

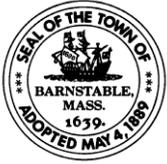
# **BARNSTABLE HISTORICAL COMMISSION**

**October 20, 2020**

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<b>5</b>	NOID – 671 Old Post Road
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For questions, please contact Erin Logan, Administrative Assistant  
[erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us) or by telephone at 508.862.4787



## Town of Barnstable

# Barnstable Historical Commission

[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)

### Commission Members

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

### Administrative Assistant

Erin K. Logan, [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

## AGENDA

**Tuesday, October 20, 2020, 4:00PM**

### Call to Order

### Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and public participation is available through this link <https://zoom.us/j/93511132267> or by dialing 888-475-4499 – Meeting ID: 93511132267 must inquire whether anyone is taping this meeting and to please make their presence known.

The Barnstable Historical Commission Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

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

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Barnstable Historical Commission meeting and public comment can be addressed by utilizing the Zoom link or telephone number and Meeting ID provided below:

**Link:** <https://zoom.us/j/93511132267>

**Telephone Number:** 888 475 4499 **Meeting ID:** 93511132267

3. Applicants, their representatives and individuals required or entitled to appear before the Barnstable Historical Commission 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 [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us), so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling 508-862-4787 or emailing [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

Acting under the provisions of the Code of the Town of Barnstable, §112-1 through §112-7, the Historical Commission will hold a Public Hearing on the following applications. The following Applications have been determined significant and were referred to a Public Hearing:

### Applications

**Reilly, Jennifer, 671 Old Post Road, Cotuit, Map 054, Parcel 001, McLeod House, built 1928, inventoried Partial Demolition** - demolish east wing, west wing, and waterside screened in porch volume; replace all windows, doors and existing central volume

### Other

- Discussion - David Martin of the Marstons Mills Historical Society to discuss the restoration of the Hearse
- Update – Community Preservation Committee
- Historic events open to the public

### Approval of Minutes

None at this time

### Matters not reasonably anticipated by Chair

### Adjournment

**Next Meeting Dates:** November 17, 2020 & December 15, 2020

#### **Please Note:**

The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact 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.

## MOTIONS & FINDINGS

**Reilly, Jennifer, 671 Old Post Road, Cotuit, Map 054, Parcel 001, McLeod House, built 1928, inventoried Partial Demolition** - demolish east wing, west wing, and waterside screened in porch volume; replace all windows, doors and existing central volume

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### MOTION 1:

I move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 671 Old Post Road, Cotuit, is a Preferably Preserved Significant Building.

Second the motion

Vote AYE or NAY:

**AYE:** will impose 18 month delay

**NAY:** will not impose 18 month delay

**ROLL CALL VOTE:** Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay

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*NEXT CHOOSE ONLY ONE OF THE FOLLOWING VOTES:*

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### **IF MOTION 1 PASSES (AYE VOTE):**

I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably Preserved Significant Building located at 671 Old Post Road, Cotuit **is** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

**An AYE vote determines that the partial demolition IS detrimental – demolition delay is imposed**

**ROLL CALL VOTE:** Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay

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### **OR - IF MOTION 1 FAILS (NAY VOTE):**

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the **building** located at 671 Old Post Road, Cotuit **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

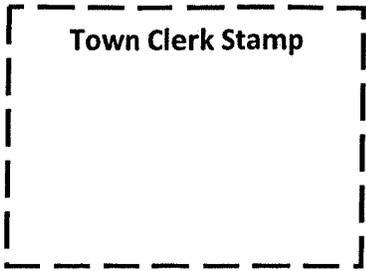
Second the motion

**An AYE vote determines that the partial demolition of the **single family structure** IS NOT detrimental – no demolition delay imposed**

**ROLL CALL VOTE:** Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay



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



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

Date of Application 09.24.2020

Full Demolition

Partial Demolition

Building Address: 671 Old Post Road  
Number Street

Cotuit 02635 Assessor's Map # 054 Assessor's Parcel # 001  
Village ZIP

Property Owner: Jennifer Reilly 225-615-1182  
Name Phone#

Property Owner Mailing Address (if different than building address) P.O. Box 66618 Baton Rouge, LA 70896

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

Contractor/Agent: Grover Custom Building

Contractor/Agent Mailing Address: P.O. Box 1080 Cotuit, MA 02635

Contractor/Agent Contact Name and Phone #: Carey Grover 508-364-5651  
Name Phone #

Contractor/Agent Contact e-mail address: grovercustombuilding@gmail.com

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

Proposed demolition of East wing, West wing, and waterside screened porch volume.

Replacement of all windows & doors of existing central volume.

Type of New Construction Proposed: Addition of residential East & West wings, addition of screened porch, separate garage/carriage house, separate pool & terrace, separate art studio.

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

Year built: 1926 Additions Year Built: NA

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

*Jennifer Reilly*  
 Property Owner/Agent Signature

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

54-13-1

BRN. 1838

0P

11

054/013-001

Town Barnstable

Place (neighborhood or village) Cotuit

Old Post Rd. 11

Address 671 Old Post Rd.

Historic Name McLeod House

Uses: Present summer home

Original same

Year of Construction 1928

Source Barn. Deed 460/14

Style/Form Neo-Colonial

Architect/Builder \_\_\_\_\_

of Boston

Exterior Material:

Foundation \_\_\_\_\_

Wall/Trim shingle

Roof cedar shingle on wood

Outbuildings/Secondary Structures none

Major Alterations (with dates) Front porch and

bedroom above it added c. 1930

Condition very good

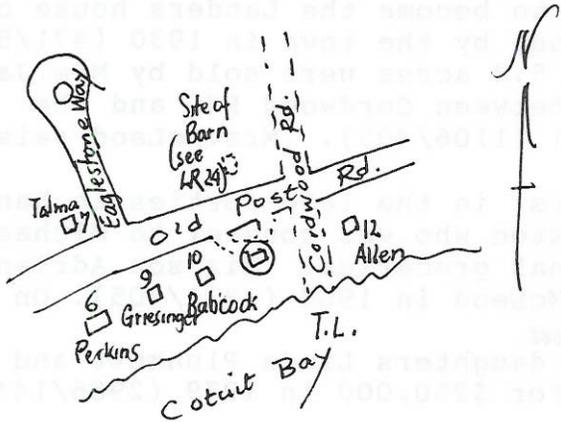
Moved  no  yes Date \_\_\_\_\_

Acreage 1.46 ac.

Setting Seaside overlooking Cotuit Bay,  
next to Cordwood Landing

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.



Recorded by J.W. Gould

Organization Cotuit Historical Society

Date (month/day/year) 6 Sept. 1992

## BUILDING FORM

### ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

This is a large two story Colonial revival of the interwar boom, probably designed by a major architect. The front is symmetrical. The entryway is pedimented, with side pilasters and fine light above the door in shape of a circle with 3 brackets curving to a half circle at the sides. The exterior is natural shingle with white trim and black shutters. The plan is spacious, with a central rectangle and two wings, the service wing to the east over the kitchen. The interior has panelled wood, and wood floors. The only alterations were the addition of the front porch on the south water side, with a bedroom above it, added about 1930.

On the wall of the upstairs (NW) bathroom are colored sketches of 1930s cartoon characters, "The King" and "Moran", probably done by a Oyster Harbors artist.

The finest materials were used throughout. The steel bearing is unusual.

Mrs. McLeod sold the house with her own furnishings of the thirties, including painted Buffalo skin, Maria Martinez pot, and hooked rugs that Mrs. McLeod herself may have made

### 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.*

This was the first house to be built on the waterfront of the old Perkins estate between the Perkins and Wadsworth houses. It overlooks the historic Cordwood Landing, center of oystering and ice shipment. In 1928 13.6 acres were sold by Harold Raymond & Carlton Rich from the estate of Winifred Perkins to the estate of John Jay of 163 E. 37th St., New York City (Barn. deeds 460/14, 423/384; Barn. Probate 22421). Katherine W. McLeod of Chestnut Hill and Fauquier Co. Virginia acquired it from Louise K. Jay. In the late twenties and early thirties she rented it to the brother of NY Governor Herbert Lehman who visited him here. A stable across Old Post Rd. in the kettle hole was moved half a mile west to become the Landers house on Little River (LR 24). Cordwood Rd. was laid out by the town in 1930 (471/55 Plan Book 46/41). Two more parcels of 1.35 & 5.4 acres were sold by Mrs. Jay to McLeod in 1932 (489/171), and the .4 acre between Cordwood Rd. and the house bought from the Wadsworth estate in 1961 (1106/405). Mrs. McLeod raise thoroughbred Virginia horses.

Mrs. McLeod rented the house for many years; in the late forties to Dan Lyne, lawyer of Lyne, Woodworth & Evans of Boston who was counsel to Michael O'Keefe founder of the 2800 store First National groceries. His son Adrian o'Keefe rented the house, and bought it from McLeod in 1964 (1271/405). On

### BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

his death in 1977 it was inherited by his two daughters Linda Plunkett and Carol Kaufman. Carol bought out her sisters for \$250,000 in 1979 (2966/144)

Carol Kaufman 6 Sept. 1992  
Barnstable Deeds and wills cited above  
Winifred P. Lloyd 28 July 1992

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



### 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: 10/14/2020



Approx. Scale: 1 inch = 167 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

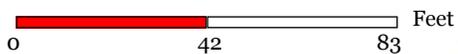


### Legend

Road Names



Map printed on: 10/14/2020



Approx. Scale: 1 inch = 42 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Parcel: 054-013-001

Location: 671 OLD POST ROAD (CT & MM), Cotuit

Owner: AAR LEGACY LLC



Parcel  
**054-013-001**

Location  
671 OLD POST ROAD (CT & MM)

Village  
**Cotuit**

Town sewer account  
No

Developer lot:

Road index  
1165

Fire district  
Cotuit

Secondary road  
**CORDWOOD ROAD**

Interactive map

Asbuilt septic scan  
[054013001\\_1](#)

Owner: AAR LEGACY LLC

Owner  
**AAR LEGACY LLC**

Street1  
**PO BOX 66618**

City  
**BATON ROUGE**

Co-Owner

Street2

State Zip Country  
**LA 70896**

Book page  
**32427/ 110**

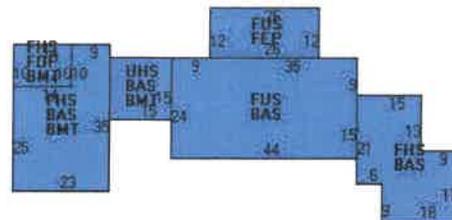
Land

Acres <b>1.75</b>	Use <b>Single Fam M-01</b>	Zoning <b>RF</b>	Neighborhood <b>0119</b>
Topography <b>Below Street</b>	Street factor <b>,Paved</b>	Town Zone of Contribution <b>AP (Aquifer Protection Overlay District)</b>	
Utilities <b>Public Water,Gas,Septic</b>	Location factor <b>Waterfront,Excel View</b>	State Zone of Contribution <b>OUT</b>	

Construction

Building 1 of 1

Year built <b>1926</b>	Roof structure <b>Gable/Hip</b>	Heat type <b>Hot Air</b>
Living area <b>4644</b>	Roof cover <b>Wood Shingle</b>	Heat fuel <b>Oil</b>
Gross area <b>6849</b>	Exterior wall <b>Wood Shingle</b>	AC type <b>None</b>
Style <b>Colonial</b>	Interior wall <b>Plastered</b>	Bedrooms <b>8 Bedrooms</b>
Model <b>Residential</b>	Interior floor <b>Hardwood</b>	Bath rooms <b>5 Full-0 Half</b>
Grade <b>Exceptional</b>	Foundation <b>Poured Conc.</b>	Total rooms <b>14 Rooms</b>
Stories <b>2 Stories</b>		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
04/15/2011	Repair Work	201101449	\$1,200	06/30/2012	REPLC ROTTED SILL,4X6 CORNER POST,SUBSTRAIGHT W PRESSURE TREATED
03/18/2003	New Roof	67525	\$4,800	12/11/2003	
03/18/2003	Repair Work	67526	\$1,000	12/11/2003	
09/01/1993	New Roof	B36197	\$2,500	01/15/1994	CO RE-ROO

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	10/30/2019	AAR LEGACY LLC	32427/ 110	\$3,350,000
2	08/14/1979	KAUFMAN, SUMNER & CAROL A	2966/ 144	\$250,000

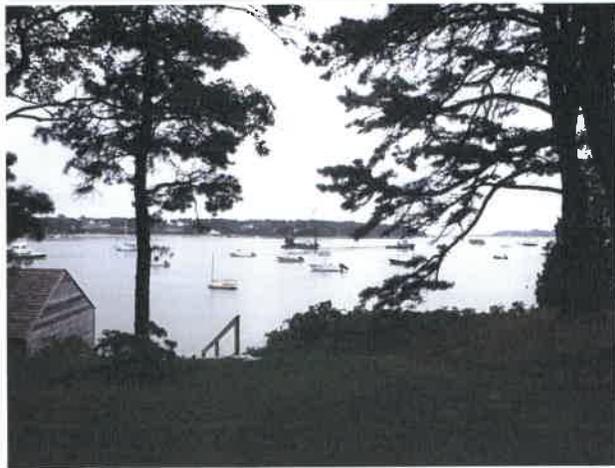
▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2020	\$556,600	\$50,000	\$7,300	\$1,558,900	\$2,172,800
2	2019	\$528,100	\$46,600	\$900	\$1,618,600	\$2,194,200
3	2018	\$440,100	\$46,600	\$900	\$1,703,800	\$2,191,400
4	2017	\$420,200	\$46,600	\$1,000	\$1,703,800	\$2,171,600
5	2016	\$420,200	\$46,600	\$1,000	\$1,698,900	\$2,166,700
6	2015	\$495,800	\$52,000	\$1,600	\$1,630,800	\$2,180,200
7	2014	\$495,800	\$52,000	\$1,700	\$1,630,800	\$2,180,300
8	2013	\$495,800	\$52,000	\$1,800	\$1,630,800	\$2,180,400
9	2012	\$507,100	\$51,100	\$1,500	\$1,904,500	\$2,464,200
10	2011	\$579,200	\$9,800	\$1,400	\$1,904,500	\$2,494,900
11	2010	\$579,300	\$9,800	\$800	\$1,901,800	\$2,491,700
12	2009	\$655,700	\$12,000	\$400	\$2,174,000	\$2,842,100
13	2008	\$664,800	\$12,000	\$400	\$2,266,000	\$2,943,200
15	2007	\$741,100	\$12,000	\$400	\$2,517,800	\$3,271,300
16	2006	\$687,400	\$12,000	\$400	\$2,253,500	\$2,953,300
17	2005	\$574,200	\$11,300	\$400	\$1,802,800	\$2,388,700
18	2004	\$442,100	\$11,300	\$400	\$1,638,900	\$2,092,700
19	2003	\$471,600	\$11,300	\$500	\$2,072,000	\$2,555,400
20	2002	\$471,600	\$11,300	\$500	\$2,072,000	\$2,555,400
21	2001	\$471,600	\$11,400	\$500	\$2,072,000	\$2,555,500
22	2000	\$318,600	\$10,100	\$300	\$773,300	\$1,102,300
23	1999	\$323,100	\$11,100	\$300	\$773,300	\$1,107,800
24	1998	\$323,100	\$13,300	\$300	\$773,300	\$1,110,000
25	1997	\$319,900	\$0	\$0	\$773,300	\$1,093,500
26	1996	\$319,900	\$0	\$0	\$773,300	\$1,093,500
27	1995	\$319,900	\$0	\$0	\$399,000	\$719,200
28	1994	\$269,700	\$0	\$0	\$842,600	\$1,112,600
29	1993	\$269,700	\$0	\$0	\$842,600	\$1,112,600
30	1992	\$307,400	\$0	\$0	\$936,200	\$1,243,900
31	1991	\$388,300	\$0	\$0	\$1,040,300	\$1,429,200
32	1990	\$388,300	\$0	\$0	\$1,040,300	\$1,429,200
33	1989	\$388,300	\$0	\$0	\$1,040,300	\$1,429,200
34	1988	\$331,800	\$0	\$0	\$500,500	\$832,900
35	1987	\$331,800	\$0	\$0	\$500,500	\$832,900
36	1986	\$331,800	\$0	\$0	\$500,500	\$832,900

▼ Photos









## Historical Commission Abutter List for Subject Parcel 054013001

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

**MAILED ON 10/5/2020**

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
054009001	HEALY, SARAH A		74 RUDDOCK ROAD		SUDBURY	MA	01776
054009002	RYAN, CAROL BALL ESTATE OF	%MALLOY, PATRICK L & MARIA E	18 DIXEY DRIVE		MIDDLETON	MA	01949
054010	KAUFMAN, SUMNER & CAROL A	%AAR LEGACY LLC	PO BOX 66618		BATON ROUGE	LA	70896
054011001	NICKSON, CHARLES G & CHARLENE		2807 EAST GROVE LN		HOUSTON	TX	77027
054011002	PIEPER, CHARLES P & CAROLE J		721 OLD POST RD		COTUIT	MA	02635
<del>054012</del>	<del>BARNSTABLE, TOWN OF (LDC)</del>		<del>367 MAIN STREET</del>		<del>HYANNIS</del>	<del>MA</del>	<del>02601</del>
054013001	AAR LEGACY LLC		PO BOX 66618		BATON ROUGE	LA	70896
054014	FERRY, WILLIAM P & PATTERSON, PATRICIA A		PO BOX 750		NAPLES	FL	34106
054015001	RODGERS, CHARLES S & FRANCENE SUSSNER		100 BELVIDERE ST APT 8G		BOSTON	MA	02199
054015002	KEALLY, FRANCIS T & JULIA B TRS	KEALLY OLD POST RD REAL EST TR	10 LONGWOOD DRIVE #265		WESTWOOD	MA	02090
055003	BARNSTABLE LAND TRUST INC		1540 MAIN STREET		WEST BARNSTABLE	MA	02668

# CONTENTS BHC

01	COVER SHEET
02	SITE SURVEY
03	ARCHITECTURAL SITE PLAN
04	DEMO PLAN FIRST FLOOR
05	DEMO PLAN SECOND FLOOR
06	PROPOSED FIRST FLOOR PLAN
07	PROPOSED SECOND FLOOR PLAN
08	ELEVATIONS
09	ELEVATIONS
10	ELEVATIONS
11	ELEVATIONS
12	EXISTING PHOTOGRAPHY
13	EXISTING PHOTOGRAPHY

## REILLY RESIDENCE

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671 OLD POST ROAD  
COTUIT, MA

## BARNSTABLE HISTORIC COMMISSION

09/24/20

HUTKER  
ARCHITECTS

ISSUED FOR  
SHELL  
CONSTRUCTION

REILLY  
RESIDENCE

671 OLD POST ROAD  
COTUIT, MA

COVER SHEET

**ASSESSORS REF.:**  
Map 054 Parcel 013-001



**LOCATION MAP:**  
Scale: 1" = 2000'

**OVERLAY DISTRICT:**  
AP - Aquifer Protection District

**FLOOD ZONE:**  
Zone AE Elev. 14,  
AE Elev. 13, X (0.2% Chance)  
& X (Min Flood Hazard)  
Community Panel No.  
#250001C0543 0018 D  
July 16, 2014

**DIRECTIONS:**

From Hyannis - Follow Main Street to the West  
End Rotary; Take second exit onto West Main  
Street. Turn left at the light onto Rt. 28. Turn  
left onto Old Post Road.  
#671 is on the left.

**ZONE:**

RF  
Area (min.) 43,560  
Frontage (min) 150'  
Setbacks:  
Front 30'  
Side 15'  
Rear 15'

**REFERENCES:**

Deed: Deed Bk. 2966 Pg. 144  
Plan: Plan Bk. 46 Pg. 41  
Plan Bk. 40 Pg. 99  
Plan Bk. 160 Pg. 79



- LEGEND:**
- CDT Cedar Tree
  - HT Holly Tree
  - DT Deciduous Tree
  - CT Coniferous Tree
  - Utility Pole
  - E Electric
  - G Gas
  - Wetland Flag
  - Light Post
  - GS/DH
  - Ordn - Overhead Wires
  - 25 - Elevation Contour

**TITLE:** Site Plan  
Existing Conditions  
At  
671 Old Post Rd.  
Barnstable (Cotuit) Mass.

**DATE:** October 28, 2019 **SCALE:** 1" = 20'

**PREPARED BY:** Sullivan Engineering & Consulting, Inc.  
(508) 428-3344 • P.O. Box 659 • 711 Main Street, Osterville, MA 02655  
secl@sullivanengin.com • www.sullivanengin.com

**Draft:** ASL **Field:** CTR/JOD  
**Review:** CTR **Comp./Review:** CTR/JOD  
**Project:** Reilly / Kaufman **Project#:** 39027

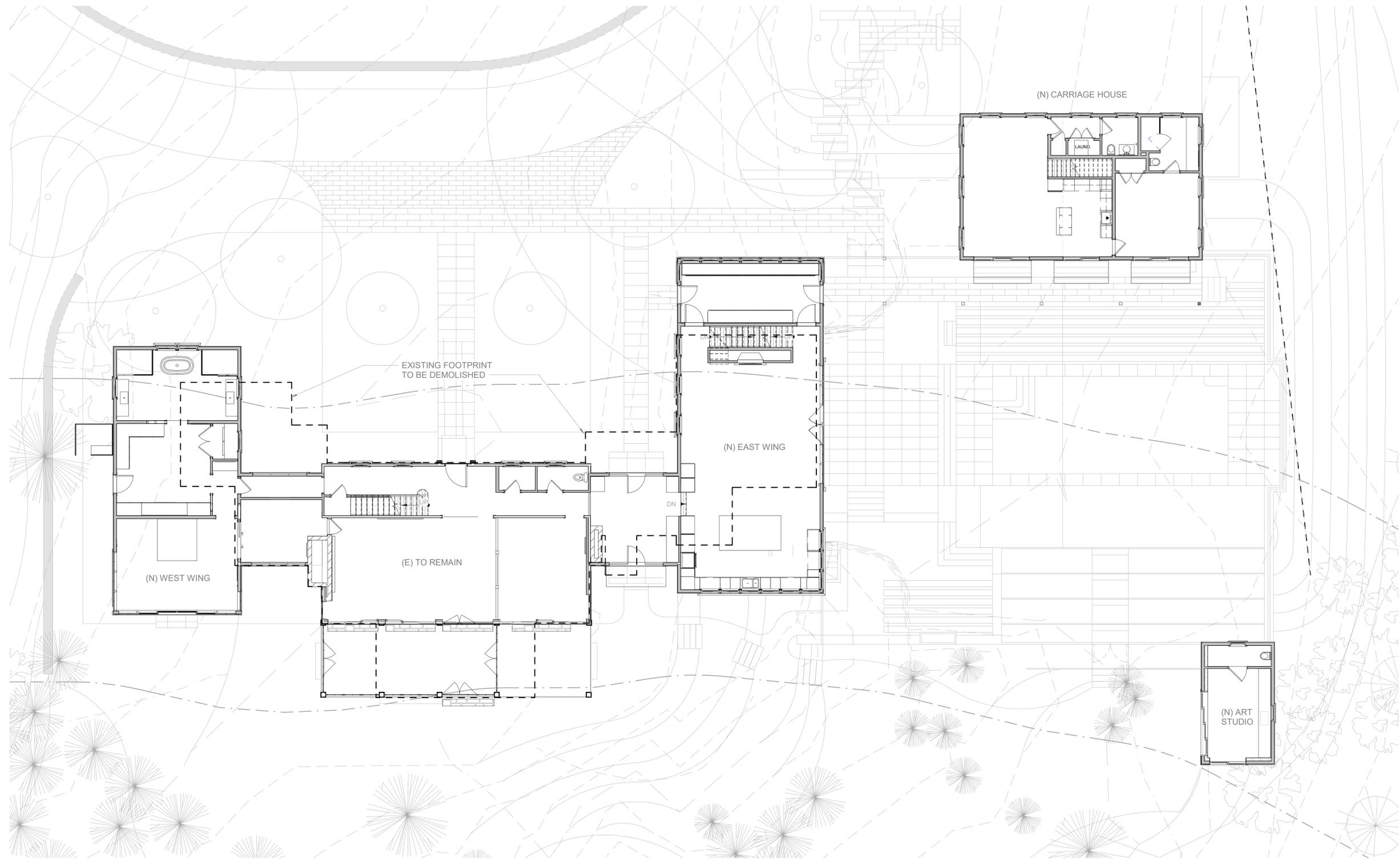
**PREPARED FOR:**

Sean & Jen Reilly



**NOTES:**

- 1) The structures shown were located on the ground by conventional survey method or RTK GPS on 10/19/2019.
- 2) The property line information shown herein was compiled from available record information. Road layout is 33' wide, no road taking or widening of the road is on record.
- 3) The datum used is NAD 1983 based on RTK GPS Bench Mark supplied by Sullivan Engineering & Consulting, Inc.

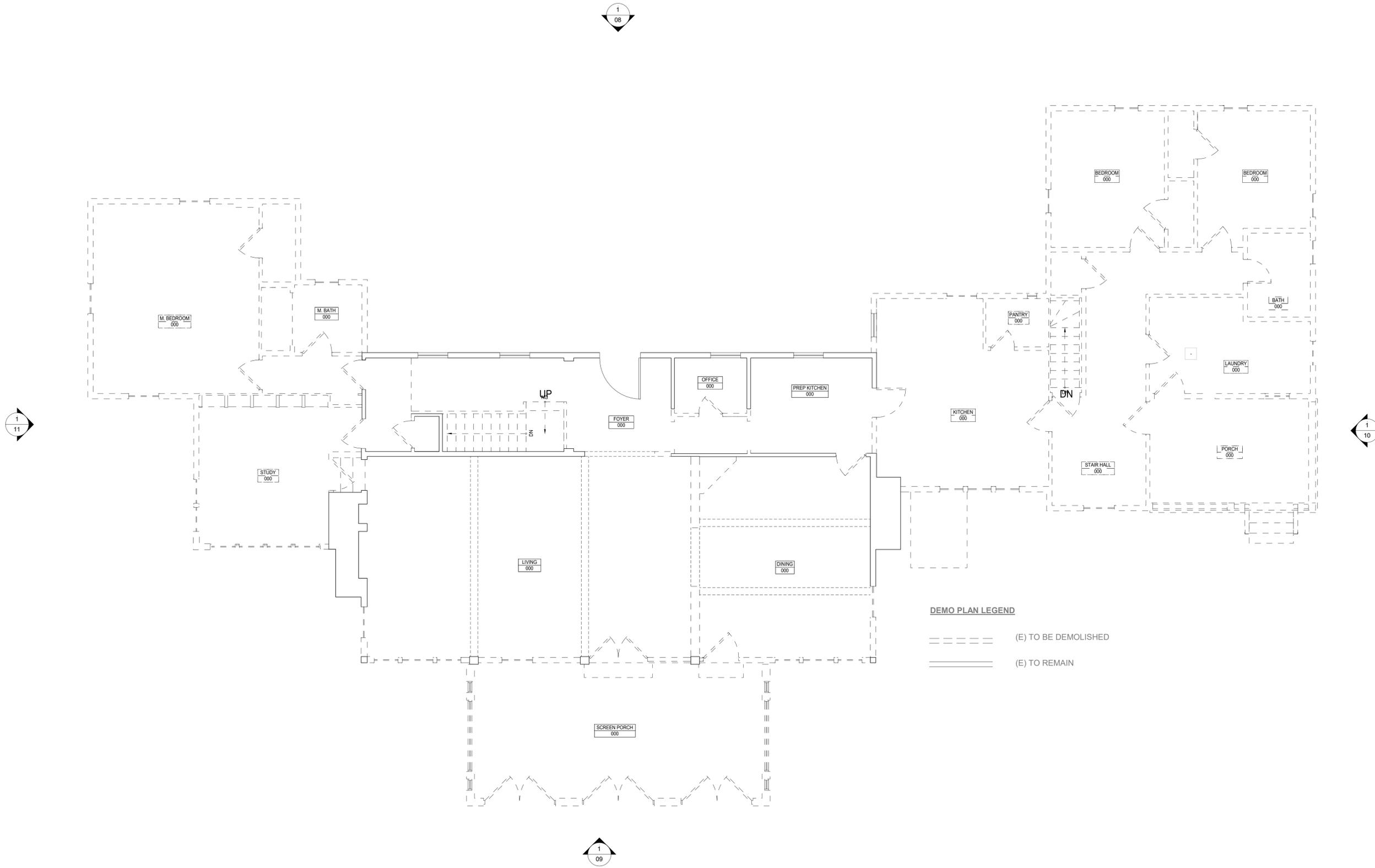


NOT FOR  
CONSTRUCTION

REILLY  
RESIDENCE

671 OLD POST ROAD  
COTUIT, MA

ARCHITECTURAL  
SITE PLAN



NOT FOR  
CONSTRUCTION

REILLY  
RESIDENCE  
671 OLD POST ROAD  
COTUIT, MA

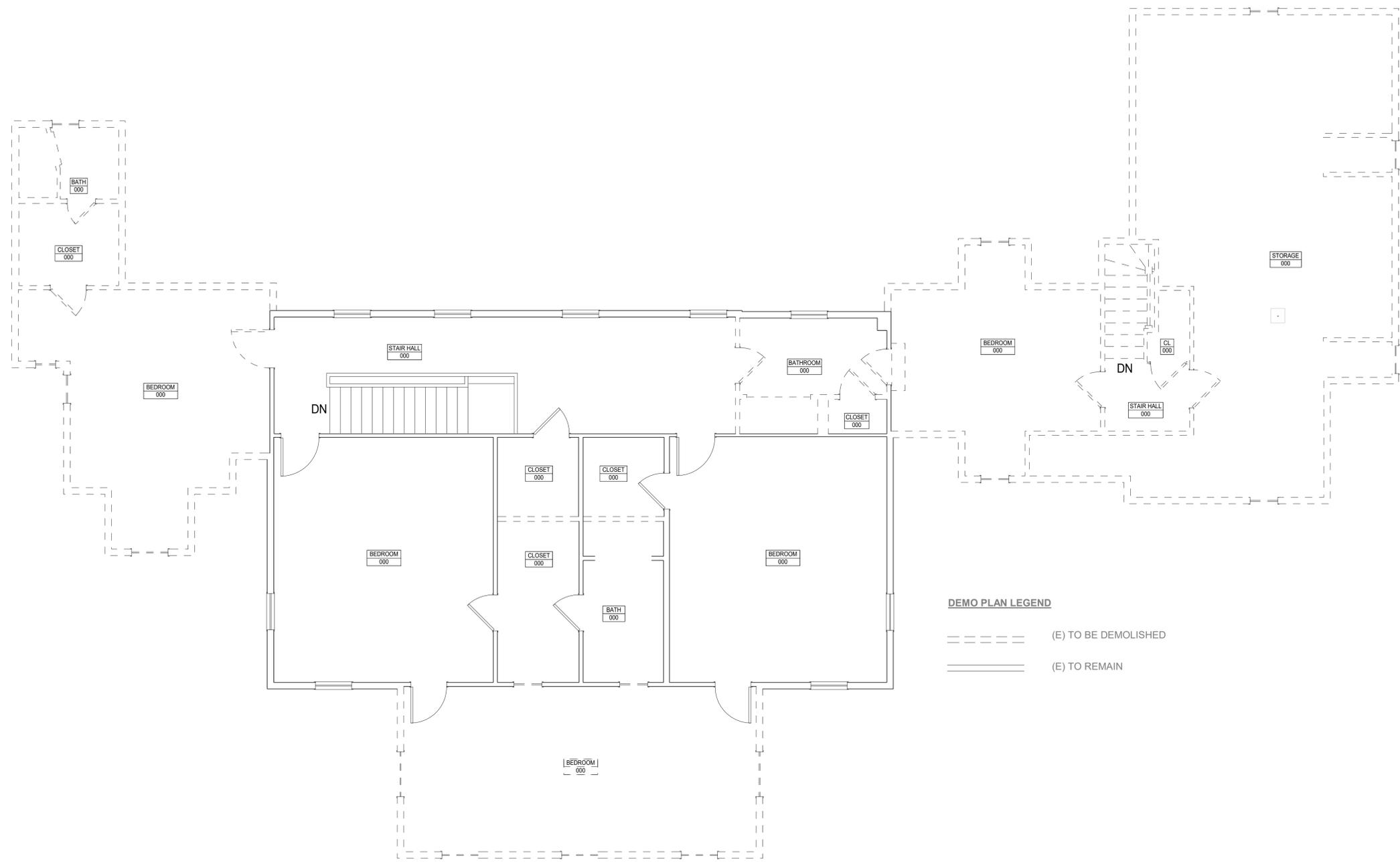
DEMO PLAN  
FIRST FLOOR

1  
08

1  
11

1  
10

1  
09



**DEMO PLAN LEGEND**

- (E) TO BE DEMOLISHED
- (E) TO REMAIN

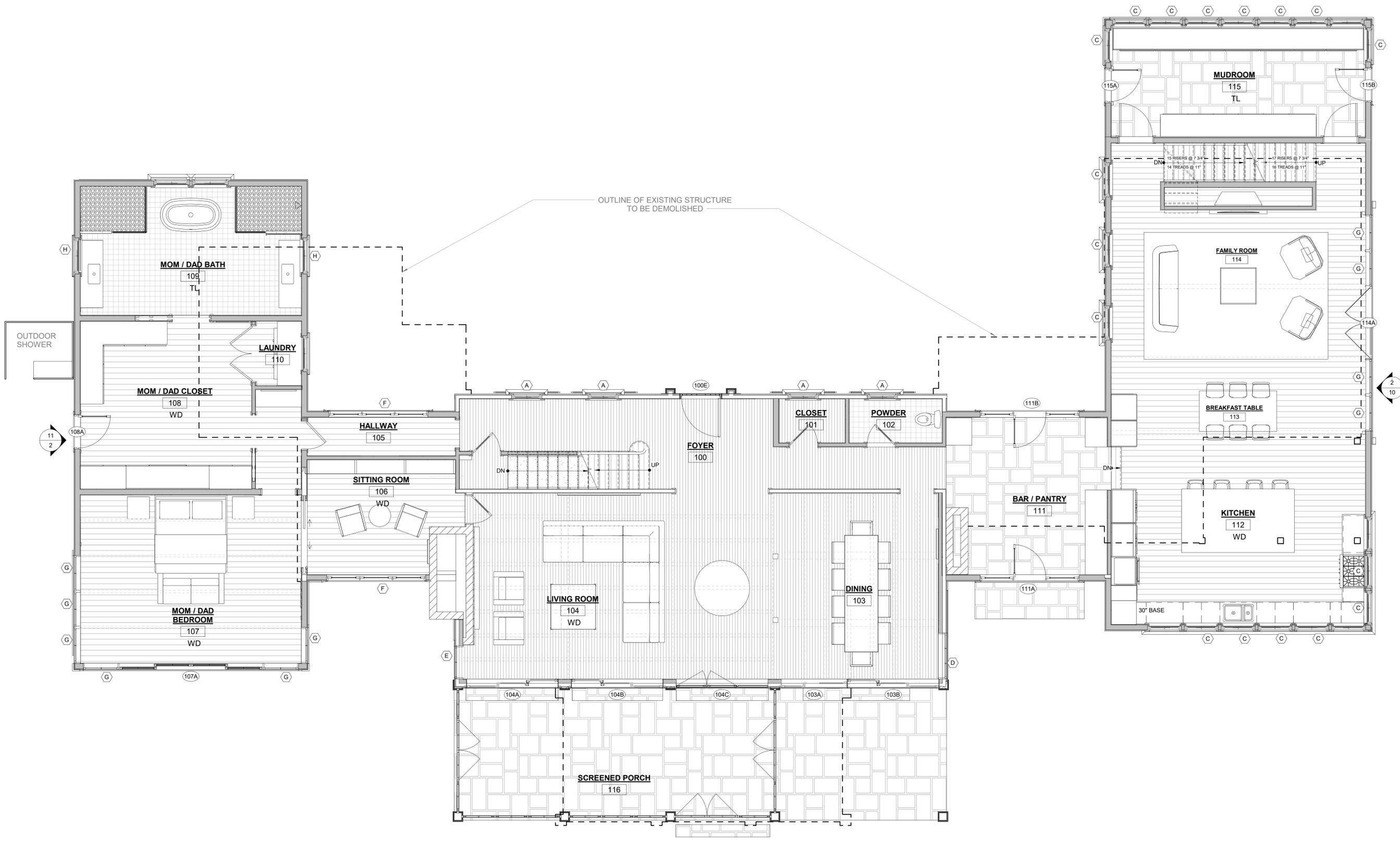


**HUTKER**  
ARCHITECTS

NOT FOR  
CONSTRUCTION

REILLY  
RESIDENCE  
671 OLD POST ROAD  
COTUIT, MA

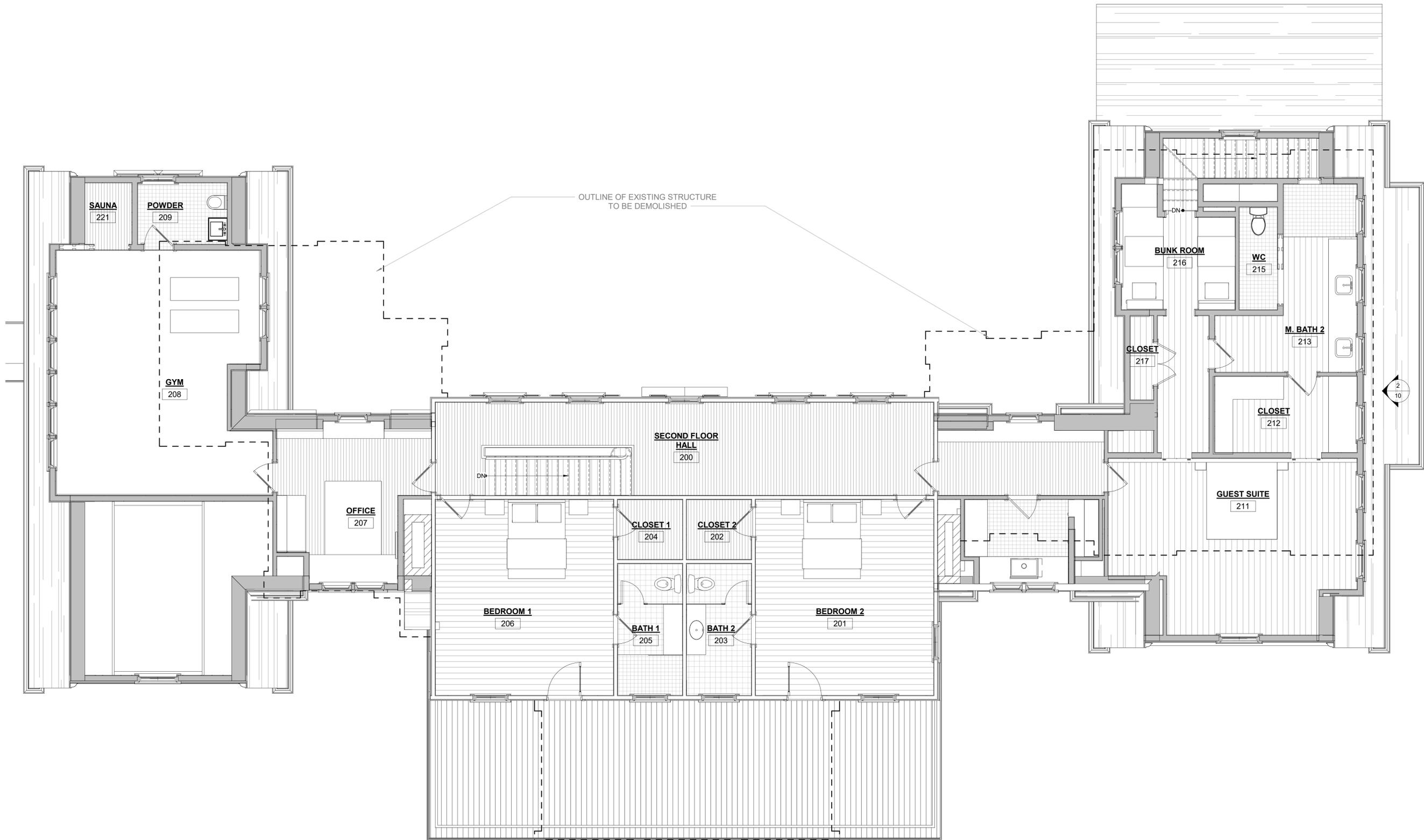
DEMO PLAN  
SECOND FLOOR



NOT FOR  
CONSTRUCTION

REILLY  
RESIDENCE  
671 OLD POST ROAD  
COTUIT, MA

PROPOSED  
FIRST FLOOR  
PLAN



NOT FOR  
CONSTRUCTION

REILLY  
RESIDENCE

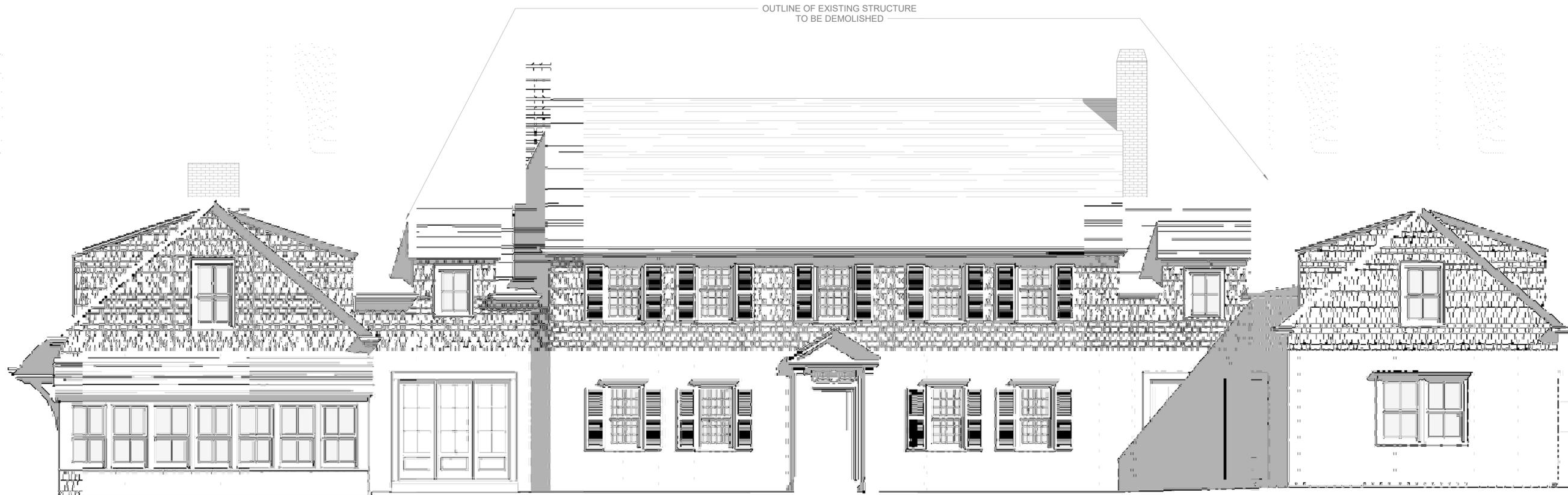
671 OLD POST ROAD  
COTUIT, MA

PROPOSED  
SECOND FLOOR  
PLAN



① NORTH ELEVATION - EXISTING  
1/4" = 1'-0"

OUTLINE OF EXISTING STRUCTURE  
TO BE DEMOLISHED



② NORTH ELEVATION - PROPOSED  
1/4" = 1'-0"

NOT FOR  
CONSTRUCTION

REILLY  
RESIDENCE

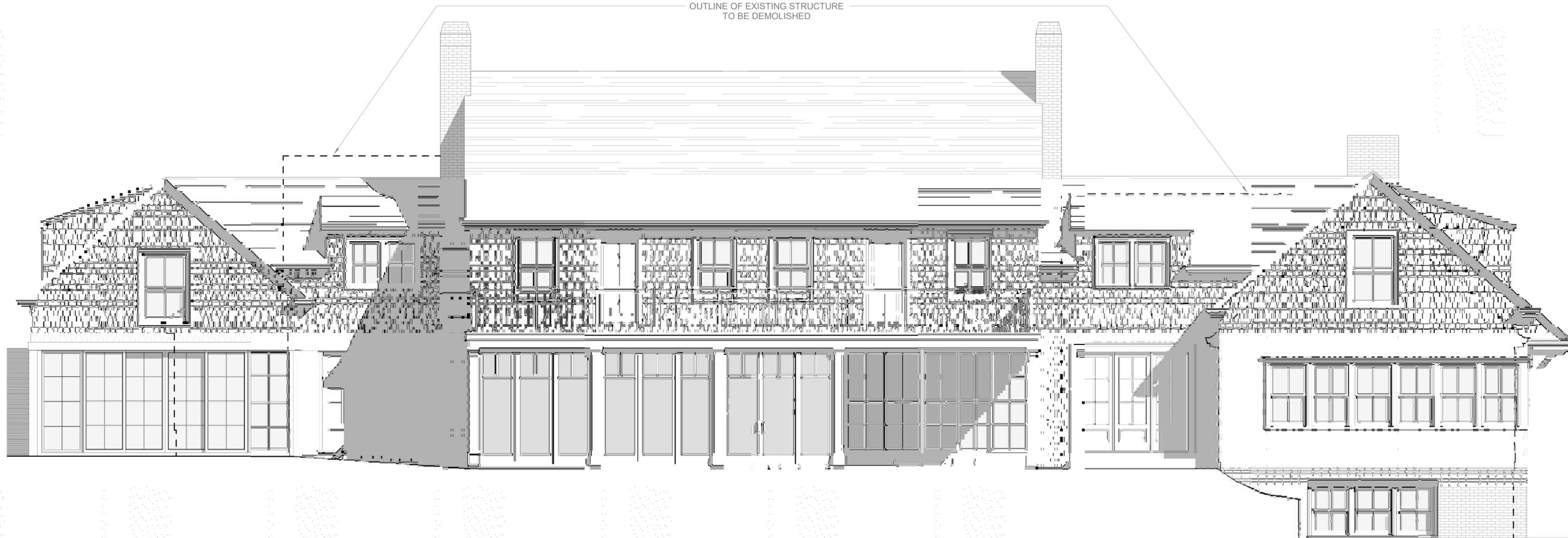
671 OLD POST ROAD  
COTUIT, MA

ELEVATIONS



① SOUTH ELEVATION - EXISTING  
1/4" = 1'-0"

OUTLINE OF EXISTING STRUCTURE  
TO BE DEMOLISHED



② SOUTH ELEVATION - PROPOSED  
1/4" = 1'-0"

NOT FOR  
CONSTRUCTION

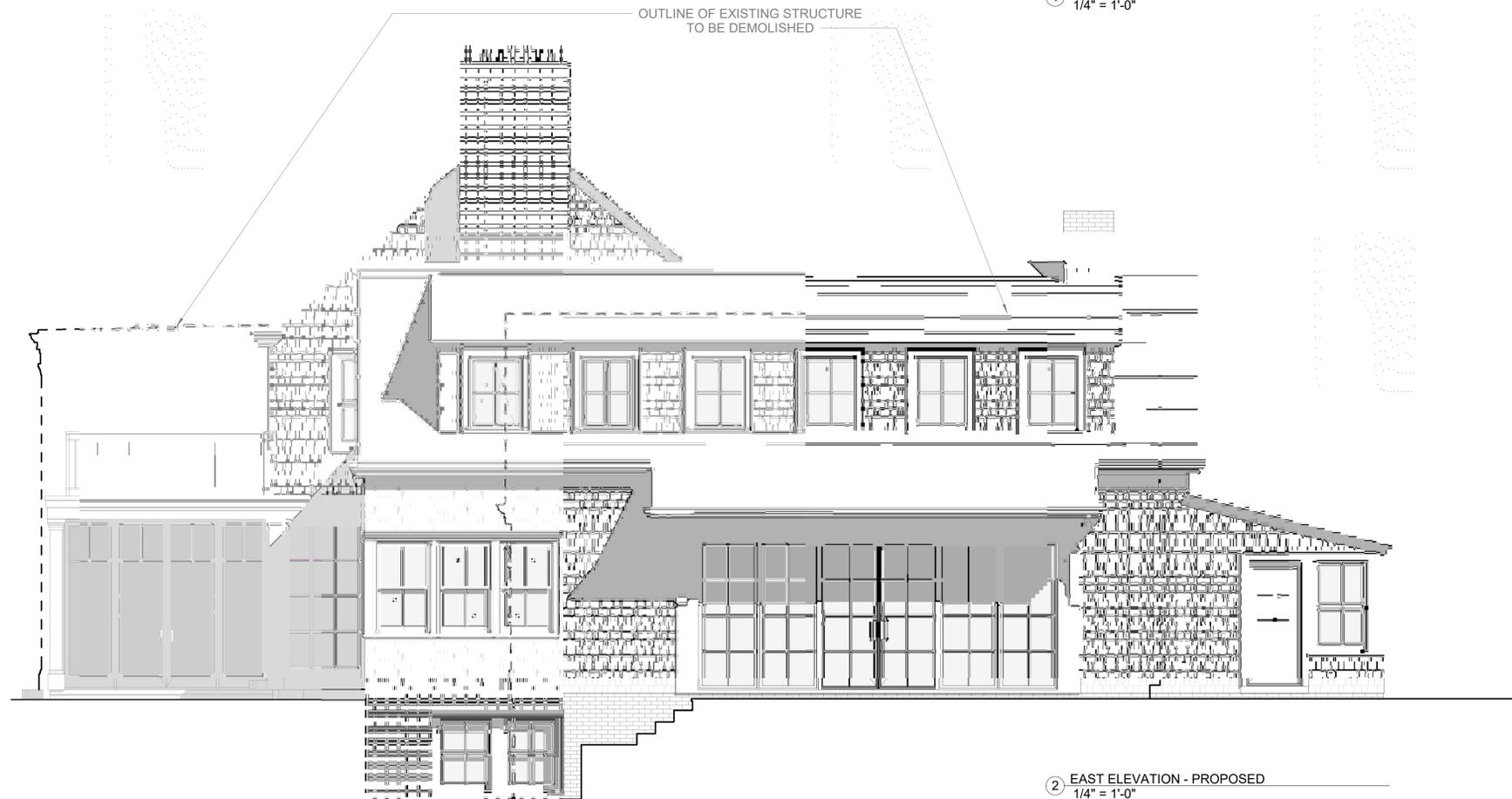
REILLY  
RESIDENCE

671 OLD POST ROAD  
COTUIT, MA

ELEVATIONS



① EAST ELEVATION - EXISTING  
1/4" = 1'-0"



OUTLINE OF EXISTING STRUCTURE  
TO BE DEMOLISHED

② EAST ELEVATION - PROPOSED  
1/4" = 1'-0"

NOT FOR  
CONSTRUCTION

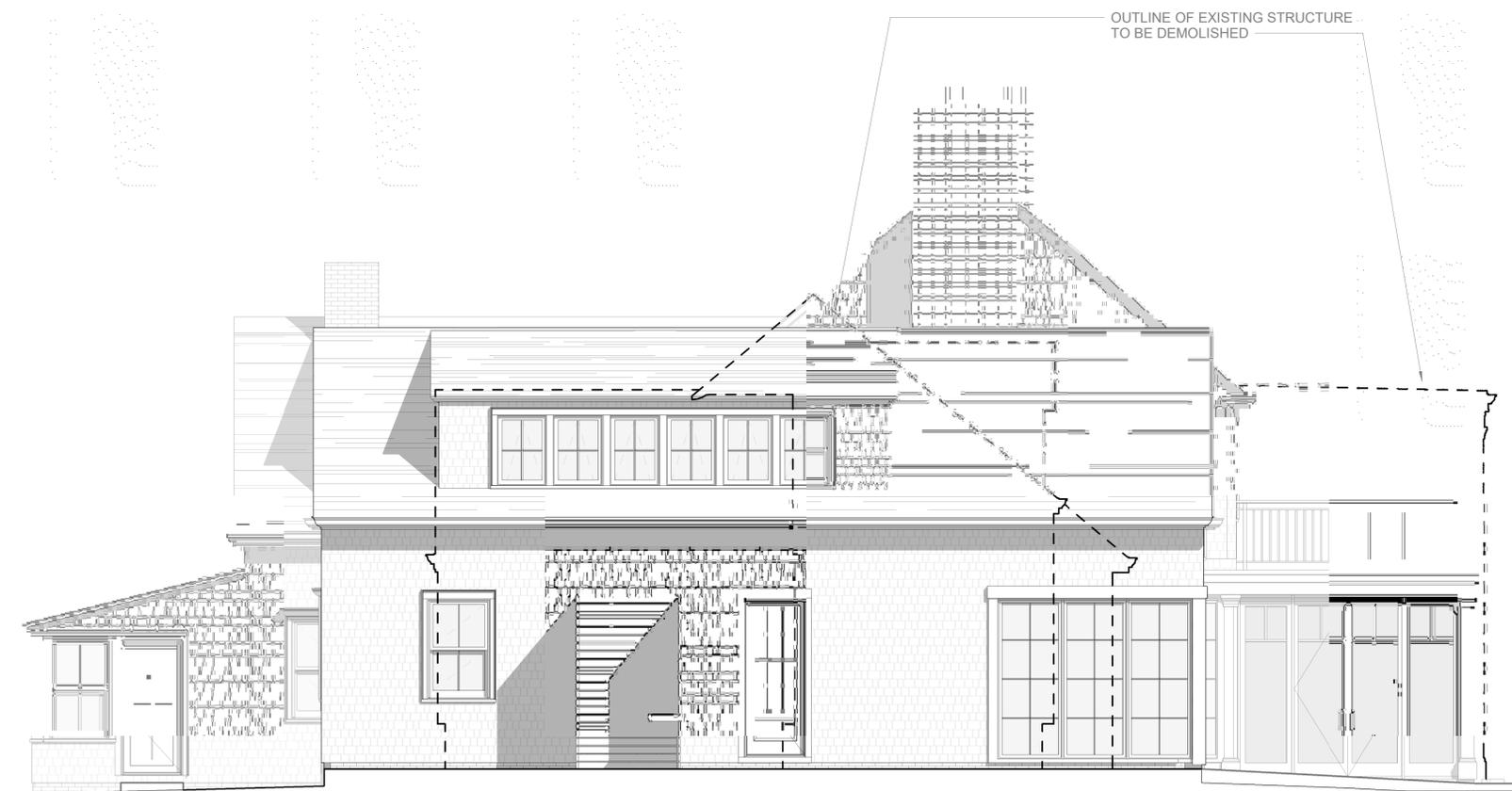
REILLY  
RESIDENCE

671 OLD POST ROAD  
COTUIT, MA

ELEVATIONS



① WEST ELEVATION - EXISTING  
1/4" = 1'-0"



② WEST ELEVATION - PROPOSED  
1/4" = 1'-0"

NOT FOR  
CONSTRUCTION

REILLY  
RESIDENCE

671 OLD POST ROAD  
COTUIT, MA

ELEVATIONS



VIEW FROM OLD POST ROAD - NNW



VIEW FROM OLD POST ROAD - N



VIEW FROM OLD POST ROAD - NNE



VIEW FROM OLD POST/ CORDWOOD ROAD - NNE



VIEW FROM CORDWOOD ROAD - NE



VIEW FROM CORDWOOD ROAD - ENE



VIEW FROM CORDWOOD ROAD - E



VIEW FROM CORDWOOD ROAD - ESE



VIEW FROM CORDWOOD ROAD - SE



HUTKER ARCHITECTS

NOT FOR CONSTRUCTION

REILLY RESIDENCE

671 OLD POST ROAD  
COTUIT, MA

EXISTING PHOTOGRAPHY



NORTH ELEVATION



(D) EAST WING: NORTH-WEST ELEVATION



(D) EAST WING: NORTH-EAST ELEVATION



(D) EAST WING - SOUTH ELEVATION



(D) SCREENED PORCH: SOUTH-WEST ELEVATION



(D) WEST WING: SOUTH-WEST ELEVATION



(D) WEST WING: SOUTH-WEST ELEVATION



(D) WEST WING: NORTH-WEST ELEVATION



(D) WEST WING: NORTH-EAST ELEVATION

(D) - PROPOSED DEMOLITION



HUTKER  
ARCHITECTS

NOT FOR  
CONSTRUCTION

REILLY  
RESIDENCE

671 OLD POST ROAD  
COTUIT, MA

EXISTING  
PHOTOGRAPHY

PROPOSAL FOR

**RESTORATION AND PRESERVATION OF  
BARNSTABLE'S 19<sup>th</sup> CENTURY HEARSE  
AND HEARSE HOUSE**

**Submitted to the Barnstable Historical Commission  
by Marstons Mills Historical Society  
September 2020**

## Background

The Town of Barnstable acquired a horse-drawn hearse and hearse house for each of the seven villages of the Town during the 19<sup>th</sup> century; the house in each case was usually built next to the oldest burying ground of each village. Funds to pay for the hearses and hearse houses were appropriated by Town Meeting, as well as for the costs of repair. Marstons Mills acquired its hearse and house next to the Marstons Mills Cemetery on Route 149.

In the 1889 Town of Barnstable Report, we find the statement "B.F. & C. Crocker, paint Marstons Mills Hearse House...\$4.50." The hearse in Marstons Mills was constructed by the George Brownell Company of New Bedford, MA. Over the years, one by one, all of the other hearses and hearse houses of that era on Cape Cod have been removed, leaving the hearse and hearse house in Marstons Mills as the only 19<sup>th</sup> century glass hearse remaining on Cape Cod and much of southeastern Massachusetts.

That particular small building ceased to serve as a hearse house during the early 1930's, and became used for storage, a tool shed, and a cemetery-maintenance facility for the Town's Structures and Grounds Department. Vandals repeatedly broke into the building, causing damage to the interior and its contents.

In the meantime, the hearse itself went on display at the Trayser Museum in Barnstable Village.

In 1984 the Town was preparing to move this small building to Sandy Neck to serve as a gatehouse. However, a number of Marstons Mills residents as well as the Barnstable Historical Commission objected to having this building moved, and the operation was suspended.

Subsequently a volunteer group comprised of members of the Marstons Mills Historical Society, the Liberty Hall Club, and the Marstons Mills Village Association worked to save and renovate the hearse house, completing that work in 1991. When the Trayser Museum closed, the Marstons Mills hearse was moved to occupy the hearse house once more.

Since that time, the hearse has been displayed on occasion in parades and at Marstons Mills Village Day, the most recent occasion having been about 10 years ago. The hearse and hearse house are a source of pride for residents of the Mills.

## The Hearse

The hearse consists of:

General dimensions of 7-foot length and 3 and ½-foot width

Four iron-clad wheels (two 40-inch diameter in front; two 50-inch diameter in rear)

Glass-enclosed coffin area, enclosed in wood

Cloth fringed curtains and floor casters for moving coffin in and out

Six ornamental carvings of plumes on roof of hearse

Leather seat for driver

Cabinet underneath coffin area for ice, to prevent deterioration of body in coffin

Drain plug for ice water, underneath frame

Traces for horses, including harness

Wooden unwheeled barrow for transporting coffin from hearse to graveside.

## The Needs

Hearse House: Although the hearse house has served its purpose well, two problems have gradually arisen. First is the frequency of visits by rodents who not only have left droppings in the house, but also have chewed some of the leather on the hearse; rodent-poison blocks have recently been placed around all walls of the house as an attempted deterrent, and the droppings have been swept up and removed. Second is a roof leak which, during rains, causes water to drip onto the roof of the hearse; roof repair of the house is therefore needed. A meeting with Dan St. Pierre, Foreman of Cemeteries, and representatives of the Town Structures and Grounds Department on August 25, 2020 resulted in prompt action of roof replacement and tree-trimming next to the house.

Hearse: While the hearse itself remains in “fair” condition, a number of repairs are needed in order to restore it to its original condition and preserve it for the future. These include:

- A thorough cleaning with carefully selected cleaning substances
- Repair rodent damage and water damage on hearse roof
- Cast-iron ornamental “capitals” on the roof need special cleaning
- Restore the exterior black paint through a special liquid mix
- Restore the driver’s seat which is made of leather
- Insert grease into the wheel hubs
- Remove rust from the hearse
- Clean the delicate fabric of the curtains
- Re-sew the sagging fringe of the curtain fabric
- Locate and install a historic lantern on right side of driver’s seat
- After necessary sand-papering, repaint all wood, iron, and leather

The objective of the project is to make the hearse once again ready for historical display and for occasional funeral use.

An estimate of the cost for careful and comprehensive hearse repair by knowledgeable individuals may be approximately \$25,000.

## Next Actions

The following steps are recommended as the next steps for the project:

1. Request the Barnstable Structures and Grounds Department to carry out the needed roof repairs on the hearse house.
2. Form a Hearse Committee, comprised of representatives of the community and a historical anthropologist.
3. Present this report to the Barnstable Historical Commission for their discussion and recommendation.
4. Obtain estimates of restoration costs from restoration experts.
5. Ask that the Commission forward this request for funding to the Barnstable Town Council.
6. Seek funding for the project from Town sources, Community Preservation Funds, corporate donations, and other sources.
7. Establish a time-line for the project, with the aim of completion by the end of 2021.

Photographs of the Hearse House and the Hearse now follow.







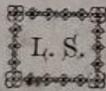
## Official Carriage Guarantee,

Adopted by the "Carriage Builders' National Association," at their Second Annual Convention, held in New York, Nov. 20, 1872.

"THIS Carriage is guaranteed, with fair and reasonable use as a private vehicle, for one year from the date of purchase. If any part of said carriage shall fail, by reason of imperfect material or workmanship, the seller hereby agrees to make good such defects free of expense to the purchaser; but nothing in this agreement shall render the seller liable to make good any damages to paint and varnish resulting from the action of ammonia or extraordinary exposure to the elements; nor shall the seller be required to reset the tires, or renew tires worn out within the period above named."

Secretary's Report, p. 5.

No. 2811



L. S.



I CERTIFY to the correctness of the above form, as compared with the Minutes of the Convention, and hereto affix the Seal of the Association.

New York, Sept. 15, 1874. W. H. PRAY, Sec'y. C. B. N. A.

**GEORGE L. BROWNELL,**

MANUFACTURER AND DEALER IN

**FINE CARRIAGES,**

Hearses, Sleighs, Harnesses, Robes, &c.,

At his Manufactory and Repository, corner of Third and Cannon Streets,

**New Bedford, Mass.**

GILES G. BARKER, Superintendent.







