



ZION UNION HERITAGE MUSEUM

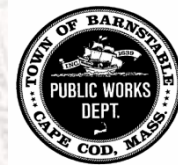


Restoration & Rehabilitation

December 15, 2022



ZION UNION HERITAGE MUSEUM



HISTORY



In 1909, the Zion Mission was established and became the first church on Cape Cod to serve the Black and Cape Verdean community.

The original chapel was established as a result of a woman named Mrs. Anderson being discouraged from attending the First Baptist Church in Hyannis by those who believed she would be “happier with her own kind”.

The Town of Barnstable purchased the property with Lyndon and Paul Lorusso Foundation and CPA funds and has become the steward of maintaining this important cultural asset.

The property is listed as a Massachusetts cultural resource.



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EVOLVING PRESERVATION THEORY

THE
NEW YORKER

News Books & Culture Fiction & Poetry Humor & Cartoons Magazine Puzzles & Games Video Podcasts Archive Goings On Shop

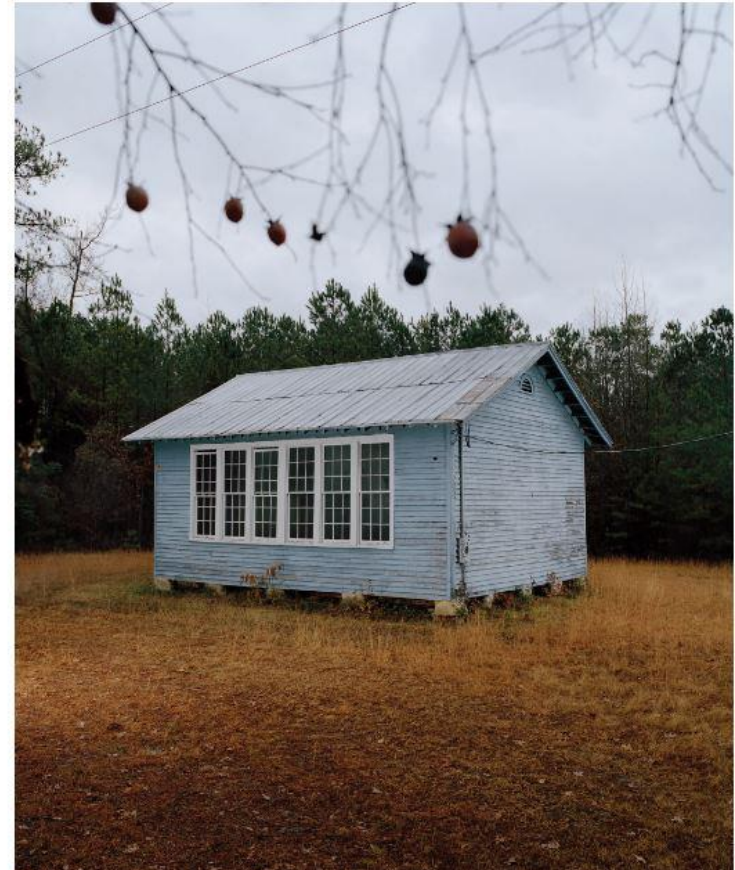
AMERICAN CHRONICLES FEBRUARY 3, 2020 ISSUE

THE FIGHT TO PRESERVE AFRICAN- AMERICAN HISTORY

Activists and preservationists are changing the kinds of places that are protected—and what it means to preserve them.

By Casey Cep

January 27, 2020





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NEW YORKER ARTICLE

“Of the more than ninety-five thousand entries on the National Register of Historic Places—the list of sites deemed worthy of preservation by the federal government—only two percent focus on the experiences of black Americans.”

“...because many biases were written into the criteria that determine how sites are selected, those benefits have gone mostly to white Americans. One of the criteria for preservation is architectural significance, meaning that modest buildings like slave cabins and tenement houses were long excluded from consideration. By the time preservationists took notice of structures like those, many lacked the physical integrity to merit protection.”

“Traditionally...the communities that benefit the most from historic preservation are the ones that need it the least.”



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National Trust *for*
Historic Preservation®

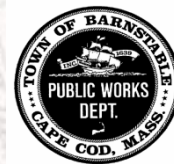
“The National Trust seek(s) to elevate a more honest and complete history. We feel passionately that Black culture, landscapes, and main streets matter – that our historic neighborhoods matter. By saving African American places, we not only celebrate the tremendous impact that African Americans have made to the life of our nation, we transmit that impact to the present and future. History shows us that Black women and men are the vanguards of social change and culture keepers of our shared identity.”



National Trust *for* Historic Preservation
African American
Cultural Heritage Action Fund



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CPC CRITERIA

CATEGORY SPECIFIC CRITERIA

HISTORIC PRESERVATION

Proposals that address as many of the following criteria as possible will receive preference in allocating CPA Historic Preservation funds:

- Protecting, preserving, enhancing, restoring and/or rehabilitating historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
- Protecting, preserving, enhancing, restoring and/or rehabilitating town-owned properties, features or resources of historical significance;
- Protecting, preserving, enhancing, restoring and/or rehabilitating the historical function of a property or site;
- State or National Register of Historic Places listing or eligibility for listing;
- Demonstrating a public benefit; and
- Demonstrating the ability to provide permanent protection for maintaining the historic resource.



Town Hall Renovations, 2010



ZION UNION HERITAGE MUSEUM



CPC CRITERIA

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





ZION UNION HERITAGE MUSEUM

CPC CRITERIA

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE 296 North Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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.



ZION UNION HERITAGE MUSEUM

MUSEUM





ZION UNION HERITAGE MUSEUM

MUSEUM



HARRIET TERMAN
UNDERGROUND RAILROAD LEADER
1838 - 1865

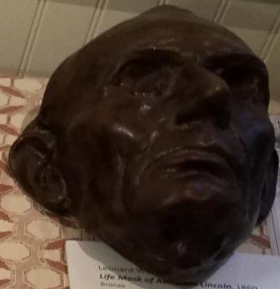
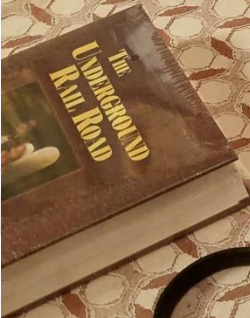


Slave Dog Collar, n.d.
Hand Cast Iron.
On loan from the Zion Union Heritage Museum, Inc. Hyannis.
From the collection of Elfan Rhymer, North Carolina.

DARK CHAINS

This haunting artifact was used on the Buffalo Forge Plantation, located near Lexington, Virginia. The collar was fastened with spikes pointing outward to punish runaway slaves. The spikes would prevent a runaway slave from being able to grab or strangle the dog. It was also not uncommon to use the collar on slaves.

Situated on nearly 20,000 acres of land, Buffalo Forge Plantation was home to 20 slaves, with as many as 100 others being hired on a yearly basis, in addition to farming. It was a producer of war iron from the War of 1812 up through the Civil War.



Life Mask of Abraham Lincoln, 1860
On loan from the Zion Union Heritage Museum, Inc. Hyannis.
From the collection of Elfan Rhymer, North Carolina.

PRESIDENTIAL IMPRESSIONS

Abraham Lincoln had two "life masks" made during his lifetime, the first version, done by sculptor Leonard Wells Volk, shortly before Lincoln received the Republican nomination for president. It shows Lincoln bearded, as he was during his first presidential campaign. On that experience, Volk said, "My studio was in the fifth story, and there were no elevators at those days, and I soon learned to distinguish his steps on the stairs, and on some he frequently came up two, if not three, but I remember."

In the mid 1860s, the sculptor Augustus Saint-Gaudens, along with a group of collectors, purchased the original plaster cast of the "Republican Institution." They funded the purchase by selling bronze and silver copies such as this one.



ZION UNION HERITAGE MUSEUM

MUSEUM





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ZION UNION HERITAGE MUSEUM



PROJECT





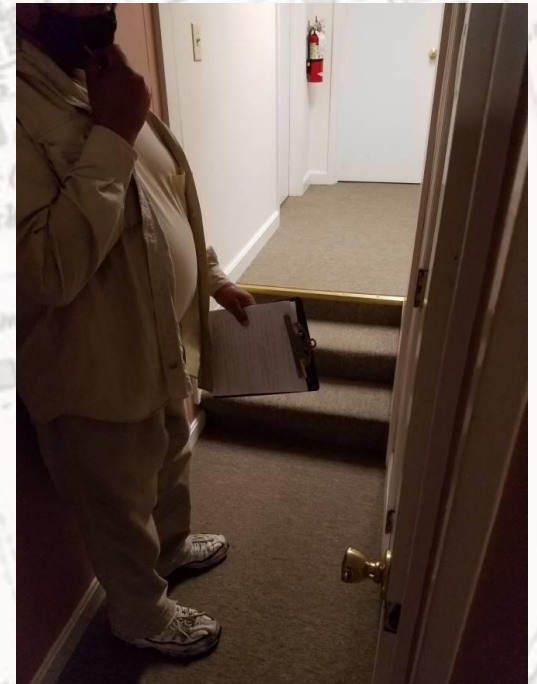
ZION UNION HERITAGE MUSEUM



PROJECT

At the July 18, 2022 CPC meeting the requested \$880,500 for the phased restoration of the Zion Union Heritage Museum was unanimously approved and will fund the exterior restoration and new ADA compliant entrance ramp.

The Capital Improvement Plan funding of \$460,000 will provide mechanical and interior accessibility improvements to the building, which cannot be executed with CPC funding.





ZION UNION HERITAGE MUSEUM



PROJECT

CPC Funded Work (Approved July 2022)

- Exterior Restoration
 - White Cedar Shingles on original chapel
 - Painted clapboard siding on later additions
 - Window restoration for original chapel
- New roof and gutters on entire structure
- New ADA-compliant ramp at museum
- Improvements for rear exterior basement stairwell

Town Funded Work

- New ADA-compliant restrooms
- Interior renovations to provide ADA accessibility to restrooms
- New furnace and hot water heater



ZION UNION HERITAGE MUSEUM



EXISTING CONDITIONS

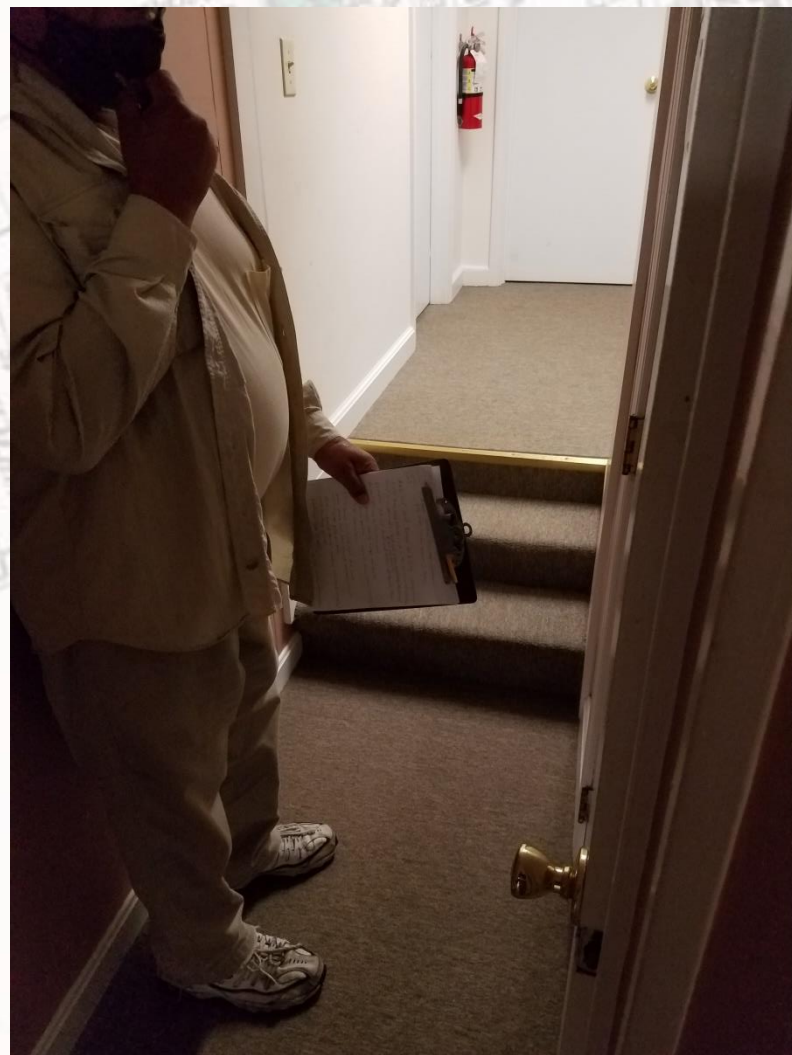




ZION UNION HERITAGE MUSEUM



EXISTING CONDITIONS

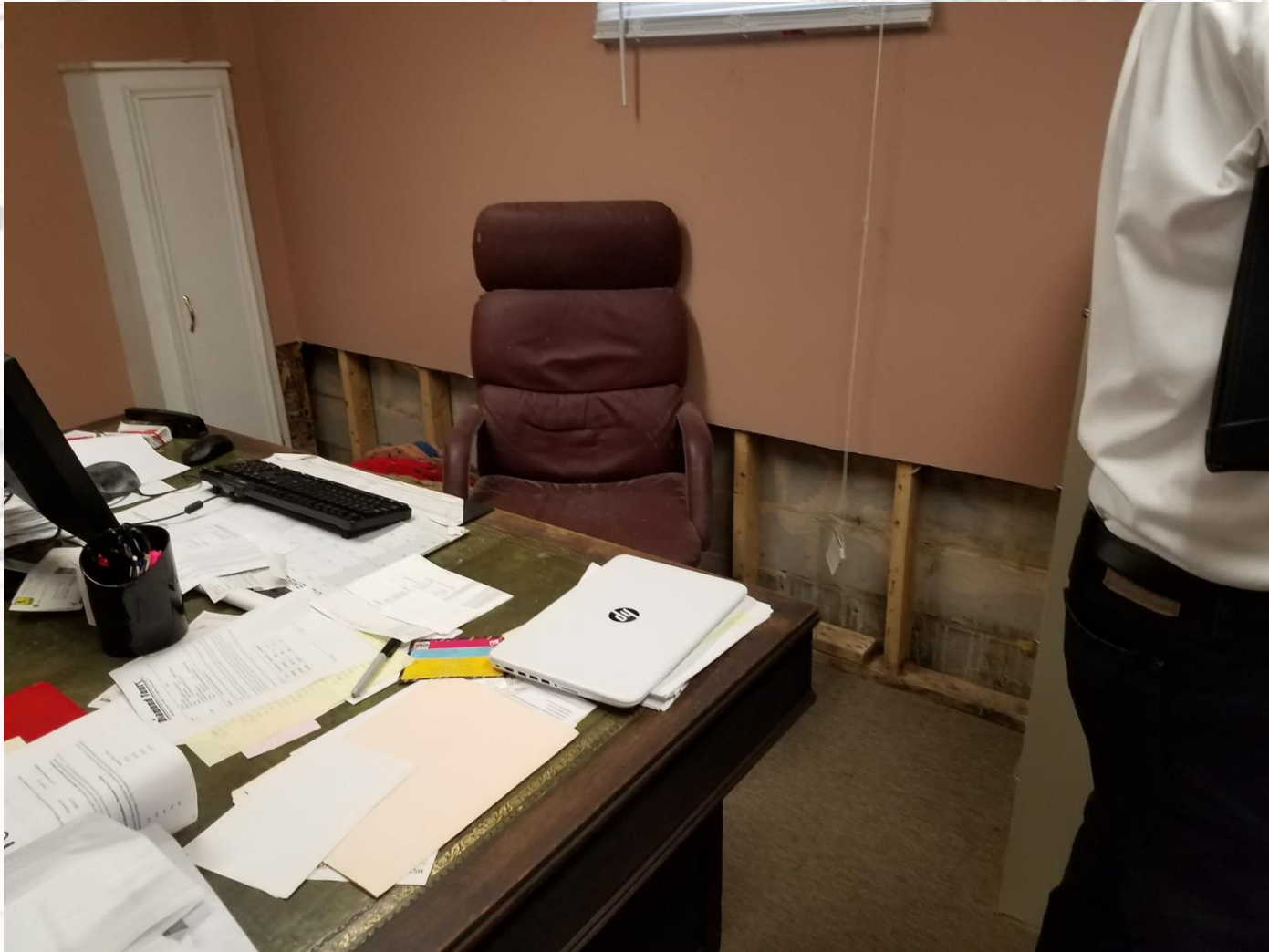




ZION UNION HERITAGE MUSEUM



EXISTING CONDITIONS





ZION UNION HERITAGE MUSEUM



EXISTING CONDITIONS





ZION UNION HERITAGE MUSEUM



BUDGET

WORK ITEM	CPC	CIP
Hard Costs		
Exterior		
Replace Siding With White Cedar At Chapel	\$ 30,000	
New Exterior Cement Board Siding & Trim	\$ 163,800	
Restore / Paint 14 Windows	\$ 63,000	
Clean and restore stairwell drain		\$ 2,000
Paint	\$ 33,400	
Roof	\$ 50,000	\$ 30,000
New Gutters		\$ 4,500
Subtotal	\$ 340,200	\$ 56,500
ADA		
Demolition Of Existing Ramp	\$ 8,000	
New ADA Compliant Ramp	\$ 80,000	
New ADA Compliant Handrail	\$ 5,000	
New ADA Compliant Restrooms		\$ 85,000
Glass Entry Doors	\$ 9,000	
ADA Compliant Hardware	\$ 6,000	
Replace Side Doors	\$ 12,500	
Subtotal	\$ 120,500	\$ 85,000
Interior		
Office - Insulate, Sheetrock & Paint		\$ 8,000
Storage Room - Insulate Sheetrock & Paint		\$ 3,000
Insulation - Attic		\$ 20,000
Subtotal	\$ -	\$ 31,000
Basement Egress Stair		
New Stair And Handrail		\$ 25,000
Guard Rail At Top Of Bulkhead	\$ 10,000	\$ 10,000
Subtotal	\$ 10,000	\$ 35,000
Mechanical Upgrades		
New furnace		\$ 50,000
New Water Heater		\$ 30,000
Subtotal	\$ -	\$ 80,000
General Conditions - Included In Above		
Insurance	\$ 70,605	\$ 40,125
Bonds	\$ 4,707	\$ 2,675
Overhead & Profit	\$ 4,207	\$ 1,575
Escalation	\$ 63,105	\$ 23,625
Design Contingency	\$ 16,828	\$ 6,300
	\$ 21,035	\$ 7,875
Hard Costs Total	\$ 651,187	\$ 349,675

WORK ITEM	CPC	CIP
Soft Costs		
Architectural / Engineering Fees	\$ 78,142	\$ 41,961
Hazmat Testing	\$ 10,000	
Hazmat Hygienist	\$ 25,000	
Advertising - Cape Cod Times	\$ 500	
Owner's Project Manager		
Salaries FY 23	\$ 50,171	\$ 30,000
OPM Operations		\$ 286
Supplies		\$ 500
Printing	\$ 500	
Owner's Project Contingency (10%)	\$ 65,000	\$ 34,968
Soft Costs Total	\$ 229,313	\$ 107,715
Hard Costs Total	\$ 651,187	\$ 349,675
Total Hard & Soft Costs \$ 880,500 \$ 457,390		



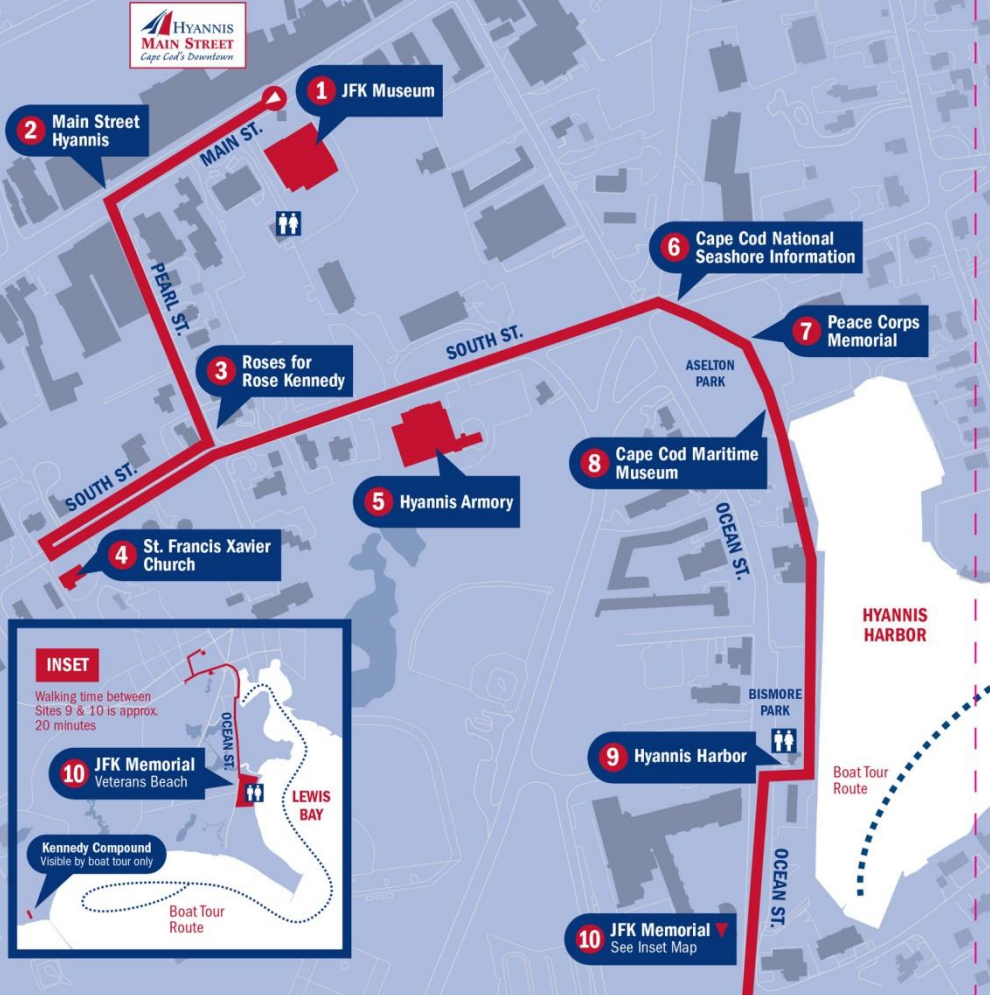


ZION UNION HERITAGE MUSEUM



HYANNIS KENNEDY LEGACY TRAIL

- 1 JFK Museum**
Learn about the Kennedy Compound*
397 Main Street, Hyannis
- 2 Main Street Hyannis**
In the 1960s
Corner of Main & Pearl Streets
- 3 Roses for Rose Kennedy**
Matriarch of the Kennedy Family
46 Pearl Street
- 4 St. Francis Xavier Church**
The Kennedy Church
347 South Street
- 5 Hyannis Armory**
Site of President Kennedy's
Presidential Acceptance Speech
225 South Street
- 6 Establishment of the Cape Cod National Seashore**
Honoring a National Treasure
Aseleton Park | 135 South Street
- 7 Peace Corps Memorial**
Engaging the Next Generation
Aseleton Park | Ocean Street
- 8 Cape Cod Maritime Museum**
Kennedy Family Maritime Heritage
Aseleton Park | Ocean Street
- 9 Hyannis Harbor**
The Kennedys' Sailing Tradition
Bismore Park | 180 Ocean Street
- 10 JFK Memorial at Veterans Beach**
Honoring President Kennedy's Legacy
Veteran's Beach | 670 Ocean Street



* Boat tours are available for a fee to see the Kennedy Compound from the water. Tours leave from the Bismore Park docks on Ocean Street. Tickets are available at Hy-Line Cruises as well as the JFK Museum.



ZION UNION HERITAGE MUSEUM



“The Zion Union Heritage Museum, Inc. mission is to create a museum that celebrates the African-American and Cape Verdean population as well as other ethnic and demographic diversity of the Town of Barnstable and Cape Cod.”

Zion Union Heritage Museum Website



ZION UNION HERITAGE MUSEUM



Thank You

