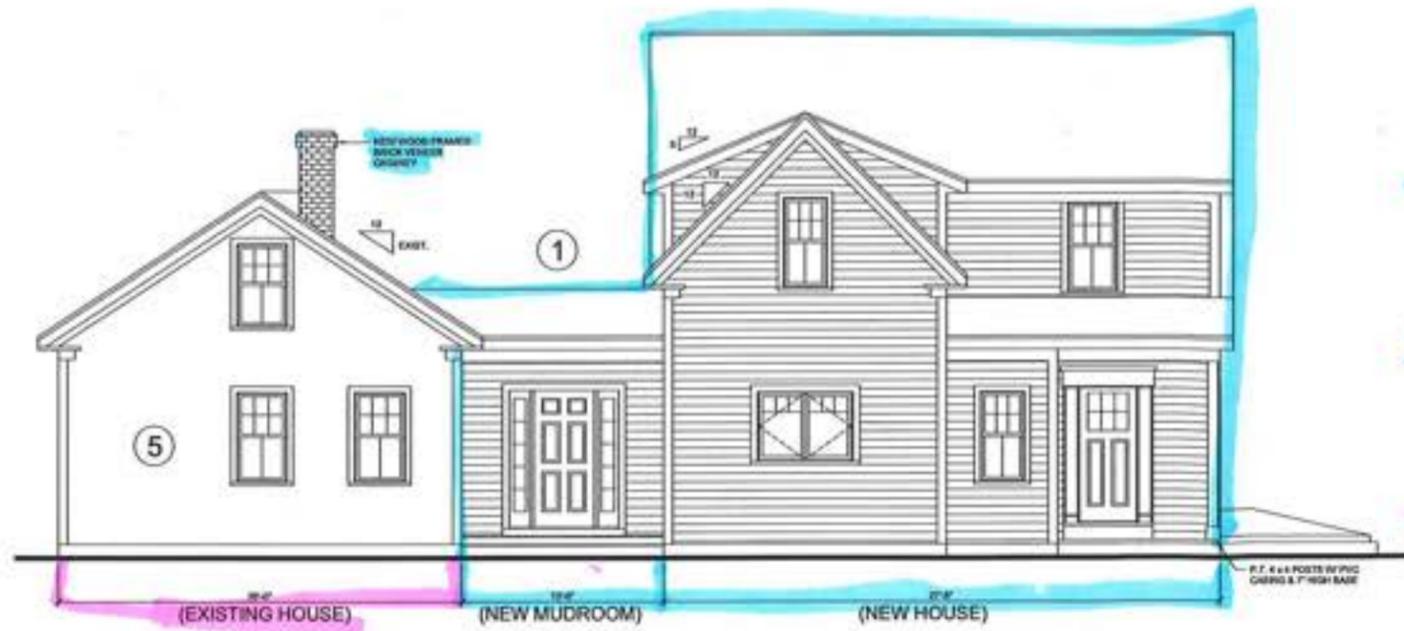
**LEGEND**

- EXISTING UTILITIES

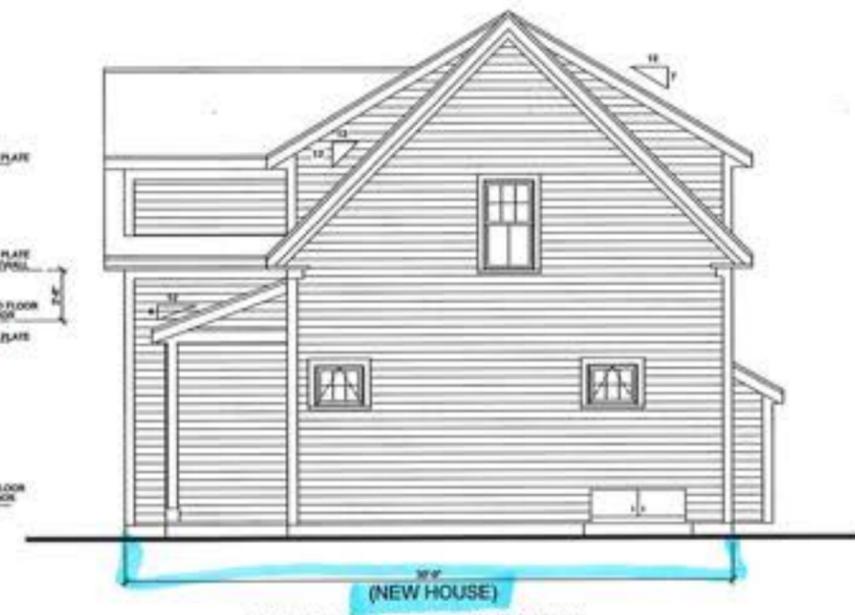


**SITE PLAN**  
 FOR  
 JDM 2004  
 681 ROUTE 149  
 MARLBOROUGH, MASS. 01501  
 DATE: SEPTEMBER 21, 2007

**Ryanick & Associates, Inc.**  
 42 County Road, Box 607  
 North Ferrisburgh, VT 05703  
 (802) 888-7777



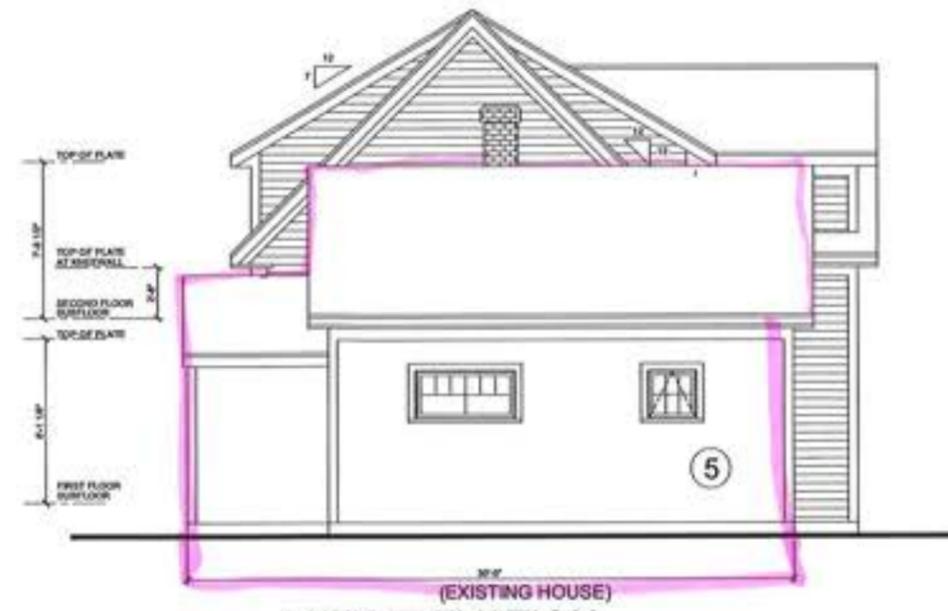
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

EXTERIOR DETAILS:

- CLAPBOARD SIDING
- PVC TRIM
- ASPHALT ROOF SHINGLES
- FIBERGLAS EXTERIOR WINDOWS
- WOOD OR MASONRY DOOR PLATFORMS

COTUIT BAY DESIGN, LLC  
 43 BREWSTER ROAD  
 MASHPEE, MA 02649  
 PH. (508) 274-1166  
 FAX (508) 539-9402

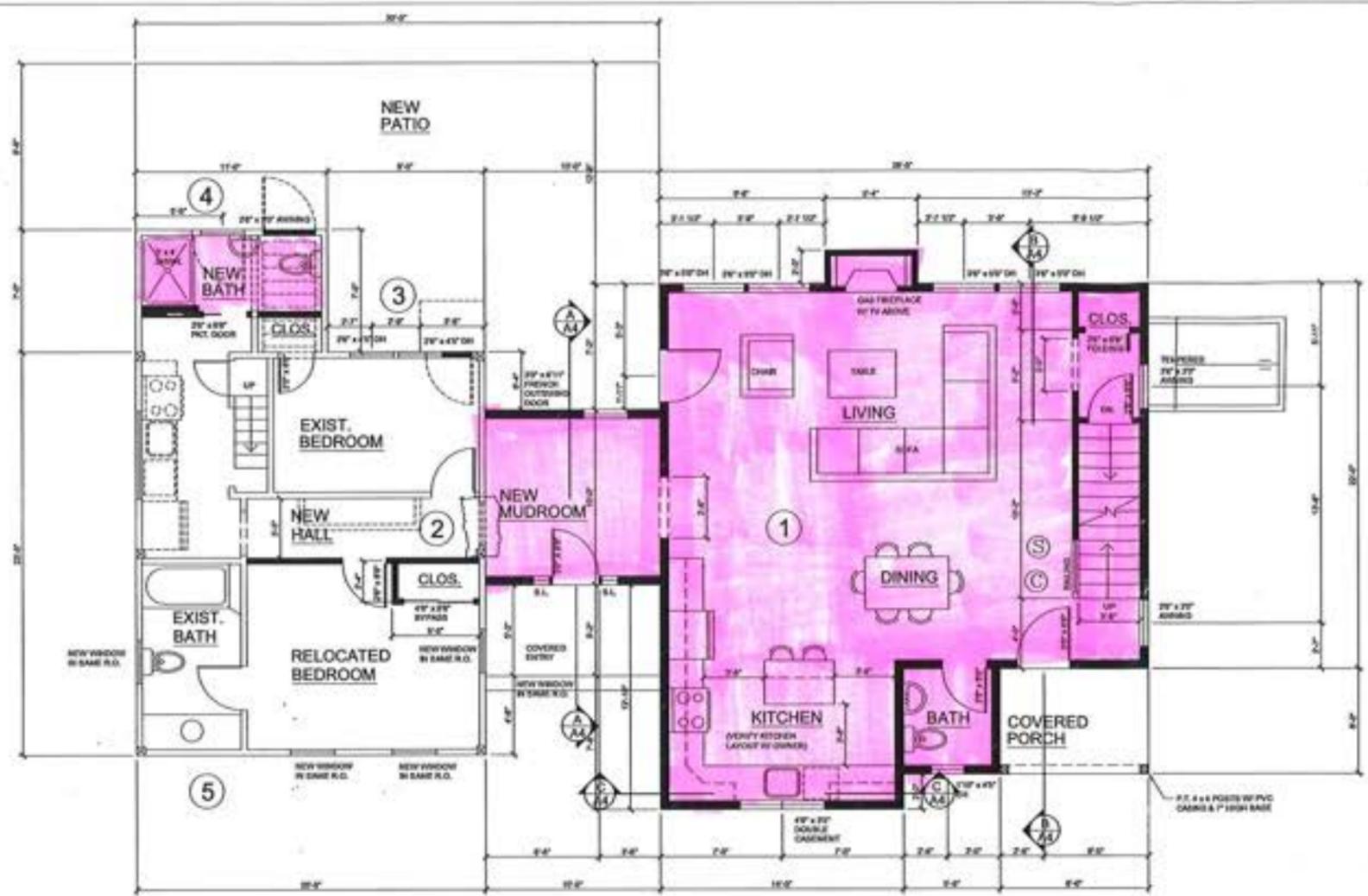
NEW ADDITIO/REMODELING FOR:  
 ZOLA RESIDENCE  
 91 ROUTE 149 MARSTONS MILLS, MA

SCALE :  
 1/4" = 1'-0"

DATE :  
 2/3/2022

DRAWING NO. :

A2

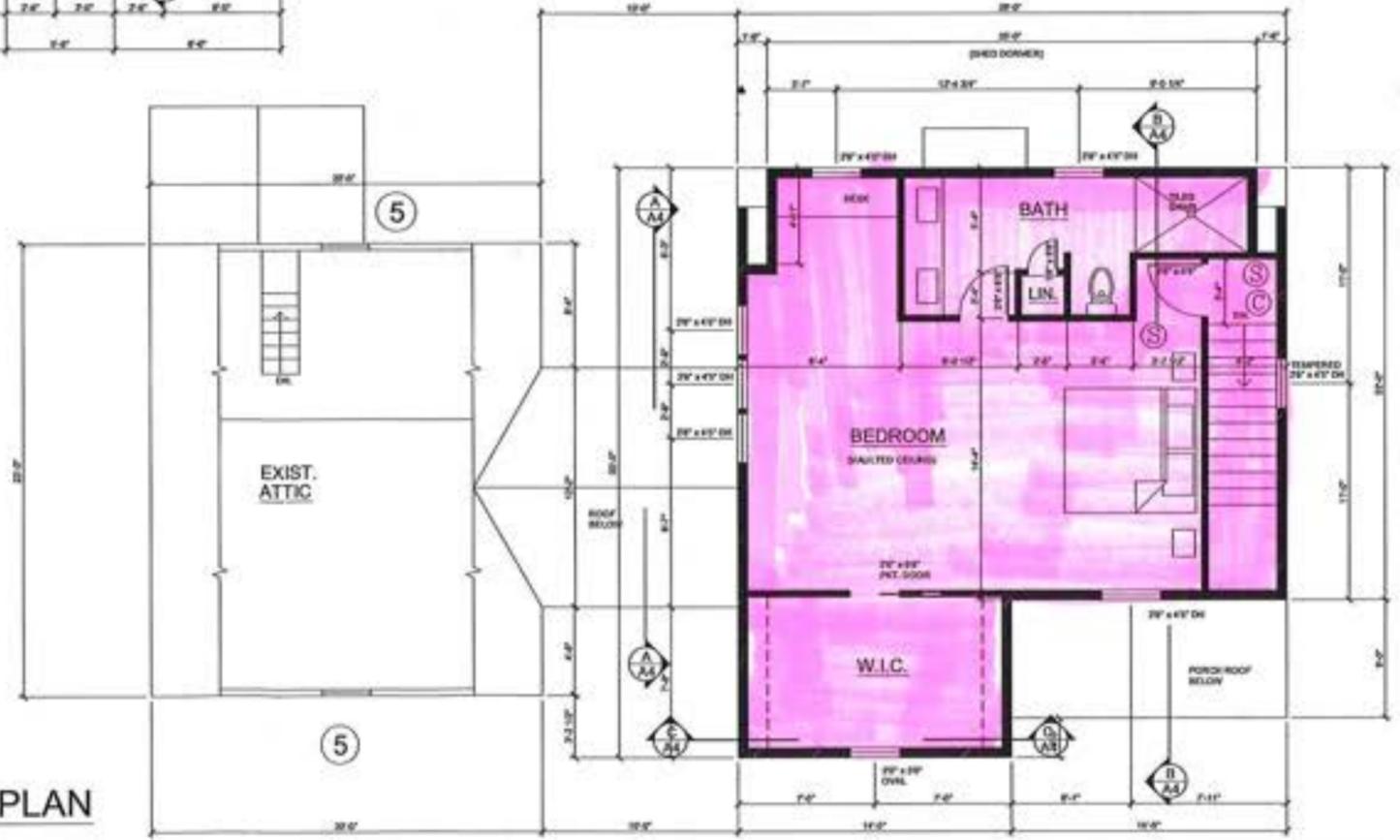


**FIRST FLOOR PLAN**

**AREA CALCULATIONS**

EXISTING HOUSE	460 S.F.
HOUSE FIRST FLOOR	831 S.F.
HOUSE SECOND FLOOR	662 S.F.
TOTAL NEW AREA	1493 S.F.

- Ⓢ SMOKE DETECTOR
- ⓐ CARBON MONOXIDE DETECTOR



**SECOND FLOOR PLAN**

**NOTES:**

- 1.) CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS IN THE FIELD
- 2.) CONTRACTOR TO VERIFY ALL INTERIOR & EXTERIOR MATERIALS, DETAILS, & FINISHES IN THE FIELD WITH OWNER
- 3.) ROUGH OPENING HEAD HEIGHT OF WINDOWS AT FIRST FLOOR TO BE 6'-11" ABOVE SUBFLOOR
- 4.) ALL CONSTRUCTION TO CONFORM TO 780 CMR MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION AMENDMENT & IRC2015
- 5.) SEE CERTIFIED PLOT PLAN FOR ALL EXISTING & PROPOSED DETAILS.
- 6.) FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL SIMPSON COMPONENTS, MATERIALS TO BE ZMAX OR S.S.
- 7.) FOLLOW ALL REQUIREMENTS OF THE IECC2018 RESIDENTIAL ENERGY EFFICIENCY REQUIREMENTS & VERIFY ALL DETAILS WITH THE INSULATION INSTALLER/CONTRACTOR.
- 8.) VERIFY ALL PLUMBING & ELECTRICAL DETAILS W/ OWNERS ON THE SITE DURING FRAMING CONSTRUCTION
- 9.) ALL WINDOWS & DOORS TO HAVE SILL PANS & ICEWATER SHIELD FLASHING
- 10.) ALL SHEETS OF PLYWOOD WALL SHEATHING TO BE INSTALLED VERTICALLY OR HORIZONTALLY W/ BLOCKING AT EDGES, 3" EDGE/12" FIELD NAILING
- 11.) FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF ALL WINDOWS AND DOORS
- 12.) PROVIDE UTILITY INSTALLATIONS FROM STREET TO NEW HOUSE VIA UNDERGROUND CONNECTIONS TO COMPLY W/ ALL LOCAL CODES
- 13.) THIS STRUCTURE IS DESIGNED TO THE AF&PA WOOD FRAME CONSTRUCTION MANUAL FOR 110 MPH EXPOSURE "B" LOCATION PER SECTION R301.2.1.1
- 14.) TIMBER FRAMING TO BE SPRUCE/PINE/FIR NO. 2 GRADE, 950 PSI MN.
- 15.) INSTALL ALL ROOF TO WALL, CHIMNEY, & OTHER FLASHING PER MANUFACTURER'S INSTRUCTIONS
- 16.) ALL CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS & SLABS TO BE 3000 PSI AT 28 DAYS
- 17.) INSTALL ROCKWOL SAFE N SOUND BATT INSULATION AT ALL BATH & LAUNDRY WALLS. VERIFY OTHER LOCATIONS WITH OWNERS

**IECC2018 RESIDENTIAL ENERGY EFFICIENCY DETAILS**

CLIMATE ZONE 3 USE EITHER PRESCRIPTIVE VALUES OR RESCHECK CALCULATION

TABLE A1.1.1 (MINIMUM PRESCRIPTIVE INSULATION & PERMEATION REQUIREMENTS)

U.S. CLIMATE ZONE	WALL	CEILING	FLOOR	ROOF	GLAZING	DOORS	SCREENED DOORS	SCREENED WINDOWS
3	R-13	R-10	R-5	R-30	U-0.35	U-0.15	U-0.15	U-0.35

- NOTES:**
1. R-VALUES ARE MINIMUMS & U-FACTORS ARE MAXIMUMS.
  2. 1/8" MINIMUM R-11 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 INSULATION CAVITY AT THE INTERIOR OF THE BASEMENT WALL
  3. REFER TO IECC 2018 CHAPTER 6 FOR ALL INSULATION & ENERGY REQUIREMENTS
  4. 1" x 1" BATT INSULATION CONTINUOUS INSULATED SHEATHING ON THE WALL EXTERIOR & 2" CAVITY INSULATION

**COTUIT BAY DESIGN, LLC**  
 43 BREWSTER ROAD  
 MASHPEE, MA. 02649  
 PH. (508) 274-1166  
 FAX (508) 539-9402

**NEW ADDITIO/REMODELING FOR:**  
**ZOLA RESIDENCE**  
 91 ROUTE 149 MARSTONS MILLS, MA

THE DRAWER SHALL BE KEPT BY THE ARCHITECT OR HIS EMPLOYEES OR AGENTS AND SHALL BE RETURNED TO THE ARCHITECT AT THE END OF THE PROJECT. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT UNDER THE ACT OF 1982.

**SCALE:**  
 1/4" = 1'-0"

**DATE:**  
 2/3/2022

**DRAWING NO.:**

**A1**

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BRN.663
<b>Historic Name:</b>	Hinckley, Nathaniel House
<b>Common Name:</b>	
<b>Address:</b>	91 Cotuit Rd Rt 149
<b>City/Town:</b>	Barnstable
<b>Village/Neighborhood:</b>	Marstons Mills;
<b>Local No:</b>	6;
<b>Year Constructed:</b>	C 1830
<b>Architectural Style(s):</b>	Greek Revival; No style;
<b>Use(s):</b>	Single Family Dwelling House;
<b>Significance:</b>	Architecture;
<b>Area(s):</b>	BRN.AK
<b>Designation(s):</b>	
<b>Building Materials:</b>	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard; Foundation: Concrete Unspecified;
<b>Demolished</b>	No



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

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

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

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

This file was accessed on: Thursday, February 10, 2022 at 4:00 PM

BRN 643

**FORM B - BUILDING**

AREA MMA	FORM NO. 6 663
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MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116

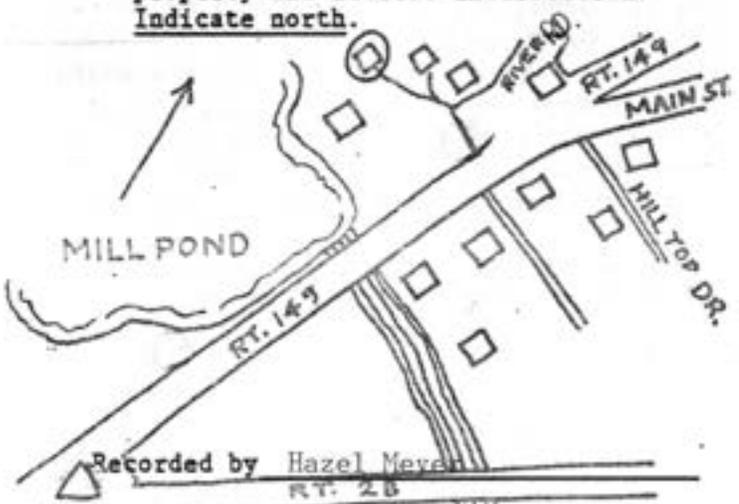


Barnstable (Marstons Mills Center)  
Address 91 Cotuit Road (Rte 149)  
Historic Name Nathaniel Hinckley House Ell

Present dwelling  
Original dwelling

DESCRIPTION:  
c. 1830  
Source County Registry

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Style vernacular cottage  
Architect unknown  
Exterior wall fabric clapboard  
Outbuildings none  
Major alterations (with dates) none  
Moved yes Date 1912, 1957  
Approx. acreage 1.03  
Setting residential village area

Recorded by Hazel Meyer  
RT. 28  
Organization Barnstable Historical Comm  
Date 1983, revised 1985

Photo #57-21-A6

(Staple additional sheets here)

**ARCHITECTURAL SIGNIFICANCE** (Describe important architectural features and evaluate in terms of other buildings within the community.)

This is a small 1½ story wood frame structure facing gable end to the street. Its facade is focused on a side entry with narrow sidelights and bracketed hood. Windows have simple frames and contain 6/2 sash. A double window of 4/4 sash is located in the gable.

**HISTORICAL SIGNIFICANCE** (Explain the role owners played in local or state history and how the building relates to the development of the community.)

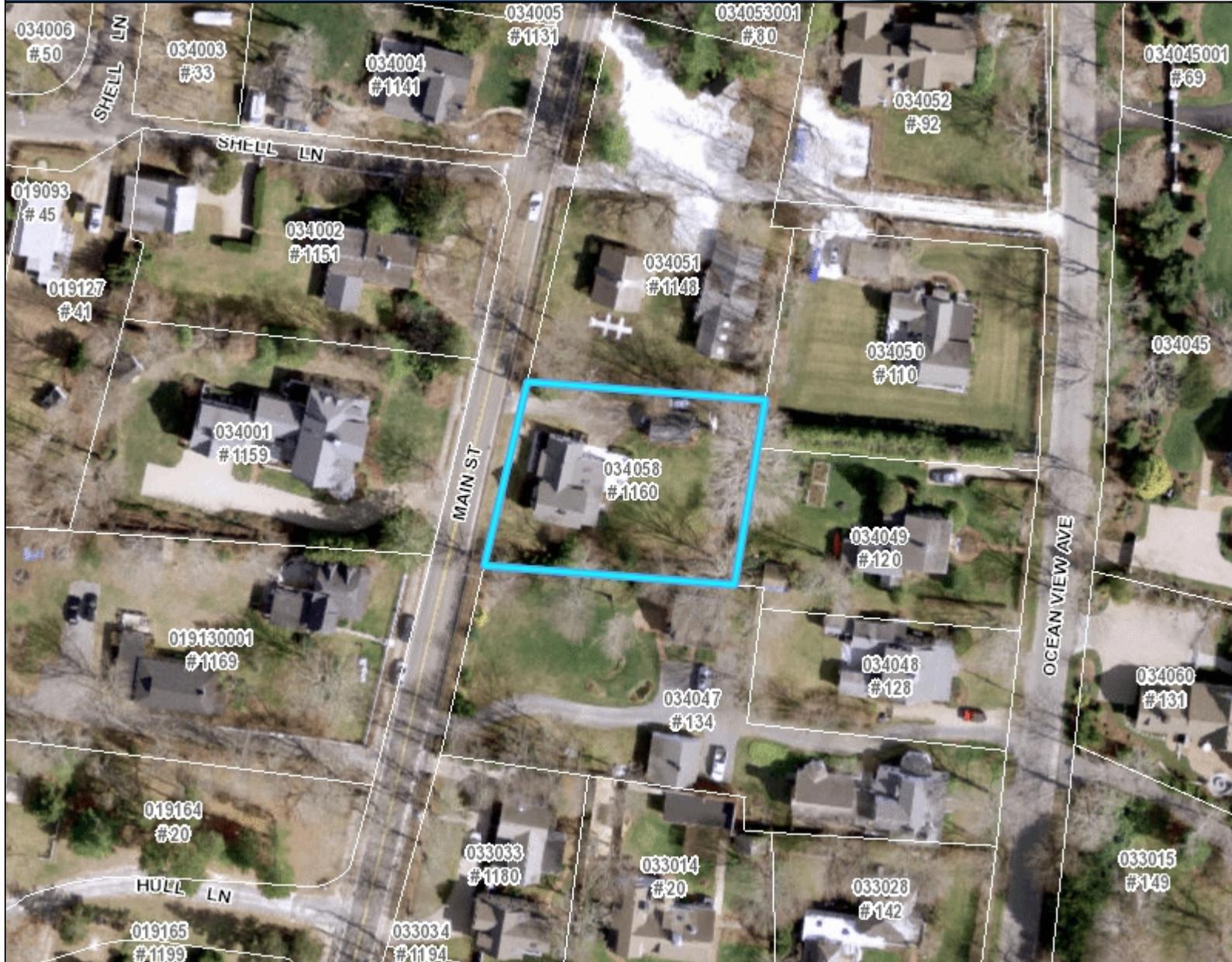
This house was originally an ell of the Nathaniel Hinckley House. The house was built before April 1832, when Mr. Hinckley purchased "the right and title to the land on which stands the house" from Clement and Allen Marston. Mr. Hinckley owned and operated the fulling mill (MMA-11), buying shares in 1829 and 1832. His wife, Ann J. Hinckley was schoolteacher in Marstons Mills. Nathaniel Hinckley was the first postmaster in Marstons Mills and distributed the mail from the ell attached to his house. Dr. James Higgins bought the house and land from Ann Hinckley, widow, in 1906 with provisions she could remain in her home. When Mrs. Hinckley died in 1910 the main house was moved north on Cotuit Rd. (MMA-14) and the ell was moved across the road to the Higgins property to serve as an office for Dr. Higgins (MMA-4). At this time the land was incorporated into the Higgins property. River Rd. stopped at the Cash Market and the cross road between Cotuit Rd. and River Rd. became a village square.

**BIBLIOGRAPHY and/or REFERENCES** (name of publication, author, date and publisher)

Barnstable County Atlases. 1858, 1880, 1907.  
 Town Assessors Map: 78/8  
The Seven Villages of Barnstable. 1976.  
 Oral History: Miss Priscilla Higgins, Cotuit Rd., Marstons Mills 1983  
 Barnstable County Registry of Deeds.

### Legend

Road Names



Map printed on: 2/10/2022



Approx. Scale: 1 inch = 83 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

Property ID: 058011003  
BARNSTABLE. TOWN OF (LB)  
200 MAIN STREET  
HYANNIS. MA 02601

Property ID: 058011004  
BARNSTABLE. TOWN OF (LB)  
200 MAIN STREET  
HYANNIS. MA 02601

Property ID: 058012  
WEBSTER. KENNETH A JR&KENNETH A SR &  
BARBARA M & JOANN  
PO BOX 136  
MARSTONS MILLS. MA 02648

Property ID: 059004  
BARNSTABLE. TOWN OF (LB)  
367 MAIN STREET  
HYANNIS. MA 02601

Property ID: 077007  
MASON MANN FAMILY LLC  
91 HILL ROAD  
TROY. NY 12180

Property ID: 077008  
ZOLA. JOHN & DAWN M SABO-  
91 & 93 COTUIT ROAD  
MARSTONS MILLS. MA 02648

Property ID: 077009  
GEARIN. THOMAS F  
2185 MAIN STREET  
MARSTONS MILLS. MA 02648

Property ID: 077010  
DICK. LARRY D & WINIFRED M  
309 JUDITH ANN DRIVE  
SCHERTZ. TX 78154

Property ID: 077011  
2 BBN LLC  
C/O MARION KHOURI  
92 INDUSTRIAL DRIVE  
MASHPEE. MA 02649

Property ID: 077012  
BUZZELL. MICHELLE & PETER  
24 HILLTOP DRIVE  
MARSTONS MILLS. MA 02648

Property ID: 077014  
EUSTIS. CAROL A  
PO BOX 184  
MARSTONS MILLS. MA 02648

Property ID: 077015  
SEYFFERT. ANNE M TR  
FISH ON REALTY TRUST  
PO BOX 1464  
MARSTONS MILLS. MA 02648

Property ID: 077022  
MCCLUSKY. ROBERT FRANK & MIKOLS.  
PO BOX 123  
MARSTONS MILLS. MA 02648

Property ID: 078001  
ZOLA. JOHN & DAWN M SABO-  
91 & 93 COTUIT ROAD  
MARSTONS MILLS. MA 02648

Property ID: 078002  
O'TOOLE. JASON A  
4309 FALMOUTH ROAD  
COTUIT. MA 02635

Property ID: 078003  
BARRY. KEVIN F TR  
KEVIN F BARRY TRUST  
55 RIVER ROAD  
P O BOX 96  
MARSTONS MILLS, MA 02648

Property ID: 078007001  
MILLER. DAVID & MCCARTHY. KERRY  
PO BOX 553  
MARSTONS MILLS. MA 02648

Property ID: 078007002  
LOVELAND. GALE G  
PO BOX 1465  
MARSTONS MILLS. MA 02648

Property ID: 078020  
MAHAIRAS. NICK I & ROBIN H TRS  
VERNON REALTY TRUST  
213 MISTIC DRIVE  
MARSTONS MILLS. MA 02648

Property ID: 078021  
MAZZ 5 LLC  
119 ROUTE 149  
MARSTONS MILLS. MA 02648

Property ID: 078061  
IZZO. JOSEPH & ERIN  
2173 MAIN STREET  
MARSTONS MILLS. MA 02648

Property ID: 078062  
MARSTONS MILLS PBLIC LIBRY  
MAIN STREET  
MARSTONS MILLS. MA 02648

Property ID: 078076  
SAEED. MIAN M TR  
ASIFA REALTY TRUST  
105 ROUTE 149  
MARSTONS MILLS. MA 02648

Property ID: 078119  
HARPER. ROBERT C & CAROLE A  
P O BOX 1361  
MARSTONS MILLS. MA 02648



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

**Town Clerk Stamp**  
 18 JAN '22 PM 1:48  
 BARNSTABLE TOWN CLERK

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

Date of Application 17 JANUARY 2022  Full Demotion  Partial Demolition  
 Building Address: 4 WASHINGTON AVE  
Number Street  
HYANNIS PORT MA 02647 Assessor's Map # 287 Assessor's Parcel # 287041  
Village ZIP  
 Property Owner: RITA CATHERINE MEYER TRUST  
Name Phone#

Property Owner Mailing Address (if different than building address) 6319 OLMI LANDRITH DRIVE  
ALEXANDRIA, VA 22307

Property Owner e-mail address: \_\_\_\_\_

Contractor/Agent: J.J. DELANEY, INC

Contractor/Agent Mailing Address: 20 RASCALLY RABBIT RD UNIT #2 MARSTONS MILLS MA 02648  
 Contractor/Agent Contact Name and Phone #: JACK DELANEY 508 420 6855  
Name Phone #

Contractor/Agent Contact e-mail address: INFO@J.J.DELANEYINC.COM

**Demolition Proposed - please itemize all changes:**  
REMOVE WINDOWS AT SUNROOM AND RETURN THE SPACE TO ITS FORMER COVERED PORCH STATE. REMOVE SOME INTERIOR WALLS TO RECONFIGURE SPACES

Type of New Construction Proposed: NEW DECKING & SIDEWALK IN PLACE OF PREVIOUS INTERIOR FINISHES. NEW INTERIOR WALLS FOR RECONFIGURED SPACES

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: 1898 Additions Year Built: 2016

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

[Signature]  
 Property Owner/Agent Signature



MEYER  
RESIDENCE  
4 WASHINGTON AVE  
HYANNIS PORT, MA 02601

WINDOWS TO BE  
REMOVED,  
ENCLOSED  
PORCH TO BE  
TURNED BACK  
INTO OPEN  
PORCH

ISSUED FOR PERMIT  
12/23/21

EXISTING FRONT ELEVATION SCALE: 1/4" = 1'-0" 1



NEW WINDOWS  
OPEN PORCH

PROPOSED FRONT ELEVATION SCALE: 1/4" = 1'-0" 2

PROJECT NUMBER:
DRAWN BY: DM
SCALE: AS NOTED
DATE: 23 DECEMBER 2021

TITLE:  
EXISTING FRONT ELEVATION  
PROPOSED FRONT ELEVATION

A2.1



NORTHWEST CORNER FROM LAFAYETTE AVE



WEST SIDE FROM LAFAYETTE AVE



SOUTH SIDE FROM WASHINGTON AVE



SOUTHEAST CORNER FROM WASHINGTON AVE



EXISTING SUNROOM  
TO BE TURNED BACK  
INTO OPEN PORCH,  
NO CHANGE TO  
FOOTPRINT

EXISTING SITE SCALE: 1" = 20'-0" 1

MEYER  
RESIDENCE  
4 WASHINGTON AVE  
HYANNIS PORT, MA 02601

ISSUED FOR PERMIT  
12/23/21

PROJECT NUMBER:  
DRAWN BY: DM  
SCALE: AS NOTED  
DATE: 23 DECEMBER 2021

TITLE:  
EXISTING SITE SHOWING  
PROPOSED CHANGE OF SPACE

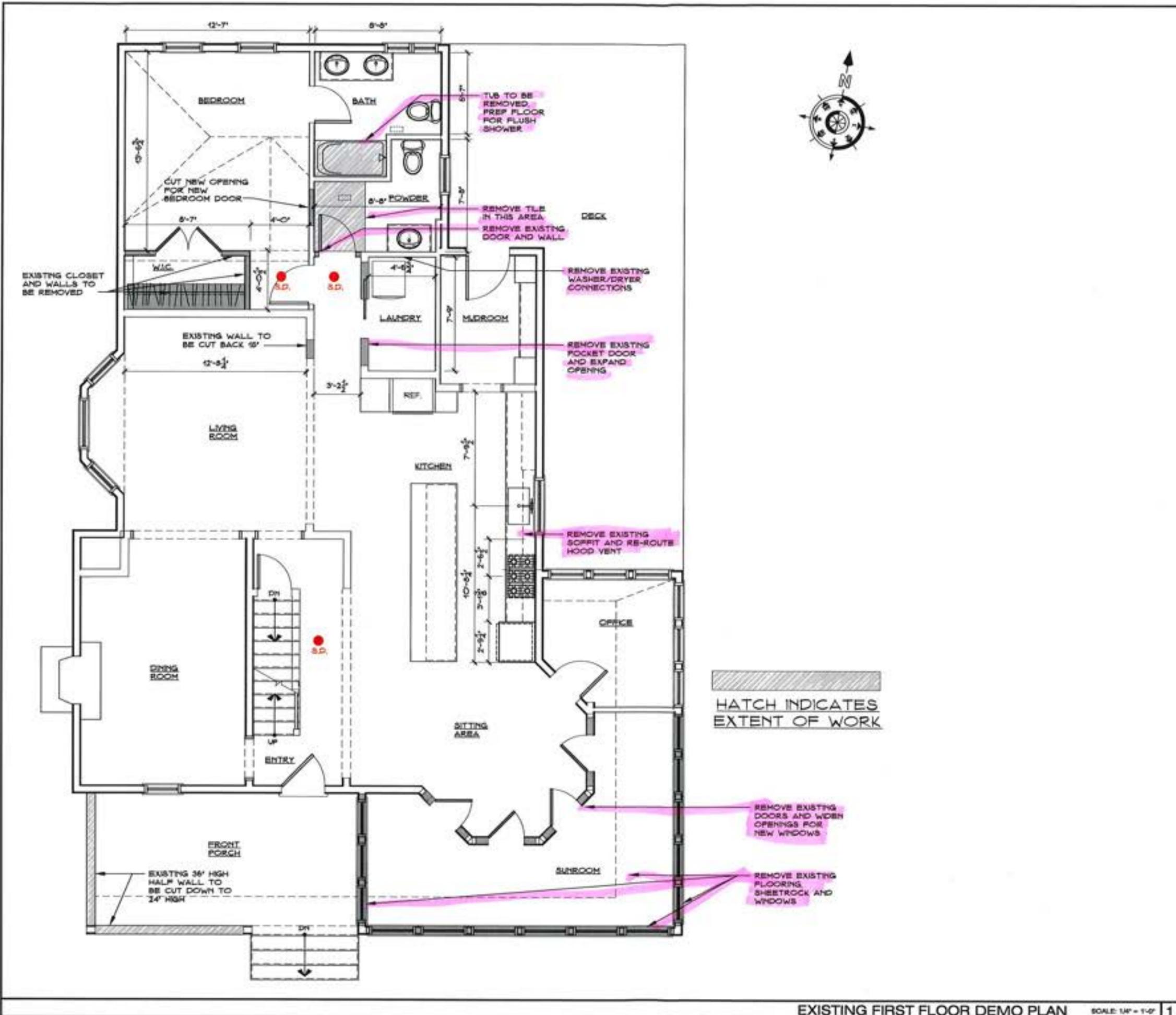
**SITE**

EXISTING SITE PHOTOS SCALE: 1" = 20'-0" 2

ISSUED FOR PERMIT  
 122321

PROJECT NUMBER:
DRAWN BY: DM
SCALE: AS NOTED
DATE: 23 DECEMBER 2021
TITLE: EXISTING FIRST FLOOR DEMO PLAN

X1.1







# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BRN.583
<b>Historic Name:</b>	Sturges, Capt. Moses House
<b>Common Name:</b>	
<b>Address:</b>	4 Washington Ave
<b>City/Town:</b>	Barnstable
<b>Village/Neighborhood:</b>	Hyannis; Hyannisport;
<b>Local No:</b>	47;
<b>Year Constructed:</b>	1898
<b>Architectural Style(s):</b>	Queen Anne;
<b>Architect(s):</b>	Sturges, Clinton;
<b>Use(s):</b>	Single Family Dwelling House;
<b>Significance:</b>	Architecture;
<b>Area(s):</b>	BRN.E, BRN.AS
<b>Designation(s):</b>	Nat'l Register MRA (11/10/1987); Nat'l Register District (11/10/1987);
<b>Building Materials:</b>	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
<b>Demolished</b>	No



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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: Thursday, February 10, 2022 at 3:55 PM

FORM B - BUILDING

BEN 583

MBN-D-111610

Area <u>HYA</u> <u>EN</u>	Form no. <u>583</u> <u>47</u>
---------------------------------	-------------------------------------

MASSACHUSETTS HISTORICAL COMMISSION  
294 Washington Street, Boston, MA 02108



Barnstable (Hyannis Port)  
100 Washington Ave., Hyannis Port.  
Historic Name Capt. Moses Sturgis House  
Original Homestead  
Present Residence  
Thomas P. Kennedy  
Ownership:  Private individual  
 Private organization  
 Public  
Original owner Capt. Moses Sturgis

Location in relation to nearest  
cross streets and other buildings  
or geographical features.  
Indicate north.

DESCRIPTION:  
Date 1898  
Source Registry of Deeds-Barn. Cty.

Style Queen Anne  
Architect Clinton Sturgis  
Exterior wall fabric wood shingle  
Outbuildings Garage with maid's quarters  
above  
Major alterations (with dates) \_\_\_\_\_  
Remodeled since 1976



Moved \_\_\_\_\_ Date \_\_\_\_\_  
Approx. acreage .23a  
Setting Private residential area

Recorded by Laurie P. Snowden  
Organization Barnstable Historical Commission  
Date August, 1981

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This house is a fine example of Queen Anne styling. There is an irregular roof line with a small eyelid dormer projecting through the roof. On the east side of the house there is a large tower like structure with a tent roof. The windows are 2/2. The house features two chimneys with two fireplace flues. There is an enclosed (glass) porch on the southeast side of the house and an open porch on the south. The exterior of the house is wood shingles. The house has undergone remodeling since 1976.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

Captain Moses Sturgis was a captain of deep sea vessels and most noteworthy for his gunning parties. Clinton and Moses Sturgis built houses and small sea vessels in Hyannis Port. The home that Capt. Sturgis built remained in the Sturgis family until 1976. Capt. Sturgis' nephew, George, lived there as a child until his retirement. The Sturgis family is remembered for having three generations of Hyannis Port wharfingers. Clinton A. Sturgis, 1915-1922, his son, George A., 1922-1966, and his son, Richard Strugis, 1966 to the present. Richard Sturgis is now assistant harbor master for the Town of Barnstable.

BIBLIOGRAPHY and/or REFERENCES

- Registry of Deeds-Barnstable County
- Barnstable County Atlas 1907
- The Seven Villages of Barnstable, 1976
- Herrick, Paul & Newman, Larry, Old Hyannis Port, 1968.

BRN 583

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116

AREA	FORM NO.
A	47



Town Barnstable (Hyannis Port)  
 Address #4 Washington Ave. Hyannis Port  
 Historic Name Moses Sturges House

Owner: Thomas P. Kennedy  
 Use: Present Residence  
 Original Residence

DESCRIPTION:

Date C. 1898  
 Source Registry of Deeds-Barn. Cty.

Style Queen Anne  
~~Builder~~ Clinton Sturges  
 Exterior wall fabric wood shingle  
 Outbuildings Garage with maid's quarters  
above  
 Major alterations (with dates) \_\_\_\_\_  
Remodeled since 1976

Moved \_\_\_\_\_ Date \_\_\_\_\_  
 Approx. acreage .23a  
 Setting Private residential area

Photo #30-19A-A47

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Laurie P. Snowden  
 Organization Barnstable Historical Commission  
 Date August, 1981

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

This house is a fine example of Queen Anne styling. There is an irregular roof line with a small eyelid dormer projecting through the roof. On the east side of the house there is a large tower like structure with a tent roof. The windows are 2/2. The house features two chimneys with two fireplace flues. There is an enclosed (glass) porch on the southeast side of the house and an open porch on the south. The exterior of the house is wood shingles. The house has undergone remodeling since 1976.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

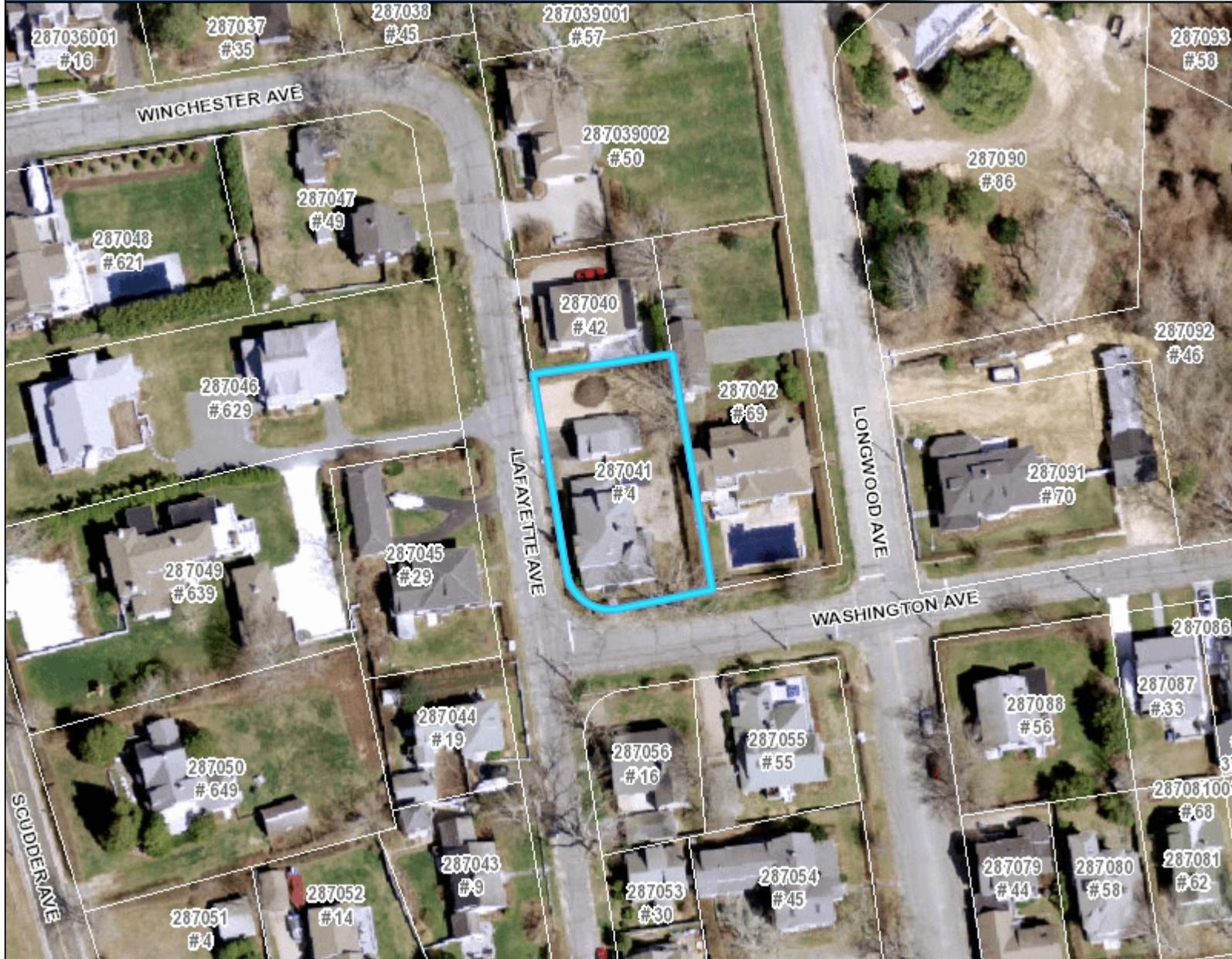
Moses Sturges and his brother, Clinton, built houses and small sea vessels in Hyannis Port. This home remained in the Sturges family until 1976. Capt. Moses Sturges' son, George, lived here as a child until his retirement in 1976. The Sturges family is remembered for having three of its members become Hyannis Port wharfingers. Clinton A. Sturges, 1915-1922, George, 1922-1966, and his son, Richard Sturges, 1966- to the present. Richard Sturges is now assistant harbor master for the Town of Barnstable.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Registry of Deeds-Barnstable County  
 Barnstable County Atlas 1907  
The Seven Villages of Barnstable, 1976  
 Herrick, Paul & Newman, Larry, Old Hyannis Port, 1968.

Legend

Road Names



Map printed on: 2/10/2022



Approx. Scale: 1 inch = 83 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

Property ID: 287031  
SCHAEFER. GARRARD K TR  
GARRARD K SCHAEFER CAPE COD RES  
1 CHEROKEE ROAD  
ATLANTA. GA 30305-2914

Property ID: 287036001  
FANNING. RICHARD W & VIRGINIA A  
1057 BRUSH HILL ROAD  
MILTON. MA 02186-1217

Property ID: 287037  
BICKEL. HARRY C SR ET AL  
C/O MCLOUGHLIN. CAROLINE B  
5008 GLENBROOK ROAD NW  
WASHINGTON. DC 20016

Property ID: 287038  
ISHAM. TRACY T TR  
TRACY T ISHAM 08 LIVING TUST  
5850 GASPARILLA RD-BOX 518  
BOCA GRANDE. FL 33921

Property ID: 287039001  
ISHAM. FREDERIC LANCE TR  
FREDERIC LANCE ISHAM 2008 LIVING TRUST  
57 GRAYTON AVENUE  
HYANNIS PORT. MA 02647

Property ID: 287039002  
ISHAM. FREDERIC LANCE TR  
FREDERIC LANCE ISHAM 08 LIV TRUST  
5850 GASPARILLA RD-BOX 518  
BOCA GRANDE. FL 33921

Property ID: 287040  
CLARK. MADELINE J TR  
LAFAYETTE REALTY TRUST  
PO BOX 178  
HYANNIS PORT. MA 02647

Property ID: 287041  
MEYER. RITA CATHERINE TR  
RITA CATHERINE MAYER REV TRUST  
6319 OLMI LANDRITH DRIVE  
ALEXANDRIA. VA 22307

Property ID: 287042  
HUTCHENS. E JAMES & LORENE F  
PO BOX 516  
HYANNISPORT. MA 02647

Property ID: 287043  
WOODWELL. LINDA P  
20 SADDLE RIDGE RD  
HO HO KUS. NJ 07423

Property ID: 287044  
METCALF. TERESA D  
139 EAST 94TH STREET  
NEW YORK. NY 10128

Property ID: 287045  
DOUD. MICHAEL J & FLORENCE B  
PO BOX 212  
HYANNISPORT. MA 02647

Property ID: 287046  
HARDEN. GREGORY M & LORIE  
PO BOX 63  
MCCONNELLSVILLE. NY 13401

Property ID: 287047  
BERKERY. ANDREW M & JOAN W  
34 STURGIS ROAD  
BRONXVILLE. NY 10708

Property ID: 287048  
GALLAGHER. EDWARD M & SUSAN P  
PO BOX 598  
HYANNIS PORT. MA 02647-0598

Property ID: 287049  
SORENSEN. CHRISTOPHER T & CHRISTINE C  
14458 CYPRESS ISLAND CIRCLE  
PALM BEACH GARDENS. FL 33410

Property ID: 287050  
WEED. BARBARA LEWIS. PLACE. JULIE LEWIS  
& PLACE. H CALVIN JR & JONATHAN C TRS  
JULIE LEWIS PLACE REV TR-2016  
43 LAKE DRIVE  
NEEDHAM, MA 02492

Property ID: 287051  
STEWART. NANCY P & FINAN. HEATHER &  
TERENCE  
43 PARK PLACE  
SHORT HILLS. NJ 07078

Property ID: 287052  
14 WACHUSETT AVENUE LLC  
14 WACHUSETT AVENUE  
HYANNIS PORT. MA 02647

Property ID: 287053  
LUDTKE. BETTY C  
PO BOX 484  
HYANNIS PORT. MA 02647

Property ID: 287054  
CELENTANO. AMY D TR  
CELENTANO FAMILY TRUST  
7818 CREFELD STREET  
PHILADELPHIA. PA 19118

Property ID: 287055  
BERUBE. MICHAEL R JR & JULIE A  
108 LIGHTHOUSE DRIVE  
JUPITER. FL 33469

Property ID: 287056  
DELORY. DANA WILLS ET AL TRS  
WILLS FAMILY 2007 IRREV TRUST  
PO BOX 235  
HYANNIS PORT. MA 02647

Property ID: 287057  
SHANAHAN. JOAN D & BARRY N & DENISE D  
C/O JOSEPH M DENSKI. CFA. CFP  
SMITHFIELD TRUST COMPANY  
20 STANWIX STREET. SUITE 650  
PITTSBURGH, PA 15222-4801

Property ID: 287079  
44 LONGWOOD AVENUE LLC  
PO BOX 235  
HYANNIS PORT. MA 02647

Property ID: 287080  
MAYFIELD. ELEANOR F  
P O BOX 674  
HYANNIS PORT. MA 02647

Property ID: 287081  
ALE. JOHN C & MARGARET R  
2227 BRENTWOOD DR  
HOUSTON. TX 77019

Property ID: 287086  
LYONS. CAROL A  
P O BOX 208  
HYANNIS PORT. MA 02647

Property ID: 287087  
MILLOWITZ. DOUGLAS N  
10 THISTLE LANE  
RYE. NY 10580

Property ID: 287088  
SCHNEEBERGER. JOHN A & HEATHER D  
P O BOX 492  
HYANNISPORT. MA 02647

Property ID: 287090

CURLET. NIGEL W E & MARGARET RATHER-  
6043 PARK CIRCLE  
HOUSTON. TX 77052

Property ID: 287091

SHRIVER. MARK K & JEANNE R  
10014 CARTER ROAD  
BETHESDA. MD 20817

Property ID: 287092

HEAD. MARCELLA D & CHRISTOPHER R  
46 WASHINGTON AVE  
HYANNIS. MA 02601

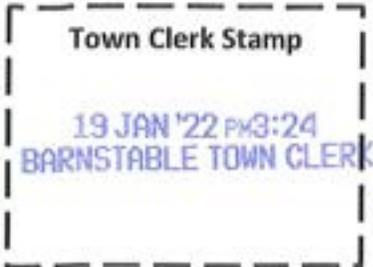
Property ID: 287137

DAVIES. BRIAN & SMITH. ANDREA  
4263 NAVAJO AVENUE  
TOLUCA LAKE. CA 91602



**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 January 19, 2022  Full Demolition  Partial Demolition

Building Address: 1160 Main Street  
Number Street

Cotuit 02635 Assessor's Map # 034 Assessor's Parcel # 58  
Village ZIP

Property Owner: Garret Weston & Ashley Stolba  
Name Phone#

Property Owner Mailing Address (if different than building address) 6 Claremont Park, Unit 1

Boston, MA 021186

Property Owner e-mail address: \_\_\_\_\_

Contractor/Agent: E.J. Jaxtimer Builder, Inc.

Contractor/Agent Mailing Address: 48 Rosary Lane, Hyannis, MA 02601

Contractor/Agent Contact Name and Phone #: E.J. Jaxtimer (508) 778-4911  
Name Phone #

Contractor/Agent Contact e-mail address: ejjaxtimer@comcast.net jeffrey@jaxtimer.com

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

Original historic residence to be restored per proposed plan elevations with new addition at north side of house and rear of house. Demolition of non-historic north wing, rear porch/deck, and front bay window is necessary to restore original home and allow for new additions to better complement original historic home.

Type of New Construction Proposed: Restoration, addition & renovations

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: 1875 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

[Signature]  
Property Owner/Agent Signature

19 JAN '22 PH3:25  
BARNSTABLE TOWN CLERK

# STOLBA RESIDENCE

---

1160 MAIN STREET  
COTUIT, MA  
HISTORICAL COMMISSION SUBMISSION  
JANUARY 13, 2022

PATRICK AHEARN  
— ARCHITECT —

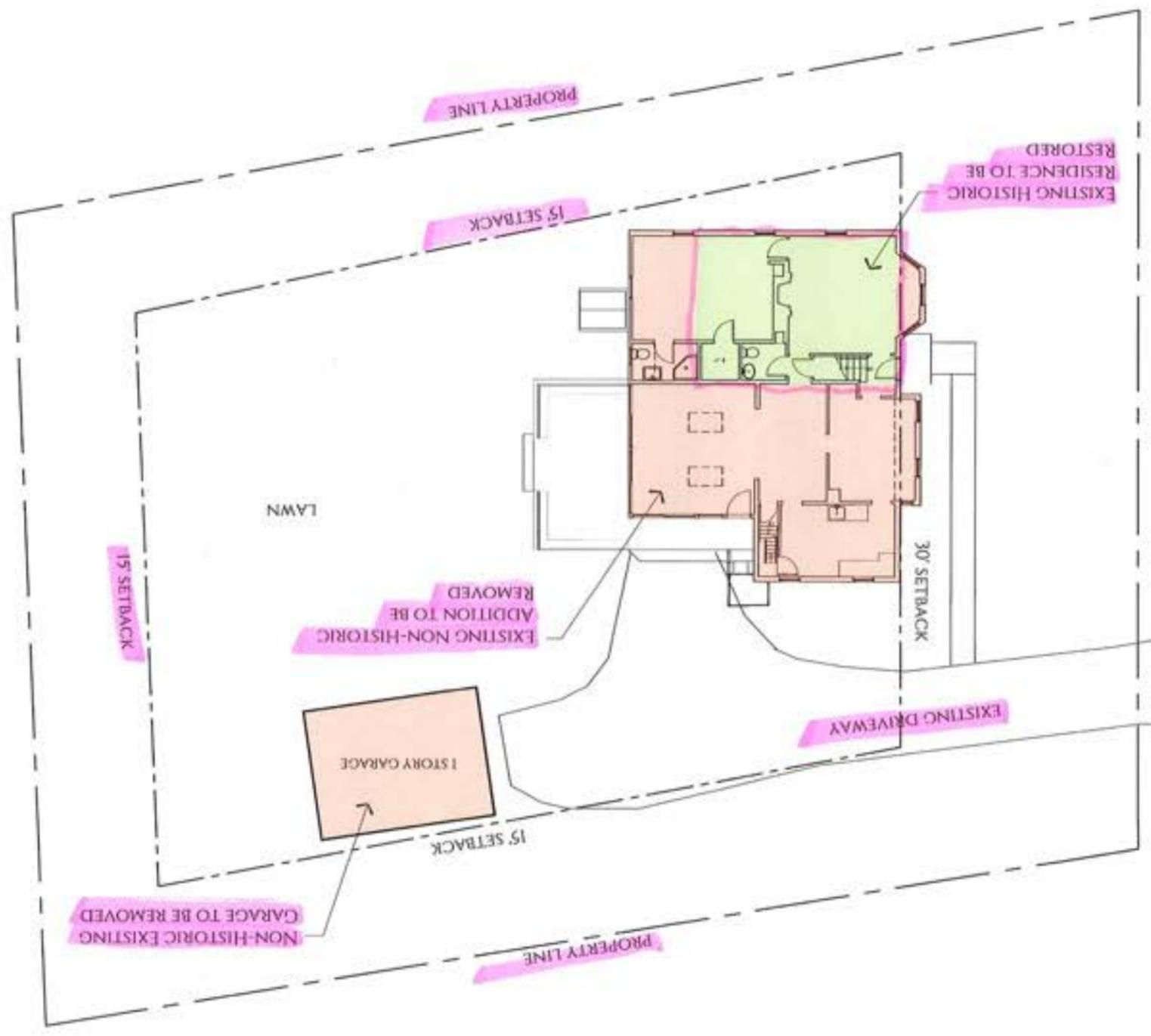
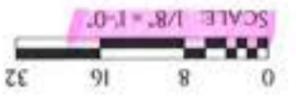
COVER

| C

© PATRICK AHEARN (AAA) ARCHITECT

# STOLBA RESIDENCE

COURT, MA

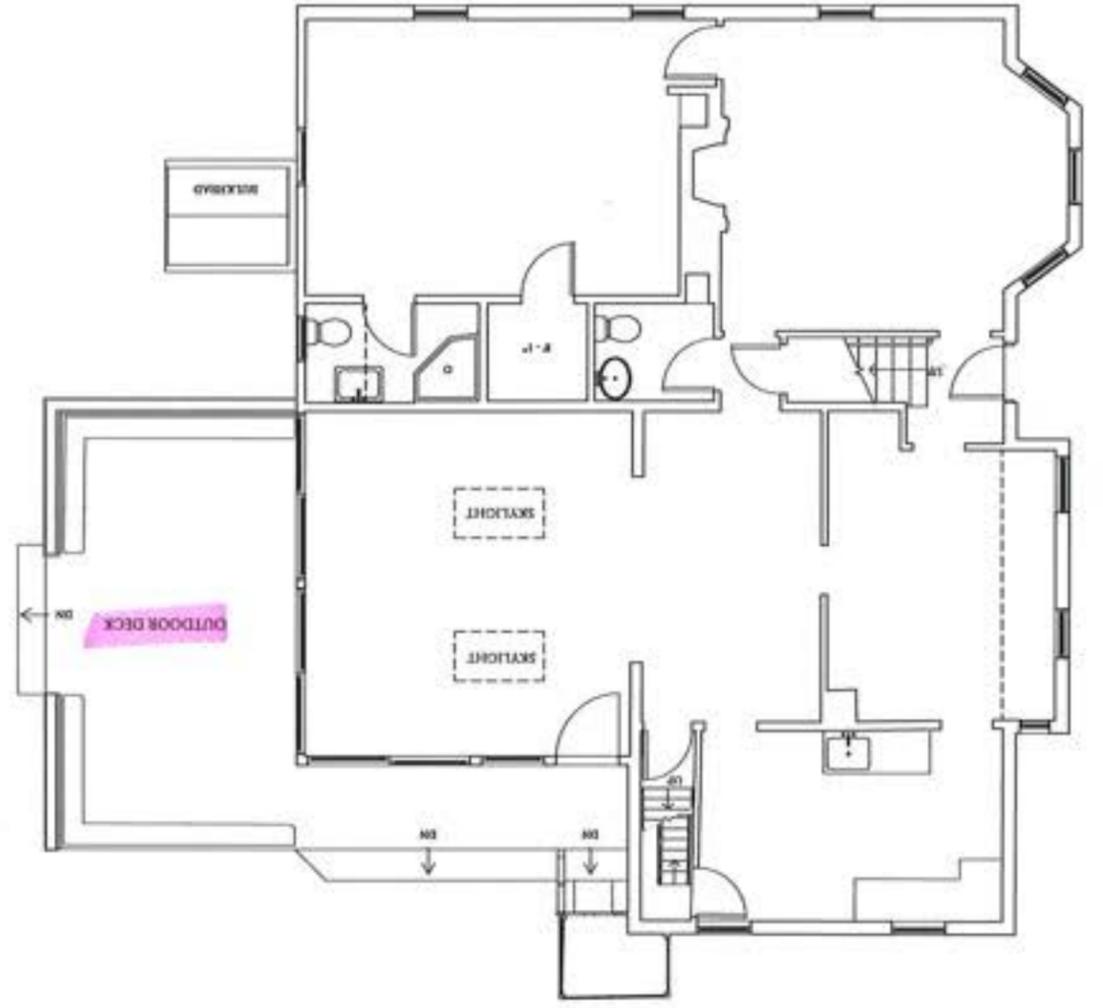


MAIN STREET

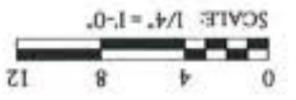
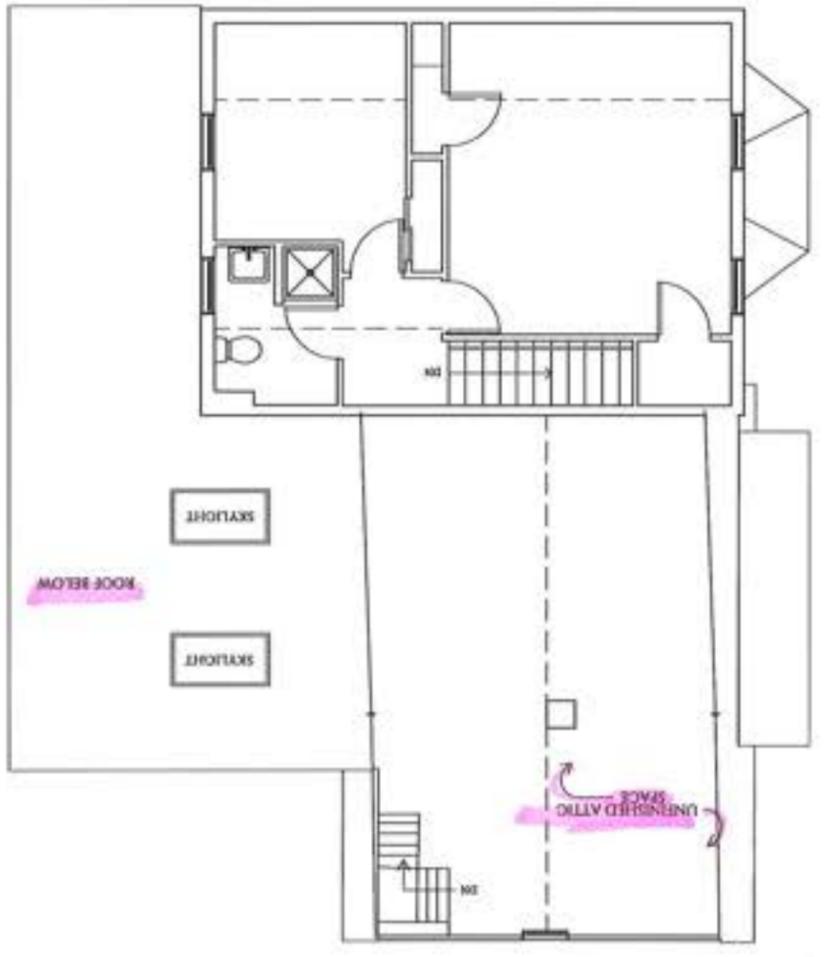
# STOLBA RESIDENCE

COTUIT, MA

EXISTING FIRST FLOOR PLAN

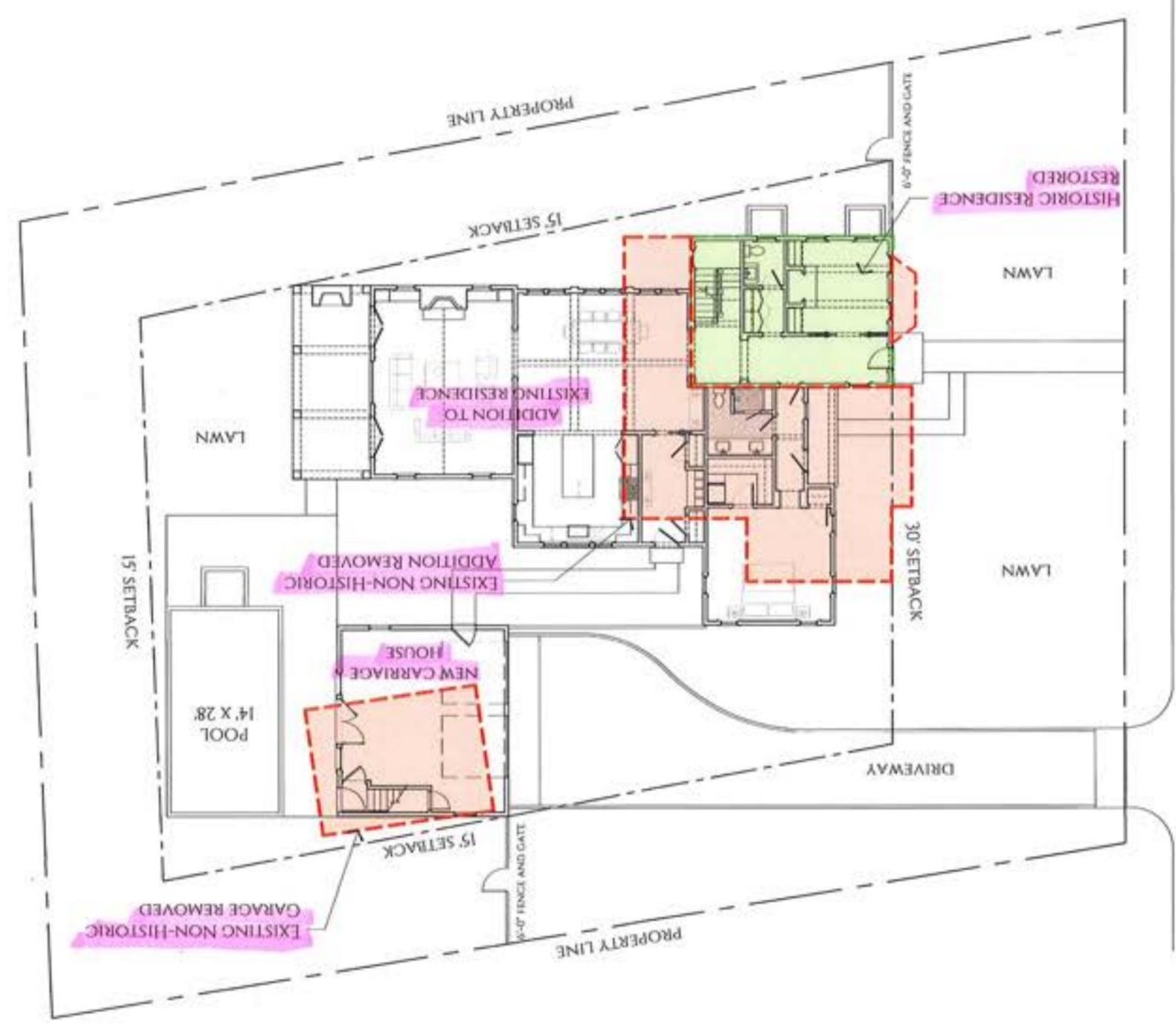
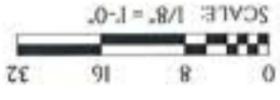


EXISTING SECOND FLOOR PLAN



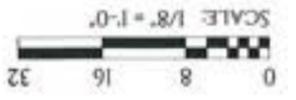
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COTUIT, MA





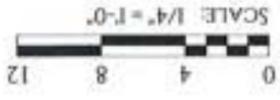
MAIN STREET

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COTUIT, MA

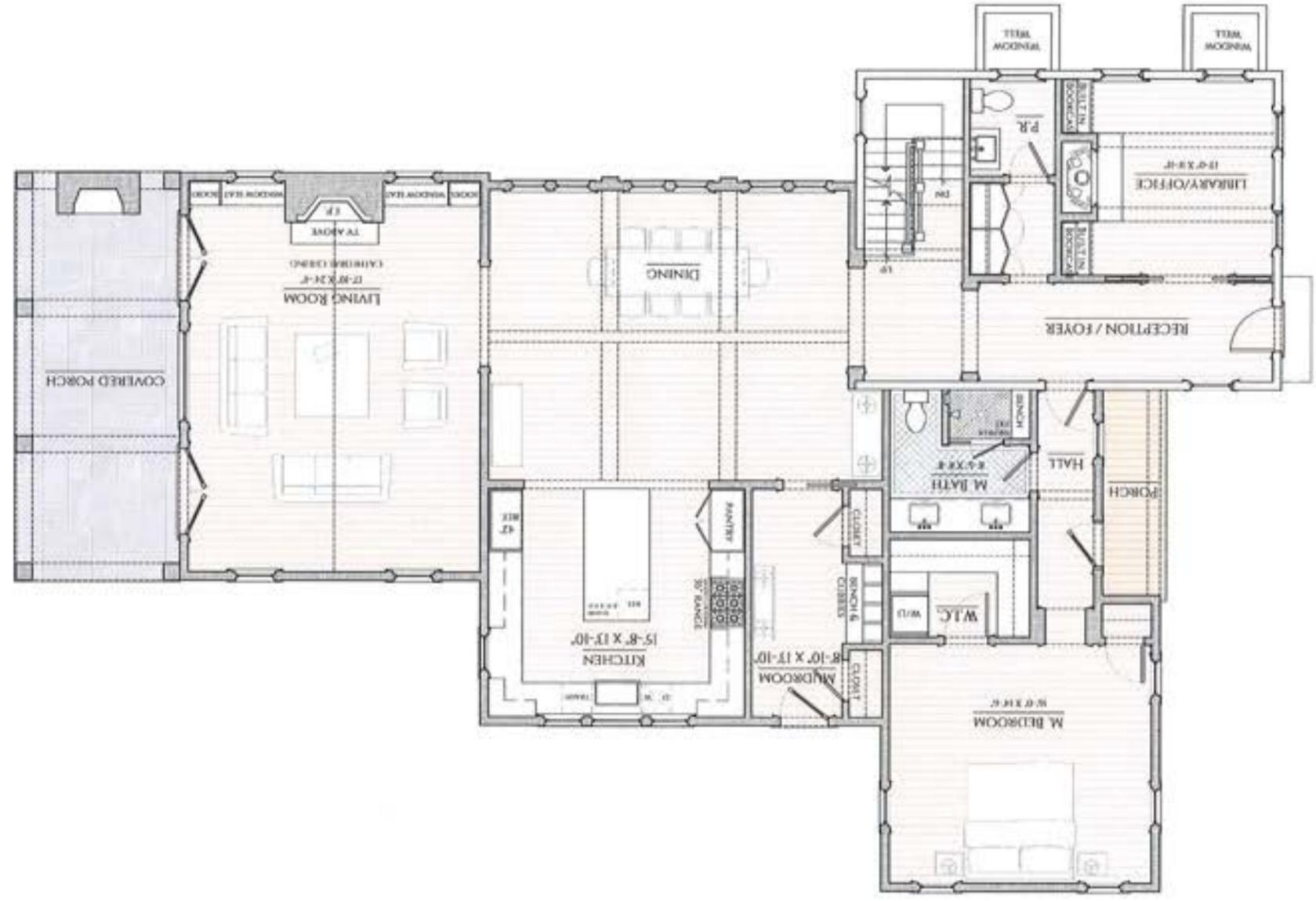


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COURT, MA

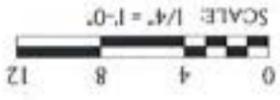


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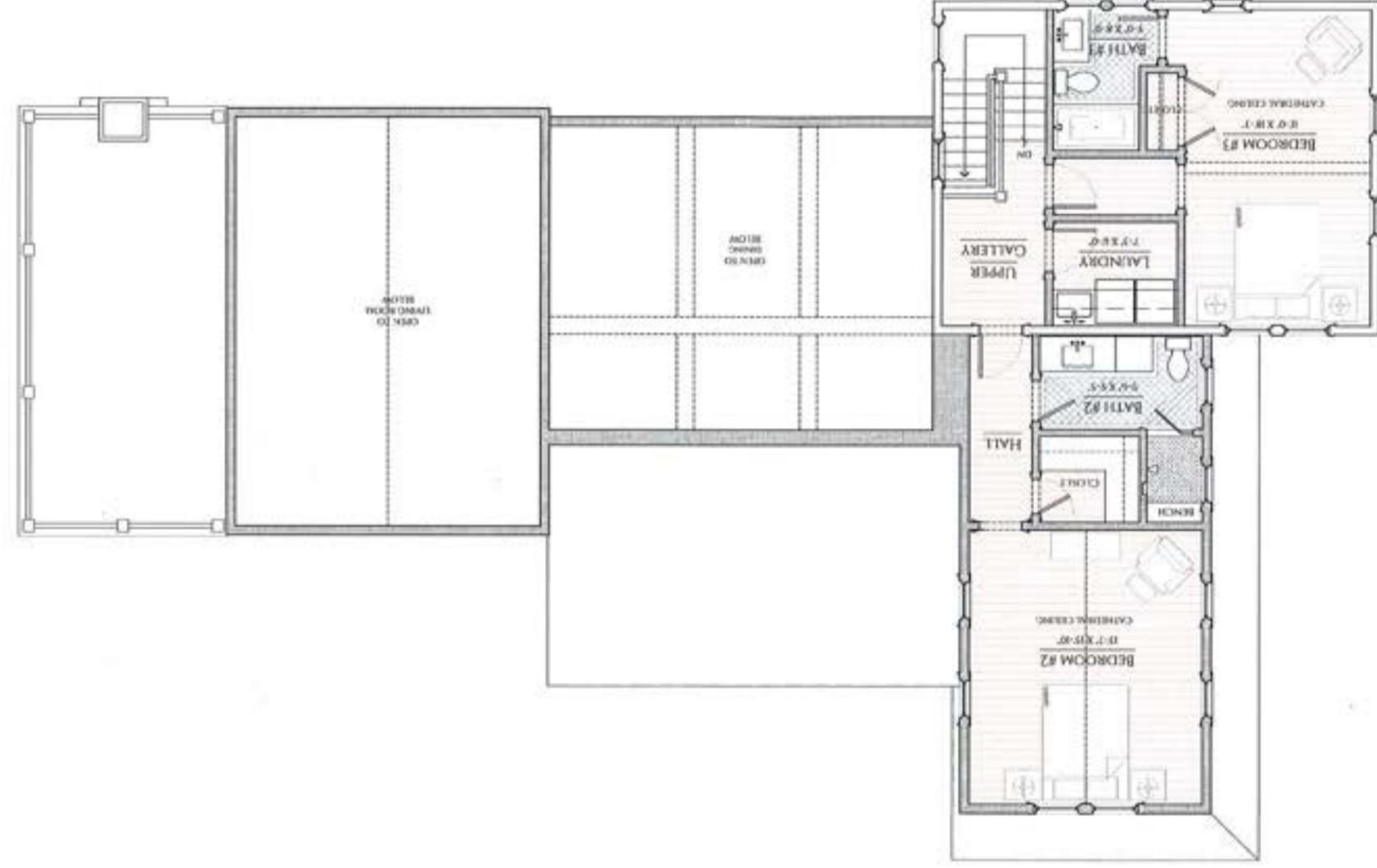


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COTUIT, MA

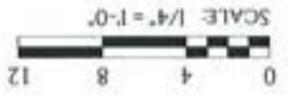


Existing  New



# STOLBA RESIDENCE

COTUIT, MA

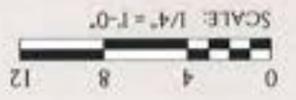


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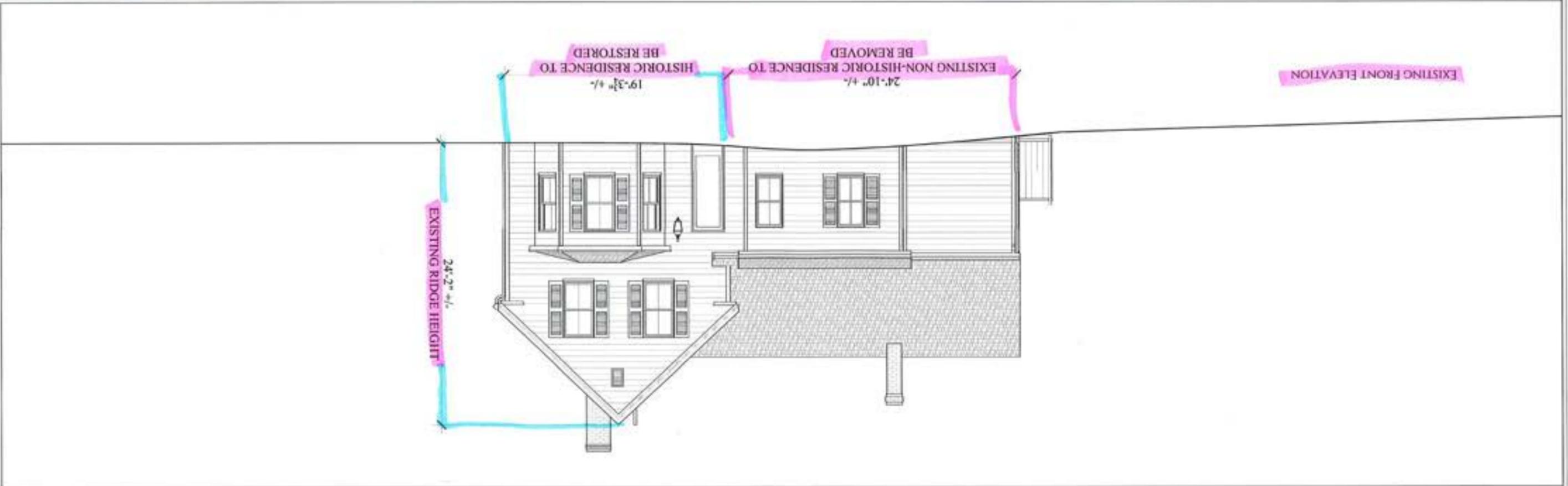


# STOLBA RESIDENCE COTUIT, MA

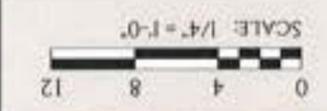
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

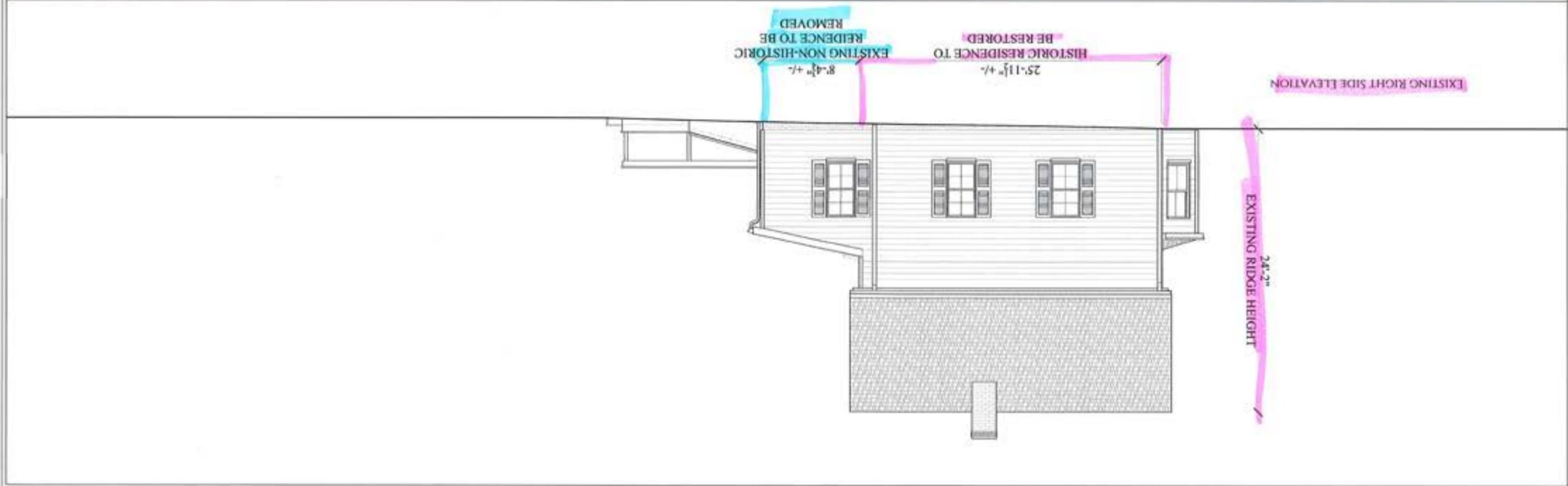
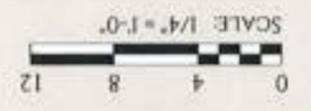


PROPOSED REAR ELEVATION

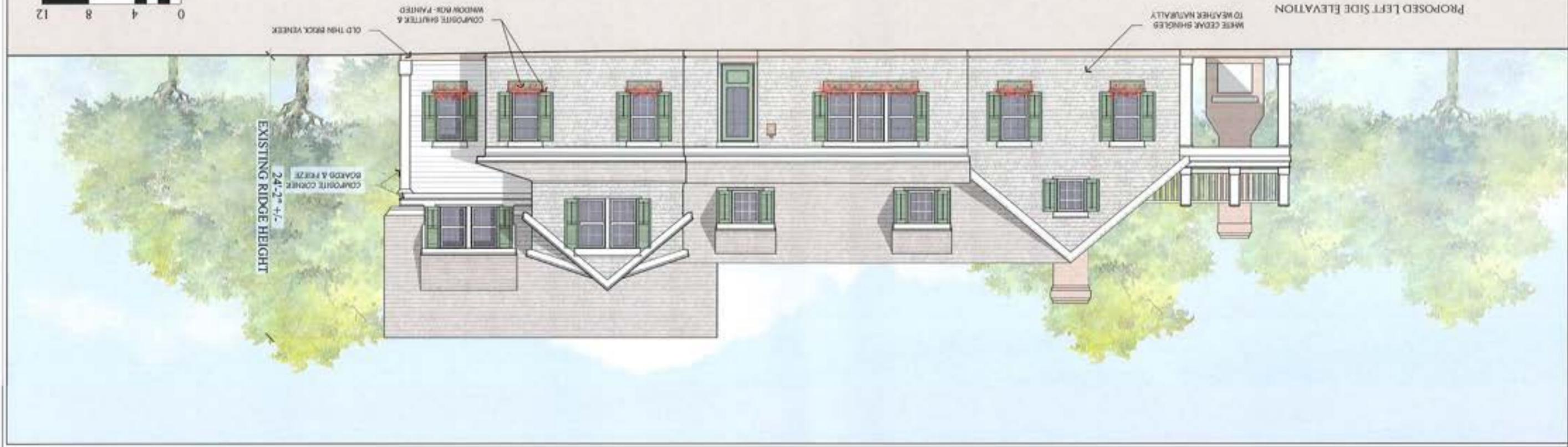
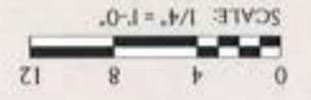


EXISTING REAR ELEVATION

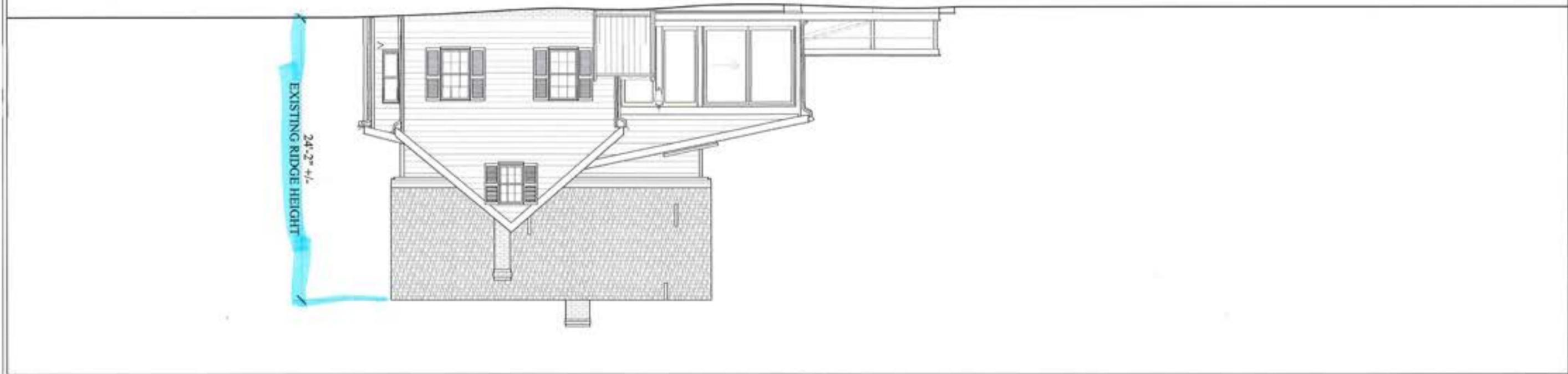




# STOLBA RESIDENCE COTUIT, MA



EXISTING LEFT SIDE ELEVATION



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BRN.394
<b>Historic Name:</b>	Nickerson, Capt. Orin House
<b>Common Name:</b>	
<b>Address:</b>	1160 Main St
<b>City/Town:</b>	Barnstable
<b>Village/Neighborhood:</b>	Cotuit;
<b>Local No:</b>	111;
<b>Year Constructed:</b>	C 1875
<b>Architectural Style(s):</b>	Greek Revival;
<b>Use(s):</b>	Single Family Dwelling House;
<b>Significance:</b>	Architecture;
<b>Area(s):</b>	BRN.Y
<b>Designation(s):</b>	Nat'l Register MRA (11/10/1987); Nat'l Register District (11/10/1987);
<b>Building Materials:</b>	Wall: Aluminum Siding; Wood;
<b>Demolished</b>	No



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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: Thursday, February 10, 2022 at 3:59 PM

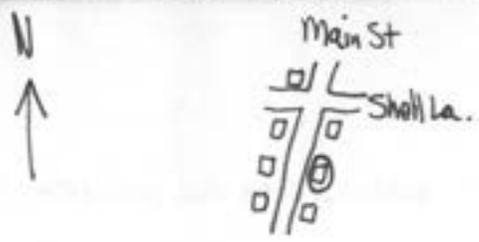
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
 294 WASHINGTON STREET, BOSTON, MA 02108

AREA	FORM NO.
CTC	111

MRA-D 11/10/87  
 BEN 394  
 314

USGS - Cotuit



Town Barnstable (Cotuit Highground)

Address 1160 Main St.

Historic Name Capt. Orin Nickerson House

Use: Present dwelling

Original same

DESCRIPTION:

Date c1875

Source Santuit/Cotuit Historical Society

Style vernacular Greek Revival

Architect unknown

Exterior wall fabric aluminum siding

Outbuildings garage

Major alterations (with dates) \_\_\_\_\_

siding and new 1/1 sash c1970?

Moved no Date n/a

Approx. acreage .25

Setting residential village area

Recorded by H.R. Walcott

Organization Barnstable Historical Comm.

Date June 1986

Photo #118-9-CTC111

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

The Nickerson House is a late but typical example of the vernacular Greek Revival style. The 1 1/2 story structure consists of a gable end section with entry and a side wing on the same plane. Adjacent to the entry is a bay window. Originally clapboard clad with simple trim and 2/2 sash, it has been aluminum sided, leaving little of its original character intact.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

This house was constructed c1865 by Capt. Wendall Nickerson and later owned by Orin Nickerson (1854-1935). Orin was not a deep sea fisherman or a coaster, but he did have a "cat boat" and would carry as many as 12 people, summer visitors, out to the Vineyard or Nantucket. After his death in 1935, his wife Nellie continued to live in the house until her death in 1948. It was then purchased by Calvin Crawford, owner of the nearby Hotel Pines.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

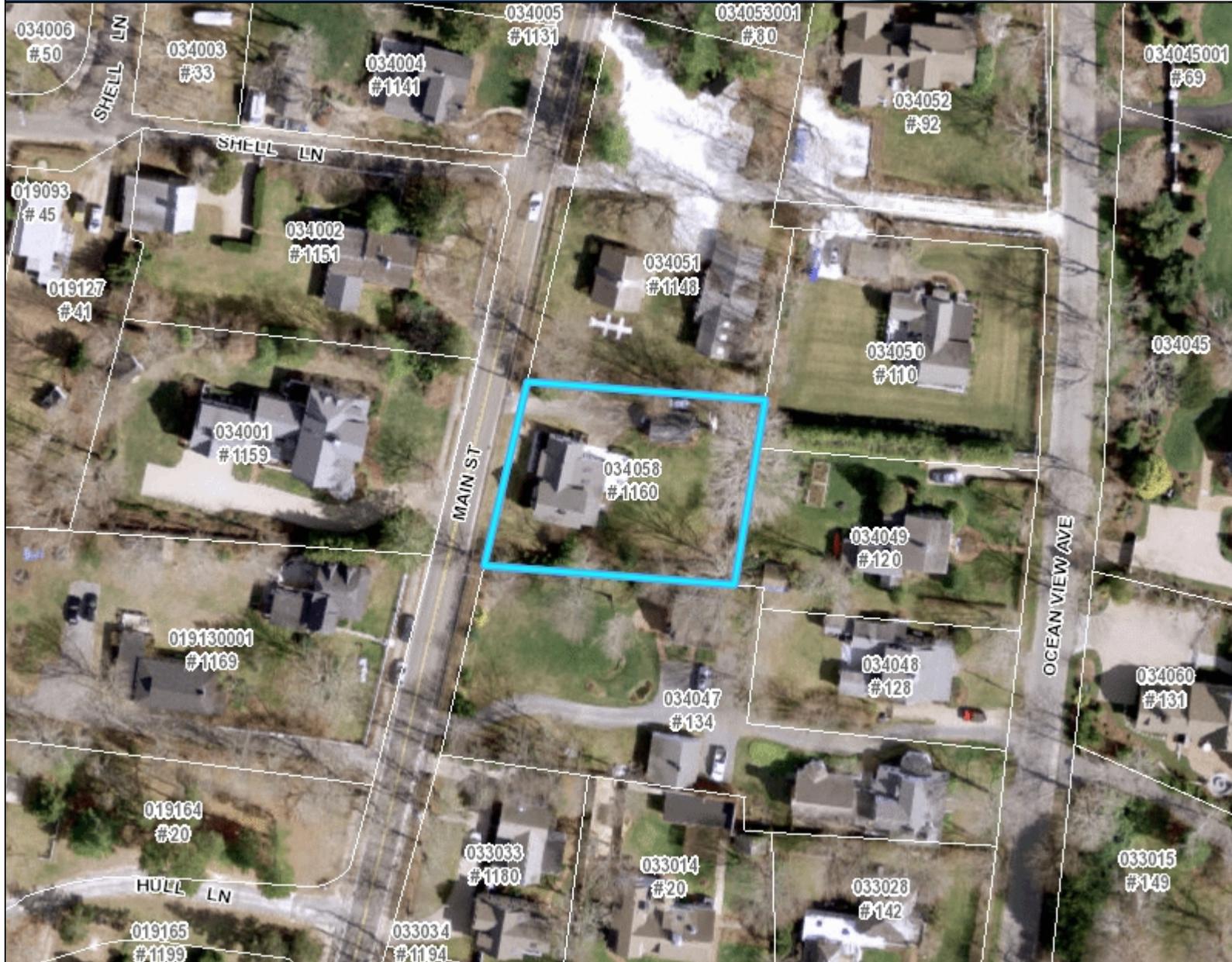
Barnstable County Atlases. 1858, 1880, 1907.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2022 BARNSTABLE, MA  <b>VISION</b>					
SALERNO, ANTHONY M & JUDITH G %WESTON, GARRET W & STOLBA, A 6 CLAREMONT PARK UNIT 1  BOSTON MA 02118		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed			RESIDENTL RES LAND	1010 1010	284,000 449,200	284,000 449,200
		4	Gas																
		6	Septic																
<b>SUPPLEMENTAL DATA</b>										Total				733,200	733,200				
Alt Prcl ID		Split Zonin		Plan Ref.		157/139													
BID Parcel		ResExpt Q		Land Ct#		#SR													
#DL 1		LOT 14		Life Estate		PP Acct													
#DL 2				Assoc Pid#															
GIS ID		F_946674_2684963																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WESTON, GARRET W & STOLBA, ASHLE				34032	201	04-21-2021	Q	I	1,050,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SALERNO, ANTHONY M & JUDITH G				10832	0288	07-02-1997	Q	I	275,000	00	2021	1010	227,000	2020	1010	203,000	2019	1010	178,900
ROY, JOANNE M				9593	0327	03-15-1995	Q	I	217,000	U		1010	408,300		1010	408,300		1010	428,800
AUSTIN, GREGORY J & JANE K				7325	0234	10-15-1990	U	I	225,000	A		1010	8,600		1010	7,600		1010	8,100
AUSTIN, ALBERT A				3882	0140	09-15-1983	Q	I	80,000	U	Total				643,900	Total	618,900	Total	615,800
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		Appraised Bldg. Value (Card)				256,100					
0112								COTUIT		Appraised Xf (B) Value (Bldg)				19,300					
								Appraised Ob (B) Value (Bldg)				8,600							
								Appraised Land Value (Bldg)				449,200							
								Special Land Value				0							
								Total Appraised Parcel Value				733,200							
								Valuation Method				C							
								Total Appraised Parcel Value				733,200							
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				
200708195	12-24-2007	NW	New Windows	6,000	06-30-2008	100	06-30-2008	NW WINDS .34 U VALUE		08-31-2021	BM	03		16	In Office Review				
200703943	06-26-2007	NR	New Roof	5,000	06-30-2007	100	06-30-2007	REROOF STRIPPING OLD		06-09-2020	WD			FR	Field Review				
B37560	03-01-1995	AD	Addition	20,000	01-15-1996	100	06-30-1996	CO ADD'N		01-21-2020	CK	22		22	Change of Address				
B32333	10-01-1988	WD	Wood Deck	4,000	01-15-1989	100	06-30-1989	CO DECK		09-16-2015	AL	03		16	In Office Review				
B25907	12-01-1983	AD	Addition	0	01-15-1984	100	06-30-1984	CO ADD'N		03-26-2013	RB	03		03	Cycl Insp Comp				
										06-03-2005	PT	02		01	Meas/Est				
										04-27-2000	PT			10	Desk Aerial Review				
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value			
1	1010	Single Fam M-0	RF	2		0.330	AC	118,750	2.60499	5	1.00	0112	4.400		1.0000	1,361,112	449,200		
Total Card Land Units						0.33	AC	Parcel Total Land Area						0.33	Total Land Value			449,200	



### Legend

Road Names



Map printed on: 2/10/2022



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

Property ID: 019093  
PROTZ. PAUL & MARY E  
3 RICHARDS ROAD  
LYNNFIELD. MA 01940

Property ID: 019127  
WILLIAMS. BRUCE & KIMBERLY K  
PO BOX 51  
CENTERVILLE. MA 02632

Property ID: 019130001  
ROMA. AMY C & WINMILL. RYAN T  
418 N COLUMBIA STREET  
ALEXANDRIA. VA 22314-2214

Property ID: 019164  
HUSTER. DIANE J TR  
20 HULL LANE REALTY TRUST  
279 WINTER STREET  
NORTH ANDOVER. MA 01845

Property ID: 019165  
GRASSI. MARY E TR  
GRASSI NOMINEE TRUST  
11 LAWRENCE STREET  
WINCHESTER. MA 01890

Property ID: 033014  
GOODMAN. ALLAN E & COLLETTE  
4524 FOXHALL CRES NW  
WASHINGTON. DC 20007-1055

Property ID: 033015  
HIRSCH. STEVEN E  
4901 SANCTUARY LANE  
BOCA RATON. FL 33431

Property ID: 033028  
HAMILTON. RICHARD D TR ET AL  
RICHARD D HAMILTON TRUST  
142 OCEAN VIEW AVENUE  
COTUIT. MA 02635

Property ID: 033033  
CONNOR. NANCY M & THOMAS P  
1180 MAIN ST  
COTUIT. MA 02635

Property ID: 033034  
REYNOLDS. JASON H & PATRICIA A  
1194 MAIN STREET  
COTUIT. MA 02635

Property ID: 034001  
COPPE. MICHAEL R & JENEVY P DAMES -  
PO BOX 1986  
COTUIT. MA 02635

Property ID: 034002  
SCHAUMBURG. DEANNE TR  
DEANNE SCHAUMBURG 2016 TRUST  
1151 MAIN STREET  
COTUIT. MA 02635

Property ID: 034003  
DAVIES. ALAN R TR  
GILMEAD REALTY TRUST  
50 SHELL LANE  
COTUIT. MA 02635

Property ID: 034004  
CHRISTIAN. KIM & MARY K  
1141 MAIN STREET  
COTUIT. MA 02635

Property ID: 034005  
RODDAY. PENELOPE P TR  
COTUIT REALTY TRUST NO 1  
6 SOUTH MEADOW RIDGE  
CONCORD. MA 01742

Property ID: 034045  
CASEY. J ROBERT & NEWMAN. ANDREW J  
PICKWICK REALTY TRUST  
C/O BEACON COMPANIES  
121 HIGH STREET 3RD FLR  
BOSTON, MA 02110

Property ID: 034045001  
SCHLESINGER. ALAN J TR  
EVERGREEN 69 REALTY TRUST  
C/O THE BEACON COMPANIES  
121 HIGH STREET 3RD FLOOR  
BOSTON, MA 02110

Property ID: 034047  
MYCOCK. RONALD J  
PO BOX 437  
COTUIT. MA 02635

Property ID: 034048  
SIMPSON. THOMAS D & ANN M  
PO BOX 845  
COTUIT. MA 02635

Property ID: 034049  
BRICKUS. LIGIA M & RUTA E & JONAS R TRS  
BRICKUS FAMILY IRREV TRUST  
120 OCEAN VIEW AVENUE  
COTUIT. MA 02635

Property ID: 034050  
BRUNO. GARY A  
93 WOODLAWN AVENUE  
WELLESLEY. MA 02481

Property ID: 034051  
HISTORICAL SOCIETY OF SANTUIT & COTUIT  
1148 MAIN ST  
COTUIT. MA 02635

Property ID: 034052  
HANEY. WILLIAM M III  
61 LINCOLN ROAD  
WAYLAND. MA 01778

Property ID: 034053001  
GARGIULO. EDWARD R JR & BARBARA D TRS  
80 OCEAN VIEW AVENUE REALTY TRUST  
PO BOX 735  
COTUIT. MA 02635

Property ID: 034058  
WESTON. GARRET W & STOLBA. ASHLEY J  
6 CLAREMONT PARK UNIT 1  
BOSTON. MA 02118

Property ID: 034060  
JALKUT. THOMAS P TR  
C/O SLIFKA. ERIC  
GLOBAL COMPANIES LLC  
800 SOUTH ST. SUITE 200  
WALTHAM, MA 02453

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BRN.803
<b>Historic Name:</b>	Unitarian Cemeteries, The
<b>Common Name:</b>	Cobb's Hill West Cemetery
<b>Address:</b>	Main St Main St and Mill Way
<b>City/Town:</b>	Barnstable
<b>Village/Neighborhood:</b>	
<b>Local No:</b>	BVC802;
<b>Year Constructed:</b>	1715
<b>Use(s):</b>	Burial Ground;
<b>Significance:</b>	Religion;
<b>Area(s):</b>	BRN.M, BRN.R
<b>Designation(s):</b>	Local Historic District (05/01/1973); Nat'l Register District (03/13/1987); Nat'l Register MRA (03/13/1987);
<b>Building Materials:</b>	
<b>Demolished</b>	No

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

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

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

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

This file was accessed on: Thursday, February 10, 2022 at 4:39 PM

FORM E - BURIAL GROUNDS  
MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

Religious affiliation non-denominational

Owner Town of Barnstable

Who has further information about burial ground?

Town Hall - Supt. Frank Maki

(Address) Oak St. West Barnstable

What type information: lot plans inscriptions  
gravestone descriptions other

Sturgis Library - Main St., Barnstable

contain list of early inscriptions

1. Town Barnstable (Cobb's Hill)

Location Rte 6A & Mill Way, Barnstable

The Unitarian Cemeteries

Name Cobb's Hill East - Cobb's Hill West

Condition: Well kept up XX Neglected  
(if neglected, explain how) BRV 803

Many of the early slate stones  
have broken off and the inscriptions  
worn away

Approx. number gravestones 150 (Cobb's Hill East)

Earliest death date 1715 (John Gorham)

Most recent death date present time - still  
in use

2. HISTORY OF BURIAL GROUND

Cobb's Hill East

Also known as Cobb's Hill East and West Cemeteries. Cobb's Hill East, located directly behind the Unitarian Church, is the older section of the burial ground containing many gravestones dated in the early 1700's. This part of the burial ground was presumably laid out at the same time the first meeting house was constructed C. 1717. The earliest death date is for "John Gorham, Esq. Coll of the Regional and one of His Majesties Justices of the Peace in the County of Barnstable who departed this life Nov. the 11th 1715 in the 65th year of his age".

Many of the early stones include the names of the first settlers of Barnstable: Cobb, Bacon, Gorham, Davis, Sturgis, Dimmock, Green, Stetson, Thacher and Casley.

3. MONUMENTS-Overall condition: upright fallen (approx. no.) 5 Fair inscription legibility

4. MAP: Footage from street 25ft. from Rte 6A



Name of Recorder Patricia J. Anderson

Organization Barn. Hist. Comm Date May 1981

For MHC use: USGS

Form # C-802

5. INDIVIDUAL STONES

BEN 803

A. Architectural or Sculptural Monuments

Family Name	Date of Monument	Type	Sculptor/Artist	Photo
Phinney	1838	shaft type	unknown	21-7-0802

B. Pre-1830 Stones

Key Words	Status	Last Name	First Name	Sex	Death Date	Age	Stone Shape	Design	Condition	Photo
Here lyes ye body		Gornam	John	M	1715	65	Rect	plain	good	24-0A-0802
Here lyes ye body		Gornam	James	M	1718	42	F	2	fair	21-3-0802
Here lies ye body		Bacon	Deboran	F	1721	29	F	2 DM	fair	21-5-0802
Here lyes ye body		Cobb	Elizabeth	F	1721	66	F SA	2 DM	fair	21-6-0802
Mary Sturgis daughter		Sturgis	Mary	F	1721	19	F	2	poor	24-2A-0802
Here Lyes ye body		Bacon	Jeremiah	M	1722	4mos.	F	2	poor	24-1A-0802
Here lyes ye body	Buried	Bacon	Jeremiah	M	1724	29	F	2	poor	21-4-0802
Isaac Son to		Davis	Isaac	M	1724	20dys.	F	2	fair	21-2-0802

See Attached pages

Legend

Road Names



Map printed on: 2/10/2022



Approx. Scale: 1 inch = 167 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: 299-041

Location: 3330 MAIN ST./RTE 6A(BARN.), Barnstable

Owner: UNITARIAN CONGREGATIONAL SOCIETY



Parcel 299-041

Location 3330 MAIN ST./RTE 6A(BARN.)

Village Barnstable

Town sewer account Active

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

Developer lot:

Road type Town & State

Fire district Barnstable

Property Record Card

[Property Record Card PDF File](#)

Secondary road MILLWAY

Road index 0949

Interactive map



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

Owner: UNITARIAN CONGREGATIONAL SOCIETY

Owner UNITARIAN CONGREGATIONAL SOCIETY

Street1 3330 MAIN STREET

City BARNSTABLE County

Co-Owner

Street2

State Zip Country MA 02630

Book page 0981/0197

Street3

Land

Acres 1.32 Use Church-Temple M94

Topography Street factor

Utilities Location factor

Zoning RF-2  
Town Zone of Contribution AP (Aquifer Protection Overlay District)  
State Zone of Contribution OUT

Neighborhood 0109

Construction

Building 1 of 3

Year built 1872

Living area 6430

Gross area 13040

Style Churches

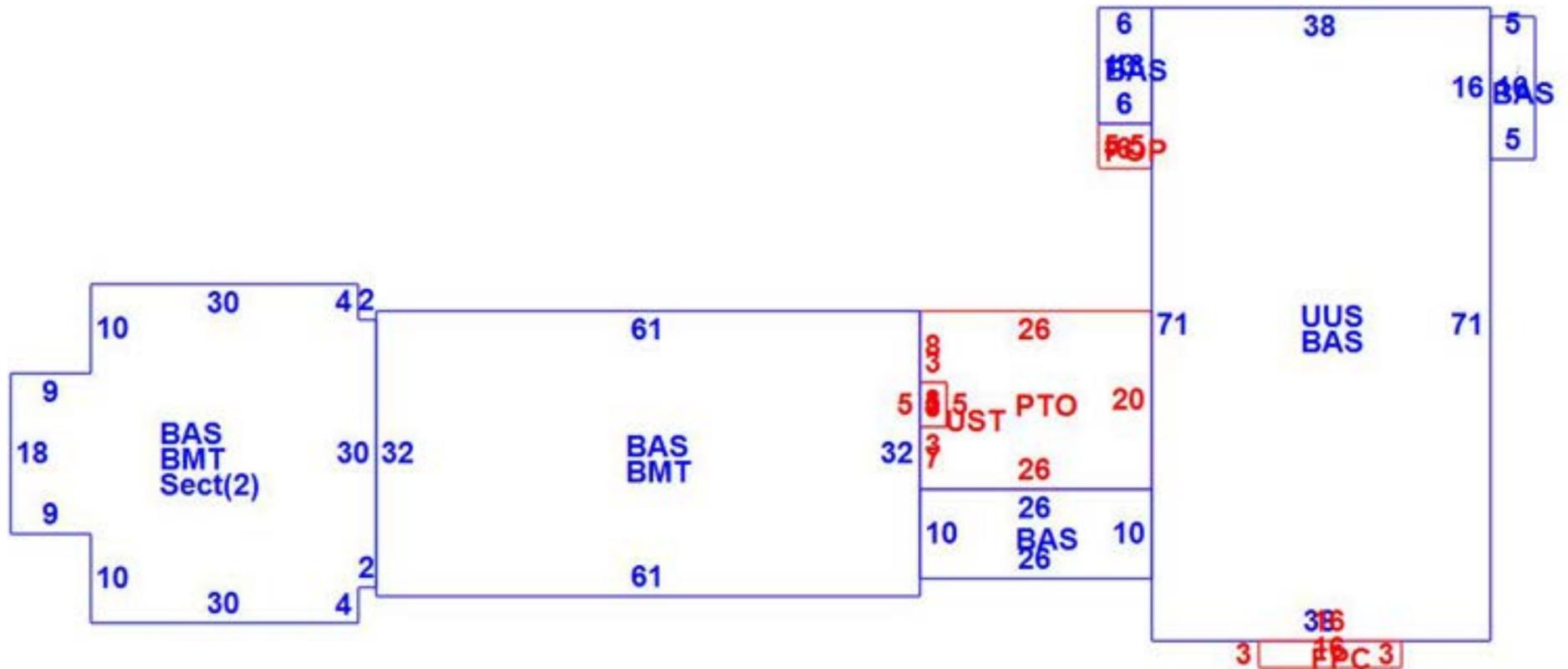
Model Ind/Comm

Grade Custom

Stories 2

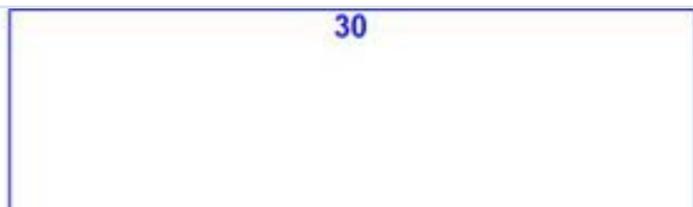
Roof structure Gable/Hip  
Roof cover Asph/F Gls/Cmp  
Exterior wall Wood Shingle, Clapboard  
Interior wall Plastered  
Interior floor Hardwood, Carpet  
Foundation 0%

Heat type Hot Air  
Heat fuel Gas  
AC type None  
Bedrooms  
Bath rooms 0 Full-0 Half  
Total rooms

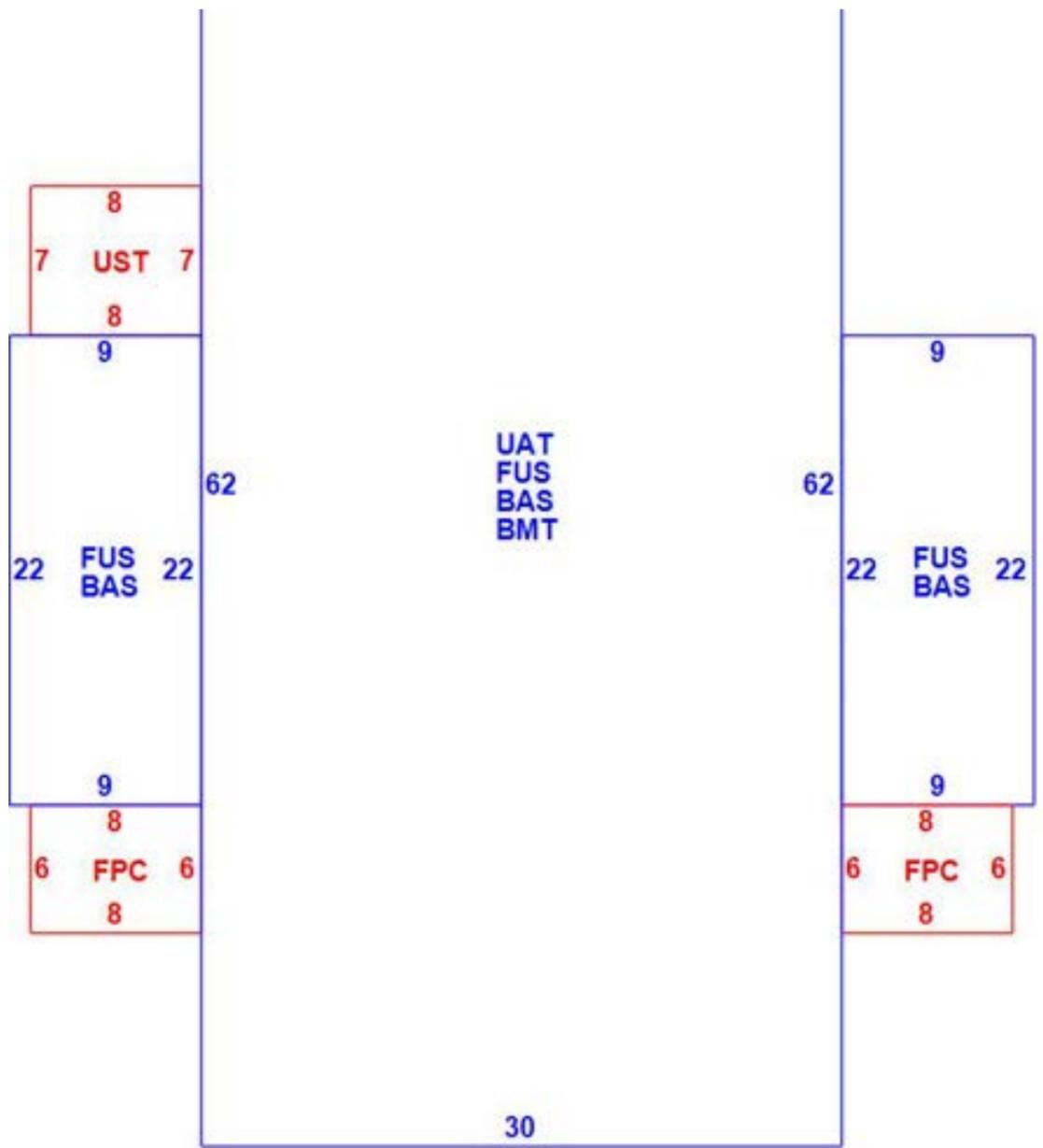


Building 2 of 3

Year built 1900  
Living area 4512  
Gross area 8384  
Roof structure Gable/Hip  
Roof cover Asph/F Gls/Cmp  
Exterior wall Wood Shingle  
Heat type Hot Water  
Heat fuel Gas  
AC type None



Style Schools-Public  
 Interior wall Plastered  
 Bedrooms  
 Model Commercial  
 Interior floor Pine/Soft Wood, Hardwood  
 Bath rooms 0 Full-3 Half  
 Grade Average Minus  
 Foundation 30%  
 Total rooms  
 Stories 2

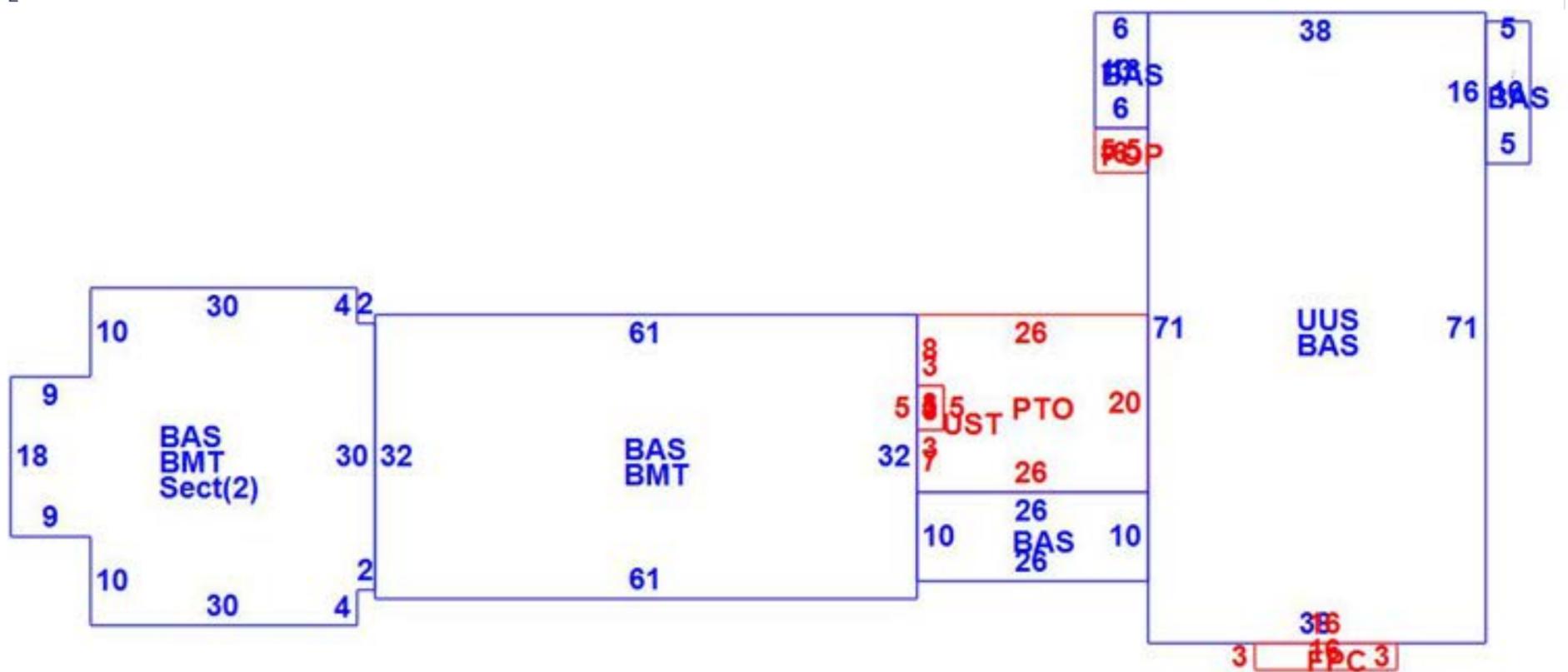


Building 1 of 3

Year built 1950  
 Living area 6430  
 Gross area 13040  
 Style Churches  
 Model Ind/Comm  
 Grade Custom  
 Stories 2

Roof structure Gable/Hip  
 Roof cover Asph/F Gls/Cmp  
 Exterior wall Wood Shingle  
 Interior wall Plastered  
 Interior floor Hardwood  
 Foundation 10%

Heat type Hot Air  
 Heat fuel Gas  
 AC type None  
 Bedrooms  
 Bath rooms 0 Full-0 Half  
 Total rooms



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
12/15/2021	Sid/Wind/Roof/Door	EXPC-21-	\$10,000		Remove old sashes of front windows of building replace with like for like units

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
01/16/2020	Addn Alt-Comm	20-20	\$8,900		Restore/replace 33 windows, install drainage at foot of basement stairs, replace door, resurface front entrance ramp and install new curbing along ramp, construct new retaining wall left of front door, new front door and resurface front wall. Water Suppl
07/15/2019	Sid/Wind/Roof/Door	19-2265	\$6,000		remove and install window sashes on North side of Building
11/29/2017	Solar Panel-Comm	17-3922	\$25,920		Installation of 27 Lg 320 solar modules flush mounted on existing roof. 8.64kw 405sqft
09/28/2017	Sid/Wind/Roof/Door	17-3203	\$7,400		replace section of roof to match existing previousl replaced roof area. certanteed landmark moire black in color
08/04/2017	Sign	17-2306	\$0		14 Sq free standing sign text board only without add on sign,
04/21/2017		17-1158	\$0	06/30/2017	Install Kitchen exhaust hood
04/07/2017	Alt-Int work-Comm	17-848	\$29,754	06/30/2017	replace existing kitchen with new cabinets, counters & flooring. Replace 2 existing windows with same size andersen windows. replace 1 existing entry door with same size
08/29/2012	Commercial	201205283	\$13,000	06/30/2013	REROOF STRIPPING OLD
05/31/2011	Other	201102500	\$90,000	06/30/2012	WIRELESS ANTENNA INSIDE STEEPLE W ASSOCIATED CABINETS IN BMT
12/06/2010	Other	201006457	\$0	06/30/2011	TEMP OCCUPANCY PMT FOR OVERNIGHTS OF HOSPIALITY
08/23/2010	Repair Work	201004193	\$50,000	06/01/2011	REPAIRS TO SIDING, TRIM, ROOF, DOORS & WINDOWS.
08/25/2005	New Siding	86427	\$45,000	06/30/2006	
01/14/2002	Commercial	58379	\$2,500	06/30/2002	REPLC ROTTEN FRAMINF-RUBBER ROOF IN BELFRY
06/21/2001	Commercial	54083	\$7,999	06/30/2001	REMOV CHIMNEYS-ROOF OVR
11/12/1997	Commercial	27049	\$6,000	06/30/1998	RENO FOR HANDICAP BTHRM

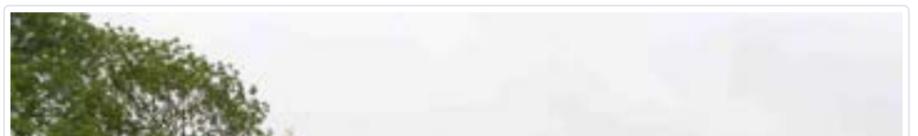
▼ Sale History

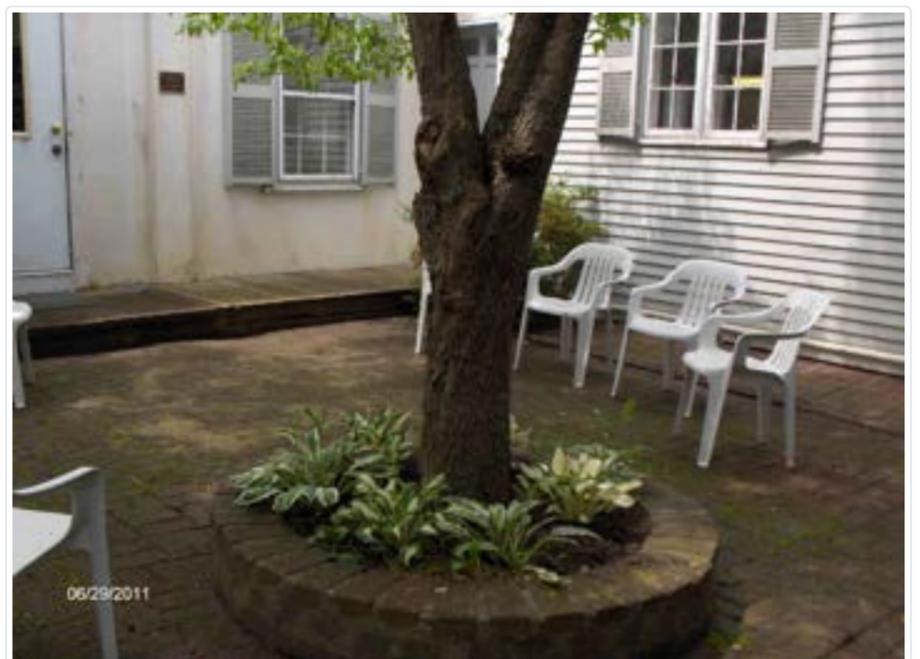
Line	Sale Date	Owner	Book/Page	Sale Price
1	08/21/1957	UNITARIAN CONGREGATIONAL SOCIETY	0981/0197	\$0

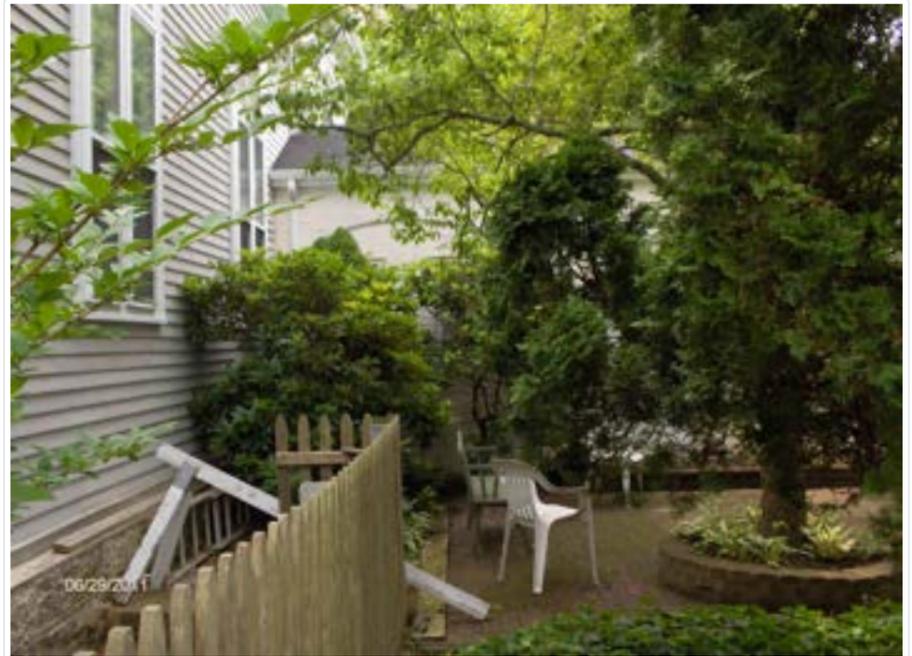
▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2022	\$2,517,400	\$149,900	\$56,900	\$762,300	\$3,486,500
2	2021	\$2,517,400	\$68,100	\$56,900	\$834,900	\$3,477,300
3	2020	\$1,726,900	\$147,000	\$62,400	\$305,900	\$2,242,200
4	2019	\$1,726,900	\$147,000	\$65,600	\$319,200	\$2,258,700
5	2018	\$1,600,800	\$147,700	\$26,100	\$305,900	\$2,080,500
6	2017	\$1,184,600	\$151,300	\$27,200	\$305,900	\$1,669,000
7	2016	\$1,184,600	\$151,300	\$27,200	\$305,900	\$1,669,000
8	2015	\$1,148,300	\$146,400	\$100	\$384,000	\$1,678,800
9	2014	\$1,148,300	\$146,400	\$100	\$384,000	\$1,678,800
10	2013	\$1,205,300	\$146,400	\$100	\$384,000	\$1,735,800
11	2012	\$1,340,800	\$144,100	\$100	\$384,000	\$1,869,000
12	2011	\$1,261,500	\$37,900	\$0	\$93,500	\$1,392,900
13	2010	\$1,261,500	\$37,900	\$0	\$93,500	\$1,392,900
14	2009	\$1,261,500	\$24,400	\$0	\$382,800	\$1,668,700
15	2008	\$1,169,100	\$24,400	\$0	\$382,800	\$1,576,300
17	2007	\$1,169,100	\$24,400	\$0	\$382,800	\$1,576,300
18	2006	\$1,270,000	\$24,400	\$0	\$382,800	\$1,677,200
19	2005	\$1,055,300	\$24,400	\$0	\$382,900	\$1,462,600
20	2004	\$993,000	\$24,400	\$0	\$382,900	\$1,400,300
21	2003	\$712,000	\$24,400	\$0	\$159,700	\$896,100
22	2002	\$733,000	\$25,200	\$0	\$159,700	\$917,900
23	2001	\$733,000	\$25,200	\$0	\$159,700	\$917,900
24	2000	\$694,400	\$26,200	\$0	\$99,100	\$819,700
25	1999	\$694,400	\$26,200	\$0	\$99,100	\$819,700
26	1998	\$694,400	\$26,200	\$0	\$99,100	\$819,700
38	1986	\$0	\$0	\$0	\$0	\$0

▼ Photos







**Save the Date: New England Wind Section 106 Consulting Party Meeting – March 3rd**

Dear Consulting Parties,

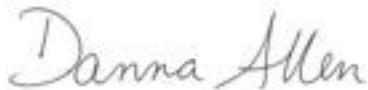
ERM, on behalf of the Bureau of Ocean Energy Management (BOEM), will be hosting a meeting regarding the New England Wind (the Project), formerly known as Vineyard Wind South, on **Thursday, March 3, 2022 from 1-3pm Eastern.**

A Zoom meeting invite will be sent in the immediate future. Additional meeting details including the agenda and a copy of the PowerPoint presentation will be provided in a separate email. More information on the project is available at <https://www.boem.gov/renewable-energy/state-activities/new-england-wind-formerly-vineyard-wind-south> .

This meeting will provide a general overview of the Project and its Section 106 consultation. Presentation topics will include a brief overview of the undertaking; National Environmental Policy Act (NEPA) substitution applied to the steps of the Section 106 process; consultation opportunities, review materials, and timing; and BOEM's special requirements for protecting National Historic Landmarks pursuant to NHPA Section 110(f). Through both a question and answer and discussion session, consulting parties will have the opportunity to ask questions and provide input on matters related to potential impacts to historic properties.

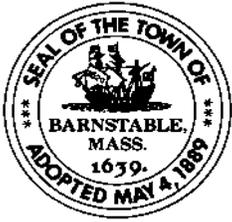
Please contact Danna Allen at [ERM.NANewEnglandWindProjectSection106@erm.com](mailto:ERM.NANewEnglandWindProjectSection106@erm.com) or (678) 904-4399 with any questions you may have at this time.

Thank you,



Danna Allen, ERM  
Principal Consultant, Cultural Resources Specialist





Town of Barnstable  
Planning & Development Department  
Barnstable Historical Commission  
367 Main Street, Hyannis, Massachusetts 02601  
(508) 862-4787 Fax (508) 862-4784  
[grayce.rogers@town.barnstable.ma.us](mailto:grayce.rogers@town.barnstable.ma.us)



Commission Members

Nancy Clark, Chair Nancy Shoemaker, Vice Chair Marilyn Fifield  
George Jessop, AIA Cheryl Powell Frances Parks Jack Kay, Alternate

December 22, 2021

NEW ENGLAND WIND COP EIS

Program Manager,  
Office of Renewable Energy, Bureau of Ocean Energy Management  
45600 Woodland Road, Sterling, Virginia 20166

Re: Section 106 Review for New England Wind COP EIS

Dear Ms. Allen,

This letter is submitted on behalf of the Barnstable Historical Commission regarding Phase 2 of the offshore wind project proposed to include two offshore transmission cables to be buried beneath the seafloor, cables buried beneath the shoreline in Centerville and cables buried beneath public roadways in Barnstable ultimately connecting to the region's existing electricity grid near substation infrastructure on Oak Street in West Barnstable in addition to a new substation to be located near Shootflying Hill Road. At the December 14 and 17, 2021 meetings, the Barnstable Historical Commission voted to make comment in accordance with the Section 106 Review process.

The proposed project is located within the Town of Barnstable which was established in 1639. The town maintains several of the nation's oldest historical and cultural resources. From Craigville Beach Road to Shootflying Hill Road, the proposed utility line route impacts three historical areas: Old Stage Road, Centerville Main Street, and the Centerville Historic District which is listed on the National Register of Historic Places. Given the scale of the proposed construction and subsequent potential damage from disturbance such as vibration, the current proposed route could impact numerous National Registered historic properties or those that are potentially eligible for being listed on the Register. Main Street in Centerville is the main road for the Centerville Historic District and is one of the streets of which the subterranean utility lines are being proposed. The Barnstable Historical Commission came to the consensus that there is a concern that the installation of the utility lines will potentially physically damage vital historic structures, especially those within the Centerville Historic District within the vicinity of Main Street. It is therefore recommended that cables follow the alternative route that includes South Main Street in Centerville rather than the entirety of Main Street in order to lessen or avoid potential damage to National Registered historic structures. Please see the attached markups illustrating the preferred route as shown on the Phase 2 drawing and overlaid upon the Massachusetts Cultural Resource Information System (MACRIS) to provide contextual representation of historic homes within proximity of the proposed routes.

Lastly, while there are limited historic homes within proximity to the proposed substation to be located at 8 Shootflying Hill Road, the Commission requests that the scale and placement of the substation is coordinated to

reduce visual impact to surrounding properties that could be eligible for listing including the Jenkins, Fred S. Sears, Ken House addressed 300 Pleasant Pines Avenue which was constructed in 1920.

Thank you for your time and consideration for these comments.

Sincerely,

Nancy Clark, Chair

*Nancy Clark*

Cc:

Sarah Korjeff, Cape Cod Commission  
Massachusetts Historical Commission

# Viewshed Mapping Package

## Proposed Wireless Telecommunications Facility:

875052 Barnstable  
36 Wequaquet Lane  
Centerville, MA 02632

- Proposed new 80 ft AGL antenna structure
- Crane test and viewshed verification completed 12/17/21

Package prepared by:

Virtual Site Simulations, LLC  
24 Salt Pond Road  
Suite C3  
South Kingstown, Rhode Island 02879

[www.VirtualSiteSimulations.com](http://www.VirtualSiteSimulations.com)  
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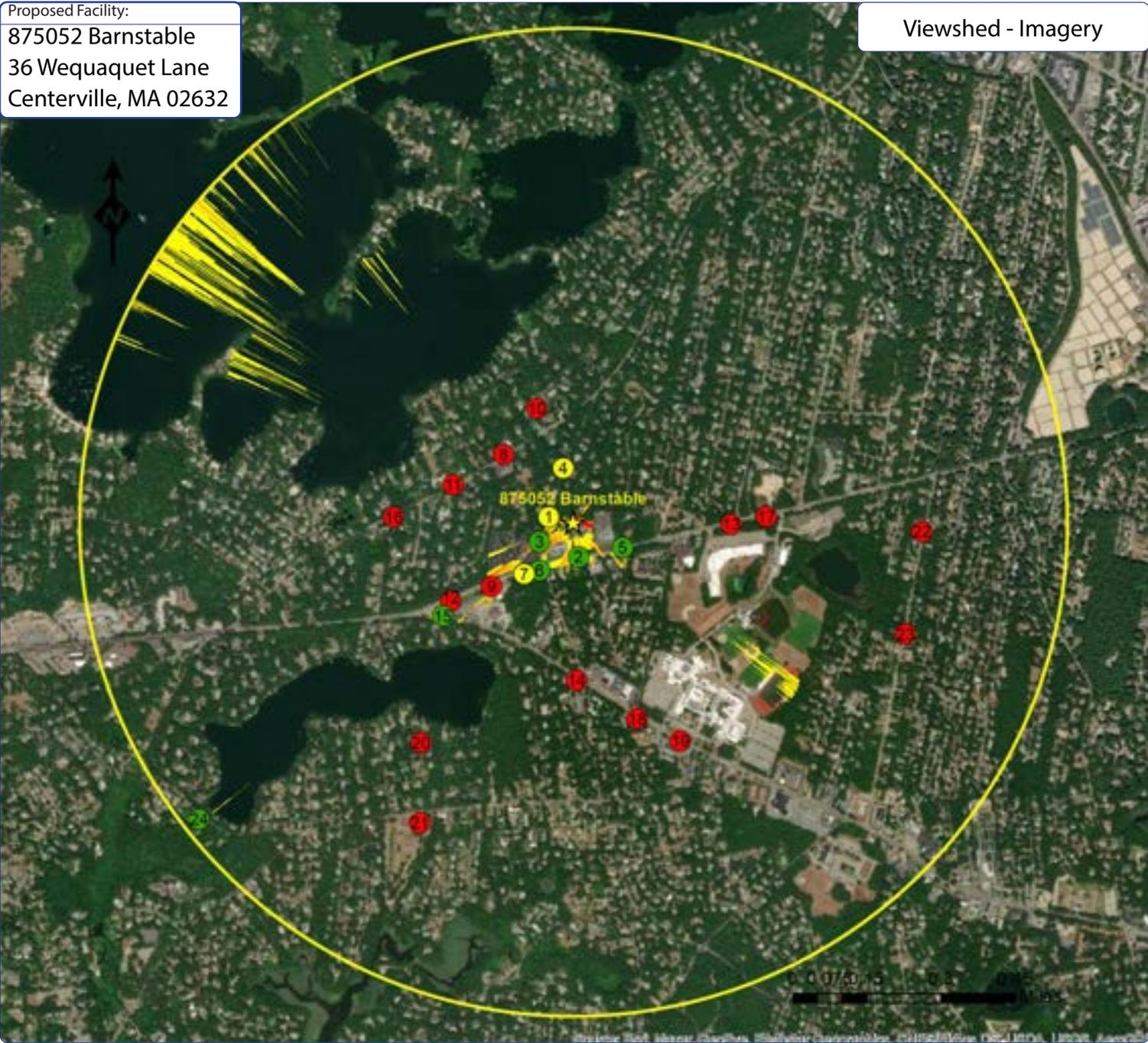


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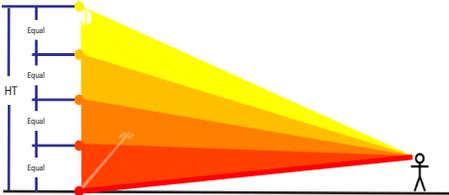


Proposed Facility:  
 875052 Barnstable  
 36 Wequaquet Lane  
 Centerville, MA 02632

Viewshed - Imagery



IVSview® Color Legend



★ Facility Location    ○ 1 Mile Radius

- ⊗ Photo location - Tower visible  
- Year Round Visibility
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Tower Visibility			
Color	Location	% Vis	Acres
Yellow	Top 25%	1.18%	23.6
Orange	Top 50%	0.19%	3.8
Light Red	Top 75%	0.03%	0.6
Dark Red	Top 100%	0.00%	0.0
Red	Base	0.02%	0.4
<b>TOTAL</b>		<b>1.42%</b>	<b>28.5 Acres</b>

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 RADIUS (FT)= 1 Mile  
 TRANSMITTER\_HEIGHT (Ft-AGL)= 80  
 RECEIVER\_HEIGHT (Ft-AGL)= 5 Ft  
 PERCENT\_VISIBLE (%)= 1.42%

Notes:  
 - map compiled by VSS, LLC on : 12/22/21  
 - Tower location(lat/long NAD 83): 41.660328 -70.326508  
 - Data Sources noted on documentation page attached

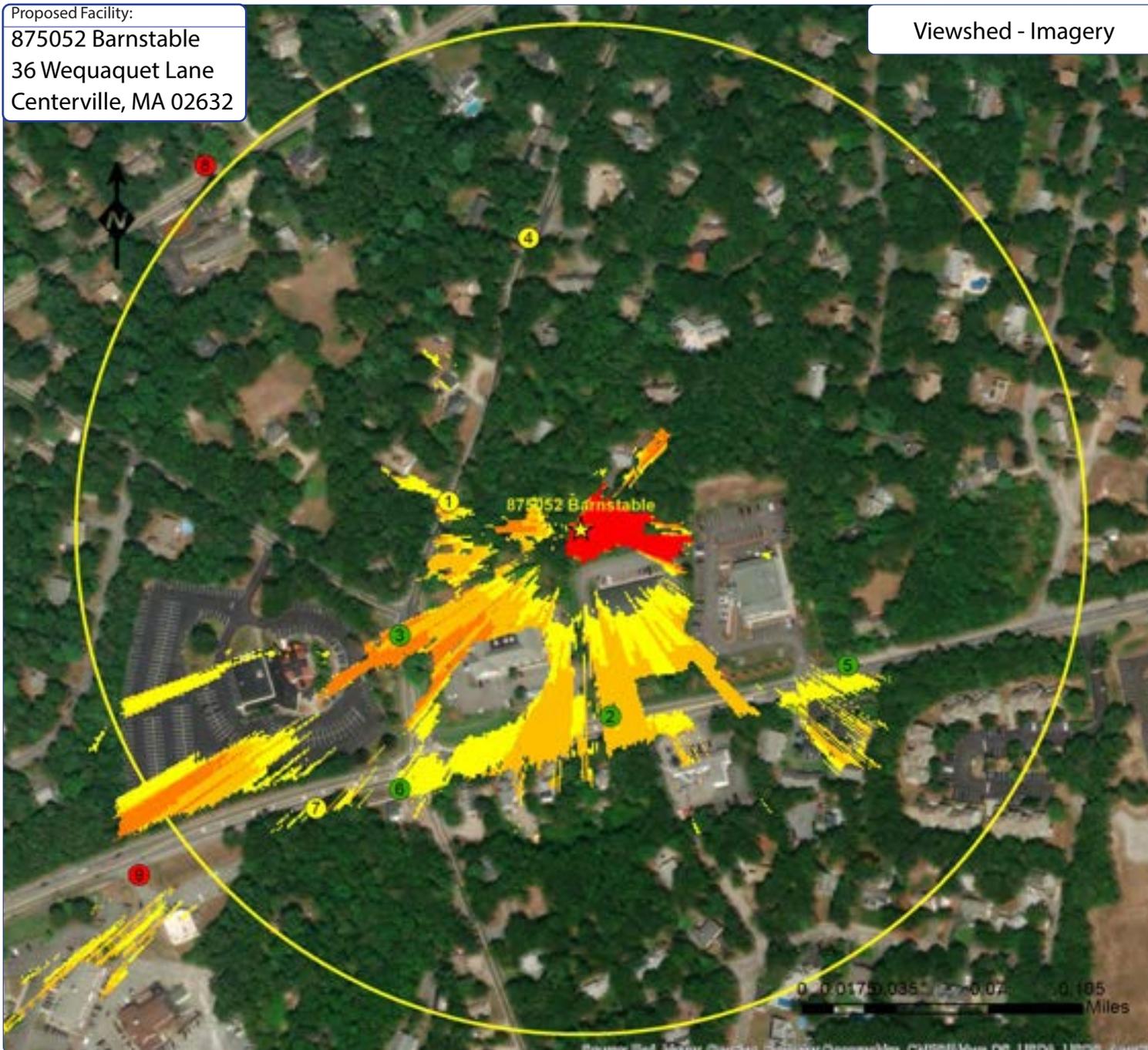


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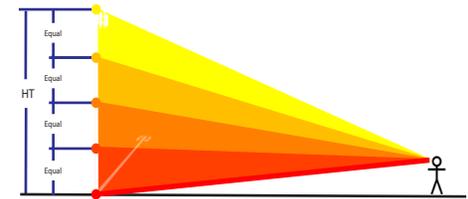


Proposed Facility:  
 875052 Barnstable  
 36 Wequaquet Lane  
 Centerville, MA 02632

Viewshed - Imagery



IVSview® Color Legend



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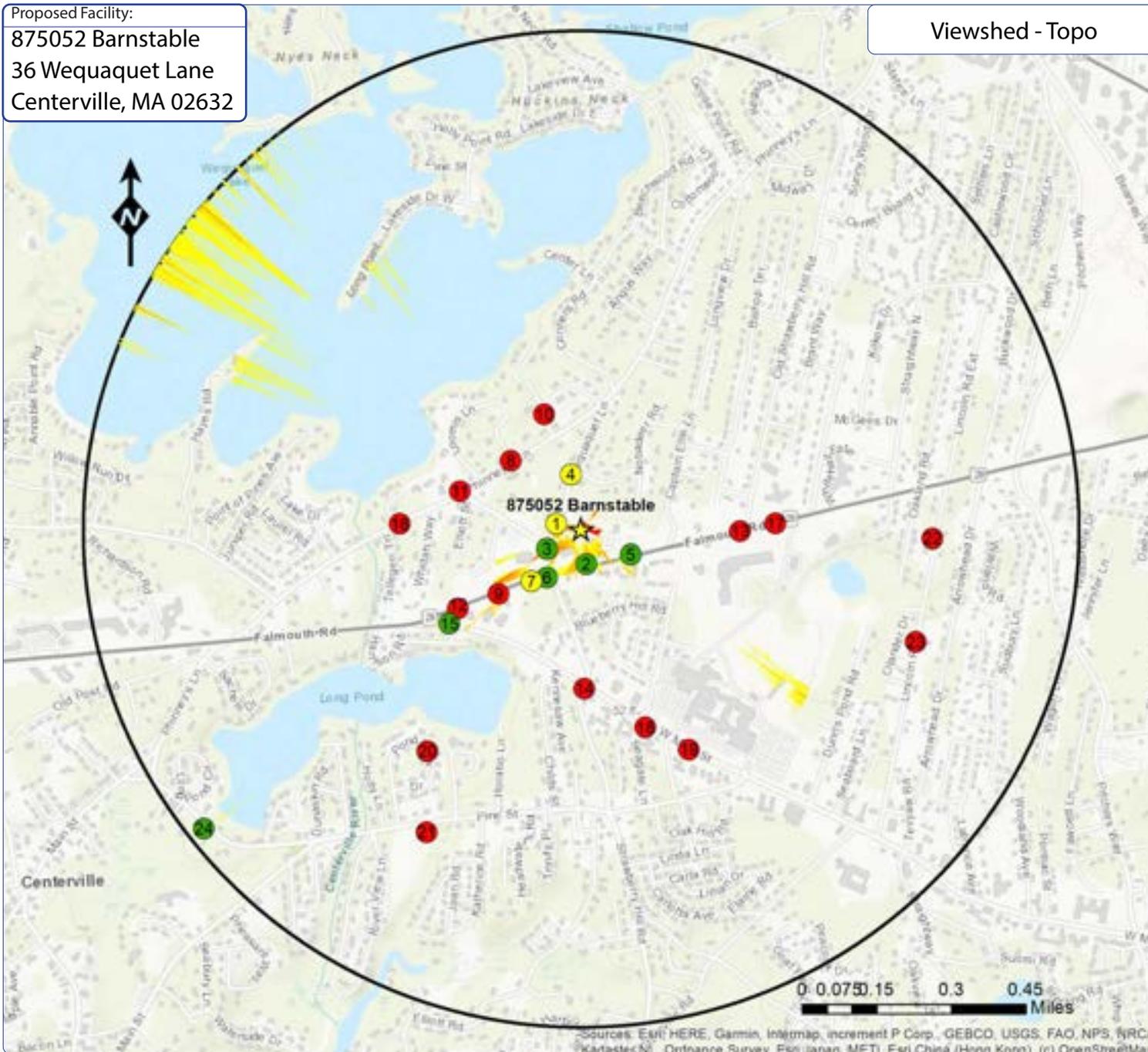
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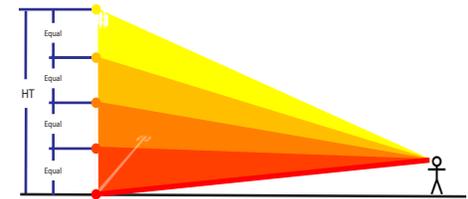


Proposed Facility:  
**875052 Barnstable**  
 36 Wequaquet Lane  
 Centerville, MA 02632

Viewshed - Topo



IVSview® Color Legend



★ Facility Location    ○ 1 Mile Radius

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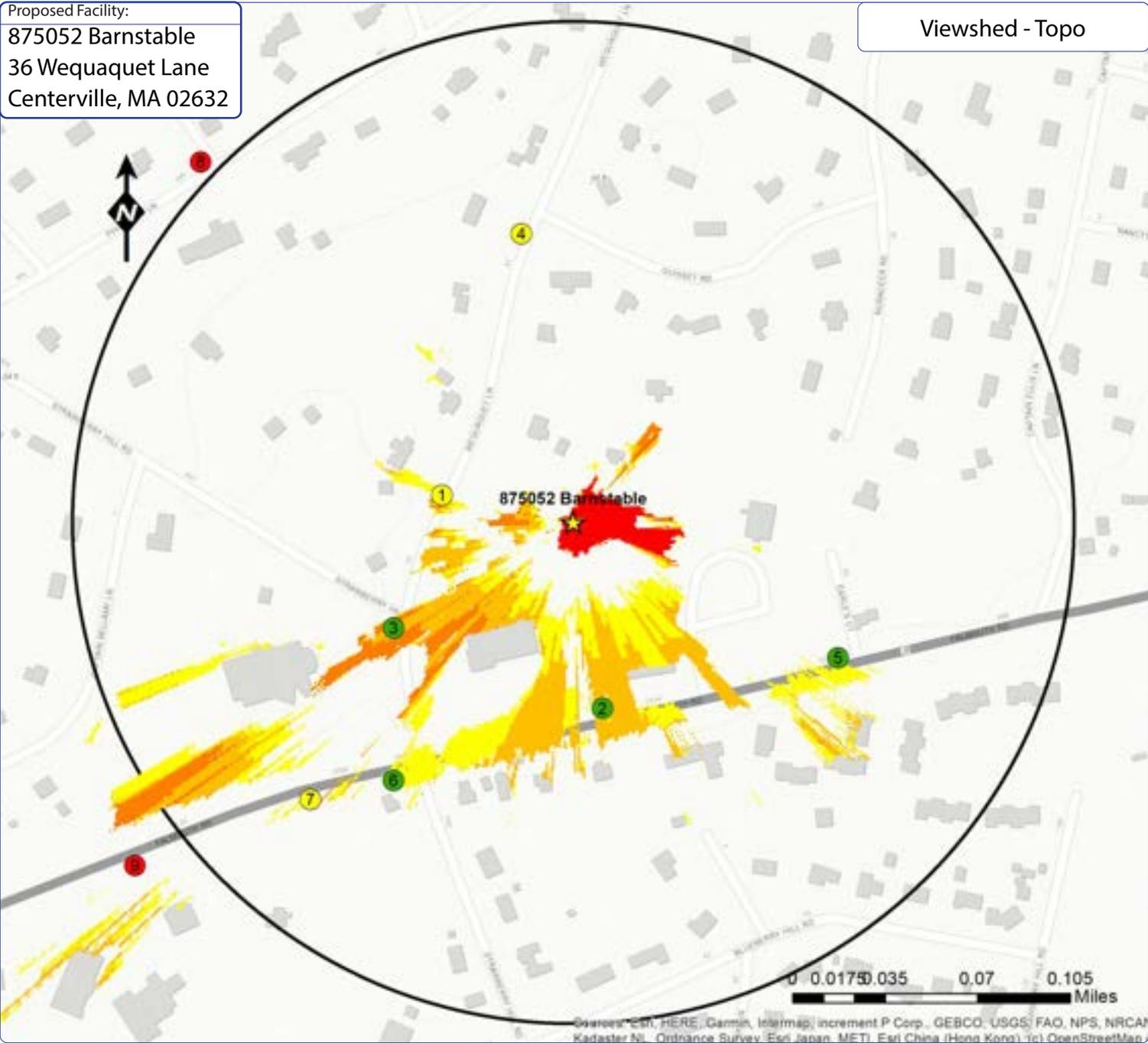


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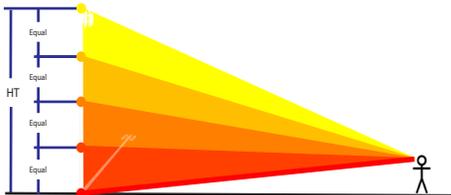


Proposed Facility:  
 875052 Barnstable  
 36 Wequaquet Lane  
 Centerville, MA 02632

Viewshed - Topo



IVSview® Color Legend



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap



# Viewshed Mapping Package

## Proposed Wireless Telecommunications Facility:

875052 Barnstable  
36 Wequaquet Lane  
Centerville, MA 02632

- Proposed new 110 ft AGL antenna structure
- Crane test and viewshed verification completed 12/17/21

Package prepared by:

Virtual Site Simulations, LLC  
24 Salt Pond Road  
Suite C3  
South Kingstown, Rhode Island 02879

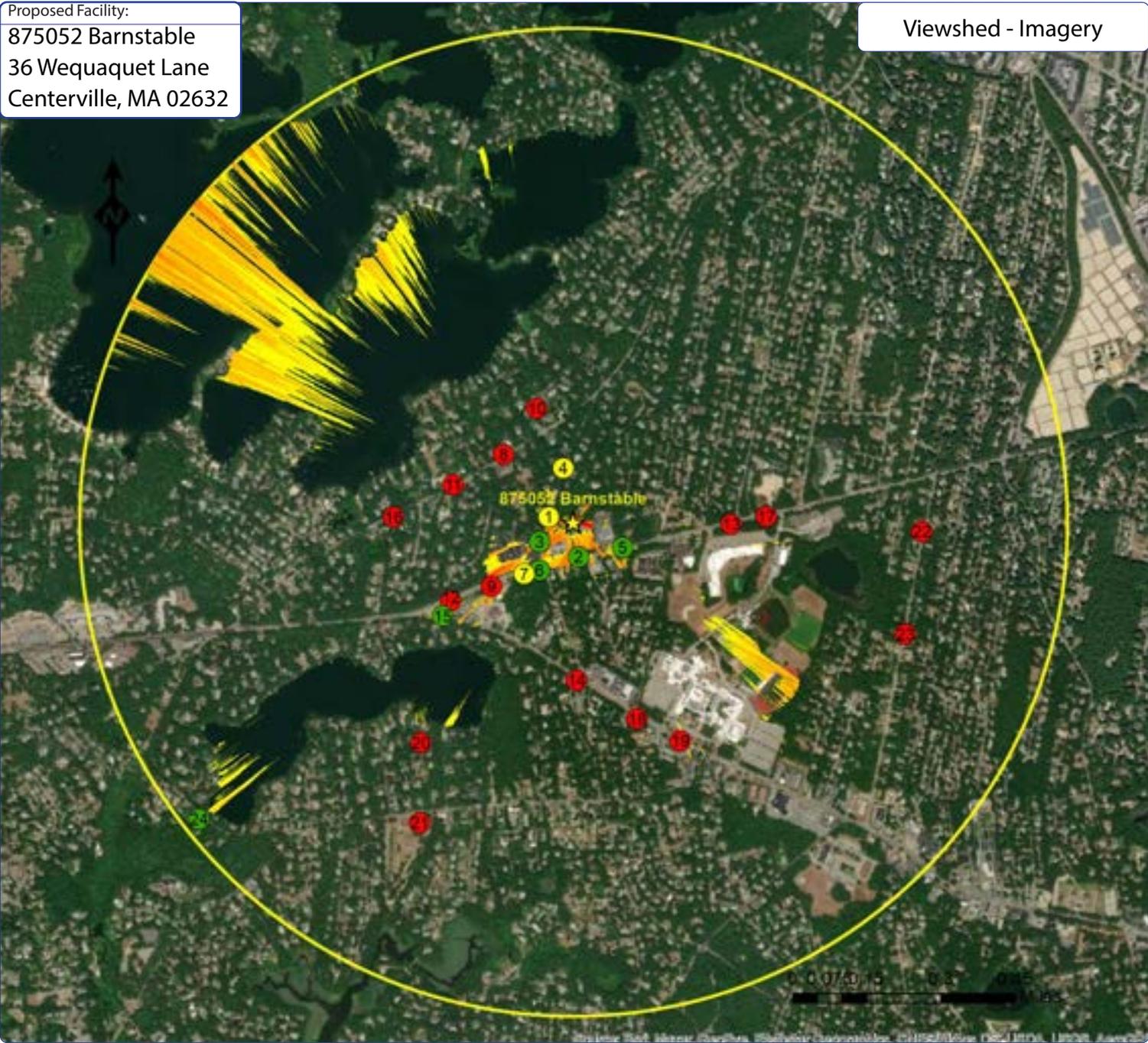
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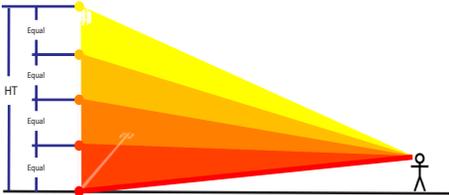


Proposed Facility:  
 875052 Barnstable  
 36 Wequaquet Lane  
 Centerville, MA 02632

Viewshed - Imagery



IVSview® Color Legend



★ Facility Location    ○ 1 Mile Radius

- ⊗ Photo location - Tower visible  
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<b>TOTAL</b>		<b>4.25%</b>	<b>85.4 Acres</b>

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Notes:  
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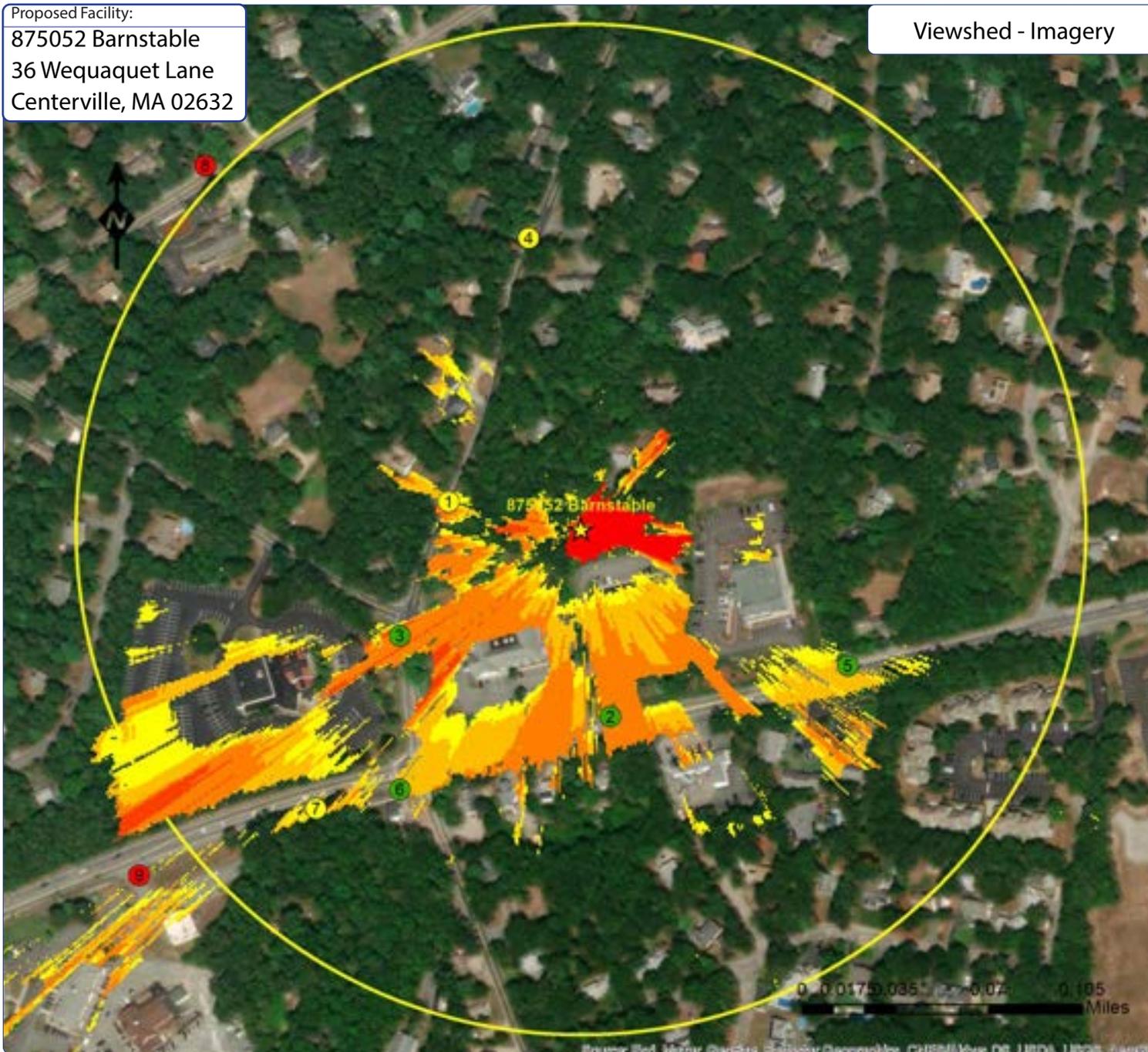


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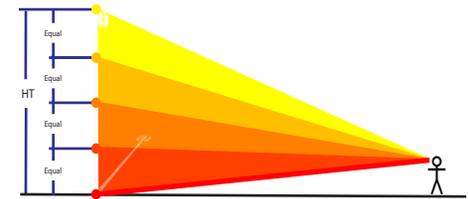


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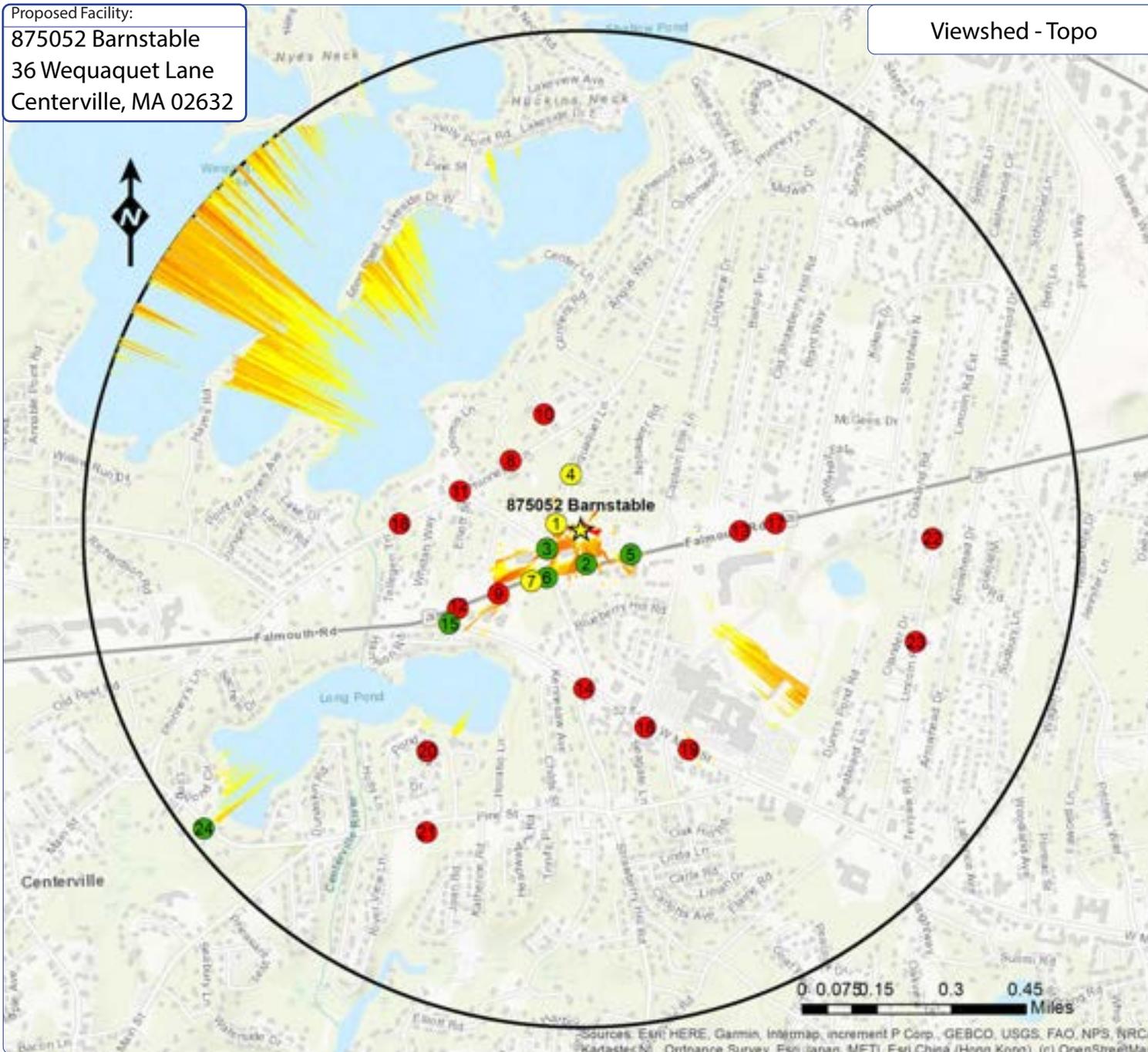
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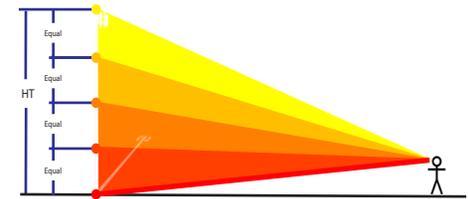


Proposed Facility:  
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Viewshed - Topo



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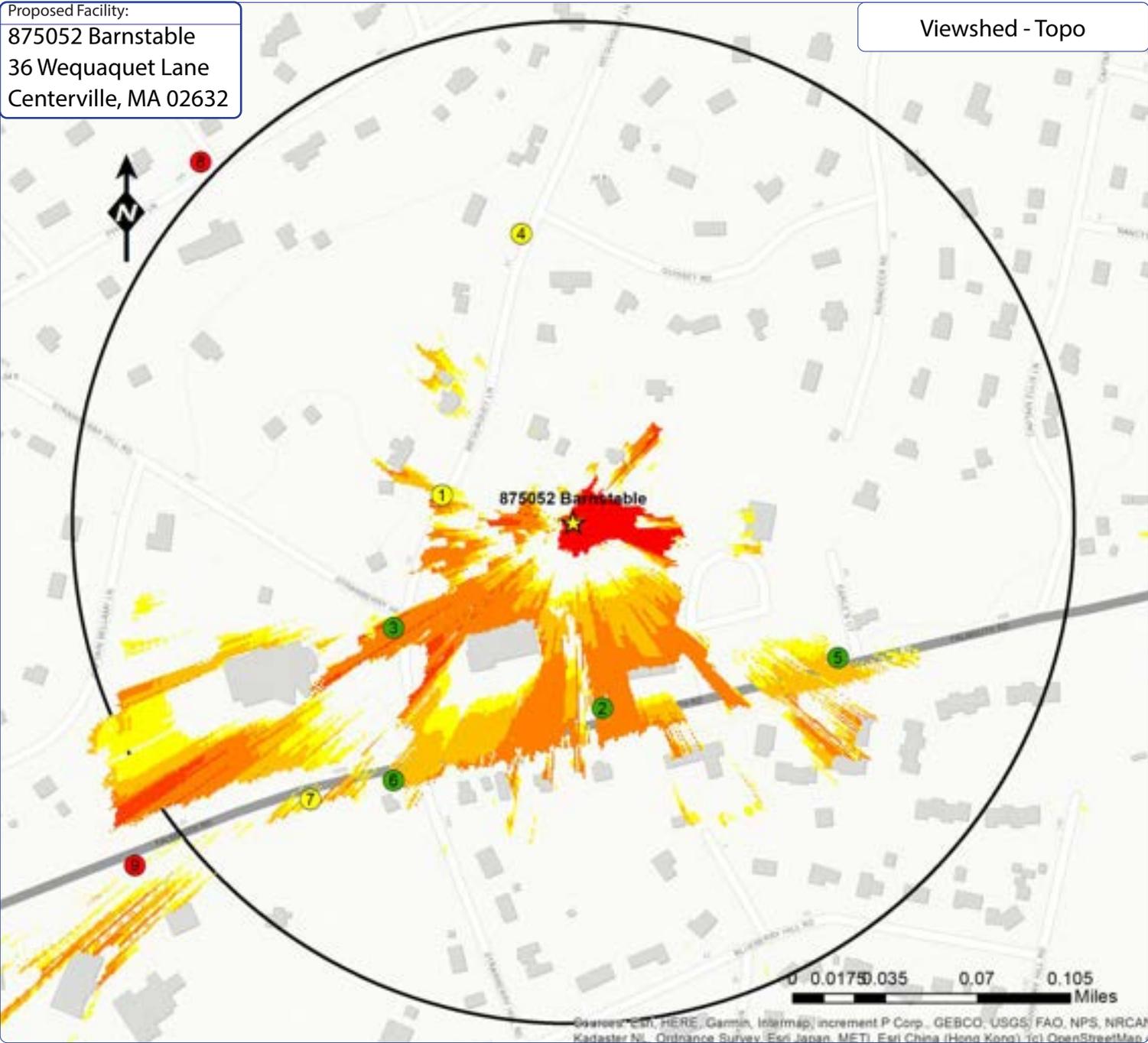


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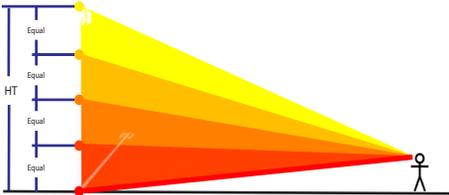


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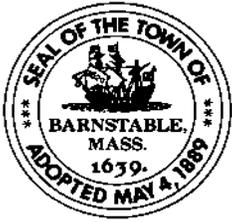
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Town of Barnstable  
Planning & Development Department  
Barnstable Historical Commission  
200 Main Street, Hyannis, Massachusetts 02601  
(508) 862-4787 Fax (508) 862-4784  
[grayce.rogers@town.barnstable.ma.us](mailto:grayce.rogers@town.barnstable.ma.us)



Commission Members

Nancy Clark, Chair Nancy Shoemaker, Vice Chair Marilyn Fifield  
George Jessop, AIA Cheryl Powell Frances Parks Jack Kay, Alternate

November 22, 2021

Julia Klima  
Consultation Coordinator  
Dynamic Environmental Associates, Inc.  
3850 Lake Street  
Macon, GA 31204

Re: Section 106 Review commentary for proposed telecommunications tower in Centerville, MA.

Dear Ms. Klima,

I am writing to you on behalf of the Barnstable Historical Commission regarding the proposed construction for a new telecommunications tower at 36 Wequaquet Lane, Centerville, MA. At its' November 16, 2021 meeting, the Barnstable Historical Commission voted to make comment about the proposed telecommunications tower in the Section 106 review process.

36 Wequaquet Lane is located within the village of Centerville within the Town of Barnstable which was established in 1639. The location itself is not located within a historic district, however it is within the proximity of the Phinney's Lane Residential District which is inventoried on the Massachusetts Cultural resource Information System. The installation of the telecommunications tower may impact three of the historical and cultural resources within the district, including: the Lewis Homestead (built c. 1717), the Phinney Homestead (built c. 1820), and the William Phinney House (built c. 1730) which is listed on the National Register of Historic Places.

The Barnstable Historical Commission voted at its November 16, 2021 meeting to request that Crown Castle conduct a balloon test so that the Commission can evaluate the visual impact that the structural may potentially have on the character of the historical and cultural resources within the area.

Sincerely,

Nancy Clark, Chair