

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

DATE OF MEETING: Monday, October 21, 2024

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. The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?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/88117410129>

Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 881 1741 0129

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:

Minutes:

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

Letters of Intent: None received.

Application

- An Application has been received from the Federated Church of Hyannis requesting \$165,000 in Community Preservation Historic Preservation Funds to conserve 270 gravestones in the Universalist Cemetery that were identified in the 2024 Condition Assessment prepared by Fannin Lehner Preservation Consultants. The Federated Church owns the land where the cemetery lies and provides meeting space for several non-profit groups. The cemetery is listed on the State Register of Historic Places and has an existing preservation restriction recorded. The church will donate \$1,000 with in-kind donations from volunteers providing ongoing research and management.

Correspondence Received

- Report on the Affordable Housing/Growth & Development Trust Fund Activities Relating to the Award of Community Preservation Funds for End of Fiscal Year 2023.
- Letter from the Barnstable Fire District Water Department withdrawing their Letter of Intent and further interest in acquiring Oakmont Road, Cummaquid properties for future well sites.
- Active CPC accounts as of September 24, 2024, from Director of Finance, Mark Milne.
- E-mail from Planning & Development Dept. regarding opening of public comment on the Local Comprehensive Plan Draft Future Land Use Map through October 23, 2024.
- Informal inquiry received from Cape Cod Toy Library for funding for a permanent location for community play, learning center and resource library.

Project Updates:

- Oakmont Road, Cummaquid properties open space acquisition update.
- Progress is being made on the Centerville and Osterville Playground projects.
- Mass DOT has made an award for the CC Rail Trail Phase III work.
- An appraisal has been ordered for 10.4 acres located at 304 Putnam Ave, Barnstable.
- The Historical Society of Santuit and Cotuit's Phase II work Application has been scheduled for public hearing at the October 24, 2024, Town Council meeting.
- Funds for the acquisition of 211 Cedar Tree Neck Road will be returned to the CPA fund as the property has been recently sold to a private party.
- State grants have been awarded to two Barnstable projects partially funded by CPA open space funds: Smith Creek acquisition \$200,000 to Orenda, and; Santuit Woodlands acquisition \$295,000 to Barnstable Land Trust.

Member Discussion:

- Review of CPA Project Accounts to Close.
- Meeting format for the November 18, 2024, Community Preservation Committee meeting.

Public Comment:

Adjournment:

CPC Regular Meeting Scheduled November 18, 2024, 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 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, September 16, 2024
Regular Public Hearing DRAFT Minutes
Meeting Held Via Zoom: <https://zoom.us/j/81730749277>
5:30 PM

Lindsey Counsell – Chair	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
Deborah Converse	Present
Stephen Robichaud	Absent
Farley Lewis	Present
Terry Duenas	Absent

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.

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from August 19, 2024.

The motion of Tom Lee was seconded by Katherine Garofoli to approve the August 19, 2024, CPC meeting minutes as submitted.

Roll Call Vote: Deb Converse (yes); Katherine Garofoli (yes); Tom Lee (yes); Farley Lewis (yes); and Lindsey Counsell (yes). 5 – yes, 0- no. Motion carried.

Letters of Intent:

- None received.

Application

- An Application has been received from Orenda Wildlife Land Trust Inc. seeking \$100,000 in Community Preservation Open Space Funds for the acquisition and preservation of a 5.5-acre property comprised of two parcels on Smith’s Creek, a major tributary of the Barnstable Great Marsh in West Barnstable. The total purchase price is \$400,000 with matching funds to be provided through a State Conservation Grant and private fundraising. Acquisition of this property would continue the decades-long effort by the Town of Barnstable, State Fish and Game, Barnstable Land Trust and Orenda to preserve this major Cape Cod Bay

embayment. The property is a priority habitat for rare species and its preservation would protect the freshwater and tidal wetlands lying within 300 feet. The Town of Barnstable will co-hold the conservation restriction with Compact of Cape Cod Conservation Trust.

Mr. Mark Robinson, Executive Director of the Compact of Cape Cod Conservation Trust, said he also serves as advisor to Orenda Wildlife Land Trust providing technical assistance since 1988. He said the 5.5-acre property which had been appraised at \$410,000 was brought forward to the Compact this winter and a purchase price of \$400,000 was negotiated. The property is located along the east side of Smith's Creek where water drains from the south side of Route 6A and flows through a culvert onto this property and then into the creek and harbor. Mr. Robinson explained that Orenda has major properties on the other side of Smith's Creek, including at the end of Meadow Lane where the Wyman Turtle Garden is located noting that this is an important nesting habitat for the threatened Diamondback Terrapin state-listed species. He said a grant application had been submitted to the state through the Conservation Partnership Program in July and anticipates he will hear back in the next month or two. If awarded, the grant funds would reimburse Orenda Wildlife Land Trust for half of the purchase price. He said that in this Community Preservation Open Space Application, they are asking the Town for \$100,000 to be secured by a perpetual Conservation Restriction. Additionally, Orenda will conduct private fundraising including their Gardening for Wildlife Gala which is coming up in October and proceeds of that event would go be used toward this acquisition.

Mr. Daniel Morast, President of Orenda, thanked the CPC members for considering the project. He said that the turtle garden efforts for protecting the nests and the young hatchling turtles have been a huge success with much community participation. He said he looked forward to expanding the footprint in Great Marsh and interacting with the other organizations in expanding our project.

Public Comment:

Mr. Steve Rizzo spoke in favor of Orenda's acquisition of the property.

The motion of Tom Lee was seconded by Katherine Garofoli to approve and recommend Orenda Wildlife Land Trust's Application for \$100,000 for acquisition and preservation of a 5.5-acre property comprised of two parcels located on the east side Smith's Creek and addressed 564 and 0 Main Street, West Barnstable, map 133, parcel 011 and map 157, parcel 004-002 respectively. Funds are to be taken first from the Community Preservation account set aside for Open Space and Recreation with any remaining balance to be taken from the Undesignated Community Preservation account. A perpetual Conservation Restriction will be co-held by the Town of Barnstable and Compact of Cape Cod Conservation Trust.

Roll Call Vote: Deb Converse (yes); Katherine Garofoli (yes); Tom Lee (yes); Farley Lewis (yes); and Lindsey Counsell (yes). 5 – yes; 0 – no. Motion carried.

Correspondence Received

- None received.

Project Updates:

- The Federated Church of Hyannis is gathering the required 3 bids for their application for restoration of the Universalist Cemetery. The application is anticipated to be received for the October 21, 2024, CPC meeting.
- Oakmont Road, Cummaquid open space acquisition update. Waiting for additional information that may possibly result in a stand-alone open space acquisition.
 - Mr. Rizzo noted that the Barnstable Water Prudential Committee has voted to withdraw the CPC Application for acquisition of the Oakmont Road parcel and a letter of withdrawal is planned to be submitted to CPC. A non-profit group may be following up on the acquisition of the Oakmont Road parcels.
- The Wheeler Holly Preserve trail easement was accepted at the September 5, 2024, Town Council meeting.
- Progress is being made on the Centerville and Osterville Playground projects.
- Bidding process is underway for the CC Rail Trail Phase III by Mass DOT. Award of the project will be announced October 1, 2024.
- The Affordable Housing Growth & Development Trust Fund Board's Semi-Annual Report to CPC is anticipated to be received for the October 21, 2024, CPC meeting.
- An appraisal has been ordered for 10.4 acres located at 304 Putnam Ave, Barnstable. The Town may acquire a portion to expand the adjacent cemetery with some open space remaining.
- The Historical Society of Santuit and Cotuit's Phase II work Application has been forwarded to the Town Council for public hearing scheduling.
- The required CP-3 report and updates to the State Department of Revenue have been completed and submitted.

Member Discussion:

- Format for the October 21, 2024, Community Preservation Committee meeting.
 - After a brief discussion it was decided that the October 21, 2024, CPC meeting would be held remotely.

Public Comment:

Adjournment:

The motion of Tom Lee was seconded by Katherine Garofoli to adjourn the meeting.

Roll Call Vote: Deb Converse (yes); Katherine Garofoli (yes); Tom Lee (yes); Farley Lewis (yes); and Lindsey Counsell (yes). 5 – yes, 0 no. Motion carried. Meeting adjourned at 5: 52 p.m.

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

Exhibit 1 –CPC Regular Meeting Agenda, September 16. 2024.

Exhibit 2 – Draft Minutes for the August 19, 2024, CPC Regular Meeting.

Exhibit 3 – CPC Application - Orenda Wildlife Land Trust – acquisition of a 5.5 acre property on Smith's Creek, West Barnstable as open space.

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

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 for specified allowable reasons. 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**



The Federated Church of Hyannis

320 Main Street
Hyannis, MA 02601
508-775-0298
www.federatedchurch.org

October 16, 2024

To: Community Preservation Committee
Town of Barnstable
From: Pamela Brown, Project Coordinator
Re: Universalist Cemetery Conservation (Final Phase)

The attached CPA application represents the final phase of a project to conserve, protect, and preserve this historic burial ground for future generations.

The first phase of the project began with a CPA grant awarded in 2017, for a Condition Assessment and new fencing. It laid the groundwork for conservators to bid on the next phase of the project and provided some protection from trespassers who were misusing the property.

We have begun offering tours to the public, even though the cemetery remains in poor condition. It is now possible to locate gravestones and provide some history to the public, based on documentation and research made possible by that grant and with the help of 2 dedicated volunteers.

Without additional funding, this cemetery will continue to deteriorate over time and be lost to the community. As conservator Rachel Meyer states, "A neglected cemetery can attract unwanted behavior into a community. Neighborhoods are improved when free from the issues caused by neglect in their backyards. A town or city that cares for its cultural resources, cares not only for its past but for its present and future."

The cost to perform the work needed to conserve 270 stones is estimated at \$165,000 in the 2024 Condition Assessment prepared by Fannin-Lehner Preservation Consultants of Concord, MA. As stated in their report, "Many of the procedures required to conserve the markers are complex and require a skilled conservator to complete. Like the gravestone carvers and monument makers of old, gravestone and monument conservation is an artisanal craft requiring training and experience along with a thorough understanding of the nature of different types of stone". They go on to state that an intimate knowledge of the methods used in past centuries is necessary.

The conservators who submitted proposals are professional experts with many years of experience in this field. They follow guidelines established by the Secretary of the Interior's Standards for Historic Preservation. They will provide before and after photos and completed conservation forms with a summary of each marker's problems and all conservation procedures employed.

CPC APPLICATION (Page 1)

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

Submission Date: October 16, 2024

Project Title: Universalist Cemetery Conservation

Project Map/Parcel Number: Map: 327 Parcel : 074

Estimated Start Date: March 1, 2025

Estimated Completion Date: December 31, 2025

Purpose (please circle all that apply):

Open Space

Community Housing

Historic

Recreation

Town Affiliation**

Public

Private

Non-Profit

Partnership (Describe below #3)

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

Applicant Contact:

Name: The Federated Church of Hyannis (Philip Scudder, President)

Organization (if applicable):

Address: 320 Main Street, Hyannis, MA 02601

Mailing Address: same

Daytime Phone #: 508.775.0298

E-mail Address: info@federatedchurch.org

Primary Contact (if different from applicant contact):

Name: Pamela Brown

Address: 320 Stevens Street, Unit A2, Hyannis, MA 02601

Mailing Address: same

Daytime Phone #: 508.775.7102

E-mail Address: pam-cpa@comcast.net

CPC APPLICATION (page 2)

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

Budget Summary:

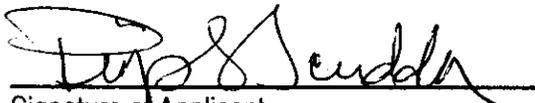
Total budget for project: **\$165,000**

CPA funding request: **\$164,000**

Matching funds (committed/under consideration): **\$1,000 from Federated Church funds**

Please address the following questions:

1. Project summary (description and goals): Conserve 270 gravestones identified in the 2024 Condition Assessment prepared by Fannin Lehner Preservation Consultants. The report lists each marker requiring conservation and detailed treatment recommendations, in accordance with the Secretary of the Interior's Standards for Historic Preservation.
2. How does this project help preserve Barnstable's character? It will honor both the early settlers of the village of Hyannis and its maritime history. It will preserve this rare surviving element from the early years of the village's seafaring activities as well as its citizens' service in the Civil War and later wars.
3. Partnership(s) Description: *See attached.*
4. Provide a detailed project timeline: *See attached.*
5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects? *See attached.*
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):
See attached.
7. Assessors office identification map and map and parcel number: Attached (Map: 327, Parcel: 074)



Signature of Applicant

10/9/2024

Date



Signature of Applicant Partner

Date

Signature of Town Manager (Town Affiliated Projects)

Date

CPC Application Attachments Universalist Cemetery Conservation

Page 2, Question 3: Partnership(s) Description:

- Federated Church of Hyannis

The Federated Church of Hyannis owns the land where the cemetery lies. The church provides meeting space for community non-profit groups, including A Baby Center, Cape Cod Council of Churches, AA groups, NA groups, and Hyannis Film Festival.

Through its Missions Committee the church supports local missions such as the Salvation Army, Cape Kids Meals, Independence House, Here Now Ministry, Housing Assistance Corporation, Cape & Islands Veterans Outreach Food Program, and supplies for children at our local schools.

The church's Memorial Committee has pledged \$1,000 to this next phase of the cemetery conservation project.

- Project Coordinator/Volunteer

Church member Pamela Brown initiated this project in 2015 and has donated many hours. She logged 170 hours in advance of the 2017 grant and since that time has logged an additional 403 hours. (At \$20 per hour, that totals \$8,060 of in-kind donation since the 2017 grant was awarded). That time includes working with the attorney assigned by the town to prepare the Preservation Restriction, overseeing the first phase work (fencing and Condition Assessment), conducting research, securing a recommendation for the National Register by the Massachusetts Historical Commission, developing a guided tour of the cemetery, designing a trifold flier on the cemetery, and preparing this application.

Many more hours will be donated to oversee this next phase of the project, conduct further research, and seek additional sources of smaller grants for projects to enhance the visitor's experience, including signage and a self-guided tour map – through local organizations such as the Mid-Cape Cultural Council.

- Project Volunteer

Town of Barnstable resident Bill Donle began volunteering in 2018 and has donated countless hours over the past 6 years. He has worked with the conservators on the Condition Assessment, aided in transcribing information carved on the stones and conducted considerable research. He has developed lists of sea captains and mariners, as well as veterans of 4 wars and researched the backgrounds of those and many others buried in the cemetery.

**CPC Application Attachments
Universalist Cemetery Conservation**

Page 2, Question 4: Provide a detailed project timeline:

Work can begin in March 2025, provided funds are available at that time.

March through May, 2025 50% of work to be completed

September through November, 2025 50% of work to be completed

If funding is not available by March 2025 or weather conditions are unfavorable, the project could extend into the first half of 2026.

CPC Application Attachments

Universalist Cemetery Conservation

Page 2, Question 5: How does this project meet the General Criteria and Category Specific Criteria for CPC projects?

General Project Criteria

- The project preserves the essential character of the village of Hyannis. Preserving the cemetery will greatly improve this part of our downtown area, showing that we take pride in the history of our village and honoring our forefathers who are buried here. Efforts underway to improve the east end of Hyannis are a testament to the town's commitment to enhancing this area.
- This project will save an important historic resource that is currently threatened due to deterioration and neglect.
- The project is practical and feasible, given the comprehensive plan established in the Condition Assessment. The plan provides details of the condition and required treatment for each of the 270 stones needing conservation. Although the project is large in scope, all three conservators have estimated that the work can be completed within one year.
- The benefit to the community will be an outdoor, historic site to visit. Although not technically "open space", it will be a quiet place to walk, reflect on our past, and appreciate the artistic features on many of the stones.

Category Specific Criteria

- The project will improve and preserve a historic burial ground located in the village of Hyannis, with gravestones mainly from the 1800's, when Hyannis was a thriving maritime village. Many sea captains and other early settlers of Hyannis are buried here, including those who served in the Civil War, the first doctor of Hyannis, and the first lighthouse keeper of the South Hyannis Light. Gravestones of the 1900's include those who served in WWI, WWII, and the Korean War.
- The burial ground was listed with the Massachusetts Historical Commission in June, 2016 (MHC Form BRN.819).
- In February of 2022, the Commission concluded that the cemetery is eligible for a National Register nomination, stating in their letter that "the cemetery meets criterion A due to its associations with the early settlement and history of the village of Hyannis. It is a rare surviving element from the early years of the village's maritime history. Furthermore, it falls within Consideration D, as a cemetery deriving its primary significance from the graves of important people associated with the history of the village".
- The burial ground is situated on property owned by the Federated Church of Hyannis, which is listed with the MA Historical Commission (BRN.1504).
- It lies within the "Hyannis Main Street Waterfront Historic District" (BRN.AU).
- Preservation of the cemetery will provide the public with another historic space to learn more about our local history. Walking tours will be offered periodically and daytime access will enable the public to stroll the grounds and read many interesting inscriptions on a variety of stones – from tall obelisk-shaped monuments to flush markers – made of materials including slate, marble, granite, and hollow zinc.

**CPC Application Attachments
Universalist Cemetery Conservation**

Page 2, Question 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):

Fiscal Year	Jan-June 2025	July-Dec 2025	Jan-June 2026	Total Cost
CPC Funds Requested:	\$81,500	\$82,500		\$164,000
Other Sources of Funding:				
Federated Church	<u>1,000</u>	_____	_____	<u>1,000</u>
Total Project Cost	<u>\$82,500</u>	<u>\$82,500</u>		<u>\$165,000</u>

Cost Estimates/Quotes Received (in order of preference)

- **Atlas Preservation Inc/Jonathan Appell** **\$165,000**
- **Monument Conservation Collaborative, LLC/Martin Johnson** **\$165,000 + ?**
- **Epoch Preservation/Rachel Myer** **\$165,000**

Notes on conservators:

All 3 have excellent references. Epoch cannot begin work until 2027. Atlas can begin in 2025, has the most agreeable terms of payment (no deposit required) and offers additional services for a guaranteed price. MCC/Martin Johnson can also begin in 2025 but can only complete 240 of the 270 stones requiring conservation at the established price of \$165,000. Their formal proposal is expected soon.

All 3 believe the work could be completed within one year, possibly into a second year, depending on weather conditions.

Although not part of the references for Atlas, Jonathan Appell has worked in past years to train Town of Barnstable cemetery staff.

Martin Johnson of MCC has an excellent reputation among other conservators, including Fannin-Lehner Preservation Consultants, who prepared the Condition Assessment.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	BRN.819
Historic Name:	Universalist Cemetery
Address:	320 Main St
City/Town:	Barnstable
Village/Neighborhood:	Hyannis;
Local No:	
Year Constructed:	1826
Use(s):	Abandoned or Vacant; Burial Ground;
Significance:	Art; Community Planning; Religion;
Area(s):	BRN.AE, BRN.AU
Designation(s):	Local Historic District (10/03/1996); Preservation Restriction (04/13/2018);
Building Materials:	
Demolished	No



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

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

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

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) 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: Sunday, June 16, 2024 at 11:02 AM

FORM E – BURIAL GROUND

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

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

327-074 Barnstable AE, AU BRN.819

LHD 10/3/1996 [BRN.AU]

Town: Barnstable

Place (neighborhood or village): Hyannis

Photograph



Address or Location: 320 Main Street

Name: Universalist Cemetery

Ownership: Public Private

Approximate Number of Stones: 300

Earliest Death Date: 1826

Latest Death Date: 2008

Landscape Architect: none

Condition: Deteriorated

Locus Map



Acreage: 1.15 acres

Setting: Located on flat land behind the Federated Church of Hyannis (BRN.1504), which faces 320 Main Street. The church buildings and a small parking lot form an L-shape that encloses the south and east borders of the burial ground. Elm Avenue is the northerly border of the burial ground.

A chain-link fence separates most of the west side of the burial ground from commercial properties that face Barnstable Road. Main Street is the center of the Hyannis commercial district. The harbor is 2 blocks south.

Recorded by: Pamela Brown

Organization: Federated Church of Hyannis

Date (month / year): June 2016

RECEIVED
JUN 06 2016
MASS. HIST. COMM.

INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

320 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AE, AU

BRN.819

 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.

VISUAL/DESIGN ASSESSMENT

Describe landscape features, gravestone materials, designs, motifs, and symbols that are either common. Note any known carvers.

The cemetery is rectangular in shape with a simple wooden sign "Universalist Cemetery" facing Elm Avenue, its northerly border. The only vehicle access is from Elm Avenue. There is no gate or fence along Elm Avenue, but there are indentations in the grass that indicate an old path for vehicles, apparently used in the past for burials. There are no other roads or paths through the grounds. There is no landscape plan and fewer than 10 trees scattered throughout the grounds (4 evergreens and a few deciduous trees). There is grass cover throughout and a few shrubs and annual flowers.

Most grave markers are made of marble, granite or slate and are from the 19th century. There are at least 2 hollow zinc metal grave markers. The markers are a variety of heights, including about a dozen tall obelisk-shaped monuments. The markers are arranged mainly in rows, with most inscriptions facing south, toward the church sanctuary. Some have flower designs carved on the stone.

Families generally have graves in the same area of the cemetery. There are 2 areas fenced with steel tubing railings supported by granite posts. One is located on the south side, near the church building, and contains 2 gravestones and 1 obelisk monument, with the family names of Baxter, Ellis and O'Brien. The other contains one gravestone of the Baxter family and lies on the west side of the cemetery. There are additional granite posts with no railings, indicating that other areas were also fenced at one time.

There are approximately 300 gravestones, although the exact number has not been determined. About 70 stones are toppled, unstable, or broken, and many more are unreadable. Some stones are sinking into the ground and some fragments are unidentified.

HISTORICAL NARRATIVE

Explain religious affiliations, major period of use, and evaluate historical association of this burial ground with the community.

The Universalist Cemetery is located in the "Hyannis Main Street Waterfront Historic District" (inventory no. BRN.AU, Massachusetts Historical Commission).

The Federated Church of Hyannis (MHC Form BRN.1504) owns the land occupied by the cemetery. It is presumed that the Universalist Church, which previously owned the property, established the cemetery. The first burial, on July 10, 1826, of 1 year old Caroline Simmons, precedes the original church building. The next burial was in 1831 after the first church on the site was built. Most of the gravestones are from the mid to late 1800's.

Neither the town of Barnstable nor the Federated Church of Hyannis can locate any records relating to the formation of the cemetery, although a reference to an expansion of the cemetery in 1851-1852 appears in Book 5 of the town's records at the town clerk's office. There is also no location map of the markers in the cemetery. It is likely that the records were lost in the 1872 and 1904 fires.

"The Universalist Society of Hyannis was organized in 1828...A small church edifice was then erected, and years after a still better one, which was struck by lightning and consumed in 1872. In 1873 the society commenced the present fine edifice upon the same site, dedicating it June 30, 1874. The records of the society were lost in the fire, and prior to 1873 the exactness in names and elates of pastoral service must depend upon tradition." (<http://capecodhistory.us/Deyo/Barnstable.htm#Churches>)

INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

320 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AE, AU

BRN.819

"In 1904 occurred the biggest fire that Hyannis has ever had. All the store buildings on the north side of the street from the railroad station west including the church were burned. Then the present church was built." (The Barnstable Patriot, Supplement, March 7, 1921, Page 4: *Hyannis Churches in Olden Times*)

In 1917, the Universalist and Congregational Churches of Hyannis began plans to merge and started worshipping together. The Federated Church was officially formed in 1921 as a result of the merger.

Hyannis was a thriving maritime village in the mid-1800's and this burial ground is an important part of the history of its people, who helped to settle and develop the village. At least 14 sea captains are interred here. "Captain Gorham Hallett was master of ships *Midnight* and *Charger* and the brig *Nellie Hastings*." Captain Leander Hallett commanded the barque *Prescott* and went to Buenos Ayres." (Cape Cod Library of Local History and genealogy) Other captains include Elijah Baxter, Ira Baxter, Obed Baxter, Isaac Bearse, Jr., John Bragg, Lysander Chase, Abner Crowell, Washington Crowell, John Norris, Lemuel B. Simmons, Doane Snow, and Nathaniel D. Snow.

"Most young men went away to sea in their teens and saw ports around the world." "By the end of the century there were an estimated 150 sea captains in Hyannis." (The Seven Villages of Barnstable, pages 123-125).

Also memorialized are several people lost at sea. An Epitaph book at Barnstable Town Hall Clerk's office contains this entry: "Ira, son of Ira & Sally Baxter May 12, 1829, lost at sea Jan. 16, 1847, latitude 46° 24' longitude 31° 20'. Sacred to the memory of Capt. Ira Baxter who died Sept. 1, 1853, Age 55 yrs. 7 mos. "

At least 5 Civil War heroes are buried in the graveyard. Their names are also engraved on the "Barnstable Memorial Monument", erected in Centerville in 1866. Per the Epitaph book at Town Hall, "Ebenezer Eldridge died in battle at Spottsylvania, VA, May 12, 1864 aged 38 years." Other heroes include George H. Bearse, James R. Blagden, Timothy Robbins, and Allen Marchant.

There is an effort underway to restore the Universalist Cemetery and to celebrate its importance to the maritime history of Hyannis. The Town of Barnstable's Community Preservation Committee voted on May 23, 2016 to advance a letter of intent to the full application stage, meaning that a grant application can be submitted to request the first phase of funding for the purpose of restoration and preservation of the burial ground.

BIBLIOGRAPHY and/or REFERENCES

Located at Sturgis Library, 3090 Main Street, Barnstable, MA 02630:

The Seven villages of Barnstable / written by its people on the occasion of the 200th birthday of the United States of America. Barnstable, Mass., Town of Barnstable, 1976, Pages 123-125

Cape Cod Library of local history and genealogy : a facsimile edition of 108 pamphlets published in the early 20th century / compiled and indexed by Leonard H. Smith, Jr. Baltimore, MD, Genealogical Pub. Co., c1992. Volume 2, page 1074-1075

Located at Barnstable Town Hall, Town Clerk's office, 367 Main Street, Hyannis, MA 02601:

Book 5 of the town records (early 1800's)
4th Book of Epitaphs, beginning on page 107

Websites:

<http://capecodhistory.us/Deyo/Barnstable.htm#Churches> (page 392) (History of Barnstable County, Massachusetts, edited by Simeon L. Deyo, 1890. New York: H. W. Blake & Co, pages 366-418 of CHAPTER XVI.)

INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

320 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AE, AU BRN.819

www.findagrave.com

<http://www.sturgislibrary.org/collections/newspaper-indexes/>
Sturgis Library's Barnstable Patriot Digital Newspaper Archive
The Barnstable Patriot Supplement, March 7, 1921, Page 4: Hyannis Churches in Olden Times

Massachusetts Historical Commission:

Area Form for Hyannis Main Street Waterfront District, Inventory No. BRN.AU, 1996
Building Form for Federated Church of Hyannis, BRN.1504, 2008

Supplementary Photographs



View of Cemetery looking northeast toward west elevation of Memorial Hall (BRN.1506)

INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

320 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AE, AU

BRN.819



Stone of Capt. Robert B. Hallett (d. 24 Dec. 1865)

Original yellow form: Eligibility file
 Copies: Inventory form
 Town file(w/corresp.)
 Macris
 NR director _____

Community: Barnstable (Hyannis)

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 6/6/2016; 3/20/2019 ; 2/10/2020

Date Reviewed: 2/19/2020

Type: Individual District (Attach map indicating boundaries)

Name: Universalist Cemetery Inventory Form: BRN.819

Address: 320 Main Street, Hyannis

Requested by: Pamela Brown, Federated Church of Hyannis

Action: Honor ITC Grant R & C Other:

Agency: Staff in charge of Review: BH

INDIVIDUAL PROPERTIES**DISTRICTS**

Eligible
 Eligible, also in district
 Eligible only in district
 Ineligible
 More information needed

Eligible
 Ineligible
 More information needed

CRITERIA: A B C DLEVEL: Local State NationalSTATEMENT OF SIGNIFICANCE by P. Stott

Staff reviewed the Form C for the Universalist Cemetery, an early 19th century burying ground behind the Federated Church in Hyannis with approximately 300 stones. Hyannis was a thriving maritime village in the mid-1800's and this burial ground is an important part of the history of its people, who helped to settle and develop the village. At least 14 sea captains are interred here. Most grave markers are made of marble, granite or slate and are from the 19th century. There are at least 2 hollow zinc metal grave markers. The markers are a variety of heights, including about a dozen tall obelisk-shaped monuments.

The cemetery meets Criterion A in the areas of social history and maritime history, due to its associations with the early settlement and history of the village of Hyannis, and as a rare surviving element from the early years of the village's seafaring activities. The cemetery may meet Criterion C in the area of Art if it can be demonstrated that the cemetery contains a locally significant collection of historic gravestones representative of popular styles and types. Furthermore, it falls within Consideration D, as a cemetery deriving its primary significance from the graves of important people associated with the history of the village.



Commonwealth of Massachusetts
 Department of Revenue
 Christopher C. Harding, Commissioner

mass.gov/dor

Letter ID: L2105617024
 Notice Date: December 3, 2018
 MA Taxpayer ID: 11537955



CERTIFICATE OF EXEMPTION



FEDERATED CHURCH OF HYANNIS
 320 MAIN ST
 HYANNIS MA 02601-4003

Attached below is your Certificate of Exemption (Form ST-2). Cut along the dotted line and display at your place of business. You must report any change of name or address to us so that a revised ST-2 can be issued.

DETACH HERE



MASSACHUSETTS DEPARTMENT OF REVENUE

Form ST-2

Certificate of Exemption

FEDERATED CHURCH OF HYANNIS
 320 MAIN ST
 HYANNIS MA 02601-4003

MA Taxpayer ID: 11537955
Certificate Number: 2137344000

This certifies that the organization named above is an exempt purchaser under Chapter 64H, section 6(d) or (e) of the Massachusetts General Laws. All purchases of tangible personal property by this organization are exempt from taxation to the extent that such property is used in the conduct of the business of the purchaser. Misuse of this certificate by any tax-exempt organization or unauthorized use of this certificate by any individual will lead to revocation. Willful misuse of this certificate is subject to criminal sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines. This certificate is non-transferable and may be suspended or revoked for failure to comply with state laws and regulations.

Effective Date: January 4, 2019

Expiration Date: January 3, 2029

qualification as Notary Public for the County of Kings with his autograph signature; that as such Notary Public, he was duly authorized by the laws of the State of New York to protest notes; to take and certify depositions; to administer oaths and affirmations; to take affidavits and certify the acknowledgment and proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this state; and further, that I am well acquainted with the handwriting of such Notary Public and verily believe that his signature to such proof or acknowledgment is genuine. In Testimony Whereof; I have hereunto set my hand and affixed the seal of said Court at the City of New York, in the County of New York, this 11 day of Feb- 1921 Wm F. Schneider Clerk.
Barnstable, ss. Received February 12, 1921, and is recorded.

KNOW ALL MEN BY THESE PRESENTS ,

that WHEREAS, the Evangelical Congregational Society of Hyannis in the County of Barnstable and Commonwealth of Massachusetts, has federated with the First Universalist Society of Hyannis, County and Commonwealth aforesaid, AND WHEREAS, said Evangelical Congregational Society at a meeting duly called and held on the twenty-seventh day of April, A. D. 1920, voted to convey all of its real estate with the church building thereon, situated in said Hyannis, to the Federated Church of Hyannis, a corporation duly established by law; AND WHEREAS said Evangelical Congregational Society at said meeting instructed its Trustees to convey said property as aforesaid: Now, therefore, we, William A. Baldwin, Charles E. Smith, and Charles E. Harris, Trustees of said Evangelical Congregational Society, acting in said capacity and in consideration of one dollar and other valuable considerations paid by the said Federated Church of Hyannis, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Federated Church, a certain parcel of land, together with the church building thereon, situated on Main Street in said Hyannis and bounded and described as follows: Beginning at the northwest corner of the granted premises of land now or formerly of A. G. Cash, then southerly by said Cash's land about five rods to a corner, thence easterly by land now or formerly of said Cash and William H. Cox about four rods to a corner, thence northerly by land now or formerly of said Cox about five rods to Main Street, thence westerly by said Main Street about four rods to the point of beginning. Containing about twenty rods be the same more or less. Being the same premises conveyed by Prince Hinckley, Jr., to the Trustees of the First Episcopal Methodist Church of Hyannis, by deed dated August 26, 1841 and recorded in Barnstable County Registry of Deed, book 29, page 394, and conveyed by the Trustees of the the Methodist Episcopal Society to the Evangelical Congregational Society, by

deed dated August 11, 1854 and recorded in said Registry of Deeds, book 11, page 327. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging to the said Federated Church and its successors and assigns, to their own use and behoof forever. And we hereby for ourselves and our successors, covenant with the grantee and its successors and assigns, that we are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that we have good right to sell and convey the same as aforesaid; and that we will and our successors shall warrant and defend the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons. In Witness Whereof we the said William A. Baldwin, Charles E. Smith and Charles E. Harris, Trustees of the said Evangelical Congregational Society herunto set our hands and seals this thirty-first day of January in the year one thousand nine hundred and twenty-one

Signed and sealed in presence of)	William A. Baldwin	(LS)
)	Charles E. Smith	(LS)
)	Charles E. Harris	(LS)

Commonwealth of Massachusetts

Barnstable, ss. January 31, 1921. Then personally appeared the above named Trustees and acknowledged the foregoing instrument to be their free act and deed before me

John D W Bodfish Notary Public
My Commission Expires December 30, 1921

Revenue Stamp \$1.00 Cancelled

Barnstable, ss. Received February 16, 1921, and is recorded.

KNOW ALL MEN BY THESE PRESENTS, that WHEREAS, the First Universalist Society of Hyannis in the County of Barnstable and Commonwealth of Massachusetts, has federated with the Evangelical Congregational Society of Hyannis, County and Commonwealth aforesaid. AND WHEREAS, said First Universalist Society at a meeting duly called and held on the twentieth day of December, A. D. 1920, voted to convey all of its real estate with the church building thereon, situated in said Hyannis, to the Federated Church of Hyannis, a corporation duly established by law: AND WHEREAS said First Universalist Society at said meeting instructed its Prudential Committee to convey said property as aforesaid. Now, therefore, we, Horatio S. Bond, Charles H. Morrill and John C. Barse, the Prudential Committee of said First Universalist Society, acting in said capacity and in consideration of one dollar and other valuable considerations paid by the said Federated Church of Hyannis, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Federated Church, a certain parcel of land, together with the church building thereon, situated on Main Street in said Hyannis and bounded and described as follows: Beginning at the southeast corner of the granted premises on Main Street at land formerly of Emily A. Clark, thence westerly by said Main Street about

eleven rods to land now of Howard N. Parker, thence northerly in a line parallel with said Clark's land by land of said Parker and others to said Clark's land on the north, thence easterly by said Clark's land to a corner, thence southerly by said Clark's land to Main street and the first mentioned bounds. Containing about one and three fourths acre, be the same more or less. Being the same premises conveyed to the First Universalist Society, by deed dated February 4th. 1831 and recorded in Barnstable County Registry of Deeds, book 7, page 206. But excepting and reserving herefrom any rights which the Town of Barnstable or other may have in the cemetery located within the premises herein described. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging to the said Federated Church and its successors and assigns, to their own use and behoof forever. And we hereby for ourselves and our successors, covenant with the grantee and its successors and assigns, that we are lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances: that we have good right to sell and convey the same as aforesaid: that we will and our successors shall warrant and defend the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons. In Witness Whereof we the said Horatio S. Bond, Charles H. Morrill and John C. Bearse, the Prudential Committee of the First Universalist Society, hereunto set our hands and seals this twelfth day of February in the year one thousand nine hundred and twenty-one.

Signed and sealed in presence of) Horatio S. Bond (LS)
) Charles H. Morrill (LS)
) John C. Bearse (LS)

Commonwealth of Massachusetts

Barnstable, ss. February 12, 1921. Then personally appeared the above named Prudential Committee and acknowledged the foregoing instrument to be their free act and deed Before me---

John D. W. Bodfish Notary Public
 My Commission Expires December 30, 1921

Revenue	Revenue
Stamp	Stamp
\$1.00	\$1.00
Cancelled	Cancelled

Barnstable, ss. Received February 16, 1921, and is recorded.

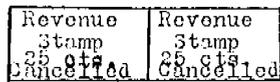
KNOW ALL MEN BY THESE PRESENTS

that I, Joseph E. Dugan, of New Bedford in the County of Bristol and Commonwealth of Massachusetts in consideration of one dollar and other valuable considerations paid by Dennis E. Dugan and Fannie E. Dugan of Brewster, in the County of Barnstable and Commonwealth aforesaid the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Dennis E. Dugan and Fannie E. Dugan, one undivided half interest in a certain parcel of upland and cranberry land, situated in the town of Brewster and bounded and described as follows:- to wit: Beginning at

the northwest corner of the premises on the County Road, thence southerly as the fence now stands by land of Patrick Murphy to land of Sarah J. Chapman, thence easterly by a ditch dividing the included cranberry land from upland and cranberry land of the said Sarah J. Chapman to the northeast corner of cranberry land of the said Sarah J. Chapman, thence southerly by cranberry land and upland of the Harry W. Clark, following a stone wall to land of the heirs of Obed Snow, thence northerly by land of the heirs of Obed Snow and land of the heirs of Barnard Freeman, following a stone wall to the County Road, aforesaid, thence westerly by said County Road to the place of beginning. The above described premises containing an area of five acres be the same more or less. Also hereby granting to the said grantees a right of way over the land of the said Sarah J. Chapman to pass and repass to and from the above described premises. Also hereby granting to the said grantees a right of way over the upland of John H. Clark, near land of Gideon C. Hall, to pass and repass over the same, for the purpose of carting sand, to the above described premises and not elsewhere. Being the same premises conveyed to me by John H. Clark, by deed dated Jan. 24, 1898, and recorded in Barnstable County Registry of Deeds, book 230, page 417. Also all my share in a certain building, standing on land of Fannie E. Dugan, and the engine contained therein, together with the tank, belt and everything used or connected with said engine. Also grant to the said grantees permission to take sand only for the use of said "Neck Swamp" from the upland of a parcel described as "Upland and Swampland" by deed of Miller B. Bassett to the late John Dugan and myself, dated January 6, 1906 and recorded in Barnstable County Deed, book 275, page 416. Being the same premises conveyed by me to the said Dennis E. Dugan and Fannie E. Dugan by quitclaim deed, dated September 29, 1920 and recorded in Barnstable County Registry of deeds, book 375, page 267. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Dennis E. Dugan and Fannie E. Dugan, jointly and not as tenants in common and their heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantees and their heirs and assigns, that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, excutors, and administrators shall warrant and defend the same to the grantees and their heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I Mary F. Dugan, wife of Joseph E. Dugan do hereby release unto the said grantees and their heirs and assigns all right of or to both dower and homestead in the granted premises, and all other rights and interests therein. In Witness Whereof we the said Joseph E. Dugan and Mary F. Dugan hereunto

set our hands and seals this nineteenth day of January in the year one thousand nine hundred and twenty-one.

Signed and sealed in the presence of)
 Mary Raposa)
 Frank Vera, Jr)



her
 Mary F. X Dugan (LS)
 mark
 Joseph E. Dugan (LS)

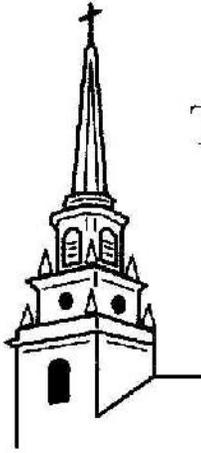
Commonwealth of Massachusetts

ss. January 19, 1921 Then personally appeared the above-named Joseph E. Dugan and acknowledged the foregoing instrument to be his free act and deed, before me-

Mary Raposa Special Commissioner
 My commission expires May 29 1924

Barnstable, ss. Received February 16, 1921, and is recorded.

THIS AGREEMENT, made this eighth day of October A. D. 1914, by and between Charles H. Blackburn, of Bourne, in the County of Barnstable, and Arthur F. Blackburn of Boston in the County of Suffolk and Commonwealth of Massachusetts, parties of the first part, and John W. Crowley of Boston in the County of Suffolk and said Commonwealth, party of the second part, and the creditors of said parties of the first part who shall assent in writing to the terms of this agreement as hereinafter provided, parties of the third part: WITNESSETH that said parties of the first part, in consideration of one dollar and other valuable considerations to them paid by the party of the second part, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, assign and convey to the party of the second part all the property and estate, both real and personal, of the parties of the first part, wherever situate, both within and without said Commonwealth, excepting only such as by the laws of said Commonwealth is exempt from attachment, a more particular description of the estate and property hereby conveyed being as follows, viz.: all the personal property formerly belonging to the grocery and provision business of the parties of the first part, located in said Bourne, consisting of two horses, two wagons, harnesses, one automobile and book accounts, and one ice-box; also one vacant lot of about six thousand square feet, located in said Bourne, on which said business was formerly located; also all notes and claims on other parties belonging to either of the parties of the first part. Together with all the deeds, books of account, written instruments, evidences of title and papers relating to the business, dealings and property of the parties of the first part. TO HAVE AND TO HOLD all said real and personal estate and property to the said party of the second part, his heirs, executors, administrators and assigns, IN TRUST NEVERTHELESS, for the following uses and purposes, viz.: 1st. To convert all said property, except said deeds, books of account, written instruments, evidences of title and papers, into cash as soon as in the judgment of said party of the second part it can be done conveniently and to the best advantage; and for that



The Federated Church of Hyannis

320 Main Street
Hyannis, MA 02601
508-775-0298
www.federatedchurch.org

October 1, 2024

Community Preservation Committee
Town of Barnstable
367 Main Street
Hyannis, MA 02601

Re: Universalist Cemetery Preservation

Dear Community Preservation Committee Members,

The Memorial Committee of the Federated Church has voted to pledge \$1,000 in support of the cemetery preservation project. The funds will be available in 2025, or at such time as the project is approved and underway.

We are very grateful for your support of this grant application.

With sincere thanks,

Janice Cliggott
Janice Cliggott, Chair
Memorial Committee

Bk 31198 Pg 1 #16890
04-13-2018 @ 09:21a

PRESERVATION RESTRICTION AGREEMENT

THIS PRESERVATION RESTRICTION AGREEMENT is made this 27th day of MARCH, 2018, by and between the **FEDERATED CHURCH OF HYANNIS, INC.**, a religious corporation, having an address of 320 Main Street, Barnstable (Hyannis), Barnstable County, Massachusetts 02601, (hereinafter "Grantor") and the **THE INHABITANTS OF THE TOWN OF BARNSTABLE**, a Massachusetts municipal corporation known as the **TOWN OF BARNSTABLE**, organized under a charter adopted pursuant to Mass. Const. Amend. Art. 89 Section 3 on April 11, 1989 with principal offices C/O Town Manager at New Town Hall, 367 Main Street, Hyannis, Barnstable County, Massachusetts 02601 (hereinafter "Grantee"),

WITNESSETH:

WHEREAS, Grantor is owner of certain real property located at 320 Main Street in the Town of Barnstable, Village of Hyannis, and County of Barnstable, Commonwealth of Massachusetts, more particularly described and delineated in Exhibit A attached hereto and incorporated herein by this reference (hereinafter "the Premises"), being the same property conveyed to Grantor in two deeds: the first deed dated February 12, 1921, and recorded with Barnstable County Registry of Deeds in Book 374, Page 556; and the second deed dated December 28, 1949, being Document No. 25950 conveying property described in Certificate of Title No. 11227 and being shown on Land Court Plan 18759-A, a copy of which is attached hereto and incorporated herein as Exhibit B.

WHEREAS, improvements to the Premises include the following buildings, structures, objects and landscapes: a Church Sanctuary at 320 Main Street, constructed 1957-1958; Baldwin Hall, built 1939 and located to the west of the Church Sanctuary; Memorial Hall (currently named Fellowship Hall) facing Willow Avenue, built 1972-1973, and located northeast of the Church Sanctuary and connected to it by a passageway; and the Universalist Cemetery, a historic burial ground established circa 1830. The locations of these improvements on the Premises are depicted in an Aerial View attached hereto and incorporated herein as Exhibit C.



Atlas Preservation

Monument • Building • Masonry • Tools • Restoration • Supplies

Atlas Preservation Inc. | 122 Spring Street, B1 Southington CT 06489

(860) 426-3111 | AtlasPreservation.com | sales@atlaspreservation.com | jwappell@gmail.com

October 14, 2024

Project Location:

Universalist Cemetery Conservation Project

Federated Church of Hyannis

320 Main Street

Hyannis, MA 02601

Re: Cemetery Preservation Project

C/o - pam-cpa@comcast.net

or mailed to:

Pamela Brown

320 Stevens Street, Unit A2

Hyannis, MA 02601

Historic Gravestone & Cemetery Preservation Proposal

Thank you for meeting me at the Universalist Cemetery last month. After our site visit together, I returned a couple of times and overviewed the graveyard more closely. Based on my observations and the recent preservation plan, I have formulated the following gravestone and monument conservation proposal.

The Universalist Cemetery in Hyannis, MA holds historic significance for the region and city of Hyannis. Although it is not nearly as old as some of the other cemeteries in the area, it has the potential to become a well preserved and highly visited historical landmark.

Many of the stones within the cemetery are currently in poor condition, however, it is a good thing that the cemetery has not been “overly maintained”, which can inadvertently diminish the site through poorly planned and overly aggressive restoration techniques. These usually include the use of inappropriate modern treatments like bleach-based stone cleaning and Portland cement-based concrete and mortars to reset the broken stones. Damage caused by these techniques is often permanent and not able to be reversed easily, if at all.

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(860) 426-3111 | AtlasPreservation.com | sales@atlaspreservation.com | jwappell@gmail.com

Current Condition/ Site Assessment Overview

Upon overviewing the entire site, it is apparent that there is a tremendous need for conservation work to be performed on many of the gravestone and monuments. Most memorials in the cemetery will benefit from some combination of conservation treatments including, but not limited to, raising and releveling, resetting, joining fractured stones, and cleaning. This is also overviewed in the recently created preservation plan and report.

We are pleased to offer the following preservation proposal which, if performed, will transform the site from neglected to a well preserved local historical landmark within a period of 1-2 years.

Gravestone & Monument Preservation:

The primary focus of this preservation project involves the conservation of the gravestones and monuments found within the cemetery.

Cleaning:

All of the gravestones and monuments in the entire cemetery will be treated with an application of D/2 Biological Solution at the very beginning of the project. Hand brushing and rinsing will be performed on a need basis only when required to perform and complete additional conservation treatments. After the application of D/2, the stones will continue to self-clean for a period of about six to twelve months.

The improvements which take place after the first application will be dramatic on some of the stones. The D/2 treatment will also have the effect of helping prevent the return of biological growth for an extended period of time.

Tablet-Stones:

This project will not include archaeology or test excavations to investigate possible underground features or search for completely sunken stones. If desired, after the completion of the project, ground penetrating radar could be arranged and performed. All stones that are included on the preservation plan list will need to be carefully excavated and conserved as required based on the specific conditions relating to their existing conditions.

Broken Stones:

Fractured stones will be cleaned, prepared, and all old adhesives will be carefully removed. The stones will then be joined and clamped until cured, so they are made to be structurally sound.

Infilling Open Cracks:

Open cracks will be infilled as needed with NHL-based composite patching material and made to match the existing stone as closely as possible.

Atlas Preservation

Monument • Building • Masonry • Tools • Restoration • Supplies

Atlas Preservation Inc. | 122 Spring Street, B1 Southington CT 06489

(860) 426-3111 | AtlasPreservation.com | sales@atlaspreservation.com | jwappell@gmail.com

Delaminating Stones:

Voids and cracks will be infilled with a breathable stone restoration injection grout and/or historic pointing mortar. Colors will be matched as closely as possible.

Raising & Resetting:

Tablet stones will be raised to a proper height based on the design and carving. They will be reset into a combination of gravel and clean sharp sand. They will be regraded and seeded along with straw to facilitate growth.

Monument Resetting:

The multiple piece monuments are primarily composed of marble and granite. The monuments included in this project will be raised and/or re-leveled as needed, then structurally joined and bonded to the associated base stone.

Replacement or Added Socket Base Stones:

When one-piece tablet stones or gravestones are fractured at, or near, ground level it is often necessary to create a new socket base to be able to perform a lasting repair at the proper or highest possible elevation. Keyways will be created when casting the base. Once cured, historic pointing mortar will be employed to attach and connect the tablets to the base stones.

Consolidation Treatment to Sandstone:

It is possible that situations might be encountered while working on the project where it will be advised to consolidate a highly eroded sandstone gravestone with a breathable treatment that will greatly reduce future weathering.

Project Scope:

The scope of work is described in the Condition Assessment prepared by Fannin Lehner Preservation Consultants in 2024.

The memorials included in this proposal are composed of a combination of materials including brownstone, slate, marble and granite. They are either badly leaning, unstable, fallen, broken or some combination of these conditions. Some of the stones are unstable and could easily topple accidentally if lightly pushed on, or in, an extreme weather event with high winds.

Section Markers:

When visiting the cemetery, it was called to my attention that a previous survey determined there were 4 sections within the cemetery. They are currently poorly marked out with stakes and temporary lettering. If Atlas Preservation is awarded the contract to conduct this entire conservation project as proposed, we will include, at no additional cost, the creation and installation of 16 square stone marker posts that will stand above ground about 1 foot and will each be carved with the section letter, number, or name as desired.

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Gravestone & Monument Conservation Proposal Summary:

Time Frame:

Hyannis, MA is extremely busy during the summer months. Traffic congestion and the cost of lodging become very difficult, and it is problematic to work on gravestone conservation in very hot weather. The primary working seasons will be Spring and Fall.

Provided the project is approved in a timely manner, work will begin as soon as the weather is agreeable. With climate change this can sometimes be earlier than was previously possible.

We will plan to work early March - late May, and then early September - late November.

Depending on the exact start date and the weather trend for 2025, it is possible that the entire project could be completed in one year. We will complete as much work as possible in the spring season, and then continue in the fall.

2025: Between 50%- 100% of the project will be completed in 2025.

2026: If the project continues into 2026, no more than 50% of the work be required.

Subcontractors:

There will be no portion of this project subcontracted. I will personally be on the project every day that work is being conducted. If for any reason this needs to change due to illness or injury, you and the city will be notified in a timely manner for approval ahead of time.

Quarterly Updates:

There will be progress updates quarterly. Based on the planned project work schedule, these updates will be in late spring at the end of the season, and then in late fall at the end of the season, and years work, at the site.

Insurance:

Atlas Preservation Inc. holds an extremely high level of insurance. We will provide a certificate of insurance prior to any work being conducted on the site. If requested, we will name the City of Hyannis, or the church, as an additional insured onto our policy.

Project Total Cost: \$165,000.

No Extra Charges or Unknown Expenses:

The preservation plan drafted in 2024 mentions some extras fees to be added onto the project total cost including the cost of gravel and lifting equipment. To be clear, there will be no extra fees of any kind. This is a flat rate proposal including all tools, materials, labor, travel, lodging, etc. Additionally, we are including the bonus of the manufacture and installation of 16 natural stone inscribed posts to mark out the 4 sections within the cemetery at each corner.

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(860) 426-3111 | AtlasPreservation.com | sales@atlaspreservation.com | jwappell@gmail.com

Payment Schedule:

There will 4 payments of \$41,250, each based on the completion of 25% of the work.
There are 270 stones to be conserved, which equates to 68 stones per payment.
No deposit is required before the start of the job.

Time Frame:

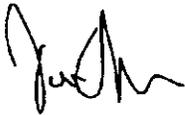
During the year 2025 at least 50% is to be performed and completed.
During the year 2026 no more than 50% is to be performed and completed.

References and Significant Projects:

Please see additional attachment including reference information.

Thank you for the opportunity to provide this gravestone conservation proposal.
We look forward to hearing back from you. Please let me know if you have any questions.

Regards, Jonathan Appell
President Atlas Preservation Inc.



From: Chris Haugh chris.haugh@aol.com
Subject: Re: Reference for Jonathan Appell
Date: October 15, 2024 at 10:24 PM
To: Pamela Brown pam-cpa@comcast.net

Hi Pam,

Even at 10pm tonight, as I'm just seeing your email, I have to respond to you with a ringing endorsement.

Jonathan has done so much for us in terms of repair and training. We entrusted him with our most important memorial and gravesite, the Francis Scott Key monument a few years back in which he repointed and reprinted the 1898 work of artist Pompeo Coppini. This past weekend, I was in historic Jamestown on Sunday and saw his work on the Knights's Tomb with my own eyes (after seeing the You Tube videos of course). In my opinion, he is the most talented (and experienced) grave monument restoration and conservation artist in the country! Our FOMO program is indebted to him for the training and work done here just in the last 5 years as we have fixed hundreds of gravestones, and cleaned thousands.

I would (and will continue to) hire Jonathan in the future as necessary. Please let me know if you need any tangible proof as I kindly welcome you to Frederick, Maryland and historic Mount Olivet Cemetery at any time.

Sincerely,
Chris



Chris Haugh
Community Relations & Historic Preservation Manager
Mount Olivet Cemetery/Frederick, Maryland/(301)662-1157 x120

On Tuesday, October 15, 2024, 05:40:48 PM EDT, Pamela Brown <pam-cpa@comcast.net> wrote:

Hello Chris,

Jonathan Appell of Atlas Preservation has named you as a reference for cemetery conservation work at the Universalist Cemetery in Hyannis, MA. I am preparing a grant application to conserve many of the largely 1800's stones in this burial ground and Jonathan has submitted a proposal for consideration.

Have you been satisfied with work performed by Jonathan? Would you hire him for future conservation projects?

Thank you for your time.

Sincerely,

From: Eric Whisman eric@thekentuckytrust.org ✉
Subject: Re: Reference for Jonathan Appell of Atlas Preservation
Date: October 15, 2024 at 11:13 PM
To: Pamela Brown pam-cpa@comcast.net, eric@kthp.org

Hello Ms. Brown.

Thank you for reaching out. I've worked with John for over a decade now and he is my default consultant for all things cemetery. His knowledge is unmatched and he has a tremendous work ethic. I am enclosing a few photos of our most recent project at the Frankfort Cemetery did for us reconstructed a collapsed vault which he did in the cold outdoor December weather. To date we've hosted some dozen workshops together and I've been able to promote cemetery preservation best practices to hundreds of people with his help. There is no one I would refer more for your project and I hope to continue to work with John for many more years on projects. In fact we've already discussed conducting a workshop this coming spring and having him work on several monuments in the "State Mound" here in Kentucky owned by the State of Kentucky Historic Properties.

Please note we are transiting to a new email server and I have copied my new email above if you should need to contact me in the future, please email eric@kthp.org

Eric Whisman
502-320-9735

On 10/15/2024 5:52 PM EDT Pamela Brown <pam-cpa@comcast.net> wrote:

Hello Eric

Jonathan Appell has named you as a reference for cemetery conservation work at the Universalist Cemetery in Hyannis, MA. I am preparing a grant application to conserve many of the largely 1800's stones in this burial ground and Jonathan has submitted a proposal for consideration.

Have you been satisfied with the work Jonathan has done with your organization? Would you refer him for future projects?

Thank you for your time

Sincerely

Pam Brown
Project Coordinator





From: Graham Perry <Graham.Perry@tn.gov>
Subject: RE: [EXTERNAL] Reference for Jonathan Appell of Atlas Preservation
Date: October 16, 2024 at 8:33 AM
To: Pamela Brown <pam-cpa@comcast.net>

Hello Ms Brown,

I have had nothing but great experiences with Jon. We have done several workshops here in Tennessee, and all generated great interest in cemetery preservation. In fact, we had one in M work, BUT, they were so motivated that they started having cemetery cleanups and I suspect monument leveling with an expanded group of younger folks. That was the only one where Jon But it turns out it was quite successful just as the others have been.

His methodologies are quite sound, and sometimes its hard to tell that a gravestone was broken once he works on it. That says a lot right there. He is also quite experienced in dealing with on a great many larger projects of which I've seen results.

So, Jon Appell? Yes! In fact we're having him back down here on Nov. 8 and 9.

Graham

G. Graham Perry III, ABD | Historic Preservation Specialist-Cemeteries
Tennessee Historical Commission
State Historic Preservation Office
2941 Lebanon Pike, Nashville, TN 37214
p. 615-532-0087
g.perry@thc.tn.gov

From: Pamela Brown <pam-cpa@comcast.net>
Sent: Tuesday, October 15, 2024 5:11 PM
To: Graham Perry <Graham.Perry@tn.gov>
Subject: [EXTERNAL] Reference for Jonathan Appell of Atlas Preservation

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security

Hello Graham,

Jonathan Appell has named you as a reference for cemetery conservation work at the Universalist Cemetery in Hyannis, MA. I am preparing a grant application to conserve many of the larg

Could you share what your experience has been with Jonathan and whether you would recommend him for this project?

Thank you for your time.

Pam Brown
Project Coordinator



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(860) 558-2785 | AtlasPreservation.com | sales@atlaspreservation.com | jwappell@gmail.com

Jonathan Appell | Gravestone Conservator

References & Notable Projects

Jamestown Rediscovery – Williamsburg, VA

Preservation Virginia

Michael Lavin

Director of Collections

mlavin@preservationvirginia.org

(757) 229-4997

Project

Complete removal, reconstruction, and reinstallation of The Knight's Tomb – 1627 thought to be the oldest gravestone in America. Project completed 2017 – 2019.

Mount Olivet Cemetery – Frederick, MD

Chris Haugh

Community Relations & Historic Preservation Manager

chris.haugh@aol.com

(301) 662-1164

Project

I have worked with Mount Olivet Cemetery since 2013. I have completed multiple training sessions on gravestone and monument conservation with cemetery staff as well as the Friends of Mount Olivet volunteer friends group.

I have completed multiple restoration, conservation, and bronze work projects on significant monuments throughout the cemetery including the feature monument at the cemetery entrance for Francis Scott Key.

Kentucky Trust for Historic Preservation – Frankfort, KY

Eric Whisman

eric@thekentuckytrust.org

502-320-9735

Project

Multiple workshops in collaboration with the Kentucky Trust for Historic Preservation over the past few years as well as the restoration of the Trabue Family Vault which included complete resurrection and reconstruction of the collapsed marble façade.

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(860) 558-2785 | AtlasPreservation.com | sales@atlaspreservation.com | jwappell@gmail.com

General References

National Center for Preservation Technology and Training

Jason Church

Chief of Technical Services

jason_church@contractor.nps.gov

(318) 356-7444 x236

National Park Service - Historic Preservation Training Center

Moss Rudley

Superintendent of NPS

moss_rudley@nps.gov

(304) 876-9345

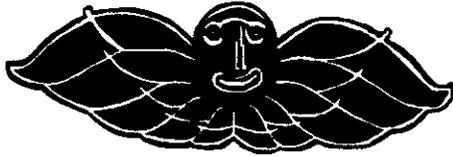
State of Tennessee – Tennessee Historical Commission

Graham Perry III, ABD

Historic Preservation Specialist - Cemeteries

graham.perry@tn.gov

(615) 532-0087



EPOCH PRESERVATION

EPOCH PRESERVATION INC
104A HIGH STREET
IPSWICH, MA 01938

(978) 238 - 8885

epochpreservation@gmail.com

Subject:
Proposal for Conservation
Universalist Cemetery Conservation Project
Federated Church of Hyannis
320 Main Street
Hyannis, MA 02601

Dear Pamela,

Thank you for reaching out to us for work on the Universalist Cemetery in Hyannis. We are excited about the possibility of carrying out this work.

We looked over Fannin Lehner's assessment and find their estimate of 165,000 fair given the increased costs of materials and lodging over the last years.

Estimated Start Date

We would comfortably be able to start the project March 2027 when the ground usually thaws. There have been recent years that the ground never froze at all. That said if there were stones considered in emergency status we would potentially be able to do a few repairs sooner.

Estimated Completion Date

The repair of 270 stones would likely be able to be completed in one season which ends around November.

Detailed Project Timeline

We can either complete repairs by priority or by area. Certain repairs require certain environmental conditions for the materials to set up properly. The exact timeline can be discussed according to your preferences with the understanding that some leeway is needed when the weather becomes unpredictable.

Detailed Budget with estimated billing by month/year

Because of the upfront costs of materials and lodging, we request an initial upfront payment of 15,000 to get started. Additional payments can be made monthly.

Resume and partial portfolio including a sample list of clients

We have conserved thousands of gravestones over the last decade to the Secretary of the Interior's Standards for Historic Preservation. I have put together a page that gives a sampling of the kinds of repairs we do. It can be found on our website.

<https://epochpreservation.com/portfolio>

References

Lori Cotter
Hampton, NH Historical Society
lwetig@gmail.com
Hampton, NH

Beverly Brown
Methuen Historical Society
me2nu@verizon.net
Methuen, Massachusetts

Dick St. Pierre
Peabody Historical Society
dickstpierre@comcast.net
Peabody, Massachusetts

Jeff Putur
Ipswich Cemetery and Parks
jeffp@ipswichma.gov
Ipswich, Massachusetts

Dan Gagnon
Danvers Alarm List Company / Rebecca Nurse Homestead
dangagnon01@gmail.com
Danvers, Massachusetts

Insurance and Reports

We carry insurance for our business and work vehicles. We would be able to add you to our policy. We will also make progress reports when requested. Our invoices include before and after photos to help you track our progress.

At the end of the job typically we create documentation sheets which include before, after, and during photos along with documentation of reburied gravegoods and any other unique information. Because we use an easy to edit app, we are able to add fields and capture any additional information the client may request. An example would be transcribing inscriptions. We share these digitally and we suggest a hard copy be kept with the client or local Historical organization for future reference.

Thank you for considering us.

Rachel B. Meyer


President, Epoch Preservation, Inc.

9/16/2024

From: Jeff Putur jeffp@ipswichma.gov
Subject: RE: Reference for Epoch Preservation
Date: September 24, 2024 at 9:09 AM
To: Pamela Brown pam-cpa@comcast.net

Hi Pam,

I have been satisfied with their work and we are still currently using them for many of our stone repairs within our older cemeteries.

Thanks,

Jeff Putur

Superintendent of Cemeteries & Parks

Town of Ipswich

978-356-6643

jeffp@ipswichma.gov

From: Pamela Brown <pam-cpa@comcast.net>
Sent: Sunday, September 22, 2024 2:35 PM
To: Jeff Putur <jeffp@ipswichma.gov>
Subject: Reference for Epoch Preservation

Hello Jeff,

Rachel Meyer has named you as a reference for cemetery conservation work at the Universalist Cemetery in Hyannis.

I am preparing a grant application to conserve many of the largely 1800's stones in this burial ground and Epoch Preservation has submitted a proposal for consideration.

Have you been satisfied with the work performed by Epoch Preservation? Would you hire them again?

Thank you for your time.

Sincerely,

Pam Brown
Project Coordinator

From: INFO dickstpierre@comcast.net
Subject: Re: Reference for Epoch Preservation
Date: September 23, 2024 at 11:22 AM
To: Pamela Brown pam-cpa@comcast.net

Pam, I can happily confirm your feelings about EPOCH. They have done some excellent work in Peabody and we have more cemeteries to clean up. They have my highest recommendation. Thank you.
DickSt.Perre

Y

On 09/22/2024 2:33 PM EDT Pamela Brown <pam-cpa@comcast.net> wrote

Hello Dick

Rachel Meyer has named you as a reference for cemetery conservation work at the Universalist Cemetery in Hyannis

I am preparing a grant application to conserve many of the largely 1800's stones in this burial ground and Epoch Preservation has submitted a proposal for consideration

Have you been satisfied with the work performed by Epoch Preservation? Would you hire them again?

Thank you for you time

Sincerely,

Pam Brown
Project Coordinator

From: Dan Gagnon dangagnon01@gmail.com
Subject: Re: Reference for Epoch Preservation
Date: September 23, 2024 at 7:29 AM
To: Pamela Brown pam-cpa@comcast.net

Dear Ms. Brown,

Yes, we at the Rebecca Nurse Homestead Museum were very satisfied with Epoch's work! They were excellent, and extremely cost-effective. We did actually hire them back a second time because we were so satisfied with their work. (The first time we received a grant for the NUrse Family Cemetery that covered only half the work, so when a year or two later got a second grant we immediately hired them again).

For us, they did work on stones dating from about 1700 to the 20th century.

I would strongly recommend them.

Dan Gagnon

On Sun, Sep 22, 2024 at 2:36 PM Pamela Brown <pam-cpa@comcast.net> wrote:
Hello Dan,

Rachel Meyer has named you as a reference for cemetery conservation work at the Universalist Cemetery in Hyannis.

I am preparing a grant application to conserve many of the largely 1800's stones in this burial ground and Epoch Preservation has submitted a proposal for consideration.

Have you been satisfied with the work performed by Epoch Preservation? Would you hire them again?

Thank you for your time.

Sincerely,

Pam Brown
Project Coordinator

From: Martin Johnson martingjohnson62@gmail.com ✉
Subject: References and thoughts on the project
Date: October 14, 2024 at 6:24 PM
To: pam-cpa@comcast.net

Hi Pam,

It was a pleasure meeting you and walking through the site.

Here are three references;

Marel Rogers
President Historic Sharon Burying Ground
860-364-0635
Marelrogers@yahoo.com

Jean McMillen
Town Historian, Salisbury CT
jeanmcmillen@att.net

Carolyn Donatini
Granville, MA
413-357-6159
cruncher4999@comcast.net

The above references represent some of our more recent work. I can provide more. I believe that you will find that we have an excellent reputation.

In terms of the project, I have been agonizing and trying to be as competitive as I can be. It seems that we have a significant increase in all our expenses this year, and I am anticipating things continuing to increase. The old adage that when prices go up, they don't come back down seems very much in play.

We are looking at being able to do 240 stones for the proposed budget.

If this is acceptable, we will forward a contract. In terms of timing, we would plan on commencing work in the "off" season. We would anticipate starting in the spring of 2025 with all work being done by spring 2026.

Let me know your thoughts and if you need it on a formal letterhead I will do so.

Thank you,

Martin

--

Martin G Johnson
<http://mcc-monument-conservation.com>

From: Marel Rogers marelrogers@yahoo.com
Subject: Re: Reference for Martin Johnson
Date: October 15, 2024 at 6:50 AM
To: Pamela Brown pam-cpa@comcast.net

Dear Ms. Brown:

I would (and will!) hire Martin Johnson again and again because of his meticulous work in repairing stones in the Historic Sharon Burying Ground.

Each spring we meet and walk through the cemetery, noting which stones are in the greatest danger. Martin then notifies us when he will be working, arrives on time and repairs those stones, some needing a new foundation, some needing to be pieced together. When he has finished we have areas that have been transformed from a collection of fallen or tilted or broken stones to a dignified resting place for Sharon's dead.

I wish you the good fortune of receiving your grant and working with Martin.

Sincerely,
Marel Rogers
President
The Historic Sharon Burying Ground

PS I have copied Jake Fricker, a Board member who is instrumental in our stone cleaning project, so that he (if he wishes) can add his reference.

On Monday, October 14, 2024 at 08:03:24 PM EDT, Pamela Brown <pam-cpa@comcast.net> wrote:

Hello Marel,

Martin Johnson has named you as a reference for cemetery conservation work at the Universalist Cemetery in Hyannis, MA. I am preparing a grant application to conserve many of the largely 1800's stones in this burial ground and Martin has submitted a proposal for consideration.

Have you been satisfied with the work performed by Martin? Would you hire him again?

Thank you for your time.

Sincerely,

Pam Brown
Project Coordinator

From: Jean McMillen jeanmcmillen@att.net
Subject: Re: Reference for Martin Johnson
Date: October 15, 2024 at 7:43 AM
To: Pamela Brown pam-cpa@comcast.net

Hello Pam,

I am the Salisbury Town Historian and have worked with Martin Johnson for 10 years restoring gravestones in the 5 town-owned cemeteries. I would highly recommend him for courteous, professional service of the highest quality. I have always been satisfied with his work as have the other cemetery associations in town that work with him. I hope he is willing to continue working with me as I respect him and his dedication to his work.

Sincerely, Jean McMillen, Salisbury Town Historian

On Monday, October 14, 2024 at 08:07:24 PM EDT, Pamela Brown <pam-cpa@comcast.net> wrote:

Hello Jean,

Martin Johnson has named you as a reference for cemetery conservation work at the Universalist Cemetery in Hyannis, MA. I am preparing a grant application to conserve many of the largely 1800's stones in this burial ground and Martin has submitted a proposal for consideration.

Have you been satisfied with the work performed by Martin? Would you hire him again?

Thank you for your time.

Sincerely,

Pam Brown
Project Coordinator

From: CAROLYN DONATINI cruncher4999@comcast.net
Subject: Re: Reference for Martin Johnson
Date: October 15, 2024 at 8:36 AM
To: Pamela Brown pam-cpa@comcast.net
Cc: Verna, EMAIL Sadowski vesadowski@gmail.com, Martin Johnson MartinGJohnson@comcast.net

Dear Pam,

Yes, we were very satisfied with Martin and MCC. We hired MCC each year for 6 consecutive years. The latest was 2023 when he completed the restoration of our oldest cemetery. Some of the stones dated back to the mid 1700's. Some stones were extremely fragile and difficult to repair. Some were impossible. Martin and his team completed a very difficult job as the stones had been neglected for a couple of centuries. MCC treated each one with care and respect. We will hire him again if winter or broken trees or whatever does damage to our history. There must be some wonderful stories about those interred in Hyannis and elsewhere on the Cape. Eventually you get to know those ancestors as people and not just graves. I wish you good luck and soundly give MCC great praise.

Carolyn Donatini
Woodlands Cemetery Association, volunteer.
Granville, MA.

On 10/14/2024 8:11 PM EDT Pamela Brown <pam-cpa@comcast.net> wrote

Hello Carolyn

Martin Johnson has named you as a reference for cemetery conservation work at the Universalist Cemetery in Hyannis, MA. I am preparing a Community Preservation Act grant application to conserve many of the largely 1800's stones in this burial ground and Martin has submitted a proposal for consideration.

Have you been satisfied with the work performed by Martin? Would you hire him again?

Thank you for your time.

Sincerely,

Pam Brown
Project Coordinator

From: Betsy Young <betsy@sohocompany.net>
Subject: Universalist Cemetery Conservation
Date: September 13, 2024 at 10:15:01 AM EDT
To: ellen.swiniarski@town.barnstable.ma.us
Cc: Pamela Brown <pam-cpa@comcast.net>

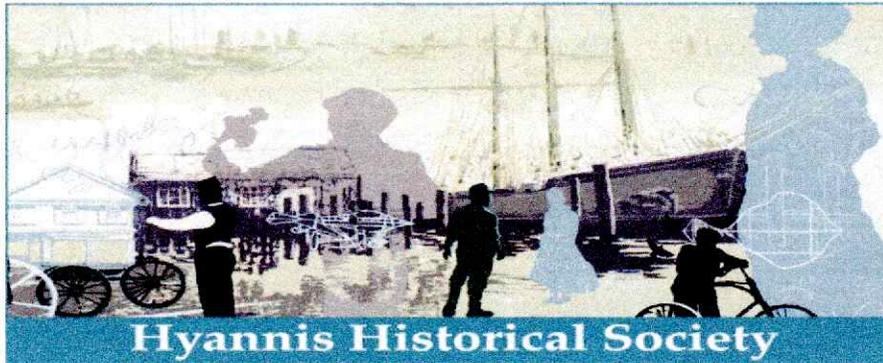
Dear Ms. Swiniarski,

The Greater Hyannis Civic Association wholeheartedly and enthusiastically supports the project to conserve 270 gravestones located at the Federated Church on Main Street. This is the next logical step toward reviving the graveyard and will help to benefit the residents of our community by creating an attractive space and offering tours to the public of the cemetery.

We hope that the grant will be approved and therefore help to revive an area of Hyannis that is in need of restoration. Our historic downtown area will surely benefit from the restoration bringing to life an important part of the history of our town.

Sincerely,

Betsy Young, President
GHCA



Mural by Mary-Ann Agresti w/Jackie Reeves

September 24, 2024

Town of Barnstable
Community Preservation Committee
Attn: Ellen Swiniarski, Administrator
Ellen.swiniarski@town.barnstable.ma.us

The Hyannis Historical Society fully supports the Universalist Cemetery Conservation project to repair and conserve gravestones in this historic burial ground.

Our mission is to foster interest in the Village of Hyannis and to advocate for the preservation of historic places within the Village. This burial ground dates to 1830 and helps to tell the story of early settlers, sailors, and soldiers who were instrumental in establishing the Village for future generations.

We anticipate that the conservation work will result in a very inviting site for our residents and visitors to learn more about our early history. This cemetery has suffered from years of neglect and its survival is in the town's best interest.

We ask for the Community Preservation Committee's support in this important historic preservation project.

Sincerely,


Edward Maroney, Secretary
Hyannis Historical Society



August 28, 2024

Dear Community Preservation Committee, Town of Barnstable:

We would like to support the Universalist Cemetery Conservation project to conserve the historic cemetery behind the Federated Church by working with preservation consultants. The last grant for this project put fencing around the cemetery and this one will setting up the planning for the work to be done by the conservators.

It is a historic site in the downtown and we support highlighting these important places.

Please consider this grant Letter of Intent for CPA funding.

Thank you,

Elizabeth Wurfain

Executive Director

UNIVERSALIST CEMETERY- HYANNIS MA
GRAVESTONE/MONUMENT CONDITION ASSESSMENT REPORT

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- B. List by location of all gravestones/monuments requiring conservation

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 - 1. Explanatory notes for cost estimates

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UNIVERSALIST CEMETERY

INTRODUCTION AND ACKNOWLEDGEMENTS

On January 24, 2023 Fannin • Lehner Preservation Consultants met with Pam Brown, CPA, Project Coordinator, and Bill Donle, volunteer, to discuss the possibility of completing the gravestone and monument condition assessment of the Universalist Cemetery (1828).

In June of 2023, Minxie J. Fannin, James Fannin, Leo Greene and Paul Butterworth began the task of looking at every gravestone and monument in the cemetery to determine which markers required conservation.

The Universalist Cemetery, 320 Main Street, is owned by the Federated Church of Hyannis. It has an urban setting, occupying a flat, fenced area behind the Church in the center of Hyannis. There are a few trees and bushes in the cemetery but quite limited. This reduces the likelihood of damage from branches and roots. The stones are primarily marble with some slate and a number of granite markers. Maintenance of the grounds appears good and the fence is of recent origin and in excellent shape.

As a result of the careful review of every gravestone and monument, Fannin • Lehner has developed the listing contained in this report. In detail, each marker requiring conservation is listed along with recommended treatment. This report provides the basic planning groundwork to secure funding for a phased conservation plan.

In total, approximately 270 markers were identified in Universalist Cemetery which require conservation in order to extend their life span. There is a wide range of problems including tilting, broken, fallen, failed poor previous repairs, loose on pins and out of location.

The Cape Cod gravestone carver, Nathaniel Holmes (1783-1869), is documented by scholar James Blachowitz, as carving 174 gravestones in Hyannis during his lifetime. (see Bibliography). Twenty-five of these are supposed to be in Universalist Cemetery. We came across three signed stones in the Cemetery. The moderately well-known Elisha Eveleth (1821-1859) apparently carved the marble headstone for

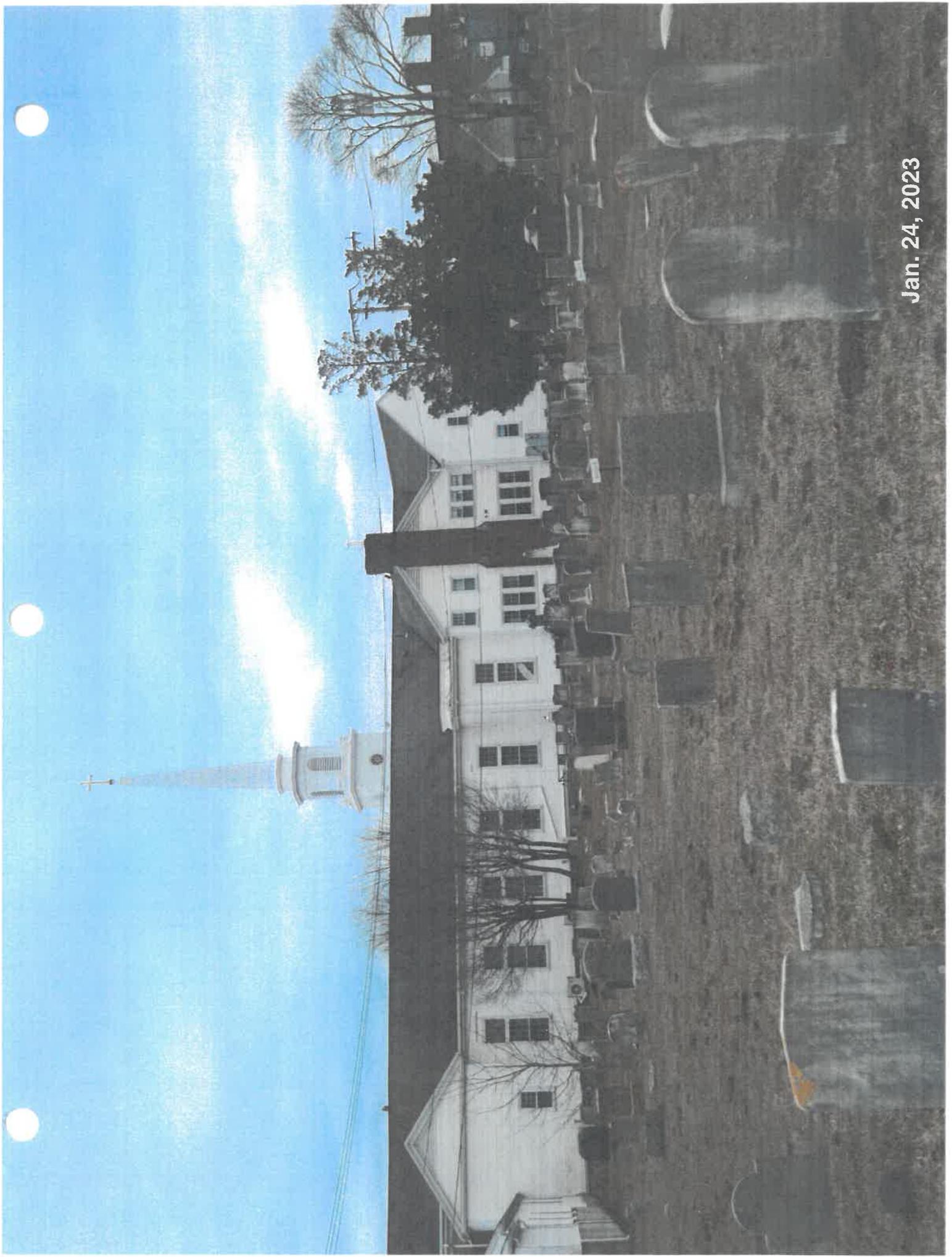
Charles Goodspeed, M.D. (d. March 29, 1848) (A06-02). Although we read the weathered stone as “E. Endeth,” we are reasonably sure it is Eveleth. H. Cobb, of Fall River, signed the marble monument for Elizabeth Fletcher (d. Jan. 6, 1862) (D07-06). A difficult-to-read marble stone for Louisa Leavitt (d. Oct.8, 1846) and Wilhelmina Norris (d. August 8, 1924) (A09-27) is perhaps signed “Sillman” of Bridgeport. The carvers of Universalist Cemetery would make an interesting research topic:

We are most grateful for the support and assistance of the project supervisor, Pam Brown, CPA. Her careful planning to make available vital documents, addressing the issue of access and availability to answer questions ensured the field work went very smoothly.

The assistance of Bill Donle, Volunteer, during our field time in the Universalist Cemetery, was key to completing the work. His knowledge of the yard and his interest in learning more was a tremendous help. We are most grateful to him for spending many hours with us during the project.

We are grateful to Alison Arnold , Church Administrator, for her cheery welcomes and excellent answers to various questions from us throughout our time on site. The maintenance staff at the Church was also very kind, helping us with our equipment, unlocking gates, etc.

The Universalist Cemetery is a beautiful, quiet and contemplative location in the middle of a very busy urban area. Conservation of the stones will further enhance the experience of visiting the cemetery for families and visitors alike.



Jan. 24, 2023



UNIVERSALIST
CEMETERY
HYANNIS MA
JANUARY 24 2023



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CEMETERY
HYANNIS MA
JANUARY 24 2023

**EXAMPLES OF
GRAVESTONES AND MONUMENTS
REQUIRING CONSERVATION**



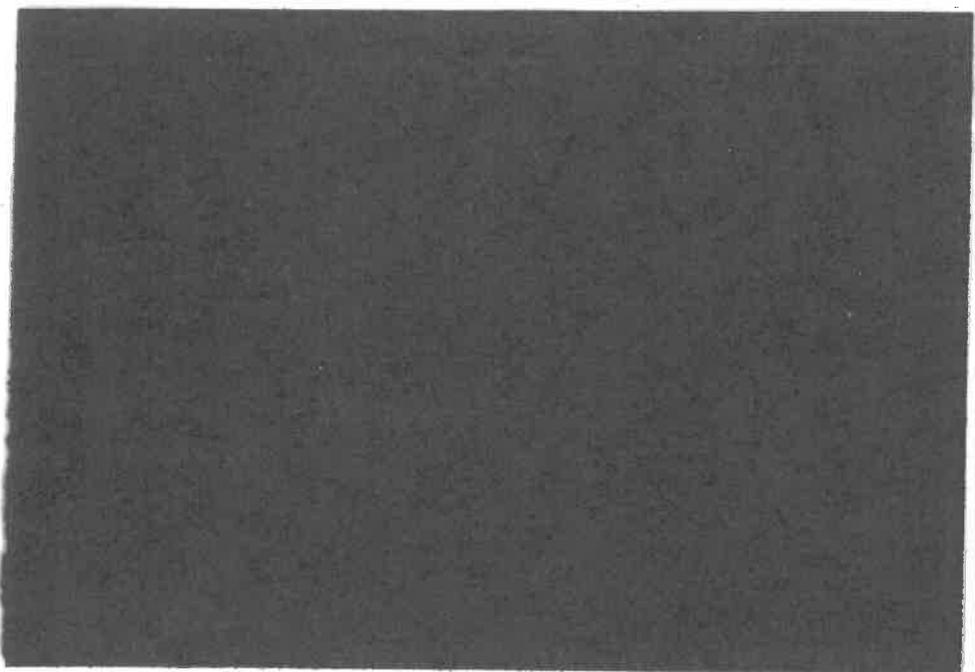
UNIVERSALIST
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HYANNIS MA
JANUARY 24 2023



UNIVERSALIST
CEMETERY
HYANNIS MA
AUG 16 2023

Fannin•Lehner
271 Lexington Road
Concord MA 01742
Universalist Cemetery
Hyannis MA Jan. 24, 2023
Set: 1 Photo: DSC6-0237

DSC6-0237



Concord MA 01742
Universalist Cemetery
Hyannis MA Jan. 24, 2023
Set: 1 Photo: DSC6-0235

Concord MA 01742
Universalist Cemetery
Hyannis MA Jan. 24, 2023
Set: 1 Photo: DSC6-0234

Fannin•Lehner *Charles H. Keans*
271 Lexington Road *d. Feb. 8, 1915*
Concord MA 01742 *# 06-38*
Universalist Cemetery *(Mon. impacted by*
Hyannis MA Aug. 16, 2023 *tree)*
Set: 2 Photo: DSC6-0514

DSC6-0514

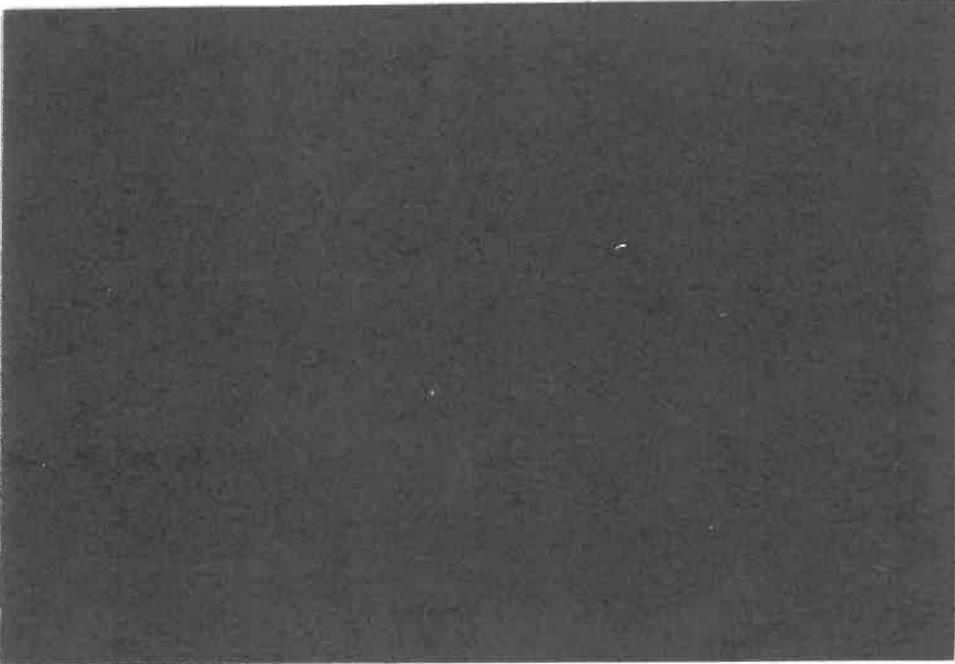


**EXAMPLES OF
GRAVESTONES AND MONUMENTS
REQUIRING CONSERVATION**



Fannin•Lehner
271 Lexington Road
Concord MA 01742
Universalist Cemetery
Hyannis MA Jan. 24, 2023
Set: 1 Photo: DSC6-0236

0513 0198



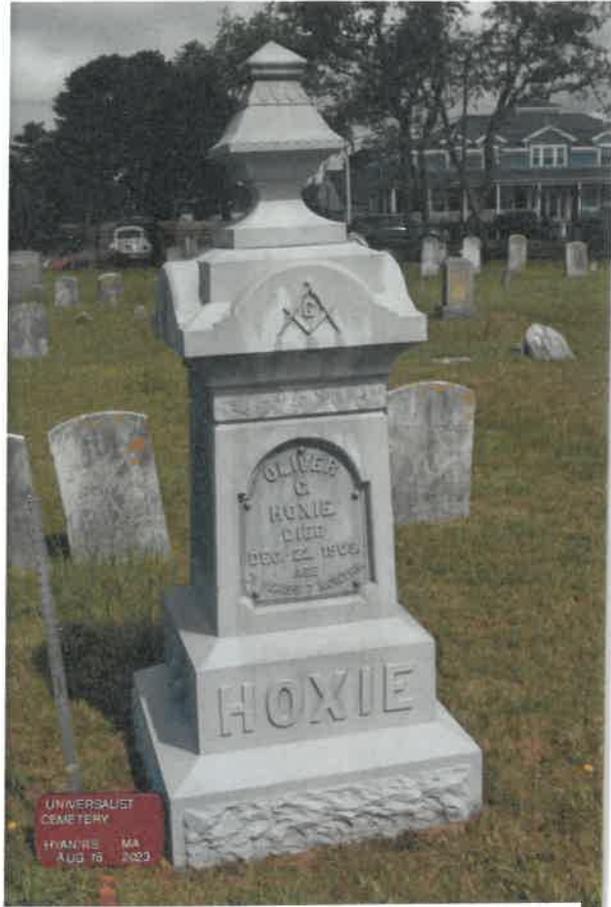
Fannin•Lehner
271 Lexington Road
Concord MA 01742
Universalist Cemetery
Hyannis MA Jan. 24, 2023
Set: 1 Photo: DSC6-0233

0513 0198

Fannin•Lehner Mr. Ebenezer Crowell
271 Lexington Road d. 8/10/1907
Concord MA 01742 Helen Baker Crowell
Universalist Cemetery d. 5/9/1901
Hyannis MA Aug. 16, 2023 # C05-34
Set: 2 Photo: DSC6-0513 (ex. of Cape Niche)

0513 0198

271 Lexington Road
Concord MA 01742
Universalist Cemetery
Hyannis MA Jan. 24, 2023
Set: 1 Photo: DSC6-0238



**EXAMPLES OF
AESTHETICALLY IMPORTANT
STONES**



Fannin•Lehner Florence T. Gray
271 Lexington Road d. N/A
Concord MA 01742 * A15-20
Universalist Cemetery (excellent example of
Hyannis MA Aug. 16, 2023 white bronze)
Set: 2 Photo: DSC6-0508

DSC6-0508.JPG

Fannin•Lehner Elizabeth A. Fletcher
271 Lexington Road d. Jan. 6, 1862
Concord MA 01742 * D07-06
Universalist Cemetery
Hyannis MA Aug. 16, 2023
Set: 2 Photo: DSC6-0511

DSC6-0511.JPG

Fannin•Lehner Mrs. Bridget Hallett
271 Lexington Road d. April 19, 1862
Concord MA 01742 * D08-05
Universalist Cemetery
Hyannis MA Aug. 16, 2023
Set: 2 Photo: DSC6-0512

DSC6-0512.JPG

Fannin•Lehner Oliver C. Hoxie
271 Lexington Road d. Dec. 22, 1903
Concord MA 01742 * E02-12
Universalist Cemetery (excellent white
Hyannis MA Aug. 16, 2023 bronze)
Set: 2 Photo: DSC6-0509

DSC6-0509.JPG

Fannin•Lehner James Dunbar
271 Lexington Road d. Feb. 8, 1882
Concord MA 01742 * C07-09
Universalist Cemetery (hand painted to
Hyannis MA Aug. 16, 2023 right) man
Set: 2 Photo: DSC6-05

DSC6-0510.JPG

**GUIDE TO GRAVESTONE/MONUMENT CONDITION
ASSESSMENT LISTS**

UNIVERSALIST CEMETERY

- **LOCATION:** Example: A01-09
A = Section A of Universalist Cemetery
A01 = Section A, Row 1
A01-09 = Section A, Row 1, Stone #9

- **LAST NAME**

- **FIRST NAME**

- **D OF DEATH:** Complete Date of Death.

- **TYPE:** Head (headstone), Foot (footstone), Mon (monument), Obelisk, Marker (similar to a headstone but related to a central monument), Fragment.

- **MATERIAL:** Slate, marble, sandstone, granite, concrete, white bronze

- **TREATMENTS:** Most common are: level, reset, adhesive repair, mortar into base, tack, cap and infill, stabilize delaminations, monitor. All stones requiring conservation are completely cleaned before conservation is performed. Further treatment may include removing old repairs, re-pinning or new pins, or making a new base or foundation. Some stones must be investigated before definitive treatment can be determined. Other stones need to be reset in the proper location, order or direction. Stable stones have the notation: No Treatment.

- **NOTES:** Problems experienced by markers: tilted, fallen, broken, sunken, delaminating, broken out of base, loose on pins or slot, impacted by tree or tree roots, severe biological growth or out of location. If the carver or maker of the stone is known, this is where it is listed, also if the stone has notably aesthetic motifs.

- **PR/COMP:** ("PR") - Priority or urgency of repair with "1" signifying Urgent, "2" - Less urgent but necessary. "COMP" – Year in which conservation was completed. Note: Because many stones are in poor condition in Universalist Cemetery, almost all are listed as "Priority 1."

UNIVERSALIST CEMETERY
HYANNIS, MASSACHUSETTS

GRAVESTONE/MONUMENT
CONDITION ASSESSMENT

1/22/24
FANNIN • LEHNER

GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
A01-09	CHASE	CAPT. HEMAN	MAR. 31, 1848	HEAD	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1
A01-10	CHASE	NABBY A.	JAN. 14, 1884	HEAD	MARBLE	EXCAVATE. REMOVE SHRUB (OTHERS). CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN MIDDLE TO BOTTOM FRAGMENT. SEARCH FOR TOP FRAGMENT.	BROKEN	1
A01-12	CHASE	CAPT. LYSANDER	1881	SMALL MON	MARBLE/ MARBLE	DISASSEMBLE. EXCAVATE. CLEAN. RESET BASE. REMOVE PIN AND REPIN?	TILTED/ LOOSE ON BASE/ LARGE CRACKS BOTH SIDES	1
A01-19	BAXTER	IRA	JUNE 16 (?), 1847	HEAD	MARBLE	EXCAVATE. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	FALLEN/ BROKEN	1
A01-34	BEARSE	ISAAC JR.	SEPT. 28, 1834	HEAD	MARBLE		CHECKI	
A01-34	BEARSE, JR.	ISAAC	SEPT. 28, 1834	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED (I. B.)	2
A01-35	BEARSE	MRS. SALLY	MAR. 25, 1864	HEAD	MARBLE	LOCATE BOTTOM FRAGMENT OR BASE. NEW BASE? CLEAN. MORTAR INTO BASE.	FALLEN/ BROKEN	1

UNIVERSALIST CEMETERY
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A01-35	BEARSE	MRS. SALLY	MAR. 25, 1864	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED (S. B.)	1
A01-38	BRAGG	BAXTER	NOV. 6, 1859	HEAD	MARBLE	EXCAVATE TO SEARCH FOR BOTTOM FRAGMENT. NEW BASE? CLEAN. MORTAR BOTTOM INTO BASE. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	FALLEN/ BROKEN	1
A01-38	BRAGG	BAXTER	NOV. 6, 1859	FOOT	MARBLE	EXCAVATE. CLEAN. RESET FACING NORTH.	TILTED (B. B.)	2
A01-39	N/A	N/A	N/A	HEAD	MARBLE	NO IDENTIFICATION. MAY BE PART OF A01-35	FALLEN/ BROKEN	1
A01-41	BRAGG	THOMAS	JUNE 14, 1888	HEAD	MARBLE	THREE FRAGMENTS. CLEAN. DRILL AND PIN. INFILL.	FALLEN/ BROKEN	1
A01-44	BRAGG	MRS. LAURA	JAN. 8, 1842	HEAD	MARBLE	EXCAVATE BOTTOM FRAGMENT. CLEAN. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	FALLEN/ BROKEN	1
A01-44	BRAGG	MRS. LAURA	JAN. 8, 1842	FOOT	MARBLE	CLEAN. RESET BEHIND HEADSTONE	FALLEN/ OUT OF LOCATION	1
A02-01	HALLETT	CAPT. LEANDER	DEC. 25, 1850	HEAD	MARBLE	WORK WITH TREE COMPANY CONSULTATION TO EXTRACT.	HELD FAST BY TREE	1

UNIVERSALIST CEMETERY
HYANNIS, MASSACHUSETTS

GRAVESTONE/MONUMENT
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GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
A02-02	HALLETT	MRS. PHEBE	JULY 6, 1851	HEAD	MARBLE	WORK WITH TREE COMPANY CONSULTATION TO EXTRACT.	HELD FAST BY TREE	1
A02-02	HALLETT	MRS. PHEBE	JULY 6, 1851	FOOT	MARBLE	EXCAVATE. CLEAN. RESET FACING OPPOSITE DIRECTION.	TILTED (P. H.)	2
A02-03	HALLETT	MRS. OLIVE R. CROWELL	JULY 3, 1845	HEAD	MARBLE	SEARCH FOR BOTTOM FRAGMENT/BASE. EXCAVATE. CLEAN. NEW BASE? RESET BASE. MORTAR BOTTOM FRAGMENT INTO BASE. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	FALLEN/BROKEN	1
A02-09	CROWELL	CAPT. WASHINGTON	FEB. 24, 1844	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	FALLEN	1
A02-18	SIMMONS	HORATIO S. (ETC.)	DEC. 27, 1855	OBELISK	MARBLE/ GRANITE	MONITOR	TILTING SLIGHTLY	
A02-20	SIMMONS	CAPT. LEMUEL B.	APRIL 22, 1892	HEAD	MARBLE	EXCAVATE. CLEAN. RESET?	TILTING BACKWARDS	2
A02-22	SIMMONS	DANIEL B.	JAN. 7, 1840	HEAD	SLATE	EXCAVATE. CLEAN. RESET.	TILTED FORWARD	2

UNIVERSALIST CEMETERY
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GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
A02-23	HINCKLEY	CHARLOTTE M.	(?) 11, 1904	HEAD	SLATE	EXCAVATE IN FRONT OF STONE- FRAGMENT? EVALUATE.	BROKEN/ DELAMINATING FERROUS INFILTRATION	1
A02-25	HINCKLEY	ELI	MAY 29, 1876	FOOT	SLATE	EXCAVATE. CLEAN. RESET.	SUNKEN (E. H.)	1
A02-27	HINCKLEY	THANKFUL G.	OCT. 4, 1844	FOOT	SLATE	EXCAVATE. CLEAN. RESET.	(T. G. H.)	1
A02-32	BACKUS	JOSEPH	DEC. 23, 1852	HEAD	MARBLE	EXCAVATE. EVALUATE. RESET? NEW BASE? MORTAR INTO BASE.	TILTED BACKWARDS/ LOOSE IN GROUND	1
A02-52	BRAGG?	JOHN ALLEN	SEPT. 21, 18(?)	HEAD	MARBLE	FIND PROPER LOCATION. CLEAN. NEW BASE. BACKER?	LOOSE IN CEMETERY	1
A03-01	N/A	"MOTHER"	N/A	MAR- KER	MARBLE	FIND PROPER LOCATION, THEN EVALUATE.	OUT OF LOCATION	1
A03-06	CLAPP	CHARLES H.	1937	MON	GRANITE	DISASSEMBLE. EXCAVATE BASE. CLEAN. RESET BASE. REASSEMBLE.	TILTED/ BACKWARD	1
A03-20	BAXTER	RAYMOND K.	JUNE 17, 1889	SMALL MON	MARBLE	DISASSEMBLE. CLEAN. RESET THE TWO LOWER BASES. REPIN DIE.	TILTED/ LOOSE	1
A03-23	HALLETT	SETH	1863	FOOT	MARBLE	CLEAN. RESET.	FALLEN	1

UNIVERSALIST CEMETERY
HYANNIS, MASSACHUSETTS

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GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
A03-24	HALLETT	SOPHIA B.	1884	HEAD	MARBLE	EXCAVATE BOTH FRAGMENTS. RESET BOTTOM FRAGMENT. DRILL AND PIN TOP FRAGMENT. INFILL.	BROKEN	1
A03-25	HALLETT	SETH	AUG. 16, 1880	HEAD	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED (BASE BELOW GRADE)	1
A03-26	HALLETT	SARAH SPEAR	AUG. 7, 1851	HEAD	MARBLE	EXCAVATE BASE AND BOTTOM FRAGMENT. CLEAN TOP TWO FRAGMENTS. PIN TOP TWO FRAGMENTS.	FALLEN	1
A03-26	HALLETT	SARAH SPEAR	AUG. 7, 1851	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED/ FORWARD	1
A03-33	BACKUS	JOSEPH H. SERAPHINA DE	1901 1931	MON	GRANITE	MONITOR	TILTED 3/4" BACKWARD	
A04-02	NORRIS	JOHN EDWARD	FEB. 1906	MON	MARBLE/ GRANITE	EXCAVATE DIE AND ATTACHED BASE. CLEAN. REPLACE DIE AND MARBLE BASE WITH SETTING COMPOUND	FALLEN	1
A04-04	NORRIS	CAPT. JOHN	MAY 15, 1887	MON	MARBLE/ GRANITE	REMOVE AS MUCH OF IRON PINS AS POSSIBLE. ENCAPSULATE PINS. CLEAN. PIN DIE TO MARBLE BASE. LARGE INFILL.	FALLEN	1

UNIVERSALIST CEMETERY
HYANNIS, MASSACHUSETTS

GRAVESTONE/MONUMENT
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A04-05	NORRIS	HOPE S.	DEC. 30, 1884	MON	MARBLE	EXCAVATE. CLEAN. RESET MARBLE BASE. DIE: ENCAPSULATE PINS. CLEAN. PIN DIE TO MARBLE BASE.	FALLEN	1
A04-07	NORRIS	EMMA E.	JAN. 14, 1843	HEAD	MARBLE	EXCAVATE. CLEAN. MORTAR STONE BACK INTO BASE.	LOOSE IN SLOT	1
A04-30	N/A	N/A	N/A	SMALL MON	MARBLE	CLEAN BASE AND OTHER EXISTING BASE. SEARCH FOR DIE. REPIN?	DIE MISSING	
A04-31	BAXTER	LESTON G.	1930	MON	MARBLE	DISASSEMBLE. CLEAN. REPIN MIDDLE BASE AND DIE.	DIE LOOSE ON BASE	1
A04-32	MARCHANT BAXTER	THEODATE W. HENRY	MAR. 14, 1901 NOV. 4, 1886	MON	MARBLE/ GRANITE	THESE TWO MONUMENTS SHARE A BASE. DISASSEMBLE. EXCAVATE DOUBLE BASE. CLEAN. RESET BASE WITH MARBLE BASES: REMOVE ANY PREVIOUS REPAIR. CLEAN. RESET MARBLE BASES ON GRANITE BASES WITH SETTING COMPOUND. THEO DIE: THREE FRAGMENTS OF DIE. PIN. INFILL. HENRY: TWO FRAGMENTS. ANOTHER MISSING. PIN.	BROKEN	1

UNIVERSALIST CEMETERY
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GRAVESTONE/MONUMENT
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GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
A05-14	BERRY	ALBREE W.	DEC. 30, 1844	HEAD	MARBLE	IF BOTTOM FRAGMENT CANT BE LOCATED NEAR A05-10, PROBABLY ON RIGHT, NEW BASE. SET BASE. CLEAN STONE. MORTAR INTO BASE.	FALLEN/ BROKEN	1
A05-20	MIDGLEY	CHARLIE	SEPT. 21, 1858	MON (CROSS)	MARBLE/ CONCRETE	LEVEL MONUMENT. ATTEMPT TO REMOVE CONCRETE. CLEAN. EVALUATE NEXT STEPS.	FALLEN/ BROKEN (FAILED CONCRETE REPAIR)	1
A05-21	BRAGG	JANE B.	OCT. 17, 1843	HEAD	MARBLE	RELOCATE NEAR PARENTS (A05-16)? CLEAN. NEW BASE. MORTAR INTO BASE. STABILIZE. INFILL.	FALLEN/ BROKEN	1
A05-24	BAXTER	OBED	AUG. 27, 1836	HEAD	MARBLE	EXCAVATE. CLEAN BOTH FRAGMENT'S. PIN. INFILL.	BROKEN	1
A05-24	BAXTER	OBED	AUG. 27, 1836	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED (O. B.)	1
A05-25	BAXTER	BETHIAH ELDRIDGE	JUNE 20, 1871	HEAD	MARBLE/ GRANITE	EXCAVATE. CLEAN. BRING TO LEVEL. FACE IN OPPOSITE DIRECTION.	TILTED	1
A05-25	BAXTER	BETHIAH ELDRIDGE	JUNE 20, 1871	FOOT	MARBLE	EXCAVATE. CLEAN. RESET IN OPPOSITE DIRECTION.	TILTED	1

UNIVERSALIST CEMETERY
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GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
A06-02	GOODSPEED, M.D.	CHARLES	MAR. 29, 1848	HEAD	MARBLE	FOUR FRAGMENTS (ABOVE GRADE). CLEAN. DRILL AND PIN. RESET (BOTTOM FRAG. AND BASE BELOW GRADE)	BROKEN/ FALLEN CARVER: E. ENDETH, B. (OR R.)	1
A06-02	GOODSPEED	CHARLES	MAR. 29, 1848	FOOT	MARBLE	CLEAN. DRILL AND PIN. RESET.	BROKEN/ FALLEN	1
A06-03	GOODSPEED	DIEDAMA HOWLAND	JUNE 23, 1853	HEAD	MARBLE	EXCAVATE. CLEAN. SEARCH FOR BASE. NEW BASE? MORTAR BOTTOM FRAGMENT INTO BASE. DRILL AND PIN. INFILL.	BROKEN/ FALLEN	1
A06-03	GOODSPEED	DIEDAMA HOWLAND	JUNE 23, 1853	FOOT	MARBLE	CLEAN. RESET BEHIND HEADSTONE.	LOOSE IN CEMETERY	1
A06-05	BEARSE	GEORGE H.	DEC. 29, 1860	HEAD/ MON	MARBLE/ GRANITE	DISASSEMBLE. EXCAVATE TWO BASES TOGETHER. CLEAN. RESET BASES. PIN DIE.	FALLEN/ SUNKEN	1
A06-05	BEARSE	GEORGE H.	DEC. 29, 1860	FOOT	MARBLE	EXCAVATE. CLEAN. RESET HIGHER.	SUNKEN (G. H. B.)	1
A06-06	N/A	N/A	N/A	?	?	BROKEN AT GRADE. DIE MISSING.		1

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 HYANNIS, MASSACHUSETTS

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GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
A06-09	BEARSE	MARY D. SEARS	DEC. 29, 1844	FOOT	MARBLE	SEARCH FOR BOTTOM FRAGMENT OR NEW BASE. CLEAN. MORTAR INTO BASE OR DRILL AND PIN.	LOOSE IN CEMETERY	1
A06-13	BEARSE	ALLEN H.	SEPT. 24, 1886	MON	MARBLE/ GRANITE	DISASSEMBLE. CLEAN. EXCAVATE AND RESET GRANITE BASE. DRILL AND PIN MARBLE BASE. DRILL AND PIN DIE TO MARBLE BASE. INFILL.	BROKEN: DIE AND MARBLE BASE	1
A06-36	SNOW	CAPT. NATHANIEL D.	AUG. (?), 1840	HEAD	MARBLE	TWO FRAGMENTS ABOVE GRADE. BOTTOM FRAGMENT BELOW GRADE. EXCAVATE. CLEAN. DRILL AND PIN. RESET. INFILL.	BROKEN	1
A06-37	SNOW	MRS. RYANNA	JULY 15, 1843	FOOT	MARBLE	EXCAVATE. CLEAN. RESET DIRECTLY BEHIND HEADSTONE	TILTED	1
A06-41	SNOW	JANE D.	MAR. 18, 1841	HEAD	SLATE	EXCAVATE. CLEAN. RESET.	TILTED/ SUNKEN	1
A06-42	SNOW	INFANT SON	NOV. 20, 1834	HEAD	SLATE	EXCAVATE. CLEAN. RESET.	TILTED/ SUNKEN	1
A06-43	SNOW	INFANT SON	OCT. 26, 1856	HEAD	SLATE	EXCAVATE. CLEAN. RESET.	TILTED/ BELOW GRADE	1

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A07	WHITE	MRS. ABBY I. ZENAS M.	SEPT. 7, 1856 JAN. 10, 1854	HEAD	MARBLE	THREE FRAGMENTS: ONE BELOW GRADE, ONE LOOSE, AND DIE. EXCAVATE BOTTOM FRAGMENT. CLEAN. DRILL AND PIN. INFILL.	BROKEN	1
A07	WHITE	MRS. ABBY I.	SEPT. 7, 1856	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	BROKEN/ TILTED/ RAISED	1
A07	ALERT: MARBLE AROUND THE	MARKERS OF MIDDLE CLOSE	EDMUND AND TO ROW A07	POLLY	UNCLEAR	WHO THEY MARK - NOW	LOCATED	
A07	BEARSE	ANGENORA	AUG. 29, 1842	FOOT	SLATE	EXCAVATE. CLEAN. RESET IN REVERSE POSITION.	TILTED/ OUT OF LOCATION	1
A07	BEARSE	FRANKLIN	OCT. 11, 1843	HEAD	SLATE	EXCAVATE. CLEAN. RESET.	TILTED	1
A07	BEARSE	FRANKLIN	OCT. 11, 1843	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	SUNKEN/ TILTED	1
A07-03	WHITE	CYRUS C. MRS. ELIZA ANN	JAN. 20, 1844(?) DEC. 31, 1843	HEAD	MARBLE	EXCAVATE. CLEAN. RESET BOTTOM	TILTED	
A07-03	WHITE	MRS. ELIZA ANN	DEC. 31, 1843	FOOT	MARBLE	CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN. INFILL.	BROKEN/ MOVED TO CORRECT LOCATION	

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GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
A07-13	THAYER	OPHELIA	MAR. 16, 1848	HEAD	MARBLE	EXCAVATE FOR BASE AND BOTTOM FRAGMENT. RESET BASE. MORTAR INTO BASE?	TILTED/ BROKEN	1
A07-14	THAYER	HENRY B.	(?) 22, 1850	HEAD	MARBLE	EXCAVATE BELOW GRADE BASE. CLEAN. MORTAR INTO BASE?	TILTED/ BROKEN	1
A07-14	THAYER	HENRY B.	(?) 22, 1850	FOOT	MARBLE	CLEAN. RESET IN BACK OF HEADSTONE.	LOOSE IN CEMETERY	1
A07-15	THAYER	HORATIO NELSON HENRIETTA	NOV. 12, 1860 FEB. 16, 1893	MON	MARBLE/ GRANITE	CLEAN. PIN DIE TO MARBLE BASE.	FALLEN	1
A07-19	BAKER	CAPT. NATHAN	DEC. 28, 1837	FOOT	SLATE	EXCAVATE. CLEAN. RESET BOTTOM FRAGMENT. ADHESIVE REPAIR. INFILL.	BROKEN	1
A08-01	KNOX	MARY ANN	FEB. 25, 1847	FOOT	MARBLE	CLEAN. NEW BASE. SET BASE. MORTAR INTO BASE.	BROKEN/ FALLEN	1
A08-02	KNOX	ANDREW	DEC. 24(?), 185(?)	HEAD	MARBLE	EXCAVATE. CLEAN. NEW BASE? SET BASE. MORTAR INTO BASE.	SUNKEN	1
A08-03	KNOX	THOMAS, JR.	SEPT. 28, 1847	HEAD	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED/ SUNKEN	1

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A08-03	KNOX	THOMAS, JR.	SEPT. 28, 1847	FOOT	MARBLE	CLEAN. RESET BEHIND HEADSTONE.	FALLEN (T. P. K.)	
A08-06	HALLETT	RELIEF CROWELL	OCT. 8, 1874	MON	MARBLE/ GRANITE	CLEAN. PIN FRAGMENT TO DIE. PIN DIE TO BASE. INFILL.	FALLEN (BOTH BASES LEVEL)	1
A08-08	HALLETT	ELIZA A.	FEB. 25, 1840	FOOT	MARBLE	EXCAVATE. CLEAN. RESET HIGHER.	TILTED/ SUNKEN	1
A08-11	BEARSE	ISAIAH L.	FEB. 9, 1844	FOOT	SLATE	EXCAVATE. CLEAN. RESET.	TILTED/ SUNKEN	1
A08-19	HALLETT	CHRISTIANA P.	AUG. 9, 1853	FOOT	MARBLE	EXCAVATE BASE AND BASE FRAGMENT. CLEAN AND RESET. CLEAN DIE AND PIN. INFILL.	FALLEN/ BROKEN	1
A08-19	HALLETT	CHRISTIANA P.	AUG. 9, 1853	FOOT	MARBLE	EXCAVATE. CLEAN. RESET IN BACK OF HEADSTONE.	FALLEN	1
A08-21	HALLETT	INFANT	N/A	HEAD	MARBLE	SEARCH FOR BOTTOM FRAGMENT. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN.	SUNKEN	1
A08-23	WILBUR	ABBY ANN	JUNE 12, 1841	HEAD	MARBLE	EXCAVATE. CLEAN. RESET?	FALLEN	1
A08-24	WILBUR	ESSEX H. GEORGE A.	OCT. 5, 1837 AUG. 30, 1845	HEAD	MARBLE	EXCAVATE. CLEAN. NEW BASE. SET BASE. MORTAR INTO BASE.	BROKEN/ SUNKEN	1

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A09-03	GOULD	MARTHA	AUG. 7, 1880	FOOT	MARBLE	CLEAN. RESET IN BACK OF HEADSTONE.	FALLEN	1
A09-10	FARNSWORTH	INFANT SON	JAN. 1847	FOOT	MARBLE	CLEAN. DRILL AND PIN. RESET IN BACK OF HEADSTONE. INFILL.	BROKEN IN THREE FRAGMENTS	1
A09-23	N.	M. W.	N/A	FOOT		IDENTIFY!	(M. W. N.)	1
A09-25	NORRIS	WILLIAM SHERMAN	OCT. 26, 1858	FOOT FRAG	MARBLE	SEARCH FOR BOTTOM FRAGMENT THEN PROCEED.	BROKEN/ MOST OF STONE MISSING	1
A09-27	NORRIS	LOUISA LEAVITT WILHELMINA	OCT. 8, 1846 AUG. 8, 1924	HEAD	MARBLE	EXCAVATE. SEARCH FOR BASE/BOTTOM FRAGMENT. CLEAN. NEW BASE? MORTAR BOTTOM FRAGMENT INTO BASE. DRILL AND PIN DIE. INFILL.	BROKEN CARVER: SILLMAN? BRIDGEPORT?	1
A10-03	CROWELL	LEANDER	AUG. 1, 1847	HEAD	MARBLE	EXCAVATE BOTTOM FRAGMENT. CLEAN. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	FALLEN/ BROKEN	1
A10-03	CROWELL	LEANDER	AUG. 1, 1847	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1
A10-19	BUCK	ALBERT	APRIL 11, 1847	HEAD	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1

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A10-19	BUCK	ALBERT	APRIL 11, 1847	FOOT	MARBLE	EXCAVATE. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN. INFILL.	BROKEN/ TILTED	1
A11-02	ELDRIDGE	ADELAIDE R.	JAN. 12, 1884	MON	MARBLE	DISASSEMBLE. EXCAVATE BASE. CLEAN. RESET BASE. REASSEMBLE.	TILTED/ LOOSE ON BASE	1
A11-04	ANDERSON	ANNIE H.	JAN. 27, 1896	MON	MARBLE/ GRANITE	DISASSEMBLE. LEVEL GRANITE BASE. CLEAN. REASSEMBLE.	TILTED/ LOOSE ON BASE	1
A11-05	ANDERSON	ARTHUR E. "BABY"	AUG. 8, 1887	SMALL MON	MARBLE	REMOVE DIE. CLEAN. RESET DIE.	DIE IS LOOSE ON BASE	1
A11-11	HALLETT	MRS. LOVICA	NOV. 26, 1849	HEAD	MARBLE	EXCAVATE. CLEAN. DRILL AND PIN FRAGMENTS. RESET.	BROKEN	1
A11-12	HALLETT	MRS. LOVICA	NOV. 26, 1849	FOOT	MARBLE	CLEAN. RESET IN BACK OF HEADSTONE.	FALLEN	1
A11-12	HALLETT	CYNTHIA L. "MOTHER"	JAN. 12, 1871	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED/ SUNKEN	1
A11-13	BLACKINTON	FLORENCE W.	DEC. 14, 1868	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1
A11-39	BAXTER	BESSIE	DEC. 8, 1880	SMALL MON	MARBLE	SEARCH FOR BASE. THEN DECIDE ON TREATMENT.	MISSING BASE	1

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A11-40	BAXTER	BESSIE	FEB. 5, 1880	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	FALLEN/ BROKEN	1
A12-03	BERTH	EVERETT L. CORAL	FEB. 28, 1867 JULY 20, 1881	MON	MARBLE	EXCAVATE. CLEAN. RESET HIGHER.	TILTED/ SUNKEN	1
A12-05	BAKER	EDWARD J.	AUG. 28, 1828	HEAD	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1
A12-05	BAKER	EDWARD J.	AUG. 28, 1828	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED/ SUNKEN	1
A12-21	BEARSE	MARY	OCT. 11, 1847	HEAD	MARBLE	EXCAVATE. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	BROKEN/ TILTED	1
A13-02	BLAGDEN	DANIEL S. MARY S. ROBBINS	1923 1915	MON	GRANITE	EXCAVATE. BRING TO LEVEL. CLEAN.	TILTED BACKWARDS	1
A13-07	CHASE	LENNIE C.	DEC. 6, 1891	SMALL MON	MARBLE	EXCAVATE BASE. CLEAN. RESET BASE HIGHER. PIN TO BASE.	LOOSE ON BASE/ FACING WRONG DIRECTION	1
A13-10	CHASE	MELINDA LAWRENCE	DEC. 5, 1849	HEAD	MARBLE	EXCAVATE. MAY BE A BASE BELOW GRADE. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	FALLEN/ BROKEN	1

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A13-33	HALLETT	SALLY S.	JUNE 6, 1852	FOOT	MARBLE	EXCAVATE. CLEAN. MOVE FOOTSTONE BEHIND ITS HEADSTONE IN ROW A13.	OUT OF LOCATION	1
A14-20	PETERSON	CHRISTIAN	1850	HEAD	MARBLE	EXCAVATE. CLEAN. NEW BASE? RESET? MORTAR INTO BASE?	SUNKEN/ BROKEN	1
A14-21	TAYLOR	DESIRE D. BEARSE	SEPT. 30, 1846	MON	MARBLE	REALIGN BASES. CLEAN.	MIDDLE BASE OUT OF ALIGNMENT	1
A14-30	N/A	N/A	N/A			?		1
A14-30	N/A	N/A	N/A	FOOT		?	(S. S. D.)	1
A14-32	BROWN	FRANCIS	1895	HEAD	MARBLE	EXCAVATE. CLEAN. RESET HIGHER	TILTED/ SUNKEN?	1
A15-08	SAMPSON	OLIVE L. MITCHELL	2008			?		1
A15-08	SAMPSON	SHIRLEY A. MARCELINE	N/A			?		1
A15-20	GRAY	FLORENCE J.	1901	MON	WHITE BRONZE	(AESTHETIC) (NO TREATMENT)	UNUSUALLY GOOD EXAMPLE	

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A15-29	BACON	CAPT. NATHANIEL	OCT. 30, 1875	HEAD	MARBLE	EXCAVATE BASE? AND DIE. CLEAN. RESET.	TILTED/ SUNKEN	1
A15-29	BACON	CAPT. NATHANIEL	OCT. 30, 1875	FOOT	MARBLE	EXCAVATE. CLEAN. RESET HIGHER. NEW BASE?	SUNKEN	1
A15-30	BACON	FERDENAND	MAR. 30, 1836	HEAD	SLATE	EXCAVATE. CLEAN. RESET.	TILTED	1
A15-30	BACON	FERDENAND	MAR. 30, 1836	FOOT	SLATE	FOUND ELSEWHERE IN CEMETERY- NOW (2023) PLACED BEHIND HEADSTONE. CLEAN. RESET.	OUT OF LOCATION	1
A15-32	BEARSE	FREEMAN	JAN. 6, 1854	HEAD	MARBLE	EXCAVATE. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN TOP TO BOTTOM FRAGMENT.	TILTED/ BROKEN	1
A15-32	BEARSE	FREEMAN	1854	FOOT	MARBLE	CLEAN. DRILL AND PIN. RESET. INFILL.	BROKEN	1
A15-33	BEARSE	ABIGAIL S. SNOW	APRIL 10, 1869	FOOT	MARBLE	EXCAVATE BOTTOM FRAGMENT. CLEAN. DRILL AND PIN ALL FRAGMENTS. RESET. INFILL.	BROKEN	1
A15-36	BLAGDEN	JAMES	APRIL 10, 1882	HEAD	MARBLE	EXCAVATE BOTTOM FRAGMENT. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN. INFILL.	BROKEN	1

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A15-39	BLAGDEN	JAMES R.	JUNE 15, 1864	MON	MARBLE	EXCAVATE ALL BASES. CLEAN. RESET BASE(S). PIN DIE TO BASE.	(UNUSUAL FLAG MOTIF)	1
A15-41	BLAGDEN	ISABEL	N/A	SMALL MON	MARBLE	EXCAVATE ALL BASES. CLEAN. RESET HIGHER. PIN.	SUNKEN/ LOOSE ON BASE	1
B03-01	CROCKER	LOTT	SEPT. 30, 1860	HEAD	MARBLE	EXCAVATE BOTTOM FRAGMENT. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN. INFILL.	BROKEN MOTIF: BROKEN BUD	1
B04-02	CROWELL	CAPT. ABNER	DEC. 28, 1868	HEAD	MARBLE	EXCAVATE BASE AND BOTTOM FRAGMENT. CLEAN. RESET BASE. MORTAR BOTTOM FRAGMENT INTO BASE. DRILL AND PIN TOP TWO FRAGMENTS. INFILL.	BROKEN	1
B04-04	CROWELL	ABNER JR.	SEPT. 2, 1853	FOOT	MARBLE	EXCAVATE. CLEAN. RESET HIGHER. (NEW BASE?)	SUNKEN/ FACING WRONG DIRECTION	1
B04-05	CROWELL	BETSEY	FEB. 14, 1899	HEAD	MARBLE	SEARCH FOR BOTTOM FRAGMENT/BASE. LOCATION: WEST OF CAPT ABNER CROWELL? CLEAN. MORTAR INTO BASE.	IDENTIFY LOCATION THEN TREAT SECOND WIFE DIE IS 20" WIDE	1

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B04-06	CROWELL	EVELENA	AUG. 14, 1877	FOOT	MARBLE	EXCAVATE. CLEAN. RESET BEHIND HEADSTONE IN REVERSE DIRECTION.	TILTED/ FACING WRONG DIRECTION	1
B06-06	CHASE	WALTER B.	AUG. 11, 1870	HEAD	MARBLE	EXCAVATE. CLEAN. RESET BASE HIGHER. MORTAR INTO BASE.	TILTED/ SUNKEN/ LOOSE IN BASE	1
B06-07	CHASE	EMILY H.	MAY 8, 1857	HEAD	MARBLE	EXCAVATE. SEARCH FOR BOTTOM FRAGMENT/BASE. CLEAN. MORTAR INTO BASE?	FALLEN/ BROKEN	1
B06-08	CHASE	EMMA T.	OCT. 21, 1847	HEAD	SLATE	EXCAVATE FOR BOTTOM FRAGMENT. CLEAN. PIN TOP TO BOTTOM FRAGMENT. INFILL?	TILTED/ BROKEN	1
B08-01	HINCKLEY	THACHER	MAR. 10, 1873	HEAD	MARBLE	EXCAVATE. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	BROKEN	1
B08-02	HINCKLEY	MARY S. BAGNELL	MAR. 6, 1862	HEAD	MARBLE/ GRANITE	EXCAVATE. BRING TO LEVEL. CLEAN. (SHARES BASE WITH "ABBA S.")	TILTED (NOTE PREVIOUS REPAIR)	1
B08-03	HINCKLEY	ABBA S. HAWES	MAY 27, 1850	HEAD	MARBLE/ GRANITE	EXCAVATE. BRING TO LEVEL. CLEAN. (SHARES BASE WITH "MARY S.")	TILTED	1

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B08-03	HINCKLEY	ABBA S. HAWES	MAY 27, 1850	FOOT	MARBLE	SEARCH FOR BOTTOM FRAGMENT. NEW BASE? CLEAN. MORTAR INTO BASE.	FALLEN	1
B09-01	SIMMONS	HANNAH	JULY 27, 1863	HEAD	MARBLE	(BOTTOM FRAGMENT IS LEVEL). CLEAN. DRILL AND PIN. INFILL.	BROKEN	1
B09-02	SIMMONS	SYLVANUS	MAR. 22, 1856	HEAD	MARBLE	(BOTTOM FRAGMENT IS LEVEL). EXCAVATE DIE. CLEAN. DRILL AND PIN. INFILL.	BROKEN/ FALLEN	1
B09-02	SIMMONS	SYLVANUS	MAR. 22, 1856	FOOT	MARBLE	EXCAVATE BOTTOM FRAGMENT. CLEAN. DRILL AND PIN. RESET. INFILL.	BROKEN	1
B09-03	N/A	N/A	N/A	N/A		?		1
B09-04	LEWIS	POLLY	NOV. 25, 1847	HEAD	MARBLE	EXCAVATE. SEARCH FOR BASE. CLEAN. RESET BASE. MORTAR INTO BASE.	BROKEN/ FALLEN	1
B09-04	LEWIS	POLLY	1847	FOOT	MARBLE	EXCAVATE. CLEAN. RESET HIGHER.	TILTED	1
B10-01	HALLETT	FREEMAN "FATHER"	OCT. 18, 1876	MON	MARBLE	EXCAVATE TWO BASES BELOW GRADE. CLEAN. RESET BASES. PIN DIE TO TOP BASE.	FALLEN	1

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B10-05	HALLETT	FREEMAN	OCT. 18, 1876	MAR-KER	MARBLE	EXCAVATE. CLEAN. RESET HIGHER. (FIRM IN BASE)	SUNKEN	1
B10-06	HALLETT	NELLIE	N/A	MAR-KER	MARBLE	EXCAVATE. CLEAN. RESET HIGHER. (FIRM IN BASE)	SUNKEN	1
B11-07	HALLETT	SARAH	1880	HEAD	MARBLE	EXCAVATE BOTTOM FRAGMENT. CLEAN AND RESET. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	BROKEN (IMPACTED BY TREE)	1
B12-05	HINCKLEY	HORACE C.	OCT. 7(?), 1862	HEAD	MARBLE	EXCAVATE DIE AND FRAGMENT. CLEAN. RESET DIE. DRILL AND PIN FRAGMENT TO DIE. INFILL.	BROKEN/ TILTED	1
B12-06	HINCKLEY	HALEY	NOV. 1, 1851	HEAD	MARBLE	EXCAVATE DIE AND RESET. CLEAN. DRILL AND PIN FRAGMENT TO DIE. SEARCH FOR MISSING FRAGMENT.	BROKEN/ TILTED	1
B12-07	HINCKLEY	CLARENCE	OCT. 14, 1848	HEAD	MARBLE	SEARCH FOR TOP FRAGMENT. EXCAVATE, CLEAN, AND RESET BOTTOM FRAGMENT.	BROKEN/ TILTED	1
B12-10	N/A	BERTIE	N/A	MARKER	MARBLE	EXCAVATE FOR BASE. CLEAN. RESET BASE. MORTAR INTO BASE.	FALLEN	1

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B13-02	JOHNSON	FRANCIS	OCT. 9, 1863	HEAD	MARBLE	EXCAVATE FOR BOTTOM FRAGMENT. CLEAN. RESET BOTTOM FRAGMENT. CLEAN TOP FRAGMENT. DRILL AND PIN. INFILL.	TILTED/ BROKEN	1
B13-03	JOHNSON	FRANCIS	SEPT. 10, 1830	HEAD	MARBLE	EXCAVATE. CLEAN ALL FRAGMENTS. DRILL AND PIN. RESET. INFILL.	BROKEN/ FALLEN (THREE FRAGMENTS)	1
B13-04	JOHNSON	MERCY H.	NOV. 2, 1850	HEAD	MARBLE	EXCAVATE. CLEAN ALL FRAGMENTS. RESET BOTTOM FRAGMENT. DRILL AND PIN TOP TO BOTTOM. FRAGMENT. INFILL.	BROKEN/ FALLEN (TWO FRAGMENTS)	1
B14-01, B14-02	WAGONER	GEORGE W. ISABELLA WYER	1938 N/A	MON	GRANITE	EXCAVATE. BRING TO LEVEL. CLEAN.	TILTED	2
B14-07	WYER	ADELENA	APRIL 2, 1880	SMALL MON	MARBLE/ GRANITE	EXCAVATE. CLEAN BASES, MARBLE FRAGMENTS. DRILL AND PIN MARBLE BASE. REASSEMBLE. PIN DIE TO MARBLE BASE. INFILLS.	FALLEN/ BROKEN/ RUSTING IRON PIN	1
B14-09	HALLETT	ROBERT B.	DEC. 24, 1865	HEAD	MARBLE/ GRANITE	EXCAVATE BASES. CLEAN. RESET. CLEAN DIE FRAGMENTS. DRILL AND PIN. PIN DIE TO MARBLE BASE. INFILL.	FALLEN/ BROKEN DIE: FOUR FRAGMENTS	1

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C01-09	BEARSE	BETHIAH BAXTER	MAY 13, 1895	MAR-KER	MARBLE/ CONCRETE	EXCAVATE. CLEAN. RESET FOUNDATION HIGHER REMOVE PREVIOUS REPAIR FROM DIE. PIN DIE TO FOUNDATION.	LOOSE ON FOUNDATION/ SUNKEN	1
C01-13	CROWELL	MARTHA	MAR. 22, 1867	SMALL MON	MARBLE	SET DIE AND MIDDLE BASE ASIDE. EXCAVATE LOWER BASE. CLEAN. RE-ASSEMBLE.	TILTED	1
C01-14	CROWELL	HOWES	AUG. 8, 1860	SMALL MON	MARBLE/ GRANITE	RE-LOCATED FROM C12-25: EXCAVATE GRANITE BASE. RESET GRANITE BASE HIGHER. CLEAN. RE- ASSEMBLE USING EXISTING PINS.	OUT OF LOCATION/ TILTED/ LOOSE ON BASE	1
C01-17	BAXTER	EZRA E.	MAR. 11, 1856	HEAD	MARBLE	NEW BASE. CLEAN. SET BASE. MORTAR INTO BASE.	TILTED W/O BASE	1
C01-22	BAXTER	JOSEPH L.	1915			NO EVIDENCE OF STONE		
C01-22	MONROE	CLIFTON V.	N/A			NO EVIDENCE OF STONE		
C01-23	BAXTER	NELLIE A.	1916			NO EVIDENCE OF STONE		

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C02-21	CROWELL	MARY T. CHASE	APRIL 30, 1880	MON	MARBLE/ GRANITE	DISASSEMBLE. EXCAVATE GRANITE BASE. CLEAN. RESET GRANITE BASE HIGHER. REASSEMBLE.	TILTED/ LOOSE ON BASE	1
C02-24	CROWELL	ISABEL F.	MAR. 22, 1858	HEAD	MARBLE	EXCAVATE. CLEAN. RESET	TILTED	1
C03-03	BEARSE	ROBERT N.	OCT. 21 (?), 1876	MON	MARBLE/ GRANITE	LEVEL BASE. (MIDDLE BASE MISSING). CLEAN. PIN DIE TO GRANITE BASE.	OFF ITS BASE/ MIDDLE BASE MISSING	1
C03-13	CHASE	SUSAN S.	OCT. 11, 1897	HEAD	MARBLE/ GRANITE	EXCAVATE DOUBLE BASE. BRING TO LEVEL.	TILTED	1
C03-14		LUKE B.	AUG. 1892	(DOU BLE BASE)				
C03-19	ROBBINS	HONORA A.	1901	HEAD	MARBLE	EXCAVATE. CLEAN. RESET HIGHER.	SUNKEN/ TILTED	1
C03-26	MARCHANT	ALLEN	MAR. 9, 1866	HEAD	MARBLE	EXCAVATE. CLEAN. RESET HIGHER.	SUNKEN/ TILTED	1
C03-38	BAXTER	AZUBA	AUG. 18, 1860	HEAD	MARBLE	EXCAVATE. CLEAN. DRILL AND PIN TOP FRAGMENTS. INFILL.	FALLEN/ BROKEN (BOTTOM FRAGMENT LEVEL)	1
C04-06	LOVELL	WILLIAM	OCT. 17, 1906	MON	GRANITE	EXCAVATE. BRING TO LEVEL. CLEAN.	TILTED	1
C04-07	LOVELL	ALETHENA S.	JULY 9, 1902					
C04-08	BOWEN	ARNOLD D.	1925					

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C06-17	ELDRIDGE	JOSEPH	SEPT. ?, 1861	MON	MARBLE/ ?	EXCAVATE BOTH FRAGMENTS AND BASE. CLEAN. RESET BASE AND BOTTOM FRAGMENT. MORTAR BOTTOM FRAGMENT INTO BASE. DRILL AND PIN TOP FRAGMENT. INFILL.	FALLEN/ BROKEN	1
C06-21	ROBINSON	ELLA F.	NOV. 11, 1861	MAR- KER	MARBLE/ ?	DISASSEMBLE. EXCAVATE BASE. CLEAN. RESET BASES HIGHER. PIN DIE TO MARBLE BASE.	LOOSE ON BASE/ SUNKEN	1
C06-22	ROBINSON	ELIZA F.	SEPT. 29, 1863	MAR- KER	MARBLE/ ?	EXCAVATE ALL FRAGMENTS. REMOVE PREVIOUS REPAIR. CLEAN. DRILL AND PIN DIE. RESET BASES HIGHER. PIN DIE TO MARBLE BASE.	SUNKEN/ BROKEN/ A FRAGMENT BELOW GRADE	1
C06-23	ROBINSON	ALMOND	MAY 18, 1869	MAR- KER	MARBLE	EXCAVATE. CLEAN. RESET HIGHER.	TILTED/ SUNKEN	1
C06-38	KEANE	CHARLES H.	FEB. 8, 1915	MON	MARBLE/ GRANITE	EXCAVATE AS SOON AS POSSIBLE. CLEAN. RESET AWAY FROM TREE.	TILTED/ DISPLACED BY TREE	1
C06-39	KEANE	EMMA J.	JUNE 1, 1935	MON	MARBLE/ GRANITE	EXCAVATE. CLEAN. RESET AWAY FROM TREE.	IMPACTED BY TREE	1

UNIVERSALIST CEMETERY
HYANNIS, MASSACHUSETTS

GRAVESTONE/MONUMENT
CONDITION ASSESSMENT

1/22/24
FANNIN • LEHNER

GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
C07-09	DUNBAR	JAMES	FEB. 8, 1882	FOOT	MARBLE	EXCAVATE. CLEAN. RESET IN BACK OF ITS MONUMENT.	OUT OF LOCATION/ TILTED/ SUNKEN	1
C07-10	DUNBAR	MARTHA B.	MAR. 20, 1867	FOOT	MARBLE	EXCAVATE. CLEAN. RESET IN BACK OF ITS MONUMENT.	OUT OF LOCATION/ TILTED/ SUNKEN	1
C07-22	BAXTER	NYPHAS	JUNE 6, 1850	HEAD	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1
C07-23		ABIGAIL	MAY 17, 1836					
C07-22	BAXTER	NYPHAS	JUNE 6, 1850	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1
C07-23		ABIGAIL	MAY 17, 1836					
C07-24	BAXTER	LEANDER	DEC. 28, 1872	MILIT- ARY HEAD	MARBLE	SEARCH FOR BOTTOM FRAGMENT. EXCAVATE. CLEAN. DRILL AND PIN. RESET. INFILL.	FALLEN/ BROKEN	1
C07-29	BAXTER	ALEXANDER	1865	MAR- KER	GRANITE	EXCAVATE. CLEAN. RESET HIGHER.	SUNKEN	1
C07-30	BAXTER	BETHIAH	1893	MAR- KER	GRANITE	EXCAVATE. CLEAN. RESET HIGHER.	SUNKEN	1
C07-30	BAXTER	NYPHAS	1935	MAR- KER	GRANITE	CLEAN	NEEDS CLEANING	1

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C07-32	BAXTER	ELIZA T.	1862	MAR-KER	EXCAVATE. CLEAN. RESET HIGHER.	SUNKEN	1
C07-36	WALLEY	ANN S. BYRNE	AUG. 2, 1895	MARBLE	EXCAVATE BASE. CLEAN. RESET BASE. REASSEMBLE AND PIN.	FALLEN/ TILTED	1
C07-38	ANTHONY	WILLIAM	OCT. 2, 1862	MARBLE	REMOVE ALL PREVIOUS REPAIR. CLEAN. RESET BASE. REASSEMBLE AND PIN.	FALLEN/ TILTED/ SUNKEN	1
C08-04	BAXTER	ZENAS D.	1863	SMALL MARBLE	DISASSEMBLE. EXCAVATE	SUNKEN/	1
C08-05	BAXTER	FRANK A.	1863	MON	BASE. CLEAN. RESET BASE. RE-PIN.	TILTED/ RAISED ON PIN	
C08-11	BRAGG	GEORGIANA BAKER	JAN. 14, 1884	MARBLE/ GRANITE	EXCAVATE AND RAISE MONUMENT. CLEAN. INFILL.	SUNKEN/ TILTED/ CRACKED (ALL FIRMLY JOINED)	2
C08-12	BRAGG	WALLACE W.	MAY 18, 1887	MARBLE/ GRANITE	REMOVE CONCRETE. CLEAN.	MISSING MIDDLE BASE/ INAPPROPRIATE CONCRETE	1
C08-19	WHELDEN	LOVENA S.	APRIL 23, 1866	MARBLE	(MOVED FROM 08-19 TO C11-32) CLEAN. RESET.	OUT OF LOCATION	1
C08-32	BAXTER	MARY T. LORING	1862	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1

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GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
C08-35	N/A	N/A	N/A	HEAD	MARBLE	EXCAVATE. CLEAN. NEW BASE? SET BASE. MORTAR INTO BASE.	TILTED/ SUNKEN/ BROKEN	1
C09-10	CROCKER	HENRY	MAY 18, 1883	MON	MARBLE	SET DIE AND MIDDLE BASE ASIDE. EXCAVATE BASE. CLEAN. RESET BASE. REMOVE PREVIOUS REPAIR. REASSEMBLE.	LOOSE ON BASE (LILLIES OF THE VALLEY MOTIF)	1
C09-20	CLARK	SARAH MARIA	AUG. 28, 1870	HEAD	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1
C10-23	BAXTER	LOLA	SEPT. 8, 1878	SMALL MON	MARBLE	SET DIE ASIDE. EXCAVATE BASE. RESET BASE. PIN.	LOOSE ON BASE/ SUNKEN	1
C10-40	COBB	TEMPERANCE	JUNE 20, 1862	HEAD	MARBLE	EXCAVATE BOTTOM	FALLEN/ BROKEN/ TILTED	1
C10-41		SOPHIA	OCT. 10, 1837			FRAGMENT. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.		
C10-40	COBB	TEMPERANCE	JUNE 20 1862	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1
C11-09	BAXTER	LUCY E.	FEB. 10, 1875	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1
C11-09	BAXTER	ELDRRIEGE C. C (S. ?)	N/A	FOOT	MARBLE	EXCAVATE. CLEAN. RESET HIGHER.	SUNKEN/ TILTED	1

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GRAVE NO.	LAST NAME	FIRST NAME	D. OF DEATH	TYPE	MATERIAL	TREATMENT	NOTES	PR/COMP
C11-16	HALLETT	LYDIA B.	OCT. 3, 1869	HEAD	MARBLE/ SAND- STONE	EXCAVATE AND SET ASIDE UNUSABLE BASE. NEW BASE. CLEAN. SET BASE. MORTAR INTO BASE.	FALLEN (BASE IS BROKEN)	1
C11-19	BAXTER	BESSIE W.	JAN. 21, 1875	SMALL MON	MARBLE/ SAND- STONE	REMOVE DIE. REMOVE PREVIOUS REPAIR BETWEEN DIE AND MARBLE BASE. CLEAN. PIN DIE TO MARBLE BASE.	LOOSE ON BASE	1
C11-20	BAXTER	HELEN M.	OCT. 24, 1865	HEAD	MARBLE/ SAND- STONE	EXCAVATE BASE AND SET ASIDE NEW BASE. EXCAVATE AND CLEAN ALL FRAGMENTS. SET NEW BASE. MORTAR BOTTOM FRAGMENT INTO BASE. DRILL AND PIN TOP TO BOTTOM FRAGMENT. INFILL.	BROKEN/ FALLEN (BASE IS UNUSEABLE)	1
C11-28	CROWELL	JUDAH	JAN. 6, 1866	FOOT	MARBLE	CLEAN. RESET BEHIND HEADSTONE.	FALLEN	1
C11-32	WHELDEN	LORENA S.	APRIL 23, 1863	HEAD	MARBLE/ GRANITE	EXCAVATE CONCRETE BASE AND BOTTOM FRAGMENT AND SET ASIDE. NEW IN- GROUND BASE. CLEAN. MORTAR INTO BASE.	BROKEN (ANCHOR MOTIF)	1

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C11-32	WHELDEN	LORENA S.	APRIL 2,3 1863	FOOT	MARBLE	(MOVED FROM C08-19). CLEAN. RESET IN BACK OF HEADSTONE.	OUT OF LOCATION	1
C12-08	SILVER	GEORGE W.	DEC. 2, 1897	MON	MARBLE	DISASSEMBLE. EXCAVATE LOWER BASE. REMOVE PREVIOUS REPAIR. RESET LOWER BASE HIGHER. CLEAN. REASSEMBLE- PINNING TO MIDDLE BASE.	TILTED/ LOOSE ON BASE/ FACING WRONG DIRECTION	1
C12-18	ROBINSON	SIMEON N.	DEC. 3, 1904	MON	MARBLE	(MARBLE BASES ARE LEVEL). CLEAN. EXTANT	FALLEN	1
C12-19		ADELINE	N/A			PINS BROKEN WITH CENTRAL PIN. CONNECT DIE TO MIDDLE BASE.		
C11-27	CROWELL	ELIZA	FEB. 8, 1875	FOOT	MARBLE	CLEAN. RESET IN BACK OF HEADSTONE.	RE-LOCATED FROM C12-23/ 24	1
						SECTION D		
D01-05	BERRY	CLARA D.	OCT. 2, 1854	SMALL MON	MARBLE	EXCAVATE. CLEAN DIE AND BASE. RESET BASE HIGHER. REPIN.	SUNKEN/ TILTED/ LOOSE ON PIN	1
D02-02	CROWELL	MRS. MARY	JAN. 17, 1855	HEAD	MARBLE	EXCAVATE BOTTOM FRAG- MENT. CLEAN. FRAGMENT'S. RESET BOTTOM FRAGMENT. DRILL AND PIN. INFILL.	BROKEN	1

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D03	CROWELL?	HOMER?	ILLEGIBLE	HEAD	MARBLE	EXCAVATE ALL FRAGMENTS. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN TOP THREE FRAGMENTS.	FALLEN/ BROKEN	1
D04-07	CROWELL	SYLVIA	NOV. 13, 1894	HEAD	MARBLE/ GRANITE	EXCAVATE. CLEAN. RESET HGIHER.	TILTED	1
D04-08	CROWELL	EDMOND	JAN. 27, 1875	HEAD	MARBLE/ GRANITE	SEARCH FOR BOTTOM FRAGMENT. EXCAVATE. CLEAN. RESET BOTTOM FRAGMENT. DRILL AND PIN. INFILL.	TILTED/ LOOSE IN BASE	1
D05-02	HALLETT	ALMORAN	DEC. 11, 1886	MON	MARBLE/ GRANITE	EXCAVATE BASES. CLEAN AND RESET HIGHER. CLEAN DIE. DRILL AND PIN FRAGMENT TO DIE. PIN DIE TO MARBLE BASE. INFILL.	FALLEN/ BROKEN/ SUNKEN	1
D05-03	HALLETT	ELIZA	OCT. 20, 1879	MON	MARBLE/ GRANITE	EXCAVATE. CLEAN AND RESET HIGHER. CLEAN DIE AND DRILL AND PIN FRAGMENT. PIN BASE TO DIE. INFILL.	FALLEN/ SUNKEN/ BROKEN (DIE)	1
D05-03	HALLETT	ELIZA H.	NOV. 3, 1837	HEAD	MARBLE/ GRANITE	NEW BASE. SET OLD BASE ASIDE. SET NEW BASE. CLEAN. MORTAR INTO BASE.	TILTED/ OUT OF BASE/ BASE IS BROKEN	1

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D05-05	HALLETT	LEANDER G.	JAN. 14, 1858	HEAD	MARBLE/ GRANITE	EXCAVATE DIE AND BASE. CLEAN. RESET BASE. MORTAR INTO BASE.	TILTED/ OUT OF BASE	1
D05-13	BASSETT	SUSAN	APRIL 7, 1878	MON	MARBLE	EXCAVATE. CLEAN AND RESET BOTH BASES HIGHER. DIE- CLEAN AND PIN TO BASES WITH NEW PIN.	FALLEN/ SUNKEN/ PINS BROKEN	1
D06-05	HALLETT	ELIZA	JULY 4, 1865	SMALL MON	MARBLE/ SAND- STONE	DISASSEMBLE. EXCAVATE BASES. CLEAN. RESET SANDSTONE BASE. DRILL AND PIN MARBLE BASE. DRILL AND PIN DIE TO MARBLE BASE. INFILL.	TILTED/ BROKEN (MARBLE BASE)	1
D06-14	BAXTER	NELLA P.	APRIL 27, 1854	HEAD	MARBLE	EXCAVATE. CLEAN. RESET HIGHER.	TILTED/ SUNKEN	1
D07-05	FLETCHER	ELIZABETH A.	MAY 8, 1870	SMALL MON	MARBLE	EXCAVATE BASE(S)? CLEAN. RESET BASE HIGHER. DRILL AND PIN BROKEN DIE. PIN DIE TO BASE.	BROKEN/ FALLEN/ SUNKEN	1
D07-06	FLETCHER	ELIZABETH A.	JAN. 6, 1862	MON	MARBLE/ GRANITE	BRING BASE AND MONUMENT TO LEVEL.	TILTED CARVER: H. COBB, FALL RIVER	1
D07-06	FLETCHER	ELIZABETH A.	JAN. 6, 1862	FOOT	MARBLE	EXCAVATE. CLEAN. RESET.	TILTED	1

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D08-05	HALLETT	MRS. BRIDGET	APRIL 19, 1862	MON	MARBLE/ GRANITE	EXCAVATE AND BRING TO LEVEL. CLEAN. STABILIZE DIE ON BASE. INFILL CRACK ON MARBLE BASE.	TILTED/ PINS HOLDING BUT MOBILE	1
D09-09	NICKERSON	DANNIE	FEB. 1, 1895	SMALL MON	MARBLE	EXCAVATE BASE AND CLEAN. RESET HIGHER. CLEAN DIE AND PIN TO BASE WITH REUSABLE PIN.	TILTED/ LOOSE ON BASE	1
D10-07	DINGLEY	ALONZO D.	MAY 18, 1911	MON	MARBLE	DISASSEMBLE DIE AND FIRST BASE. CLEAN. REASSEMBLE.	TILTED/ LOOSE ON BASE.	1

UNIVERSALIST CEMETERY, HYANNIS MA

CONSERVATION COST ESTIMATE

Total number of gravestones and monuments, requiring conservation as determined by assessment----- 270 +/-

Estimated cost of conservation of 270 gravestones and monuments, including expenses: ----- \$165,000

TOTAL ESTIMATED COST OF CONSERVATION ----- \$165,000*

*This estimate is based upon 2024 costs and no inflation factor has been included. (Please See Explanatory Notes for Cost Estimate.)

UNIVERSALIST CEMETERY, HYANNIS MA**EXPLANATORY NOTES FOR COST ESTIMATE**

1. Cost Estimate – The cost estimate covers the expense of conserving headstones, footstones, monuments and markers in the Universalist Cemetery.
2. Phasing of Project - The volume and difficulty of work is such that a phased project is a suggested approach to completion of all the conservation required. A small pilot project , preceding the larger, phased project can also be useful.
3. Professional Services - The estimate of conservation costs is based upon Fannin • Lehner’s analysis of the professional time requirements for conservation efforts using the firm’s experience gained over thirty years of historic burial ground conservation. The figures reflect the firm’s estimated labor costs for all crew members and conservators, expenses and per diem for the conservation of the gravemarkers along with the requisite documentation. In this documentation Fannin • Lehner Preservation Consultants provides for each conserved gravestone or monument “before and “after” photographs as part of a two-page conservation form on which is recorded a summary of the markers problems and all conservation procedures employed. The completed conservation forms and photographs would comprise the report to the Federated Church of Hyannis with a photocopy to the Massachusetts Historical Commission.
4. The Craft of Gravestone Conservation - Many of the procedures required to conserve the markers are complex and require a skilled conservator to complete. Like the gravestone carvers and monument makers of old, gravestone and monument conservation is an artisanal craft requiring training and experience along with a thorough understanding of the nature of different types of stone and an intimate knowledge of seventeenth, eighteenth and nineteenth century methods of gravestone and monument building.
5. Expenses - An estimate for expenses is included in the cost of conservation figure. These expenses include per diem, conservator’s supplies (adhesives, pins, material for new bases, etc.), along with photographic, travel, administrative and other costs associated with the project and the report.

6. Expenses not included in the expense estimate - The costs estimated do not include a supply of sand and peastone for resetting stones or water for cleaning markers, and the removal from the site of excess soil excavated from around and under stones and monuments. The cost of lifting equipment to move, disassemble and reassemble large markers and monuments is not included in the expense estimate. These are all items to be supplied by the client and coordinated by Fannin • Lehner Preservation Consultants. Monument companies, may be contracted for the heavy lifting portions of conservation. Their work will be performed under the direction of Fannin • Lehner Preservation Consultants.

GRAVESTONE AND MONUMENT DETERIORATION IN THE UNIVERSALIST CEMETERY

Causes of Deterioration

Gravestones represent some of the earliest examples of sculptural art created in America. Despite this, they exist in a basically hostile environment, one far different from other precious art objects. In Hyannis MA, as elsewhere in the Northeast, the effects of freezing and thawing are particularly severe while in the summer months stone temperatures often exceed 120 degrees. Many of the gravestones and monuments difficulties result from their existence in this harsh climate; others result from acts of individuals, both careless and deliberate.

Environmental

Freeze/Thaw Damage The classic problem experienced by markers is tilting and eventually falling or breaking off. The frost depth in Hyannis is below the bottom of almost all of the markers and foundations, where these exist. Over the years, frost pushes the stones upward; they become unstable and eventually fall. In addition, tabletstone markers, which have no base but are set directly into the earth are weakened at the freeze/thaw line along the ground level and often fail at that point when they tilt. As a rule of thumb, any tabletstone that is tilting more that 1" to 1 ½" out of plumb should be reset.

Deterioration of Marble and Limestone Due to Acidic Attack Calcareous stone (stones containing substantial amounts of calcium - including marble and limestone) is subject to degradation due to the acidic environment in which it exists. This type of marker loses surface in such a way that "sugar decay" is the term used to describe the results of the degradation. As more mass is lost to the acidic environment, the inscription is ultimately obliterated, and the marker becomes thinner and weaker. All the marble stones and monuments suffer to some degree from this type of deterioration in the Universalist Cemetery.

Topography The type of soil and slopes in some cemeteries contribute to the instability of gravestones and monuments. Over time, the effects of erosion and the migration of soil down slopes destabilizes some markers causing them to tilt and some to fall. As Universalist Cemetery is quite flat and the soil quite sandy, this is one problem this cemetery doesn't have. However, the sandy soil does not support the stones well and there are many tilted markers.

Biological Degradation Stones of all types are subject to biological activity, including fungal, algae and lichenous growth, mosses, vines or bird droppings. Lichens produce acid that can cause surface loss, particularly in marble and limestone. As lichen, etc., need relatively clean air to thrive, biological growth is very evident in Universalist Cemetery. If biological growth is covering a stone so as to obscure the inscription, it is recommended that the marker be cleaned.

Trees and Plantings These can be both intentional and volunteer and often cause great harm to gravestones. Falling branches and tree trunks can devastate a number of markers and the action of roots frequently causes stones of all sizes to tilt, fall and shatter. Tree roots are definitely a problem at Universalist Cemetery.

Manmade

Vandalism The Universalist Cemetery appears to have been damaged to some degree by vandalism in the past. Evidence of this scourge of burying grounds is found in traumatically broken stones which otherwise would not have fallen. Maintaining a yard in good condition is considered to be the best deterrent to vandalism. Still, instances occur so the markers need frequent monitoring. The recent fence around Universalist Cemetery is certainly helpful in deterring misuse or outright vandalism.

Grounds Maintenance With the time and financial pressures faced by cemeteries, larger and faster mowers have been brought into the burial grounds and substantially closer passes made to avoid time-consuming trimming. This has caused an increase in the number of mower strikes found in almost all cemeteries. While not usually "fatal" in that they don't cause immediate failure of the marker, the chipping found at the lower edges and the deeper scratches provide openings in the stone envelope, which allow the penetration of water. This can eventually be very detrimental to the long-term survival of the gravestones.

Overall there appears to be reasonably careful grounds maintenance in the Universalist Cemetery.

The use of string trimmers around gravestones has been debated for some time. On softer stones such as sandstone and to some degree, slate and marble, there is concern that damage can result from long-term use of these units.

Fannin • Lehner believes the use of string trimmers around stones assists greatly in the reduction of the mower strikes that cause such major damage to markers, and although more time is required to maintain the cemetery, the need for frequent conservation is greatly reduced.

Fannin • Lehner Preservation Consultants recommends against using herbicides (such as “Roundup”) around gravestones and monuments for two reasons. First, it leaves a “dead zone” around the marker, which turns to mud in rain and splashes considerable dirt onto the stone. This provides a perfect medium for the propagation of biological growth on the marker, which is detrimental to the stone and ultimately obscures the carving. Secondly, there is a growing concern that herbicides, defoliants, fungicides and fertilizers may have a detrimental long-term effect on gravestones. Thirdly, some herbicides have now been linked to cancer and are considered unsafe for staff.

Previous Stone Repair Over the years a standard well-meaning repair of markers broken off parallel to the ground was to stand them in a bed of concrete poured into a hole dug into the ground. Experience has proved that the differential expansion of this very hard concrete and the softer stone it surrounds can cause eventual failure of the marker, although this may require many years to transpire. Repair of broken markers with concrete or other inappropriate adhesives, which then fail, often results in substantial time-consuming work on the part of a stone conservator to remove these materials before proper conservation can be concluded. Some well-meaning but unsightly and damaging repairs have been made on stones and monuments in Universalist Cemetery in the past but should never be done after submission of this report.

STONE CONSERVATOR:
TECHNICAL RECOMMENDATIONS FOR PROJECT COMPLETION

SECTION I - GENERAL

A. **STANDARDS OF PRACTICE** -- All work performed should be accomplished in accordance with the Code of Ethics and Standards of Practice of the American Institute for the Conservation (AIC). Conservators not holding membership in AIC should secure these documents and utilize them for guidance during the project.

For projects in the Commonwealth of Massachusetts, a burial ground permit must be obtained from the Massachusetts Historical Commission, Archives Building, 220 Morrissey Boulevard, Boston MA 02125, ATTN: Burial Ground Officer. To satisfy the requirements of this permit, a photocopy of the completion report must be transmitted to the Massachusetts Historical Commission.

B. **DOCUMENTATION** -- The stone conservator is responsible for the documentation of all conservation work he/she executes. All work done by the conservator must be documented thoroughly with "Before" and "After" photographs along with a two-page inventory form. All conservation procedures performed will be described on the form and a complete inscription included. All forms become the property of the authority responsible for the cemetery.

SECTION II – BASIC PROCEDURES

A. PREPARATION -- Of primary importance in the performance of any conservation procedure is extremely thorough preparation of the gravestone or monument as well as the site. Resetting requires careful attention to the preparation of the hole into which the base of the stone is set along with meticulous care in setting the stone level and plumb. Adhesive repairs require clean, degreased and dry surfaces and careful adherence to temperature restrictions of the repair material. When performing conservation procedures there is no substitute for careful, thorough preparation.

B. CLEANING -- washing with water and scrubbing with soft to medium bristle brushes can dramatically improve the appearance of many gravestones and monuments. It is important to gently remove biological growths such as algae or lichen as they trap moisture against the stone.

All markers must be entirely and thoroughly cleaned before conservation procedures, including resetting, are undertaken. Washing with water at hose pressure, using brushes, is permissible. Pressure/power washing of the soft stone markers (marble, slate, limestone and sandstone) is not allowed due to the adverse and irreversible effects of this method. Use of D2 Biological Solution or Prosoco Revive is recommended due to their ability to enhance removal of lichen and algae and to retard biological growth from 2-4 years. Honing of the surface of marble stones to achieve a “new stone” appearance is not permitted.

C. RESETTING -- This is a basic procedure to prevent serious damage to tilting markers. It involves the excavation of the stone and resetting in a sand and peastone mixture, which is carefully compacted and provides the proper support and drainage. Tabletstones, small monuments, etc., which require resetting will be reset in a 1:1 sand/peastone mixture. A large enough excavation must be made to allow the stone to be supported on all sides by this mixture. There must be a minimum of 3 inches below the bottom of any tabletstone and 10 inches below the base of any monument. The mixture must be wet down and compacted thoroughly in 4-inch lifts to make certain complete compaction takes place. All markers must be level and plumb after resetting.

In no case should marble, slate, soapstone or sandstone fragments be placed in concrete due to the deleterious effects of this method. Stones currently set this way generally should be left as is, unless the concrete is failing, since attempts to free the marker can result in even more damage to the stone.

SECTION III – ADVANCED PROCEDURES

A. ADVANCED CLEANING -- Conservation cleaners are available specifically designed for stone and similar materials. D/2 Biological Solution or Prosoco Revive, as noted earlier, are very effective products for stone cleaning and are in widespread use by gravestone preservation professionals. When using D/2/Revive it is very important to follow the application guidelines noted by the manufacturer.

The goal is to remove atmospheric dirt and biological growth, not to return the stones to "like new" coloration. On any surfaces to be adhesively repaired, final cleaning with acetone after initial cleaning with water is required to assure proper bonding.

B. ADHESIVE REPAIR -- For repairs of any stone type, surfaces to be adhered must be clean and free of all contaminants. The stones should be initially cleaned with water and D/2/Revive, then the faces of the break cleaned with acetone as a final application. Care should be taken to avoid any touching of cleaned break faces before the adhesive is applied once the acetone application has been completed.

SLATE: Repair should be made using Akemi Akepox 2010 Knife Grade stone epoxy (available from Stone Boss, Inc. 888-868-BOSS) or equal as submitted to and approved in writing by the client.

MARBLE: Drilling and blind pinning is strongly recommended when marble is repaired. Pins (Stainless steel, bronze, fiberglass or carbon fiber) should be set in Akemi Akepox 2010 Knife Grade stone epoxy or equal as submitted to and approved in writing by the client.

SANDSTONE: Repair with epoxy alone will be performed using Akemi Akepox 2010 Knife Grade stone epoxy or equal as submitted to and approved in writing by the client. The conservation specialist must determine if pinning of the sandstone fragments is necessary.

REQUIREMENTS FOR ADHESIVE REPAIRS: Extreme care must be taken to keep a minimum of adhesive from squeezing onto the face or back of the stone during the procedure. Any adhesive that does squeeze out of the break must be removed before it sets up using acetone solvent for epoxy adhesives. Utilizing the "squeeze" as infill and grinding it down when set is not permitted. For sandstone the adhesive should be applied in dots, not spread over the surface to permit moisture to pass around the repair. Clamp all repairs for a minimum of 8 hours.

C. BLIND PINNING -- The gravestone conservator is responsible for determining when drilling and blind pinning is necessary in the conservation of damaged stones. Slate stones are rarely pinned, especially under field conditions. It is recommended that broken marble, limestone and sandstone gravestones and monuments be pinned. Pins used will be consistent with the pinning technique selected and secured in place with an appropriate adhesive such as Akemi Akepox 2010 knife grade stone epoxy. Pin materials may be fiberglass, stainless steel, bronze, and carbon fiber. No aluminum, copper or iron pins are permissible.

D. MORTARING INTO A BASE -- Markers will be reinserted with mortar into the slots of their original bases, if in the judgement of the gravestone conservator, the slot will properly support the stone. The mortar utilized should be a lime-based mortar such as Limeworks Ecologic Mortar, to permit expansion and contraction of the stone while continuing to hold it in place. Straight cement or commercial pre-mixed mortars should never be used for this procedure.

E. REPLACEMENT BASES -- In cases where replacement bases are necessary to reerect a marker, a base will be cast from concrete (Sakrete Concrete Mix or equal) with a slot set into it that is sized to contain the stone with sufficient space around it to permit solid packing with soft, high-lime mortar. Bases must be of a size to securely support the stone. Replacement bases are to be set in the ground with the top 1-3 inches below grade in a sand/peastone mixture (minimum 4" below and 2" on all sides.) The mortar must be a lime-based mortar to permit expansion and contraction of the stone while continuing to hold it in place. Straight cement or commercial pre-mixed mortars should never be used for this procedure. In some cases, where the size and design of the damaged original base is known, new matching marble or granite bases can be obtained through a monument company.

F. INFILLS -- Areas of loss along breaks must be infilled in a neat and workmanlike manner using a lime-based mortar which closely matches the stone being patched. Limeworks St. Astier Lithomex Repair Mortar is an excellent infill mortar and comes in a wide variety of colors. More time is needed for curing of lime mortars and freezing during curing must be carefully avoided.

G. FRAGMENTS -- Whenever possible, fragments should be readhered to the marker in a neat fashion, using approved adhesives and providing infills with lime-based mortars, if aesthetics or water shedding needs require. Jahn Marble Patching Mortar, Limeworks St. Astier Lithomex Repair Mortar or Edison mortars may be used for infills if color match is acceptable.

H. BACKER STONE -- When fragments are in a condition that is too weak for adhesive repair, a “backer” stone of similar size may be used to permit the fragments to be reset. The procedure is to adhere the fragments to this stone and then set it up and infill. This “backer” may be long enough to reset in sand and peastone or a concrete base can be utilized to secure the “backer” and attached fragments in a vertical position.

I. CONSOLIDATION – Chemical consolidation of a stone is accomplished by applying a solution specially designed to strengthen the stone. The procedure is most often performed on sandstone and limestone but some marbles are candidates, as well. The consolidant is usually sprayed or brushed on to the point of rejection in three cycles with drying time between cycles. Prosoco, Inc. Conservare consolidants are very effective and therefore often utilized for this procedure. The consolidated stone will withstand weather and acid rain better than it could prior to treatment.

GRAVESTONE/MONUMENT CONDITION ASSESSMENT
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Federated Church of Hyannis, Archives

SELECTED GLOSSARY

This glossary attempts to clarify the meaning of terms commonly used in the field of gravestone conservation.

Acidic Deposition: Laying down of acidic matter, either wet or dry on a marker's surface.

Atmospheric Soiling: Combustion products such as soot, as well as dust.

Adhesive Repair: Rejoin fragments using appropriate adhesives.

Backer Stone: A stone similar in size to the original fragmented gravestone onto which fragments are adhered to provide sufficient length and strength for either resetting in sand/peastone or mortaring into a base.

Base: Usually used with marble headstones. Often made of marble, sandstone or granite into which a slot has been cut and the marker mortared in. Bases for monuments are often multiple under the die. The base immediately below the die and to which it is usually pinned is designated Base #1, the next lower Base #2, etc.

Bases, Replacement: Occasionally new concrete slotted bases have to be made for slate and marble gravestones if they are broken off at ground level and an adhesive repair is not feasible. These new concrete bases are set with the top just below grade and covered with earth after the stone is mortared into the slot. For exceptionally large stones the base and slot are formed and poured in the ground. These are often called "in-ground bases".

Blister: Air spaces that form slightly below the surface of the stone and eventually cause the top layer to slough off.

Calcareous: Composed of, containing or characteristic of calcium carbonate, calcium or limestone. Marble is a calcareous stone.

Cap: Placing a lime mortar cap along a delaminated area of a stone to prevent direct water infiltration.

Consolidation: Treating a stone with a chemical consolidant to strengthen it and provide water resistance.

Crack: Narrow fracture or break across or through a material, either straight-line or branching in form.

Delamination: Peeling away or separation of layers of stone that were previously a solid mass.

Die: The upper portion of a gravemarker, which stands upon a base or bases, and usually carries the identification or inscription.

Drill and Pin: A technique utilized to join stone fragments. Matching holes are drilled in each surface to be joined and a pin (stainless steel, fiberglass, bronze) is secured in the holes with an adhesive. Marble and sandstone markers are always drilled and pinned. Slate stones are occasionally pinned but usually adhesively repaired without the use of a pin.

D2 Biological Solution: A liquid cleaner which kills lichenous growth and helps keep regrowth from occurring for 2-4 years.

Encapsulate: To coat with adhesive a portion of a rusting iron pin that cannot be removed from a stone in order to retard and possibly stop the rusting. The encapsulation will slow and hopefully terminate any damage to the stone caused by the rusting iron which can exert a force of up to 6000 psi.

Efflorescence: Crusty accumulation of salts or minerals on the surface of stone.

Enframement: Badly broken stones are set into a granite, slate or concrete frame which holds the stone in a vertical position.

Ferrous: The inclusion of iron in the matrix of a stone which, when it oxidizes (rusts), can cause the stone to lose portions of the surface or even come completely apart in multiple fragments.

Fieldstones: When a carved stone was unavailable or unaffordable, early graves were often marked with rocks taken from the fields. Occasionally some information is carved in the stone, but usually they are uncarved and serve as an unmarked headstone and footstone.

Fragment: A portion of a gravestone, which can be large or small.

Granite: A very hard igneous rock, with a somewhat speckled appearance; its surface can range from a rough, naturally occurring finish, to a highly polished one. Colors range from white to black, red, pink, or brown.

Hood: Usually made of metal, most often copper, a hood covers the top of a stone across the shoulders and tympanum. It is intended to prevent water infiltration into the bedding planes of a slate stone and reduce the incidence of delamination.

Infills: Using a lime-based mortar to fill voids in a stone. One place infills are usually utilized is along the void created when adhesive repairs are made. The lime-based mortar infill will prevent direct water infiltration but allows water vapor to pass through it from inside the stone preventing damage from freezing moisture within the stone.

Iron pins: In older monuments the pins were soft iron which was prone to severe rusting, staining the stone orange (rust) color. In addition, rusting iron can exert a force of up to 6000 Lbs. per Square Inch (oxide jacking), which is much greater than the stone can withstand. This results in cracking and eventual breaking of bases and die.

Lichen: An organism that is a combination of algae and fungus and grows on stone, secreting oxalic acid to digest the stone surface. Removal is advised to extend the life of the marker. (See D2)

Marble: A dense crystalline or granular metamorphosed limestone (Calcareous); it is usually white or grayish with black mottling and streaks, but can be red, green, pink, etc.

Marker: A smaller stone which is placed adjacent to a large monument. It denotes the burial place of an individual recorded on the monument.

Monitor: Refers to a stone that is in a condition which may require conservation in the future but not immediately. The recommendation is to observe the stone over time to assess its need for conservation.

Mortar: A lime-based material used to secure stones into bases and in a specially refined form for infills and capping.

Mortar into Base: Reinsertion of marker into existing slotted base or new slotted cast base and securing it using a lime mortar.

Pin: Reinforcing an adhesive repair by drilling the fragments and inserting rods (pins) to strengthen the connection and contain shear forces. Pins may be steel, fiberglass, carbon fiber or bronze.

Proper Right/Proper Left: In analyzing a gravestone or monument, the description is based on viewing the stone as if standing behind the object, similar to Stage Left or Stage Right. For example, this means the proper right is on the left when viewing the stone from the front. It provides a consistent method for describing stones.

Raised: The gravemarker is sitting much higher in the ground than originally intended.

Repin: Reuse loose rods (pins) that were originally used to stabilize a marker.

Reset: Excavate and carefully set level and plumb (in a compacted sand/peastone mixture) a marker or base, which is tilted or out of the ground.

Setting Compound: A putty-like substance utilized between the layers of stone of a monument to prevent water infiltration and to give a neat appearance to the joints.

Slab: A carved piece of stone without any visible support system that just sits on the ground.

Slate: A relatively soft metamorphic stone, which has a layered composition.

Sunken: The gravemarker is sitting much lower in the ground than originally intended.

Sugar Decay: A calcareous stone (most frequently marble) whose surface is roughened due to attack by the acidic environment (see Acidic Deposition). As the process advances, the carving of both the design and the inscription become gradually fainter and eventually illegible.

Tack: Applying adhesive in several locations along a delamination to stabilize the layers before cementitious capping is applied.

Tomb Marker: There are two major categories of tomb markers:

- 1) **Box Tomb Marker** - An oblong box of granite blocks, brick, or a single block of stone. It may be carved on the surface of the block or have a carved top, usually made of marble, slate or sandstone.
- 2) **Table Tomb Marker** – An oblong structure with four or six legs standing on a base and supporting a horizontal piece of carved stone, usually marble, granite or sandstone.

White Bronze: White Bronze is actually cast zinc. It is “modeled in a style that replicated carved stone.” (The Green–Wood Cemetery booklet, “Saved in Time.” [2002] p. 53). Green-Wood Cemetery is located in Brooklyn NY. The Monumental Bronze Company, Bridgeport CT, was the foremost manufacturer of this type of gravestone or monument.



The Town of Barnstable

Affordable Housing Growth & Development
Trust Fund Board

367 Main Street, Hyannis MA 02601 www.town.barnstable.ma.us

Mark S. Ells, Chair

September 30, 2024

Lindsey Counsell, Chair
Community Preservation Committee
367 Main Street
Hyannis, MA 02601

Re: Report on the Affordable Housing/Growth & Development Trust Fund
Activities Relating to the Award of Community Preservation Funds for End of Fiscal Year 2024

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board, I am submitting the following report regarding the Trust's activities. Although the Declaration of Trust indicates that reports shall be submitted quarterly, on May 5, 2023, the Trust Board voted that to align with current fiscal cycles, it would be more effective for written reports to be made semiannually, at the close of each Fiscal Year and again at the close of each Calendar Year, instead of quarterly. Please advise if this is not agreeable.

Outreach & Marketing of the Notice of Funding Availability (NOFA)

As developer inquiries last year tended to focus on smaller available sites with inadequate capacity, the Trust suspended its state-wide advertising buys. Early this year, in response to the county data related to continued increases in regional construction costs, the Trust made revisions to the 2022 NOFA. Changes are intended to ensure that Trust offerings are consistent with growing development costs and constraints, but to also retain flexibility to respond to unique project and site opportunities. Interest from local property owners and developers indicate that more research is required before a targeted marketing strategy can be launched.

Currently, the Town is in Phase 2 of updating the Local Comprehensive and Housing Production Plans. These updates coincide with 2020 decennial census data and release of 2023 updates from state and regional sources. Draft plans are being presented to the public and results from input and comments gleaned from community meetings, as well as electronic survey responses, are being collected and analyzed. The Trust expects that data findings and suggestions will further inform Town plans and strategies. As these plans solidify, the Trust expects to be better guided by feed-back with respect to how programming and outreach events could best target developers for projects of specific scale, scope and type.

To date, the analysis of newer housing and demographic data bears out continued growing unmet demand for housing production, as well as foundational changes in the valuation and ownership of residential property. While applicant inquiries continue to come, local developers continue to remain shy of accessing public funds as well as their abilities to adequately manage compliance requirements of permanent deed-restrictions. It has become evident that the Trust will need to establish different outreach strategies if our goal is to adequately incentivize private developers to produce lower priced housing options, but specific strategies targeted to developers have not been finalized.

Supply-Side Subsidy Progress – Development of Units

During 2023, the Planning & Development Department has made great progress implementing updated zoning and tax incentives to encourage new housing development. Initiatives stimulating market-rate multi-family development have proven most successful, with 460 occupancy permits issued in 2023 for completed new multi-family housing units, 49 of which are deed restricted for affordability. 350 new multi-family units are currently under construction, 37 of which are deed-restricted for affordability, and 209 more units were in production, with 19 of those to be deed restricted. Given anticipated construction timelines of three (3) years, the Trust is turning its more immediate attention to subsidizing demand-side housing-consumer programmatic opportunities, which will connect subsidies and services to people in need more quickly, and allow for quicker intervention to preserve and stabilize existing housing.

Demand-Side Subsidy Options – Partnering to Expand Renter & Buyer Programs

Examples of potential consumer-focused programs might be subsidy assistance to income-eligible renters, landlords and property owners, willing to place deed restrictions on future rents and/or sale prices in return for loans or capital. Trust and Town staff continue to outreach to local and regional housing service professionals and property owners to encourage re-investment in existing housing stock and renovation and re-purposing of vacant developed properties. In terms of programming, the Trust has begun exploring partnerships to enhance local management capacity to expand existing Rental Assistance Programs.

Community Preservation Funds Expended During the 1st Half of Fiscal Year 2024: Administrative/Professional Support and Filing Fees:

\$7,63.21 was expended for administrative support services, with \$105.00 expended for Registry of Deed Recording.

Projects:

Standard Holdings, LLC for the Residences at 850 Falmouth Road

In 2021, the Trust awarded a grant of \$1,400,000 towards this 53-unit rental building in return for the inclusion of ten (10) indistinguishable Affordable rental units, which shall be maintained as affordable in perpetuity to households earning 50% or below of the Area Median Income (AMI). The final report of the Fair Marketing and Lottery process has been submitted and reviewed by the Town and all ten units have been successfully leased.

Pending Expenditures:

We anticipate closing-out the grant to the Cape and Islands Veterans Outreach Center, Inc. (CIVOC) for \$90,000 to support the creation of 5 single room occupancy (SRO) units for homeless veterans to be located at 1341 route 134, Dennis, MA.

As reported earlier, CIVOC successfully completed the construction and leasing of these units in 2022. The Housing Coordinator for the Town of Dennis reports that documentation is

being exchanged with Executive Office of Housing and Livable Communities (EOHLC) and state certification for this project is in process. The primary delay has been that both CIVOC and the State had internal personnel changes at the same time, and CIVOC's documentation had not been entered in the State's "MassDOCs" tracking system. Once we have State certification of full compliance, the Town's committed funding can be released.

New Funding Commitments 1st ½ of Fiscal Year 2024:

Friends Or Relatives With Autism Related Disorders (FORWARD) Phase 2

In 2019, the Town allocated \$120,000 of CPA funding toward FORWARD at the Rock's regional communal project at 151 Hokum Rock Road, in Dennis. FORWARD stands for Friends or Relatives with Autism Related Disorder. The original project created eight (8) bedrooms for four (4) men and four (4) women in a group home, specifically so that adults over 22 years of age (including seniors) with Autism could live independently, through Massachusetts Department of Developmental Services case management and the provision of tailored supportive services from Cape Abilities of Cape Cod and Kennedy Donovan Center.

On February 3, 2023, the Trust Board voted to award conditional commitment of up to \$375,000 towards "FORWARD at the Rock, Phase 2", also in the Town of Dennis, on the property adjacent to the Phase 1 Duplex at 131 Hokum Rock Road. The second phase will include the addition of eight (8) one-bedroom case-managed independent living apartments, and this new award is for the expansion of a successful regional housing initiative, specifically for income-eligible adult clients of the Massachusetts Department of Developmental Services, who can live independently, with project-based vouchers for structured support.

FORWARD has once again received Community Preservation Act funding awards from multiple Towns. Phase 2 commitments include \$120,000 from Brewster, \$75,000 from Bourne, \$685,000 from Dennis, \$180,000 from Yarmouth, \$43,500 from Sandwich, and now \$375,000 from Barnstable.

The Town of Barnstable's legal department has issued a reimbursable grant agreement and is drafting related documents, consistent with all funding source agency requirements in order to support FORWARD's larger funding applications.

Housing Assistance Corporation 60-bed Assistance Resource Center

On July 7, 2023, Housing Assistance Corporation (HAC) presented their request for a \$500,000 redevelopment grant to leverage American Recovery Planning Act (ARPA) and MassDevelopment funds for adaptive re-use to create a collaborative "Assistance Resource Center" (ARC). The project proposed a 60-bed health service-supported "Housing First" shelter on the vacant WB Mason property at 55 Falmouth Road, Hyannis. The project proposed a partnership between HAC, Duffy Health Centers and Catholic Social Services, to own and manage the shelter and services. While the Trust voted to offer a reimbursable grant for this purpose, the purchase of this property was not successful. Housing Assistance Corporation request to withdraw the application for that site, but indicated that they planned to resume the request if an alternative site became available. For this reason, the Trust has reserved funds in the amount of \$500,000, pending re-application.

Bread & Roses Pre-Development Reimbursable Grant

On September 8, 2023, the Trust voted to award reimbursable pre-development funding for the cost of professional services required to explore the feasibility of deed-restricting apartments that will be created through the renovation of the 2nd floor of the mixed-use property at 298-302 Main Street. Based on pre-construction cost estimates, the applicant anticipates

permanently restricting two (2) units, at least one of which is expected to be affordable to a household of 60% AMI.

Linnell Landing Development

On October 13, 2023, the Trust voted to award a reimbursable development grant of up to \$500,000 to CCR Holdings, LLC to leverage affordability of five (5) units, in addition to one (1) mandatory “inclusionary” apartment, of the total fifteen (15) units being created. The complete project includes the renovation of three (3) and the creation of twelve (12) new apartments on .39 acres at 50 Yarmouth Road. The existing building dates from 1870 and contains three (3) apartments. The existing apartments are being fully renovated. One of the units will be permanently restricted for affordability to occupants with household income of no more than 80% of AMI. The other two (2) units will be permanently restricted for affordability to occupants with household income of no more than 100% of AMI.

On February 23, 2024, negotiations led to the Trust’s approval of several amendments. Of the twelve (12) new units, one (1) unit will be permanently restricted for affordability to occupants with household income of no more than 65% of AMI and two (2) units will be permanently restricted for affordability to occupants with household income of no more than 100% of AMI.

Through discussions and negotiations with these recent applicants, it is becoming apparent that, in addition to re-imbursing developers for some of the costs related to constructing new Affordable units, there may be an appetite for property owners to sell deed-restrictions on renovated units, as a means of recouping re-investment costs associated with maintaining existing housing stock. Our staff hopes to explore the viability of this concept further.

New Funding Commitments 2nd ½ of Fiscal Year 2024:

WinnDevelopment Harbor Vue: Redevelopment and New Construction

On May 3, 2024, WinnDevelopment presented an application for \$2,000,000 for the redevelopment of the vacant TD Bank building at 307 Main Street, at the intersection of Old Colony Road and Main Street, in Hyannis. The original project proposed 120 units of studio, 1-, 2-, and 3-bedroom apartments, 45 of which would be deed restricted for affordability to households of 60% or less of AMI, 16 of which would be assigned Project-Based Vouchers, 16 of which would be assigned MA Rental Vouchers, 32 of which would be community housing (restricted to households of up to 120% AMI), and 9 of which would have market-rate rents.

The Trust received a total of 22 comments from the public, the majority of which opposed to the size of the project and the number of units that would be reserved for lower income households. Further exploration and negotiation produced a Local Initiative Program (LIP) alternative for a total of 30 of the 120 units (or 25%) to be permanently deed restricted. In accordance with the Town’s Inclusionary Zoning Ordinance, 12 of the 30 units would be affordable to households of no more than 65% AMI, The applicant proposed that consistent with Low Income Housing Tax Credit (LIHTC) requirements the inclusionary units would be affordable to households of 60% AMI and 18 units would be deed restricted as affordable to households of 80% AMI. As a LIP/LIHTC project, all 120 units, including the community/workforce units (affordable to 120% AMI households), would be eligible for inclusion in the Town’s Subsidized Housing Inventory. The Trust voted unanimously at their June 3, 2024 meeting to offer a reimbursable grant of \$2,000,000.

Bratt LLC, The Flats

On June 3, 2024, Bratt LLC submitted an application for \$1,050,000 in development funds for redevelopment of 1.21 acres at 199 Barnstable Road, to construct 45 new 1-bedroom rental apartments. A minimum of 5 of the units are required by local ordinance to be permanently deed restricted for Affordability to occupants earning up to 65% of the Area Median Income(AMI). Originally, the project proposed to protect 2 additional units as Community housing, to be permanently deed-restricted for occupants earning up to 100% of AMI, for a total of 7 income-eligible units.

The Trust denied the initial request as not meeting the Board’s criteria and exceeding the maximum per unit award threshold of \$100,000 per unit. Further review and discussion resulted in a revised proposal for 9 of the 45 units (20%) of the units being deed restricted; 5 at 65% AMI and 4 at 100% AMI. The Trust voted at their July 1, 2024 meeting to offer a reimbursable grant of up to \$600,000.

Use of Town-Owned Parcel for the Development of Affordable Housing

On November 17, 2022, the Town Council, in Item No. 2023-062, authorized the investigation into disposition of the Town’s interests in the 0.85-acre parcel located at 164 Route 149, Marstons Mills for the creation of affordable housing. In collaboration with the Planning & Development Office and the Asset Management Division the Town Manager released a Request for Proposals, seeking qualified housing developers to submit proposals for the creation of housing for income-eligible owner-purchase, in accordance with MGL Chapter 30B.

On October 13, 2023, the Town received one responsive proposal which resulted in the December 7, 2023, Town Council vote to transfer the parcel to Habitat for Humanity of Cape Cod for \$10, with conditions that Habitat develop up to two (2) single family homes. These two homes will be permanently deed restricted to remain affordable to individuals or households at or below 80% of the Area Median Income and will qualify for inclusion in the Town’s Subsidized Housing Inventory (SHI).

While no Trust funds have yet been expended on this project, it is anticipated that Habitat for Humanity may apply to the Trust for funding to supplement their pre-development or development budget.

Trust staff is available to appear before the Community Preservation Committee to answer any questions that you may have regarding this report, or if committee members have additional concepts or ideas you wish to suggest or explore for greater Community Housing benefits or outcomes. Thank you.

Sincerely,

Mark S. Ells, Trust Chair

w/Balance & Commitment Sheet

cc: Town Council
Housing Committee

Affordable Housing Growth & Development Trust Fund
Statement of Financial Position
Inception to June 30, 2024

	Economic Development	Affordable Housing	CPC Funded Affordable Housing	Total
Resources:				
Tradewinds	\$ -	\$ 1,000,000.00	\$ -	\$ 1,000,000.00
Interest income	-	164,692.09	262,233.49	426,925.58
Loan interest	-	13,754.33	-	13,754.33
Donations	-	10,000.00	-	10,000.00
CPC Allocation	-	-	7,500,000.00	7,500,000.00
Sturgis Charter School	5,000.00	-	-	5,000.00
Berkshire Development	10,000.00	-	-	10,000.00
Mitigation - FW Webb	13,829.21	-	-	13,829.21
Chick Fil-A Mitigation	25,886.24	-	-	25,886.24
CCC Mitigation - BJ's	41,078.00	-	-	41,078.00
Land Lease - Botsini Prime LLC	53,961.30	-	-	53,961.30
Total Resources	149,754.75	1,188,446.42	7,762,233.49	9,100,434.66
Expenses:				
Chili's Mitigation	5,115.00	-	-	5,115.00
Hyannis Gateway Improvements	15,860.23	-	-	15,860.23
Parking Management Plan	30,000.00	-	-	30,000.00
Administrative Board Support	-	123,513.25	7,263.21	130,776.46
Advertising	-	2,370.93	-	2,370.93
BHA - Stage Coach Rd & Oak St.	-	275,000.00	-	275,000.00
Recording Fee - BC Reg of Deeds	-	332.00	105.00	437.00
Ready Renters Program	-	3,000.00	-	3,000.00
Barnstable Big Fix Grant	-	4,928.27	-	4,928.27
Habitat for Humanity	-	233,165.45	-	233,165.45
HAC - Ridgewood Ave	-	350,000.00	-	350,000.00
CACCI Safe Harbor Program	-	40,000.00	-	40,000.00
Mitchells Way	-	4,625.00	-	4,625.00
Stevens St.	-	8,872.85	-	8,872.85
Tree Top Circle	-	3,500.00	-	3,500.00
Village Green loan	-	50,000.00	-	50,000.00
HAC - Rent Assistance	-	-	4,830.00	4,830.00
Cape & Islands Outreach Center	-	-	90,000.00	90,000.00
Grant award - Residence at 850	-	-	1,400,000.00	1,400,000.00
Consultant for Residence at 850	-	-	1,000.00	1,000.00
Total Expended	50,975.23	1,099,307.75	1,503,198.21	2,653,481.19
Excess Resources Over Expenses	98,779.52	89,138.67	6,259,035.28	6,446,953.47
Commitments:				
Linnel Landing - 50 Yarmouth Rd	-	-	500,000.00	500,000.00
Harbor Vue - 307 Main St Hyannis	-	-	2,000,000.00	2,000,000.00
Housing Assistance Corporation	-	-	500,000.00	500,000.00
FORWARD - Phase II (contingent)	-	-	375,000.00	375,000.00
Bratt LLC	-	-	600,000.00	600,000.00
Pre-development 302 Main St. Hyannis (Bread & Roses)	-	-	50,000.00	50,000.00
Total Commitments	-	-	4,025,000.00	4,025,000.00
Balance Available	\$ 98,779.52	\$ 89,138.67	\$ 2,234,035.28	\$ 2,421,953.47



BARNSTABLE FIRE DISTRICT WATER DEPARTMENT

1841 Phinney's Lane P.O. Box 546
Barnstable, Massachusetts 02630
Phone: 508-362-6498 Fax: 508-362-9616

Barnstable Fire District Water Department
1841 Phinney's Lane
Barnstable, MA 02630
Sean Anderson – Water Superintendent

September 9, 2024

Ellen Swiniarski
Town of Barnstable
Community Preservation Committee (CPC)

Dear Ms. Swiniarski and Members of the Community Preservation Committee,

I hope this message finds you well. I am writing on behalf of the Board of Water Commissioners to express our sincere gratitude for the dedicated efforts and hard work the CPC has undertaken regarding the Oakmont Road properties. Your commitment to preserving the community's interests is truly commendable.

After careful consideration and thorough investigations conducted by the Barnstable Fire District, we have collectively concluded that further pursuit of purchasing any of these lands would not be in the best interest of our community. Specifically, two of the properties have been identified as problematic, posing significant challenges that would ultimately obstruct our ability to maintain a Zone 1 buffer around any future water sources in this area.

The Board respects and appreciates the expertise and due diligence displayed by the CPC throughout this process. With the complexities that have come to light, we believe it is prudent to focus on alternative strategies that align with our long-term preservation goals while ensuring the sustainability of our water resources.

Thank you once again for your efforts and guidance. We look forward to continuing to work with you on other projects aimed at enhancing our community.

Warm regards,

A handwritten signature in black ink, appearing to be "S. Anderson", written over a horizontal line.

Sean Anderson
Water Superintendent
Barnstable Fire District Water Department

TOWN OF BARNSTABLE
Community Preservation Fund
Active Appropriations
As of September 24, 2024

Category	Town Council Order	Project Title	Budget	Expended	Encumbered	Balance	% USED
OSR	2014-010	LAND ACQUISITION-HYANNIS	50,000.00	-	-	50,000.00	0.0%
HP	2015-153	TOWN HALL RENOVATIONS	185,000.00	97,403.62	-	87,596.38	52.7%
HP	2018-009	CENTERVILLE REC BLDG RESTORATION	163,800.00	109,463.09	-	54,336.91	66.8%
OSR	***	HYANNIS GOLF COURSE	1,449,000.00	1,156,260.00	-	292,740.00	79.8%
HP	2021-187	BARNSTABLE HISTORICAL SOCIETY	89,950.00	65,118.00	-	24,832.00	72.4%
OSR	2022-003	CENTERVILLE RECREATION CENTER	816,793.00	45,127.50	297,446.90	474,218.60	41.9%
OSR	2022-004	BARNSTABLE HOLLOW FIELD PLAYGROUND	125,000.00	-	-	125,000.00	0.0%
HP	2022-035	STURGIS LIBRARY BUILDING	165,000.00	161,489.63	-	3,510.37	97.9%
HP	2022-143	DOTTRIDGE ICEHOUSE	87,500.00	87,500.00	-	-	100.0%
OSR	2022-152	LITTLE LEAGUE RESTROOMS	200,000.00	-	-	200,000.00	0.0%
HP	2022-153	COTUIT FEDERATED CHURCH	179,369.00	-	-	179,369.00	0.0%
HP	2023-064	ZION UNION MUSEUM RESTOR	1,337,890.00	5,860.00	-	1,332,030.00	0.4%
HP	2023-069	OLDE COLONIAL COURTHOUSE	125,000.00	125,000.00	-	-	100.0%
OSR	2023-142	CC RAIL TRAIL PHASE 3	195,000.00	122,182.48	69,500.00	3,317.52	98.3%
OSR	2023-143	CC RAIL TRAIL PHASE 4	300,000.00	-	-	300,000.00	0.0%
OSR	2023-147	ACCESSIBLE PLAYGROUND EQ	1,362,962.00	51,756.06	113,350.00	1,197,855.94	12.1%
OSR	2024-083	COMM WATER DEPT	100,000.00	-	-	100,000.00	0.0%
OSR	2024-235	4609 FALMOUTH RD CONSV RESTRICTION	250,000.00	-	-	250,000.00	0.0%
OSR	2024-24X	211 CEDER TREE NECK RD	1,150,000.00	-	-	1,150,000.00	0.0%
TOTALS			\$ 8,332,264.00	\$ 2,027,160.38	\$ 480,296.90	\$ 5,824,806.72	30.1%

OSR	Open Space/Recreation program	\$ 5,998,755.00	\$ 1,375,326.04	\$ 480,296.90	\$ 4,143,132.06
HP	Historic preservation program	\$ 2,333,509.00	\$ 651,834.34	\$ -	\$ 1,681,674.66
CH	Community housing program	\$ -	\$ -	\$ -	\$ -
TOTALS BY CATEGORY		\$ 8,332,264.00	\$ 2,027,160.38	\$ 480,296.90	\$ 5,824,806.72

*** Balance in Hyannis Golf Course subject to annual appropriation by the Town Council.