

TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

REGULAR MEETING AGENDA COMMUNITY PRESERVATION COMMITTEE

20 FEB '25 PM 1:51
BARNSTABLE TOWN CLERK

DATE OF MEETING: Monday, February 24, 2025

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting will be provided in the following manner:

1. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.
Link: <https://zoom.us/j/87930133424>

Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 879 3013 3424
3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Sarah.Beal@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Meeting materials will be available at <https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/> prior to the meeting.

This meeting of the Community Preservation Committee is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone else is recording this meeting and to please make their presence known

Call to Order:

Roll Call of the Members:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from December 16, 2024.

Letters of Intent:

- A Letter of Intent has been received from the Department of Public Works requesting \$2,800,000 in Community Preservation Historic Preservation Funds to begin revitalization work on the Hyannis Armory located at 225 South Street, Hyannis, map 326, parcel 004. Proposed improvements in this phase will preserve the building envelope including masonry restoration, masonry steel lintel work, window and door replacement, and roof restoration or replacement. This funding request represents a portion of the total full estimated project cost of \$10,000,000 with Capital Improvement Plan funding previously appropriated in the amount of \$309,179. The Hyannis Armory is listed on the State Register of Historic Places as a contributing building in the Hyannis Main Street Waterfront Historic District and holds a significant place in American history as it was at the Armory that President-elect John F. Kennedy delivered his acceptance speech following the 1960 election.

Applications:

- An Application has been received from the Department of Public Works requesting \$792,000 in Community Preservation Historic Preservation Funds for restoration of the West Barnstable Railroad Depot located at 2469 Meetinghouse Way, map 155, parcel 043. Proposed restoration work includes the removal and salvage of the existing clay tile roof, deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles, associated wood trim repair, roof structural repair, window restoration, and interior water damage repair. Capital funds will be used for the design and installation of a mechanical system that will control indoor temperatures and humidity. This funding request represents a portion of the total estimated project cost of \$978,000 with Capital Improvement Plan funding in the amount of \$186,000. The building is in the Old Kings Highway Historic District as well as the West Barnstable Historic District and is listed as a contributing building in the National Historic District and the State Register as a Cultural Resource.

Correspondence Received

- A Letter of Intent has been received from the South Congregational Church for Historic Preservation Funds for the cemetery restoration and has been referred to the Legal Department for review and consultation with Massachusetts Historical Commission.
- A Letter of Intent has been received from the Centerville Historical Museum for Historic Preservation Funds for the restoration of the Tin Shop building and has been referred to the Legal Department for review and consultation with Massachusetts Historical Commission.

Project Updates:

- The Open Space and Rec. Plan Consultant Application was approved at the January 31, 2025 Town Council public hearing.
- The Federated Church Universalist Cemetery Project was approved at the January 31, 2025 Town Council public hearing.
- Grant Agreements are being executed for the Historical Society of Santuit and Cotuit's Phase II and the Federated Church Universalist Cemetery Final Phase projects.

- Anthony's Cummaquid Inn property - Request for CPC Administration funds for an appraisal and other work that may be required to consider this project.
- Cotuit Highground conservation restriction has been sent to the Conservation Commission and the Open Space Committee for review and approval.
- Nominees to serve as the Historic or Recreation representatives on the Community Preservation Commission have not come forward.
- Conservation Restrictions for the Harju and Prince Avenue properties have been requested to be placed on an upcoming Town Council agenda for approval.

Member Discussion:

- Housing Update – Stephen Robichaud
- Meeting format for the March 17, 2025, Community Preservation Committee meeting.

Public Comment:

Adjournment:

CPC Regular Meeting Scheduled March 17, 2025, 5:30 p.m.

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such a meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation

Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Vacant – Clerk/Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large
 Stephen Robichaud – Planning Board • Tom Lee – Conservation Commission • Vacant – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Felicia Penn, President – Town Council Liaison

Monday, December 16, 2024
Regular Public Hearing DRAFT Minutes
Meeting Held Via Zoom: <https://zoom.us/j/83989955854>
5:30 PM

Lindsey Counsell – Chair	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
Deborah Converse	Present at 5:45 p.m.
Stephen Robichaud	Present
Farley Lewis	Present
Terry Duenas	Present

Call to Order:

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

ROLL CALL: Terry Duenas (present), Tom Lee (present), Kathrine Garofoli (present), Farley Lewis (present), Steve Robichaud (present), and Lindsey Counsell (present).

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from November 25, 2024.

The motion of Kathrine Garofoli was seconded by Tom Lee to approve the November 25, 2024, meeting minutes.

Roll Call: Terry Duenas (yes), Katherine Garofoli (yes), Tom Lee (yes), Farley Lewis (yes), Stephen Robichaud (yes), and Lindsey Counsell (yes). 6– yes, 0 - no. Motion carried

Letters of Intent:

- A Letter of Intent has been received from the Department of Public Works requesting \$341,595 in Community Preservation Historic Preservation Funds for exterior restoration work to the Centerville Recreation Building located at 524 Main Street, Centerville, map 207, parcel 043. Proposed improvements include the repair/replacement of the portico, trim and exterior door replacement as well as partial roof replacement. This funding request represents the total estimated project

cost with prior plumbing and building improvements performed in 2015 and 2017 provided as matching funding. The building was originally constructed in 1880 and is listed as a contributing building in the National Register Historic District.

Mr. Richard Ventrone, Jr, Senior Architect, Department of Public Works narrated a PowerPoint presentation depicting the Centerville Recreation Building and outlined the extensive work already performed on the interior. He noted the damage to the columns that has occurred over the years, saying that that the columns are hollow structures. He said that water infiltration from roof leaks is the worst thing that can happen to a building ruining previous efforts to restore the building and historic murals. He noted that the door is also in need of restoration and preservation.

Terry Duenas asked if Mr. Ventrone could provide a list of CPA and Town funds used for repairs on the four town projects on the CPC agenda and It was noted that some town projects have unused balances such as funds for the windows for the Centerville Recreation Building. It was agreed that a history of funding to date and accomplishments would be provided in an application. Katherine Garofoli asked if there is an overall plan for prioritizing buildings that need the most work to function in the community. Mr. Ventrone said that the town addresses building issues as they come up.

Public Comment: none

Motion of Tom Lee was seconded by Katherine Garofoli to move the Letter of Intent from the Town of Barnstable Department of Public Works for \$341,595 in Community Preservation Historic Preservation funds for restoration of the Centerville Recreation Building to the Application stage. Roll Call: Terry Duenas (yes), Katherine Garofoli (yes), Tom Lee (yes), Farley Lewis (yes), Steve Robichaud (yes), and Lindsey Counsell (yes). Deb Converse (abstained) 6 – yes, 0 – no. 1 – abstained. Motion Carried.

- A Letter of Intent has been received from the Department of Public Works requesting \$792,000 in Community Preservation Historic Preservation Funds for restoration of the West Barnstable Railroad Depot located at 2469 Meetinghouse Way, map 155, parcel 043. Proposed restoration work includes the removal and salvage of the existing clay tile roof, deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles, associated wood trim repair, roof structural repair, window restoration, and interior water damage repair. Capital funds will be used for the design and installation of a mechanical system that will control indoor temperatures and humidity. This funding request represents a portion of the total estimated project cost of \$978,000 with Capital Improvement Plan funding in the amount of \$186,000. The building is in the Old Kings Highway Historic District as well as the West Barnstable Historic District and is listed as a contributing building in the National Historic District and the State Register as a Cultural Resource.

Mr. Ventrone of the Department of Public Works narrated a PowerPoint presentation depicting the West Barnstable Railroad Depot constructed in 1911 in accordance with the original blueprints. The building originally had two long open wings with passenger platforms and benches. These were removed at some point decades ago. Mr. Ventrone explained that railroad stations usually have very broad cantilevered eaves and said that the 4 posts on each corner had been added as the structure started to sag. He noted

that due to water infiltration from the roof, the building is on the cusp of catastrophic damage. He provided a brief history regarding legal issues that delayed restoration of the building for three years. He said that the manufacturer of the clay roof tiles is still in business. He noted that volunteers that love the building have done their best to keep the building in the best condition possible, however the building repairs have exceeded their abilities and fundraising. Mr. Ventrone said that the interior of the building is untouched and original and is used for the purchase of tickets to ride the dinner train.

There was discussion regarding fundraising and applications for state grants. Mr. Ventrone said that the building repairs far exceed the fundraising abilities of volunteers and noted that the volunteers' efforts have kept the building from deteriorating more than it has. Mr. Ventrone explained that the property had legal issues regarding ownership and noted previous grant efforts, saying that a state grant application requires a clear title. He indicated that the Trustee of the Cobb Trust has no interest in the building and in order to move forward, a 99-year lease has been executed making the town the caretaker of the property for the next century.

CPC members spoke favorably about the project and understood that delaying restoration would be more costly. At the request of the CPC members, Mr. Ventrone said a statement from the Legal Department as to how the ownership issue is to be settled will be included in the Application.

Motion of Terry Duenas was seconded by Tom Lee to move the Letter of Intent from the Town of Barnstable Department of Public Works for \$792,000 in Community Preservation Historic Preservation funds for the restoration of the West Barnstable Railroad Depot to the Application stage. Roll Call: Terry Duenas (yes), Deb Converse (yes), Katherine Garofoli (no), Tom Lee (yes), Farley Lewis (yes), Stephen Robichaud (yes), and Lindsey Counsell (yes). 6 – yes, 1 – no. Motion Carried.

- A Letter of Intent has been received from the Department of Public Works requesting \$371,775 in Community Preservation Historic Preservation Funds for restoration work to the Old Jail Building located at 3353 Main Street, Barnstable, map 299, parcel 046. Proposed work will address structural concerns identified in the CBI Consulting building study as well as accessibility, exterior building and site elements and required design work. This funding request represents a portion of the total estimated project cost of \$485,525 with Capital Improvement Plan funding in the amount of \$113,750. The building was built in 1690 and holds significant historical value as one of the oldest wooden jails in Massachusetts and is tied to many notable historic events. The building is listed on the National Register of Historic Places and is in the Old King's Highway Historic District.

This Letter of Intent was postponed to a future meeting.

- A Letter of Intent has been received from the Department of Public Works requesting \$496,775 in Community Preservation Historic Preservation Funds for the restoration of the Marstons Mills Airfield Hangar located at 1000 Race Lane, Marstons Mills, map 104, parcel 002-T00. Proposed restoration work will focus on addressing the

building's structural integrity and restoring damaged exterior components to ensure its continued functionality while safeguarding its historical significance. This funding request represents a portion of the total estimated project cost of \$566,588 with Capital Improvement Plan funding in the amount of \$58,280. The building was constructed in the early 1920s, and the airfield's history is deeply rooted in aviation and has been an integral part of the Cape Cod community for over a century and is listed on the State Register as a Cultural Resource.

Mr. Richard Ventrone narrated a PowerPoint presentation noting that the early 1920's structure is now 100 years old. He said this building is rare as most of the earlier hangars were replaced with larger more modern facilities, he explained that the airport's limited use did not need to grow with aviation. He noted the steel truss system and corrugated siding that had been damaged by water infiltration and rust, but was otherwise in good condition.

There was discussion whether the business that operates from the facility has any responsibility to maintain the building and Mr. Ventrone said that the agreement between the town and business would need to be reviewed. This would be addressed in the application. Mr. Ventrone confirmed that the building will look much the same just not as dented up after replacing like for like. The signage will be restored and the doors corrected. It was noted that brush needs to be cleared and positive drainage away from the foundation. Mr. Ventrone said that he could meet CPC members at the site if they would like to visit.

There was discussion regarding the number of town projects coming forward at the same time and the town's ability to oversee them. Mr. Ventrone assured that using several contracted services and in-house personnel, the Town had the manpower to manage the four DPW projects.

Deb Converse expressed concern regarding the unequal spending on historic preservation projects that have little or no matching funds in relation to the community housing category which she represents. She noted the large land projects which she said she supports, however said that CPA funds should be distributed more evenly. There was member discussion regarding the formula used to determine the CIP/CPA split for town projects and whether the town is seeking funding opportunities through the state or federal entities to provide matching funds. It was noted that the CPC is limited to the applications coming forward and the land preservation projects coming into CPC are doing so with matching funds and the standard for providing matching funds should be held for historic preservation projects as well.

Chairman Counsell said that during the Fiscal Year 2025 CPC Annual Meeting, it was noted that the expenses for each of the three CPA categories since 2006 were close to being evenly split. He said that the backlog of historic preservation projects on town buildings has been on the books for a while and are all coming forward now. He noted that the policy of sticking to preserving the exterior envelope may help guide CPC through these requests. He said that a budget breakdown will need to be included in the applications with CPC's questions answered such as the possibility of seeking grants and the obligations of the operator of the facility for maintenance. Mr. Counsell said that he did not recall very many grants coming in for town buildings.

Public comment: none

Motion of Tom Lee was seconded by Terry Duenas to move the Department of Public Works Letter of Intent for \$496,775 in Community Preservation Historic Preservation funds for the restoration of the Marstons Mills Airport to the Application stage.

Roll Call: Terry Duenas (yes), Deb Converse (abstained), Katherine Garofoli (yes), Tom Lee (yes), Farley Lewis (yes), Stephen Robichaud (yes), and Lindsey Counsell (yes). 6 – yes, 0 – no, 1 – abstained. Motion Carried.

Katherine Garofoli left the meeting at 6:37 p.m.

Applications

- An Application has been received from Barnstable Land Trust, Inc. requesting \$1,350,000 in Community Preservation Open Space/Recreation Funds in support of the appraised fair market value acquisition of the property located at 30 and 31 Crocker's Neck Road, map 020, parcel 093-001 and 097 totaling 10.62 acres, with the remaining 50% of the acquisition cost, plus project costs, being raised through BLT's private fundraising. This open space project will be eligible for a state PARC grant to the Town for purchase of a Conservation Restriction in the amount of \$500,000 which could partially reimburse the CPA funding. The purchase of the property by BLT will protect the property from development, and will preserve the scenic, open space, and recreation values of the property for public access and use by the community. Barnstable Land Trust will grant a perpetual Conservation Restriction to the Town of Barnstable on the property.

Ms. Janet Milkman, Director of Barnstable Land Trust and Ms. Kelley Grant, Preservation Specialist, Cape Cod Compact were present to answer questions. Ms. Milkman narrated a PowerPoint presentation depicting the project locus, existing open space, and golf course land and private and public open space land in relation to the site, and various maps slides showing community and scenic value of property as a club house sledding hill etc. Ms. Milkman noted that a boundary line was added to the plan to exclude the club house lot from the conservation restriction because it uncomplicates matters particularly if the town will apply for a PARC grant. She described the land as partially wooded with an active golf course that has development potential of four lots and another one-acre lot across the street. Ms. Milkman said the Cotuit Highground Golf Club is a popular golf course with a club house and 1800s farmhouse and one-acre parking lot across the street.

Ms. Milkman described the agreement with the owners of the property for purchasing the property with a 5-year lease back for golf course use with the potential for renewing that lease. Proposed longer term uses of the property include golf, walking trails, park, picnic area, playground, nature center/community gathering space. She said that conserving the land would protect it from development and preserve an important community gem and protect from the nutrient impact of Shoestring Bay particularly once it is no longer a golf course. She noted that conservation of the property would protect the drinking water supply, protect the forested areas and protect public access to the property leveraging funding and cost benefits for the town.

Ms. Milkman said it is the Town's decision whether they want to apply for a PARC grant which is different from other state grants. She explained that the PARC grant would require that if the golf course lease were to be renewed for another 5 years, the town would be required to be the leaseholder and said that this is the reason the clubhouse lot has been excluded from the conservation restriction. The Town would have to deal with whatever business takes place in the clubhouse.

There was discussion that a 21E report and survey plan of the perimeter should be performed and it was noted that as it is laid out, a playground would consume the only flat piece of land on the property. Ms. Milkman said that the PARC grant would spell out the management agreement as an addendum to the draft conservation restriction as to how all of this is going to transpire and ensure there are no conflicts with the PARC grant. Chair Counsell said the application needs more work, however, could be approved contingent on these things being worked out. Application needs a little more work. Approve contingent on these things being worked out and all the future possibilities outlined. Ms. Milkman noted that the conservation restriction would allow for all the possibilities but would not want to predetermine that the property would be used as a golf course after 5 years. She said that the survey and 21 report will be completed shortly. Mr. Counsell said there will also need to be a 5-year management agreement that clearly states what will be looked at over the next 5 years. It was agreed that an internal discussion regarding the PARC grant is required.

In response to CPC members questions, Ms. Grant explained that a PARC grant is a state grant for the acquisition and improvement on properties that are used for active recreation rather than a land grant which is more for conservation. It is similar to a land grant but allows for playgrounds and playing fields. Ms. Grant said the awarding of CPA funds does not preclude the town from subsequently applying for the PARC grant, as the CPA grant would demonstrate the Town's commitment to the project.

Ms. Grant confirmed that BLT will be the owner of the property but Chair Counsell indicated that the town would want to have a better understanding of how the property would be managed especially what would be applied to the golf course as it is a large contributor of nutrients to Shoe String Bay. He said it should be spelled out in an operating agreement for years 1 through 5. He said that the possibilities need to be outlined and identified early on. Ms. Grant noted that subdivision of the property is not required, only a sketch plan setting aside the clubhouse lot, saying that it would cause problems for the PARC grant if that area is excluded from the conservation restriction saying this is one of the complications of the PARC grant. She said that if the town has to bid out the lease, the lease on the golf course itself and the lease on the building will end up being two different things if the club house lot is not included in the conservation restriction. Chair Counsell said that BLT needs to outline the two scenarios before CPC recommends to the Town Council.

Public comment: none.

Motion of Lindsey Counsell was seconded by Tom Lee to approve and recommend Barnstable Land Trust's Application for \$1,350,000 in Community Preservation Open Space & Recreation Funds to the Town Council through the Town Manager for the acquisition of the Cotuit Highground Golf Course with a Conservation Restriction to be conveyed to the Town of Barnstable contingent upon resolution of outstanding matters discussed.

Roll Call: Terry Duenas (yes), Deb Converse (yes), Tom Lee (yes), Farley Lewis (yes), Stephen Robichaud (yes), and Lindsey Counsell (yes). 6 – yes, 0 – no. Motion Carried.

Correspondence Received

Chair Counsell reviewed the following correspondence received:

- Email from Planning & Development regarding future housing discussions by the Planning Board and links to recent reports about multifamily housing that:
 - Discusses the draft Housing Production Plan
 - Links through the Local Comprehensive Planning Committee
 - Noted that the Affordable Housing Trust will be requesting additional Community Housing Funds to be transferred.
- An inquiry regarding the West Barnstable Village Store for Historic Preservation Funds has been received.
 - Noted CPC does not have a policy regarding funds for private business entities. Generally, CPC has not recommended these.
- An inquiry from the Cape Cod Regional Technical High School Superintendent about Open Space/Recreation Funds has been received.
 - Inquiry regarding developing a park next to the school with trails. We are allowed to spend money for regional projects, however a recreation restriction would be required.
- An inquiry from the South Congregational Church about Historic Preservation Funds for cemetery restoration has been received.
 - Referred to the Legal Department to see if the preservation restriction would include only the graveyard area and exclude the church buildings. Need an evaluation of the stones before applying to the CPC.

Project Updates:

- Oakmont Road, Cummaquid properties open space acquisition update.
 - Marie Rizzo said she has been in contact with the abutters and surveys have been done. There are questions that need to be answered. Property has not sold as yet.
- Mass DOT made an award for the CC Rail Trail Phase III work, tentative start in Spring 2025.
- Application for Open Space and Rec. Plan Consultant has been referred to the Town Manager to be included on a Town Council agenda for public hearing.
- The Federated Church Universalist Cemetery Project has been referred to the Town Manager to be included on a Town Council agenda for public hearing.
- Letters of support from the Open Space and Conservation Commission for the Smith's Creek CR have been issued. The project will be scheduled for referral to the Town Manager for inclusion on a Town Council agenda for public hearing.

Member Discussion:

- Housing Update – Stephen Robichaud
 - Steve noted that the Housing Production Plan (HPP) is a large document that had been developed by Elizabeth Jenkins. He referenced the 4 page snap shot that was sent to CPC members in the meeting packet which provides a simplified overview. He said that the HPP was referred to the Planning Board where public comment and member discussion entailed. This resulted in a unanimous Planning Board vote to recommend six strategies that are outlined in the Planning Board’s Letter to the Town Council President dated December 6, 2024, which was also included in the meeting packet:
 1. Pursuing the extension of Barnstable’s residential property tax exemption to Barnstable property owners that provide year-round rentals to income-eligible tenants. Consider opportunities to use this incentive to strengthen the Accessory Affordable Apartment Program.
 2. Support village-scaled mixed-use and multi-unit development and redevelopment consistent with the local comprehensive plan by implementing community supported planning initiatives and zoning amendments, and studying what design, scale and type of housing may be appropriate in other commercial corridors and pedestrian-oriented village centers.
 3. Identify zoning amendments and other strategies to support missing middle and “living little” forms of housing: such as allowing single family home conversions, duplexes, cottage clusters, townhouses, tiny homes, and infill design consistent with locations identified as suitable in the Local Comprehensive Plan.
 4. Consider regulations and other policies focused on short-term rentals to the extent they impact year-round affordable housing, such as Nantucket’s initiative to ban corporate ownership of short-term rentals.
 5. Closely coordinate implementation of the Town’s Comprehensive Wastewater Management Plan and housing planning to address both natural resource protection and housing needs and continue to support upgrades to wastewater infrastructure in the Downtown Hyannis Growth Incentive Zone.
 6. Explore public-private partnerships with the Town’s largest employers, and opportunities internally with the Barnstable Public Schools, to create workforce and seasonal housing for employees and students.

Chair Counsell asked if anyone has calculated the increased flows in wastewater if an additional supply of bedrooms is added, noting the limitations of the system. Steve said that a build out report of every lot in the Growth Incentive Zone for downtown Hyannis was factored as if fully developed to the extent allowed under zoning. Chair Counsell said the number of additional bedrooms the existing wastewater system can manage should be identified.

Tom Lee requested information on Winn School Development in Sandwich and Steve said he would notify Kyle to send it out. Tom said he is interested from the standpoint of best practice.

- It was decided that the format for January 27, 2025, Community Preservation Committee meeting will be remote.

Public Comment:

None.

CPC Regular Meeting Scheduled January 27, 2025, 5:30 p.m.

Adjournment:

The motion of Tom Lee was seconded by Terri Duenas to adjourn the meeting. Roll Call Vote: Terri Duenas (yes); Tom Lee (yes); Farley Lewis (yes); Stephen Robichaud (yes); and Lindsey Counsell (yes). 5 – yes, 0 no. Motion carried. Meeting adjourned at 7:18 p.m.

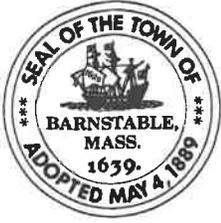
List of documents/exhibits used by the Committee at the meeting:

- Exhibit 1 –CPC Regular Meeting Agenda, December 16, 2024.
- Exhibit 2 – Draft Minutes -November 25, 2024 , CPC Regular Meeting.
- Exhibit 3 – Letter of Intent – DPW – Centerville Recreation Building restoration.
- Exhibit 4 - Letter of Intent – DPW – West Barnstable Railroad Depot restoration
- Exhibit 5 – Letter of Intent – DPW – Old Jail Building Restoration
- Exhibit 6 - Letter of Intent - DPW – Marstons Mills Airfield Hangar Resoration
- Exhibit 7 - Power Point Presentation – DPW Letters of Intent
- Exhibit 8 - Application – Barnstable Land Trust – Cotuit Highground Land Protection Project - Crocker Road, Cotuit
- Exhibit 9 – PowerPoint Presentation – Barnstable Land Trust – Cotuit Highground Land Protection Project – Crocker Road, Cotuit
- Exhibit 10 – Letter from Planning Board to Town Council President regarding the Housing Production Plan dated December 6, 2024.
- Exhibit 11 – Housing Production Plan Snapshot

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department

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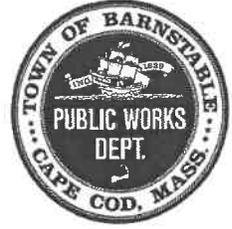
*** Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: November 7, 2024

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager

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

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee
West Barnstable Railroad Depot Roof Restoration, 2469 Meetinghouse Way.**

Map/Block/Lot: 155 / 043/

Dear Mr. Counsell:

Please accept this Letter of Interest for Historic Preservation funding for restoration of the West Barnstable Railroad Depot, 2469 Meetinghouse Way.

With a total estimated project cost of \$978,000, The Department Of Public Works is seeking \$792,000 in community preservation funding and \$186,000 in capital funds for the project.

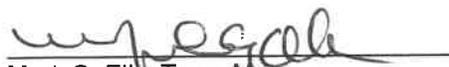
The historic building sits within the Old Kings Highway Historic District as well as the West Barnstable Historic District. The building is listed as contributing to the national historic district and is listed as a Massachusetts Cultural Resource.

The building currently houses the Cape Cod Chapter of the National Railway Historical Society.

The proposed restoration work will include removal and salvage of the existing clay tile roof, deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles, associated wood trim repair, roof structural repair, window restoration, and interior water damage repair. Capital funds will be used for the design and installation of a mechanical system that will control indoor temperatures and humidity.

We are estimating the completion of the project in the fall of 2026.

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


Mark S. Ells, Town Manager

CPC APPLICATION (PAGE 1)

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

Submission Date:

Project Title:

Project Map/Parcel Number:

Estimated Start Date:

Estimated Completion Date:

Purpose (please circle all that apply):

Open Space

Public

Community Housing

Private

Historic

Non-Profit

Recreation

Partnership (Describe below #3)

Town Affiliation**

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

Applicant Contact:

Name:

Organization (if applicable):

Address:

Mailing Address:

Daytime Phone #:

E-mail Address:

Primary Contact (if different from applicant contact):

Name:

Address:

Mailing Address:

Daytime Phone #:

E-mail Address:

CPC APPLICATION (PAGE 2)

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

Budget Summary:

Total budget for project:

CPA funding request:

Matching funds (committed/under consideration):

Please address the following questions:

1. Project summary (description and goals):

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

3. Partnership(s) Description:

4. Provide a detailed project timeline:

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

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

7. Assessors office identification map and map and parcel number:

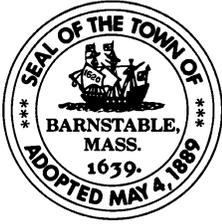
Signature of Applicant

Date

Signature of Applicant Partnership

Date

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



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

Application Question 2: How does this project help preserve Barnstable's character?

The proposed restoration project at the historic building within Barnstable is crucial for preserving the town's historical and architectural character, particularly in connection to its rich railway history:

1. Preserving Historical Connections to Barnstable Station:

This building continues to serve as a living connection to Barnstable's railway past. The restoration of this building, which houses the Cape Cod Chapter of the National Railway Historical Society, will ensure that the town's railway heritage and its influence in West Barnstable is remembered and celebrated. The NRHS has preserved the original interior of the building which is open to the public during the summer. The historical artifacts, documents, and memorabilia highlight the Railroads role in the development of regional and national transportation as well as the development of the businesses of the area.

2. Maintaining Architectural Integrity:

The preservation and restoration of the building's historic features—such as its clay tile roof, windows, wood trim, and structural elements—are key to maintaining the town's visual character. This is particularly important within both the West Barnstable and Old Kings Highway Historic Districts, where the architectural consistency and historic atmosphere contribute to the unique identity of Barnstable. The building's restoration will contribute to the preservation of the historic districts and maintain the aesthetic harmony of the surrounding area.

3. Educational Value:

The presence of this building provides an ongoing opportunity for the public to engage with and learn about Barnstable's railway history. This is a valuable resource for both residents and visitors, offering educational programs and exhibits that will highlight the historical importance of the railroad to the Cape and the region.

4. **Historical Preservation Enhances Local Character:**

Historic preservation is not just about keeping old buildings standing; it's about maintaining the unique atmosphere of a place. Barnstable's history, particularly its connection to the Old Colony Railroad and later the New Haven Railroad, has been a defining feature of the town's development. By restoring this building and the historical artifacts inside, the project will help preserve Barnstable's sense of place, ensuring that future generations understand and appreciate the role of rail travel in the region's growth.

5. **Community Identity and Pride:**

For residents and visitors, historic preservation projects like this one foster a sense of pride and connection to the past. By maintaining buildings that reflect the town's history, Barnstable can continue to honor its cultural heritage, further enhancing its identity as a community that values its roots and history while looking toward the future.

Application question 4: Provide a detailed project timeline.

Roof Repairs and Salvage: The plan to remove and salvage the existing clay tile roof, along with repairing the deteriorated roof sheathing and trim, is crucial. Reinstalling the historic tiles and addressing roof structural repairs will help protect the building from water damage.

Window Restoration: This is a key aspect of maintaining the building's historic character, as original windows often contribute significantly to the architectural value. The restoration will likely involve ensuring both functionality and aesthetic integrity.

Interior Water Damage Repair: Addressing the water damage inside the building will ensure that the historic finishes and elements remain protected. Repairing any structural damage from moisture is also vital for the building's stability.

Mechanical System Installation: The inclusion of a mechanical system to control indoor temperature and humidity is important for preserving both the building fabric and any historical collections housed within, particularly given the high humidity common in Cape Cod's climate.

Timeline: The project timeline targeting the fall of 2026 gives ample time for careful planning, design, and execution of these necessary repairs and restorations.

Building Evaluation	2 months
Construction Documents	6 months
Bid Phase & Contract Execution	2 months
Construction	6 months

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

Consistency with the Local Comprehensive Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town.

Preserving, enhancing and celebrating the unique historical character and sense of place of the town and each of the seven villages.

Preservation of the essential character of the town.

The preservation of the West Barnstable station is crucial not only for maintaining the historical integrity of the building but also for preserving the broader cultural and architectural character of Barnstable.

It offers a tangible link to the past that can be explored and understood, fostering an ongoing connection between Barnstable's history and its present community.

It contributes to preserving the essential character of the town by safeguarding its architectural legacy, enhancing cultural tourism, and continuing its role as an educational and historical landmark. This project not only honors the history of Barnstable but also ensures that its railway heritage remains accessible and appreciated for generations to come.

Save resources that would otherwise be threatened and / or serve a currently under-served population.

The restoration of the West Barnstable station provides significant value in terms of both **saving threatened resources** and **serving currently underserved populations**. By preserving a key historical building, you're not only maintaining an important cultural and architectural resource but also offering educational and cultural access to a wider community, especially those who may not otherwise have easy access to such historical sites. This project is a great example of how historic preservation can have a lasting and inclusive impact on a community's identity, economy, and future.

Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget.

The Department of Public Works has a track record of managing project within the allotted budget.

Leverage additional public and /or private funds; applications that identify commitment from other funding sources will receive a higher priority.

This project will tap into leased property funds or other funding to install interior environmental control systems

Receive endorsement by other municipal boards or departments.

This project is supported by the Town Managers Office and various other groups within the Town.

Community Preservation Fund Historic Preservation Requirements

Protecting, preserving, enhancing, restoring and / or rehabilitating publicly owned historic, cultural, architectural or archaeological resources of significance, especial those that are threatened and/ or Town-owned.

Restoring the **West Barnstable Station** offers excellent cost/benefit value by preserving a significant publicly owned historical asset that is both culturally and economically important to Barnstable. The **benefits** far outweigh the **costs** when considering the long-term impacts on tourism, local economy, community pride, education, and environmental sustainability. The project will not only safeguard an essential historical resource but will also serve as a catalyst for ongoing economic growth, job creation, and community engagement.

Long Term Benefits:

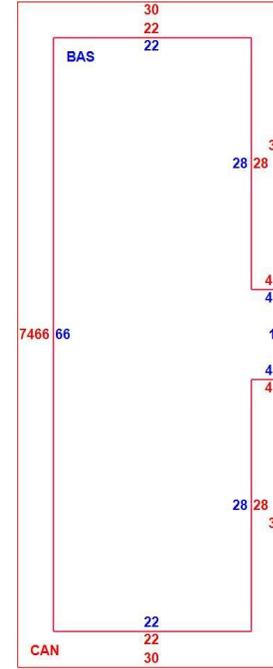
1. **Increased Property Values:** Restoring a key historic building often leads to a 5-20% increase in nearby property values.
2. **Local Economic Impact from Tourism:** An estimated \$300,000–\$750,000 annually in revenue generated from tourists, local spending, and educational programs.
3. **Job Creation:** Temporary and permanent jobs created by the restoration project and ongoing operations (approx. 5-10 full-time positions).
4. **Cultural and Educational Impact:** Intangible long-term benefits in the form of enhanced community identity, education, and pride in local heritage.
5. **Environmental Benefits:** Reduced carbon footprint by restoring the building rather than demolishing it, contributing to sustainability.

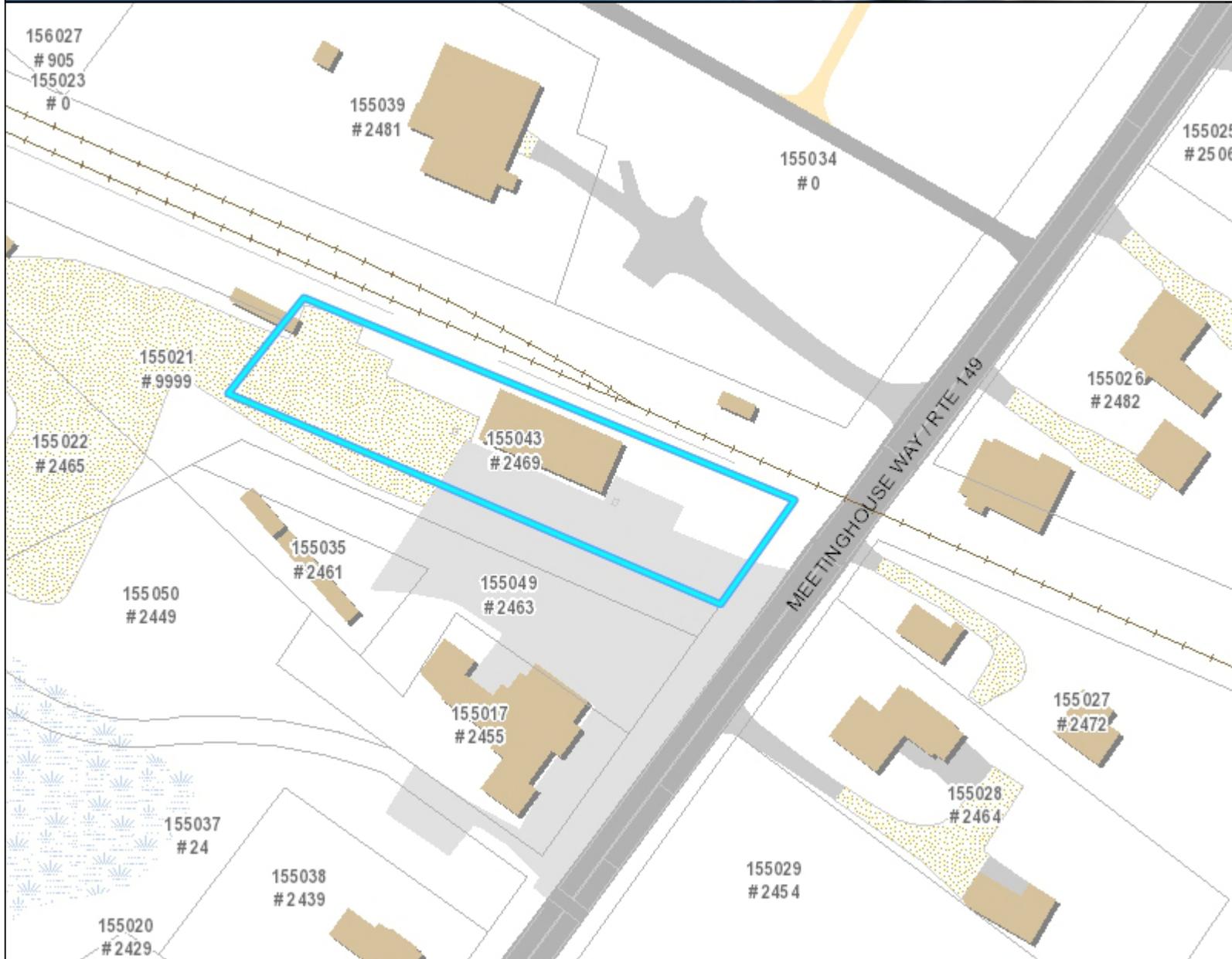
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA							
BARNSTABLE, TOWN OF (MUN)		1 Level		1 Paved		Description	Code	Appraised	Assessed			VISION					
367 MAIN STREET					5	EXEMPT	9310	228,100	228,100								
HYANNIS MA 02601		SUPPLEMENTAL DATA				EXM LAND	9310	146,900	146,900								
Alt Prcl ID		Split Zonin		Plan Ref.													
BID Parcel		ResExpt Q		Land Ct#													
#DL 1		#DL 2		#SR													
GIS ID		F_963538_2720296		Life Estate													
				PP STATU													
				Assoc Pid#													
						Total		375,000	375,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BARNSTABLE, TOWN OF (MUN)		11604 0301	07-30-1998	U	I	30,000	1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KUHN, CHRISTOPHER P TR		10205 0283	05-15-1996	U	I	20,000	1K	2025	9310	228,100	2024	9310	218,400	2023	9310	218,400	
AMHERST COLLEGE TRUSTEES OF		3973 0244	12-30-1983	U		0			9310	146,900		9310	146,900		9310	146,900	
WALTON, WILLIAM R & DOROTHY ANN		3447 0287	03-11-1982	Q	I	40,000	U										
						Total		375,000	Total		365,300	Total		365,300			
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
CI05								WBARNS									
NOTES																	
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			
									08-15-2023	SR	02		03	Cycl Insp Comp			
									05-14-2020	GM	04		FR	Field Review			
									06-27-2013	JR	03		16	In Office Review			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	9311	Municipal Imp M	WBV	5	W Barnsta	0.480 AC	330,000.00	1.37373	C	1.00	CI05	0.675		0	306,009	146,900	
Total Card Land Units						0.48 AC	Parcel Total Land Area: 0.48						Total Land Value				146,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	103	Passenger Termi			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	16	Stucco on Wood			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	08	Clay Tile			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt	RCN		350,965
Interior Floor 2	03	Concr Finished			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water	Year Built		1880
AC Type	01	None	Effective Year Built		1979
Size Adj Tbl	9310	Municipal-Imp M94	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		35
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	03	HEAT ONLY	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		65
Common Wall	02	10%	RCNLD		228,100
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	903I		Dep Ovr Comment		
Sewer Occupan			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,492	1,492	1,492	224.26	334,594	
CAN	Canopy	0	728	73	22.49	16,371	
Ttl Gross Liv / Lease Area		1,492	2,220	1,565		350,965	





Legend

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

Map printed on: 2/18/2025



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

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	BRN.1015
Historic Name:	West Barnstable Railroad Depot
Common Name:	
Address:	2469 Meetinghouse Way
City/Town:	Barnstable
Village/Neighborhood:	West Barnstable
Local No:	47
Year Constructed:	1910
Architect(s):	
Architectural Style(s):	Spanish Eclectic
Use(s):	Abandoned or Vacant; General Retail Store; Rail Station
Significance:	Architecture; Commerce; Transportation
Area(s):	BRN.D: West Barnstable Village Historic District BRN.N: Barnstable Multiple Resource Area BRN.O: Old King's Highway Regional Historic District BRN.AO: West Barnstable - Central
Designation(s):	Local Historic District (05/01/1973); Nat'l Register MRA (11/10/1987); Nat'l Register District (11/10/1987)
Building Materials(s):	Roof: Ceramic Tile Wall: Brick; Concrete Unspecified; Glass; Wood



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

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

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

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

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

This file was accessed on: Friday, February 19, 2021 at 11:32 AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

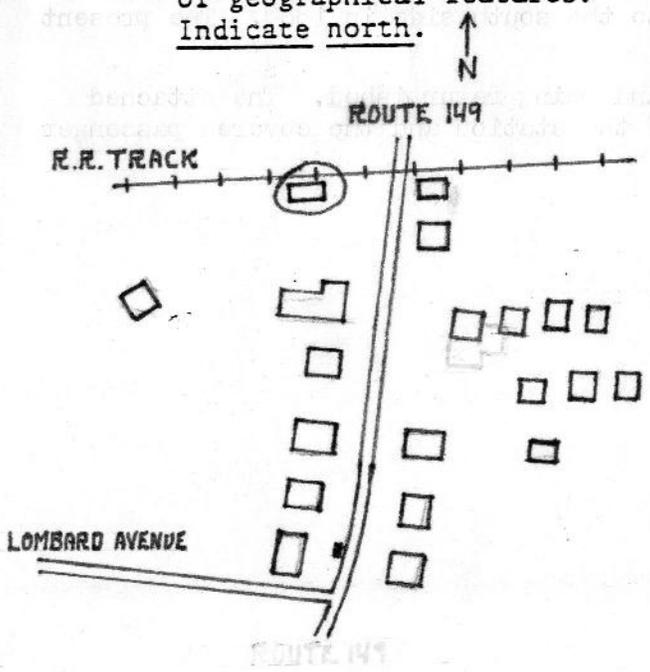
BRN.1015 LHD-5/1/83
MRA-D- 11/10/87
WB AD/N 47 1015

Area	Form no.
WB AD/N	47 1015



Barnstable (West Barnstable - Central)
2469 Meetinghouse Way (Route 149)
 Historic Name West Barnstable Railroad Depot
 Original Railroad Depot
 Present Not in use
 Ownership: Private individual
 Private organization
 Public Conrail
 Original owner Old Colony Railroad Company

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



DESCRIPTION:
 Date 1910
 Source Verbal account by Mrs. Elise Owen of West Barnstable
 Style Arts & Crafts/Spanish Mission
 Architect unknown
 Exterior wall fabric None Painted cement
 Outbuildings none
 Major alterations (with dates) removal of freight office and passenger platforms 1960's
 Moved none Date _____
 Approx. acreage .48 acres
 Setting Residential in the village business district

Recorded by Martin E. Wirtanen
 Organization Barnstable Historical Commission
 Date March 25, 1983

Photo #64-3-B47+
64-2-B47

(Staple additional sheets here)

BRN. 1015

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

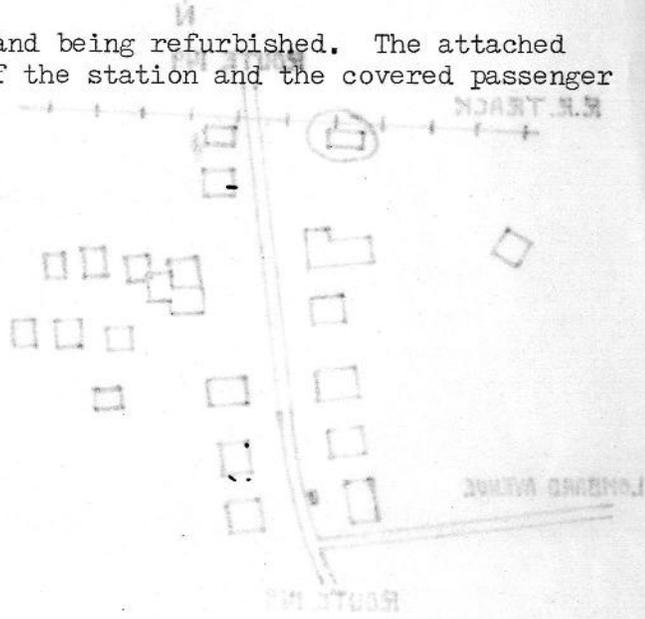
The depot has a shallow pitched orange tiled hip roof with flared eaves. The foundation and walls are of concrete.

The lower section of the exterior is painted dark brown and upper section is white. The double entrance door on the south facade features diamond pane transom lites and unusual styled side lites. The entrance is balanced by a casement window on each side with diamond panes on top. Other windows are 1/1 large pane.

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

The advent of the railroad through the village to Hyannis superseded stage coaches and coastal packets as the main form of transportation and began the growth of Hyannis as the town's commercial center. The location of the railroad station or depot on Meetinghouse Way in 1854 when the first train went through certainly was the reason commercial and businesses were developed and maintained in the vicinity. The post office had been located on Meetinghouse Way for many years and the 1717 West Parish Church is located at Meetinghouse Way and Cedar Street. Passenger service continued for 105 years until 1959. The first depot was built on Lombard land on the north side of the track and moved to the south side in 1888. The present depot was constructed on the site in 1910.

It was recently used as a store but is now empty and being refurbished. The attached photo shows the story-and-a-half freight office west of the station and the covered passenger platforms on each end of the station.



BIBLIOGRAPHY and/or REFERENCES

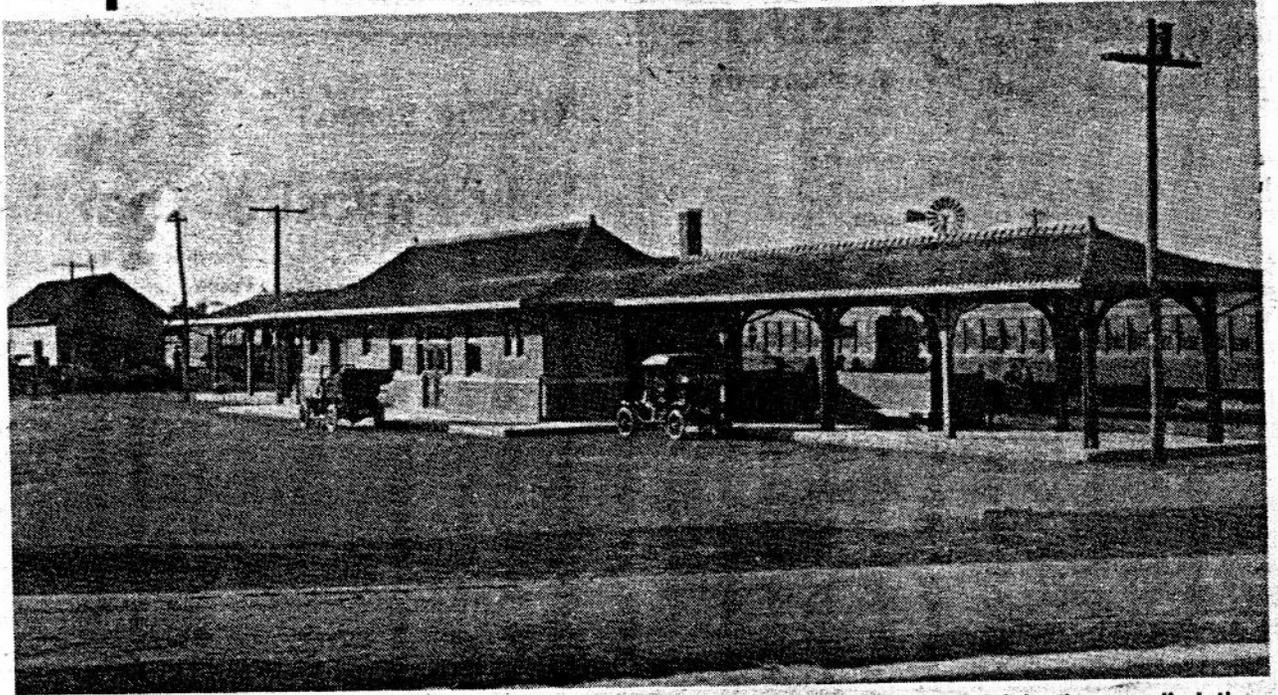
Barnstable County Atlases - 1858, 1880 and 1907

Trayser, Donald G., Barnstable: Three Centuries of a Cape Cod Town, 1939 Pgs. 260 to 265 and 449

Black, Robert Jr., Railroad History

Attachment 1 - Photo

Cape Cod - Now and Then by Noel Beyle



This is how the West Barnstable railroad depot complex appeared around 1919. It is the second station to be constructed on the site, the first one made out of wood back in 1854 when the Cape Cod Railroad extended the tracks from Sandwich through Barnstable and Yarmouth to Hyannis. This vintage brick building is still around - just off Route 6A on Meetinghouse Way (Route 149), across the street from the Stove Shop & Museum and sharing a parking lot with the Old Village Store - most recently

recycled into a commercial business called the Village Grain Store. Currently vacant, it is now being restored to its original condition and is one of the last few remaining railroad stations left still relatively intact on Cape Cod. (Photo from the collection of Howard D. Goodwin.) If anyone can track down some details about the two depots in West Barnstable, please write to Noel Beyle, c/o Cape Cod News, 28 Barnstable Road, Hyannis, MA 02601

FY26

West Barnstable Train Station

Hard Costs				<u>Design</u>	CIP	CPC
Remove & Restore Clay Tile Roof	60	3800		\$ 228,000		\$ 228,000
Window Restoration	18	4800		\$ 86,400		\$ 86,400
Misc Restoration / Exterior Trim				\$ 35,000		\$ 35,000
Misc Interior Work / Ceiling				\$ 35,000		\$ 35,000
Structural Roof Repair				\$ 30,000		\$ 30,000
Deck replacement / Hazmat Abatement				\$ 22,000		\$ 22,000
Heat and AC system				\$ 110,000	\$ 110,000	
Subtotal				\$ 546,400	\$ 110,000	\$ 436,400
General Conditions	7-12%	25%		\$ 136,600	\$ 27,500	\$ 109,100
Subtotal				\$ 683,000	\$ 137,500	\$ 545,500
Design Contingency	10%	5%		\$ 34,150	\$ 6,875	\$ 27,275
Total Estimated Construction Hard Cost				\$ 717,150	\$ 144,375	\$ 572,775
Soft Costs				<u>Design</u>		
Design Fees		12%	\$ 81,933		\$ 13,200	\$ 68,733.00
Hazmat			\$ 35,000			\$ 35,000
Advertising			\$ 300			\$ 300
Project Management		10%	\$ 71,265		\$ 13,988	\$ 57,278
Contingency		10%	\$ 72,352		\$ 14,438	\$ 57,915
Total Estimated Project Soft Cost			\$ 260,850	\$ 260,850	\$ 41,625	\$ 219,225
			\$ 260,850	\$ 717,150	\$ 186,000	\$ 792,000
Total Estimated Project Cost				\$ 978,000		

11-07-2024 @ 02:23p

NOTICE OF LEASE

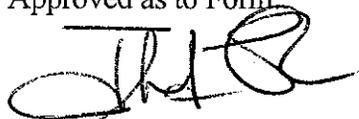
Notice is hereby given pursuant to Massachusetts General Laws, Chapter 183, Section 4 of the following lease:

1. LESSOR: Parker Lombard Trust, a public charitable trust under the will of Parker Lombard
2. LESSEE: Town of Barnstable
3. DATE OF EXECUTION: October 1, 2024
4. PREMISES: The land comprising Barnstable Assessor Parcel No. 155-043, located on Meetinghouse Way in the Town of Barnstable, containing approximately 0.48± acres and including the building thereon that had served as a train station.
5. INITIAL LEASE TERM: This 99-year lease commences on October 1, 2024 and terminates on September 30, 2123.
6. OPTION TO EXTEND: The lease does not provide for an option to extend.
7. OPTION TO PURCHASE: The lease does not provide for an option to purchase.

**** Balance of Page Left Intentionally Blank ****

This Notice is executed under seal this 1st day of October, 2024.

Approved as to Form:



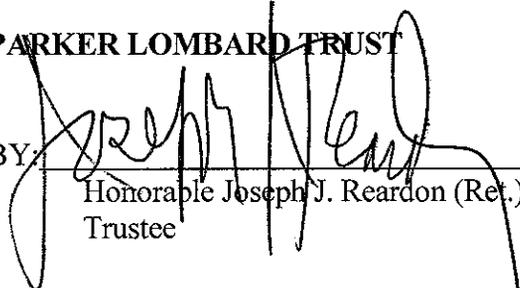
Thomas J. LaRosa
First Assistant Town Attorney

TOWN OF BARNSTABLE

BY: 

Mark S. Eells
Town Manager

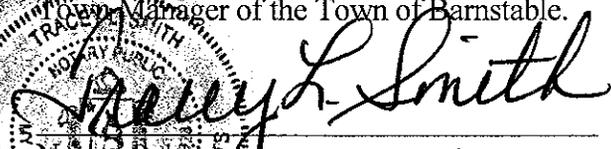
PARKER LOMBARD TRUST

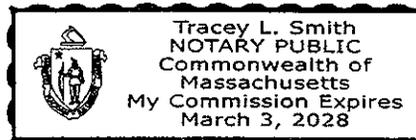
BY: 
Honorable Joseph J. Reardon (Ret.)
Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

On this 1st day of October 2024 before me, the undersigned notary public, personally appeared Mark S. Eells, who proved to me through satisfactory evidence of identification, which is **personal knowledge**, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his official capacity as Town Manager of the Town of Barnstable.

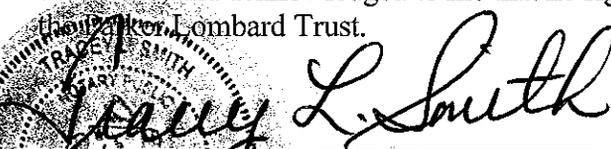

Notary Public
My Commission Expires 3/3/2028

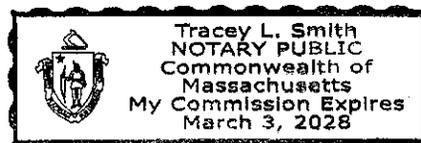


COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

On this 31st October day of ~~January~~ 2024, before me, the undersigned notary public, personally appeared **Joseph J. Reardon**, who proved to me through satisfactory evidence of identification, which is **personally known**, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the Parker Lombard Trust.


Notary Public
My Commission Expires 3/3/2028



PARKER LOMBARD TRUST LEASE

This AGREEMENT OF LEASE is made and entered into on October 1, 2024 by and between the PARKER LOMBARD TRUST, a public charitable trust under the will of Parker Lombard, with an address of c/o Honorable Joseph J. Reardon (Ret.), Trustee, Town of Barnstable, 367 Main Street, Hyannis, MA 02601, hereinafter called the LESSOR, and Town of Barnstable, a Massachusetts municipal corporation, by its Town Manager, with office at 367 Main St., Barnstable Town Hall, Hyannis, Massachusetts 02601, hereinafter called the LESSEE.

The parties hereto agree that LESSOR shall lease to LESSEE and LESSEE shall lease from LESSOR, a defined parcel of LESSOR'S property, described as follows (the "Premises"):

A parcel of land located on Meetinghouse Way, in the Town of Barnstable (West Barnstable), comprised of Assessor's Map 155 as Parcel 043, containing approximately 0.48± acres and including the building thereon that had served as a train station;

1. THE PARKER LOMBARD TRUST: LESSOR, in executing this lease and at all times in dealing with LESSEE regarding this lease, is acting as Trustee of the Lombard Trust and in no other capacity.
2. TERM: The term of this lease shall be for a period of ninety-nine (99) years commencing on the 1st day of October, 2024 and ending at 12:01am on September 30, 2123.
3. RENT: LESSEE shall initially pay to the LESSOR a nominal rent of \$1 per year for the term of the agreement.
4. LESSEE is exempt from paying real estate taxes for the leased land and the buildings, structures, improvements, fixtures, equipment, and furnishings thereon.
5. UTILITIES: LESSEE shall fully and promptly pay for all water, gas, heat, electricity, telephone, and other utilities provided to the Premises and any and all costs of every kind and nature associated with the utilities and services provided. LESSOR shall have no responsibility of any kind or nature regarding utilities and services provided to the property.
6. SECURITY DEPOSIT: No security deposit is required for this lease.
7. USE OF LEASED PREMISES: LESSEE shall use the leased Premises primarily as a former train station and an historical attraction and for such other public uses and access, or public or private lawful uses by subtenants of LESSEE as the LESSEE in its sole opinion deems appropriate.

7.1. LESSEE shall not use the Premises for any purpose or in any manner that involves the use, manufacture, storage, transportation or disposal of toxic or hazardous materials as that term is defined in Chapter 3, Article 39 of the Ordinances of the Town of Barnstable or any successor ordinance regulating toxic or hazardous materials. The leased Premises shall not be used and no activity shall be conducted that is illegal, improper, noisy, offensive, contrary to any state, federal, regional or municipal law, ordinance or regulation, that causes a nuisance or would cause the voidance of any insurance policy in effect covering the property and LESSEE'S use thereof.

7.2. LESSEE shall not conduct any business or activity on the leased Premises without first obtaining any and all necessary local, county, state, or federal permits and/or licenses required for such activity.

7.3 The area of the Premises may be changed, expanded or amended per section 25 of this lease

8. REPAIRS AND MAINTENANCE: LESSEE has inspected the Premises and LESSEE accepts the Premises, building and fixtures in the condition they are now in.

8.1 LESSEE shall, at LESSEE'S expense, and subject to appropriation, keep and maintain the leased Premises including any buildings, fixtures and personal property located thereon and any improvements in good, sanitary, and neat order and shall take all steps necessary to keep them in such good, sanitary and neat order. LESSOR shall have no obligation for any expenses associated with the maintenance or improvements located on the Premises.

9. REFUSE AND DISPOSAL: LESSEE shall dispose of all refuse of any kind and nature in receptacles provided by LESSEE and located on the Premises as the LESSOR may reasonably direct. LESSEE agrees that no rubbish or refuse will be allowed to accumulate so as to constitute a fire hazard, health hazard or to be unsightly.

10. ALTERATIONS/SIGNS: LESSEE may make any alterations, improvements, changes or additions on the leased Premises without the prior, written approval of LESSOR. Any alterations, improvements, changes or additions to the Premises shall be made at LESSEE'S sole expense. LESSEE agrees that all personal property including any buildings or fixtures that belong to LESSEE located on the Premises shall be at the sole risk of the LESSEE.

11. LESSOR'S ACCESS: LESSOR or its agents may, at reasonable times, enter to view and inspect the leased Premises.

12. QUIET ENJOYMENT: LESSOR covenants LESSOR is the owner of the Premises and that during the term of this lease upon LESSEE'S compliance with all of the terms of this lease, LESSEE shall have the quiet enjoyment of the Premises.

13. INDEMNIFICATION OF LESSOR: To the extent allowed by law and subject to appropriation by the Town Council, and provided further that the LESSOR has not caused

such loss or claim, LESSEE agrees to indemnify and hold harmless LESSOR from all claims, liabilities, losses, and damages of every kind and nature arising out of LESSEE'S use of the Premises including, but not limited to, injuries to persons, including death, and damage or loss of property whether such claims of loss are LESSEE'S or others on the property. Such indemnity shall include indemnity from any and all legal costs and expenses including but not limited to attorney's fees caused to LESSOR by virtue of LESSEE'S use of the property and events as described above.

14. INSURANCE: LESSEE shall maintain in force and effect one or more policies of liability insurance in the aggregate amount of not less than one million dollars (combined single limit for bodily injury or property damage and personal injury), at LESSEE'S expense, under which LESSOR is named as an additional insured against injury to persons or damage to property. LESSEE shall take no action or conduct any activity that would negate such insurance or cause any such company from continuing or renewing such policy.

14.2. Within thirty days of the effective date of this lease, per Paragraph 28 below, LESSEE shall provide LESSOR with copies of all current insurance policies required by this lease and shall provide copies of any and all renewal policies or binders for renewals not less than sixty days prior to the expiration of existing policies.

15. LESSEE shall provide LESSOR with written notice not less than sixty (60) days prior to any construction, alteration, or repair estimated in excess of fifty thousand (\$50,000.00) dollars so that LESSOR can post appropriate notices of LESSOR'S non-responsibility. This notice from LESSEE shall be in addition to any notice required in section 10 of this lease.

16. Neither this lease nor the leasehold estate of the LESSEE nor any interest of the LESSEE in any the leased Premises or any structures thereon shall be subject to any involuntary assignment, sale or transfer or assignment, transfer or sale by operation of law in any manner whatsoever and any attempted involuntary assignment, transfer or sale shall be void and may be grounds for termination of this lease.

17. DAMAGE TO AND DESTRUCTION OF IMPROVEMENTS: Damage, destruction or partial destruction of any building, fixture or structure shall not release LESSEE from any obligation under this lease except as provided herein. In the case of any damage or partial destruction to any structure on the leased property, and subject to appropriation in the absolute discretion of the Town Council, LESSEE shall promptly repair and restore the same to a condition as good as or better than that which existed prior to the damage, destruction or partial destruction. Without limiting the obligations of LESSEE, LESSOR agrees that any proceeds of insurance payable to LESSOR as an additional insured shall be made available to LESSEE for such repairs.

18. DEFAULT BY LESSEE: If the LESSEE is in default in the payment of rent and such default continues for ten (10) days or if LESSEE is in default of any other term of this lease and such default shall continue for a period of thirty (30) days, or if LESSEE shall be declared bankrupt or insolvent according to law, or shall enter an assignment for the benefit of creditors, LESSOR, after providing notice thereof shall have the right to terminate this

lease without prejudice to LESSOR'S other remedies under this lease or at law for unpaid rent or other damages.

18.1. In case of destruction of the buildings, fixtures or any structures on the Premises, the combined replacement value of which is \$50,000 or more, LESSEE may elect to terminate this lease, by written notice to LESSOR within ninety (90) days after the destruction. Upon such written notification, this lease shall terminate. If LESSEE elects to terminate this lease, LESSEE, at LESSEE'S expense shall restore the property to its safe and natural state. Any work towards placing the property in a safe and natural state must comply with all federal, state, regional and local laws, ordinances, and regulations. LESSEE shall be liable to LESSOR for rent until the Premises are restored to a safe and natural state.

18.3. Failure of the LESSOR to complain or demand remedy for any breach of this lease by LESSEE, regardless of the length of time such violation continues, shall never be deemed to be a waiver by LESSOR of its rights under this lease.

18.4. Waiver by LESSOR of any breach of this lease by LESSEE shall not be deemed to be a waiver of any other provision of this lease and shall not be deemed to be a waiver at any subsequent time of the same provision. LESSOR'S consent to any act or action of LESSEE under any of the terms of this lease at any time shall not constitute LESSOR'S consent to LESSEE'S similar acts or actions at any other time.

18.5. Any payment by LESSEE or acceptance by LESSOR of a lesser amount than is then due from LESSEE to LESSOR shall be treated as a payment on account and shall not remedy any breach unless LESSOR, agrees in writing. LESSOR may accept any payment by LESSEE by check or otherwise for less than is then due containing a notation thereon or by accompanying letter that states that such payment is payment in full, without such notation or condition being binding on LESSOR. LESSOR may accept such check or payment without prejudice to LESSOR'S other rights or remedies regarding such payment or breach.

19. YIELDING UP THE PREMISES: Upon the expiration or termination of this lease, LESSEE shall yield up and deliver the leased Premises, buildings or fixtures to LESSOR.

19.1 All equipment and moveable property of LESSEE now or hereafter placed on the Premises may be removed by LESSEE in anticipation of the expiration or termination of this lease or within one hundred twenty (120) days following such expiration or termination provided that LESSEE is not in violation of any of the terms of this lease. No buildings, fixtures or structures owned by LESSOR may be removed by LESSEE at any time except with the written consent of the LESSOR.

20. NON-DISCRIMINATION: LESSEE covenants and agrees that LESSEE will not permit its officers, agents, employees or representatives to discriminate against any person because of that person's race, gender, national origin, age, marital status, sexual orientation, handicap, or religion in the course of LESSEE'S use of the leased Premises or the conduct of any business or activity on the leased Premises.

21. NOTICES: Any notices required or permitted to be given to either party hereto shall be sufficient if sent by registered or certified mail, postage prepaid, to the LESSOR

addressed to, "Lombard Trustee, C/O Asset Management, 367 South Street, Hyannis, MA 02601 and to LESSEE at "Town Manager, Barnstable Town Hall, 367 Main Street, Hyannis, MA 02601" or to such other address as either party may specify in writing to the other and delivered as herein provided.

22. MARGINAL HEADINGS: Marginal headings contained in this lease are inserted for convenience only and shall not alter the stated provisions of this lease.

23. SEVERABILITY: If any provision of this lease shall be held invalid or unenforceable, the remainder of this lease shall remain in full force and effect.

24. CONSTRUCTION OF LEASE: This lease shall be construed and enforced under the laws of the Commonwealth of Massachusetts.

25. MODIFICATION OF LEASE: This lease contains all of the agreements between the parties regarding the leased Premises and supersedes all prior agreements, whether written or oral, concerning the leased Premises. This lease shall not be amended except by a writing signed by all parties.

26. NOTICE OF LEASE: LESSEE and LESSOR shall execute a notice of lease for recording at the registry of deeds in accordance with the provisions of G.L. c. 183, § 4 within ten (10) days of the effective date of this lease agreement.

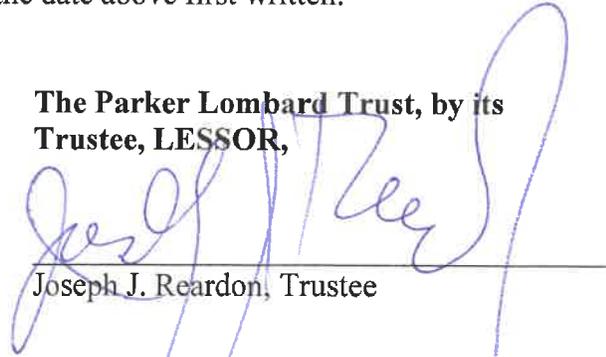
27. ASSIGNMENT AND SUBLEASES: LESSEE shall not assign all or any portion of the lease. LESSEE may enter into licenses or sublease agreements in accordance with applicable law with public entities or private persons and organizations for use of all or a portion of the Premises.

28. FORCE MAJEURE: This LEASE shall be subject to Force Majeure considerations. Either party hereto shall be excused from performance of any act under this lease if prevented from the performance of any act required by reasons of strikes, lockouts, labor trouble, failure of power, fire, winds, Acts of God, riots, insurrections, war or other reason of a like nature not reasonably within the control of the party. The period for the performance of such obligation may be extended for an equivalent period. Continued prevention from performance by such causes for periods aggregating sixty (60) or more days shall be deemed to render performance impossible, and either party shall thereafter have the right to terminate this contract.

29. INDEPENDENT ADVICE: The Parker Lombard Trust is a public trust as defined by Massachusetts Law. The Parties agree that the Office of the Barnstable Town Attorney has represented only the interests of the Town in the negotiations and preparation of this Lease. The Parties further agree that the Trustee has had full access to independent legal advice with respect to any and all legal matters implicated in this Lease.

In Witness whereof, the parties to this lease Agreement have hereunto set their hands and seals this 15th day of October, 2024, the date above first written.

**The Parker Lombard Trust, by its
Trustee, LESSOR,**



Joseph J. Reardon, Trustee

TOWN OF BARNSTABLE, LESSEE,



Mark S. Ells, Town Manager

APPROVED AS TO FORM:



Thomas J. LaRosa, First Assistant Town Attorney
Town of Barnstable

BARNSTABLE TOWN COUNCIL

ITEM# 2023-204
INTRO: 06/15/2023, 07/20/2023

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Charles S. McLaughlin, Jr., Senior Counsel
DATE: June 15, 2023
SUBJECT: Order authorizing the Town Manager to negotiate and execute a 99-year lease with the trustee of the Parker Lombard Trust for the building known as the West Barnstable Train Station and the land on which it is located

BACKGROUND: The will of the late Parker Lombard left his farmland in West Barnstable in trust to the Town. The will instructed that the land should never be sold but instead should be used to generate income in support of the poor of the Town, and the Trust has been administered for that purpose since the mid-1700's. The will expressly provide that none of the land should ever be sold.

In the mid-1800's, the Selectmen, purporting to act on behalf of the Lombard Trust but without legal authority to do so, conveyed a parcel of land at the intersection of what is now Route 6A and Route 149 to the Cape Cod Railroad for purposes of building a railroad depot on the site. A depot structure was then built and subsequently re-built as the structure that now sits at that intersection. Without reciting the tortured title history to the land and building that followed, the Lombard Trustee and the Town legal staff concur that the Lombard Trust is the rightful owner of the land under the old railroad station as well as the owner of the depot building itself.

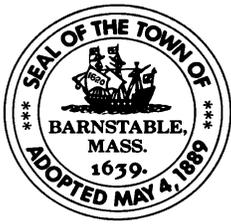
The depot building has begun to fall into serious disrepair and to stabilize the structure and prevent further deterioration will require the expenditure of perhaps \$700,000 or more. The Lombard Trustee does not believe that the Trust should bear that expense as it would limit the Trust's ability to attend to its primary function of providing financial aid to townspeople in need. The Trustee has proposed that the Town lease the lot and building from the Trust for the sum of \$1.00 per year and that the Town take over the maintenance and repair responsibilities for this historically significant structure which is an inherent part of the historic fabric of the Town and the Village.

If this lease is approved by the Council and then the Probate Court, the Town intends to seek approval of Community Preservation Act funds to repair the structure. CPA funding was previously approved for this purpose but the real estate title issues prevented title certification, thus blocking access to CPA funds. With the Town as an approved tenant, CPA funding will again be sought but this time by the Town as tenant. If approved by CPA and the Town Council, the funding would then be applied to the repair and reconstruction effort. The Trustee has agreed to seek separate Probate Court approval for the Trustee to place an historic preservation restriction on the structure, a necessary prerequisite to an historic preservation grant of CPA funds for such work.

FISCAL IMPACT: Upon passage of this item future improvements and annual maintenance will become the responsibility of the Town and the associated costs will need to be included in future capital and operating budgets. As the structure is of historical significance, capital improvements could be funded from the Community Preservation Fund.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this item.

STAFF ASSISTANCE: Charles S. McLaughlin, Senior Counsel, David Anthony, Property Manager



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



Commission Members

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

15 March 2022

Paul Holtz, Co-Director & Historical Architect
Massachusetts Historical Commission
220 Morrissey Blvd.
Boston, MA 02125

RE: West Barnstable Train Depot – 2469 Meetinghouse Way, West Barnstable, MA 02668

Dear Director Holtz,

The Barnstable Historical Commission is in full support of the proposed restoration of the West Barnstable Railroad Depot. Located in the Old King's Highway Historic District, the building is a monument to the Town of Barnstable's growth and commerce. The train played a large part in the development of the entire Cape. The initial reason the railroad was coaxed into extending onto Cape Cod was the Sandwich glass works; the Boston & Sandwich Glass Company, which needed to get their products to Boston, so freight traffic began. That was in 1848. The first train to come to the Town of Barnstable arrived at West Barnstable in December of 1853. Cotuit, Osterville, Marstons Mills and Centerville residents and visitors arrived in great numbers, then were ferried by horse and carriage to their villages. The March 22, 1887 edition of the *Barnstable Patriot* reported, "Friday the sleighs were as thick as snow birds around the R. R. Station."

Built in 1911, this station, designed by C. W. Murdock, is the third train depot on this site. It has been an important structure and center of activity for the village of West Barnstable ever since. For 53 years this building (and one since burned down) were a freight depot, an early version of our UPS and trucking centers. The West Barnstable train station allowed cranberry, apple and vegetable (West Barnstable, Marstons Mills) growers as well as oyster harvesters (Osterville and Cotuit) to sell at larger, more profitable markets in Boston and New York, cities with little space for growing fresh vegetables and fruit. Wagons would travel Route 149 to the station, bringing potatoes (Maine), dress goods, wine (Boston), building materials (NH, VT and CT) and mail to the residents. At one point there was even a Railway Post Office car as part of the consist (sorting and postmarking mail en route, the postmarks read "Boston & Cape Cod/ R.P.O.").

The West Barnstable Historical Society has some of the ledgers of shipments to the depot, from cartons of fine wine to building materials. During World Wars One and Two, local soldiers departed from this depot as they went off to serve our country. By 1964 the increased travel by interstate of both goods and people led to the closure of passenger travel to and from the Cape, excepting special trains.

By 2000 the building, now owned by the Town of Barnstable, stood vacant and boarded up. Two residents of West Barnstable met with the Town Manager, asking the Town to send out a Request for Proposal for the use of the station. In 2001 a decision was made to award a long-term lease to the Cape Cod Chapter of the National Railway Historical Society. This non-profit organization has worked diligently to repair and maintain the

building which has become a museum, and once again, a center for village activities. During the summer season, trains stop here once again, as they had for over 120 years.

But now, in 2022, the building requires fiscal help from its owner, the Town of Barnstable. The West Barnstable Historical Society applauds the efforts of the Town of Barnstable's Department of Public Works to initiate this project. And we hope the Community Preservation Committee will grant the funds needed to repair and preserve this very special community structure.

Sincerely,

Nancy Clark

Nancy Clark, Chair

Cc: Mark Marinaccio, Town of Barnstable

Kris Clark, Town Councilor- Precinct 11
398 Woodside Road; West Barnstable, MA 02668
precinct11clark@gmail.com
508-428-8754

March 9, 2022

William Francis Galvin at the Massachusetts Historical Commission
220 Morrissey Boulevard; Boston, Massachusetts

Dear Mr. Galvin,

I heartily support the request for funding from the Massachusetts Historical Commission Preservation Project Funds for the West Barnstable Train Depot.

Constructed in 1910 the Spanish Eclectic style building is historically significant for its representation of the main form of transportation of the time and its impact on commercial business growth in the area and the Hyannis commercial center.

Preservation work is planned to include restoration of the clay tile roof (which is currently leaking), window, door, trim, and minor interior restoration. The project will include removal and salvage of the existing clay tile roof, repair work to substrate, and re-installation of the salvaged clay tiles. Our preservation architect indicated that this style tile is still available and any compromised tiles will be replaced in-kind. All work will meet the Secretary of The Interiors standards for the preservation of historic buildings.

The Town's project estimate is \$670,000 and the grant could fund up to \$100,000 of that cost. There is sensitivity to the expense of this project, but I appreciate the dedication of Town Architect, Mark Marinaccio, to put forward renovations that are historically precise. Should this grant get awarded to the Town of Barnstable, it would show the residents and reviewers that that Town has made an effort to reduce the amount requested from the Town's Community Preservation Fund.

This historic structure contributes to the West Barnstable Historic District and has been maintained by a dedicated group of members and volunteers of the Cape Cod Chapter of the National Railway Historical Society, custodians of this station since 2001.

<http://www.capecodnrhs.org/>

It has served as a shooting location for the films, *The Golden Boys* in 2008 and *The Lightkeepers* in 2009. During operating season from May through October, along with special community events, this Railroad Station serves as a stop for excursion trains that run from Hyannis to the Cape Cod Canal.

In the past, it was the center of attention for the West Barnstable "Cranberry Express", which ran as a fundraiser for the Cape Cod Chapter of the National Railway Historical Society and the West Barnstable Civic Association. (Pictures included)

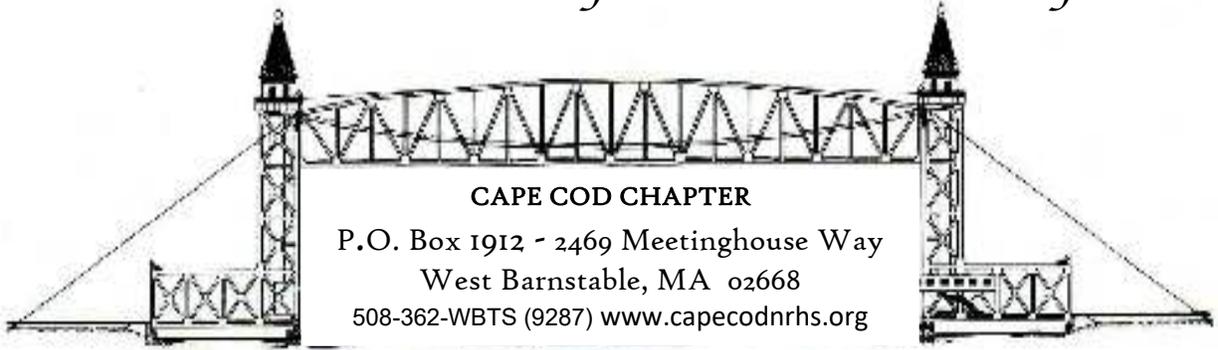
It also serves as a popular feature of the Annual West Barnstable Village Festival each year on the third Saturday of August. Most of the time, the trips from this location are full at the West Barnstable Railroad Station during our Annual Festival.

Grant funding would be welcomed to complement the significant investment that the Town is proposing to make at this historic structure.

Most Sincerely,

Kris Clark; Councilor, Precinct 11, Town of Barnstable

National Railway Historical Society



March 8, 2022

To Whom it May Concern:

As President of the Cape Cod Chapter, National Railway Historical Society and on behalf of our Members I wish to advocate for the approval of the grant towards the restoration of the West Barnstable Train Station and Museum. We are a 501(c) 3 volunteer organization.

We became the custodians of the station in 2001 and members have worked diligently to bring the station back to its original splendor and welcome all to enjoy. The original wooden station and freight house burned down and the current station was built in 1910. The cost was \$18,000 and followed the same style pattern with the clay tile roofing that the New Haven Rail Road used in constructing the long gone Sagamore Station and the current Buzzards Bay Station. The station contains most of the original oak woodwork and facilities. Our monthly meetings have been held there since about 2003 during May through September.

We operate the station during the May through October season and take part and support all the village and community events. We have maintained as much as possible over the years, including contracting for the removal of the asbestos flooring tiles and the pipe in the attic. We have painted the interior and exterior the original NYNH&H colors several times, but with the roofing and ceiling leaks, no heat and freezing winters, the ceilings are peeling and the artifacts are deteriorating. The soffits are rotting and all the exterior doors need replacing. Under our license agreement with the town and with our own fundraising, we hope to install the HVAC system in the attic at the time of the restorations.

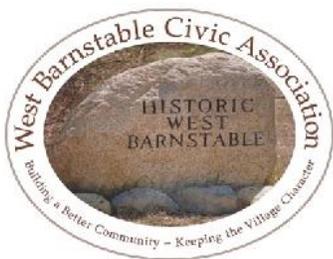
Thank you for your consideration and please contact me if you have any questions or if I can provide any additional information.

Sincerely,

Linda Z. Pegnato, President



Cape Cod Chapter NRHS - www.capecodnrhs.org Telephone #508-362-WBTS (9287)



West Barnstable Civic Association

P.O. Box 243

West Barnstable, MA 02668

www.westbarnstable.org

westbarnstablecivic@gmail.com



March 10, 2022

Dear Mr. Galvin,

On behalf of the West Barnstable Civic Association, I would like to express our full support for Massachusetts Historical Commission Preservation Project Funds to restore the West Barnstable Railroad Depot. This building is located within the Old Kings Highway Historic District, as well as the West Barnstable Historic District. The West Barnstable Railroad Depot is also listed as a Massachusetts Cultural Resource. The building currently houses the Cape Cod Chapter of the National Railway Historical Society.

Constructed in 1911 by the New Haven Railroad, the Arts & Crafts/Mission Style building served trains to Boston and seasonal trains to New York until 1964 when the New Haven Railroad ran its last passenger train to Cape Cod. Between 1986 and 1996 it served as an unmanned stop for Amtrak's Cape Cod service. The station was used as a shooting location for the films *The Golden Boys* in 2008 and *The Lightkeepers* in 2009. During the summer, West Barnstable serves as a stop for select excursion trains running from Hyannis to the Cape Cod Canal. In 2001, the Cape Cod Chapter of the NRHS leased the property and has been able to complete some minor repair work. The building has been restored as a historical railway station and museum.

The Department of Public Works is seeking funding for design and restoration of the building. They estimate completion of the project in the spring of 2023.

Thank you for your consideration of this request.

Sincerely,

Andrew Lee

WBCA President

~ 2022-2023 WBCA Officers ~

Andrew Lee, President; Ed Jay, Vice President; Bob Stolte, Treasurer; Marissa Caney, Recording Secretary;
Maria DeMayo, Corresponding Secretary; Nancy Meagher, Immediate Past President

March 13, 2022

Paul G. Richard, Chair
Town of Barnstable
Old King's Highway Historic District Committee

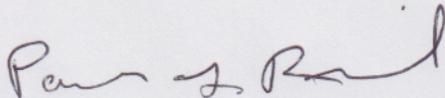
To whom it my concern:

On behalf of the Town of Barnstable's Old King's Highway Historic District Committee, I am submitting this letter of support for the Town of Barnstable's grant application regarding the restoration of the West Barnstable Railroad Depot.

The West Barnstable Railroad Depot at 2469 Meeting House Way in West Barnstable Village was built in 1910 and is an important historical structure within the Old King's Highway Historical District. Funding from this grant will facilitate critical repairs to the exterior of the structure that will maintain its integrity for years to come.

Restoration and preservation of the West Barnstable Railroad Depot is a worthwhile project and it is hoped that you will look favorably on this grant, and assist the community to preserve its cultural history.

Respectfully,

A handwritten signature in cursive script, appearing to read "Paul G. Richard".

Paul G Richard



The Town of Barnstable
Department of Public Works
382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: November 7, 2024

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager

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

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee**
Hyannis Armory Exterior Restoration, 225 South Street, Hyannis

Map/Block/Lot: 326 / 004/

Dear Mr. Counsell,

In fiscal year 2019, the Barnstable Town Council appropriated \$309,179 of capital improvement funding, to begin revitalization work on the Hyannis Armory. The funding included costs for restoration design and hazardous material abatement. With a total estimated project cost of \$10,000,000, the Department of Public Works is seeking \$2,800,000 in community preservation funding to begin work on exterior restoration of the building.

Constructed in 1958, the Hyannis Armory once served as the home of Battery D, 685th AAA Machine Gun Battalion of the Massachusetts Army National Guard. The building holds a significant place in American history, as it was at the Armory that President-elect John F. Kennedy delivered his acceptance speech following the 1960 election. After casting their votes in Boston, John F. Kennedy and his wife Jacqueline flew to Cape Cod to await the election results at the Kennedy Compound in Hyannis Port. On the morning of November 9, 1960, the Kennedy family traveled to the Hyannis Armory, where Kennedy expressed gratitude for his victory and called for national unity as the country faced the challenges of the 1960s.

Although the building was nominated for the National Register of Historic Places, it has not yet been listed. Over the years, the condition of the Armory has deteriorated significantly, and it is currently used as cold storage for various town departments. Despite this, the building remains a vital piece of our town's history and a valuable community asset.

The Department of Public Works has initiated efforts to restore the Armory for future use as town offices and public meeting spaces. Town Council has already appropriated funds for restoration design and hazardous materials removal. The next critical step is to restore the building's exterior, with interior improvements to follow in subsequent phases.

This project specifically addresses the exterior restoration of the Hyannis Armory. Planned work includes masonry restoration, masonry steel lintel work, window and door replacement, and roof restoration or

replacement. This phase is crucial to securing the building's exterior envelope and halting further deterioration, regardless of the ultimate vision for the facility.

The Department of Public Works is seeking \$2,800,000 in funding for this phase of restoration. This investment will advance the overall goal of restoring and adaptively reusing the Hyannis Armory for the benefit of the community.

Thank you for your consideration.

Sincerely,



Mark S. Ellis, Town Manager

FORM B – BUILDING

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

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

326 004

AU

1738

Photograph



Town: Barnstable

Place: (neighborhood or village)
Hyannis

Address: 225 South Street

Historic Name: Hyannis National Guard Armory

Uses: Present: Armory
Original: Armory

Date of Construction: 1958

Source: 1986 MHC form

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Brick, cast stone

Roof: Metal

Outbuildings/Secondary Structures:
None

Major Alterations (with dates):
None

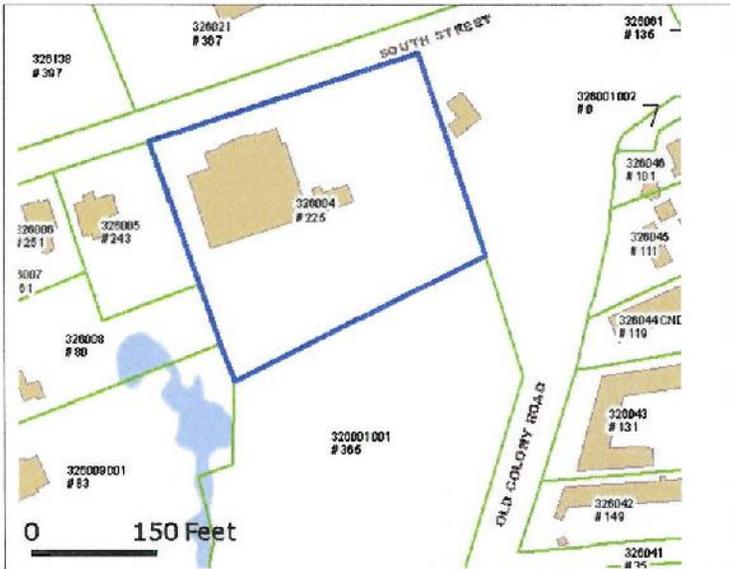
Condition: Good

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

Acreage: 2.15

Setting: Located on a relatively flat lot on South Street in an area characterized by institutional uses and former residences converted to commercial and institutional uses.

Topographic or Assessor's Map



Recorded by: Julie Ann Larry, ttl-architects

Organization: Town of Barnstable

Date (month / year): September 2008

* SEE FILE FOR ADDITIONAL LETTERS, NEWSPAPER ARTICLES

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE 225 South Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	1738
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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.

The armory building at 225 South Street faces north and is located on the south side of the street directly across from the former Hyannis Normal School, now the Barnstable Town hall. The five by three bay drill hall is located to the south of the five by two bay one-story entry and administrative office wing. A one story flat roof L-shaped addition wraps the south and west sides of the drill hall. The building rests on a concrete foundation. The long low gable roof structure of the drill hall is clad in metal, while the flat roofs of the front and rear wings are covered in a membrane. A tall chimney stack projects from the flat roof of the rear wing. The building is clad in brick, except the central portion of the main entrance which is faced with cast stone. The main entrance faces South Street with a secondary pedestrian entrance on the rear ell facing south. Additional service doors on the north side of the rear ell and the east side of the drill hall access the large parking lot to the east of the building. These doors are sheltered by projecting flat canopies supported by metal columns. The oversized centrally located entrance on the east side of the drill hall is sheltered by a flat canopy supported by brick side walls. Windows generally contain triple sashes and are set in horizontal bands.

The building has been has not been significantly altered and retains its original architectural character. The building is 50 years of age and was constructed outside the period of significance for the historic district. However its scale and public use are compatible with former school buildings, now occupied by the Town. Its large parking lot is visible from the street. It does not make a contribution to the architectural character of the historic district.

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 final days of John F Kennedy's presidential campaign, during the summer and early fall of 1960, were spent in Hyannis, the Kennedy family's long term summer home (see are HYA). The Hyannis Motel on Main Street provided 60 room press headquarters, with teletype and telephones.

At 12:30 on November 9, 1960, the day following the election, president-elect Kennedy received a telegram from Vice-President Nixon conceding the election and extending congratulations. Due to lack of sufficient space in the motel, it was announced that the victory press conference would be held at the Massachusetts National Guard Armory, a short distance away on South Street, at 1:45pm.

President-elect Kennedy, joined by his wife, parents, two brothers, and three sisters on the armory stage, read telegrams received from President Eisenhower and Vice President Nixon. Then reading from a prepared statement he dictated earlier, he said "It is a satisfying moment to me. I want to express my appreciation to the citizens of this country and to Mr. Nixon personally.' He went on 'The next four years will be difficult and challenging. There is general agreement by all our citizens that a supreme national effort is needed to move this country to safety through the 1960's. We need your help. All our energies will be devoted to the interests of the United States and the course of Freedom around the world.' (Jenkins, 1986)

The armory hosted Battery D of the 685th AAA Machine Gun Battalion.

BIBLIOGRAPHY and/or REFERENCES

Jenkins, Candice.. *225 South Street Massachusetts Historical Commission Inventory Form B*. Barnstable: Barnstable Historical Commission, 1986.

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE 225 South Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Town of Barnstable. Assessors Records.

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

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

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

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

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE 225 South Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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

Tewksbury 225 South Street

Area(s) Form No.

AB AU	1738
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Julie Ann Larry, ttl-architects

The criteria that are checked in the above sections must be justified here.

The Hyannis Army National Guard Armory-Battery D at 225 South Street is historically significant at the National level for its associations with President John F Kennedy. The Armory would be individually eligible for listing on the National Register of Historic Places under Criteria B as the location for his presidential acceptance speech following the 1960 Presidential campaign.

FORM B - BUILDING

Assessor's number

326-004

RECEIVED

USGS Quad

Hyannis

FEB 03 2003

Area(s)

AU

AB

Form Number

1738

Massachusetts Historical Commission
Massachusetts State Archives
220 Morrissey Boulevard
Boston, Massachusetts 02125

MASS. HIST. COMM.

Town Barnstable

Place (neighborhood or village) Hyannis

South Street

Hyannis, MA 02601

Barnstable (Hyannis) Armory

Armory

Armory

1958

Statewide Armories Inventory

Historically functional

Walter Gaffney Associates

Concrete

Concrete

Membrane, metal (standing seam)

including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Attached

Outbuildings/Secondary Structures None

Major Alteration (with dates) None

Condition Good

Moved No Yes Date _____

Acreage 2.2 Acres

Setting Set back from street approximately 20 feet

in area of municipal building complex; Town Hall,

Hyannis Public Library, Kennedy Museum across

street. Situated in the Hyannis Main Street/

Waterfront Local Historic District

Recorded by Edward Stanley

Organization Boston Affiliates, Inc.

Date (month/day/year) 11/22/02

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

The Barnstable (Hyannis) Armory is a large brick-walled, modern functional-style building located on the south side of South Street. Situated in an area of municipal buildings associated with the Town of Barnstable, the building is executed in a utilitarian style characteristic of armories constructed in the 1950s and 1960s. The building is primarily square in plan with flat roofed one-story wings and gable-roofed assembly hall. All windows are metal-framed with cast stone sills. A rectangular, one-story administrative block, with its long axis parallel to South Street, is joined on the rear by the square 1½-story, assembly hall block, which is flanked on the west side and rear by one story wings. A raised band of windows on the sides of the assembly hall provide light to the interior. The administrative block is characterized by a central projecting pavilion composed of cast stone having a recessed main entrance with metal replacement doors flanked by a tall window with five horizontally-oriented lights on each side. This pavilion is flanked by lower side wings, each containing a band of triple windows with three horizontally-oriented lights in each sash. The east and west side elevations show the gable end of the assembly hall and the projecting front administrative block. The east gable end contains a high, metal overhead door that provides

HISTORICAL NARRATIVE *see continuation sheet*

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 Barnstable (Hyannis) Armory was constructed in 1958 to serve as a training, meeting, administrative and equipment storage and maintenance facility for the Massachusetts Army National Guard. The National Guard had its roots in the citizen-soldier ethos of the New England colonial volunteer militia, separate from any regular standing army. The first three regiments of militia in Massachusetts were the North, East and South Regiments, organized by a law passed in 1636. Much of the Revolutionary War army under George Washington was made up of militiamen. After the Revolutionary War, when the United States Constitution's divisions of state and federal power were being tested, militias were maintained by the states to counterbalance the potential power of the regular standing army. In 1781, the first Massachusetts militia law was enacted which organized forces into a Train Band of service-eligible men and an Alarm List of reserves. In 1840, the Massachusetts General Court reorganized the state militias into the Massachusetts Volunteer Militia (MVM), composed of three divisions and six brigades.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Barnstable, Town of. *Annual Reports of the Town Officers of the Town of Barnstable for the Year Ending December 31, 1960*. 1961.

Cape Cod Standard Times. "Nixon Concedes Win to Kennedy." Nov. 10, 1960 (Vol. 24, no. 231), pp. 1-2.

Cape Cod Standard Times. "President-elect Pledges His Best for Nixon." Nov. 11, 1960 (Vol. 24, no. 232), pp. 1-2.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Town Property Address
BARNSTABLE 225 SOUTH ST.

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

Area(s) Form No.

AU 1738

ARCHITECTURAL DESCRIPTION (continued)

vehicular access to the assembly hall. To this door's right are two smaller metal double doors with concrete canopy that serve as pedestrian access to the hall. Two rectangular louvered openings pierce the upper sections of each gable end of the hall. At the rear of the assembly hall is a one-story wing that extends as an ell to the east. The latter contains metal double doors with concrete canopy flanked on each side by a square window. The rear elevation of the armory is two stories in height as the building is built into a slight hillside; the lower story provides access to the basement via two metal doors and the upper story contains a variety of windows matching the functions of interior spaces (1X1, 6X4 and 2X1 lights, all with fixed sash).

HISTORICAL NARRATIVE (Continued)

By this time, the MVM effectively constituted Massachusetts' own armed forces under the control of the Governor, and overseen by the Adjutant General. Support and housing for individual companies was the responsibility of the host communities. Numerous MVM companies augmented the Union forces during the Civil War. After the conflict, the state militias deteriorated, but by the 1870s support grew in Massachusetts for a reassessment of militia forces, and by the late 1880s changing forces in urban America including growing crime, civil disorder, labor unrest, and class strife culminated in greater militia support and passage of the Massachusetts Armory Act of 1888. This Act established an Armory Commission of three people charged with the acquisition of armories in cities in which two or more militias were located.

During the Spanish-American War of 1898, the MVM saw combat action on several fronts in both Cuba and Puerto Rico. Between the end of this conflict and 1916, the militia was called out for many state activities, and their main use was in controlling civil unrest, mainly during industrial strikes, and in assisting during major fires. In 1916, the organizational structure of the MVM changed with the nationalization of all state militias under the National Defense Act, which created the modern National Guard and the associated Massachusetts unit. This Act, along with a reorganization of the MVM under the Act of 1907, clearly foreshadowed the national movement toward the consolidation and modernization of the National Guard units and their integration with the regular army.

World Wars I and II saw heavy participation of the Massachusetts National Guard. During World War I, the Massachusetts units comprised the bulk of the 26th Division (the "Yankee Division"), which was composed of units throughout New England. Major combat involvement occurred at the St. Mihiel, Meuse River and Marne fronts. World War II campaign credits of the Massachusetts National Guard include distinguished action in the Pacific (New Caledonia, Guadalcanal) and Europe (Lorraine, "Battle of the Bulge," and the Saar and Moselle regions of Germany). The Korean War saw eight Massachusetts Guard units called to active duty.

After World War II, federal funding increased for the National Guard and following the Reserve Forces Act of 1955, the Guard became more fully integrated into the Army; by 1960, Guard units were required to complete Army basic training. Also in this period, federal and state governments began to share the cost of new armory construction at a ratio of 75 to 25 percent, respectively. This funding procedure remains in place today and has

INVENTORY FORM CONTINUATION SHEET

Town

BARNSTABLE

Property Address

225 SOUTH ST.

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

Area(s) Form No.

AU

1738

HISTORICAL NARRATIVE (continued)

resulted in the construction of thousands of utilitarian armories. Armories constructed during the Cold War (1946-1989), such as that in Hyannis, frequently lack the architectural grandeur of those built in the late nineteenth and early twentieth century. Very similar in design and emphasizing functional space, these armories are very symmetrical, flat- or gable-roofed rectangular buildings, usually with a raised band of windows on the sides of the drill hall to provide light to the interior. Single story administrative wings usually front or flank the drill hall. Exterior walls are of brick veneer and ornamentation is primarily limited to metal frame window fenestration.

The Barnstable (Hyannis) Armory rose to national prominence during the presidential campaign of John F. Kennedy. The final day of the campaign, in the fall of 1960, were spent in Hyannis, the Kennedy family's long-term summer home (NRIND 1972). The Hyannis Inn Motel on Main Street provided a sixty room press headquarters, with teletype and telephones. At 12:30 p.m. on November 9, 1960, the day following the election, president-elect Kennedy received a telegram from Vice-President Nixon conceding the election and extending congratulations. Due to the lack of sufficient space in the motel, it was announced that the victory press conference would be held at the Massachusetts National Guard Armory, a short distance away on South Street, at 1:45 p.m. President-elect Kennedy, joined by his wife, parents, two brothers and three sisters on the Armory stage, read telegrams received from President Eisenhower and Vice-President Nixon. Reading from a statement he had prepared earlier, Kennedy stated "It is a satisfying moment to me. I want to express my appreciation to the citizens of this country and to Mr. Nixon personally. The next four years will be difficult and challenging. There is general agreement by all our citizens that a supreme national effort is needed to move this country to safety through the 1960s. We need your help. All our energies will be devoted to the interests of the United States and the course of freedom around the world."

The Barnstable (Hyannis) Armory continues to function as a Massachusetts National Guard facility and currently houses the 190th Engineers Company. This group is a construction unit composed of a variety of tradesmen such as carpenters, electricians and carpenters, who are primarily charged with constructing battalion-sized encampments in combat areas.

BIBLIOGRAPHY and/or REFERENCES (Continued)

Fogelson, Robert M. *America's Armories: Architecture, Society and Public Order*. Cambridge, MA: Harvard University Press, 1989.

Hollister, Susan. "Imagery and Armories: The Castles of Massachusetts Volunteer Militia." Unpublished Manuscript, 1985.

Massachusetts Army National Guard. "Massachusetts Army National Guard Statewide Armories Survey". Privately printed report, 1987.

PAL (Adams, Cherau, and Kierstead) for Massachusetts Army National Guard. "Massachusetts Army National Guard Integrated Cultural Resources Management Plan." Privately printed report, 1987.

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

Community Property Address
HYANNIS 225 SOUTH ST.

Area(s) Form No.

AU	1738
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Pauline Chase-Harrell and Edward Stanley, Boston Affiliates, Inc.
The criteria that are checked in the above sections must be justified here.

The Barnstable (Hyannis) Armory possesses integrity of design, setting, materials, workmanship, feeling and association. It appears to meet Criteria A, B and C for National Register listing. It is significant at the local level as a representative of the reorganization and modernization of the National Guard in the post-World War II period, and significant at the national level as the site of President-elect Kennedy's acceptance speech in the 1960 presidential election.

In relation to Criterion A, its construction in 1958 was made possible by the increased federal funding for armory facilities which reflected the increased integration of the National Guard into the national defense structure in this period, when US military forces were being reorganized to meet the changing needs of the emerging Cold War. In relation to Criterion C, its functional modern design is typical of Cold War era armory facilities in general, and more specifically of the spate of National Guard garages and armories constructed in Massachusetts in the 1950s.

The Armory also meets Criterion A for its association with the beginnings of the Kennedy administration and Criterion B for its associations with President John F. Kennedy himself. It is significant as the site of President-elect Kennedy's acceptance speech after winning the 1960 presidential election over Vice-President Nixon. This historic speech can be said to begin one of the most important administrations in the second half of the twentieth century. However, the Armory building is less than fifty years old, and the acceptance speech slightly younger than the building, and thus not ordinarily eligible for National Register consideration.

In relation to Consideration G, the fact that registration requirements for resources associated with the Cold War context have not yet been defined make the eligibility of the Barnstable (Hyannis) Armory difficult to evaluate at this time. The construction associations discussed above would suggest that in the normal course of events the Armory would become eligible at the local level of significance in 2008. In addition, however, its direct association, as the site of President-elect Kennedy's acceptance speech in the 1960 presidential election, with nationally significant events and personages in the Cold War era (1946-1989) may make it eligible at the national level under Criteria A and B when those requirements are defined.

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Massachusetts National Guard Armory at Hyannis possesses integrity of location, design, setting, materials, workmanship, feeling and associations. It is significant as the site of President-elect John F. Kennedy's acceptance speech after winning the 1960 presidential election over Vice President Nixon. This historic speech, which can be said to begin one of the most important administrations of the second half of the 20th century, is of sufficient importance to the modern history of the United States to override the fact that the Armory building itself is less than 50 years old, and thus not ordinarily eligible for National Register consideration. The Armory meets criterion A for its associations with the beginnings of the Kennedy administration, and criterion B for its association:

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

The Hyannis Armory is a long, low gable roofed structure constructed of red brick. A cast stone entry with brick wings projects from the facade (north) to form a frontispiece. Low brick wings also extend the sides (east and west) of the building. Windows generally contain triple sashes and are set in horizontal bands. It is located directly across South Street from the former Hyannis Normal School, now the Barnstable Town Hall.

CRITERIA STATEMENT (cont)
with the man himself.

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

The final days of John F. Kennedy's presidential campaign, during the summer and early fall of 1960, were spent in Hyannis, the Kennedy family's long term summer home (see Area HYA). The Hyannis Inn Motel on Main Street provided a 60 room press headquarters, with teletype and telephones.

At 12:30 on November 9, 1960, the day following the election, president-elect Kennedy received a telegram from Vice-President Nixon conceding the election and extending congratulations. Due to lack of sufficient space in the motel, it was announced that the victory press conference would be held at the Massachusetts National Guard Armory, a short distance a way on South Street, at 1:45 P.M.

President-elect Kennedy, joined by his wife, parents, two brothers and three sisters on the Armory stage, read telegrams received from President Eisenhower and Vice President Nixon. "Then reading from a prepared statement he had dictated earlier, he said, 'It is a satisfying moment to me. I want to express my appreciation to the citizens of this country and to Mr. Nixon personally'. He went on: 'The next four years will be difficult and challenging. There is general agreement by all our citizens that a supreme national effort is needed to move this country to safety through the 1960's. We need your help. All our energies will be devoted to the interests of the United States and the course of freedom around the world.'" (Lincoln, p. 192)

BIBLIOGRAPHY and/or REFERENCES

Town of Barnstable. The Seven Villages of Barnstable. 1976.
Lincoln, Evelyn. My Twelve Years with John F. Kennedy. 1965.