



Town of Barnstable
Barnstable Historical Commission

www.town.barnstable.ma.us/historicalcommission

Commission Members

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

Administrative Assistant

Erin K. Logan, erin.logan@town.barnstable.ma.us

AGENDA

Tuesday, June 15, 2021, 3:00PM

Selectmen's Conference Room, Town Hall, 2nd Floor, 367 Main St., Hyannis

NOTICE OF RECORDING

Please note that this meeting is recorded and broadcast on Channel 18 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

CALL TO ORDER

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

APPLICATIONS

Pg 3

Walter J. Glowacki & Sons, 599 Iyannough Road, Hyannis, Map 311, Parcel 097/000, built 1918
Full demolition of the principal dwelling and one garage structure

Pg 23

Vilsaint, Kevin & Corrie, 358 Flint Street, Marstons Mills, Map 101, Parcel 121/000, Joel Hamblin House, built c.1800, inventoried
Partial demolition – remove a portion of the rear façade of the principal dwelling to allow for new additions

Pg 52

Connolly, Susan & Gerald, 28 Laurel Avenue, Centerville, Map 226, Parcel 078/000, Martin Cottage, built c.1890, contributing structure in the Craigville Historic District
Partial demolition – lift the home out of the flood plain approximately two feet and rest on a new foundation; add a 13'X14' one and a half story addition on the rear side of the home, removing exhaust flute, adding two small dormers on the left side of the home, one with a balcony, adding two small dormers on the rear of the home, and remove screens from front porch and realign posts to be more in line with the original layout

OTHER

Pg 71

- Review of Cotuit form B's
- Correspondence – Massachusetts Historical Commission – Vineyard Wind Connector
- Update – Historical Commission Regulations Sub-Committee
- Update – Community Preservation Committee
- Historic events open to the public

APPROVAL OF MINUTES

March 16, 2021

April 20, 2021

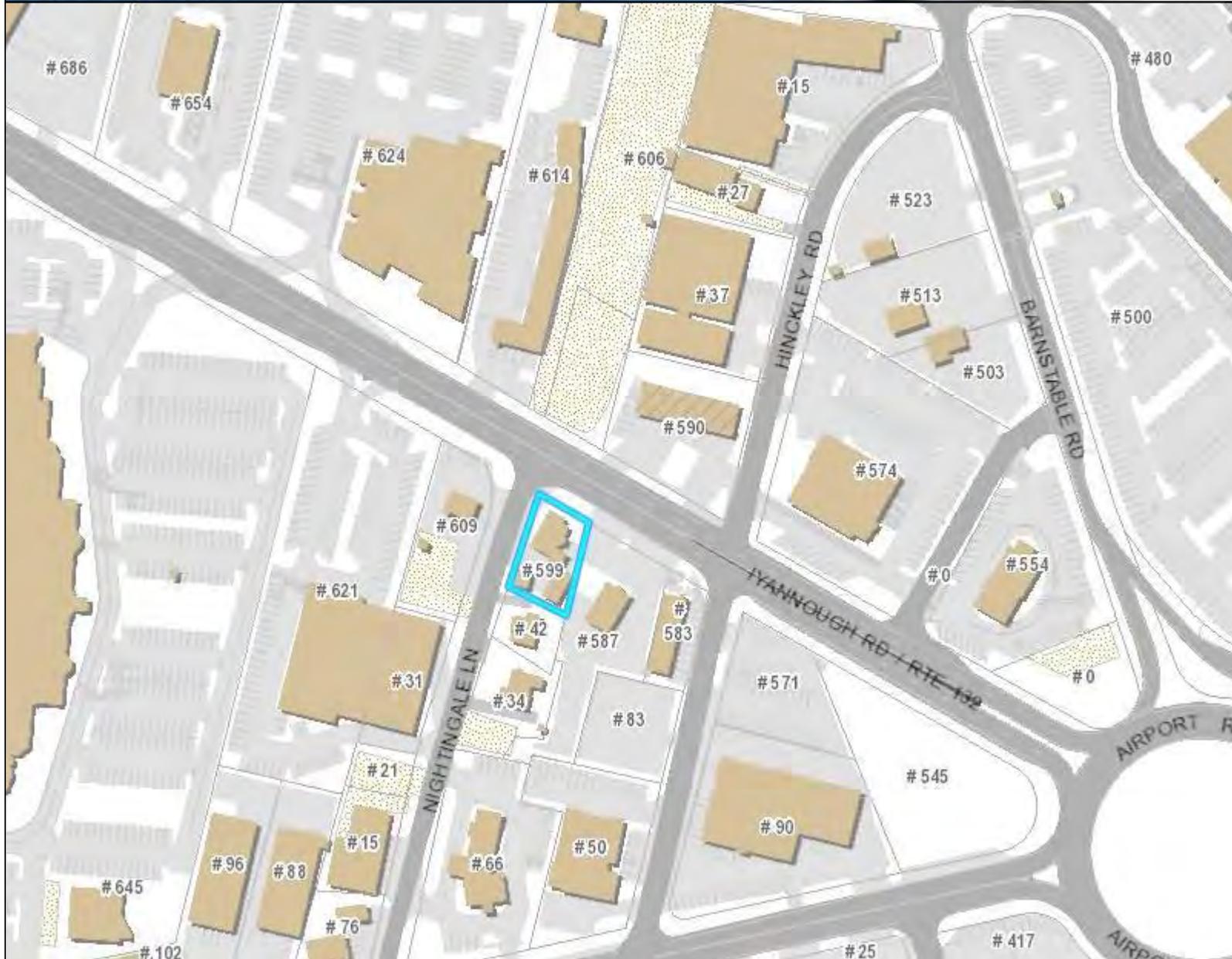
MATTERS NOT REASONABLY ANTICIPATED BY CHAIR

ADJOURNMENT

Next Meeting Date: July 20, 2021 & August 17, 2021

Please Note:

The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.



Legend

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

Map printed on: 4/27/2021



Approx. Scale: 1 inch = 167 feet



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

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



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Legend

Road Names



Map printed on: 4/27/2021



Approx. Scale: 1 inch = 42 feet



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

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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

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Image capture: Nov 2019 © 2021 Google

Barnstable, Massachusetts



Street View



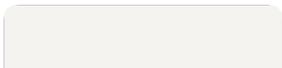


Image capture: Nov 2019 © 2021 Google

Barnstable, Massachusetts



Street View



Parcel: 311-097

Location: 599 IYANNOUGH ROAD/RTE132, Hyannis

Owner: GLOWACKI, WALTER J &



Parcel
311-097

Location
599 IYANNOUGH ROAD/RTE132

Village
Hyannis

Town sewer account
No

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

Developer lot:
LOT 1

Road type
Town & Private

Fire district
Hyannis

Secondary road
ROUTE 132

Road index
0781

Interactive map



Asbuilt septic scan
[311097_1](#)

Owner: GLOWACKI, WALTER J &

Owner
GLOWACKI, WALTER J &

Co-Owner
WALTER J GLOWACKI & SONS

Book page
30821/0211

Street1
P O BOX 1460

Street2

City
NANTUCKET

State Zip Country
MA 02554

Multiple Ownership

%	Owner Name	Co-Owner	Address
60	GLOWACKI, WALTER J		
20	WALTER J GLOWACKI & SONS		
20	GLOWACKI, WALTER J &	WALTER J GLOWACKI & SONS	P O BOX 1460, NANTUCKET MA 02554

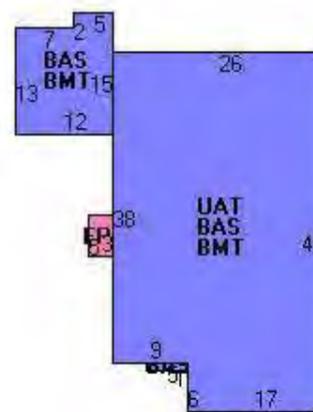
Land

Acres 0.16	Use RES TYP RTL	Zoning HB	Neighborhood CI23
Topography	Street factor	Town Zone of Contribution GP (Groundwater Protection Overlay District)	
Utilities	Location factor	State Zone of Contribution IN	

Construction

Building 1 of 1

Year built 1918	Roof structure Gable/Hip	Heat type Hot Water
Living area 1261	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 3622	Exterior wall Clapboard	AC type None
Style Res Typ Com	Interior wall Drywall	Bedrooms
Model Residential	Interior floor Carpet	Bath rooms
Grade Average Minus	Foundation	Total rooms
Stories 1.4		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
06/18/2015	Commercial	201503602	\$100	02/02/2016	REMOVAL OF 2ND FLOOR APARTMENT INCLUDING. AND APPIANCES AND CONVERTING AREA TO STORAGE

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
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Line Line	Sale Date Sale Date	Owner Owner	Book/Page Book/Page	Sale Price Sale Price
1	10/11/2017	GLOWACKI, WALTER J &	30821/0211	\$100,000
2	02/27/2015	NEPFUND REO LLC ET AL	28706/0093	\$10
3	10/14/2014	NEPFUND REO LLC ET AL	28441/0164	\$156,257
4	07/15/2014	NEPFUND REO LLC ET AL	28264/0123	\$0
5	11/09/2012	NEPFUND REO LLC ET AL	26843/0288	\$5,000
6	01/15/1988	GLOWACKI, WALTER J ET AL	6107/0241	\$1
7	01/15/1988	HANDEL, JOHN F	6107/0239	\$1
8	04/15/1987	JONES, STEPHEN C TR	5698/0132	\$1
9	07/09/1976	HANDEL, JOHN F	2366/0333	\$0

▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$92,000	\$19,300	\$6,900	\$385,300	\$503,500
2	2020	\$44,600	\$8,100	\$26,600	\$370,200	\$449,500
3	2019	\$43,700	\$8,100	\$27,500	\$370,200	\$449,500
4	2018	\$32,700	\$8,100	\$28,000	\$370,200	\$439,000
5	2017	\$33,700	\$8,400	\$26,700	\$370,200	\$439,000
6	2016	\$45,000	\$11,700	\$26,700	\$370,200	\$453,600
7	2015	\$22,900	\$9,900	\$26,500	\$355,600	\$414,900
8	2014	\$32,500	\$0	\$26,800	\$355,600	\$414,900
9	2013	\$39,500	\$0	\$26,500	\$355,600	\$421,600
10	2012	\$82,700	\$0	\$25,000	\$227,600	\$335,300
11	2011	\$85,000	\$0	\$22,700	\$227,600	\$335,300
12	2010	\$106,300	\$0	\$23,300	\$227,600	\$357,200
13	2009	\$112,500	\$0	\$18,500	\$393,600	\$524,600
14	2008	\$116,500	\$0	\$18,500	\$393,600	\$528,600
16	2007	\$116,500	\$0	\$18,500	\$393,600	\$528,600
17	2006	\$105,000	\$0	\$19,000	\$393,600	\$517,600
18	2005	\$100,000	\$0	\$19,600	\$299,000	\$418,600
19	2004	\$94,100	\$0	\$19,800	\$299,000	\$412,900
20	2003	\$71,400	\$0	\$20,500	\$137,100	\$229,000
21	2002	\$71,400	\$0	\$20,500	\$137,100	\$229,000
22	2001	\$71,400	\$0	\$20,500	\$137,100	\$229,000
23	2000	\$66,900	\$0	\$21,200	\$102,200	\$190,300
24	1999	\$67,000	\$0	\$17,000	\$102,200	\$186,200
25	1998	\$67,000	\$0	\$17,000	\$102,200	\$186,200
26	1997	\$31,200	\$0	\$0	\$76,700	\$107,900
27	1996	\$31,200	\$0	\$0	\$76,700	\$107,900
28	1995	\$31,200	\$0	\$0	\$76,700	\$107,900
29	1994	\$60,300	\$0	\$0	\$76,800	\$142,400
30	1993	\$60,300	\$0	\$0	\$76,800	\$142,400
31	1992	\$66,900	\$0	\$0	\$85,400	\$157,600
32	1991	\$85,900	\$0	\$0	\$122,000	\$213,000
33	1990	\$85,900	\$0	\$0	\$122,000	\$213,000
34	1989	\$85,900	\$0	\$0	\$122,000	\$213,000
35	1988	\$59,300	\$0	\$0	\$88,800	\$153,200

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
36	1987	\$59,300	\$0	\$0	\$88,800	\$153,200
37	1986	\$59,300	\$0	\$0	\$88,800	\$153,200

Photos











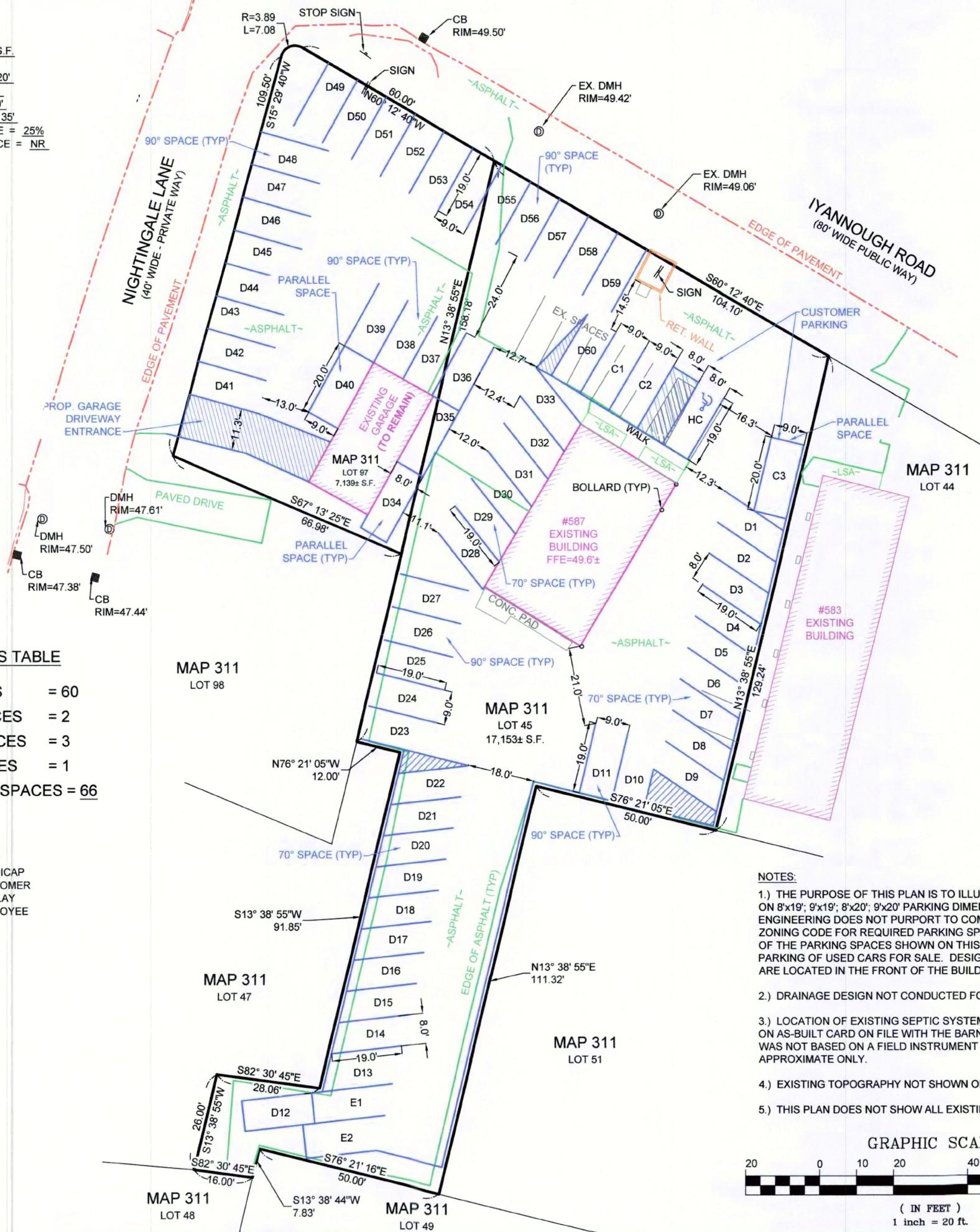




ZONING DISTRICT: HB

REGULATION

- MIN. LOT AREA = 30,000 S.F.
- MIN. FRONTAGE = 150'
- MIN. FRONT SETBACK = 20'
- MIN. SIDE SETBACK = 10'
- MIN. REAR SETBACK = 10'
- MAX. BUILDING HEIGHT = 35'
- MAX. BUILDING COVERAGE = 25%
- MAX. IMPERVIOUS SURFACE = NR



PARKING SPACES TABLE

DISPLAY SPACES	= 60
EMPLOYEE SPACES	= 2
CUSTOMER SPACES	= 3
HANDICAP SPACES	= 1
TOTAL PARKING SPACES	= 66

LEGEND

HC	HANDICAP
C	CUSTOMER
D	DISPLAY
E	EMPLOYEE

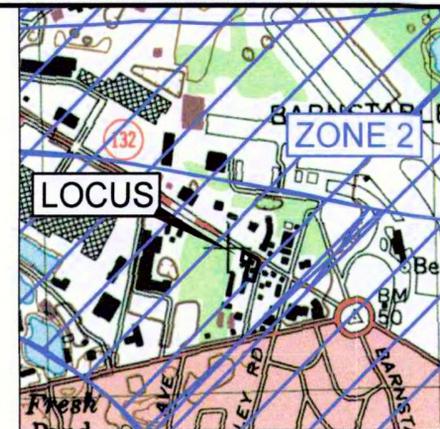
NOTES:

- 1.) THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE NEW PARKING SPACES BASED ON 8'x19', 9'x19', 8'x20', 9'x20' PARKING DIMENSIONS PROVIDED BY CLIENT. JC ENGINEERING DOES NOT PURPORT TO COMPLY WITH THE TOWN OF BARNSTABLE ZONING CODE FOR REQUIRED PARKING SPACE & ISLE WIDTH DIMENSIONS. MOST OF THE PARKING SPACES SHOWN ON THIS PLAN SHALL BE UTILIZED FOR THE PARKING OF USED CARS FOR SALE. DESIGNATED CUSTOMER PARKING SPACES ARE LOCATED IN THE FRONT OF THE BUILDING ONLY.
- 2.) DRAINAGE DESIGN NOT CONDUCTED FOR THIS DESIGN.
- 3.) LOCATION OF EXISTING SEPTIC SYSTEMS SHOWN ON THIS PLAN WERE BASED ON AS-BUILT CARD ON FILE WITH THE BARNSTABLE BOARD OF HEALTH. LOCATION WAS NOT BASED ON A FIELD INSTRUMENT SURVEY AND SHALL BE CONSIDERED APPROXIMATE ONLY.
- 4.) EXISTING TOPOGRAPHY NOT SHOWN ON THIS PLAN FOR CLARITY PURPOSES.
- 5.) THIS PLAN DOES NOT SHOW ALL EXISTING CONDITIONS OF EACH PROPERTY.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOCUS PLAN

SCALE: 1" = 1000'

OWNER OF RECORD (587 IYANNOUGH RD):
MAUREEN A. PADDOCK
110 SAWMILL RD
MARSTON MILLS, MA 02648

OWNER OF RECORD (599 IYANNOUGH RD):
WALTER J. GLOWACKI
PO BOX 1460
NANTUCKET, MA 02554

FEMA FLOOD ZONE (BOTH LOTS):
X

COMMUNITY PANEL:
#25001C0566J (DATED 7/16/14)

ASSESSOR'S MAP & LOT:
MAP 311, LOT 45-01 (#587 IYANNOUGH RD)
MAP 311, LOT 97 (#599 IYANNOUGH RD)

DEED REFERENCES:
L.C.C. #221496 (#587 IYANNOUGH RD)
BOOK 30821, PAGE 211 (#599 IYANNOUGH RD)

PLAN REFERENCES:
1.) LAND COURT PLAN #11519-E
2.) LAND COURT PLAN #11519-M
3.) LAND COURT PLAN #11519-N
4.) PLAN BOOK 269, PAGE 78

PROPOSED
PARKING PLAN

AT
587 & 599 IYANNOUGH RD
HYANNIS, MA

PREPARED FOR:
MARAT HUNANYAN

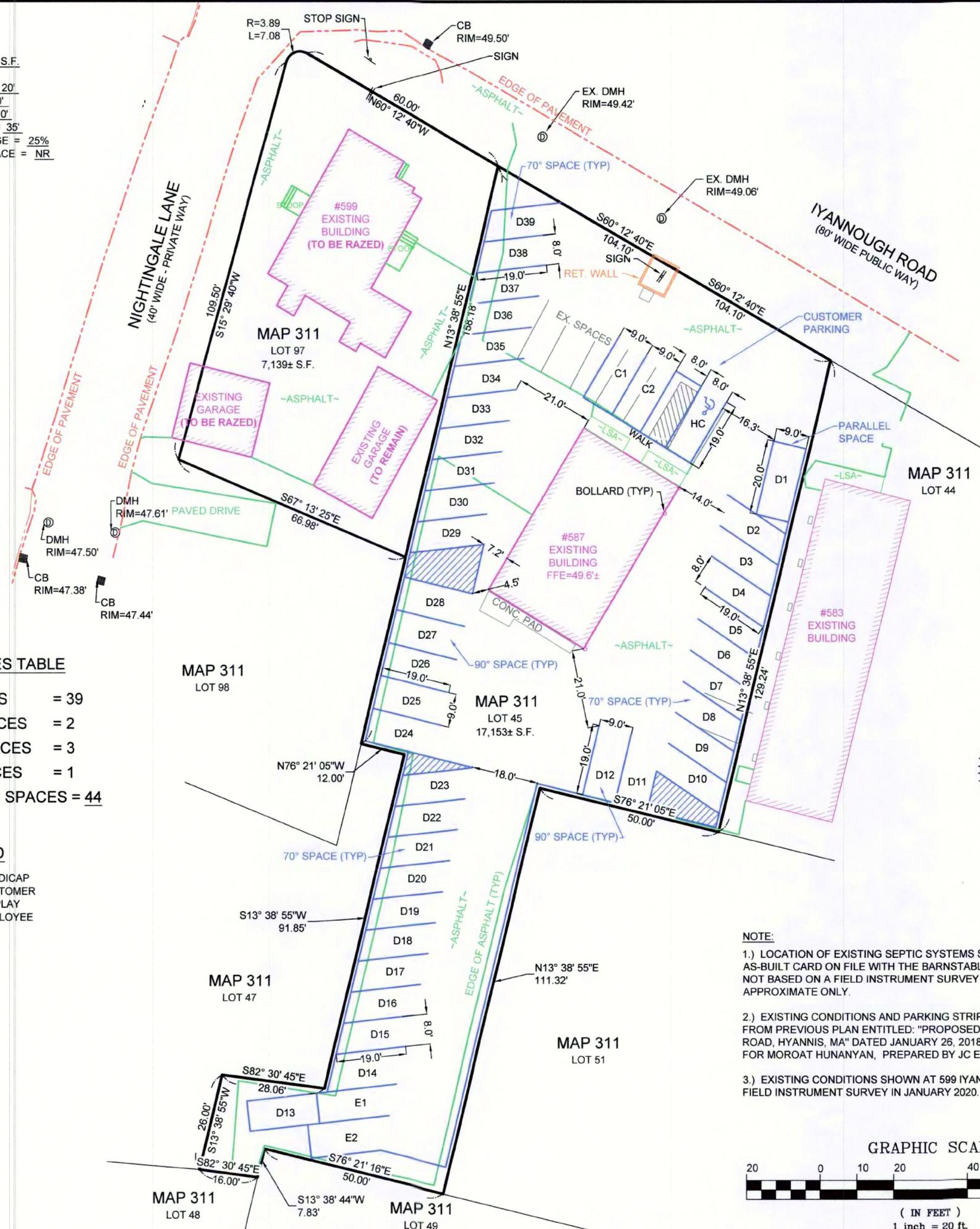
PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

SCALE: 1" = 20' FEBRUARY 9, 2021

ZONING DISTRICT: HB

REGULATION

- MIN. LOT AREA = 30,000 S.F.
- MIN. FRONTAGE = 150'
- MIN. FRONT SETBACK = 20'
- MIN. SIDE SETBACK = 10'
- MIN. REAR SETBACK = 10'
- MAX. BUILDING HEIGHT = 35'
- MAX. BUILDING COVERAGE = 25%
- MAX. IMPERVIOUS SURFACE = NR



PARKING SPACES TABLE

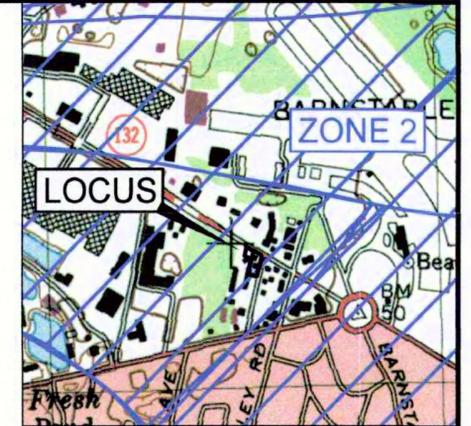
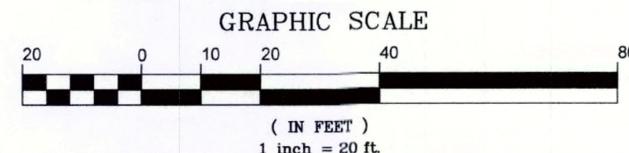
DISPLAY SPACES	= 39
EMPLOYEE SPACES	= 2
CUSTOMER SPACES	= 3
HANDICAP SPACES	= 1
TOTAL PARKING SPACES	= 44

LEGEND

HC	HANDICAP
C	CUSTOMER
D	DISPLAY
E	EMPLOYEE

NOTE:

- 1.) LOCATION OF EXISTING SEPTIC SYSTEMS SHOWN ON THIS PLAN WERE BASED ON AS-BUILT CARD ON FILE WITH THE BARNSTABLE BOARD OF HEALTH. LOCATION WAS NOT BASED ON A FIELD INSTRUMENT SURVEY AND SHALL BE CONSIDERED APPROXIMATE ONLY.
- 2.) EXISTING CONDITIONS AND PARKING STRIPING SHOWN ON THIS PLAN WAS TAKEN FROM PREVIOUS PLAN ENTITLED: "PROPOSED PARKING PLAN AT 587 IYANNOUGH ROAD, HYANNIS, MA" DATED JANUARY 26, 2018 (LAST REVISED 6-15-18), PREPARED FOR MOROAT HUNANYAN, PREPARED BY JC ENGINEERING, INC.
- 3.) EXISTING CONDITIONS SHOWN AT 599 IYANNOUGH ROAD WERE PERFORMED BY A FIELD INSTRUMENT SURVEY IN JANUARY 2020.



LOCUS PLAN

SCALE: 1" = 1000'

OWNER OF RECORD (587 IYANNOUGH RD):
 MAUREEN A. PADDOCK
 110 SAWMILL RD
 MARSTON MILLS, MA 02648

OWNER OF RECORD (599 IYANNOUGH RD):
 WALTER J. GLOWACKI
 PO BOX 1460
 NANTUCKET, MA 02554

FEMA FLOOD ZONE (BOTH LOTS):
 X

COMMUNITY PANEL:
 #25001C0566J (DATED 7/16/14)

ASSESSOR'S MAP & LOT:
 MAP 311, LOT 45-01 (#587 IYANNOUGH RD)
 MAP 311, LOT 97 (#599 IYANNOUGH RD)

DEED REFERENCES:
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PLAN REFERENCES:
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 3.) LAND COURT PLAN #11519-N
 4.) PLAN BOOK 269, PAGE 78



EXISTING
 CONDITIONS PLAN
 AT
 587 & 599 IYANNOUGH RD
 HYANNIS, MA

PREPARED FOR:
 MARAT HUNANYAN

PREPARED BY:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538

SCALE: 1" = 20' FEBRUARY 9, 2021

Historical Commission Abutter List for Subject Parcel 311097

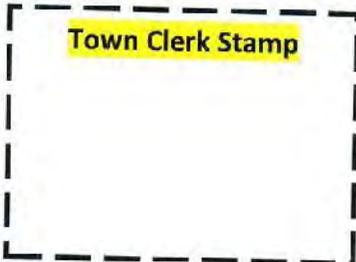
All property owners within 300 feet of the subject property's boundaries

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
311004	SAILFISH PARTNERS LP		C/O HUGH BECKETT	2365 N E 28TH STREET	LIGHTHOUSE POINT	FL	33064
311006	STORE MASTER FUNDING XIII LLC		8377 EAST HARTFORD DR STE 100		SCOTTSDALE	AZ	85255
311007	IBRAHIM, GEORGE &KOUNADIS,CHRISTOS G TRS	ROUTE 132 HOLDINGS TRUST	60 MELLO DRIVE		TAUNTON	MA	02780
311008	CTS FIDUCIARY LLC TR	ROUTE 132 REAL ESTATE TRUST	C/O TURTLE ROCK LLC	231 WILLOW STREET	YARMOUTH PORT	MA	02675
311013	NECR HYANNIS LLC		41 SOUTH MAIN STREET #748		MIDDLETON	MA	02949
311014	MOTA HOTEL LLC		614 IYANNOUGH RD/RTE 132		HYANNIS	MA	02601
311015	BARNSTABLE, TOWN OF (ARP)	BARNSTABLE MUNICIPAL AIRPORT	480 BARNSTABLE RD, 2ND FLR		HYANNIS	MA	02601
311017	MOGSTER, GARRY O & MARGARET M TRS	MOGSTER FAMILY TRUST	C/O BJ'S WHOLESALE CLUB INC	25 RESEARCH DRIVE	WESTBOROUGH	MA	01581
311018	JEND LLC		37 HINCKLEY ROAD		HYANNIS	MA	02601
311023001	ARGIROS, ALEXANDER A TR	HYANNIS REALTY VENTURES NOMINEE TRUST	C/O CHARLES RIVER REALTY	PO BOX 262	NORWOOD	MA	02062
311042	BARNSTABLE, TOWN OF (CPA)	C/O TOWN MANAGER	367 MAIN STREET		HYANNIS	MA	02601
311043	REVIVAL PRESBYTERIAN CHURCH OF CAPE COD		58D CORPORATION STREET		HYANNIS	MA	02601
311044	PADDOCK, WAYNE L		110 SAWMILL ROAD		MARSTONS MILLS	MA	02648

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
311045001	PADDOCK, MAUREEN A		110 SAWMILL ROAD		MARSTONS MILLS	MA	02648
311047	HOWARD, CHARLES F		34 NIGHTINGALE LANE		HYANNIS	MA	02601
311048	FIRST CITIZENS FED CRED UN		200 MILL ROAD, STE 100		FAIRHAVEN	MA	02719
311049	HUBBARD, STEVEN G	C/O HUBBARD PAINT & SUPPLY CO	P O BOX 1180		HYANNIS	MA	02601
311051	REVIVAL PRESBYTERIAN CHURCH OF CAPE COD		58D CORPORATION STREET		HYANNIS	MA	02601
311089	BECKETT, HUGH M TR	C/O BED BATH & BEYOND INC	%COHEN, JEFF	650 LIBERTY AVE	UNION	NJ	07083
311095	SULLIVAN, KIM M & KELLEY A TRS	KSKS REALTY TRUST	88 FALMOUTH ROAD		HYANNIS	MA	02601
311096	STORE MASTER FUNDING XIII LLC		8377 EAST HARTFORD DR STE 100		SCOTTSDALE	AZ	85255
311097	GLOWACKI, WALTER J &	WALTER J GLOWACKI & SONS	P O BOX 1460		NANTUCKET	MA	02554
311098	GLOWACKI, WALTER J		P O BOX 28		NANTUCKET	MA	02554
311099	REVIVAL PRESBYTERIAN CHURCH OF CAPE COD		58D CORPORATION STREET		HYANNIS	MA	02601
329003	BARNSTABLE, TOWN OF (ARP)	BARNSTABLE MUNICIPAL AIRPORT	480 BARNSTABLE RD 2ND FL		HYANNIS	MA	02601



TOWN OF BARNSTABLE
Planning & Development Department
Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 5/17/2021 Full Demolition Partial Demolition

Building Address: 358 FUNT STREET
Number Street

MARSTONS MILLS 02648 Assessor's Map # 101 Assessor's Parcel # 121
Village ZIP

Property Owner: KEVIN AND CORRIE VILSAINT 724-464-7275
Name Phone#

Property Owner Mailing Address (if different than building address) 103 PINETREE DRIVE
CENTERVILLE, MA 02632

Property Owner e-mail address: CVILSAINT@MGH.HARVARD.EDU

Contractor/Agent: COTUIT BAY DESIGN LLC

Contractor/Agent Mailing Address: 43 BREWSTER ROAD MA 02649

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

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

Demolition Proposed - please itemize all changes:

NEW ADDITIONS ONTO REAR OF EXISTING HOUSE
ORIGINAL CIRCA 1800 PORTION TO HAVE WINDOW AND DOOR
CHANGES. ALL NEW ADDITIONS TO BE CONSTRUCTED ONTO
PREVIOUS ADDITION FROM THE PAST 20 YEARS

Type of New Construction Proposed: ADDITION

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

Year built: 1800 +/- Additions Year Built: 2000-2010

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

Steve Cook
 Property Owner/Agent Signature

101/121

BRN 2087

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD

Assessor's Number **101-121** USGS Quad **Cotuit** Area(s) **F** Form Number **BRN 2087**



Town **Barnstable**
Neighborhood or village) **Marstons Mills**
358 Flint Street
Name **Joel Hamblin House**
Present **Residence**
Original **Farmhouse**
Construction **After 1835**
Deeds and probates
Form **Traditional Half Cape**
Architect/Builder **Unknown**
Material: **Cedar shingles; clapboards**
Condition **Original house – mortared granite**
Addition - **masonry**

Sketch Map



Wall/Trim **Cedar shingles**
Roof **Original house – cedar shingles**
Addition and barn – asphalt shingles
Outbuildings/Secondary Structures
Old barn and shed, possibly original
Major Alterations (with dates)
Two-story addition on rear of house, 1993
New windows, doors, roof, 1999-2004
Kitchen, bath in barn, 1950s
Porch on barn, 1997

Condition **Good**
Moved No Yes Date
Acreage **1.4 Acres**
Setting **On a pondside lot in a semi-rural setting.**

Recorded by **James W. Gould, Holly Hobart**
Organization **Marstons Mills Historical Society,
Barnstable Historical Commission**
Date (month / year) **April, 2007**

RECEIVED
JUN 02 2008
MASS. HIST. COMM

BUILDING FORM

Barnstable, Marstons Mills, 358 Flint Street

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

The Joel Hamblin house is a classic half-Cape, oriented facing south, as in traditional siting. The foundation is mortared rough granite, with bulkhead entry to the cellar on the east side. Windows have original projecting plank frames with replacement double-hung sash. The entry door is simple four-paneled, with four lights above. The gutter above the front facade is wood, without downspouts.

At the rear of the original house is a two-story extension under a gable roof, with three wall dormers on each side. The style of this is no earlier than twentieth century, probably replacing the original summer kitchen. On the length of the east side of this extension is a porch under a shed roof. The principal entry is on the west side of the extension.

There are two principal outbuildings, a shed to the north and barn to the west. The shed is a simple rectangular shingled building about 10 by 15 feet in dimensions. The barn lies about 50 feet north of the house, close to the road (Flint St.). The oldest part, which may date from the time of the house, is a shingled two story building topped with a small cupola. The barn door has been replaced by two French doors. There are two major additions, the older one under a shed roof extending north-south on the east end of the barn, and a newer one on the east side of this extending from the north side of the barn.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The land on which this house stands today was once owned by Philemon⁵ Goodspeed (1742-1824), described in the History of the Goodspeed Family as "probably a sea-faring man", who "passed his life without noteworthy event at Barnstable." He and his wife, Sarah Bursley, had nine daughters and three sons, Cornelius⁶, John, and Philemon⁶. His real estate holdings ran from Shubael Pond, then called "Great Round Pond", west to the Indian Ponds. According to the same source, Philemon's will was lost in the Barnstable Registry fire of 1827. The oldest transactions we have concerning his real estate are two deeds dated 1831 (Deeds 4-280 and 4-281), in which John and Cornelius divide up their inheritance. John received thirty-five acres and a barn. Cornelius (1769-1845), the eldest son, received two parcels, one of which was a fourteen-acre lot bounded by Shubael Pond. The description of Cornelius's parcel in Deed 4-281 is virtually identical to that of the parcel subdivided by Edna Morse in 1945 (Plan 71-19). The shape and description of the boundaries is the same; the only thing that changes over the hundred years is the names of the abutters. There was no house, nor any other building, mentioned in the 1831 deeds.

Cornelius did not keep this parcel. Six days after he bought it, he sold it to Nathan Hinckley (Deed 10-37). Again, no mention of a house or any other buildings.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Brownson, Held, Norton, Genealogical Notes of Cape Cod Families, Duxbury, MA, 1966 (holographic manuscript).
Weston, Arthur Goodspeed, LL.B., History of the Goodspeed Family, Chicago, W. A. Goodspeed, 1907.
Deeds and probates, Barnstable County Registry of Deeds as cited in Historical Description and Title Search sections.
Barnstable probate 26154 (Morse).
Walling map 1856, Walker atlases 1880.
On site visit by historic preservation expert Robert Frazee 9 July 2007.
Interviews with former owners Arlene Fair and Craig Larsen, current owner Conrad Watson, current tenant Maureen Crowley, neighbor Kay VanLeeuwen, village historian Wilbur Cushing.
Barnstable Register 20 Aug. 1981, pp. 1, 11.
Obituary Henry B. Morse, Patriot, 17 Feb. 1938.

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

BRN 2087

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, MARSTONS MILLS, 358 FLINT ST.

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

Area(s) Form No.

	2087
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Historical Narrative, cont'd.

Local legend connects this house with Cornelius Goodspeed, but he clearly did not build it or live in it. The second parcel he bought from his brother John in the 1831 deed (4-281) was a twenty-six acre parcel bounded north by Old Falmouth Road and not connected with Shubacl Pond as "surrounding the said Cornelius' house lot".

Nathan Hinckley kept the land four years before selling it to Joel Hamblin in 1835 (Deed 275-327). Again, there is no mention of a house in the deed. In the inventory of Joel's estate (Probate 6246), compiled in 1888, his real estate is described as follows: "... a tract of land containing about eight acres, ... conveyed by one Nathan Hinckley to said Joel Hamblen, October 16, 1835 for the sum of sixty dollars, on which land now stands a dwelling house and barn and woodhouse." Its valuation in 1888 was \$500.00.

Joel's will bequeathed his entire estate to his second wife, Sophia (Probate 6246), then to his youngest daughter, Rachel, then to Herbert A. Smith, his grandson by his eldest daughter, Emily Bacon Smith. Rachel Hamblin and Herbert Smith sold it to Henry B. Morse (Deed 275-327), whose wife and heir, Edna Morse, first subdivided it in 1945 (Plan 71-19).

There must have been strong bonds between the Joel Hamblin and Cornelius Goodspeed families. It is interesting to note that Joel Hamblin's first wife was Phebe, daughter of Cornelius^o, and also that Abisha Goodspeed, Cornelius's son, bequeathed all of his real estate to Joel Hamblin and Rachel, and left money to all of Joel's living descendants.

In 1905 the Hamblin farm was bought by Wareham born carpenter Henry Baker Morse (1865-1938), who had married an East Sandwich woman Edna M. Jenkins. He established a dairy farm called "Edgewood Farm". This was the only building on the then dirt road "Edgewood Road", altered later to Flint St. Henry was building a small house to the north (now #458 Flint St.) when he died unexpectedly. His widow continued to live in the old house with the remaining cow, "Clover", until 1945, when she sold it to Edward and Margaret Gallivan.

In 1945 it was purchased by Cornelius "Connie" Fair (-1995) born in Framingham, who had degrees in physical education from DePauw and Pittsburgh, and had served as an ensign in the merchant marine in World War II. Married in 1944 to elementary school teacher Arlene Weeks (no relation to local family) they began a summer camp in Nantucket after the war, then opened "Fair Acres Camp" here in 1950-1968. The children were first housed in the former Morse cow barn. The Fairs bought 56 acres on the west side of the road on the Shuttleworth estate, bringing the total area to 76 acres.

In 1967 the Fairs sold the camp to early childhood educator Charles Larson and his wife, Carolyn (b. 1935), who had helped to run Camp Alpine northwest of here. The summer camp closed and the Larsons sold off much of the land for new developments. They replaced the kitchen ell of the main house with a two story classroom and office. In 1983 they sold the farmhouse and barn to the current owners, Conrad and Serena Watson. The Larsons retained three acres to the south which they continue to operate as Fair Acres Country Day School and summer camp. The Watsons lease out the farmhouse and have converted the barn into a summer cottage.

B2N 2087

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, MARSTONS MILLS, 358 FLINT ST.

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

Area(s) Form No.

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Barnstable County Registry of Deeds
Title Search

3699-044 **From Charles E. and Carolyn S. Larson to Serena A. Watson, Trustee of**
3/15/1983 **376 Flint Street Trust, the present owner.**

3360-100 **From Charles E. and Carolyn S. Larson to Conrad W. Watson and**
9/15/1987 **Serena A. Watson.**

"See deed to us from Cornelius Fair et ux dated Mary 24, 1967...1366-1146."

1366-1146 **From Cornelius J. Fair and Arlene M. Fair to Charles E. Larson and**
5/24/1967 **Carolyn S. Larson.**

Plan book 71-19; deed reference 752-243, 5/23/1950.

752-243 **From Edward F. Gallivan and Mary Margaret Gallivan to Cornelius J.**
5/23/1950 **Fair and Arlene M. Fair, "land, together with the dwelling and other**
 buildings located thereon..."

Deed reference 625-530

625-530 **From Edna M. Morse to Mary Margaret Gallivan**
3/28/1945

Deed references 275-327, 12/5/1905; 324-192, 3/11/1913; and 536-456,
2/21/1938, and probate of husband Henry B. Morse, #26154.

Plan book 71-19, 3/28/1945.

275-327 **From Rachel M. Hamblin (unmarried) and Herbert A. Smith, under the**
12/20/1905 **will of Joel Hamblin to Henry B. Morse,**
\$1.00

"...a certain parcel of land with the Dwelling house and other buildings
thereon situate in or near said Marstons Mills..."
"Bound westerly by the Town road leading from the Osterville to the Marstons
Mills Stage road, northerly by lands of Bennett W. Cammett as marked by

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, MARSTONS MILLS, 358 FLINT ST.

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

Area(s) Form No.

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Title Search, cont'd

275-327 From Rachel M. Hamblin (unmarried) and Herbert A. Smith, under the will
 12/20/1905 of Joel Hamblin to Henry B. Morse,
 \$1.00

"...a certain parcel of land with the Dwelling house and other buildings thereon situate in or near said Marstons Mills..."

"Bound westerly by the Town road leading from the Osterville to the Marstons Mills Stage road, northerly by lands of Bennett W. Cammett as marked (?) by fence (in a line from said road Northerly, then Easterly to the Road); Easterly by Great Round or "Shubael's" Pond and Southerly by lands of heirs of Wilson Crocker as fenced, from the Pond southerly to the corner, and westerly about thirty seven (37) rods to said Road."

"Being the same premises conveyed to said Joel Hamblin by deed of Nathan Hinckley dated Oct 16th, 1835 and recorded with Barnstable Co. Deeds 75, 275 @ 175 [sic] Containing an area estimated not measured, at about eight (8) acres..."

This establishes that "Great Round Pond" and "Shubael's Pond" are the same pond. "Shubael" was the name of Joel Hamblin's father.

Probate
 #6246
 20-134
 1888

Inventory of estate of Joel Hamblen [son-in-law of Cornelius Goodspeed] (1809-1888), dated 1888:

"...a tract of land containing about eight acres, situated in said Barnstable, and conveyed by one Nathan Hinckley to said Joel Hamblen, October 16, 1835 for the sum of sixty dollars, on which land now stands a dwelling house and barn and woodhouse"

275-175
 10/16/1835
 \$60.00

From Nathan Hinckley, merchant, to Joel Hamblin

"...beginning at the southwesterly corner thereof at the road which leads to the Dwelling house of John Goodspeed then running easterly by land of Hamblen Crocker about thirty seven rods to a fence, which runs northerly to Great Round Pond, then running northerly by my other land as said fence runs to said Pond, then running westerly and northerly by said Pond to land improved by Rebecca and Lydia Goodspeed, then running westerly by their said land to the orchard of John Goodspeed, then running southerly by his orchard and land to said road then

REV 2087

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, MARSTONS MILLS, 358 FLINT ST.

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

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Title Search, cont'd

running southeasterly by said road to the corner started from, and containing eight acres more or less and is a part of the tract of land which was conveyed to me by Cornelius Goodspeed by Deed dated the sixth day of April AD 1831, reserving the right of dower of the wife of said Cornelius in the premises if she survives him

10-37
4/13/1831
\$137.50

From Cornelius⁶ Goodspeed to Nathan Hinckley

"...beginning at the southeast corner thereof at land of Hamblen Crocker, thence running Westerly and Northerly by Great Round Pond to land improved by Rebecca and Lydia Goodspeed, thence running Westerly by their said lands to the orchard of John Goodspeed, thence running Southerly by his orchard and lands to the road, thence running Southeasterly by the road to land of said Hamblen Crocker and thence running Easterly and Northerly by his lands till it comes to said pond and containing fourteen acres more or less, with the appurtenances."

4-281
4/7/1831
\$200.00

John Goodspeed to [his brother] Cornelius Goodspeed, yeoman.

"A certain tract of cleared land and woodland surrounding the said Cornelius' house lot, and bounded Northerly by the road leading from the Court House to Falmouth, Easterly and Northeasterly by woodland of Ebenezer Scudder and Lewis Hamblen, Southerly and Southeasterly by woodland and cleared land of Theophilus L Adams and Westerly by woodland of said Cornelius and woodland of Chipman Hinckley and Asa Jenkins and containing twenty-six acres more or less."

"Also a certain tract of land being part of the homestead of my late father Philemon Goodspeed now deceased and bounded as follows, to wit; beginning at the Northeast corner thereof at land of Hamblen Crocker, thence running Westerly and Northerly by the pond till it comes to land improved by our sisters Lydia and Rebecca, thence running Westerly by their said land till it comes to the orchard and thence running Southerly by the Easterly side of the orchard as the fence now stands till it comes to the Southeast corner of the orchard and thence on the same course to the road, thence running Southeasterly by the road to land of Hamblen Crocker and thence running Easterly and Northerly by land of said Crocker till it comes to the pond and containing fourteen acres..."

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INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BARNSTABLE, 358 FLINT STREET, MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

	2087
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358 Flint Street, Marstons Mills

Families of Philemon and Cornelius Goodspeed and Joel Hamblin

Philemon⁵ Goodspeed (John⁴⁻³⁻², Roger¹)

b. 1742, d. 1824

m. 1767 Sarah Bursley

ch.

Cornelius⁶, 1769 (m. Maria Bodfish), d. 1845

Ruth, 1770

Rebecca, 1773

Sylvia, 1775

Lydia, 1778

Anna, 1780

John⁶, 1782

Sarah, 1784

Philemon⁶, 1786 d. 1812

Abigail, 1788

Tryphena, 1790

Temperance, 1793

John⁶ Goodspeed (Philemon⁵ John⁴⁻³⁻², Roger¹)

b. 1782, d. 1871

m. (1) 1810, Phebe Avery Ford d. 1817

(2) 1820, Lydia Hinckley

ch.

Philemon⁷, 1812

William R., 1810

Freeman, 1814, lost at sea

John, 1816, d.y.

John⁷, 1821

_____, 1822, d.y.

Samuel

BRV 2087

INVENTORY FORM CONTINUATION SHEET

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BARNSTABLE, 358 FLINT STREET, MARSTONS MILLS

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

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Families, cont'd

Cornelius⁶ Goodspeed (Philemon⁵, John⁴⁻³⁻², Roger¹)

b. 1769, d. 1845

m. 1790, Maria Bodfish (d. 1841)

Elizabeth, 1792 d. 1816

Ezra, 1794

Temperance, 1795-1812

Eliphalet, 1797

Olive, 1798

Philena, 1801

Alvin, 1703-1827

Abisha, 1805

Phebe, 1808, m. Joel Hamblin

Mercy, 1811

Philemon⁷ Goodspeed (John⁶, Philemon⁵, John⁴⁻³⁻², Roger¹)

b. 1812

m. 1843, Priscilla S. Handy

Elliott Freeman, 1836

Elias Smith, 1837, d.y.

Phebe Avery, 1840

Lucetta, 1846, d.y.

Shubael⁵ Hamblin (Shubael⁴, Shubael³, Eleazer², James¹)

b. 1766

m. Rachel Dorous and had 8 children, one of whom was Joel.

Joel Hamblin (Shubael⁵, Shubael⁴, Shubael³, Eleazer², James¹)

m. Sophia M. (mentioned in Abisha Goodspeed's will)

Emily Bacon, 1832

Elizabeth, 1834

Shubael, 1844

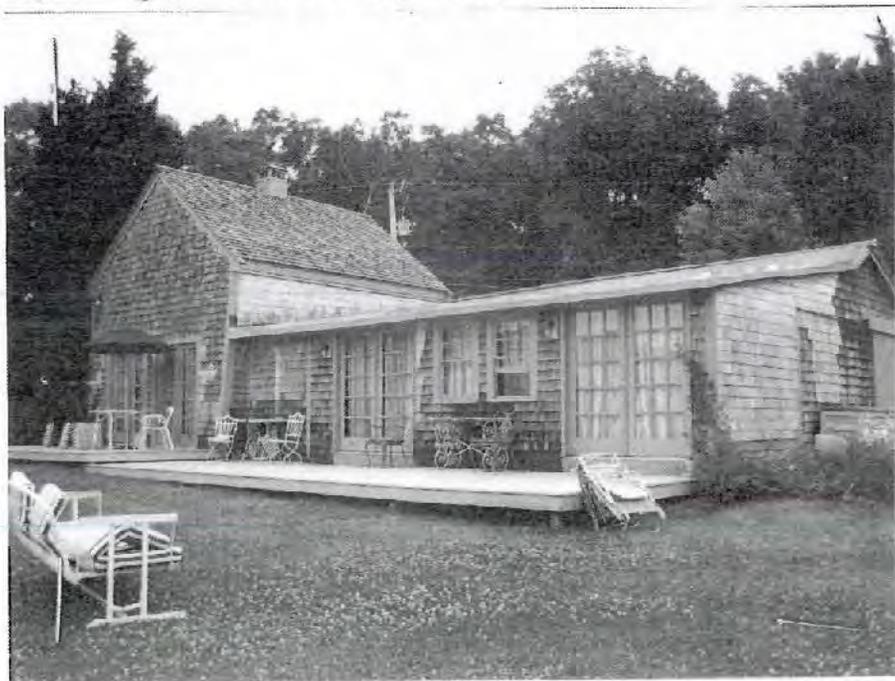
Rachel, 1846



SOUTHWEST AND PARTIAL SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



BARN, NORTHEAST ELEVATION

BRN 2087

LOCATIONAL CONTINUATION SHEET
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Barnstable 358 Flint St
Form No. Area(s)
BRN.2087



UTM: 383839.2 E, 4613997.6 N State Plane: 291988.1 E, 824931.6 N Lat/Lon: 41.66927, -70.39539
Zone: 19N, Meters - EPSG:26919 Massachusetts Mainland, Meters - EPSG:26986 All coordinates NAD83/WGS84

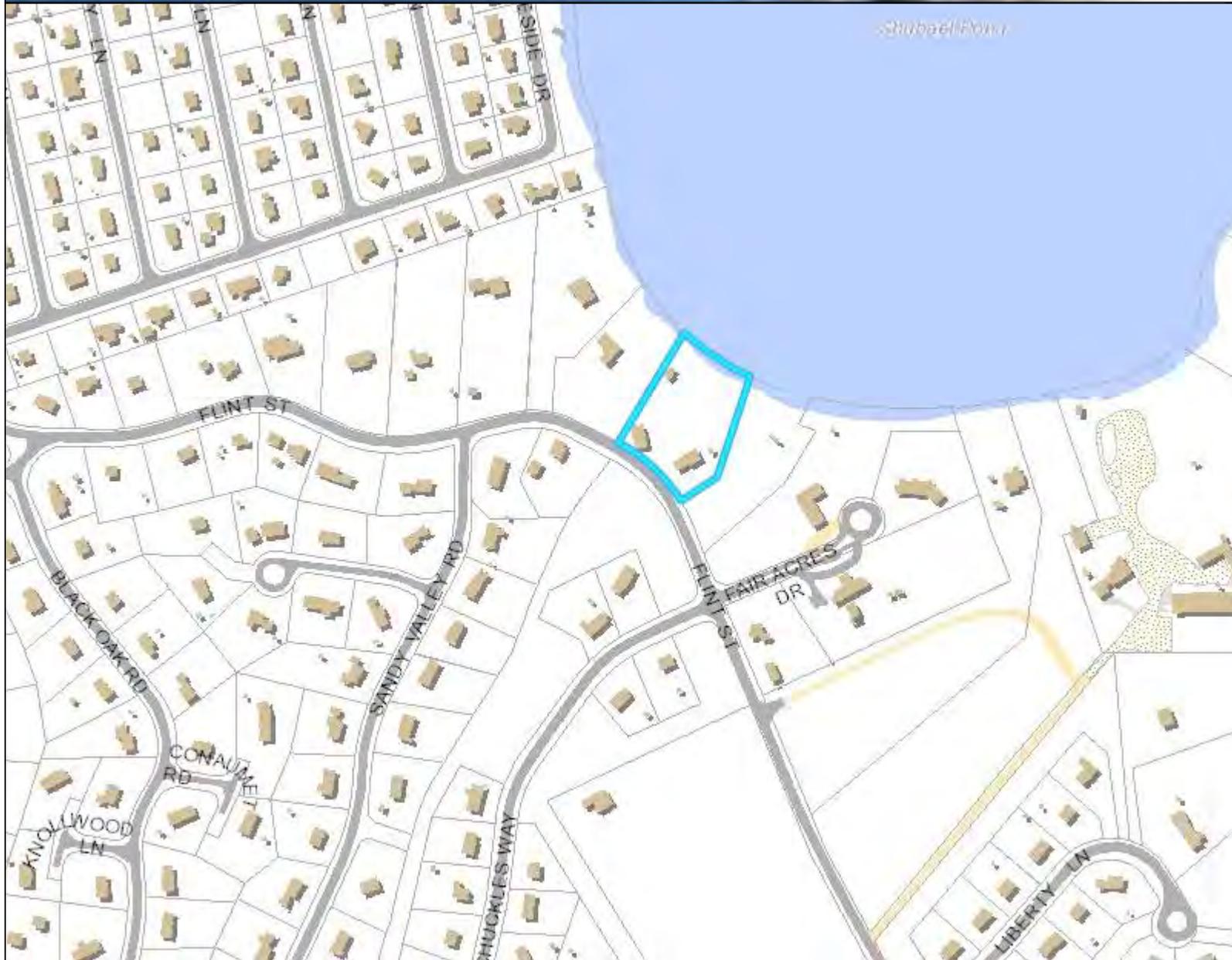


Hamblin, Joel - Morse, Henry Baker House - 358 Flint St

Data Sources:
Parcel Data, Hydrology Data and Aerial Imagery: MassGIS WMS
Road Data: Massachusetts EOT-OTP via MassGIS WMS
Projection: State Plane NAD 83, Mass. Mainland 2001
Map produced by the Locational Continuation Form Generator, and created on:
Thu Aug 21 2008 11:03:35 GMT-0400 (Eastern Daylight Time)

POWERED BY
Google

Map data ©2008 Tele Atlas



Legend

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

Map printed on: 6/9/2021



Approx. Scale: 1 inch = 333 feet



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

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



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Legend

Road Names



Map printed on: 6/9/2021



Approx. Scale: 1 inch = 42 feet



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

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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Parcel: 101-121

Location: 358 FLINT STREET, Marstons Mills

Owner: WATSON, SERENA A



Parcel 101-121
Location 358 FLINT STREET
Village Marstons Mills
Town sewer account No

Developer lot: LOT 5
Road type Private
Fire district C-O-MM

Secondary road
Road index 0551
Interactive map



CWMP Sewer Expansion (subject to change with final engineering design)
Phase 3 (21-30 years)

Asbuilt septic scan
[101121_1](#)

Owner: WATSON, SERENA A

Owner WATSON, SERENA A	Co-Owner	Book page 9607/0051
Street1 358 FLINT STREET	Street2	
City MARSTONS MILLS	State Zip Country MA 02648	

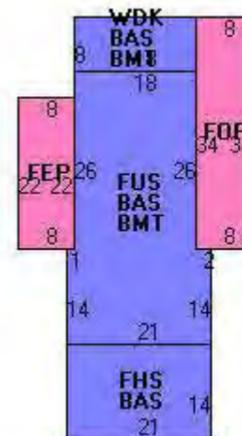
Land

Acres 1.4	Use Multi Hses M-01	Zoning RF	Neighborhood 0109
Topography Level	Street factor Paved	Town Zone of Contribution GP (Groundwater Protection Overlay District)	
Utilities Septic, Gas, Public Water	Location factor Lake/Pond Front	State Zone of Contribution IN	

Construction

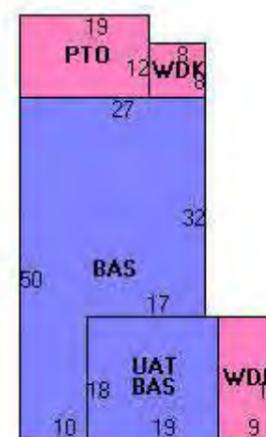
Building 1 of 2

Year built 1800	Roof structure Gable/Hip	Heat type Hot Water
Living area 2109	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 3754	Exterior wall Wood Shingle, Clapboard	AC type Central
Style Cape Cod	Interior wall Drywall	Bedrooms 4 Bedrooms
Model Residential	Interior floor Pine/Soft Wood	Bath rooms 2 Full-0 Half
Grade Average	Foundation	Total rooms 7
Stories 2		



Building 2 of 2

Year built 1800	Roof structure Gable/Hip	Heat type Elec Baseboard
Living area 1386	Roof cover Wood Shingle	Heat fuel Electric
Gross area 2182	Exterior wall Wood Shingle	AC type None
Style Conventional	Interior wall Knotty Pine, Wall Brd/Wood	Bedrooms 3 Bedrooms
Model Residential	Interior floor Pine/Soft Wood	Bath rooms 1 Full-0 Half
Grade Average	Foundation	Total rooms 6 Rooms
Stories 1		



Permit History

Permit

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
03/28/2016	Adn Alt-Res	16-422	\$28,500	09/14/2016	Reduce size of additon. Remove rear additon and rebuild to smaller footprint. add smoke detectors. Building 1 Of 2
10/15/2003	New Roof	72274	\$1,200	12/21/2003	REROOF STRIP OLD SHINGLES
06/29/1999	Repair Work	39455	\$750	01/01/2000	Replace sliders
03/01/1993	Addition	B35679	\$40,000	01/15/1994	MM ADDIT'

▼ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	02/04/2021	VILSAINT, CORRIE L & KEVIN Y	33760/306	\$737,500
2	03/15/1995	WATSON, SERENA A	9607/0051	\$1
3	11/15/1989	WATSON, SERENA A TR	6965/0074	\$1
4	04/15/1987	WATSON, CONRAD W & SERENA A	5695/0196	\$1
5	03/15/1983	WATSON, SERENA A TR	3699/0044	\$0

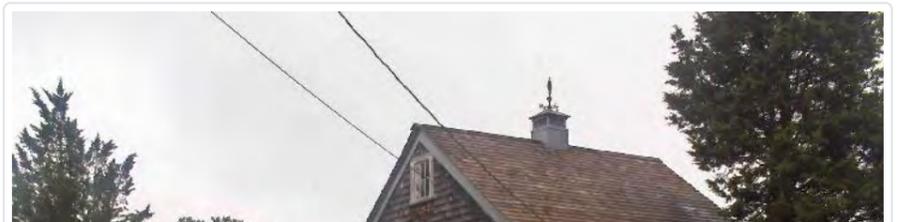
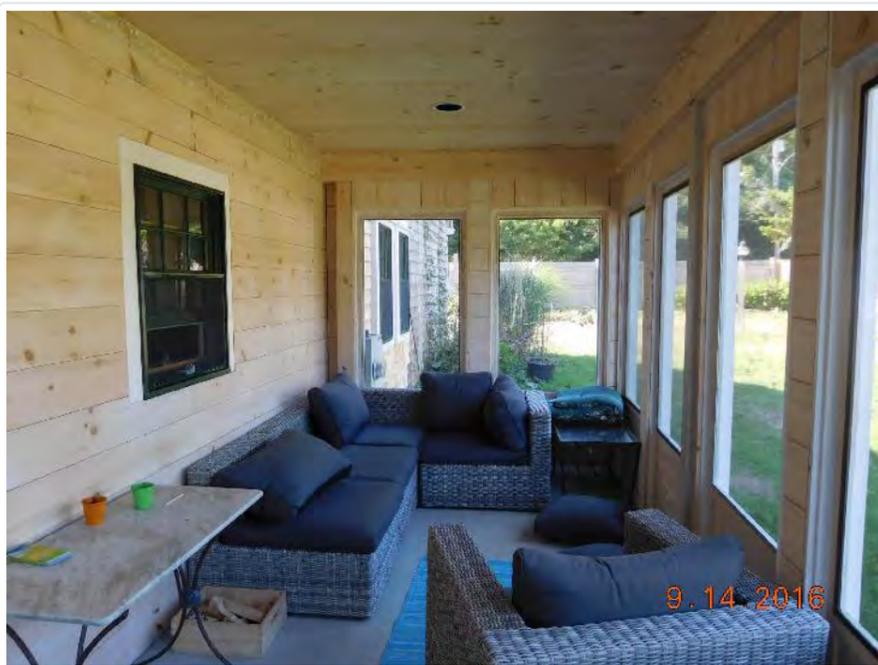
▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$366,600	\$34,500	\$13,600	\$297,900	\$712,600
2	2020	\$329,700	\$28,700	\$11,400	\$301,700	\$671,500
3	2019	\$286,300	\$28,700	\$12,000	\$314,800	\$641,800
4	2018	\$229,300	\$28,700	\$12,300	\$317,600	\$587,900
5	2017	\$213,800	\$23,000	\$4,300	\$317,600	\$558,700
6	2016	\$213,800	\$23,000	\$4,300	\$317,900	\$559,000
7	2015	\$252,500	\$24,700	\$6,000	\$304,900	\$588,100
8	2014	\$240,900	\$24,700	\$6,700	\$304,900	\$577,200
9	2013	\$240,900	\$24,700	\$6,900	\$304,900	\$577,400
10	2012	\$242,900	\$23,900	\$5,600	\$314,700	\$587,100
11	2011	\$293,600	\$4,400	\$900	\$314,700	\$613,600
12	2010	\$293,200	\$4,400	\$900	\$321,600	\$620,100
13	2009	\$306,600	\$3,000	\$500	\$373,200	\$683,300
14	2008	\$299,100	\$3,000	\$1,500	\$369,500	\$673,100
16	2007	\$313,700	\$3,000	\$1,500	\$369,500	\$687,700
17	2006	\$286,400	\$3,000	\$700	\$400,900	\$691,000
18	2005	\$249,300	\$2,900	\$800	\$334,000	\$587,000
19	2004	\$186,100	\$2,900	\$800	\$305,400	\$495,200
20	2003	\$174,700	\$2,900	\$800	\$165,000	\$343,400
21	2002	\$174,700	\$2,900	\$800	\$165,000	\$343,400
22	2001	\$174,700	\$3,000	\$800	\$165,000	\$343,500
23	2000	\$140,300	\$2,700	\$400	\$102,700	\$246,100
24	1999	\$140,300	\$2,700	\$400	\$79,900	\$223,300
25	1998	\$140,300	\$2,700	\$400	\$79,900	\$223,300
26	1997	\$138,900	\$0	\$0	\$68,400	\$208,000
27	1996	\$138,900	\$0	\$0	\$68,400	\$208,000
28	1995	\$138,900	\$0	\$0	\$68,400	\$208,000
29	1994	\$76,800	\$0	\$0	\$82,100	\$159,700

30 Save #	1993 Year	\$76,800 Building Value	\$0 XF Value	\$0 OB Value	\$83,200 Land Value	\$160,800 Total Parcel Value
31	1992	\$87,300	\$0	\$0	\$91,200	\$179,400
32	1991	\$74,500	\$0	\$0	\$199,500	\$274,000
33	1990	\$74,500	\$0	\$0	\$199,500	\$274,000
34	1989	\$74,500	\$0	\$0	\$199,500	\$274,000
35	1988	\$54,300	\$0	\$0	\$79,300	\$133,600
36	1987	\$54,300	\$0	\$0	\$79,300	\$133,600
37	1986	\$54,300	\$0	\$0	\$79,300	\$133,600
38	1985	\$0	\$0	\$0	\$0	\$0
39	1984	\$0	\$0	\$0	\$0	\$0

Photos











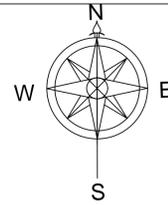
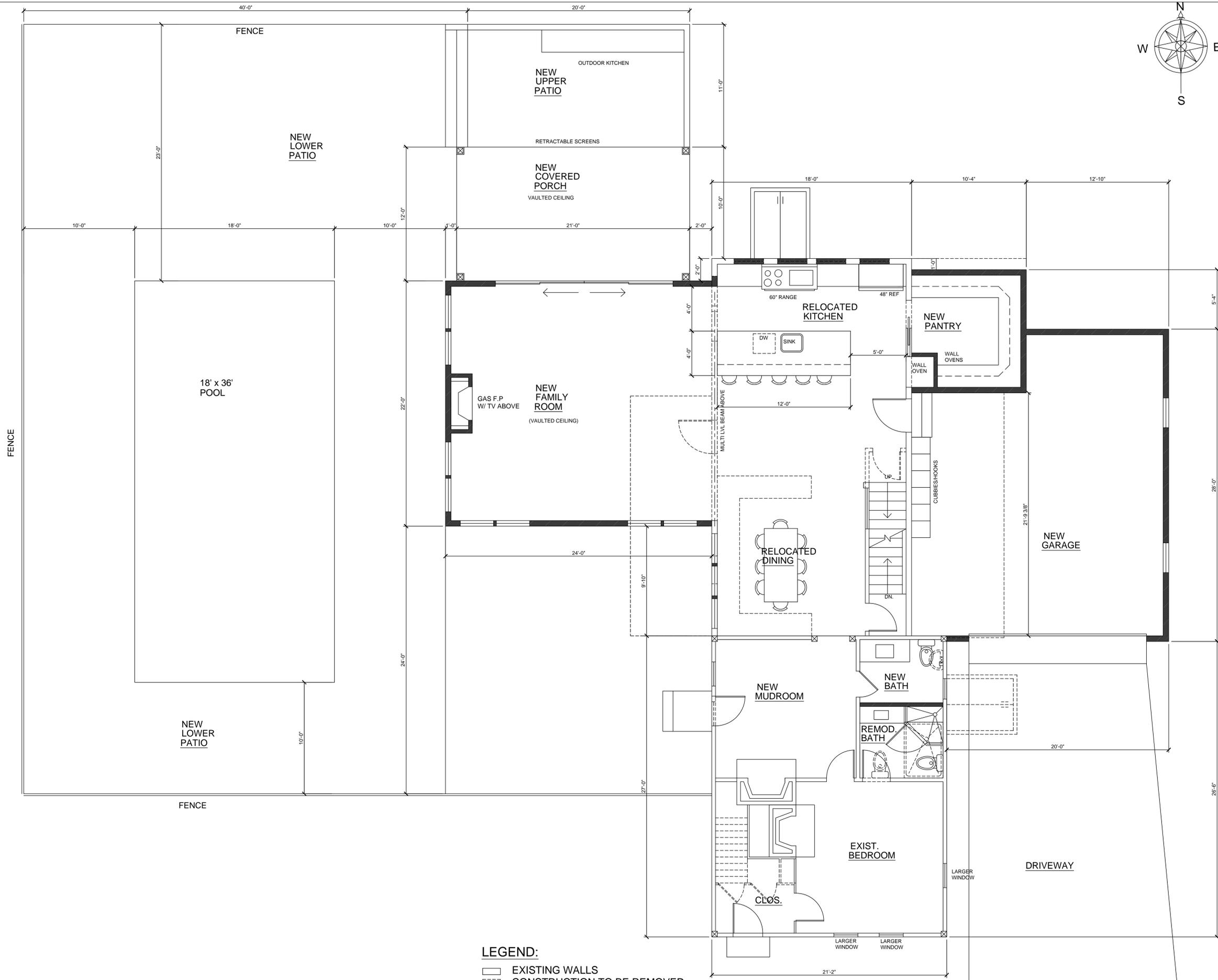






358





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

NEW ADDITION/REMODELING FOR:
VILSAINT RESIDENCE
358 FLINT SRTEET MARSTONS MILLS, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY CHANGES ARE MADE TO THE PLAN OR THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THESE DRAWINGS AT CONSTRUCTION. COMMENCES WITHOUT NOTIFYING THE DESIGNER. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER. ANY OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN PERMISSION OF THE DESIGNER. ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

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

DATE :
 5/20/2021

DRAWING NO. :

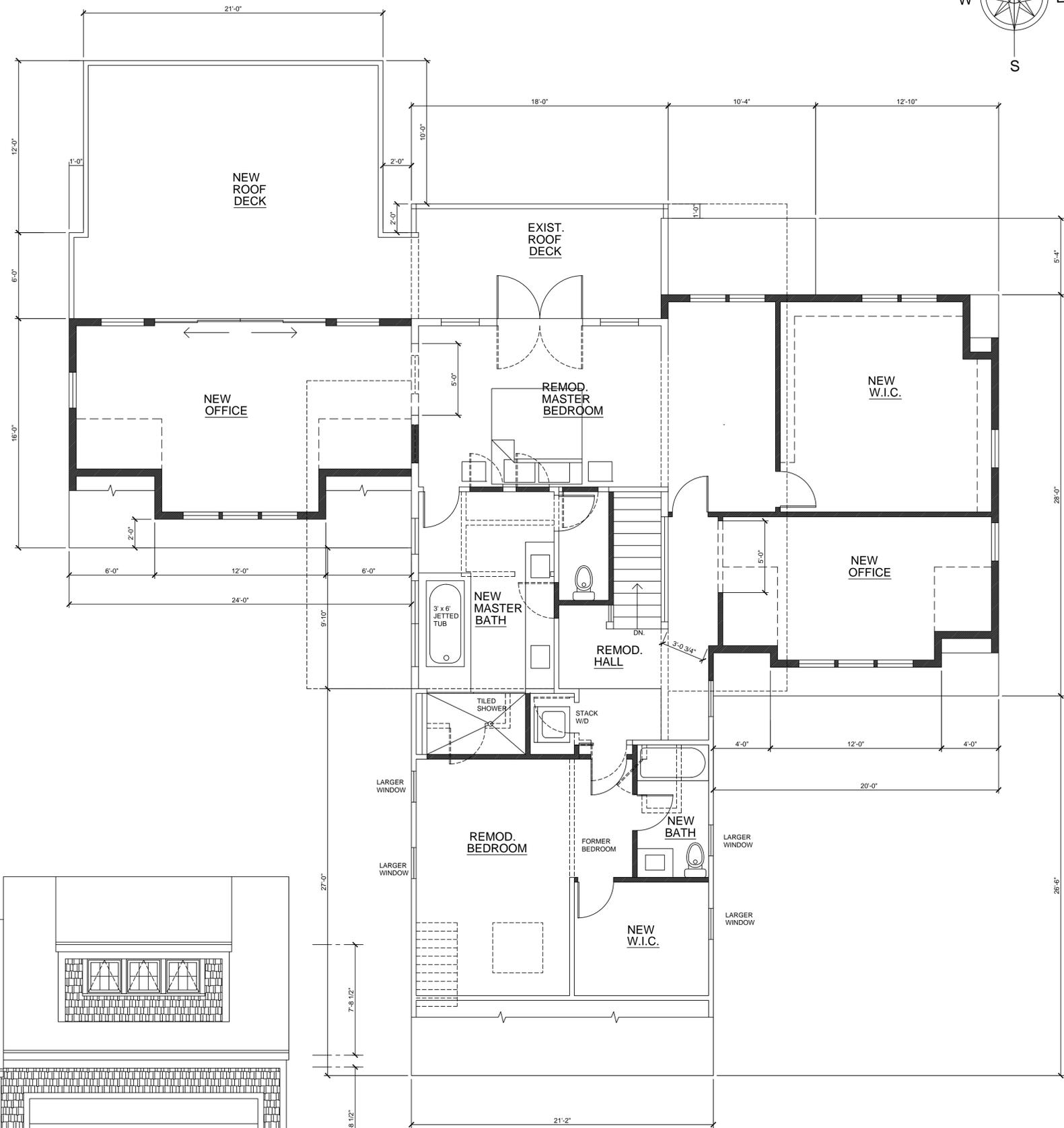
A1

LEGEND:
 — EXISTING WALLS
 - - - CONSTRUCTION TO BE REMOVED
 ■ NEW CONSTRUCTION

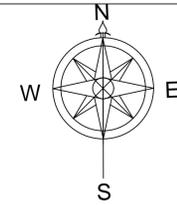
FIRST FLOOR PLAN



SOUTH ELEVATION



SECOND FLOOR PLAN



COTUIT BAY DESIGN, LLC
 43 BREWSTER ROAD
 MASHPEE, MA 02649
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NEW ADDITION/REMODELING FOR:
VILSAINT RESIDENCE
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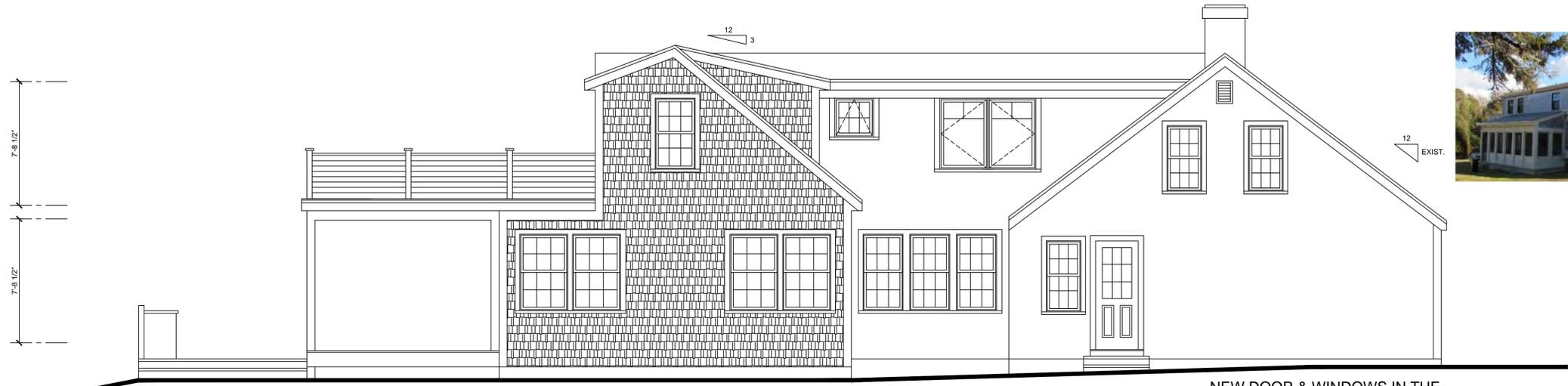
THE DESIGNER SHALL BE NOTIFIED IF ANY CHANGES ARE MADE TO THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THESE DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER AND NO OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

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

DATE :
 5/20/2021

DRAWING NO. :

A2

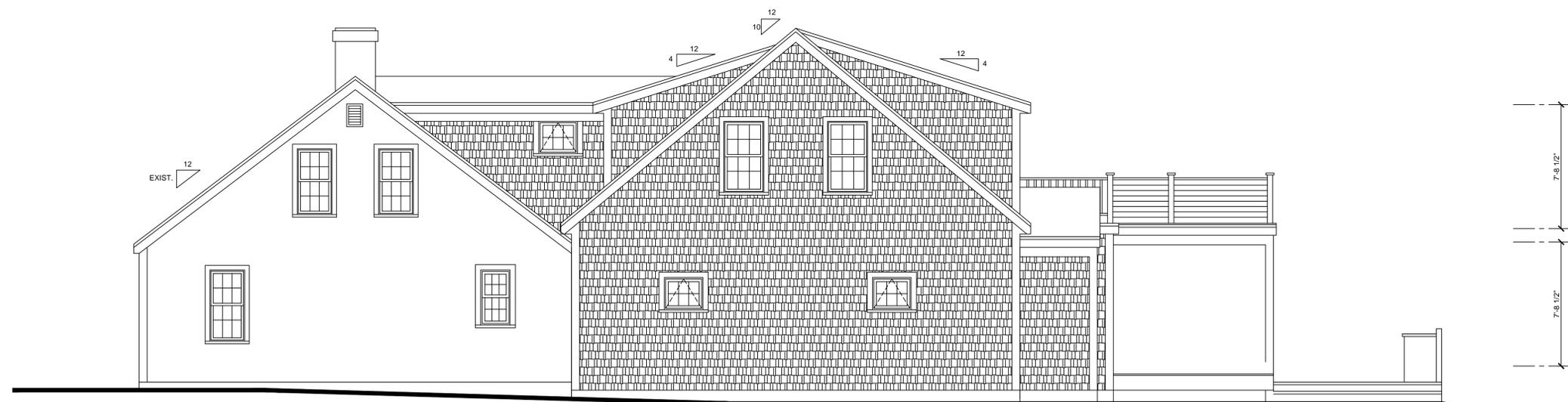


WEST ELEVATION

NEW DOOR & WINDOWS IN THE SAME LOCATION ON THE CIRCA 1800 HOUSE



NORTH ELEVATION



NEW WINDOWS IN THE SAME LOCATION ON THE CIRCA 1800 HOUSE

EAST ELEVATION



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

NEW ADDITION/REMODELING FOR:
VILSAINT RESIDENCE
358 FLINT SRTEET MARSTONS MILLS, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR REPRINTED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER AND NO OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN PERMISSION OF THE DESIGNER. ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

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

DATE :
5/20/2021

DRAWING NO. :

A3

Historical Commission Abutter List for Subject Parcel 101121

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

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
100068	HOLLY HOMEOWNERS ASSOC INC	C/O ROBIN E GREENE	26 CHUCKLES WAY		MARSTONS MILLS	MA	02648
101015	SANBORN SCHOOLS LLC		35 FAIR ACRES DR		MARSTONS MILLS	MA	02648
101058002	VALENTINE, MICHAEL S		26 CHUCKLES WAY		MARSTONS MILLS	MA	02648
101058003	CROWLEY, DONALD P & LORETTA J		1078 GREENDALE AVE		NEEDHAM	MA	02494
101059001	TALHOUK, ASSAAD S & AMY K		379 FLINT STREET		MARSTONS MILLS	MA	02648
101059002	LEGGIERO, JOHN F & GRETTA		10 DORY CIRCLE		MARSTONS MILLS	MA	02648
101091	VANDINE, BENJAMIN E & CHRISTINA K		18 SANDY VALLEY ROAD		MARSTONS MILLS	MA	02648
101119	SANBORN SCHOOLS LLC		35 FAIR ACRES DRIVE		MARSTONS MILLS	MA	02648
101120	SANBORN SCHOOLS LLC		35 FAIR ACRES DR		MARSTONS MILLS	MA	02648
101121	WATSON, SERENA A		358 FLINT STREET		MARSTONS MILLS	MA	02648
101122	STONER, DONALD C & PATRICIA A		376 FLINT ST		MARSTONS MILLS	MA	02648
102213	BENDER, ELLEN L		61 RANDLETT PARK		WEST NEWTON	MA	02465
102214	LEACH, JONATHAN H & SUSAN FANJOY TRS	396 FLINT ST REALTY TRUST	396 FLINT STREET		MARSTONS MILLS	MA	02648
124055	SANBORN SCHOOLS LLC		35 FAIR ACRES DR		MARSTONS MILLS	MA	02648



Legend

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

Map printed on: 6/9/2021



Approx. Scale: 1 inch = 167 feet



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

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



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

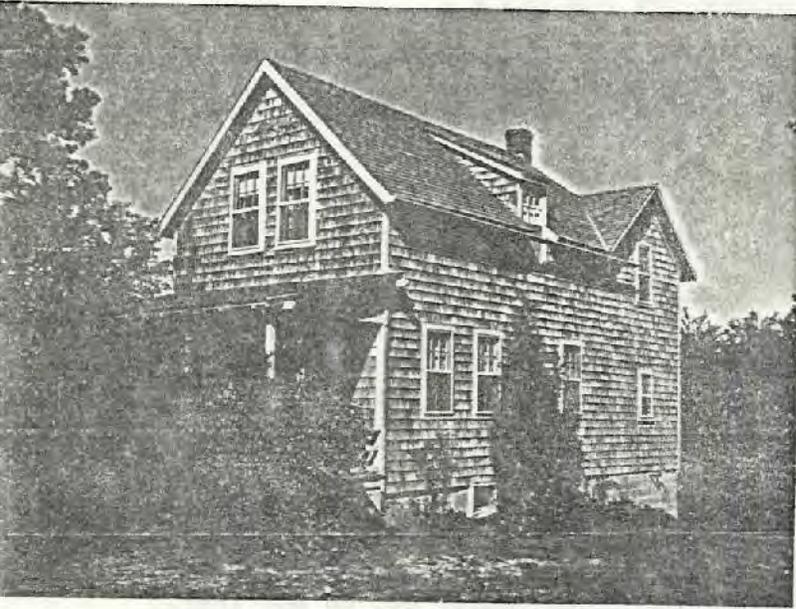
FORM B - BUILDING

226/079

AREA	FORM NO.
CVD	88

BRH.502

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108



Town Barnstable (Craigville)

Address ²⁸45 Laurel Ave.

Historic Name MOrtin Cottage

Use: Present summer cottage

Original same

DESCRIPTION:

Date c1929-1937

Source Registry of Deeds

Style vernacular

Architect unknown

Exterior wall fabric shingle

Outbuildings none

Major alterations (with dates) _____

modernized

Moved no Date n/a

Approx. acreage .25

Setting located on Christian Camp

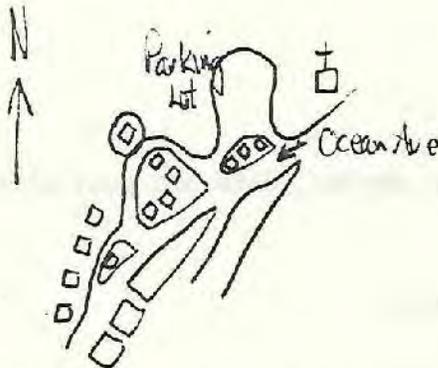
Ground

Contributing Bldg. in Craigville

National Register District
Photo #122-12-CVD88

SKETCH MAP

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



Recorded by Patricia J. Anderson

Organization Barnstable Historical Comm.

Date Aug. 1986

(Staple additional sheets here)

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

The Mortin Cottage is a 1½ story, shingle clad structure facing gable end to the street. A shed-roofed porch extends of the gable end and shelters the entry. Windows contain 6/6 sash and are simply framed. The building rests on a concrete block foundation.

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

This cottage and the land it occupies are located on the grounds of the Christian Camp Meeting Ass. The Association was formed in 1872 with an idea to acquire a place to hold religious meetings combined with vacation homes for visiting ministers and members. In 1937, Natalie P. Mortin sold this cottage and land to Albert G. Perry. The same year Mr. Perry conveyed the property to his wife, Elizabeth C. Perry. The 1929 Plan of the Grounds of the CCMA done for the Barnstable Water Co. do not indicate a building on this parcel, therefore, this cottage was built between 1929-37. In 1946, Mrs. Perry sold the cottage and land to Lennox Bodman, and in 1960, Mr. Bodman sold to the current owners, Joseph & Bertha Tomaiolo.

Sold 6/12/1998 to Mark Coggeshall.

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

Barnstable County Atlases. 1907.
Barnstable County Registry of Deeds and Probate.
Vuilleumier, Marion. Craigville on Old Cape Cod. 1972.





Legend

Road Names



Map printed on: 6/9/2021



Approx. Scale: 1 inch = 42 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Parcel: 226-078

Location: 28 LAUREL AVENUE, Centerville

Owner: CONNOLLY, GERALD F & SUSAN K



Parcel 226-078

Location 28 LAUREL AVENUE

Village Centerville

Town sewer account No

CWMP Sewer Expansion (subject to change with final engineering design) Phase 2 (11-20 years)

Developer lot:

Road type Private

Fire district C-O-MM

Secondary road

Road index 0871

Interactive map



Asbuilt septic scan [226078_1](#)

Owner: CONNOLLY, GERALD F & SUSAN K

Owner CONNOLLY, GERALD F & SUSAN K

Co-Owner

Book page 25591/0110

Street1 14 TOWER AVENUE

Street2

City NEEDHAM

State Zip Country MA 02494

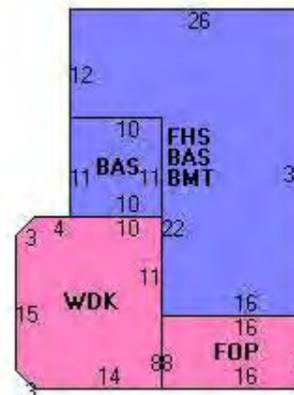
Land

Acres 0.25	Use Single Fam M-01	Zoning CBDCV	Neighborhood 0110
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1890	Roof structure Gable/Hip	Heat type Hot Air
Living area 1106	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 2530	Exterior wall Wood Shingle	AC type None
Style Cape Cod	Interior wall Wall Brd/Wood	Bedrooms 3 Bedrooms
Model Residential	Interior floor Minimum/Plywd	Bath rooms 1 Full-1 Half
Grade Average	Foundation	Total rooms 6 Rooms
Stories 1.5		



Permit History

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	07/29/2011	CONNOLLY, GERALD F & SUSAN K	25591/0110	\$280,000
2	07/08/2011	FEDERAL HOME LOAN MORTGAGE CORPORATION	25554/0236	\$488,512
3	03/27/2000	COGGESHALL, MARK J & SUZANNE M	12904/0097	\$100
4	06/12/1998	COGGESHALL, MARK J	11497/0024	\$134,000
5	06/12/1998	TOMAILOLO, BERTHA J	11497/0023	\$0
6	02/02/1960	TOMAILOLO, JOSEPH F & BERTHA J	1067/0501	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
--------	------	----------------	----------	----------	------------	--------------------

Save #	2021 Year	Building Value	XP Value	OB Value	Land Value	Total Parcel Value
2	2020	\$108,700	\$15,900	\$1,800	\$250,800	\$377,200
3	2019	\$94,200	\$15,900	\$2,000	\$250,800	\$362,900
4	2018	\$77,700	\$15,900	\$2,200	\$274,600	\$370,400
5	2017	\$72,600	\$16,300	\$2,300	\$285,100	\$376,300
6	2016	\$72,600	\$16,300	\$2,300	\$286,900	\$378,100
7	2015	\$82,700	\$17,500	\$2,800	\$275,700	\$378,700
8	2014	\$91,000	\$17,900	\$3,300	\$449,200	\$561,400
9	2013	\$91,000	\$17,900	\$3,500	\$449,200	\$561,600
10	2012	\$93,000	\$17,600	\$2,700	\$449,200	\$562,500
11	2011	\$123,000	\$0	\$0	\$449,200	\$572,200
12	2010	\$122,600	\$0	\$0	\$449,200	\$571,800
13	2009	\$129,800	\$0	\$0	\$415,800	\$545,600
14	2008	\$134,900	\$0	\$0	\$433,200	\$568,100
16	2007	\$154,700	\$0	\$0	\$433,200	\$587,900
17	2006	\$108,100	\$0	\$0	\$390,000	\$498,100
18	2005	\$96,400	\$0	\$0	\$355,600	\$452,000
19	2004	\$79,400	\$0	\$0	\$148,700	\$228,100
20	2003	\$79,900	\$0	\$0	\$58,500	\$138,400
21	2002	\$97,600	\$0	\$0	\$58,500	\$156,100
22	2001	\$97,600	\$0	\$0	\$58,500	\$156,100
23	2000	\$76,400	\$0	\$0	\$73,400	\$149,800
24	1999	\$76,400	\$0	\$0	\$73,400	\$149,800
25	1998	\$76,400	\$0	\$0	\$73,400	\$149,800
26	1997	\$73,900	\$0	\$0	\$73,400	\$147,300
27	1996	\$73,900	\$0	\$0	\$73,400	\$147,300
28	1995	\$73,900	\$0	\$0	\$73,400	\$147,300
29	1994	\$76,900	\$0	\$0	\$66,100	\$143,000
30	1993	\$76,900	\$0	\$0	\$66,100	\$143,000
31	1992	\$87,400	\$0	\$0	\$73,400	\$160,800
32	1991	\$91,500	\$0	\$0	\$73,400	\$164,900
33	1990	\$91,500	\$0	\$0	\$73,400	\$164,900
34	1989	\$91,500	\$0	\$0	\$73,400	\$164,900
35	1988	\$52,300	\$0	\$0	\$39,000	\$91,300
36	1987	\$52,300	\$0	\$0	\$39,000	\$91,300
37	1986	\$52,300	\$0	\$0	\$39,000	\$91,300

Photos









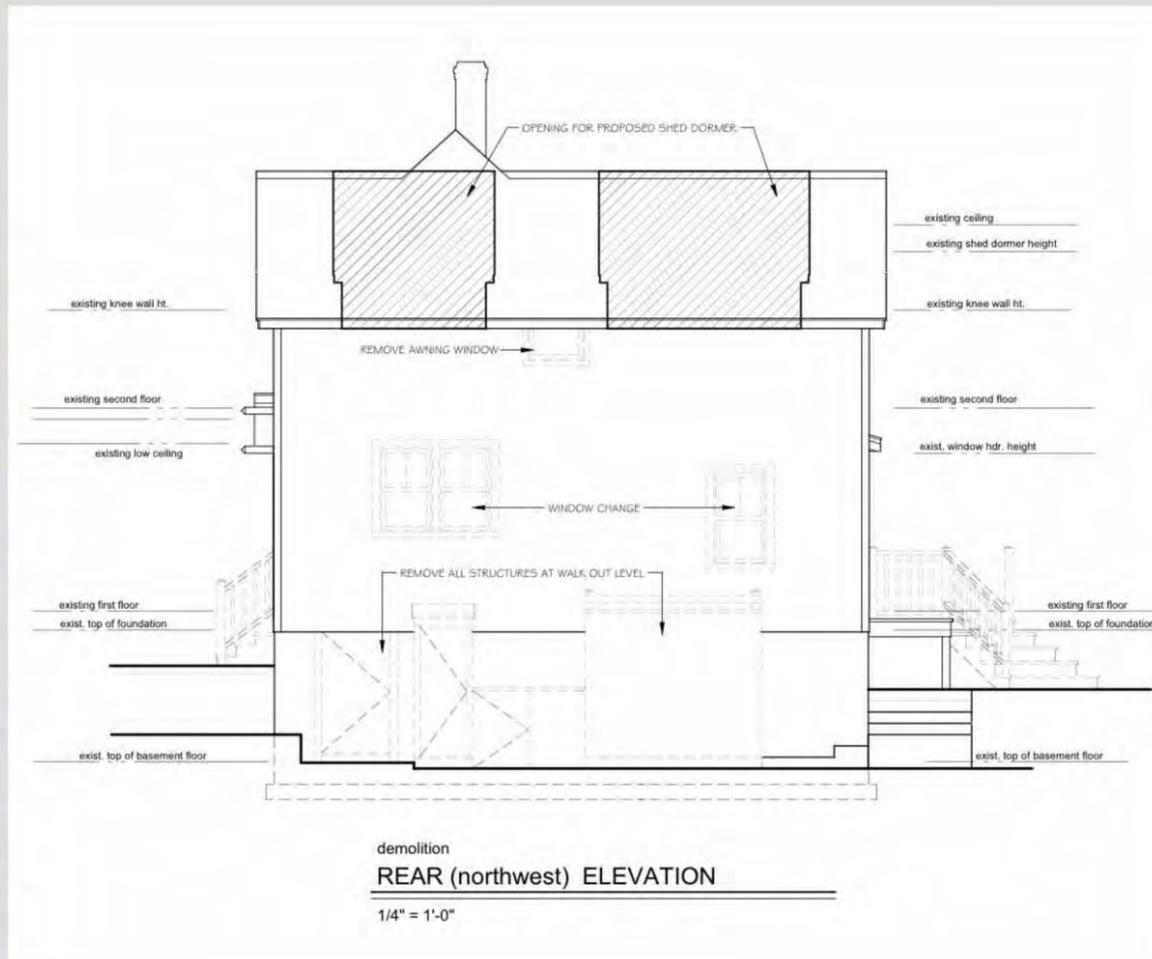
Front Right View



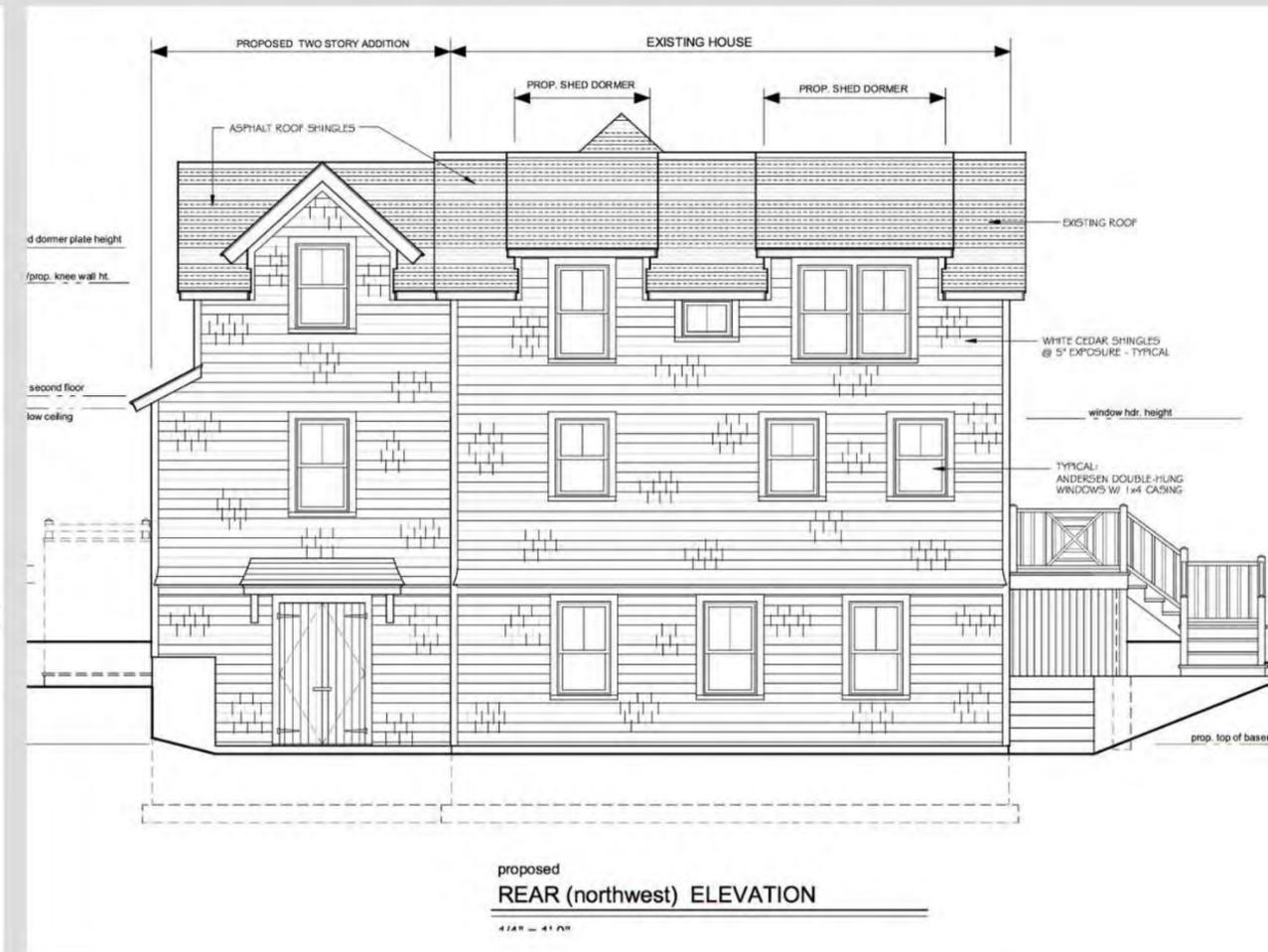
Front Left View



Existing

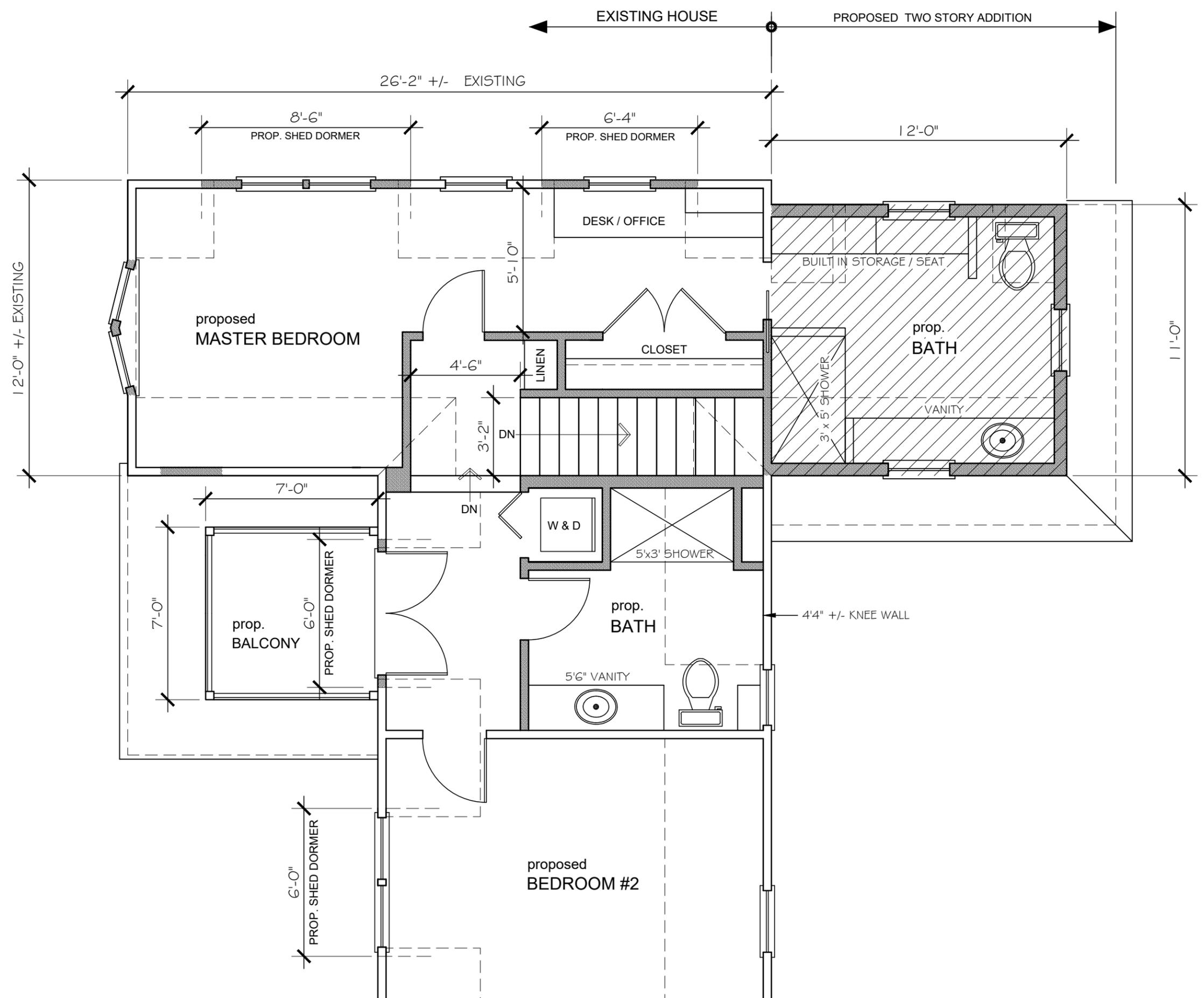


Areas of work



Proposed Final

Rear (Northwest) View - Revised





proposed
REAR (northwest) ELEVATION

1/4" = 1'-0"

Logan, Erin

From: Sarah Korjeff <skorjeff@capecodcommission.org>
Sent: Monday, May 17, 2021 9:50 AM
To: Sue Connolly; Logan, Erin
Cc: Irena Sumbera; Chloe Schaefer
Subject: Re: 28 Laurel Ave, Craigville Village - Initial Review

Hi Sue,

Thank you for sharing your proposed plans and photographs. I am happy to provide historic preservation comments on these plans for your consideration and for consideration by the Barnstable Historical Commission.

The existing building at 28 Laurel Ave is a contributing building within the Craigville National Register Historic District (though listed as 45 Laurel Ave/Way in the MACRIS database, the photograph and name clearly show this building). The building is a narrow, gable roofed structure with a front porch, narrow dormer profile that cuts the roof eave, and simple trim features. Additions or alterations to the building should seek to retain these character-defining features.

The proposal to elevate the building approximately 2 feet will help to preserve the structure from flood hazards in the long term. To balance the increased height of the building and the apparent increase in massing that comes with elevating, vertical boarding or lattice under the porch areas should be spaced to create an open feeling rather than a solid mass. The applicant should also consider using landscape plantings to screen the increased building height.

The proposed rear addition is appropriately differentiated from the historic building by a small setback and by a slightly lower ridge height. The reduced size of its second-floor area, its simple detailing, and its placement at the rear corner of the building will limit its impact on the character-defining features of the original building.

The proposed roof dormers will remove the single original dormer form and replace it with four wider dormers which significantly alter the roof form and the character of the side elevations. The original narrow dormer on the right elevation should be preserved, and the new dormers proposed on the left elevation should maintain a much narrower profile and be set further back from the front facade to preserve more of the original roof form and the proportions and scale of the original building. Breaking up the large dormer proposed on the rear of the building into two smaller dormers would also better preserve the scale and character of the structure.

The proposed porch changes appear to be consistent with the original porch configuration and do not alter any key character-defining features.

If you have questions about these comments, please feel free to contact me.

Sincerely,
Sarah

Sarah Korjeff
Historic Preservation Specialist/Planner
Cape Cod Commission

Logan, Erin

From: Julie Pinto <julianne.p.pinto@gmail.com>
Sent: Monday, June 07, 2021 3:53 PM
To: Logan, Erin
Subject: Historical Commission - Connolly, 28 Laurel Avenue, Centerville, Map 226, Parcel 078/000

Dear Ms. Logan:

Please forward this email to Chairperson Clark and the Commissioners for the upcoming meeting. Thank you!

Barnstable Historical Commission Hearing - June 15, 2021

Dear Ms. Clark and Commissioners:

As homeowners in Craigville Village and abutters of Sue and Gerry Connolly at 28 Laurel Avenue, my husband Greg and I are writing in full support of the proposed renovations and improvements to their home that have been submitted to you for approval.

Our family has owned a home in Craigville for over 10 years, and we love the beauty and charm of the village. We especially appreciate the care that many neighbors take to preserve the character of the village and remember its history. The Connollys are such a family. They have been involved in the village celebrations and events for many years, and are committed to fostering community and remembering the past. They only want to do what is right and appropriate for the village. We are thrilled that they will be updating and improving their home for the better, preserving its beauty but also bringing it into the 21st century so that it can be enjoyed for years to come.

Please consider this during your discussions about 28 Laurel Avenue.

Thank you,

Julie and Greg Pinto
63 Ocean Avenue
Centerville, MA 02632

CAUTION: This email originated from outside of the Town of Barnstable! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

Historical Commission Abutter List for Subject Parcel 226078

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

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
226059	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632
226060	GAHAN, JOHN W III & CATHERINE M		7 OLDHAM RD		ARLINGTON	MA	02474
226061	JANTZEN, PETER J & DENISE P		126 PARTRIDGE LANE		CONCORD	MA	01742
226069	MASCIA, ANTHONY F		610 OCEANVIEW ROAD		BRIELLE	NJ	08730
226070	MURPHY, SANDRA L TR	SANDRA L MURPHY 2018 LIVING TRUST	5220 BONITA BEACH RD APT 305		BONITA SPRINGS	FL	34134
226074	WESSEL, WILLIAM W & VICTORIA F		93 OCEAN AVENUE		CENTERVILLE	MA	02632
226075	MCCORMICK, DAVID W JR & ELIZABETH A		226 OLD LANCASTER ROAD		SUDBURY	MA	01776-2212
226075001	MCCORMICK, DAVID W JR & ELIZABETH A		226 OLD LANCASTER ROAD		SUDBURY	MA	01776-2212
226076	VESTER, NANCY N TR	NORWOOD REALTY TRUST	P O BOX 182		ST ALBANS BAY	VT	05481
226077	GERARDIN, ROBERT & MARIE C		27 LAZY VALLEY ROAD		GLASTONBURY	CT	06033
226078	CONNOLLY, GERALD F & SUSAN K		14 TOWER AVENUE		NEEDHAM	MA	02494
226082	NORWOOD, STANLEY W TR	C/O VESTER, NANCY NORWOOD	PO BOX 182		ST ALBANS BAY	VT	05481
226083	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVENUE		CENTERVILLE	MA	02632
226084	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
226085	ALMY, DEBORAH C & VELELLA, ALBERTO TRS	DEBORAH C ALMY 86 REV TRUST	26 HUNNEWELL STREET		NEEDHAM	MA	02194
226086	GOODING, MYRA		145 OCEAN AVENUE		CENTERVILLE	MA	02632
226086001	CHRISTIAN CAMP MEETING ASSOC		30 PROSPECT AVENUE		CENTERVILLE	MA	02632
226087	GOODING, MYRA E		145 OCEAN AVE		CENTERVILLE	MA	02632-3699
226088	SWANSON, EILEEN MARGARET STRUBE MGR	SWANSON REALTY LLC	132 BOULDER CREST LANE		VERNON	CT	06066
226089	NORWOOD, GUY D & DIANE L		PO BOX 732		MONTPELIER	VT	05601
226090	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632
226091	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632
226092	DUCKWORTH, PAMELA		P O BOX 775012		STEAMBOAT SPRINGS	CO	80487
226093	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632
226094	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632
226095	SCHUMACHER, KARL, ET AL		61 LAWRENCE AVE		DANBURY	CT	06810
226096	LANCASTER COTTAGE NOMINEE TRUST	C/O MARY E KIRK	445 N ST SW		WASHINGTON	DC	20024
226097	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632
226149	PINTO, GREGORY J & JULIANNE P TRS		76 RANDLETT PARK		NEWTON	MA	02465
226189	CARDARELLI, PATRIZIO Q TR	PATCO NOMINEE TRUST	208 PERCIVAL AVENUE	MONTREAL WEST QC H4X 1T9	CANADA	.	.

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
227006	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632
227007	LAHEY, FRANCIS D & SHEILA R TRS	OCEAN AVENUE NOMINEE TRUST	15 WESTON AVENUE		FISHKILL	NY	12524-1101
227008	LAHEY, FRANCIS D & SHEILA R		15 WESTON AVENUE		FISHKILL	NY	12524-1101
227008001	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632
227009	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632
227128	ZAKS, JAMES Y & KORSUNSKY, ANNA		56 BARBARA ROAD		NEEDHAM	MA	02492
227130	LAMBERT, MARGARET S		48 SEA MARSH ROAD		CENTERVILLE	MA	02632
227146	CHRISTIAN CAMP MEETING ASSOC		39 PROSPECT AVE		CENTERVILLE	MA	02632



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

May 18, 2021

Secretary Kathleen A. Theoharides
Executive Office of Energy & Environmental Affairs
Attn: Alex Strycky, MEPA Unit
100 Cambridge Street, Suite 900
Boston, MA 02114

RE: Vineyard Wind Connector 2/Park City Wind Offshore Wind Energy Project, Massachusetts,
BOEM Lease Area OCS-A 0501 South. MHC #RC.68273. EEA #16231.

Dear Secretary Theoharides:

Staff of the Massachusetts Historical Commission (MHC), office of the Massachusetts State Historic Preservation Officer, have reviewed the Draft Environmental Impact Report (DEIR), submitted by Epsilon Associates, Inc., for the project referenced above.

The MHC will continue to review the project in consultation with the Bureau of Ocean Energy Management (BOEM) pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800). The MHC looks forward to continued consultation with the involved federal and state agencies.

A paper copy of the Construction and Operations Plan (COP) referenced in Table 1-2 should be submitted to the MHC by the project proponent.

The identification effort for and evaluation of project effects on historic and archaeological resources described in DEIR Section 5.0, and summarized in Table 11-1 (pg. 11-6), is incomplete. The offshore export cable aspect of the project is within the Nantucket Sound Traditional Cultural Property (TCP; MIIC #BRN.9072, CIA.938, DEN.930, EDG.907, FAL.973, HRW.918, MAS.916, NAN.939, OAK.902 and TIS.904), included in the MHC's Inventory. The Nantucket Sound TCP is considered by MHC staff to include the paleolandforms previously identified during marine archaeological survey conducted on Horseshoe Shoals and the Vineyard Wind 1 cable export corridor in proximity to the project.

The Chappaquiddick Island Traditional Cultural Property has also been defined as part of the Vineyard Wind 1 project federal cultural resources identification effort. Chappaquiddick Island includes multiple historic and archaeological resources included in the MHC's Inventory. The DEIR does not describe these TCPs or evaluate the potential project effects to these TCPs.

Newly identified paleolandforms (pp. 5-6, 5-7) that may contain intact, significant archaeological resources within Nantucket Sound are incompletely presented in the DEIR. The results of ongoing marine archaeological reconnaissance surveys should be submitted to the MHC and Massachusetts Board of Underwater Archaeological Resources (MBUAR) as they become available.

Regarding the onshore aspect of the project, the MHC looks forward to reviewing a State Archaeologist's permit application (950 CMR 70) from the PAL to conduct intensive (locational) archaeological survey and/or archaeological monitoring within all archaeologically sensitive project impact areas.

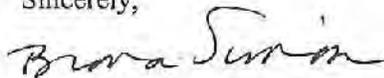
Archaeologically sensitive project impact areas in Barnstable include, but may not be limited to, portions of the export cable route and staging area at Craigville Beach, any undisturbed access routes, equipment storage and materials staging areas proposed for ground impacts, the Centerville River microtunnel entrance and exit locations, and portions of the Route 6 crossing northern terminus (Parcel 214-001), and 8 Shootflying Hill Road Substation.

Sections 1.5.2 (pg. 1-20) and 1.5.3 (pg. 25) indicate that proposed export cable impact areas within Barnstable roadways overlap project impact areas proposed by the Town of Barnstable for new sewer installations. The MHC has reviewed phased wastewater infrastructure installation under the Barnstable Comprehensive Wastewater Management Plan (MHC #RC.52494; FEA#16148). Project planners should submit current project information to the MHC for the complete electrical/sewer installation project for review and comment. Additional archaeological investigations may be required within archaeological sensitive portions of the entire project impact areas.

The MHC looks forward to reviewing the draft written Post-Review Discoveries protocol for the project that should be prepared and submitted by the PAL. The protocol should be developed consistent with a similar document already developed for the Vineyard Wind 1 project, and the Massachusetts Unmarked Burial Law (Massachusetts General Laws, Chapter 38, Section 6; Chapter 9, Section 26A and 27C; and, Chapter 7, Section 38A; all as amended). Implementation of the protocol will facilitate any future consultation that may be required to avoid, minimize or mitigate adverse effects to any significant archaeological resources, including unmarked human burials, identified during project construction.

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800), Massachusetts General Laws Chapter 9, Sections 26-27C (950 CMR 70-71), and MBPA (301 CMR 11). If you have any questions, please contact Jonathan K. Patton, at this office.

Sincerely,



Brona Simon
State Historic Preservation Officer
Executive Director
State Archaeologist
Massachusetts Historical Commission

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