

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

Meeting Notes
Barnstable County Building Needs Committee
Wednesday, February 25, 2015, 2:30pm
Cape Cod Commission Conference Room

Committee members present: Mike Trudeau, Cape and Island's District Attorney's Office; Steve Tebo, Director of Facilities; Joe Berlandi, Barnstable Village Association; Leo Cakounes, Barnstable County Commissioner; John Ohman, Assembly of Delegates; Scott Nickerson, Clerk of Courts; Paul Niedzwiecki, Cape Cod Commission.

Others present: Kristy Senatori, Cape Cod Commission; Jessica Wielgus, Cape Cod Commission

Leo Cakounes said that he questioned whether the meeting should be held as a public meeting and he requested an opinion from county counsel. Bob Troy, counsel for Barnstable County, wrote an opinion that the meetings do not need to be posted. Paul Niedzwiecki said that meeting had been posted out of an abundance of caution and prior to receiving Attorney Troy's opinion.

Mr. Cakounes asked if there were any issues relating to zoning, Old King's Highway and variances. Mr. Niedzwiecki said that permitting information could be provided on all options the committee comes up with.

Jessica Wielgus, said the seven of the 11 county buildings were taken by eminent domain and she would review the matter further.

Mike Trudeau asked if the sheriff's office should be included in the discussion. Mr. Niedzwiecki agreed.

Steve Tebo said his department has most of the old plans, such as plans for the Sherriff's office and the Old Jail, and he would send them to Mr. Niedzwiecki.

Mr. Niedzwiecki said the possibility of county services being consolidated with courts and law enforcement should be considered.

Mr. Trudeau suggested tying in a regional lock up with the sheriff.

Scott Nickerson suggested he would ask Worcester County for information about their complex. They have a single building. A new building that housed the four Barnstable County courts would need a total of 121,500 square feet (62,500 District, 10,000 Juvenile, 24,000 Probation/Family, 25,000 Superior)

He is waiting to hear back from Plymouth. He suggested Plymouth has all courts in one building but that does not include any space for the district attorney's office, victim witness, SASWA (safe and secure waiting areas), housing court and lockups.

Mr. Cakounes said his goal is to have all county staff out of the court buildings. The only building that can be renovated and meet county needs consolidating all county staff is the old jail. There has been a discussion of other buildings that could be purchased. He suggested an expansion of county offices into district court if a new building was constructed behind the registry.

Ms. Wielgus said she would look into the railroad easement and setback requirements.

Joe Berlandi asked what the county's space requirements are. Mr. Tebo said Michael Brillhart has prepared this information and that he would bring it to the next meeting.

Mr. Tebo said that only the front left wing of the Old Jail can be used. The rest of the jail is cells.

Mr. Niedzwiecki reviewed the goals of the committee: collect and review existing information, complete a needs analysis, and likely the recommendation will be to complete a structural analysis of all buildings in order to determine a range of options.

Mr. Tebo stated that there would be water main and other infrastructure issues to address.

Mr. Niedzwiecki said infrastructure costs can potentially be offset if the project is coordinated with a town/village project such as an underground utilities pilot project.

Mr. Nickerson suggested that the committee list out options for new building and renovations.

Mr. Niedzwiecki suggested looking for separate demolition funds. He said that parking would be an issue with new construction and that structured parking should be considered. He said all information would be pulled together and forwarded to the Barnstable County Commissioner's. They can hire a professional to review options.

Mr. Tebo noted that county and court employees have temporarily moved off-site before.

Mr. Cakounes said that it would cost a lot of money to build new courts. He mentioned re-using the old Harwich school. Mr. Niedzwiecki said that there are many public buildings across the Cape that could be reused.

Mr. Cakounes asked what was going to be done with the jail. Mr. Tebo asked what *can* be done with the jail. Mr. Niedzwiecki said that once the committee gathered the information it would be presented to the Commissioner's and they will make a decision about the jail. Mr. Cakounes added that a professional structural analysis is needed for the jail. Mr. Berlandi said the focus cannot be on the jail. Mr. Niedzwiecki said the main reason nothing has moved forward on the county complex issue is because the focus has been on the jail. Mr. Tebo said it would likely cost about \$2 million to demolish the jail and that an analysis of infrastructure was needed.

The committee agreed to forward relevant information to Mr. Niedzwiecki for inclusion in an existing conditions binder and to meet again on March 11 at noon.

Adjourn 3:20

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DRAFT

Meeting Notes
Barnstable County Building Needs Committee
Wednesday, March 11, 2015, 12:00 pm
Cape Cod Commission Conference Room

Committee members present: Michael O’Keefe, Cape and Island’s District Attorney’s Office; Steve Tebo, Director of Facilities; John Ohman, Assembly of Delegates; Janice O’Connell, Assembly of Delegates; Scott Nickerson, Clerk of Courts; Ann Canedy, Barnstable Village Association; Paul Niedzwiecki, Cape Cod Commission.

Others present: Kristy Senatori, Cape Cod Commission; Jessica Wielgus, Cape Cod Commission

Paul Niedzwiecki opened the meeting by saying that notebooks, which members would receive at the meeting, have been assembled with previous county complex planning and needs assessments. He mentioned that Steve Tebo, Director of Facilities, had delivered a number of county site plans that would be scanned and made available to the committee. He also said that Jessica Wielgus, Commission Counsel, has taken a look at zoning and will share what she has learned so far.

Ms. Wielgus said that that the Cape Cod Commission building, District Attorney’s building, CapeAbilities building, County Jail building, Sheriff’s building, and Superior Court are all on the State and National Register as part of the historic district, and that the Superior Court is also individually listed on the State and National Register of Historic Places. She provided them with a Historic and Community Character map, which shows that the County Complex is part of the Old King’s Highway Historic District, the National Register Historic District and the local historic district. She handed out a packet of historic inventories of the Barnstable County Complex buildings, which show the parts of the building that are protected and the nature of their historical significance. Ms. Wielgus spoke to Sarah Korjeff, Cape Cod Commission’s Historic Preservation Specialist, who said because the Superior Court is an individually listed property on the National Register, that exterior renovation would be limited. She said any proposed alteration or demolition would require a certificate from the Old King’s Highway District. She stated that although there is a potential for an area to be exempt, it applies only if the Old King’s Highway District determines, by a 2/3 vote of its membership, that such areas lack historical significance and their establishment as exempt areas would not cause substantial derogation from the purpose of its Act. She also distributed the MEPA thresholds for their consideration, as changes in infrastructure could potentially trip those thresholds and require Cape Cod Commission review if an Environmental Impact Report was required.

Ann Canedy suggested that it might be possible to keep the façade and renovate the remainder of the building or to build a replica of the building.

Mr. Niedzwiecki said that the committee would compile a list of documents and provide Barnstable County Commissioners a list of recommendations, which would outline a scope of work. The County Commissioner's have a \$200,000 budget to fund a feasibility study that could look into the architectural integrity of the buildings and/or additional work.

Mr. Niedzwiecki said that it is important to collect all the information to make sure that all tenants/departments are on the same page. The general consensus to date is to consolidate the courts and law enforcement and county offices to the greatest extent possible. He said that at the next meeting the committee could look at the needs assessment and come up with possible scenarios.

Mr. Tebo raised his concerns about if the committee knew enough about the county's infrastructure and future needs to create recommendations. Mr. Niedzwiecki said that a recommendation could be that some of the \$200,000 in the budget go towards an infrastructure assessment.

Mr. Niedzwiecki suggested that the group consider three scenarios: 1. Use only existing buildings 2. Demolish buildings and consolidate 3. Propose acquiring adjacent properties and/or relocating temporarily while a larger building is constructed.

Ms. Canedy said parking is an issue. Mr. Niedzwiecki suggested that structured parking be considered.

Ms. Canedy said the committee needs to keep in mind that there are residential neighborhoods surrounding the complex. Mr. Niedzwiecki said that all scenarios could be shown on a 3D model, which would demonstrate potential impacts on neighboring lots.

Michael O'Keefe said that a parallel group consisting of the District Attorney's office, Scott Nickerson, the Sheriff's office and the Cape Delegation have met twice to discuss space issues. He said the delegation is behind the idea and are looking for this group to flush out their ideas. He suggested the Cape Delegation be brought into the discussion at some point. Mr. Niedzwiecki agreed that it would be beneficial for the two efforts to work together.

Mr. Niedzwiecki mentioned that Massachusetts State Police, which are now renting space in Independence Park, would probably want space at the complex in addition to the county lock up and space needed by DCAM.

Mr. Nickerson said that it would make sense to have the court all under one roof. He said he had numbers about the square footage the court needs but that does not include space for the District Attorney, Housing Court etc. He said that Plymouth has a 190,000 square foot complex that does not hold all offices. Worcester has a 427, 000 square foot complex which holds all offices. He said

that if the state is willing to fund a new building the county could use the Superior Court. Mr. Niedzwiecki suggested Superior Court could be retrofitted for meeting space. Mr. Nickerson added that the courtroom is not conducive to modern technology. Mr. O'Keefe said he envisions Superior Court as a learning center/museum. He also said that if a new building is built, the new architects can base their designs on Superior Court.

Janice O'Connell mentioned that there is always a need for storage space and archives. She asked if portions of the Old Jail could be used for this purpose. Mr. Niedzwiecki said that would need to be determined by the Commissioner's once they have received an evaluation of the buildings by a consultant.

Ms. Canedy said she would talk to the Old King's Highway Historical District about their opinion on the Old Jail.

Mr. Niedzwiecki said the next meeting the committee would review department needs, look at a map of the county and work on developing possible scenarios.

The next meeting was scheduled for Wednesday, March 25th, 12:00 pm in the Cape Cod Commission's main conference room.

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Meeting Notes
Barnstable County Building Needs Committee
Wednesday, March 25, 2015, 12:00 pm
Cape Cod Commission Conference Room

Committee members present: Steve Tebo, Director of Facilities; Janice O'Connell, Assembly of Delegates; Leo Cakounes, Barnstable County Commissioners; John Ohman, Assembly of Delegates; Scott Nickerson, Clerk of Courts; Joe Berlandi, Barnstable Village Association; Paul Niedzwiecki, Cape Cod Commission.

Others present: Kristy Senatori, Cape Cod Commission; Jessica Wielgus, Cape Cod Commission.

Paul Niedzwiecki welcomed everyone to the meeting. He mentioned that the County site plans were currently being scanned and would be made available to Committee members. He said he extended an invitation to the Sheriff to participate in upcoming meetings. He also mentioned that Judge Nickerson had reached out to the Barnstable County Commissioners to discuss the Courts' tenancy.

Leo Cakounes said that the Chair of the Barnstable County Commissioner's replied to Judge Nickerson's email and suggested that the discussion wait until the Building Needs Committee submitted recommendations. Mr. Cakounes said he thought the discussion should begin prior to the Committee's recommendations. He reached out to Judge Nickerson and if he spoke with the Judge would bring forward his concerns to the Committee. Scott Nickerson said he hoped that the County Commissioners would begin discussion with the Judge as soon as possible. Mr. Tebo said the Courts' immediate needs have been the same for the past ten years. He suggested that the Barnstable County Commissioners start discussions with the Courts.

Mr. Cakounes said that the committee needed to start looking at the immediate space needs of the County and Courts. Mr. Niedzwiecki asked everyone to look at the Space Planning Worksheet. He asked Committee members to review the categories and numbers and to email suggestions, clarifications or fill in any boxes that were currently blank. He said that determining existing space usage and space needed would be a starting point for the Barnstable County Commissioner's to use with consultants.



Mr. Nickerson asked how they should determine the square footage to allot per employee. Mr. Niedzwiecki asked Jessica Wielgus to look into the DCAM Space Planning Manual. Mr. Nickerson asked if they should be looking at present or future space conditions. Mr. Niedzwiecki said present numbers should be the focus. He said actual space being used, floor by floor of each building needs to be determined.

Mr. Cakounes said that meeting space needed to be considered and that this meeting space should be useable by multiple departments. Mr. Niedzwiecki suggested that larger meetings space could be structured so that it could be separated into smaller meeting rooms.

Janice O'Connell asked if property owned by the County could be sold. Mr. Cakounes said that the County owns five acres on Route 132. Mr Tebo said that if the land is sold the proceeds would go back to the grantor. Mr. Niedzwiecki said that the sale of any County property would need to be a decision made by the Barnstable County Commissioners and Assembly of Delegates. The Committee can only prepare information to assist in the decision making process.

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Meeting Notes
Barnstable County Building Needs Committee
Thursday, June 28, 2015 12:00 p.m.
Cape Cod Commission Conference Room

Committee members present: Mike Trudeau, Cape and Island's District Attorney's Office; Steve Tebo, Director of Facilities; Joe Berlandi, Barnstable Village Association; Leo Cakounes, Barnstable County Commissioner; Scott Nickerson, Clerk of Courts; Janice O'Connell, Assembly of Delegates; Paul Niedzwiecki, Cape Cod Commission.

Others present: Kristy Senatori, Cape Cod Commission; Jessica Wielgus, Cape Cod Commission

Paul Niedzwiecki welcomed everyone to the meeting. Joe Berlandi summarized his suggested recommendations (included in the May, 20, 2015 email Mr. Berlandi sent to committee members) and the two phases of implementation.

Mr. Niedzwiecki said the committee had reached consensus on the following points:

- Consolidating county department offices
- Consolidating court offices
- Need for an evaluation of available and potential space in the County Complex
- Need for a structural analysis of existing facilities
- Need for analysis of parking
- Need for short and long term plans
- Need for more direct conversation with courts

Scott Nickerson said Harry Spence, Court Administrator of the Massachusetts Trial Court, is aware of the space needs of Barnstable courts and that the courts wish to stay in Barnstable Village.

Janice O'Connell asked if renovating the Old Jail would make sense if it were not to be used long term. Steve Tebo said a feasibility study might determine if renovating the Old Jail for the short term would be more economical than renting space.

Mr. Niedzwiecki said most departments do not have a line item for space. He said many departments would not be able to pay for their space.

Mr. Niedzwiecki asked Commissioner Leo Cakounes what form the recommendations should take for presentation to the Barnstable County Commissioners. Commissioner Cakounes said there needs to be short term and long term plans. He said the committee should be cautious in its recommendations so as to take into account any financial constraints the county may face. He said he would like the committee to present specific recommendations on where departments should be moved.

Mr. Nickerson said that moving departments cost money and the courts may not have allocated money for that purpose. Mr. Tebo said a financial assessment should probably be completed before moving departments to other locations. Michael Trudeau said that the recommendations could perhaps be more structured. He suggested Barnstable County administration work with facilities to look at possible reconfigurations of county space and report back to the committee in 90 days. These scenarios could be included in the recommendations to the Barnstable County Commissioners.

Commissioner Cakounes said he would agree to delegate space planning to one or two individuals. He said that there should also be one person delegated to talk to the courts. He said he is concerned that lack of communication between the courts and the county will lead the courts to look elsewhere for space and the county to lose rental revenue. Mr. Nickerson said that the courts do need space, either at the county complex or in another location.

Ann Canedy said she had heard that the courts were looking at developing in Independence Park.

Mr. Nickerson said one of the recommendations should be for the County Commissioners to designate a point person for the courts. Mr. Niedzwiecki said a point person could work to formulate and negotiate a deal. Mr. Cakounes said the individuals should be from the executive branch, he suggested a County Commissioner.

Mr. Cakounes said he agreed that the recommendations do not need to include specific scenarios but he would like a time frame included to implement recommendations. He said that an individual should be delegated to lead the short-term plan and this person should have the authority to relocate offices.

Mr. Niedzwiecki said the draft recommendations would be refined and emailed to committee members.

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Meeting Notes
Barnstable County Building Needs Committee
Thursday, July 30, 2015 12:00 p.m.
Cape Cod Commission Conference Room

Committee members present: Michael O’Keefe, Cape and Islands District Attorney; Steve Tebo, Barnstable County Director of Facilities; Joe Berlandi, Barnstable Village Association; Leo Cakounes, Barnstable County Commissioner; Ann Canedy, Barnstable Village Association; Paul Niedzwiecki, Cape Cod Commission; Janice O’Connell, Assembly of Delegates; and Scott Nickerson, Barnstable County Clerk of Courts.

Paul Niedzwiecki welcomed everyone to the meeting. He said that based on the discussion from the last meeting he drafted a set of recommendations and findings.

Mr. Cakounes said that the date to submit the recommendations to the Commissioner’s had been extended to no later than September 2, 2015 and the new date should be added to the report.

The committee reviewed the draft recommendations. Ann Canedy asked if a review of ADA building compliance should be included. Steve Tebo said County buildings are in compliance with federal findings.

Janice O’Connell asked that her title be changed to Barnstable County Assembly of Delegates Clerk.

Ms. Canedy asked if design guidelines could be included. Mr. Tebo said design would be addressed at a later stage. Mr. Niedzwiecki said there would be a specific scope for architectural analysis and preliminary designs.

In response to finding number 3, Leo Cakounes said the County is working to develop a policy for departmental accounting for used space.

Joe Berlandi asked that “qualified person” in finding number 1 be changed to “consultant.”

Ms. Canedy asked if community engagement/outreach should be added to finding number 4. Mr. Niedzwiecki said that item could be included in the scope. He said the scope will also include site evaluation, structural evaluation, code compliance and conceptual design. The scope should

request a few options— how could the existing structure be used and if the state upgrades its facilities, what the options are for the county and a hybrid plan.

Ms. Canedy asked how the project would be funded. Mr. Niedzwiecki said the needs of the county need to be determined before determining funding strategies.

Mr. Cakounes said the courts and county need to be in separate buildings. Scott Nickerson said the state would build a separate building.

Mr. Cakounes said the county plans on spending about \$500,000 on repaving the parking lots. He asked if that should be put on hold. Mr. Niedzwiecki said that would be determined as part of the analysis done by the consultant. Mr. Tebo said there are county funds that need to be spent now to be compliant.

There was a discussion on who the point person should be for the county in discussions with the state and courts. Joe Berlandi said that the committee should recommend an entity or specific person. He said the Cape Cod Commission would be the best choice. Mr. Cakounes said he thinks the point person should be a County Commissioner. The majority of the committee disagreed. Mr. Cakounes said involving a third party would slow the process down. Mr. Berlandi disagreed and added that the Cape Cod Commission has the staff and resources needed. He said the Commission could make the recommendations and the County Commissioners could make the final decision. Mr. Cakounes said a Commissioner should be appointed interim point person until a county administrator is hired.

Mr. Niedzwiecki said a draft scope would be included in the final recommendations.

Janice O'Connell made a motion to accept the final recommendation as amended, seconded by Mr. Nickerson, unanimously approved.

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Meeting Notes
Barnstable County Building Needs Committee
Thursday, July 16, 2015 12:00 p.m.
Cape Cod Commission Conference Room

Committee members present: Michael O’Keefe, Cape and Island’s District Attorney; Steve Tebo, Barnstable County Director of Facilities; Joe Berlandi, Barnstable Village Association; Leo Cakounes, Barnstable County Commissioner; Ann Canedy, Barnstable Village Association; Paul Niedzwiecki, Cape Cod Commission.

Paul Niedzwiecki welcomed everyone to the meeting. He said the committee should be ready to finalize its recommendations over the course of this, and possibly one more meeting, and present them to the Barnstable County Commissioner’s in August. He said the committee’s report would include findings and recommendations along with all ancillary materials and committee meeting minutes.

Mr. Niedzwiecki said the report would begin with Barnstable County Commissioner Leo Cakounes’ motion to form the committee and the charge of the committee:

“I move that the County create a building needs assessment committee to evaluate the buildings, land, used and unused space, within the County complex. After said evaluation, the committee shall submit its recommendations to the County Commissioners as to its immediate needs for maintenance, improvements to existing structures, and major constructions of new buildings or remodeling of existing to meet the current needs and future needs. ...”

Mr. Niedzwiecki said the report would briefly review the process the committee went through and materials collected. He said there will be a section with committee findings:

- The financial position of the county, indicating that most departments do not have money in their budgets to pay for themselves and new offices.
- There is a Court bond bill being discussed, of which the Barnstable Courts could potentially receive between \$90-120 million.

Leo Cakounes said that it is important to include the physical needs of the courts and whether the current use of space is efficient.

Ann Canedy said that the committee’s preference that the courts remain on site should be noted in the report.

Mr. Niedzwiecki suggested the report begin with points of consensus. Mr. Niedzwiecki said the committee agrees that an effort should be made to keep the courts located on the county campus. The committee also agrees that courts and county departments should be collocated.

Ms. Canedy said she would like the report to recommend that any new buildings be designed to blend in with the current buildings.

Mr. Niedzwiecki said there was consensus that further evaluation of the county campus and buildings is needed and this would be included as a recommendation. Ms. Canedy said the analysis should be done professionally not internally. Mr. Niedzwiecki suggested the committee submit a scope for the professional analysis. He said that with the submission of the report the committee will expire but the committee can consider including a recommendation about the establishment of a future committee.

Michael O'Keefe said the courts, District Attorney's office and Cape Delegation have been meeting to address the space needs of the courts and that a representative of the county is welcome to attend the meetings. He said that this group has been meeting to discuss the courts space needs and the preference is to build on the county campus. Mr. Niedzwiecki suggested that the committee recommend that the Barnstable County Commissioners appoint someone who will attend those meetings and to talk with the courts and state about space issues. He noted that the appointee would not have the authority to make decisions. Only the Commissioners could do that.

Mr. Cakounes said the courts need to be aware that the county would like to keep the courts at the county complex. Mr. Niedzwiecki agreed and said the report will confirm that the courts need to be consolidated on the county campus and space for county departments should also be consolidated.

Mr. Cakounes said he thinks the individual appointed to talk with the state and courts should ideally be the county administrator but since the county is in the hiring process for that position, the appointee should be a County Commissioner. He asked that this be included in the recommendations. Mr. O'Keefe disagreed and said he suggests the appointee be a non-commissioner. Joe Berlandi said it would be too political if the appointee was a commissioner. Ms. Canedy said an appointee who was not a commissioner would be more objective. Mr. Cakounes said if it were not a commissioner the recommendations would not be implemented.

Mr. Niedzwiecki suggested the committee look at the other areas where there is more consensus and come back to this issue. He said if the committee rushed to who the appointee should be, the committee could miss what qualifications this individual needs and what the person needs to accomplish. Mr. Cakounes said that the revenue the county receives from the courts and state are essential for the county to function. He said he does not think a non-commissioner should be given the task to negotiate an agreement. Mr. Niedzwiecki said third parties are used all the time to negotiate. He said the state would view the appointee, commissioner or non-commissioner; the same since neither can make a decision. He said that the appointee needs to be someone who knows the situation and can put together a list of options to bring back to the Commissioners. He

said the courts and the state want one point of contact, not necessarily a decision maker, who can administrate a conversation. Ms. Canedy said that the appointee would not make a decision but bring forward options. Mr. Niedzwiecki said it will be an iterative discussion. The courts will discuss the statuses of the current buildings, potential for a new building and how the county could help them.

Steve Tebo said at the minimum the state and courts need a point of contact.

Mr. Niedzwiecki summarized the recommendations to include in the report: point of contact for the courts and state, what needs to be done to stay in current facilities, and the need for a structural and parking analysis. He said those recommendations are needed to start planning and to discuss possible scenarios.

Mr. Cakounes said that the county is looking at resurfacing the parking lots. He said that money would be wasted if in five years the courts build a building in the center of the complex. He asked how a situation like that could be avoided. Mr. Niedzwiecki said those issues could be looked at with a capita, planning analysis, which he suggested be included in the recommendations.

Mr. Cakounes said the commissioners have allocated \$250,000 for the professional analysis of the county buildings and campus.

Mr. Niedzwiecki said the recommendations will advise the commissioners on the best use of that money to come up with a physical plant profile. The profile will provide information to better inform county financial decisions and discussions with the courts. Mr. Niedzwiecki said Cape Cod Commission staff can assist with writing a scope for the facilities and capital analysis. He said that the committee also needs to determine the best way to interface with the courts and state. Ms. Canedy asked who could provide the analysis and how much would it cost. Mr. Niedzwiecki said an architectural or engineering firm could complete the analysis, but that the scope of work would need to specify what the county wanted done. He said the money reserved by the commissioners should be adequate. Mr. Cakounes said the best use of existing space should be included in the scope of work. Mr. Niedzwiecki agreed that a space efficiency audit should be recommended. He said that the committee collected the space information and number of employees and it would be helpful to have auto cad renderings.

Ms. Canedy asked if there are any resources, such as grants, available to the county. Mr. Niedzwiecki said funds could be available.

Mr. Niedzwiecki said Cape Cod Commission staff will put together a scope, which will be shared with the committee and, if agreed upon, be sent to the county commissioners. He said that a building needs committee meeting will be scheduled for the week of July 27th, members will be polled to determine a time when the majority can attend. He said he would request that the Barnstable County Commissioners put the Building Needs Committee recommendations/report on the agenda of their first meeting in August.

From: "Robert Troy" <rst@troywallassociates.com>
To: "Michael Brillhart" <mbrillhart@barnstablecounty.org>
Cc: "Mary Pat Flynn" <mflynn@barnstablecounty.org>, "Sheila Lyons" <slyons@barnstablecounty.org>, "Janice O'Connell" <joconnell@barnstablecounty.org>, "Leo Cakounes" <lcakounes@barnstablecounty.org>, "scott nickerson" <scott.nickerson@jud.state.ma.us>, ohmanjon@gmail.com, "Paul Niedzwiecki" <pnieczwiecki@capecodcommission.org>
Sent: Tuesday, February 24, 2015 10:53:47 AM
Subject: Request for Opinion

Michael,

This will respond to your request for my Opinion as County Counsel relating to two inquiries from Commissioner Cakounes regarding the Building Needs Assessment Committee that was recently voted by the County Commissioners.

Commissioner Cakounes' first inquiry relates to whether he may lawfully transmit information that he received in Executive Session on February 11, 2015 to the Committee and whether the County Commissioners should release the Executive Session Minutes from that meeting so that he may be freed from the constraints of the restrictions on the discussion in that meeting. A second inquiry relates to whether the Building Needs Assessment Committee may meet without public notification. The Chair of the Committee has announced that the Committee will function as a "workshop" and not meet in posted public sessions and Commissioner Cakounes has objected. Because these two questions are interconnected, I will respond to both of them as one.

The Building Needs Assessment Committee was voted by the County Commissioners at their meeting of February 4, 2015. The vote constituted the Committee as follows: 1 member from the County Commissioners, 1 member from the Courts, and 2 members from the Assembly of Delegates. The Minutes of the County Commissioners' meeting identify the Committee's charge:

"The purpose for the Committee would be to compile the information on what has been done so far and what the current status is. The Committee would provide the report to the County Commissioners."

The Attorney General's Open Meeting Law Guide defines "What constitutes a public body?"

While the definition is encompassing and broad, it contains an exclusion that is pertinent here:

"Bodies appointed by a public official solely for the purpose of advising on a decision that the individual could make himself or herself are not public bodies subject to the Open Meeting Law."

Here, it is clear that the County Commissioners and the Assembly of Delegates have plenary authority under the Barnstable County Charter to make decisions to acquire and dispose of County property as they deem appropriate and in the best interest of the County. The cited minutes of the County Commissioners' meeting confirm that the Building Needs Assessment Committee is limited to providing a report to the County Commissioners. As such, it is clear that the Committee is performing a function that the Commissioners could perform themselves. In these circumstances, the Attorney General advises: "That advisory body would not be subject to the Open

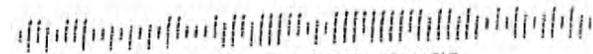
Meeting Law."

It is therefore my Opinion as County Counsel that the meetings of the Building Needs Assessment Committee are not subject to the Open Meeting Law in accordance with the Attorney General's Open Meeting Law Guide.

Because I conclude that the meetings of the Committee are not subject to the Open Meeting Law, this resolves Commissioner Cakounes' first inquiry about the contents of the Executive Session.

If you have any additional questions, please do not hesitate to contact me.

Bob



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JESSICA ERIN WIELGUS

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Draft plan pegs 41 courts to close, consolidate

By Brandon Gee

brandon.gee@lawyersweekly.com

A draft of a capital master plan obtained by Lawyers Weekly shows the Trial Court spending \$3.1 billion over 20 years to address its ailing stable of 101 courthouses, dozens of which would close and consolidate as part of the process.

The plan, which outlines facility phasing by county, was provided by a government source who requested anonymity. It details the closing of 41 courthouses, which would consolidate at other locations, and the construction of 11 new ones, two of which previously have been announced, for a net reduction of 30 courthouses statewide.

Investments ranging from minor repairs and renovations to major expansions would come to many other courthouses over the two-decade scope of the plan.

Court leaders have been sounding the alarm over the condition of the judiciary's infrastructure and have been bracing lawmakers on the need for a sweeping overhaul. Many stakeholders, though, claim they have been left out of the planning process.

"The [Massachusetts Judges



To view the capital master plan draft and for interactive maps plotting proposed courthouse closures and new construction, go to masslawyersweekly.com.

Conference] looks forward to a change toward inclusion and dialogue with the Trial Court, as well as involvement in ongoing discussions with the governor and the Legislature," MJC President Thomas C. Horgan, a Boston Municipal Court judge, said in a statement.

For some, the closing of any courthouse is a deal-breaker.

"Whether it's one [closure] or it's 30, it's all the same thing from our perspective," said Daniel J. Hogan, clerk-magistrate of the BMC's Central Division and president of the Association of Magistrates and Assistant Clerks. "The

Continued on page 28

Proposed courthouse closures include ...



Barnstable Superior



New Bedford Superior



Northampton District and Superior



Stoughton District and Juvenile



Suffolk County Courthouse



Middlesex Superior (Woburn)

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Suit against coach, school allowe

Draft plan pegs 41 courts to close, consolidate

Continued from page 1

capital plan shouldn't be about closing courthouses. The capital plan should be focused on putting resources into the community courts. We do not support the closing of a single courthouse."

Trial Court spokeswoman Jennifer Donahue stressed that the plan obtained by Lawyers Weekly "is a preliminary version that is undergoing revision and is expected to change further."

In a June 4 email to Trial Court personnel — sent after details of the capital plan were leaked to Massachusetts Bar Association Chief Operating Officer Martin W. Healy — Trial Court Chief Justice Paula M. Carey and Court Administrator Harry Spence wrote that "conversations with the governor and the Legislature continue. When we have completed those conversations, the Trial Court will release a draft plan to court staff and the public for comment and reaction."

Even when finalized, the capital plan is more properly viewed as the Trial Court's wish list than fait accompli, court spokeswoman Donahue noted.

"The Legislature must approve funding for capital investment and must approve any court consolidation," Donahue said. "Each year, the governor decides what courts will be repaired, renovated or constructed."

Court officials do not expect to submit their proposal to the Legislature until the fall. Lawmakers would have to approve a bond bill, then individual projects would have to

Dedham Superior Court building, allowing the Trial Court to eliminate a private lease. Canton is an example of another desire — in addition to a shift toward fewer but larger regional courthouses — revealed by the capital plan: a shift away from leases with private parties, counties and towns and toward state-owned facilities.

In another example, three Barnstable courthouses leased from the county would close and consolidate their Superior, Probate & Family, District and Juvenile court proceedings in a new \$90.9 million facility there with nine courtrooms.

The Middlesex Superior and Juvenile courts would leave a private building in Woburn and, along with the Somerville District Court, consolidate in a new \$252.8 million, 375,000-square-foot Southern Middlesex Regional Justice Center with 25 courtrooms.

Also in Middlesex County, courthouses in Medford (Cambridge District Court), Framingham (Juvenile Court) and Marlborough (District, Housing and Probate & Family courts) would close and consolidate elsewhere.

While Spence recently told lawmakers on the House Bonding Committee the "alarming" news that "a distressing majority of courthouses in the state are seriously dilapidated or in an advanced state of disrepair," and warned that courthouses will "unquestionably close" over the next 20 years, others view closures as a last-resort option, if any option at all.

"While Mayor [Martin J.] Walsh has not seen the full report, he is very con-

PROPOSED CLOSURE	CONSOLIDATION SITE
Barnstable Probate & Family Court	New Barnstable courthouse
Barnstable Superior Court	New Barnstable courthouse
Barnstable District and Juvenile courts	New Barnstable courthouse
New Bedford Housing Court	New New Bedford courthouse
New Bedford Probate & Family Court	New New Bedford courthouse
New Bedford Superior Court	New New Bedford courthouse
New Bedford District and Juvenile courts	New New Bedford courthouse
Holyoke Juvenile Court	Holyoke District Court
Lowell Juvenile Court*	New Lowell Judicial Center*
Lowell District Court*	New Lowell Judicial Center*
Lowell Superior, Housing and Probate & Family courts*	New Lowell Judicial Center*
Cambridge Probate & Family Court*	New Lowell Judicial Center*
Somerville District Court	New Southern Middlesex Regional Justice Center
Middlesex Superior and Juvenile courts (Woburn)	New Southern Middlesex Regional Justice Center
Cambridge District Court (Medford)	Cambridge Juvenile and Probate & Family court
Framingham Juvenile Court	Framingham District Court
Marlborough District, Housing and Probate & Family courts	Framingham District Court
Brookline District and Juvenile courts	New Quincy Regional Justice Center
Dedham Juvenile Court	New Quincy Regional Justice Center
Quincy District and Juvenile courts	New Norfolk/Quincy Regional Justice Center
Stoughton District and Juvenile courts	New Norfolk/Quincy Regional Justice Center
Wrentham District Court	New Norfolk/Quincy Regional Justice Center
Norfolk Probate & Family Court (Canton)	Dedham Superior Court
Boston Land and Superior courts	New Boston courthouse
South Boston Municipal Court	New Boston courthouse
Charlestown BMC	Brooke Courthouse
East Boston BMC	Brooke Courthouse
Pittsfield Juvenile Court	New Pittsfield courthouse



SPENCE



CAREY

Trial Court leaders' conversations with governor, Legislature continue

PHOTOS COURTESY OF THE TRIAL COURT

Longtime Milton lawyer Robert L. Jubinville Jr., a member of the Governor's Council, acknowledged the poor condition of many courthouses and the high quality of newer ones that have embraced the regional, consolidated model. He nonetheless said he opposes closing courthouses and questioned whether consolidation would really save money, as the Trial Court hopes.

"It's not a bunch of retail stores that you close and consolidate," Jubinville said. "You take a court like Wrentham District Court, and there is no way there is any public transportation that I know of in that town or surrounding ones that are going to get you to Quincy. ... Courts mean a lot to communities — a lot — and when you close them it leaves a big void. And, to me, justice isn't something you play around with like that."

Like MJC President Horgan and the MBA's Healy, Jubinville advocates for repairs to existing facilities over closures and consolidations.

"Some of these Superior courthouses are just gorgeous buildings that have stood for 100 years and are a lot more attractive than the ones they build today," he said. "A lot of these just need repairs. ... Instead of coming up with these schemes, my suggestion to the court system is to spend more time convincing senators across the street of the need for more courthouses."

In his statement, Horgan noted that similar closure/consolidation plans in the past have "been met with strong opposition from the Legislature, as well as court personnel."

"It is imperative that the commonwealth examine the domino effect on all parties, services, agencies and towns that are connected to the courts' role as gatekeeper to justice and rebuilding lives," Horgan said. "Minimal savings cannot justify closing the doors to justice. No life, young or old, no person's home, no business, no child, woman or man should be put at risk as the result of a courthouse closing."

executive branch's capacity to spend. Despite the preliminary nature of the capital plan and the uncertainty that would follow its completion, Healy said the MBA was "startled when we heard this document was out there. And the sheer numbers articulated in that document are stunning."

Acknowledging that the plan appears to be a work in progress, "it's something everyone should be concerned about," Healy said.

No stone unturned

As currently drafted, the plan touches courthouses large and small in urban and rural communities statewide.

In Boston, the Suffolk County Courthouse in Pemberton Square, a 1937 high-rise with 26 courtrooms serving the Superior and Land courts, would close within a decade. Along with the two-courtroom South Boston BMC, the Suffolk courthouse would consolidate in a new, \$321.5 million, 465,000-square-foot building in Boston with 31 courtrooms.

BMC courthouses in Charlestown and East Boston also would close and move to the Brooke Courthouse on New Chardon Street in Boston.

In Dudley, the West Main Street courthouse that holds Housing, Juvenile and District court proceedings would undergo a \$71.9 million four-courtroom expansion within five years to make room for proceedings currently held in two other courthouses that would close within a decade: the Uxbridge District Court (19 miles away by car) and the Milford District and Juvenile courts (24 miles).

Norfolk County would see perhaps the most drastic realignment, with District and Juvenile courthouses in Brookline, Dedham, Quincy, Stoughton and Wrentham all closing and consolidating in a new \$225.7 million, 315,000-square-foot building in Quincy with 21 courtrooms that also would house Superior Court proceedings.

The Probate & Family Court in Canton also would be shuttered and move to the

Superior and Housing courts*	New Greenfield Trial Court*
Northampton Probate & Family Court	New Northampton courthouse
Northampton District and Superior courts	New Northampton courthouse
Hadley Juvenile and Housing courts	New Northampton courthouse
Fitchburg District and Juvenile courts	New Fitchburg courthouse
Gardner District Court	New Fitchburg courthouse
Leominster District, Housing and Juvenile courts	New Fitchburg courthouse
Milford District and Juvenile courts	Dudley District Court
Uxbridge District Court	Dudley District Court

SOURCE: DRAFT OF MA COURTS CAPITAL MASTER PLAN OBTAINED BY LAWYERS WEEKLY

* Previously announced

Forcing people to travel farther to seek restraining orders or mental health commitments would impact public safety, Healy warned, and shuttering courthouses also would be a blow to surrounding business districts.

Historical perspective

Daniel B. Winslow thinks the critics' concerns are overblown and that any negative effects from a consolidated, regional courthouse system are vastly outweighed by the benefits.

A former state representative, Winslow served as chief legal counsel to former Gov. Mitt Romney and in 2003 developed and pitched a plan to replace all the state's courthouses with 20 regional justice centers.

Winslow said such a plan can be implemented while keeping every Massachusetts resident within 15 miles of a courthouse and saving taxpayers a considerable amount of money by, for example, having courts share administrative and secretarial support.

With court officers from multiple Trial Court departments under one roof, Winslow said, resources could be shifted as needed. For instance, there would be no shortage of court officers during an intense murder trial, he said.

"You not only pick up cost efficiencies, you pick up operational excellence," said

Winslow, who noted that most litigants have to personally appear in court only two to five times over the life of a case. "So much more important than proximity is functionality."

Winslow cited a combined District, Housing, Juvenile, Probate & Family and Superior courthouse in Worcester as a successful example of the model. Four other such regional justice centers have opened across the state since 2003 in conjunction with the closure of other courthouses deemed substandard, and efforts to build comprehensive, multi-department courthouses are underway in Lowell and Greenfield at costs of \$175 million and \$42 million, respectively.

As for the failure to take the model statewide, Winslow said politics was to blame.

"Nobody likes to lose their local courthouse," he said, "but bringing things up to date is good policy, and it can be done in a way that allows access to justice."

The fact that the current proposal is coming from the judicial branch rather than the Governor's Office might "confer legitimacy on the capital plan," Winslow said.

But he added that you "can't ignore the politics" and said court leaders' best chance of success would be to unite Gov. Charlie Baker, House Speaker Robert A. DeLeo and Senate President Stanley C. Rosenberg behind the proposal. **MLW**

Barnstable County Campus Map

Barnstable County Campus Buildings

- ① Cape Cod Commission (CCC)
- ② Superior Courthouse
- ③ Registry of Deeds, Office of Probate & Cape Cod Cooperative Extension
- ④ Resource & Development Office
- ⑤ Old Jail
- ⑥ Bureau of Criminal Investigation (BCI)
- ⑦ OpenCape
- ⑧ First District Courthouse
- ⑨ Deputy Sheriff's Civil Process Office
- ⑩ Barnstable Fire Station
- ⑪ District Attorney's Office

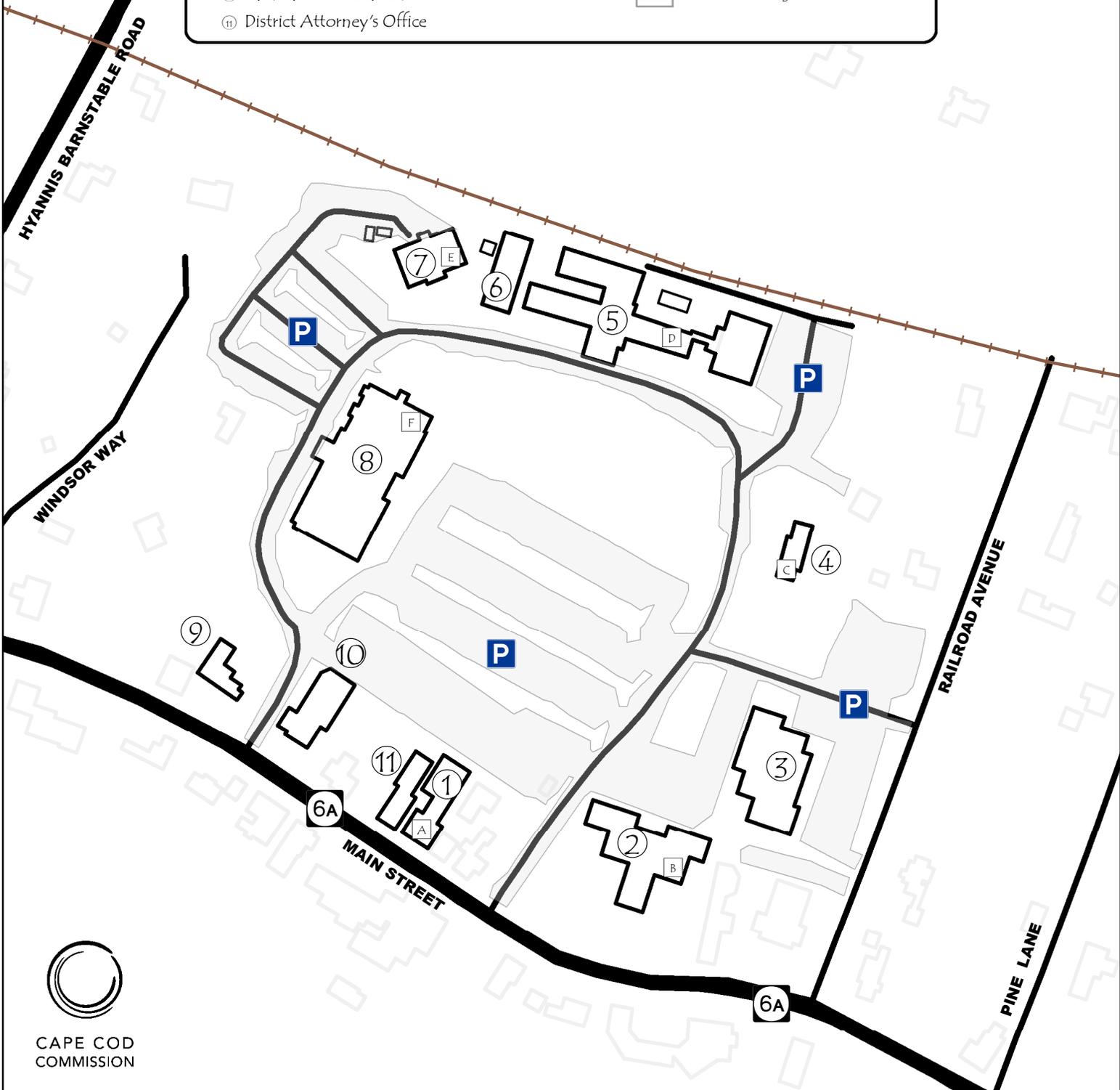
Conference Rooms

- A CCC Conference Rooms
- B Conference Rooms 11 & 12
- C RDO Conference Room
- D Harborview Conference Room
- E Innovation Room
- F Assembly of Delegates

-  Campus Buildings
-  Adjacent Buildings
-  Other Buildings



1 inch = 200 feet



CAPE COD
COMMISSION

Barnstable County Campus Map

Barnstable County Campus Buildings

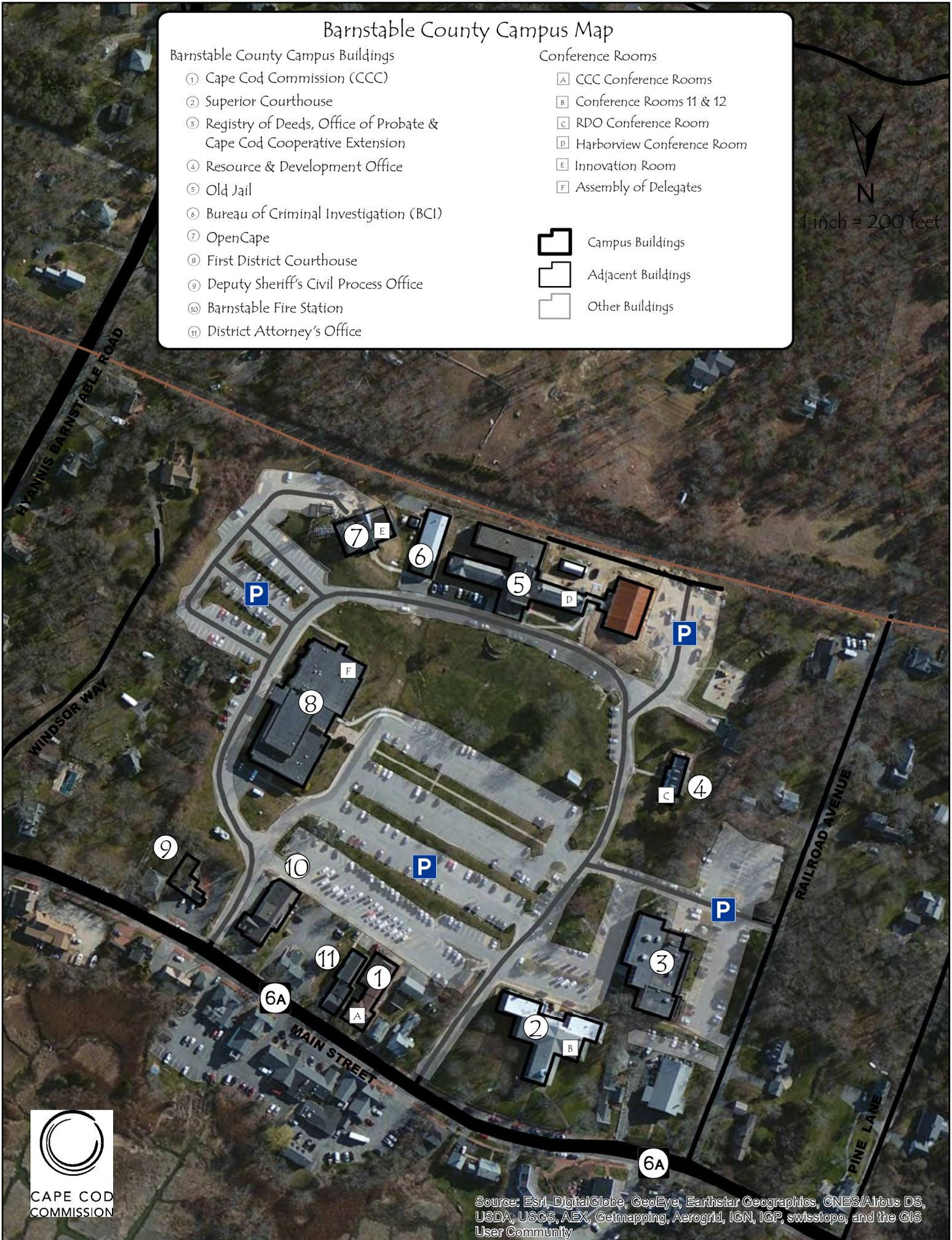
- ① Cape Cod Commission (CCC)
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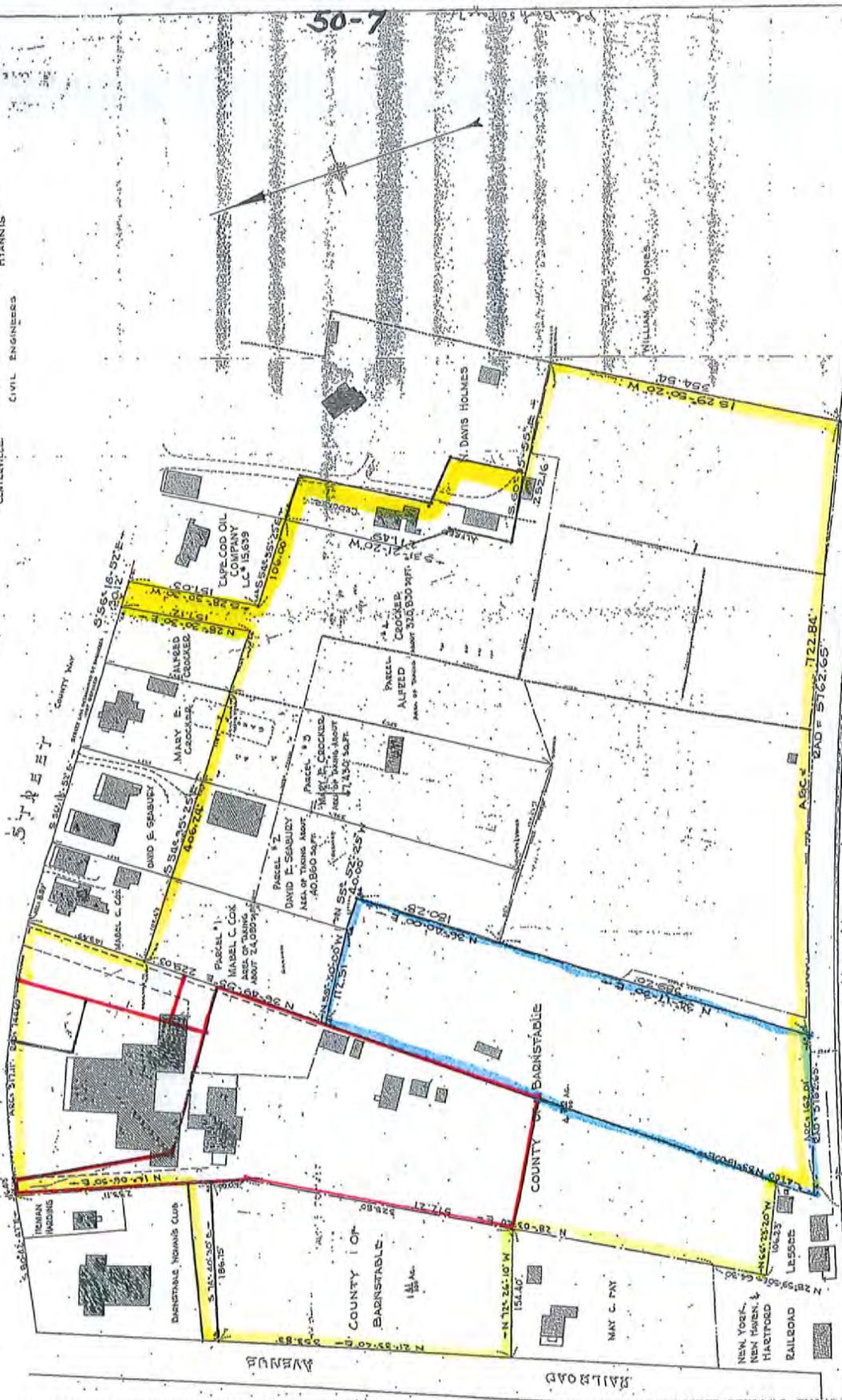


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PLAN OF LANDS IN BARNSTABLE, MASS.
AS SURVEYED FOR THE

COUNTY COMMISSIONERS
SCALE ONE INCH = 50 FT. OCT. 19, 1934.
EDWARD A. KELLOGG
HYANNIS
CIVIL ENGINEERS

MAIN



NEW YORK, NEW HAVEN & HARTFORD RAILROAD LESSEE

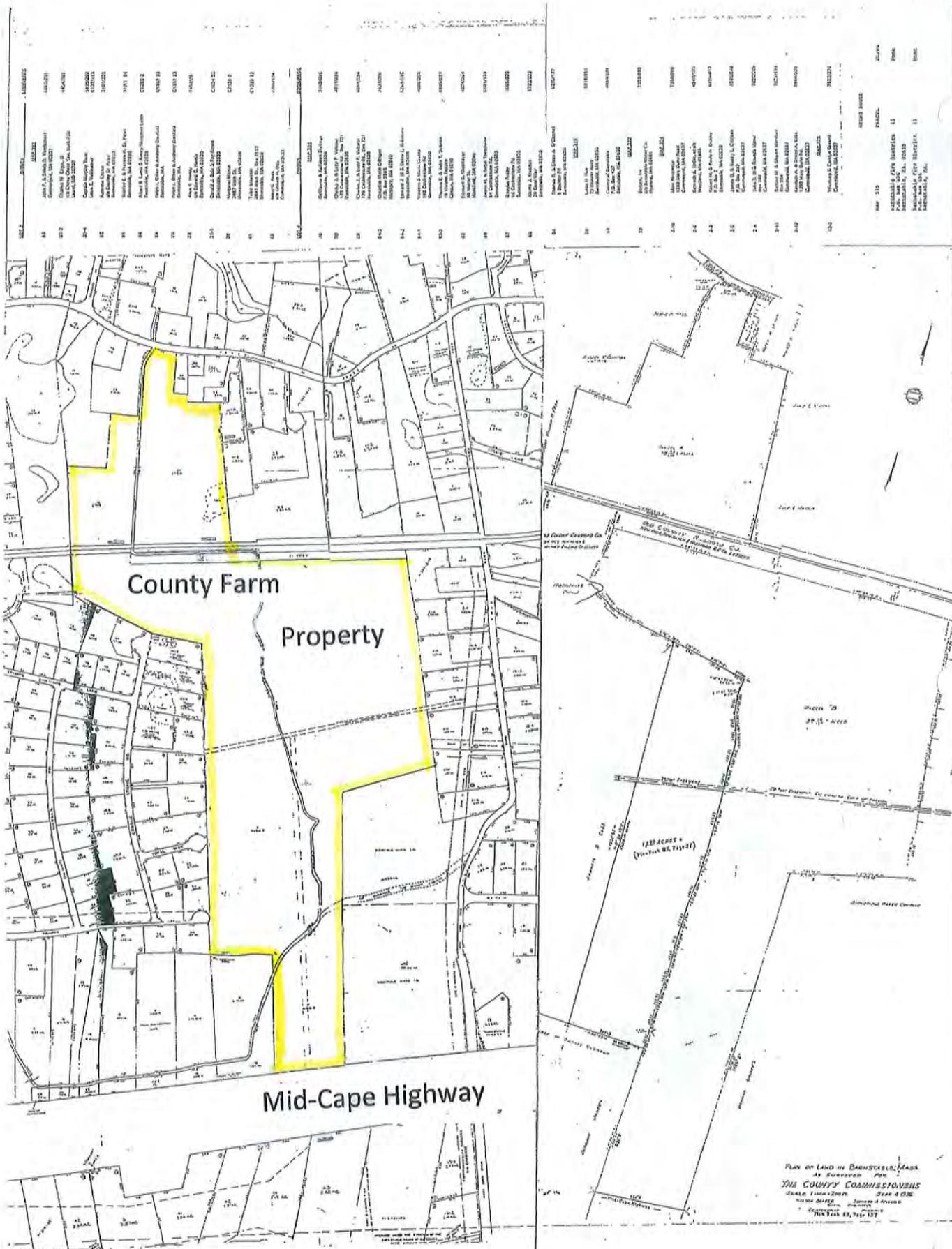
NEW YORK, NEW HAVEN & HARTFORD RAILROAD LESSEE

MAY C. PAY

DAVIS HOLMES

WILLIAM JONES

50-7



Lot No.	Owner Name	Address
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PLAN OF LAND IN BARNSTABLE, MASS.
 AS SUBSEVEN FOR
 THE COUNTY COMMISSIONERS
 DAVID L. JONES, Surveyor
 JOHN A. JONES, Assessor
 JULY 19, 1912



Orleans Courthouse

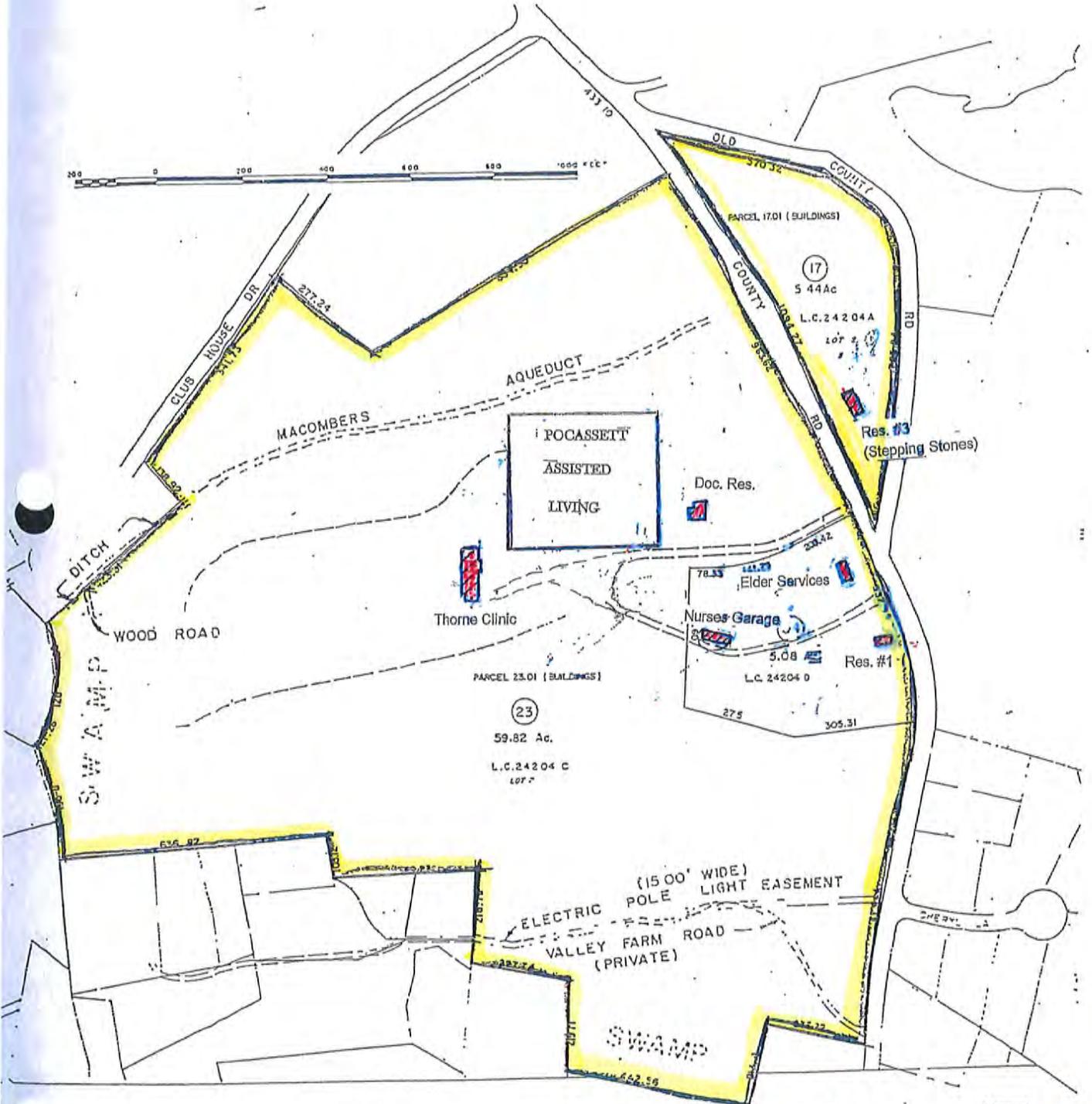
SITE PLAN

SCALE: 1" = 20' (AS SHOWN)
 DATE: 11/15/77
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]

NO.	DATE	DESCRIPTION	BY
1	11/15/77	PRELIMINARY	[illegible]
2	11/15/77	REVISED	[illegible]
3	11/15/77	REVISED	[illegible]
4	11/15/77	REVISED	[illegible]
5	11/15/77	REVISED	[illegible]
6	11/15/77	REVISED	[illegible]
7	11/15/77	REVISED	[illegible]
8	11/15/77	REVISED	[illegible]
9	11/15/77	REVISED	[illegible]
10	11/15/77	REVISED	[illegible]

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Barnstable County Property
875 Old County Road
Pocasset



SITE PLAN



3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

Memorandum

To: Paul Niedzwiecki, Executive Director, Cape Cod Commission
From: Jessica Wielgus, Commission Counsel
Re: County Complex
Date: February 24, 2015

Question Presented

Can you identify the owner(s) of the buildings on the County Complex for the purposes of my meeting of the Building Needs Assessment Committee tomorrow?

Brief Answer

There are eleven (11) Barnstable County Campus Buildings as follows: (See Exhibit A for Barnstable County Campus maps). Listed after each building is the owner of record as listed on the deed. A copy of the deed is provided in the numbered tab following each identified property.

1. Cape Cod Commission Main Office
J.E. VanDell and Louise VanDell, as Trustees of the VanDell Revocable Trust dated December 10, 1999
2. Superior Courthouse
Barnstable County by Order of Taking dated October 19, 1934
3. Registry of Deeds, Office of Probate & Cape Cod Cooperative Extension
Barnstable County by Order of Taking dated October 19, 1934
4. Resource and Development Office
Barnstable County by Order of Taking dated October 19, 1934
5. Old Jail
Barnstable County by Order of Taking dated October 19, 1934
6. Bureau of Criminal Investigation (BCI)
Barnstable County by Order of Taking dated October 19, 1934

7. Open Cape
Barnstable County by Order of Taking dated October 19, 1934
8. First District Courthouse
Barnstable County by Order of Taking dated October 19, 1934
9. Deputy Sheriff's Civil Process office
Angela R. Philbrook
10. Barnstable Fire Station
The "Inhabitants of the Barnstable Fire District"
11. District Attorney's office
Exchange Swift, LLC, a Massachusetts Limited Liability Company

If there is any additional information I may provide, please let me know and I would be glad to follow up.

EXHIBIT A

Barnstable County Campus Map

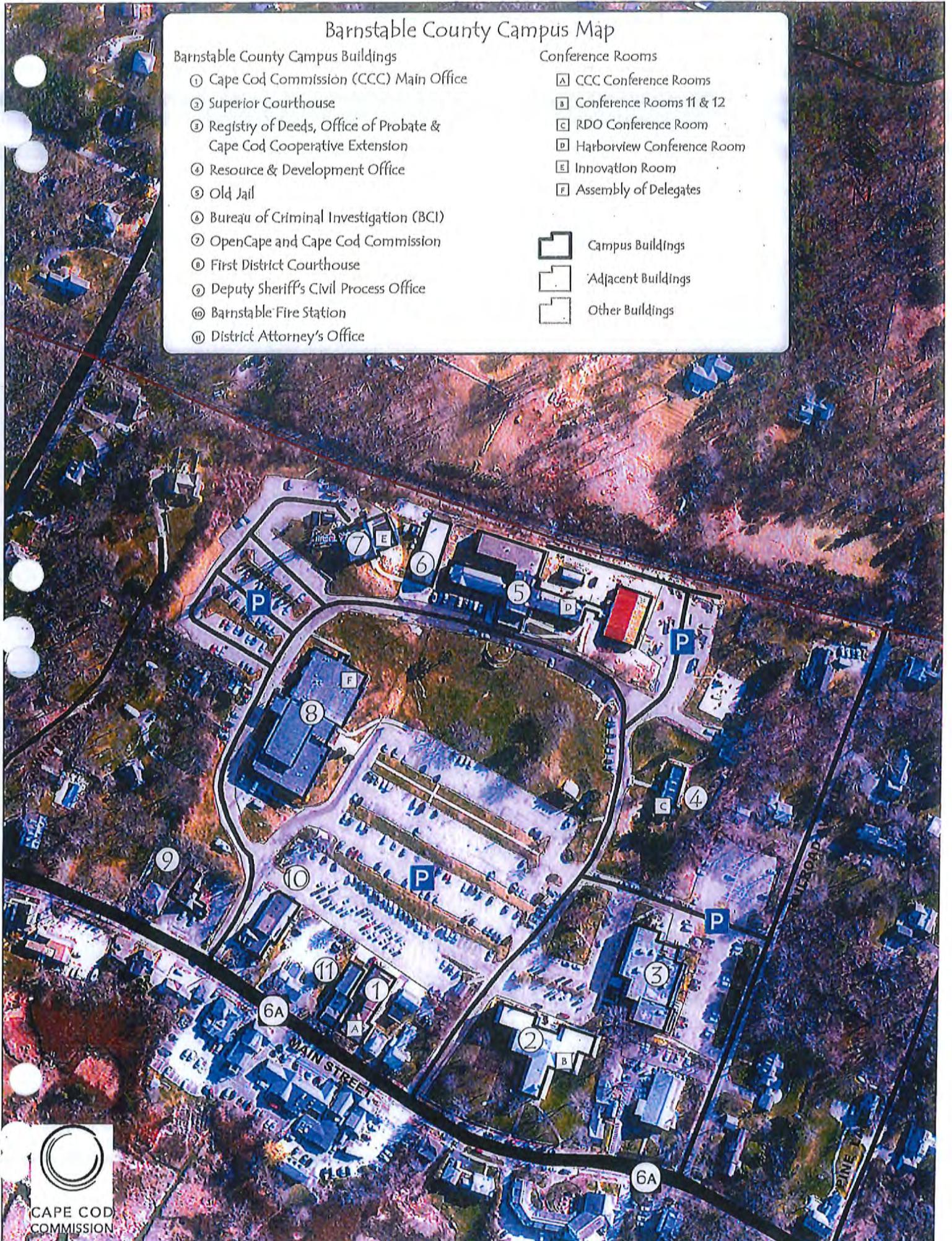
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- ⑤ Old Jail
- ⑥ Bureau of Criminal Investigation (BCI)
- ⑦ OpenCape and Cape Cod Commission
- ⑧ First District Courthouse
- ⑨ Deputy Sheriff's Civil Process Office
- ⑩ Barnstable Fire Station
- ⑪ District Attorney's Office

Conference Rooms

- Ⓐ CCC Conference Rooms
- Ⓑ Conference Rooms 11 & 12
- Ⓒ RDO Conference Room
- Ⓓ Harborview Conference Room
- Ⓔ Innovation Room
- Ⓕ Assembly of Delegates

-  Campus Buildings
-  Adjacent Buildings
-  Other Buildings



1998

1. The first part of the report is a general introduction to the project. It describes the objectives of the study and the methods used to collect and analyze the data. The second part of the report is a detailed description of the results of the study. It includes a table of the data and a discussion of the findings. The third part of the report is a conclusion and a list of references.

2. The first part of the report is a general introduction to the project. It describes the objectives of the study and the methods used to collect and analyze the data. The second part of the report is a detailed description of the results of the study. It includes a table of the data and a discussion of the findings. The third part of the report is a conclusion and a list of references.



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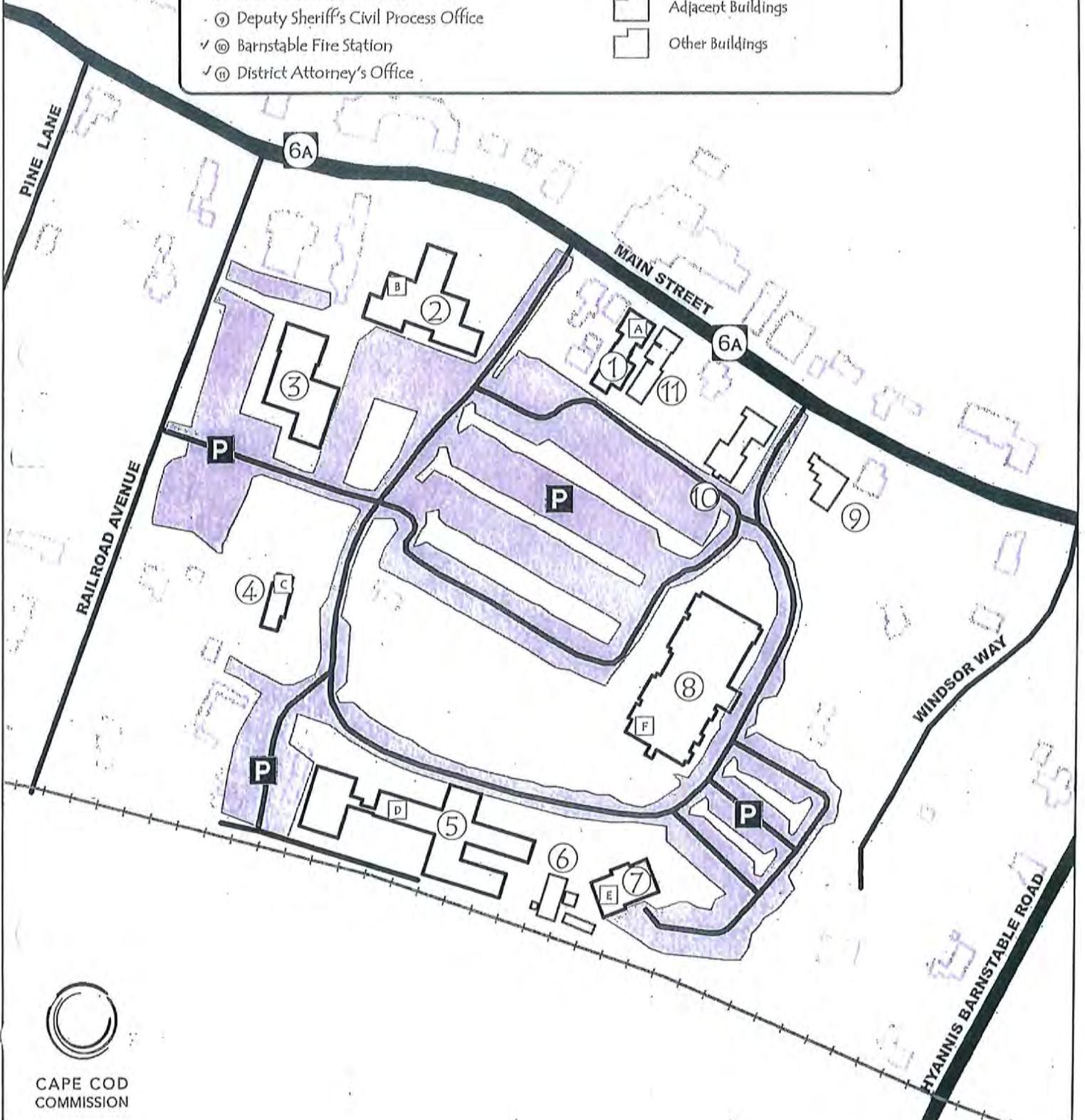
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1 inch = 200 feet



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CONTENTS

1. Cape Cod Commission
2. Superior Courthouse
3. Registry of Deeds
4. Resource and Development Office
5. Old Jail
6. Bureau of Criminal Investigation
7. Open Cape
8. First District Courthouse
9. Deputy Sheriff's Office
10. Barnstable Fire Station
11. District Attorney's Office

1. Cape Cod Commission Main Office

KARL M. CHRISTIANSON and ANDREA A. CHRISTIANSON, Trustees of 3225 Main Street Trust, under Declaration of Trust dated November 4, 1988, which Trust is recorded with the Barnstable County Registry of Deeds in Book 6510, Page 162, whose principal address is 4140 Main Street, Cumaquid, MA 02637,

For consideration paid, the sum of One Million Six Hundred Twenty Five Thousand and NO/100 (\$1,625,000.00) Dollars,

Grant to,

J. E. VAN DELL and LOUISE VAN DELL, as Trustees of the **VAN DELL REVOCABLE TRUST** u/d/t dated December 10, 1999, an abstract of Trust of which is recorded herewith, of 25 Elmcroft Way, Yarmouthport, MA 02675, as Tenants By The Entirety,

With **QUITCLAIM COVENANTS:**

The land with the buildings thereon, situated in Barnstable, Barnstable County, Massachusetts, bounded and described as follows:

PARCEL I:

- ON THE NORTHEAST:** by Main Street, fifty (50) feet;
- ON THE SOUTHEAST:** by land now or formerly of David E. Seabury, one hundred fifty (150) feet, more or less;
- ON THE SOUTHWEST:** by land of the County of Barnstable, fifty (50) feet; and
- ON THE NORTHWEST:** by land now or formerly of Doris S. Crosby, one hundred fifty (150) feet, more or less.

Together with rights of way of record insofar as the same are now in force and applicable.

PARCEL II:

- SOUTHERLY:** a distance of ten (10) feet by land presently owned by the County of Barnstable;
- WESTERLY:** a distance of sixty-five (65) feet, more or less, by land now or formerly owned by Karl M. Christianson and Andrea A. Christianson;
- NORTHERLY:** by land now or formerly owned by Robert E. Bearse et al, Trustees, a distance of ten (10) feet, more or less; and
- EASTERLY:** still by land now or formerly owned by Robert E. Bearse et al, Trustees, a distance of sixty-five (65) feet, more or less, to the point of beginning.

For title reference see deed from Karl M. Christianson and Andrea A. Christianson to the within grantor dated November 4, 1988 recorded with Barnstable County Registry of Deeds in Book 6510, Page 168.

We, Karl M. Christianson and Andrea A. Christianson, Trustees of 3225 Main Street Trust, hereby certify as follows:

1. That we are the Trustees of said Trust.
2. That the Trust is in full force and effect and has not been altered, revoked, terminated or amended.
3. That we are independently authorized pursuant to the terms of said Trust and nevertheless authorized by the beneficiaries of said Trust to transfer Trust property located at 3225 Main Street, Barnstable, MA to J. E. VanDell and Louise VanDell, as Tenants By The Entirety, for consideration in the amount of \$1,625,000.
4. That the beneficiaries are of full legal age and competent.

PROPERTY ADDRESS: 3225 Main Street, Barnstable, MA 02630

WITNESS our hands and seals this 28 day of May, 2004.

MASSACHUSETTS STATE EXCISE TAX
 BARNSTABLE COUNTY REGISTRY OF DEEDS
 Date: 06-01-2004 @ 03:32pm
 Ct1#: 2223 Doc#: 43155
 Fee: \$5,557.50 Cons: \$1,625,000.00

BARNSTABLE COUNTY EXCISE TAX
 BARNSTABLE COUNTY REGISTRY OF DEEDS
 Date: 06-01-2004 @ 03:32pm
 Ct1#: 2223 Doc#: 43155
 Fee: \$3,705.00 Cons: \$1,625,000.00

3225 MAIN STREET TRUST

By: Karl M. Christianson
Karl M. Christianson, Trustee

By: Andrea A. Christianson
Andrea A. Christianson, Trustee

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF PLYMOUTH

On this 28 day of May, 2004, before me, the undersigned notary public, personally appeared KARL M. CHRISTIANSON and ANDREA A. CHRISTIANSON, Trustees as aforesaid, proved to me through satisfactory evidence of identification, which was Massachusetts licenses, to be the persons whose names are signed above, and acknowledged to me that they signed it voluntarily for the stated purpose.



[Signature]
Notary Public
My commission expires:

Deedchristian:PNM/mcr/04

2. Superior Courthouse

and leading from Main Road to Shore. A right of way is granted over said Road leading from Main Road to Shore. Also partition Stone Wall on East side of Lot including in this sale. Witness my hand and seal this eleventh day of October 1934

Orissa S. Linnell (ES)

The Commonwealth of Massachusetts

Barnstable ss. Orleans, October 11, 1934 Then personally appeared the above-named Orissa S. Linnell and acknowledged the foregoing instrument to be her free act and deed, before me

Joseph L. Rogers Justice of the Peace
My commission expires July 13, 1939

Barnstable, ss., Received October 19, 1934, and is recorded.

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, S.S.

Barnstable, October 19, 1934

ORDER OF TAKING

Ordered: That the County Commissioners of the County of Barnstable, by virtue of the authority conferred upon them by Chapter 230 of Acts of the year 1934, said Act having been duly accepted, for the purpose of acquiring land for the erection and equipping thereon of a suitable building or buildings for a house of correction and jail and for farm buildings to be used in connection therewith, as provided in said Chapter 230 of the Acts of 1934, do hereby order the taking of and do hereby take in fee under the provisions of Chapter 79 of the General Laws, in the name of and for the County of Barnstable the following described land situated in the Town of Barnstable, County of Barnstable, and Commonwealth of Massachusetts, said land being shown on a plan entitled, "Plan of Lands in Barnstable, Mass., As Surveyed for the County Commissioners, Oct. 19, 1934, Nelson Beasco, Centerville, Edward A. Kellogg, Hyannis, Civil Engineers," a copy of which shall be recorded with a copy of this Order of Taking in the Barnstable County Registry of Deeds, and made a part of this order. The land taken is more fully described as follows: Beginning at a cement-bound in the southerly line of Main Street at land of Alfred Crocker, thence, S 56°-18'-52" E a distance of 30.12 feet over the southerly line of said Main Street to a cement bound at land of the Cape Cod Oil Company thence, S 28°-30'-30" W a distance of 157.03 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle, thence, S 54°-35'-25" E a distance of 106.00 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle at land of Alfred Crocker, thence S 31°-21'-20" W a distance of 271.49 feet by land of said Alfred Crocker to a cement bound at an angle, thence, S 60°-35'-55" E a distance of 252.16 feet by land of said Alfred Crocker and land of W. Davis Holmes to a drill hole set in a stone wall at land of William A. Jones, thence S 29°-50'-20" W a distance of 354.54 feet by land of said William A. Jones to a cement bound set in the northerly line of the New York, New Haven and Hartford Railroad, Lessee, right of way, said cement bound being on a curve with radius of 5762.65 feet, thence, westerly over the northerly line of said New

(See Plan of Lands in Barn Book ss. Page 7)

York, New Haven and Hartford, Lessee, right of way, a distance of 722.84 feet to a cement bound at land of the County of Barnstable, thence, N. 34°-17'-30" E. a distance of 389.20 feet by land of said County of Barnstable to a cement bound at an angle, thence, N. 36°-40'-00" E a distance of 180.28 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 55°-52'-25" W a distance of 40.00 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 69°-30'-00" W a distance of 112.51 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 36°-49'-55" E a distance of 229.03 feet by land of said County of Barnstable to a drill hole set in a stone wall at land of Mabel G. Cox, thence, S 54°-35'-25" E a distance of 406.24 feet by lands of Mabel G. Cox, David E. Seabury, Mary E. Crocker and Alfred Crocker to a cement bound at an angle, thence, N. 23°-30'-30" E a distance of 157.12 feet to the first mentioned bound or point of beginning. The areas of the parcels taken and the amounts awarded therefor are, as follows:-

Parcel No.	Owner	Area, square feet	Award
1	Mabel G. Cox	24,080 " "	\$1.00
2	David E. Seabury	40,860 " "	\$1.00
3	Mary E. Crocker	47,430 " "	\$1.00
4	Alfred Crocker	320,830 " "	\$1.00

Total area 433,200 Square feet

All trees upon the land and the structures affixed thereto, are not included in the taking and the owners of said trees and structures are hereby notified to remove them on or before December 31, 1954.

Benjamin F. Bourne COUNTY COMMISSIONERS
OF
Charles W Megathlin BARNSTABLE COUNTY

Barnstable, ss., Received October 19, 1954, and is recorded.

(See Mortgage in Book 490, Page 341)
Estate of Abbie F. Gammons, deceased, late of Bridgewater, County of Plymouth and Commonwealth of Massachusetts present holder of a mortgage from Mabel Louise Handy to Abbie F. Gammons dated September 14, 1952 recorded with Barnstable County Registry of Deeds, Book 490, Page 341 assign one undivided half interest in and to said mortgage and the note and claim secured thereby to The Trustees of Boston University. Witness my hand and seal this third day of October 1954

ESTATE OF ABBIE F. GAMMONS
by Kendrick H. Washburn (LS)
Admr. ds bonis non, c.t.a.

Commonwealth of Massachusetts

Plymouth ss. October 5, 1954 Then personally appeared the above-named Kendrick H. Washburn, Admr. d.b.n. c.t.a. and acknowledged the foregoing instrument to be his free act and deed, before me

Notarial Seal
Percy W. Keith Notary Public (LS)
My commission expires Jan. 10, 1958

Barnstable, ss., Received October 20, 1954, and is recorded.

I, Frank G. Raymond of Buzzard's Bay, in Barnstable County, Massachusetts, for consideration paid, grant to the COMMONWEALTH OF MASSACHUSETTS, through its Department of Public Works, with WARRANTY COVENANTS, the land in the town of Bourne,

50-7

M.A.J.N.

PLAN OF LANDS IN BAINSBTLE, MASS.
 AS SUBMITTED FOR THE
 COUNTY COMMISSIONERS
 SCALE ONE INCH = 50 FT. OCT. 19, 1954.
 NELSON BRASSER
 EDWARD H. HANCOCK
 CIVIL ENGINEERS
 HYANNIS





3. Registry of Deeds

and leading from Main Road to Shore. A right of way is granted over said Road leading from Main Road to Shore. Also partition Stone Wall on East side of Lot including in this sale. Witness my hand and seal this eleventh day of October 1934

Orissa S. Linnell (Ls)

The Commonwealth of Massachusetts

Barnstable ss. Orleans, October 11, 1934 Then personally appeared the above-named Orissa S. Linnell and acknowledged the foregoing instrument to be her free act and deed, before me

Joseph L. Rogers Justice of the Peace
My commission expires July 13, 1939

Barnstable, ss., Received October 19, 1934, and is recorded.

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, S.S.

Barnstable, October 19, 1934

ORDER OF TAKING

Ordered: That the County Commissioners of the County of Barnstable, by virtue of the authority conferred upon them by Chapter 230 of Acts of the year 1934, said Act having been duly accepted, for the purpose of acquiring land for the erection and equipping thereon of a suitable building or buildings for a house of correction and jail and for farm buildings to be used in connection therewith, as provided in said Chapter 230 of the Acts of 1934, do hereby order the taking of and do hereby take in fee under the provisions of Chapter 79 of the General Laws; in the name of and for the County of Barnstable the following described land situated in the Town of Barnstable, County of Barnstable, and Commonwealth of Massachusetts, said land being shown on a plan entitled, "Plan of Lands in Barnstable, Mass., As Surveyed for the County Commissioners, Oct. 19, 1934. Nelson Beanco, Centerville, Edward A. Kellogg, Hyannis, Civil Engineers," a copy of which shall be recorded with a copy of this Order of Taking in the Barnstable County Registry of Deeds, and made a part of this order. The land taken is more fully described as follows: Beginning at a cement bound in the southerly line of Main Street at land of Alfred Crocker, thence, S 56°-18'-52" E a distance of 30.12 feet over the southerly line of said Main Street to a cement bound at land of the Cape Cod Oil Company thence, S 28°-30'-30" W a distance of 157.03 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle, thence, S 54°-25'-25" E a distance of 106.00 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle at land of Alfred Crocker, thence S 31°-21'-20" W a distance of 271.49 feet by land of said Alfred Crocker to a cement bound at an angle, thence, S 60°-35'-55" E a distance of 252.16 feet by land of said Alfred Crocker and land of W. Davis Holmes to a drill hole set in a stone wall at land of William A. Jones, thence S 29°-50'-20" W a distance of 354.54 feet by land of said William A. Jones to a cement bound set in the northerly line of the New York, New Haven and Hartford Railroad, Lessee, right of way, said cement bound being on a curve with radius of 5762.65 feet, thence, westerly over the northerly line of said New

(See Plan of Lands in Plan Book 100, Page 17)

York, New Haven and Hartford, Lessee, right of way, a distance of 722.84 feet to a cement bound at land of the County of Barnstable, thence, N. 34°-17'-30" E. a distance of 389.20 feet by land of said County of Barnstable to a cement bound at an angle, thence, N. 36°-40'-00" E a distance of 180.28 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 55°-52'-25" W a distance of 40.00 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 59°-30'-00" W a distance of 112.51 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 36°-49'-55" E a distance of 229.03 feet by land of said County of Barnstable to a drill hole set in a stone wall at land of Mabel G. Cox, thence, S 54°-35'-25" E a distance of 406.24 feet by lands of Mabel G. Cox, David E. Scabury, Mary E. Crocker and Alfred Crocker to a cement bound at an angle, thence, N. 28°-30'-30" E a distance of 157.12 feet to the first mentioned bound or point of beginning. The areas of the parcels taken and the amounts awarded therefor are, as follows:-

Parcel No.	Owner	Area, square feet	Award
1	Mabel G. Cox	24,080 " "	\$1.00
2	David E. Seabury	40,860 " "	\$1.00
3	Mary E. Crocker	47,430 " "	\$1.00
4	Alfred Crocker	320,830 " "	\$1.00

Total area 433,200 Square feet

All trees upon the land and the structures affixed thereto, are not included in the taking and the owners of said trees and structures are hereby notified to remove them on or before December 31, 1954.

Benjamin F. Bourne COUNTY COMMISSIONERS
of
Charles W Megathlin BARNSTABLE COUNTY

Barnstable, ss., Received October 19, 1954, and is recorded.

Estate of Abbie F. Gammons, deceased, late of Bridgewater, County of Plymouth and Commonwealth of Massachusetts present holder of a mortgage from Mabel Louise Handy to Abbie F. Gammons dated September 14, 1932 recorded with Barnstable County Registry of Deeds, Book 490, Page 341 assign one undivided half interest in and to said mortgage and the note and claim secured thereby to The Trustees of Boston University. Witness my hand and seal this third day of October 1934

ESTATE OF ABBIE F. GAMMONS
by Kendrick H. Washburn (LS)
Adm. de bonis non, c.t.a.

Commonwealth of Massachusetts

Plymouth ss. October 3, 1934 Then personally appeared the above-named Kendrick H. Washburn, Adm. d.b.n., c.t.a. and acknowledged the foregoing instrument to be his free act and deed, before me

Notarial Seal
Percy W. Keith Notary Public (LS)
My commission expires Jan. 10, 1938

Barnstable, ss., Received October 20, 1934, and is recorded.

I, Frank G. Raymond of Buzzard's Bay, in Barnstable County, Massachusetts, for consideration paid, grant to the COMMONWEALTH OF MASSACHUSETTS, through its Department of Public Works, with WARRANTY COVENANTS, the land in the town of Bourne,

See Mortgage in Book 490, Page 341

50-7

MAIN

STREET

RAILROAD AVENUE

COUNTY OF BARNSTABLE

COUNTY OF BARNSTABLE

NEW YORK, NEW HAVEN & HARTFORD RAILROAD

LESSEE

PLAN OF LANDS IN BARNSTABLE, MASS.

AS SURVEYED FOR THE

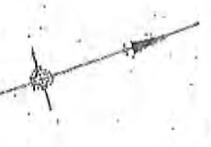
COUNTY COMMISSIONERS

SCALE ONE INCH = 50 FT. OCT. 19, 1934.

EDWARD N. JACOBSON

CHARTERSVILLE

CIVIL ENGINEER.



4. Resource and Development Office

and leading from Main Road to Shore. A right of way is granted over said Road leading from Main Road to Shore. Also partition Stone Wall on East side of Lot including in this sale. Witness my hand and seal this eleventh day of October 1934
Orissa S. Linnell (LS)

The Commonwealth of Massachusetts
Barnstable ss, Orleans, October 11, 1934 Then personally appeared the above-named Orissa S. Linnell and acknowledged the foregoing instrument to be her free act and deed, before me

Joseph L. Rogers Justice of the Peace
My commission expires July 13, 1939

Barnstable, ss., Received October 19, 1934, and is recorded.

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, S.S.

Barnstable, October 19, 1934

ORDER OF TAKING

Ordered: That the County Commissioners of the County of Barnstable, by virtue of the authority conferred upon them by Chapter 230 of Acts of the year 1934, said Act having been duly accepted, for the purpose of acquiring land for the erection and equipping thereon of a suitable building or buildings for a house of correction and jail and for farm buildings to be used in connection therewith, as provided in said Chapter 230 of the Acts of 1934, do hereby order the taking of and do hereby take in fee under the provisions of Chapter 79 of the General Laws; in the name of and for the County of Barnstable the following described land situated in the Town of Barnstable, County of Barnstable, and Commonwealth of Massachusetts, said land being shown on a plan entitled, "Plan of Lands in Barnstable, Mass., As Surveyed for the County Commissioners, Oct. 19, 1934. Nelson Beasco, Centerville, Edward A. Kellogg, Hyannis, Civil Engineers," a copy of which shall be recorded with a copy of this Order of Taking in the Barnstable County Registry of Deeds, and made a part of this order. The land taken is more fully described as follows: Beginning at a cement bound in the southerly line of Main Street at land of Alfred Crocker, thence, S 56°-18'-52" E a distance of 30.12 feet over the southerly line of said Main Street to a cement bound at land of the Cape Cod Oil Company thence, S 28°-30'-30" W a distance of 157.03 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle, thence, S 54°-35'-25" E a distance of 106.00 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle at land of Alfred Crocker, thence S 21°-21'-20" W a distance of 271.49 feet by land of said Alfred Crocker to a cement bound at an angle, thence, S 60°-35'-55" E a distance of 252.16 feet by land of said Alfred Crocker and land of W. Davis Holmes to a drill hole set in a stone wall at land of William A. Jones, thence S 29°-50'-20" W a distance of 354.54 feet by land of said William A. Jones to a cement bound set in the northerly line of the New York, New Haven and Hartford Railroad, Lessee, right of way, said cement bound being on a curve with radius of 5762.65 feet, thence, westerly over the northerly line of said New

(See Plan filed in Plan Book 50, Page 7)

York, New Haven and Hartford, Lessee, right of way, a distance of 722.84 feet to a cement bound at land of the County of Barnstable, thence, N. 34°-17'-30" E. a distance of 389.20 feet by land of said County of Barnstable to a cement bound at an angle, thence, N. 36°-40'-00" E a distance of 180.28 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 55°-52'-25" W a distance of 40.00 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 59°-30'-00" W a distance of 112.51 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 36°-49'-55" E a distance of 222.03 feet by land of said County of Barnstable to a drill hole set in a stone wall at land of Mabel G. Cox, thence, S 54°-35'-25" E a distance of 406.24 feet by lands of Mabel G. Cox, David E. Seabury, Mary E. Crocker and Alfred Crocker to a cement bound at an angle, thence, N. 28°-30'-30" E a distance of 157.12 feet to the first mentioned bound or point of beginning. The areas of the parcels taken and the amounts awarded therefor are, as follows:-

Parcel No.	Owner	Area, square feet	Award
1	Mabel G. Cox	24,080 " "	\$1.00
2	David E. Seabury	40,860 " "	\$1.00
3	Mary E. Crocker	47,230 " "	\$1.00
4	Alfred Crocker	320,830 " "	\$1.00
Total area 433,000 Square feet			

All trees upon the land and the structures affixed thereto, are not included in the taking and the owners of said trees and structures are hereby notified to remove them on or before December 31, 1934.

Benjamin F. Bourne COUNTY COMMISSIONERS
of
Charles W. Megathlin BARNSTABLE COUNTY

Barnstable, ss., Received October 19, 1934, and is recorded.

This mortgage is Bond 490, Page 341

Estate of Abbie F. Gammons, deceased, late of Bridgewater, County of Plymouth and Commonwealth of Massachusetts present holder of a mortgage from Mabel Louise Handy to Abbie F. Gammons dated September 14, 1932 recorded with Barnstable County Registry of Deeds, Book 490, Page 341 assign one undivided half interest in and to said mortgage and the note and claim secured thereby to The Trustees of Boston University. Witness my hand and seal this third day of October 1934

ESTATE OF ABBIE F. GAMMONS
by Kendrick H. Washburn (LS)
Admr. de bonis non, c.t.a.

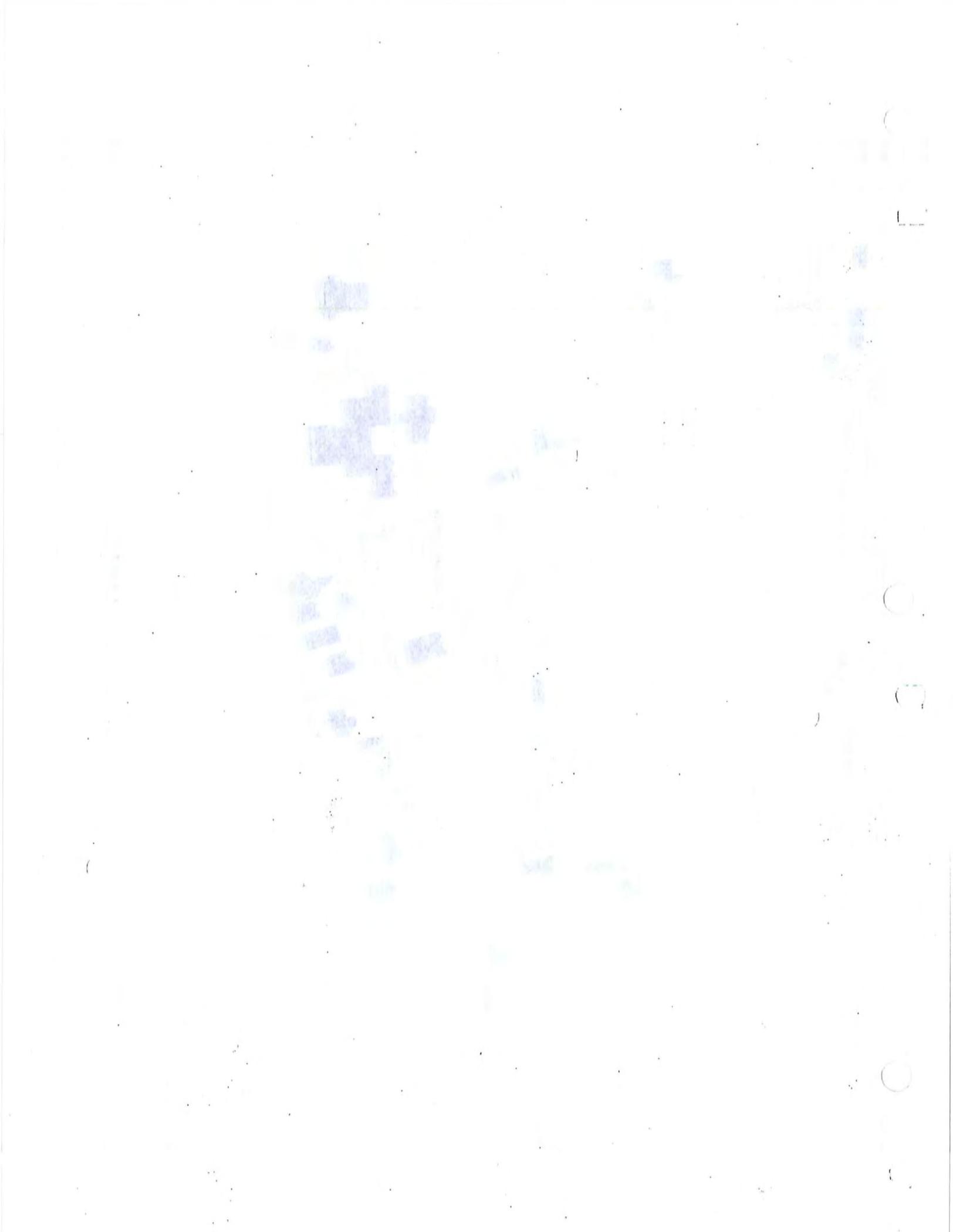
Commonwealth of Massachusetts

Plymouth ss. October 3, 1934 Then personally appeared the above-named Kendrick H. Washburn, Admr. d.b.n., c.t.a. and acknowledged the foregoing instrument to be his free act and deed, before me

Notarial Seal
Peroy W. Keith Notary Public (LS)
My commission expires Jan. 10, 1938

Barnstable, ss., Received October 20, 1934, and is recorded.

I, Frank G. Raymond of Buzzard's Bay, in Barnstable County, Massachusetts, for consideration paid, grant to the COMMONWEALTH OF MASSACHUSETTS, through its Department of Public Works, with WARRANTY COVENANTS, the land in the town of Bourne,



5. Old Jail

and leading from Main Road to Shore. A right of way is granted over said Road leading from Main Road to Shore. Also partition Stone Wall on East side of Lot including in this sale. Witness my hand and seal this eleventh day of October 1934

Orissa S. Linnell (L3)

The Commonwealth of Massachusetts

Barnstable ss. Orleans, October 11, 1934 Then personally appeared the above-named Orissa S. Linnell and acknowledged the foregoing instrument to be her free act and deed, before me

Joseph L. Rogers Justice of the Peace
My commission expires July 13, 1939

Barnstable, ss., Received October 19, 1934, and is recorded.

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, S.S.

Barnstable, October 19, 1934

ORDER OF TAKING

Ordered: That the County Commissioners of the County of Barnstable, by virtue of the authority conferred upon them by Chapter 230 of Acts of the year 1934, said Act having been duly accepted, for the purpose of acquiring land for the erection and equipping thereon of a suitable building or buildings for a house of correction and jail and for farm buildings to be used in connection therewith, as provided in said Chapter 230 of the Acts of 1934, do hereby order the taking of and do hereby take in fee under the provisions of Chapter 79 of the General Laws, in the name of and for the County of Barnstable the following described land situated in the Town of Barnstable, County of Barnstable, and Commonwealth of Massachusetts, said land being shown on a plan entitled, "Plan of Lands in Barnstable, Mass., As Surveyed for the County Commissioners, Oct. 19, 1934, Nelson Beawse, Centerville, Edward A. Kellogg, Hyannis, Civil Engineers," a copy of which shall be recorded with a copy of this Order of Taking in the Barnstable County Registry of Deeds, and made a part of this order. The land taken is more fully described as follows: Beginning at a cement bound in the southerly line of Main Street at land of Alfred Crocker, thence, S 56°-18'-52" E a distance of 30.12 feet over the southerly line of said Main Street to a cement bound at land of the Cape Cod Oil Company thence, S 28°-30'-30" W a distance of 157.03 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle, thence, S 84°-25'-25" E a distance of 106.00 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle at land of Alfred Crocker, thence S 21°-21'-20" W a distance of 271.49 feet by land of said Alfred Crocker to a cement bound at an angle, thence, S 60°-35'-55" E a distance of 252.16 feet by land of said Alfred Crocker and land of W. Davis Holmes to a drill hole set in a stone wall at land of William A. Jones, thence S 29°-50'-20" W a distance of 354.54 feet by land of said William A. Jones to a cement bound set in the northerly line of the New York, New Haven and Hartford Railroad, Lessee, right of way, said cement bound being on a curve with radius of 5762.65 feet, thence, westerly over the northerly line of said New

(See Plans in Plan Book 50, Page 7)

York, New Haven and Hartford, Lessee, right of way, a distance of 722.84 feet to a cement bound at land of the County of Barnstable, thence, N. 24°-17'-30" E. a distance of 389.20 feet by land of said County of Barnstable to a cement bound at an angle, thence, N. 36°-40'-00" E a distance of 180.28 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 55°-52'-25" W a distance of 40.00 feet by land of said County of Barnstable to a cement bound at an angle, thence, S 59°-30'-00" W a distance of 112.51 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 26°-49'-55" E a distance of 229.03 feet by land of said County of Barnstable to a drill hole set in a stone wall at land of Mabel U. Cox, thence, S 54°-35'-25" E a distance of 406.24 feet by lands of Mabel U. Cox, David E. Seabury, Mary E. Crocker and Alfred Crocker to a cement bound at an angle, thence, N. 28°-30'-30" E a distance of 157.12 feet to the first mentioned bound or point of beginning. The areas of the parcels taken and the amounts awarded therefor are, as follows:-

Parcel No.	Owner	Area, square feet	Award
1	Mabel U. Cox	24,080 " "	\$1.00
2	David E. Seabury	40,860 " "	\$1.00
3	Mary E. Crocker	47,430 " "	\$1.00
4	Alfred Crocker	320,830 " "	\$1.00

Total area 433,200 Square feet

All trees upon the land and the structures affixed thereto, are not included in the taking and the owners of said trees and structures are hereby notified to remove them on or before December 31, 1934.

Benjamin F. Bourne COUNTY COMMISSIONERS
of
Charles W. Megathlin BARNSTABLE COUNTY

Barnstable, ss., Received October 19, 1934, and is recorded.

(See Mortgage in Book 490, Page 341)
Estate of Abbie F. Gammons, deceased, late of Bridgewater, County of Plymouth and Commonwealth of Massachusetts present holder of a mortgage from Mabel Louise Handy to Abbie F. Gammons dated September 14, 1932 recorded with Barnstable County Registry of Deeds, Book 490, Page 341 assign one undivided half interest in and to said mortgage and the note and claim secured thereby to The Trustees of Boston University. Witness my hand and seal this third day of October 1934

ESTATE OF ABBIE F. GAMMONS
by Kendrick H. Washburn (LS)
Admr. de bonis non, c.t.a.

Commonwealth of Massachusetts

Plymouth ss. October 3, 1934 Then personally appeared the above-named Kendrick H. Washburn, Admr. d.b.n., c.t.a. and acknowledged the foregoing instrument to be his free act and deed, before me

Notarial Seal
Percy W. Keith Notary Public (LS)
My commission expires Jan. 10, 1938

Barnstable, ss., Received October 20, 1934, and is recorded.

I, Frank G. Raymond of Buzzards Bay, in Barnstable County, Massachusetts, for consideration paid, grant to the COMMONWEALTH OF MASSACHUSETTS, through its Department of Public Works, with WARRANTY COVENANTS, the land in the town of Bourne,

6. Bureau of Criminal Investigation

and leading from Main Road to Shore. A right of way is granted over said Road leading from Main Road to Shore. Also partition Stone Wall on East side of Lot including in this sale. Witness my hand and seal this eleventh day of October 1934

Orissa S. Linnell (LS)

The Commonwealth of Massachusetts

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My commission expires July 13, 1939

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COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, S.S.

Barnstable, October 19, 1934

ORDER OF TAKING

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(See Plan of Lands in Barnstable, Mass., Page 7)

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Benjamin F. Bourne COUNTY COMMISSIONERS
OF
Charles W. Megathlin BARNSTABLE COUNTY

Barnstable, ss., Received October 19, 1934, and is recorded.

(See Mortgage in Book 490, Page 341)
Estate of Abbie F. Gammons, deceased, late of Bridgewater, County of Plymouth and Commonwealth of Massachusetts present holder of a mortgage from Mabel Louise Handy to Abbie F. Gammons dated September 14, 1932 recorded with Barnstable County Registry of Deeds, Book 490, Page 341 assign one undivided half interest in and to said mortgage and the note and claim secured thereby to The Trustees of Boston University. Witness my hand and seal this third day of October 1934

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Adm. de bonis non, c.t.a.

Commonwealth of Massachusetts

Plymouth ss. October 3, 1934 Then personally appeared the above-named Kendrick H. Washburn, Adm. d.b.n., c.t.a. and acknowledged the foregoing instrument to be his free act and deed, before me

Notarial Seal
Percy W. Keith Notary Public (LS)
My commission expires Jan. 10, 1938

Barnstable, ss., Received October 20, 1934, and is recorded.

I, Frank G. Raymond of Buzzard's Bay, in Barnstable County, Massachusetts, for consideration paid, grant to the COMMONWEALTH OF MASSACHUSETTS, through its Department of Public Works, with WARRANTY COVENANTS, the land in the town of Bourne,



7. Open Cape

and leading from Main Road to Shore. A right of way is granted over said Road leading from Main Road to Shore. Also partition Stone Wall on East side of Lot includin in this sale. Witness my hand and seal this eleventh day of October 1934
Orissa S. Linnell (LS)

The Commonwealth of Massachusetts

Barnstable ss. Orleans, October 11, 1934 Then personally appeared the above-named Orissa S. Linnell and acknowledged the foregoing instrument to be her free act and deed, before me

Joseph L. Rogers Justice of the Peace
My commission expires July 13, 1939

Barnstable, ss., Received October 19, 1934, and is recorded.

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, S.S.

Barnstable, October 19, 1934

ORDER OF TAKING

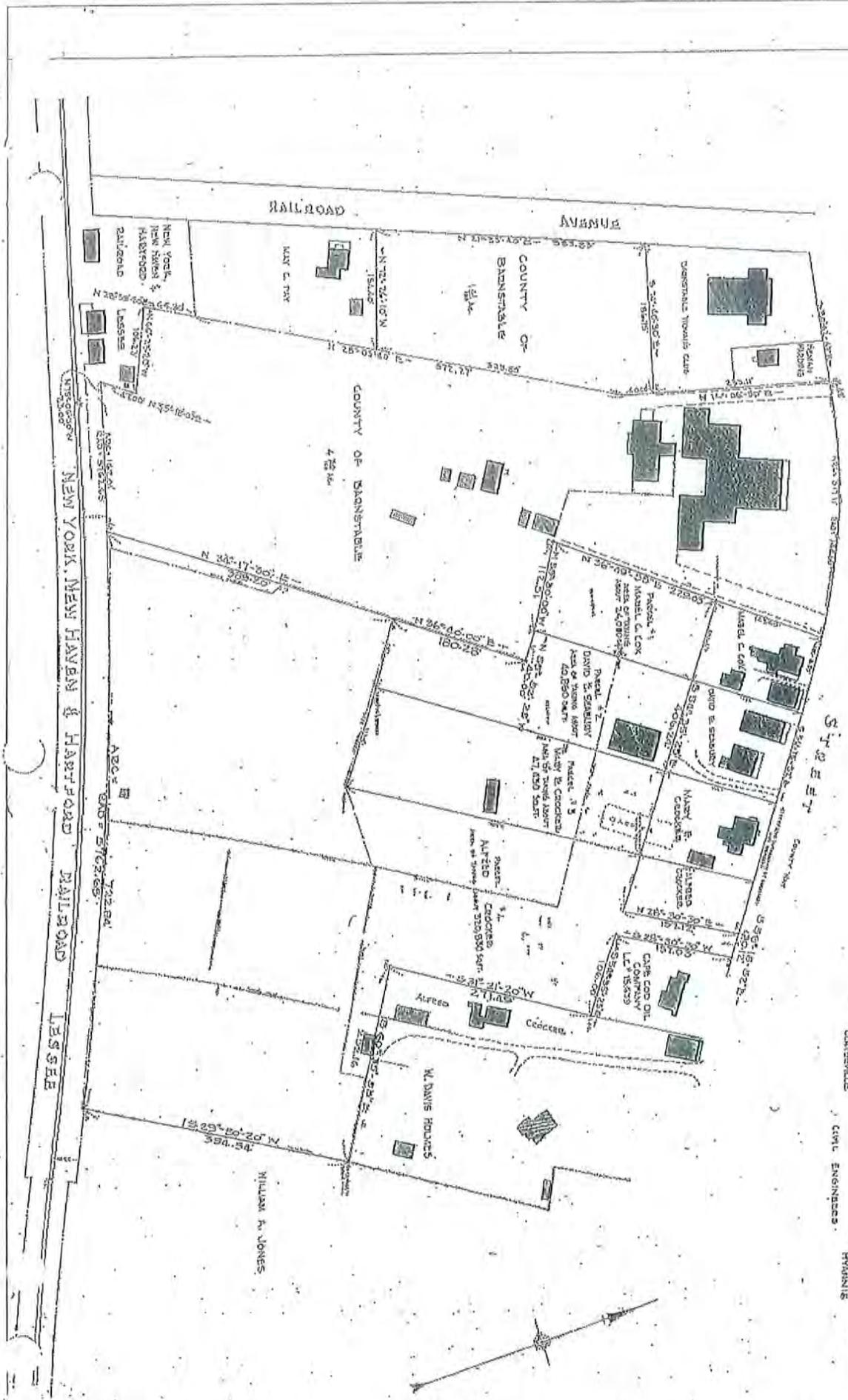
Ordered; That the County Commissioners of the County of Barnstable, by virtue of the authority conferred upon them by Chapter 230 of Acts of the year 1934, said Act having been duly accepted, for the purpose of acquiring land for the erection and equipping thereon of a suitable building or buildings for a house of correction and jail and for farm buildings to be used in connection therewith, as provided in said Chapter 230 of the Acts of 1934, do hereby order the taking of and do hereby take in fee under the provisions of Chapter 79 of the General Laws, in the name of and for the County of Barnstable the following described land situated in the Town of Barnstable, County of Barnstable, and Commonwealth of Massachusetts, said land being shown on a plan entitled, "Plan of Lands in Barnstable, Mass., As Surveyed for the County Commissioners, Oct. 19, 1934. Nelson Beards, Centerville, Edward A. Kellogg, Hyannis, Civil Engineers," a copy of which shall be recorded with a copy of this Order of Taking in the Barnstable County Registry of Deeds, and made a part of this order. The land taken is more fully described as follows: Beginning at a cement bound in the southerly line of Main Street at land of Alfred Crocker, thence, S 56°-18'-52" E a distance of 30.12 feet over the southerly line of said Main Street to a cement bound at land of the Cape Cod Oil Company thence, S 28°-30'-30" W a distance of 157.03 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle, thence, S 54°-25'-25" E a distance of 106.00 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle at land of Alfred Crocker, thence S 31°-21'-20" W a distance of 271.49 feet by land of said Alfred Crocker to a cement bound at an angle, thence, S 60°-25'-55" E a distance of 252.16 feet by land of said Alfred Crocker and land of W. Davis Holmes to a drill hole set in a stone wall at land of William A. Jones, thence S 29°-50'-20" W a distance of 354.54 feet by land of said William A. Jones to a cement bound set in the northerly line of the New York, New Haven and Hartford Railroad, Lessee, right of way, said cement bound being on a curve with radius of 5762.65 feet, thence, westerly over the northerly line of said New

(See Plan by Wilson in Plan Book 50, Page 7)

50-7

M.A.J.N.

PLAN OF LANDS IN BARNSTABLE, MASS.
 AS SURVEYED FOR THE
 COUNTY COMMISSIONERS
 SCALE ONE INCH = 50 FT. OCT. 19, 1924
 Nelson Barker
 Cornwallis
 CIVIL ENGINEERS
 Donald W. Kellogg
 Truro
 CIVIL ENGINEERS



8. First District Court House

and leading from Main Road to Shore. A right of way is granted over said Road leading from Main Road to Shore. Also partition Stone Wall on East side of Lot includin: in this sale. Witness my hand and seal this eleventh day of October 1934
Orissa S. Linnell (LS)

The Commonwealth of Massachusetts
Barnstable ss. Orleans, October 11, 1934 Then personally appeared the above-named Orissa S. Linnell and acknowledged the foregoing instrument to be her free act and deed, before me

Joseph L. Rogers Justice of the Peace
My commission expires July 13, 1939

Barnstable, ss., Received October 19, 1934, and is recorded.

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, S.S.

Barnstable, October 19, 1934

ORDER OF TAKING

Ordered: That the County Commissioners of the County of Barnstable, by virtue of the authority conferred upon them by Chapter 230 of Acts of the year 1934, said Act having been duly accepted, for the purpose of acquiring land for the erection and equipping thereon of a suitable building or buildings for a house of correction and jail and for farm buildings to be used in connection therewith, as provided in said Chapter 230 of the Acts of 1934, do hereby order the taking of and do hereby take in fee under the provisions of Chapter 79 of the General Laws; in the name of and for the County of Barnstable the following described land situated in the Town of Barnstable, County of Barnstable, and Commonwealth of Massachusetts, said land being shown on a plan entitled, "Plan of Lands in Barnstable, Mass., As Surveyed for the County Commissioners, Oct. 19, 1934. Nelson Beards, Centerville, Edward A. Kellogg, Hyannis, Civil Engineers," a copy of which shall be recorded with a copy of this Order of Taking in the Barnstable County Registry of Deeds, and made a part of this order. The land taken is more fully described as follows: Beginning at a cement bound in the southerly line of Main Street at land of Alfred Crocker, thence, S 56°-18'-52" E a distance of 30.12 feet over the southerly line of said Main Street to a cement bound at land of the Cape Cod Oil Company thence, S 28°-30'-30" W a distance of 187.03 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle, thence, S 54°-35'-25" E a distance of 106.00 feet by land of said Cape Cod Oil Company to a cement land court bound at an angle at land of Alfred Crocker, thence S 21°-21'-20" W a distance of 271.49 feet by land of said Alfred Crocker to a cement bound at an angle, thence, S 60°-35'-55" E a distance of 252.16 feet by land of said Alfred Crocker and land of W. Davis Holmes to a drill hole set in a stone wall at land of William A. Jones, thence S 29°-50'-20" W a distance of 354.54 feet by land of said William A. Jones to a cement bound set in the northerly line of the New York, New Haven and Hartford Railroad, Lessee, right of way, said cement bound being on a curve with radius of 5762.65 feet, thence, westerly over the northerly line of said New

(See Plan & Index in Plan Book 30, Page 7)

York, New Haven and Hartford, Lessee, right of way, a distance of 722.84 feet to a cement bound at land of the County of Barnstable, thence, N. 34°-17'-30" E. a distance of 389.20 feet by land of said County of Barnstable to a cement bound at an angle, thence, N. 36°-40'-00" E a distance of 180.28 feet by Land of said County of Barnstable to a cement bound at an angle, thence, N 55°-52'-25" W a distance of 40.00 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 59°-30'-00" W a distance of 112.51 feet by land of said County of Barnstable to a cement bound at an angle, thence, N 36°-49'-55" E a distance of 229.03 feet by land of said County of Barnstable to a drill hole set in a stone wall at land of Mabel G. Cox, thence, S 54°-35'-25" E a distance of 406.24 feet by lands of Mabel G. Cox, David E. Seabury, Mary E. Crocker and Alfred Crocker to a cement bound at an angle, thence, N. 28°-30'-30" E a distance of 157.12 feet to the first mentioned bound or point of beginning. The areas of the parcels taken and the amounts awarded therefor are, as follows:-

Parcel No.	Owner	Area, square feet	Award
1	Mabel G. Cox	24,080 " "	\$1.00
2	David E. Seabury	40,860 " "	\$1.00
3	Mary E. Crocker	47,430 " "	\$1.00
4	Alfred Crocker	320,830 " "	\$1.00

Total area 433,200 Square feet

All trees upon the land and the structures affixed thereto, are not included in the taking and the owners of said trees and structures are hereby notified to remove them off or before December 31, 1934.

Benjamin F. Bourne COUNTY COMMISSIONERS
of
Charles W Megathlin BARNSTABLE COUNTY

Barnstable, ss., Received October 19, 1934, and is recorded.

(See Mortgage in Book 490, Page 341)

Estate of Abbie F. Gammons, deceased, late of Bridgewater, County of Plymouth and Commonwealth of Massachusetts present holder of a mortgage from Mabel Louise Handy to Abbie F. Gammons dated September 14, 1932 recorded with Barnstable County Registry of Deeds, Book 490, Page 341 assign one undivided half interest in and to said mortgage and the note and claim secured thereby to The Trustees of Boston University. Witness my hand and seal this third day of October 1934

ESTATE OF ABBIE F. GAMMONS
by Kendrick H. Washburn (LS)
Admr. de bonis non, c.t.a.

Commonwealth of Massachusetts

Plymouth ss. October 3, 1934 Then personally appeared the above-named Kendrick H. Washburn, Admr. d.b.n., c.t.a. and acknowledged the foregoing instrument to be his free act and deed, before me

Notarial Seal
Percy W. Keith Notary Public (LS)
My commission expires Jan. 10, 1938

Barnstable, ss., Received October 20, 1934, and is recorded.

I, Frank G. Raymond of Buzzard's Bay, in Barnstable County, Massachusetts, for consideration paid, grant to the COMMONWEALTH OF MASSACHUSETTS, through its Department of Public Works, with WARRANTY COVENANTS, the land in the town of Bourne.

9. Deputy Sheriff's Office

QUITCLAIM DEED

3261 Main Street, L.L.C. of 1284A Main Street, Osterville, Barnstable County, Massachusetts 02655, for consideration of Seven Hundred Thousand (\$700,000.00) Dollars and no cents, grants to Angela R. Philbrook of 3261 Main Street, Suite 6, P. O. Box 1262, Barnstable, Barnstable County, Massachusetts 02630

with Quitclaim Covenants

That certain parcel of land situated in Barnstable in the County of Barnstable and said Commonwealth of Massachusetts, bounded and described as follows:

- NORTHEASTERLY by Main Street, one hundred six (106) feet;
- SOUTHEASTERLY by Land now or formerly of Charles C. Dixon and by a portion of land now or formerly of Alfred Crocker, one hundred twenty (120) feet;
- SOUTHWESTERLY By Lot C, one hundred six (106) feet; and
- NORTHWESTERLY by a portion of land now or formerly of Alfred Crocker, one hundred twenty (120) feet.

All of said boundaries are determined by the Court to be located as shown on subdivision plan 15639-B dated July 15, 1936 drawn by Nelson Bearse, Civil Engineer and filed in the Land Registration Office at Boston, a copy of which is filed in Barnstable County Registry of Deeds in Land Registration Book 18, Page 140 with Certificate of Title No. 4120 and said land is shown thereon as Lot D.

Subject to and with the benefit of all rights, reservations, easements and restrictions of record insofar as the same are in force and applicable.

For title see Document 947,558 on Certificate of Title No. 171120.

Executed as a sealed instrument this 15th day of December 2014.

3261 Main Street, L.L.C. By:

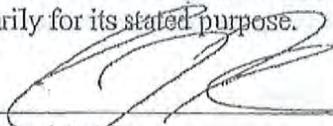

Floyd L. Silvia, Manager

3261 Main St. Osterville

COMMONWEALTH OF MASSACHUSETTS

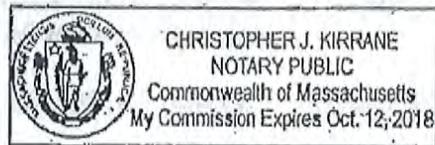
Barnstable, ss.

On this 15th day of December 2014, before me, the undersigned notary public, personally appeared Floyd J. Silvia, Manager, proved to me through satisfactory evidence of identification, which was a Driver's License to be the person whose name is signed on this Quitclaim Deed, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

My Commission Expires:



MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 12-15-2014 @ 12:34pm
Ct1#: 623 Doc#: 1260169
Fee: \$2,394.00 Cons: \$700,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 12-15-2014 @ 12:34pm
Ct1#: 623 Doc#: 1260169
Fee: \$1,890.00 Cons: \$700,000.00

10. Barnstable Fire Station

See Plan Filed in Plan Book 58 Page 127

I, Alfred Crocker,

of Barnstable County, Massachusetts,
being married, for consideration paid, grant to the Inhabitants of the Barnstable Fire
District

of said Barnstable with quieting boundaries
a certain parcel of land situated in Barnstable aforesaid,
bounded and described as follows:

(Description and circumstances, if any)

Beginning at the southwest corner of the granted premises, at
land of the County of Barnstable and a drill hole in a rock; thence
running

North 30° 30' 20" East by Land of Mary E. Crocker one hundred
fifty-three and 49/100 (153.49) feet to Main Street; thence running
South 56° 16' 40" East by said Main Street seventy (70) feet,

to a stake and other land of the said County of Barnstable; thence
running

South 88° 30' 30" West by said other land of the County of
Barnstable one hundred fifty-six and 12/100 (156.12) feet to a registered
land board; thence running

North 54° 35' 25" West by land of the County of Barnstable
seventy-five and 61/100 (75.61) feet to a drill hole in a rock and land
of Mary E. Crocker, it being the west of bounding,

containing eleven thousand twenty-five (11,025) square feet,
more or less.

Being shown on plan entitled "Plan of Land in Barnstable, Mass.
as surveyed for the Barnstable Fire District, April 2, 1895", to be
referred herewith.

Katharine W. Crocker, wife of said grantor,

do hereby release to said grantee all rights of

tenancy, by the curtesy, dower and homestead and other interests therein.

Witness my hand and seal this 1st day of May, 1938.

Alfred Crocker
Katharine W. Crocker

The Commonwealth of Massachusetts

ss. May 1st 1938

Then personally appeared the above-named Alfred Crocker
and acknowledged the foregoing instrument to be his free act and deed, before me

Franklin Swift
My commission expires 12/21 1939

Barnstable, ss., Received December 27, 1938, and is recorded.

11. District Attorney's Office

QUITCLAIM DEED

3261 Main Street, L.L.C. of 1284A Main Street, Osterville, Barnstable County, Massachusetts 02655, for consideration of Seven Hundred Thousand (\$700,000.00) Dollars and no cents, grants to Angela R. Philbrook of 3261 Main Street, Suite 6, P. O. Box 1262, Barnstable, Barnstable County, Massachusetts 02630

with Quitclaim Covenants

That certain parcel of land situated in Barnstable in the County of Barnstable and said Commonwealth of Massachusetts, bounded and described as follows:

- NORTHEASTERLY by Main Street, one hundred six (106) feet;
- SOUTHEASTERLY by Land now or formerly of Charles C. Dixon and by a portion of land now or formerly of Alfred Crocker, one hundred twenty (120) feet;
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- NORTHWESTERLY by a portion of land now or formerly of Alfred Crocker, one hundred twenty (120) feet.

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Subject to and with the benefit of all rights, reservations, easements and restrictions of record insofar as the same are in force and applicable.

For title see Document 947,558 on Certificate of Title No. 171120.

Executed as a sealed instrument this 15th day of December 2014.

3261 Main Street, L.L.C. By:

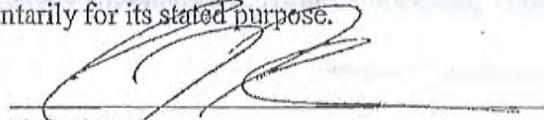

Floyd V. Silvia, Manager

3261 Main St. Barnstable

COMMONWEALTH OF MASSACHUSETTS

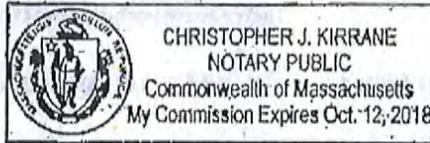
Barnstable, ss.

On this 15th day of December 2014, before me, the undersigned notary public, personally appeared Floyd J. Silvia, Manager, proved to me through satisfactory evidence of identification, which was a Driver's License to be the person whose name is signed on this Quitclaim Deed, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

My Commission Expires:



MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 12-15-2014 @ 12:34PM
Ct1#: 623 Doc#: 1260169
Fee: \$2,394.00 Cons: \$700,000.00

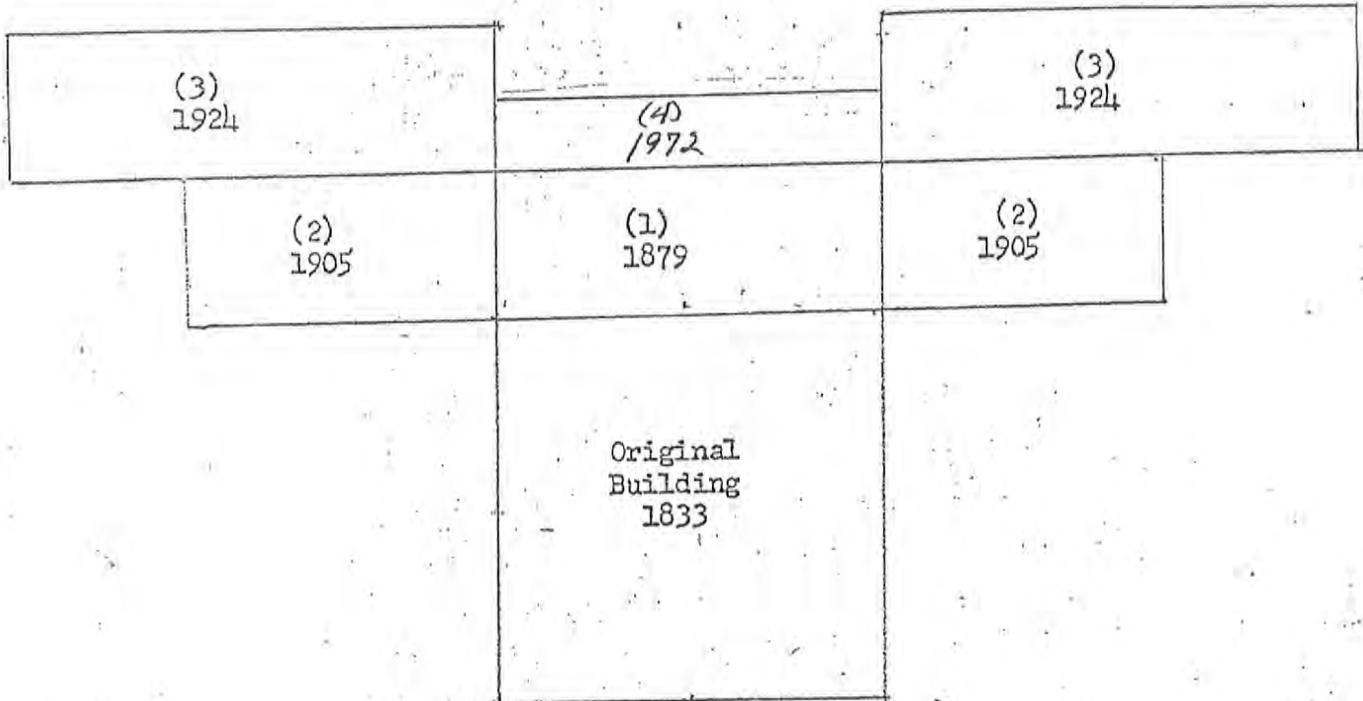
BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 12-15-2014 @ 12:34PM
Ct1#: 623 Doc#: 1260169
Fee: \$1,890.00 Cons: \$700,000.00

BARNSTABLE COUNTY COURT HOUSE

Built in 1833.

First addition was an extension to the south in 1879.

In 1905 two wings were added and in 1924 these two wings were extended.



*Old Court House
burned 1827*

COUNTY CAMPUS: EXISTING BUILDINGS

Leasable Space	Total Sq. Ft.	Sq. Ft. Occupied
Old Jail/HOC	38,347	?
Cape Cod Commission	9,384	9,384
District Attorney's Office	6,496	6,496
Open Cape	11,000	
BCI	2,800	2,800
Lab/Human Services	9,900	9,900
White House	3,035	3,035
Superior Courthouse	29,662	23,658
Registry of Deeds	26,685	26,685
First District	40,306	40,306
C.C. Commission Office	9,384	9,384
	186,999	131,648

Barnstable County Space Planning Worksheet

	Administration & Finance/Dredge	County Commissioners	Cape Cod Commissioners	Cooperative Commission	Health and Environment	Health and Environment Lab	Human Services	Resource Development Office	Retirement Association	Facilities	shared facilities	totals	
2000 Space Use													
Staff													
full time	1	10	0	42	16	20	12	3	20	8	7	139	
part time	1	0	3	4	12	6	0	1	5	0	1	33	
OfficeS													
#workstations	0	10	0	36	12	21			7			86	
#offices	2	4	1	4	7	4	2		1			25	
2005 Projected Space Needs													
Staff													
full time	1	14	0	44	15	25	22	4	21	8	8	162	
part time	1	0	3	4	11	15	0	1	0	0	1	36	
Office Space													
# workstations (90 s.f. each)	1 90	10 900	0 0	42 3780	19 1710	21 1890		4 360	1 90	7 630	6 540	111 9990	
#offices (150 s.f. each)	150	3 450	0 0	3 450	3 450	5 750	2 300	0 0	1 150	0 0	2 300	20 3000	
#offices (250 s.f. each)	250	2 500					0 0		1 250			11 250	
Vault					1000	700				100	100	4455	
Dead					1200	300		100		200	200	3850	
Other													
Reception		150		150	150	150		150		1	150	1050	
Copier/Fax		100		200	100	200		100	100	100	100	1000	
Laboratory							2000					2000	
Conference				150	150							2600 2900	
Lunch/Break											200	200	
Su	620	41	250	7180	5010	4240	2300	1035	590	1430	1640	2800	31195
Circulation (@20%)	124	820	50	1436	1002	848	460	207	118	286	328	560	6239
Total	744	4920	300	8616	6012	5088	2760	1242	708	1716	1968	3360	37434

* note: shared conference area (2,600 sf) comprises:
 1 sub-dividable large room (1500 sf), 1 sub-dividable medium room (800 sf) and 1 small room (300 sf)
 for comparison, existing assembly of delegates= 1500 sf, room 11+12=676 sf

**BARNSTABLE COUNTY SUPERIOR COURTHOUSE COMPLEX
SPACE PLANNING WORKSHEET**

"For Discussion Purposes"

"draft"

	Assembly of Delegates	Administration	County Commissioners	Cooperative Extension	Finance & Dredge	Health & Environment	Resource Development	Facilities	Health Lab	Human Services	Information Technology	Cape Light Compact	Cape Cod Commission	Sub-total	District Attorney	Superior Court	Probate and Family Court	First District Court	Housing Court	State Police- CPAC	Sheriff-Coun.
2014 Staff (on-site)	1	3	3	12	8	20	8	16	9	5	11	15	40	151							
Office Space																					
# workstations (100 sq. ft. each)		1	3	9	4	14	3	2	2	4	9	10	35	96							
		100	300	900	400	1400	300	200	200	400	900	1000	3500	9600							
# offices (150 sq. ft. each)		1	2	2	2	5	4	1	1	1	1	4	4	24							
		150	300	300	300	750	600	150	150	150	150	600	600	3600							
# offices (200 sq. ft. each)	1	1	1	2	1	1	1	1	1	1	1	1	1	12							
	200	200	200	400	200	200	200	200	200	200	200	200	200	2400							
Other (sq. ft.)	200	450	300	1400	1100	2350	1100	400	350	600	1250	1800	4300	15600							
conference	100	100		100		100	100			100	100	400	400	1500							
main. garage								1500			100										
Comm. Chamber			3000											3000							
Storage																					
Mechanical																					
Court Rooms																					
	100	100	3000	100		100	100	1500		100	200	400	400	4500							
sub-total	300	550	3300	1500	1100	2450	1200	1900	350	700	1450	2200	4700	21700							
Circulation 20%	60	110	660	300	220	490	240	380	70	140	365	440	940	4415							
Total	360	660	3960	1800	1320	2940	1440	2280	420	840	1815	2640	5640	24515							
2020 Projected Staff	1	4	3	12	8	20	8	16	9	5	11	10	40	147							

(on-site)

Federal Department of Commerce would use the following space needs determination:

151 * 170 sq. ft. = 25,670 sq. ft.

0

Additional Office Space Requested by the Barnstable Trial Court on the Barnstable Superior Courthouse Complex

Request #1 (Superior Court): Increase the amount of office space leased to the Barnstable Superior Court to include additional square footage on the first floor of the Superior Courthouse currently being used by Barnstable County as a Commissioners Chamber/conference room 11/12 and as offices for the Barnstable Cape Light Compact. A description of the square footage occupied for each use includes:

- 440 sq. ft. is the approximate size of the Commissioners Chamber/conference room 11/12.
- 1,750 sq. ft. is the approximate size of the office space currently occupied by the Cape Light Compact located along the main north/south corridor.
 - Square footage for request #1 = 2,190 sq. ft.

In addition, the Barnstable County Commissioner's Office suite located on the east side of the first floor of the Superior Courthouse may be available for use by the Superior Court if needed. The approximate size of the Commissioner's Office suite is 2,550 square feet. It should be noted that new office space appropriate for the relocation of Commissioner's Offices would first have to be identified prior to any relocation.

Request #2 (Probate and Family Court): Increase the amount of office space leased to the Barnstable Probate and Family Court to include additional square footage in the basement of the Registry of Deeds and Probate Building currently used as office space by the Barnstable County Cooperative Extension Department. A description of the square footage within this location includes:

- 3,625 sq. ft. is the approximate size of the Barnstable Cooperative Extension Office.
 - Square footage for request #2 = 3,625 sq. ft.

Total square footage request by the Trial Court on the Barnstable Courthouse Complex =

5,815 sq. ft.

Barnstable County Complex Parking Study

Patrick Tierney Keith Weners

Cape Cod Commission 2013

In May through August 2012 a study was performed on the Barnstable County Complex Parking Lot to identify possible parking usage improvements. Using a map from AutoCAD file "00-132 County Complex" each space in the parking lot was assigned a section and within that sections a space identification code. The space identification code consisted of one alphabetic "S" at the beginning, followed by two numerals indicating the section number, followed by three numerals indicating the space number. Some spaces were assigned an additional alphabetic "R" to indicate an employee reserved spot or an additional alphabetic "H" to indicate a handicap reserved spot. See figure 1 for sectional divisions.



Figure 1: Sectional Divisions

For each lot a field sheet was produced from the AutoCAD file. The field sheet consisted of a geometric drawing of the lot and spaces were labeled with the three numerals found in the space identification code that indicate their space number. Technicians used the field sheets to mark empty spots and the location of illegally parked cars. Technicians were also required to initial, date and write down the time of the study. See figure 2 for example field sheet.

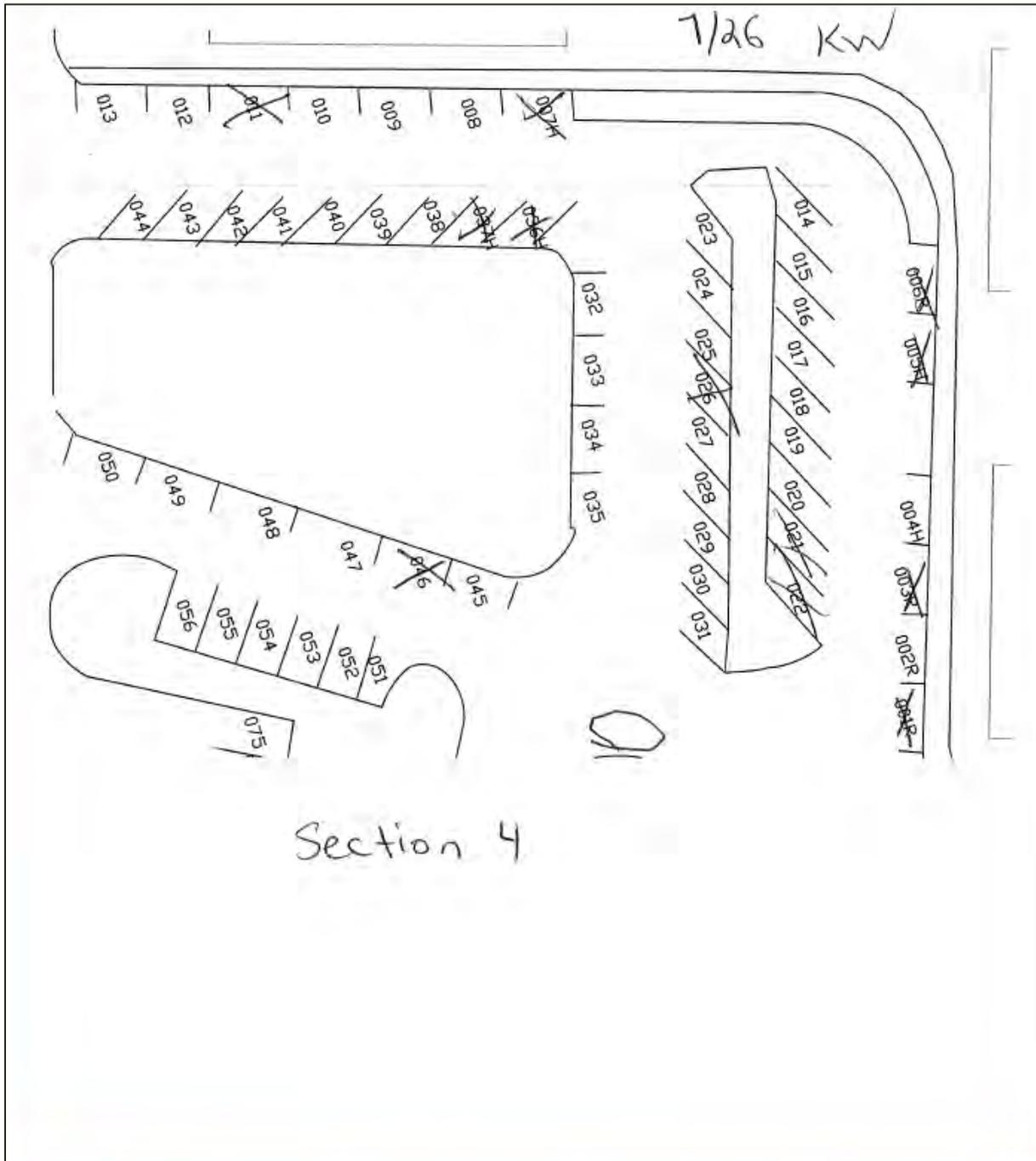


Figure 2: Example Field Sheet

After each study, Technicians entered the data into excel file "County Parking Lot Count Data". For each occupied space a numeral "1" was assigned and for each empty space a numeral "0" was assigned to the corresponding identification code. After each spot was accounted for the number of illegals parked in that section was noted with the total number of illegally parked cars. Each section was assigned a separate tab which calculated the percent full and total number of cars. A master tab that included every space identification code gathered data from each sectional tab and calculated the percent full and total number of cars for the entire Barnstable county complex parking lot.

Section 2		Date/ Time/Occupancy													
Space I.D.	Details	5/16/2012	5/24/2012	7/11/2012	7/26/2012	8/2/2012	8/24/2012								
All unreserved		2pm-4pm	8am-9am	8am-9am	8am-9am	11am-12pm	11am-12pm								
S02010		0	0	1	0	1	1								
S02011		1	0	1	0	1	1								
S02012		1	1	1	1	1	1								
S02013		1	1	1	1	1	1								
S02014		1	1	1	1	1	1								
S02015		0	1	1	1	1	1								
S02016		1	1	1	1	1	0								
S02017		1	1	0	1	1	0								
S02018		0	1	1	1	1	0								
S02019		0	0	1	1	1	1								
S02020		0	0	1	1	1	1								
S02021		1	1	1	1	1	1								
S02022		0	1	1	1	1	1								
S02023		0	1	1	0	1	0								
S02024		1	1	1	1	1	1								
S02025		1	1	1	1	1	1								
S02026		0	1	1	1	1	1								
S02027		1	1	1	1	1	0								
S02028		1	1	1	1	1	1								
S02029		0	1	1	1	1	0								
S02030		1	1	1	1	1	0								
S02031		1	1	1	1	1	1								
S02032		1	1	0	1	1	1								
S02033		1	1	1	1	1	1								
S02034		1	1	1	1	1	1								
S02035		1	1	1	1	1	1								
S02036		0	1	1	1	1	1								
S02037		0	1	1	1	1	1								
S02038		1	0	1	1	1	0								
S02039		0	0	1	1	1	1								
S02040		0	0	1	1	1	1								
# of illegally parked cars:		2	4	8	1	1	4								
Total # of cars		28	36	45	36	2	2								
Percent full		70%	90%	113%	90%	95%	85%								
Notes:															

Figure 3: Example Database Spread Sheet

The county lot contained 90 restricted spaces, 10 handicap spaces, 507 unreserved spaces, totaling 607 spaces. The figure below shows the space types of each section and the average percentage full found in the study. Sections 3, 7, and 8 contained poor or no striping. This made it difficult to count the spaces in these sections. Section 3 often had cars parked along the southern curb where there wasn't any striping. These cars were counted as illegals. Section 7, the biggest of the sections, featured faded striping from two different applications that often left an existing parking stripe through the middle of the intended new parking space. Section 8 featured no striping and the number of spaces was estimated at approximately 22 feet for potential parallel parking spaces and 8 feet for vertical parking spaces. The reserved spaces are for individuals such as "Assistant Treasurer" or were for departments such as "Health Department" or for police officers. Of the total lot about 1.5% of the lot is handicap reserved and about 15% of is reserved otherwise. The location of the reserved spaces or large parking sections could lead to undesirable open spots for people working at different locations in the complex which could result in illegally parking. See table 1 for parking lot data.

Barnstable County Complex Parking Lot Data										
	Section 1	Section 2	Section 3	Section 4	Section 5	Section 6	Section 7	Section 8	Section 9	Total
Total spaces	38	40	9	56	5	91	215	40	113	607
Reserved spaces	5	0	3	22	5	16	7	7	25	90
Handicap Spaces	2	0	0	5	0	2	0	1	0	10
Average Percent Full	87%	90%	117%	85%	56%	93%	74%	74%	49%	81%
Average Illegals	0.67	3.33	3.83	0.83	0.00	2.40	1.67	0.60	0.00	1.48

Table 1 Parking Lot Data

Existing Conditions

Superior Courthouse individually listed on the state and national register, and as part of the historic district.

CCC, DA and Capabilities buildings are on the state and national register as part of the historic district

Sheriff's office on the state and national register as part of the historic district

Aerial photo pre-dates removal of structures and new parking.

Sheriff's office on the state and national register as part of the historic district



CAPE COD
COMMISSION

DRAFT

Campus Concept

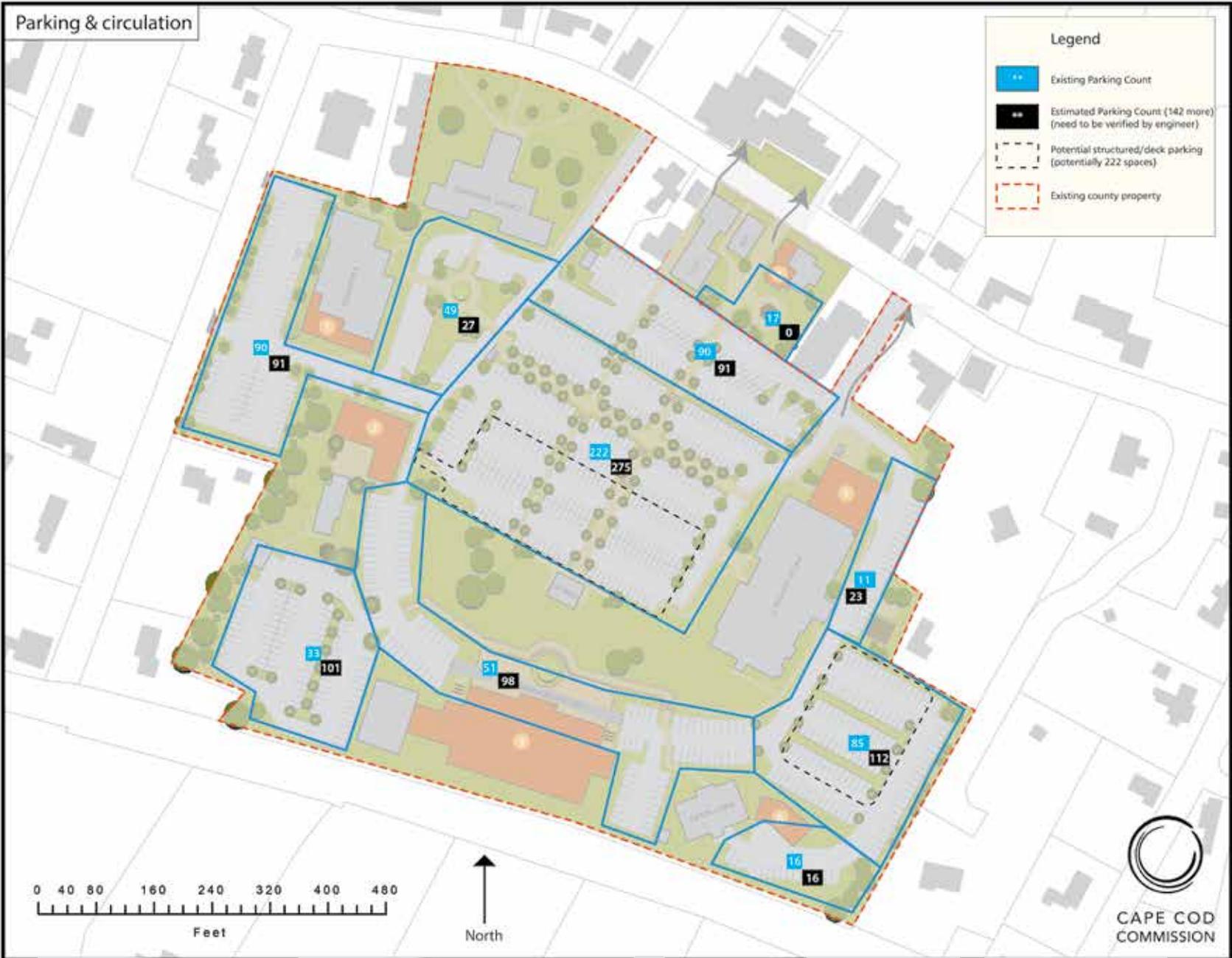


DRAFT

Parking & circulation

Legend

- Existing Parking Count
- Estimated Parking Count (142 more) (need to be verified by engineer)
- Potential structured/deck parking (potentially 222 spaces)
- Existing county property



CAPE COD COMMISSION

DRAFT

Parking Section (without parking deck)
Not to scale

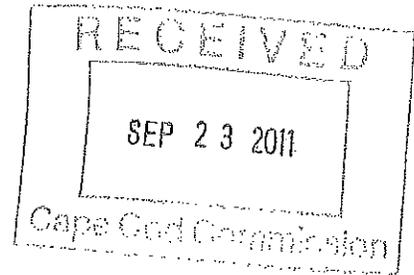


DRAFT

Parking Section (with parking deck)
Not to scale



ANN BAXTER CANEDY, TOWN COUNCILOR
PRECINCT ONE
70 Van Duzer Road
Cummaquid, Massachusetts 02637
508-362-4561
acanedy@comcast.net



September 21, 2011

County Commissioner William Doherty
County Commissioner Mary Pat Flynn
County Commissioner Sheila Lyons
Box 427
Barnstable, MA 02630

Dear Commissioners:

Thank you for placing the Draft Barnstable Village Visioning concept on your Agenda for today's meeting. The residents of Barnstable Village value the Barnstable County Complex, its employees, agencies and services and consider the Complex to be a vitally important and integral part of the Village fabric. We are proud that Barnstable Village is, in essence, the County Seat.

We feel, therefore, that it is important for us to work with you and you with us as we move forward together. Changes to the Complex affect the Village directly or indirectly, negatively or positively. Conversely, any changes to Barnstable Village affect you and your employees. We hope therefore that you will partner with us in our Visioning process and that you will include the Village of Barnstable, as well as the Town of Barnstable, in your planning.

I am enclosing several copies of the Draft proposal as you requested. Please keep in mind that it is a draft. Changes have already been made as a result of a public meeting held in June and the comments and suggestions made at that meeting. For example, the concepts of a bandstand adjacent to the marsh and the formal structured boardwalk have been eliminated.

The Visioning Committee, also in response to the public meeting, has formed three subcommittees: the *Harbor Connection Committee*, which will pursue improvements to the marsh and connection to the Village; the *County Relationship Committee*, which will pursue joint interests, improve relationship and seek involvement with the County government; the *Village Beautification Committee*, which will pursue inner village improvements, both aesthetic and economic. This is an evolving plan.

Short term, we hope to work with you towards more public use of the Complex land and parking space during off hours, the possible location for or construction of a bandstand, and more efficient, more easily accessible, well marked parking for area businesses, the public and County employees and constituents.

1950

1951

1952

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I appreciate your interest and thank Patty Daley and Commissioner Lyons for their recent participation at a Visioning Committee meeting.

Thank you again for your consideration.

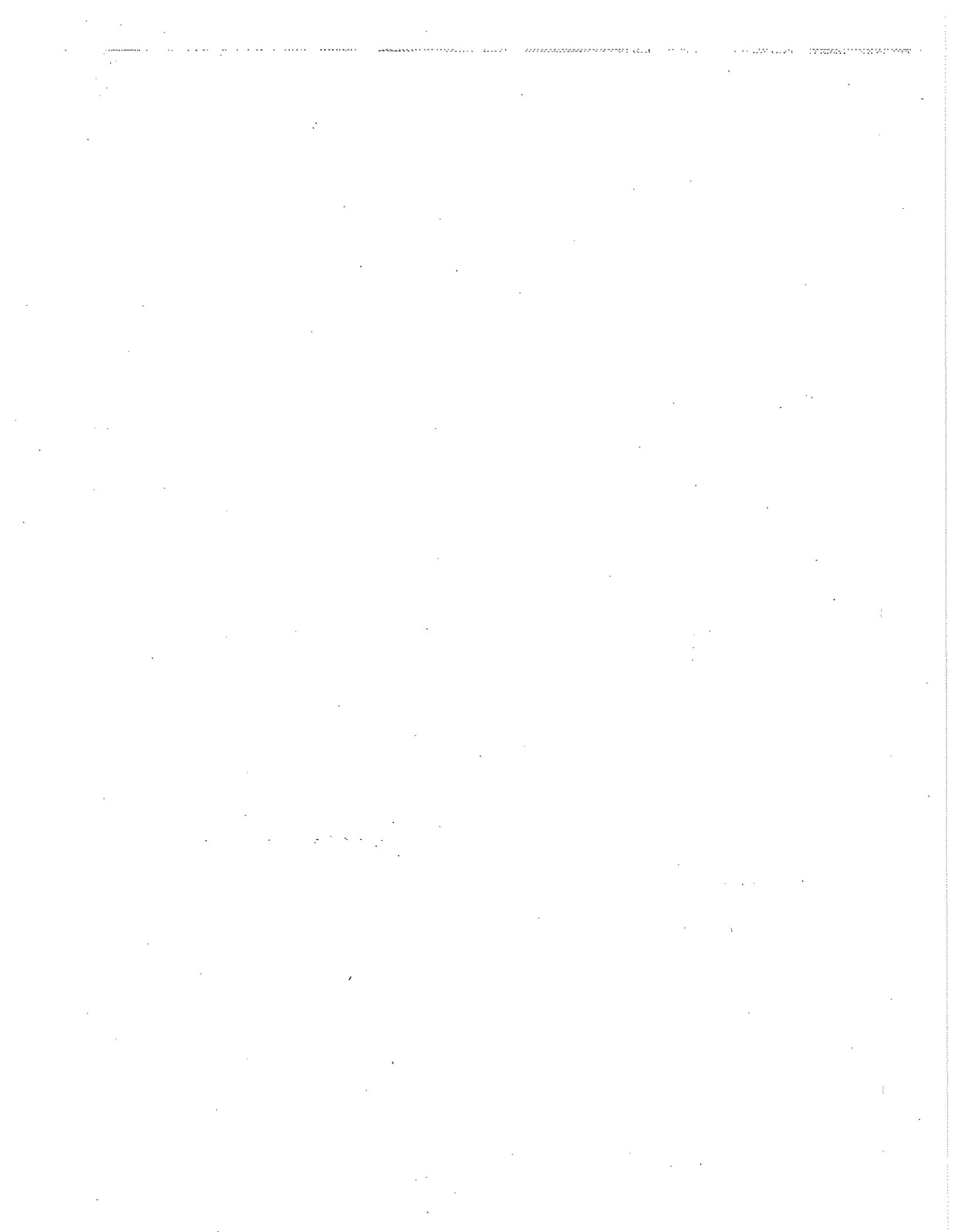
Sincerely,

Ann Canedy

Cc: Mark Zelinski, County Administrator
✓ Patty Daley, Deputy Director, Administration, Cape Cod Commission
Visioning Committee

Sincerely yours,

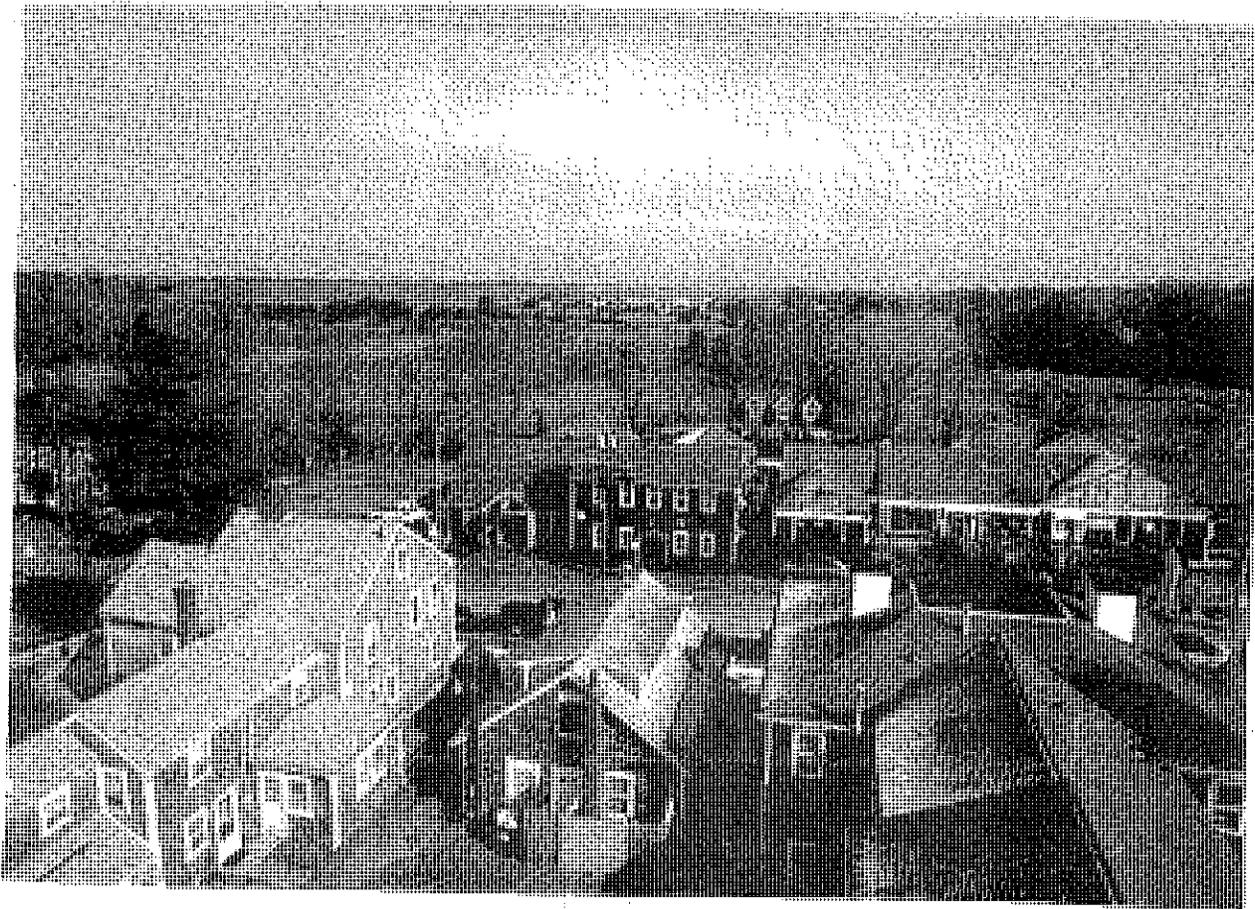
Ann Canedy



THE RENEWAL OF BARNSTABLE VILLAGE

A PUBLIC AND PRIVATE PARTNERSHIP PRESENTED BY THE
BARNSTABLE VILLAGE CIVIC ASSOCIATION
BARNSTABLE VILLAGE BUSINESS ASSOCIATION
FRIENDS OF BARNSTABLE HARBOR

June 2011



Long Range Planning Committee: Joe Berlandi, Chair and Liz Nill, Barnstable Village Business Association; Peter Eastman and Roberta Miller, Barnstable Village Civic Association; Doug Mitchell and Rich French, Friends of Barnstable Harbor; Councilor Ann Canedy, Ex-Officio

THE RENEWAL OF BARNSTABLE VILLAGE
A PUBLIC AND PRIVATE PARTNERSHIP PRESENTED BY THE
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June 2011

EXECUTIVE SUMMARY

A. PREFACE

In 2011, the Barnstable Civic Association, the Barnstable Village Business Association and the Friends of Barnstable Harbor, with a combined membership of residents and businesses in excess of 400, established a Long Range Planning Committee (LRPC) for the purpose of creating a Master Plan. The LRPC's Master Plan is intended as a road map to institute goals for improvements through public and private investment in Barnstable Village.

The completed plan is meant to (i) identify, (ii) prioritize, and (iii) recommend public and private short and long-term development projects in an attempt to unify the interests and commitments of its citizens. It is the intention of LRPC to preserve and protect the historical and physical uniqueness of Barnstable Village environs and the special qualities of life that have attracted generations of families, businesses, and tourists to the area.

B. GEOGRAPHIC BOUNDARIES OF BARNSTABLE VILLAGE

For the purpose of the LRPC Master Plan, the geographic boundaries of Barnstable Village are defined as: Barnstable Harbor Waterfront to the North, Commerce Road to the East, Railroad Tracks to the south, and Rendezvous Lane to the West.

Activities occurring within Barnstable Village have an impact on the residential areas and commercial activities immediately outside the actual boundaries; consequently, the LRPC Master Plan is intended to include Barnstable Village and surrounding areas.

C. MISSION STATEMENT

1. To leverage recent improvements and beautification efforts in order to preserve and to continue encouraging the harmonious mix of a working waterfront, a tourism and recreational waterfront, and a dining and entertainment waterfront,
2. To achieve full occupancy of commercial spaces in an attempt to preserve the historic character and quality of life in Barnstable Village,
3. To enhance and maintain Barnstable Village's Main Street in the spirit of what has historically defined Main Street, and,
4. To encourage Barnstable Village community spirit and tradition while using a single and effective voice in dealing with the management of the Town of Barnstable.

D. PUBLIC AND PRIVATE PARTNERSHIP

The LRPC recognizes that most of the properties located within Barnstable Village are privately owned and the owners are not compelled to accept or act upon the recommendations contained in the LRPC Master Plan. LRPC's objective is to create an atmosphere that encourages and guides future public and private investment; thus, preserving and enhancing the quality and financial success of Barnstable Village. Essential to this effort is the input, coordination, and implementation of public funding by the Town of Barnstable's Growth Management Department.

E. SUMMARY AND PRIORITIZATION OF RECOMMENDATIONS

1. CONNECT BARNSTABLE VILLAGE TO THE WATERFRONT

- (a) Construct a pedestrian nature trail and boardwalk,
- (b) Improve pedestrian and vehicular access from Main Street to Mill Way to Barnstable Harbor,
- (c) Establish a Harbor Masters Office, and,
- (d) Make additional marine improvements as necessary.

2. IMPROVEMENTS TO BARNSTABLE VILLAGE CENTER

- (a) Attract retail businesses,
- (b) Coordinate closely with Barnstable County to assure best and highest use of County land in the village,
- (b) Provide more efficient use of existing parking spaces,

- (c) Maintain existing privately owned office and commercial properties,
- (d) Create residential opportunities,
- (e) Promote Civic Activities, i.e., Community Center, Village Green, Bandstand,
- (f) Identify public and private funding resources, and,
- (g) Encourage use of vacant Barnstable County property for community activities.

3. IMPROVEMENTS AND BEAUTIFICATION

- (a) Encourage the relocation or installation of utilities underground,
- (b) Install new and more appropriate street lighting fixtures,
- (c) Promote uniform exterior signage,
- (d) Plant trees,
- (e) Control speed limits,
- (f) Improve trash and collection,
- (g) Promote bicycle lanes outside Route 6A layout,
- (h) Install public seating benches, and,
- (i) Increase public parking.

4. RELATED CONCERNS AND ISSUES

- (a) Impact of affordable housing and other developments in the Industrial Park,
- (b) Possible construction of Exit Ramp 6 ½,
- (c) Sandy Neck,
- (d) County Farm, and,
- (e) Utility lines.

In summary, LRPC's objective is to create a public and private partnership that provides incentives to invest in Barnstable Village and the surrounding community in order to continue and enhance the special qualities that make Barnstable Village attractive to families, businesses, and tourists.

I. HISTORY

A. HISTORY OF BARNSTABLE VILLAGE AND ITS WATERFRONT

Settled by Europeans in 1639, Barnstable Village is the oldest village in the Town of Barnstable and the second oldest on Cape Cod after Sandwich (1638). The first Europeans settled along an Indian trail abutting the marshes and shoreline

now recognized as Route 6A. Early communities prospered as farming settlements and the sheltered waters of Barnstable Harbor became a major factor in the growth of Barnstable Village as a port and maritime trade center.

Throughout the history of the Village, the Maraspin Creek inlet in Barnstable Harbor was used as a harbor for small boats. Moorings were provided in Barnstable Harbor for small ships that traded with North Shore ports, particularly Boston. Because the journey around Cape Cod was too treacherous for small coastal ships, goods were unloaded from the docks and piers along the Barnstable Village waterfront and taken overland to ports in Hyannis, Centerville, and Cotuit. At that point, goods were loaded onto packets trading with southern ports including New York, Philadelphia, and Baltimore.

The early growth of the community was further enhanced by the designation of Barnstable Village as the Barnstable County center in 1686. Barnstable Village's historic resources, nationally recognized Old King's Highway historic homes, and scenic landscapes and views remain largely intact and highly valued as the foundation of the local tourism economy.

B. LOCAL COMPREHENSIVE PLAN FOR THE WATERFRONT

The first Local Comprehensive Plan (LCP) for the Town of Barnstable was first adopted in 1997 and approved by the Cape Cod Commission in 1998. The LCP developed a policy plan for Barnstable Harbor that emphasized the importance of retaining a marine business district focusing on marine related uses.

LRPC strongly urges that any development along Barnstable Village's waterfront be consistent with the LCP.

C. CURRENT ECONOMY IN BARNSTABLE VILLAGE

Current economic activities in Barnstable Village include a mixture of publicly and privately owned and operated retail establishments, commercial properties, professional services, and public services.

A large proportion of Barnstable Village activity is associated with the location of Barnstable County government: Superior and District Courts, County Registry of Deeds, Cape Cod Commission, County District Attorney. In addition, the U. S. Post Office leases space in the Village center.

A second economic tier in Barnstable Village includes professional real estate offices and law offices.

Art studios and antique shops, restaurants and sandwich shops, and retail stores, also, contribute to the economic success of Barnstable Village.

II. RECOMMENDATIONS

A. CONNECT BARNSTABLE VILLAGE TO THE WATERFRONT

(1) BOARDWALK AND PEDESTRIAN NATURE TRAIL

The LRPC recommends and strongly supports that Barnstable Village's highest priority is a connection to the waterfront by constructing a boardwalk and a pedestrian nature trail. This connection will create spectacular views and activities for Barnstable Village residents and tourists; thus, resulting in an increase in economic return for Barnstable Village businesses.

Our preliminary concept, subject to obtaining approval of the various property owners, locates the entrance to the boardwalk and nature trail on the water side of Main Street, generally behind the U. S. Post Office facility and the Verizon building, to the adjacent upland island where it will be connected to an open air bandstand. From there, the boardwalk and nature trail will continue to the west side of Rendezvous Creek and terminate at a location near the south side of the inner harbor.

This is an ambitious project; however, LRPC feels the connection from Barnstable Village to Barnstable Harbor is vital to the economic success of Barnstable Village and its environs. The location of a boardwalk and a nature trail involves easements over publicly and privately owned land; consequently, the cost of construction will be determined by the final location.

LRPC believes a combination of private contributions and public funds can be obtained to undertake these significant, essential improvements.

a. PROJECTED TIME SCHEDULE:

- (i) Commencement of design and engineering in 2011,
- (ii) Fund raising in 2012, and,
- (iii) Construction in 2013.

b. POSSIBLE FUNDING SOURCES:

- (i) Design and Engineering

State and Federal grants and private donations will be pursued to cover the cost of engaging consultants for design and engineering plans. Those consultants will, subsequently, study and report on feasible locations for the boardwalk and nature trail.

(ii) Construction

Private funds will be raised from the sale of boardwalk planks, donations, and a combination of other fund raising activities.

(2) PEDESTRIAN AND VEHICULAR IMPROVEMENTS FROM MAIN STREET VIA MILLWAY TO THE HARBOR

In addition to the boardwalk and the nature trail, LRPC believes it is essential that pedestrian and vehicular connections from Main Street to Mill Way and, ultimately, to Barnstable Harbor be improved. LRPC suggests a program of coordinated signage, lighting, plantings and improved sidewalks.

The implementation of this aspect of the LRPC Master Plan is through public investment.

a. PROJECTED TIME SCHEDULE

- (i) Design in 2011, and
- (ii) Construction in 2012.

b. FUNDING SOURCES

Town of Barnstable public funding from various town department budgets.

(3) HARBOR MASTER'S OFFICE

LRPC believes there is a need for a free-standing, centrally located office for the Harbor Master to regulate and control harbor activities. That central location should include tourist information, tide charts, shellfish and fishing licensing information, information on transient dockage, parking oversight, and security of public access with a web cam. LRPC is convinced that this facility and function will greatly improve and restore maritime activity in Barnstable Harbor.

a. PROJECTED SCHEDULE

- (i) Design during 2012 – 2013, and
- (ii) Construction during 2014-2015.

b. FUNDING SOURCES

Local and State funding programs.

(5) ADDITIONAL MARINE IMPROVEMENTS

In an effort to restore marine related activities in Barnstable Harbor, it is essential that the following improvements be undertaken:

- a. Dredging of the inner harbor in order to reclaim its proper depth,
- b. Dredging of the channel from the inner Harbor to the main channel in order to maintain proper access, and,
- c. Management of the sand at Blish Point dune to alleviate erosion and washing into the inner channel, thus, clogging the boat loading ramp.

a. PROJECTED TIME SCHEDULE

- (i) Design and Engineering in 2012, and,
- (ii) Construction in 2013-2015.

b. FUNDING SOURCES

State and local town public funding.

B. IMPROVEMENTS TO BARNSTABLE VILLAGE CENTER

(1) ATTRACT RETAIL BUSINESSES

Over time, Barnstable Village has experienced the loss of retail establishments and activities. The result has been lost income by businesses, lost wages by employees, and the loss of tourist points of interest and attraction. Recently, Barnstable Village has seen the departure of a major banking institution, a women's clothing shop, a barbershop, and a dry cleaning and Laundromat facility -- all retail related activities. Barnstable Village has, also, seen the restructuring of the Barnstable General Store, once a major retail magnet for the area, to a small operation offering a limited variety of food and other retail products.

During the same time period, the Barnstable Village economy has moved toward professional and service related activities, attorneys, real estate brokers, and similar non-retail uses.

LRPC believes that Barnstable Village residents and businesses are better served by a balanced mixture of professional services and retail related activities that will support each other and give a sound reason for consumers to be attracted to the area for their daily shopping and to provide increased tourist activities.

LRPC encourages efforts, through public and private investments, consistent with this Master Plan that will result in attracting new retail-related activities benefiting the community as a whole. This can best be accomplished with public actions that encourage the private sector to invest in additional retail activities in Barnstable Village. These public actions involve a combination of new ownership of some strategically located properties and re-dedication and investment by existing property owners to upgrade their properties.

LRPC is focusing on those properties in Barnstable Village that are underutilized, in need of renovation, and are not contributing to the economic vitality of Barnstable Village.

LRPC believes the incentive and motivating factor to property owners of a positive investment in one's property creates financial rewards by mounting daily business receipts and increasing property values.

(2) COORDINATION WITH BARNSTABLE COUNTY

The LRPC has not specifically addressed the potential role of Barnstable County owned land and buildings that lie within the village boundaries as defined earlier in this report. However, it is the intention of the LRPC to work closely with County officials in identifying and supporting ways in which County property can be integrated into the village's long range plans.

(3) MORE EFFICIENT USE OF EXISTING PARKING SPACES

Sufficient and accessible parking accompanied by appropriate signage is necessary in order to attract and maintain visitors to Barnstable Village. LRPC believes there are sufficient parking spaces, both on Main Street and within the Barnstable County Court Complex, to satisfy the needs of shoppers and tourists. Emphasis is placed on parking space utilization.

During normal working hours, business owners should be encouraged not to occupy parking spaces along Main Street for their own all-day parking needs. LRPC recommends Main Street parking spaces be dedicated to short term parking for shoppers and tourists. This can be accomplished through public and private regulations.

(4) MAINTENANCE OF EXISTING PRIVATELY OWNED COMMERCIAL

AND OFFICE PROPERTIES

The LRPC is committed to instilling a sense of pride and encourage property owners to maintain their establishments. Well-maintained and attractive facades will attract consumers and, thus, increase revenues.

(5) CREATION OF RESIDENTIAL USES

Experiences from other communities demonstrates that a balance of residential and commercial uses within a community improves the quality of life for that community as a whole. LRPC encourages the development of residential units, in undeveloped and underdeveloped areas, behind existing buildings on Main Street, above street levels in existing buildings, and wherever zoning permits.

The opportunities for development are limited due to property ownership; however, the introduction of a few residential units invites people who depend on retail and service related activities on a daily basis. Their presence offsets the appearance of a "ghost town" after businesses and employees depart Barnstable Village in the evenings and on weekends.

(6) PROMOTE CIVIC ACTIVITIES

Barnstable Village benefits from cultural activities that attract residents and visitors each year. There is, however, potential to increase local participation through existing community-related associations including the Barnstable Civic Association, Friends of Barnstable Harbor, and the Barnstable Village Business Association. Their combined efforts sponsor annual community and civic functions and affairs such as the Fourth of July Parade, the Christmas Stroll and the Arts Festival. LRPC seeks to continue and expand activities that increase enjoyment to those who work and reside in and around Barnstable Village.

Examples of activities that have the potential to attract visitors to Barnstable Village are:

a. BANDSTAND

Utilizing privately or publicly owned land, the construction of a centrally located bandstand in Barnstable Village, particularly along the Board Walk area, would provide a venue for evening and weekend musical concerts and a variety of performances for adults and children. Timing of functions would not interfere with the weekday business activities within Barnstable Village. Parking can be at the Barnstable County Court Complex.

b. COMMUNITY CENTER

Barnstable Village is in need of a local community center or indoor gathering point that could be used for civic functions and special events. A community center will encourage and promote social and civic interaction between residents and businesses of the Barnstable Village community.

The Barnstable County Court complex contains several buildings that are presently vacant or underutilized. Considering that programs would take place during nights and weekends, adequate parking in the complex is available.

c. VILLAGE GREEN

In addition to a Community Center, Barnstable Village could establish an outdoor gathering place to serve as a focal point within Barnstable Village center providing a pleasant location for residents, business people, and tourists to sit and enjoy a period of relaxation.

(7) BEAUTIFICATION OF BARNSTABLE VILLAGE CENTER

Barnstable Village needs public related cosmetic improvements in order to make the community more interesting and inviting. LRPC asserts this can be accomplished by undertaking the following:

a. New Street Lighting Fixtures

Existing Barnstable Village lighting fixtures are old, unattractive and not in keeping with the image the LRPC thinks is necessary for cosmetic improvement. Free-standing lighting fixtures similar to those recently installed on Bearses Way in Hyannis are ideal to create a "village" atmosphere.

b. New Sidewalks

The existing red brick pavers and curbs in Barnstable Village have not been properly maintained and are in need of refurbishing. New sidewalks and curbs will add to the consistent attractiveness of Barnstable Village and will be safer for pedestrians.

The Committee also suggests consideration of extending the brick sidewalk from Main Street along Mill Way to the Harbor as a further connection between the Village and the waterfront.

c. Tree Planting and Public Seating

Barnstable Village needs to commit to replacing, maintaining, and protecting the beauty of Route 6A, Main Street. The replacement of old, decaying trees and the maintenance of existing trees is an essential element toward the beautification of Barnstable Village Center.

Park benches used as public seating placed strategically throughout Barnstable Village Center will allow people to sit, relax, and enjoy the beauty of their surroundings.

d. Control Existing Vehicle Speed Limits

For the safety of all, LRPC feels it is essential that public officials enforce posted speed limits.

e. Create bicycle lanes

Barnstable Village and its environs should create bicycle lanes parallel to but away from the layout of Route 6A that provide a safe environment for vehicles, bikers, and pedestrians.

f. Uniform Signage

The town of Barnstable should provide uniform and attractive signage in order to direct tourists to amenities in and around Barnstable Village, such as, public parking, restrooms, Barnstable Harbor, and Barnstable County Office Buildings.

C. RELATED CONCERNS AND ISSUES

The LRP C recognizes the existence of several related concerns and issues outside of the village boundaries as defined above but which nevertheless have an effect on the village of Barnstable, as described below. No recommendation has been made at this time by the LRP.

(1) IMPACT OF AFFORDABLE HOUSING AND OTHER DEVELOPMENT IN THE INDUSTRIAL PARK

A 40-B housing complex, the Cape Cod Hospital Medical Complex, Village at Barnstable Retirement Community, a new Stop and Shop and expansion of BJ's will all have an impact on Barnstable District and the Village in terms of traffic, fire and water services, school enrollment and busing costs, potentially affecting local taxes which are not constrained by Prop. 2 ½.

(2) CONSTRUCTION OF EXIT RAMP

The existence of an Exit 6.5 could impact traffic on 6A and surrounding residences on Mary Dunn Road, Boulder Road and Cummaquid Heights. Any future studies and /or discussions regarding this ramp should include participation from the residents and businesses to be impacted thereby, including Cummaquid Heights and the Village.

(3) SANDY NECK

The future of Sandy Neck, a natural asset to the village and the town, is of great interest.

(4) COUNTY FARM

Growth plans for the County Farm property, currently under management for an organic produce farm, could impact the village.

(5) UTILITY LINES

Additional use of existing utility lines for technology transfer could be inconsistent with the Village's beautification efforts. Efforts should be made to have utilities relocated under ground or off of Main Street where at all possible.

D. RELATIONSHIP TO EXISTING BARNSTABLE VILLAGE PLAN AND LOCAL COMPREHENSIVE PLAN

The recommendations contained in this Report are intended to supplement, not substitute, the goals within the existing Barnstable Village Plan and Local Comprehensive Plan of November 2005 and, further, to advocate for specific action items included in those Plans as follows:

(1) Community Character, Sidewalks:

Maintain existing sidewalks along Old Kings Highway consistent with design guidelines.

Do not construct separate bicycle paths along historic scenic roads.

Discontinue designation of Route 6A as a bicycle route and provide alternate routes with signage.

(2) Land Uses, Generally:

Residents are concerned with the loss of essential services in the village center and the increase in office uses.

Village centers are a high priority location for underground utilities.

Define the Zoning boundaries of the commercial district.

Review uses for compatibility within this small commercial village.

(3) County Complex:

Encourage methods of alleviating the parking shortage in the County Complex.

Determine future uses of the jail in consultation with Barnstable Village.

(4) Barnstable Harbor Goals:

Retain the water related activities around the harbor.

Recognize that the harbor commercial area is a thriving small business area and to improve both function and appearance of the harbor and surrounding service area.

(5) Barnstable Harbor Policies:

Enforce zoning requirements around harbor to maintain the integrity of the Marine Business District.

(6) Water Related Functions:

Maintain the channel by periodic dredging.

(7) Improvement of Appearance of the Harbor:

Improve the appearance of the harbor and its environs to enhance business environment, making the area attractive to visiting tourists and local residents and businesses.

(8) Physical Improvements:

Continue improving the landscaping on the west side of the harbor.

Provide additional benches along the water edge.

Provide planters.

Continue clean up in gravel at top of rip rap on west side of the harbor.

(9) Specific Area Plan / Barnstable South of Rte. 6A:

Development south of Rte. 6A has and or will have a major impact on Barnstable Village north of the highway in two specific areas, namely water supply and traffic.

(10) Open Space Planning:

Maintain County Farm as open space.

Working with the Cape Cod Commission, develop a recreational bicycle path as part of the regional system.

(11) Sidewalks and Bicycle Paths:

Bicycle paths along Route 6A should be discontinued.

(12) Traffic and Transportation:

Include in the evaluation of alternative Exit 6.5 locations, the potential traffic generation on Old King's Highway.

The LRPC believes that recommendations contained in this Report do in fact supplement and advocate priorities which will allow us to move forward and undertake the actions necessary to fulfill those goals and objectives in an expeditious time schedule.

We do not intend for this report to sit on a shelf and collect dust as so many Long Range Plans do. This Committee and the three Associations represented have expended a substantial amount of time and energy to complete this Report and we commit ourselves to ensuring, to the best of our abilities, that it will be implemented.

This report has been prepared by representatives of the Barnstable Village Civic Association, Barnstable Village Business Association, and the Friends of the Barnstable Harbor. We have met on a regular weekly basis to discuss and identify what we believe to be the special assets and problems of the Village and have submitted the recommendations contained in this Report to our respective Association Board of Directors for their approval. We will be submitting this report to the Barnstable Growth Management Department for its review and input and have scheduled a public meeting for Wednesday June 29 2011 at 7:00 pm at the St. Mary's Church on Rte 6A.

Our hope and intention is to continue to be involved, with the assistance of the Town of Barnstable, to ensure that our recommendations are implemented.

Submitted by:

Barnstable Village Long Range Planning Committee

Joseph J. Berlandi, Chairman (BVBA)

Douglas Mitchell, Vice Chairman (F of BH)
Peter Eastman (BVCA)
Rich French (F of BH)
Roberta Miller (BVCA)
Elizabeth Nill (BVBA)
Ann Canedy, Ex Officio

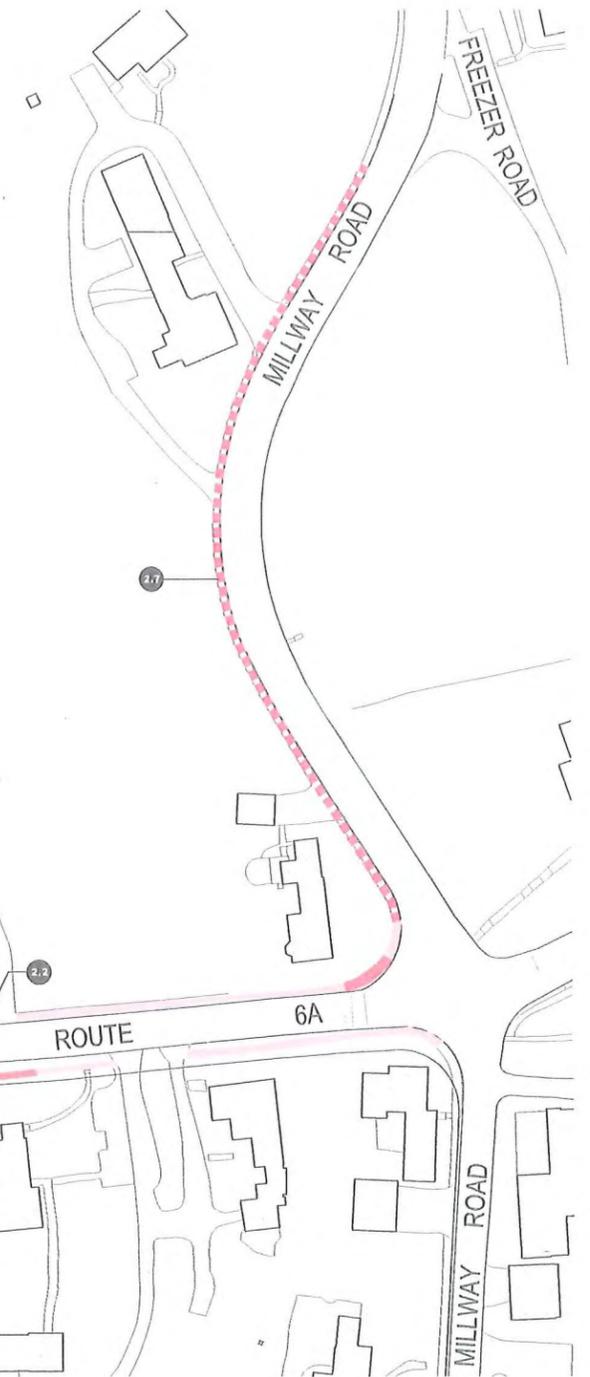
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BARNSTABLE VILLAGE STREETSCAPE

REVISED PLANS - OCTOBER 15, 2013
BARNSTABLE, MASSACHUSETTS



547 rutherford ave | charlestown | ma | 02129
617.519.1488 | www.offshootsinc.com



2.1  Reset brick sidewalks to provide even walking surface without weeds. High priority

2.3 Rework corners of curb cut to accommodate truck turning radius and narrow opening if possible.

2.4 Reconstruct new sidewalk connecting @ crosswalk.

2.5 Remove sidewalk and connection to street where crosswalk doesn't exist.

2.2  Brick is in decent condition. Low priority for repair



3.1  Proposed shade tree.

3.2  Proposed ornamental tree.

3.3  Proposed ground cover vegetation.



3.4 Consider new treatment at crosswalk intersections where grass does not thrive. Address sand w/ streetsweeping.



3.5 Consider new treatment @ bump-out.

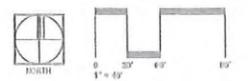


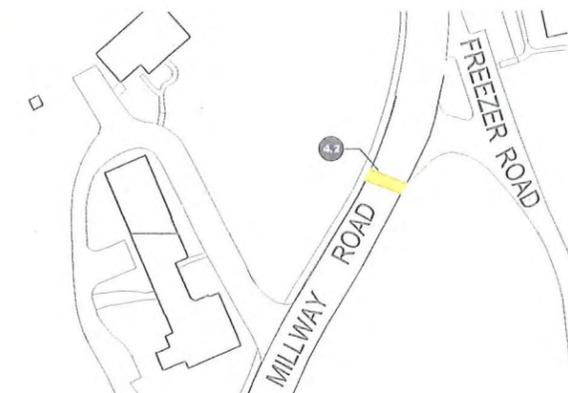
3.7 Remove 2 trees in decline and add ornamental street trees

2.6 Relocate 5' sidewalk closer to street so landscape could be added to screen parking on parking lot side

BRICK SIDEWALK AND STREET TREE IMPROVEMENTS

PROJECT: Barnstable Village Streetscape Masterplan
 CLIENT: Town of Barnstable
 DATE: 10/16/13

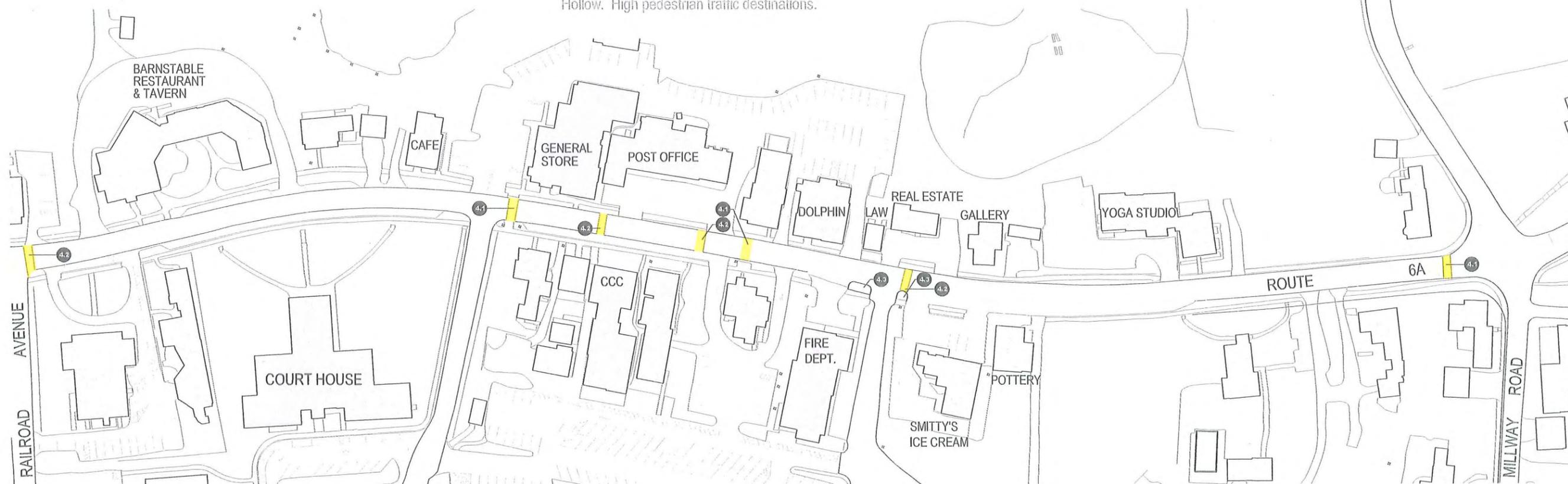




4.1  Reconstruct crosswalks with new thermoprint finish

4.2 Consider new crosswalk location across from general store, post office, ice cream shop and at new connection to the Hollow. High pedestrian traffic destinations.

4.3 Construct new bumpout or curb extension



RECONSTRUCT CROSSWALKS AND ADD BUMPOUTS

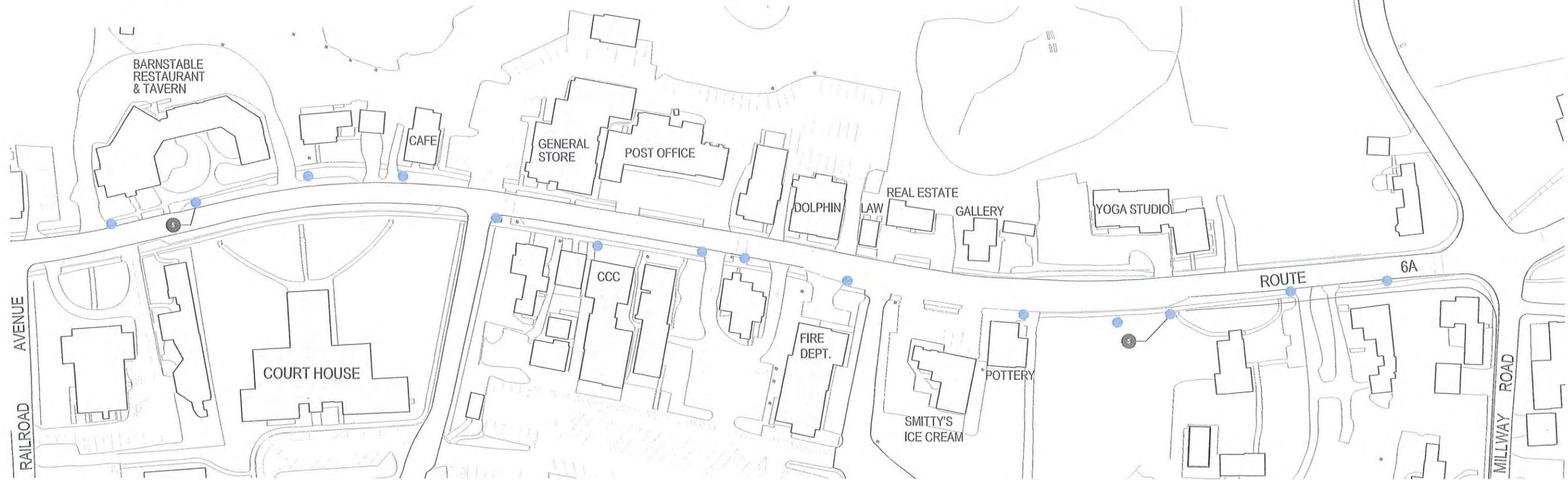
PROJECT: Barnstable Village Streetscape Masterplan
 CLIENT: Town of Barnstable
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Thermoprint finish crosswalk options

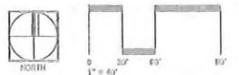


- 5.0 ● Pedestrian scale decorative light fixture proposed @ 80' O.C. Consider removing cobra lights on existing poles and replace with matching decorative auto-oriented fixtures. Consider relating to existing historic fixtures @ courthouse to create unique identity for the village.



STREET LIGHT IMPROVEMENTS

PROJECT: Barnstable Village Streetscape Masterplan
 CLIENT: Town of Barnstable
 DATE: 10/16/13





BRICK SIDEWALK IMPROVEMENTS

- 2.1 █ Reset brick sidewalks to provide even walking surface without weeds. High priority.
- 2.2 █ Brick is in decent condition. Low priority for repair
- 2.3 Rework corners of curb cut to accommodate truck turning radius.
- 2.4 Reconstruct new sidewalk connecting @ crosswalk.
- 2.5 Remove sidewalk and connection to street where crosswalk doesn't exist.
- 2.6 Relocate 5' sidewalk closer to street so landscape could be added to screen parking on parking lot side.
- 2.7 Improve pedestrian connection to the Hollow.

STREET TREE IMPROVEMENTS

- 3.1 ● Proposed shade tree.
- 3.2 ● Proposed ornamental tree.
- 3.3 █ Proposed ground cover vegetation.
- 3.4 Consider new treatment at crosswalk intersections where grass does not thrive. Address sand w/ streetsweeping.
- 3.5 Consider new treatment @ bump-out.
- 3.6 New vegetation treatment under ex. tree
- 3.7 Remove 2 trees in decline and add ornamental street trees

RECONSTRUCT CROSSWALKS AND ADD BUMPOUTS

- 4.1 █ Reconstruct crosswalks with new thermoprint finish
- 4.2 Consider new crosswalk location across from general store, post office, ice cream shop and at new connection to the Hollow. High pedestrian traffic destinations.
- 4.3 Construct new bumpout or curb extension

STREET LIGHT IMPROVEMENTS

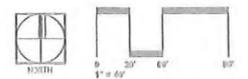
- 5.0 ● Pedestrian scale decorative light fixture proposed @ 80' O.C. Consider relating to existing historic fixtures @ courthouse to create unique identity for the village.

PROJECT: Barnstable Village Streetscape Masterplan
 CLIENT: Town of Barnstable
 DATE: 10/16/13

ALL RECOMMENDATIONS



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8.1 Pedestrian desire paths toward county complex parking lot create the opportunity for a series landscaped pedestrian corridor from main street. These corridors would also provide a connection to events at the newly constructed band stand.



8.2 A new village green could provide a vibrant public green space for gathering and events. Three possible locations include the Post Office parking lot, Smitty's Ice cream parking lot and undeveloped areas at the east and west ends of Main Street



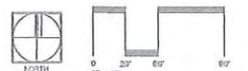
8.3 Extensive tree plantings @ county complex parking lot.

8.4 Parking Islands could be converted to bioretention areas for stormwater management.

8.5 New brick sidewalk and landscape treatment leading to county complex.

CONTEXT AND POTENTIAL PUBLIC GREENSPACE IMPROVEMENTS

PROJECT: Barnstable Village Streetscape Masterplan
 CLIENT: Town of Barnstable
 DATE: 10/16/13



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301 CMR 11.00: MEPA REGULATIONS

Section 11.03: Review Thresholds

The review thresholds identify categories of Projects or aspects thereof of a nature, size or location that are likely, directly or indirectly, to cause Damage to the Environment. Except when the Secretary requires fail-safe review, the review thresholds determine whether MEPA review is required. MEPA review is required when one or more review thresholds are met or exceeded and the subject matter of at least one review threshold is within MEPA jurisdiction. A review threshold that is met or exceeded specifies whether MEPA review shall consist of an ENF and a mandatory EIR or of an ENF and other MEPA review if the Secretary so requires. The subject matter of a review threshold is within MEPA jurisdiction when there is full-scope jurisdiction (i.e., the Project is undertaken by an Agency or involves Financial Assistance) or when the subject matter of the review threshold is conceptually or physically related to the subject matter of one or more required Permits (provided that the review thresholds for Land and Areas of Critical Environmental Concern shall be considered to be related to the subject matter of any required Permit) or the area subject to a Land Transfer. The review thresholds do not apply to: a lawfully existing structure, facility or activity; Routine Maintenance; a Replacement Project; or a Project that is consistent with a Special Review Procedure review document, or other plan or document that has been prepared with the express purpose of assessing the potential environmental impacts from future Projects, has been reviewed as such in accordance with MEPA and 301 CMR 11.00, and has been allowed or approved by any Participating Agency, unless the filing of an ENF and an EIR was required by a decision of the Secretary on any such review document, plan or document. The review thresholds are the following:

(1) Land.

(a) ENF and Mandatory EIR.

1. Direct alteration of 50 or more acres of land, unless the Project is consistent with an approved conservation farm plan or forest cutting plan or other similar generally accepted agricultural or forestry practices.
2. Creation of ten or more acres of impervious area.

(b) ENF and Other MEPA Review if the Secretary So Requires.

1. Direct alteration of 25 or more acres of land, unless the Project is consistent with an approved conservation farm plan or forest cutting plan or other similar generally accepted agricultural or forestry practices.
2. Creation of five or more acres of impervious area.
3. Conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97.
4. Conversion of land in active agricultural use to nonagricultural use, provided the land includes soils classified as prime, state-important or unique by the United States Department of Agriculture, unless the Project is accessory to active agricultural use or consists solely of one single family dwelling.
5. Release of an interest in land held for conservation, preservation or agricultural or watershed preservation purposes.
6. Approval in accordance with M.G.L. c. 121A of a New urban redevelopment project or a fundamental change in an approved urban redevelopment project, provided that the Project consists of 100 or more dwelling units or 50,000 or more sf of non-residential space.
7. Approval in accordance with M.G.L. c. 121B of a New urban renewal plan or a major modification of an existing urban renewal plan.

(2) State-listed Species under M.G.L. c. 131A.

(a) ENF and Mandatory EIR. None.

(b) ENF and Other MEPA Review if the Secretary So Requires.

1. Alteration of designated significant habitat.
2. Greater than two acres of disturbance of designated priority habitat, as defined in 321 CMR 10.02, that results in a take of a state-listed endangered or threatened species or species of special concern.

(3) Wetlands, Waterways and Tidelands.

(a) ENF and Mandatory EIR.

1. Provided that a Permit is required:
 - a. alteration of one or more acres of salt marsh or bordering vegetating wetlands; or

- b. alteration of ten or more acres of any other wetlands.
- 2. Alteration requiring a variance in accordance with the Wetlands Protection Act.
- 3. Construction of a New dam.
- 4. Structural alteration of an existing dam that causes an Expansion of 20% or any decrease in impoundment Capacity.
- 5. Provided that a Chapter 91 License is required, New non-water dependent use or Expansion of an existing non-water dependent structure, provided the use or structure occupies one or more acres of waterways or tidelands.

(b) ENF and Other MEPA Review if the Secretary So Requires.

- 1. Provided that a Permit is required:
 - a. alteration of coastal dune, barrier beach or coastal bank;
 - b. alteration of 500 or more linear feet of bank along a fish run or inland bank;
 - c. alteration of 1,000 or more sf of salt marsh or outstanding resource waters;
 - d. alteration of 5,000 or more sf of bordering or isolated vegetated wetlands;
 - e. New fill or structure or Expansion of existing fill or structure, except a pile-supported structure, in a velocity zone or regulatory floodway; or
 - f. alteration of one half or more acres of any other wetlands.
- 2. Construction of a New roadway or bridge providing access to a barrier beach or a New utility line providing service to a structure on a barrier beach.
- 3. Dredging of 10,000 or more cy of material.
- 4. Disposal of 10,000 or more cy of dredged material, unless at a designated in-water disposal site.
- 5. Provided that a Chapter 91 License is required, New or existing unlicensed non-water dependent use of waterways or tidelands, unless the Project is an overhead utility line, a structure of 1,000 or less sf base area accessory to a single family dwelling, a temporary use in a designated port area, or an existing unlicensed structure in use prior to January 1, 1984.
- 6. Construction, reconstruction or Expansion of an existing solid fill structure of 1,000 or more sf base area or of a pile-supported or bottom-anchored structure of 2,000 or more sf base area, except a seasonal, pile-held or bottom-anchored float, provided the structure occupies flowed tidelands or other waterways.

(4) Water.

(a) ENF and Mandatory EIR.

- 1. New withdrawal or Expansion in withdrawal of:
 - a. 2,500,000 or more gpd from a surface water source; or
 - b. 1,500,000 or more gpd from a groundwater source.
- 2. New interbasin transfer of water of 1,000,000 or more gpd or any amount determined significant by the Water Resources Commission.
- 3. Construction of one or more New water mains ten or more miles in length.
- 4. Provided that the Project is undertaken by an Agency, New water service to a municipality or water district across a municipal boundary through New or existing pipelines, unless a disruption of service emergency is declared in accordance with applicable statutes and regulations.

(b) ENF and Other MEPA Review if the Secretary So Requires.

- 1. New withdrawal or Expansion in withdrawal of 100,000 or more gpd from a water source that requires New construction for the withdrawal.
- 2. New withdrawal or Expansion in withdrawal of 500,000 or more gpd from a water supply system above the lesser of current system-wide authorized withdrawal volume or three-years' average system-wide actual withdrawal volume.
- 3. Construction of one or more New water mains five or more miles in length.
- 4. Construction of a New drinking water treatment plant with a Capacity of 1,000,000 or more gpd.
- 5. Expansion of an existing drinking water treatment plant by the greater of 1,000,000 gpd or 10% of existing Capacity.
- 6. Alteration requiring a variance in accordance with the Watershed Protection Act, unless the Project consists solely of one single family dwelling.
- 7. Non-bridged stream crossing 1,000 or less feet upstream of a public surface drinking water supply for purpose of forest harvesting activities.

(5) Wastewater.

(a) ENF and Mandatory EIR.

- 1. Construction of a New wastewater treatment and/or disposal facility with a Capacity of 2,500,000 or more gpd.
- 2. New interbasin transfer of wastewater of 1,000,000 or more gpd or any amount determined significant by the Water Resource Commission.

3. Construction of one or more New sewer mains ten or more miles in length.
4. Provided that the Project is undertaken by an Agency, New sewer service to a municipality or sewer district across a municipal boundary through New or existing pipelines, unless an emergency is declared in accordance with applicable statutes and regulations.
5. New discharge or Expansion in discharge of any amount of sewage, industrial waste water or untreated stormwater directly to an outstanding resource water.
6. New Capacity or Expansion in Capacity for storage, treatment, processing, combustion or disposal of 150 or more wet tpd of sewage sludge, sludge ash, grit, screenings, or other sewage sludge residual materials, unless the Project is an Expansion of an existing facility within an area that has already been sited for the proposed use in accordance with M.G.L. c. 21 or M.G.L. c. 83, section 6.

(b) ENF and Other MEPA Review if the Secretary So Requires.

1. Construction of a New wastewater treatment and/or disposal facility with a Capacity of 100,000 or more gpd.
2. Expansion of an existing wastewater treatment and/or disposal facility by the greater of 100,000 gpd or 10% of existing Capacity.
- 3 Construction of one or more New sewer mains:
 - a. that will result in an Expansion in the flow to a wastewater treatment and/or disposal facility by 10% of existing Capacity;
 - b. five or more miles in length; or
 - c. 1/2 or more miles in length, provided the sewer mains are not located in the right of way of existing roadways.
4. New discharge or Expansion in discharge:
 - a. to a sewer system of 100,000 or more gpd of sewage, industrial waste water or untreated stormwater;
 - b. to a surface water of:
 - i. 100,000 or more gpd of sewage;
 - ii. 20,000 or more gpd of industrial waste water; or
 - iii. any amount of sewage, industrial waste water or untreated stormwater requiring a variance from applicable water quality regulations; or
 - c. to groundwater of:
 - i. 10,000 or more gpd of sewage within an area, zone or district established, delineated or identified as necessary or appropriate to protect a public drinking water supply, an area established to protect a nitrogen sensitive embayment, an area within 200 feet of a tributary to a public surface drinking water supply, or an area within 400 feet of a public surface drinking water supply;
 - ii. 50,000 or more gpd of sewage within any other area;
 - iii. 20,000 or more gpd of industrial waste water; or
 - iv. any amount of sewage, industrial waste water or untreated stormwater requiring approval by the Department of Environmental Protection of a variance from Title 5 of the State Environmental Code for New construction.
5. New Capacity or Expansion in Capacity for:
 - a. combustion or disposal of any amount of sewage sludge, sludge ash, grit, screenings, or other sewage sludge residual materials; or
 - b. storage, treatment, or processing of 50 or more wet tpd of sewage sludge or sewage sludge residual materials.

(6) Transportation.

(a) ENF and Mandatory EIR.

1. Unless the Project consists solely of an internal or on-site roadway or is located entirely on the site of a non-roadway Project:
 - a. construction of a New roadway two or more miles in length; or
 - b. widening of an existing roadway by one or more travel lanes for two or more miles.
2. New interchange on a completed limited access highway.
3. Construction of a New airport.
4. Construction of a New runway or terminal at an existing airport.
5. Construction of a New rail or rapid transit line along a New, unused or abandoned right-of-way for transportation of passengers or freight (not including sidings, spurs or other lines not leading to an ultimate destination).
6. Generation of 3,000 or more New adt on roadways providing access to a single location.
7. Construction of 1,000 or more New parking spaces at a single location.

(b) ENF and Other MEPA Review if the Secretary So Requires.

1. Unless the Project consists solely of an internal or on-site roadway or is located entirely on the site of a

non-roadway Project:

- a. construction of a New roadway one-quarter or more miles in length; or
 - b. widening of an existing roadway by four or more feet for one-half or more miles.
2. Construction, widening or maintenance of a roadway or its' right-of-way that will:
 - a. alter the bank or terrain located ten more feet from the existing roadway for one-half or more miles, unless necessary to install a structure or equipment;
 - b. cut five or more living public shade trees of 14 or more inches in diameter at breast height; or
 - c. eliminate 300 or more feet of stone wall.
 3. Expansion of an existing runway at an airport.
 4. Construction of a New taxiway at an airport.
 5. Expansion of an existing taxiway at Logan Airport.
 6. Expansion of an existing terminal at Logan Airport by 100,000 or more sf.
 7. Expansion of an existing terminal at any other airport by 25,000 or more sf.
 8. Construction of New or Expansion of existing air cargo buildings at an airport by 100,000 or more sf.
 9. Conversion of a military airport to a non-military airport.
 10. Construction of a New rail or rapid transit line for transportation of passengers or freight.
 11. Discontinuation of passenger or freight service along a rail or rapid transit line.
 12. Abandonment of a substantially intact rail or rapid transit right-of-way.
 13. Generation of 2,000 or more New adt on roadways providing access to a single location.
 14. Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location.
 15. Construction of 300 or more New parking spaces at a single location.

(7) Energy.**(a) ENF and Mandatory EIR.**

1. Construction of a New electric generating facility with a Capacity of 100 or more MW.
2. Expansion of an existing electric generating facility by 100 or more MW.
3. Construction of a New fuel pipeline ten or more miles in length
4. Construction of electric transmission lines with a Capacity of 230 or more kv, provided the transmission lines are five or more miles in length along New, unused or abandoned right of way.

(b) ENF and Other MEPA Review if the Secretary So Requires.

1. Construction of a New electric generating facility with a Capacity of 25 or more MW.
2. Expansion of an existing electric generating facility by 25 or more MW.
3. Construction of a New fuel pipeline five or more miles in length.
4. Construction of electric transmission lines with a Capacity of 69 or more kv, provided the transmission lines are one or more miles in length along New, unused or abandoned right of way.

(8) Air.

(a) ENF and Mandatory EIR. Construction of a New major stationary source with federal potential emissions, after construction and the imposition of required controls, of: 250 tpy of any criteria air pollutant; 40 tpy of any HAP; or 100 tpy of any combination of HAPs.

(b) ENF and Other MEPA Review if the Secretary So Requires.

1. Construction of a New major stationary source with federal potential emissions, after construction and the imposition of required controls, of: 100 tpy of PM as PM10, CO, lead or SO2; 50 tpy of VOC or NOx; 10 tpy of any HAP; or 25 tpy of any combination of HAPs.
2. Modification of an existing major stationary source resulting in a "significant net increase" in actual emissions, provided that the stationary source or facility is major for the pollutant, emission of which is increased by: 15 tpy of PM as PM10; 100 tpy of CO; 40 tpy of SO2; 25 tpy of VOC or NOx; 0.6 tpy of lead.

(9) Solid and Hazardous Waste.

(a) ENF and Mandatory EIR. New Capacity or Expansion in Capacity of 150 or more tpd for storage, treatment, processing, combustion or disposal of solid waste, unless the Project is a transfer station, is an Expansion of an existing facility within a validly site assigned area for the proposed use, or is exempt from site assignment requirements.

(b) ENF and Other MEPA Review if the Secretary So Requires.

1. New Capacity or Expansion in Capacity for combustion or disposal of any quantity of solid waste, or storage, treatment or processing of 50 or more tpd of solid waste, unless the Project is exempt from site assignment requirements.
2. Provided that a Permit is required in accordance with M.G.L. c. 21D, New Capacity or Expansion in Capacity for the storage, recycling, treatment or disposal of hazardous waste.

(10) Historical and Archaeological Resources.

(a) ENF and Mandatory EIR. None.

(b) ENF and Other MEPA Review if the Secretary So Requires. Unless the Project is subject to a Determination of No Adverse Effect by the Massachusetts Historical Commission or is consistent with a Memorandum of Agreement with the Massachusetts Historical Commission that has been the subject of public notice and comment:

1. demolition of all or any exterior part of any Historic Structure listed in or located in any Historic District listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth; or
2. destruction of all or any part of any Archaeological Site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth.

(11) Areas of Critical Environmental Concern.

(a) ENF and Mandatory EIR. None.

(b) ENF and Other MEPA Review if the Secretary So Requires. Any Project within a designated ACEC, unless the Project consists solely of one single family dwelling.

(12) Regulations.

(a) ENF and Mandatory EIR. None.

(b) ENF and Other MEPA Review if the Secretary So Requires. Promulgation of New or revised regulations, of which a primary purpose is protecting against Damage to the Environment, that significantly reduce:

1. standards for environmental protection;
2. opportunities for public participation in permitting or other review processes; or
3. public access to information generated or provided in accordance with the regulations.

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Massachusetts Cultural Resource Information System

MACRIS

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Inventory No: BRN.92 
Historic Name: Lothrop, Robert - Crocker, Daniel C. House
Common Name:
Address: 3239 Main St

City/Town: Barnstable
Village/Neighborhood: Barnstable Village
Local No: 101
Year Constructed: c 1775
Architect(s):
Architectural Style(s): Federal
Use(s): Bank; Other Commercial; Single Family Dwelling House
Significance: Architecture; Commerce



Area(s):  [BRN.M: Old King's Highway Historic District](#)
[BRN.N: Barnstable Multiple Resource Area](#)
[BRN.O: Old King's Highway Regional Historic District](#)
 [BRN.S: Barnstable Village Center](#)

Designation(s): Local Historic District (5/1/1973); Nat'l Register District (3/13/1987); Nat'l Register MRA (3/13/1987)
Building Material(s): Roof: Asphalt Shingle
 Wall: Wood Shingle; Wood
 Foundation: Stone, Cut

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Massachusetts Cultural Resource Information System

Scanned Record Cover Page

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Wall: Wood Shingle; Wood
Foundation: Stone, Cut



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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

DMV 12 10/1/73

Area <u>BV DMV 12</u>	Form no. <u>101</u>
--------------------------	------------------------

Town Barnstable (Village Center)
#3239

Address Main St. (Rte 6A), Barnstable
Historic Name Robert Lothrop House,
Daniel C. Crocker House

Original carpenter's shop

Present Old Colony Bank

Ownership: Private individual
 Private organization
Old Colony Bank
 Public

Original owner Josiah Hinckley

DESCRIPTION:
mid 1700's

Source G.A. Hinckley's notes



Style Federal

Architect _____

Exterior wall fabric wood shingle

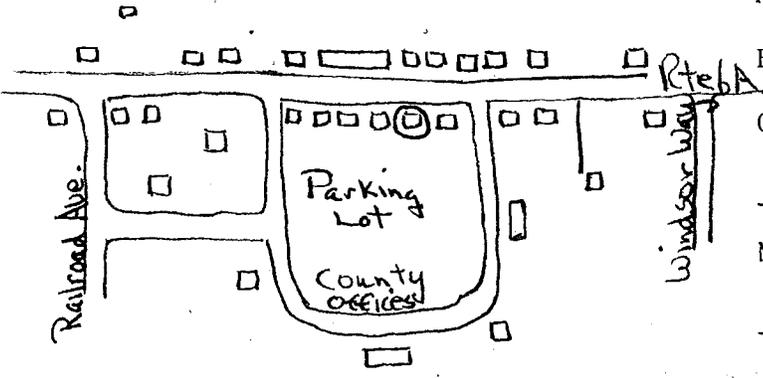
Outbuildings _____

Major alterations (with dates) enlarged &
made into a dwelling c.1800 - much
of house rebuilt by Ferdinand Baker
after 1923 fire, interior converted
~~Moved~~ to bank offices ~~1973~~

Approx. acreage .35a

Setting Residential/commercial - locat
in center of Barnstable Village

Recorded by Patricia J. Anderson
Organization Barnstable Historical
Commission
Date May, 1981



(Staple additional sheets here)

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

This structure is located in the heart of what has always been Barnstable Village's business center. Due to expansion and the fire of 1923, many of the older buildings within this block have been destroyed. Although the interior is now used for banking purposes, the exterior looks much the same as it did during Daniel C. Crocker's time.

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

Gustavus A. Hinckley's notes state "the house occupied by Daniel Crocker (later Samuel S. Crocker) was originally the carpenter's shop of Josiah Hinckley - was enlarged into the present house and owned and occupied by Robert Lothrop whose blacksmith shop stood end to the street where Conant house now stands." Hinckley's sketch of this structure as it originally was, resembles a half-cape with front door and chimney to the west.

The first meeting of the Fraternal Lodge A.F. and A.M. was held at the home of Robert Lothrop on July 21, 1801. Later meetings were held in the Masonic Hall built in 1802. Mr. Lothrop served as one of the principal officers in 1802 and again in 1805.

The earliest remaining deeds to the property show in 1811 Atty. Solomon Nye conveyed land with dwelling house to Dr. Jonas Whitman. The homestead passed to Dr. Whitman's son, Samuel, and later to Samuel's son, John. Samuel Whitman also owned the old Colonial Courthouse after it had been abandoned in 1834 at the completion of the new court house. After the death of Whitman in 1842, the executors of his estate sold the old courthouse to the Baptist Society for \$77.00.

This homestead was sold in 1858 to Wales & Conant who owned a store located just west of the house. In 1874 the dwelling house was sold by Chauncey Conant to Daniel C. Crocker and remained in the Crocker family until 1973. At the time of the 1923 fire in the center of Barnstable Village which destroyed Seabury's Hardware Store and house, Phinney's store and much of this dwelling, Daniel's son, Samuel S. Crocker, owned and occupied the house. According to oral history, the Crocker's were able to save all their furnishings including piano and carpets due to their many friends and neighbors. Also a bucket brigade and horses pulling down the burning walls helped to save the northeast section of the house.

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Registry of Deeds-Barnstable County
Registry of Probate-Barnstable County
Deyo, Simeon, History of Barnstable County, Massachusetts, 1890.
Trayser, Donald G., Barnstable-Three Centuries of a Cape Cod Town, 1939.
Hinckley, Gustavus A., Notes and Sketches of Old Barnstable Houses
Sprague, Mary A., A Cape Cod Village, 1963.
Oral History-William D. Knott, son of former owner Margaret Knott.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: BRN.M
Historic Name: Old King's Highway Historic District
Common Name:
Address:
City/Town: Barnstable
Village/Neighborhood: Barnstable Village; West Barnstable
Local No:
Year Constructed:
Architect(s):
Architectural Style(s):
Use(s): Commercial District; Other Institutional; Residential District
Significance:
Area(s): BRN.M: Old King's Highway Historic District
Designation(s): Nat'l Register District (3/13/1987); Nat'l Register MRA (3/13/1987)
Building Materials(s):



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
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BV/WB	
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MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116



Crocker Tavern, 3095 Main St (BRN.112)

in Barnstable (West Barnstable and Barnstable Village)

Location of Area (if any) Old King's Highway
Historic District

Intended Use residential, commercial,
institutional

General Date or Period 1640-1930

General Condition good to excellent

Acres c. 1,150A (see data sheets)

Recorded by Candace Jenkins

Organization Barnstable Historical Commission

Date 1986

Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

see attached maps

The Old King's Highway Historic District is a linear district running the length of Route 6A, known historically as Old King's Highway or County Road. Encompassing an area of c.1150 acres, it includes all properties with frontage on the road, which is important historically in its own right. Rear lot lines form the northern and southern boundaries, while the Sandwich town line forms the western boundary, and the Yarmouth town line forms the eastern boundary. Included are 497 main buildings, approximately 300 outbuildings, 5 cemeteries, 28 monuments/markers/milestones, and 25 historic sites. Brief information on each is provided by the district data sheets. Generally, houses pre-dating 1930 are considered to contribute to the historic character of the area; barns also contribute, while garages and sheds generally do not. All cemeteries, monuments/markers/milestones and historic sites are considered contributing.

JTM REFERENCE: A 19/383770/4620140
B 19/388000/4616650
C 19/391000/4617600
D 19/395100/4617160
Sandwich/Hyannis

JSGS QUADRANGLE SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Old King's Highway Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant as the town's original settlement and administrative center, as its population center until the mid 19th century, and for its strong associations with the important themes of agriculture, maritime activities, small-scale industrial development, and local and regional institutional growth. Many of Barnstable's most important historical figures resided and were active in the area as well. Finally, the area is significant for its architecture which represents a full range of types, construction dates and styles. Thus, the Old King's Highway Historic District meets criteria A, B, and C of the National Register of Historic Places and is judged to be significant on the local, regional, state and national levels.

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

The Old King's Highway Historic District is a linear corridor that runs from the Sandwich town line on the west to the Yarmouth town line on the east, skirting the shore of Barnstable Harbor. The terrain it traverses is rocky, hilly and dotted with ponds. The road connects the town's two oldest, and northernmost villages: West Barnstable (W), and Barnstable Village (E). The town's first settlement occurred here because of available resources such as fresh and salt meadow hay from the Great Marshes, fresh water springs, ponds, large woodlots to the south, and the harbor to the north that provided direct maritime connections to the administrative centers of Plymouth and Boston. The first dwellings, constructed in the mid to late 17th century, were placed on six to twelve acre lots on the north, or harbor, side of the road; the southern side was common land, reserved for planting crops and woodlots until 1703.

The Old King's Highway was designated as the County Road in 1685, and it remained the town's administrative and population center until the early 19th century when activity began to

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

Barnstable's earliest European settlement in the 1630s and 1640s was confined to the northern portion of the present town as defined by the Sandwich Moraine, an east-west ridge paralleling the present mid-Cape Highway. Initial settlement occurred here, on the Old King's Highway, due to the area's fertile soils, and an abundance of game and fish, as well as salt hay available in the area of the Great Marshes. An extensive harbor protected by the Sandy Neck barrier beach (Area BVG), and relatively direct maritime and overland connections to the established centers of Plymouth and Boston assured continued growth.

Although the earliest history of Barnstable is somewhat clouded, it is generally agreed that two short-lived settlements were made in 1637 and 1638 before a more permanent colony was established in 1639 in Barnstable Village at Cobbs Hill and Coggins Pond. Key figures in this later settlement, which numbered 41 families by 1640, were the Rev. John Lothrop, Deacon Henry Cobb, the Rev. Joseph Hull, and Thomas Dimmock. The settlement was solidified by Barnstable's formal incorporation as a town in 1639, by construction of the first meeting-house at Lothrop's Hill in 1646, and by purchase of additional lands to the west and east from Native Americans in 1644 and 1647. Referred to as the First and Second Purchases, these lands included all of the territory encompassed by the Old King's Highway Historic District.

Barnstable Village, and to a lesser extent West Barnstable, grew rapidly in the 17th century, reaching a population of 89 freemen voters (presumably with families) by 1670. The Old King's

BIBLIOGRAPHY and/or REFERENCES

- Trayser, Donald G. Barnstable, Three Centuries of a Cape Cod Town. 1939.
Deyo, Simeon, History of Barnstable County, Massachusetts. 1890.
Hinckley, Gustavus A. Notes and Sketches of Old Barnstable Houses.
Otis, Amos. Genealogical Notes of Barnstable Families. 1888.
The Seven Villages of Barnstable. 1976.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Barnstable Village and West Barnstable)	Form No: BV/WB
Property Name: Old King's Highway Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

shift to the villages on the south side of town, especially Hyannis. Thus, a wide variety of building types and styles remain, with contributing resources dating from the 17th, 18th, 19th, and early 20th centuries. Representative structures are described below in chronological order.

BVE173- Allyn House (late 17th century). The core of this house is believed to have been built in the second half of the 17th century by James Allyn, on his father Thomas' original lot. It probably originated as a 1 and 1/2 story cottage, perhaps extended by a rear lean-to. Currently, it is 4 bays, 2 and 1/2 stories, with rear lean-to and ells; this appearance probably results from several expansions in the 18th and 19th centuries. An entry with narrow transom and molded lintel shelf, and a large chimney stack rising just behind the gable ridge, are offset to the east. Windows are set in heavy projecting frames and contain 12/12 double-hung sash; second story windows are set directly beneath the cornice. The facade is clapboard clad, while the other elevations and the rear ells are shingled.

BVC87- Old Barnstable County Jail (c1690). The Old Jail is a two story wood-frame building constructed on the plank frame system most commonly found in 17th and early 18th century Plymouth Colony. The plank system made minimal use of framing members, relying instead on thick (here 4") vertical planks to provide some of the structural stability. In this building, heavy shouldered posts, running the full two stories of the building, divide it into two uneven structural bays along its long sides. The posts are framed into sills, girts and plates. Between the posts are the vertical planks which are spiked to the sills, pinned to the girts, and fitted into deep grooves on the underside of the plates, as is typical of this type of construction. Unusual is the extreme thickness of the planks, and close spacing of the floor joists; both of these features probably reflect an adaptation to the building's specialized function as a place of incarceration. The Old Jail is now attached to half of a mid 18th century keeper's house. The entire structure is shingled over, including most of the window openings in both sections. The Old Jail was individually listed in the National Register on July 2, 1971.

BVA21- Gorham/Cobb House (pre-1717). Located in eastern Barnstable, in the section known as Cummaquid, the Gorham/Cobb House is a 2 and 1/2 story structure whose large chimney and entry are offset to the east. The entry is headed by a five-pane transom, pulvinated frieze, and molded lintel shelf. Second story windows are set directly beneath the cornice and all contain 6/6 double-hung sash. The house is shingled and extended by several later side and rear ells.

BVE140- James Paine House (c1717). Also known by the 20th century name of Captain Grey's Inn (for a mid 19th century owner), the Paine House is a 2 and 1/2 story, five bay structure sheathed with clapboards and enclosed by a shingled gable roof. A massive, pilastered chimney, rising through the gable ridge, is its most prominent feature. It also has an unusually wide central bay containing two windows at the second story. Second story windows are set beneath the cornice, and all windows contain 12/12 sash.

BVB61- Amos Otis House (c1745). This is a four bay cottage whose entry and massive chimney are offset to the east. Both its transomed entry and windows are simply framed and set beneath the cornice. The cottage is extended to the rear by a long, sloping, non-integral lean-to. This has special significance as the birthplace and home of Amos Otis, author of "Genealogical Notes of Staple to Inventory form at bottom Barnstable Families" (1888)

CONT

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Barnstable Village and West Barnstable)	Form No: BV/WB
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Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

BVA42- Daniel Cobb House (c1790). This typical Federal period cottage has a five bay facade with center entry, and a gable roof with center chimney. The entry is headed by a transom, while windows with 6/6 double hung sash are set below the cornice; both have simple flat surrounds. The house sits on a low, rubble-stone foundation. Its facade is clapboarded, but other elevations are shingled.

BVB63- Jaquelin House (c1790). Also typical of the Federal period, this more elaborate two story, five bay house is enclosed by a fashionable low hip roof with end chimneys. Its entry is enframed by pilasters and a lintel shelf. Windows have flat surrounds and contain 6/6 double-hung sash. The main body of the house is clapboard clad. The house originally served as a stagecoach stop and inn.

WBC91- Meadow House (c1770-1790). Known by its mid 19th century tavern name, the Meadow House is similar to the Jaquelin House, but presents a slightly more old-fashioned appearance. This is seen in its steeper hip roof and paired interior chimneys, in its entry with transom and heavy molded surround, and in its windows containing 6/6 double-hung sash. It also retains the traditional wood shingle cladding.

BVE151- Hinckley/Crocker House (c1827). This is one of the most fully developed examples of the Federal style in the entire district. It is a two story structure enclosed by a low hip roof with end chimneys. It has windows with 6/6 double-hung sash and flat surrounds. What distinguishes it from other similar examples such as the Jaquelin House, is its entry with delicate fanlight, and open modillion pediment.

WBC77- Charles Gray House (c1853). The Charles Gray House is a Greek Revival style cottage of traditional form, meaning that its gable ridge continues to parallel the street. It has a three bay clapboarded facade with entry offset to the north. The entry is highlighted with fashionable sidelights, and pilasters carrying a lintel shelf. Windows are set below the cornice and contain 6/6 double-hung sash.

BVA12- John Hinckley House (c1853). The Hinckley House is another traditional example of the Greek Revival style, but has some very unusual features for Barnstable. It has a six bay facade, with twin entries flanking two central windows. These four openings are headed by a bracketed porch roof, above which rises a central cross gable. The house is shingled and paired interior chimneys rise through the gable ridge.

BVA41- Easterbrook/Percival House (c1843). This is a typical example of the sidehall plan popularized in conjunction with the Greek Revival style. By facing gable end to the street, even simple houses such as this one could assume a proper pedimented silhouette. This 2 and 1/2 story, clapboarded house also displays a well developed entry with sidelights, transom and cornerblock surround.

BVC82- Sylvanus B. Phinney House (c1830). Built by the town's customs collector and newspaper founder and publisher, the Phinney House has a four bay gable end facade, and is a variant of the wide-gable type. Completely clapboarded, this house features a hexagonal, bracketed cupola at the center of the roof ridge. Twin chimneys rise from each lateral side. An entry with sidelights and transom is located behind a later one story porch that extends across the facade. A handsome, gable end barn (BVC83) with similar cupola stands next to the house.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Barnstable (Barnstable Village and West Barnstable)	Form No: BV/WB
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Indicate each item on inventory form which is being continued below.

Architectural Significance (cont)

BVC81- Barnstable Academy (c1839). This is one of the town's few surviving examples of a 19th century private school. It is a 1 and 1/2 story temple front structure, whose overhanging gable pediment is supported on slender, fluted Doric columns. A single entry is centered on the five bay facade.

BVD105- Barnstable County Superior Courthouse (1831-32). Designed by noted architect, Alexander Parris, this handsome example of the Greek Revival style is executed in Quincy granite, with some trim (entablature with triglyphs and metopes) fashioned of wood painted to look like stone. Facing gable end to the street, the roof of this two story building is surmounted by an open cupola with shallow dome. Its overhanging gable pediment is supported on heavy fluted Doric columns. The wings that extend outward from the rear of the building were added in 1879. (NR: 6/11/81)

BVC88- U.S. District Seven Customs House/Post Office (1855-56). This is another well executed institutional building, this time designed in the Renaissance Revival style by the Federal Architect, Ammi B. Young. This cubic, three bay structure rises two stories to a hip roof that originally had a lower pitch, and was hidden behind a balustrade. It is constructed of red brick with cast iron trim and structural members. (NR: 11/12/75)

BVD112-Barnstable Institution for Savings (c1860). This building served as a bank until the depression of 1877 forced closure; it has contained offices for most of the time since then. Despite this long commercial history, its general appearance is one of a very stylish Italianate style residence. It is a 2 and 1/2 story structure facing gable end to the street. It is sheathed with clapboards and trimmed with quoins, brackets, dentils, molded arched and stilted window surrounds at the second story, and projecting window caps at the first story. A heavy, bracketed porch extends across the facade above two entries that are located in the outer bays. It is the double entries and the elaborate detail that distinguish the bank from period residences.

BVD122- Leslie F. Jones House (c1880). This 1 and 1/2 story cottage features extensive stickwork and brackets in its gables and dormers. A side porch is supported on carved posts while a bracketed shed roof extends across the facade above the entry and flanking bay windows.

BVC89- Unitarian Church of Barnstable (1905-07). This church was designed by Guy Lowell of Boston in the Colonial Revival style as the third replacement for the East Parish (First) Congregational Meetinghouse. It is a one story hip roof structure surmounted by a domed belfry with clock. The entry, which is centered on the facade, is set within an aedicular frame with Ionic columns in antis.

WBA19- Our Lady of Hope Catholic Church (1915). Designed by Matthew Sullivan, this small-scale Catholic church is one of a handful of buildings in the district constructed of brick. In this case, the brick came from the West Barnstable Brickyard (WBA35), also in the district. The design of the church was inspired by a church seen in the Basque area of the Iberian peninsula when visited by the Reverend Father George Downing. Built mainly to serve Portuguese farmers and fishermen, an anchor motif is employed in the stained glass windows and at the top of the cupola.

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INVENTORY FORM CONTINUATION SHEET

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Architectural Significance (cont)

WBA15- First Lutheran Church (1924). This simple wood-frame, shingled church was constructed by Finnish immigrants who came to work in West Barnstable's fishing, cranberry, brickmaking, and agricultural industries. It is a one story structure enclosed by a gable roof extended on rafters. A projecting entry porch also has a roof with exposed rafters, and is surmounted by a tower with pyramidal cap.

Historical Significance (cont)

Highway, which originated as a native trail and was designated as the County Road in 1685 (concurrent with formation of Barnstable County), served as the focus of the linear settlement with a few secondary roads, such as Scudder and Rendezvous Lanes and Mill Way, leading north to the harbor. A key factor in the subsequent growth of Barnstable was its designation as the county shire town in 1685, and the accompanying location of the first county courthouse near Pine Lane in 1686. The erection of two jails in Barnstable Village in the late 17th century (c1690) was probably related to these events.

By 1700, several taverns had been constructed along County Road in addition to houses and outbuildings, while warehouses and wharves had been constructed on the side roads leading to the harbor. Additionally, a windmill for grinding grain was constructed on Lothrop's Hill in 1687. Most inhabitants were engaged in farming, although an increasing number were employed in mercantile pursuits or in maritime activities such as fishing, whaling and coasting. A packet line was established between Barnstable and Boston during this period, further enhancing the dominant position of the Village area.

The 18th century was also a period of growth for Barnstable, initially signified by its division into East and West Parishes in 1715-1717. At that time, a new East Parish Meetinghouse was erected on Cobb's Hill as the community focus for Barnstable Village, and a West Parish Meetinghouse was erected on present Route 149 (Meetinghouse Way) to serve the emerging West Barnstable community. (see Area WBB)

By 1765, Barnstable's entire population had grown to 2,108 inhabitants, and by 1776 to 2,610. Although the southern sections of Barnstable had been colonized by that time, most of the population resided along the County Road in Barnstable Village and West Barnstable. The County Road at that time could be described as a dispersed linear settlement with nodes or clusters at Pond Village, the Village Center, and Cobb's Hill in Barnstable Village, as well as at Meetinghouse Way in West Barnstable. Agriculture dominated the economy, and the present appearance of Old King's Highway is greatly enhanced by the stone walls, barns and other outbuildings which remain as tangible reminders of the area's historic character.

The 19th century witnessed the gradual decline of Barnstable Village as the community, although never the County, focus began to shift southward to Hyannis. This reflected a concurrent economic shift from the small-scale farming activities nurtured by the rich soils of Barnstable, West Barnstable and Marstons Mills to large-scale maritime industries encouraged by a deep water harbor, as well as proximity to Nantucket and fertile fishing grounds.

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INVENTORY FORM CONTINUATION SHEET

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Office of the Secretary, Boston

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Property Name: Old King's Highway Historic District	

Indicate each item on inventory form which is being continued below.

Historical Significance (cont)

Nevertheless, the Old King's Highway remained the town's population center through the mid 19th century, especially in the vicinity of Barnstable Village Center, Coggins Pond and Meetinghouse Way. The introduction of the Cape Cod Branch Railroad in 1854, paralleling County Road in West Barnstable and Barnstable Village before turning sharply southward toward Hyannis at the Yarmouth line, led to limited growth but its impact on Hyannis was much more profound.

The building or remodeling of several institutional buildings in the mid 19th century indicate continued prosperity in the district at both the local and regional levels. For example, in 1831-32, the County erected a new courthouse after a disastrous fire destroyed the earlier structure. Located on a rise on the south side of the Old King's Highway in Barnstable Village Center, this monumental Greek Revival style structure was constructed of Quincy granite to the designs of nationally known architect, Alexander Parris. A few years later, in 1835, an Agricultural Fair Hall for the county was erected on the north side of the road, just east of Cobb's Hill. The following year, the East Parish Meetinghouse, on the north side of the road at Cobb's Hill, was replaced with a fashionable new wood-frame structure in the Gothic Revival style. In 1855, the United States government began construction of a Customs House/Post Office for the county on the opposite side of the road at Cobb's Hill. This fine brick and cast iron structure was designed by Federal Architect, Ammi B. Young in the Renaissance Revival style. The most important new construction at West Barnstable at this time, was the remodeling of the West Parish Meetinghouse of 1717 in the Classical Revival style.

Throughout the 19th century, especially during the second half, small-scale industries were developing in West Barnstable. These included agriculture, especially production of cranberries, brickmaking, and manufacture of hats, chairs, leather and pottery. The brickworks, established in 1878 as the West Barnstable Brickworks, were located in the district, on the north side of the road, just west of Parker Road. These industries attracted large numbers of Finnish and Portuguese immigrants in the late 19th and early 20th centuries.

Today, the Old King's Highway and its immediate environs continue to reflect the area's traditional landscape of settlement clusters linked by ancient arteries of dispersed linear development characterized by homesteads historically associated with farming activities. This is largely due to the area's designation as a local historic district on May 1, 1973. Despite formation of a commission to oversee exterior changes in the district however, intense development pressures are threatening the traditional character of the area, especially its ancient division walls, outbuildings and large tracts of open space which are its most vulnerable elements.

-END-

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Barnstable MA, MRA
Barnstable Village

District Name: Old King's Highway

Village:

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
adjacent to 356/003		1 Main St., Yarmouth- port	Town Boundary Marker EVA901	18th c.	n/a	C
adjacent to 357/001		2 Main St., Yarmouth- port	Milestone Marker EVA901A	1920	n/a	C
356/002	1.67	4445 Main Street	Joseph Hale/David Marston House (barn converted to cottage, shed) EVA1	pre-1834	Georgian	C
356/024	.22A	Main Street	Railroad Rights of Way (vacant)	n/a	n/a	NC
356/001	1.25A	4429 Main Street	Charles G. Hallett Hse. (barn) EVA2	c. 1860	Greek Revival	C
35L/044 (partial)	6.6A		Vacant; frontage	n/a	n/a	
35L/043	1.62	4418 Main Street	Capt. John Gorham Marker EVA902	1939	n/a	C
35L/043	1.62	4418 Main Street	Capt. John Gorham Hse. (barn) EVA3	c.1660	Colonial	C

Barnstable MA, MRA
Barnstable Village

District Name: Old King's Highway

Village:

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
350/009	.75A	4405 Main Street	New House (older barn)	House c.1959 Barn c.1860	Ranch	NC C
350/010	1.45	Main Street	Garden, vegetable stand	Stand rebuilt c.1984	n/a	NC
351/042	1.36A	4380 Main Street	Warren Marston House (barn)	c.1858	Greek Revival	C
351/041	3.3A (partial)	4366 Main Street	Frontage	n/a	n/a	NC
351/040	.28A	4360 Main Street	New house	1961	Ranch	NC
351/039	.31A	4352 Main Street	Lothrop/Hallett House (garage)	Prior to 1866	Greek Revival	C
351/015	.61A	4351 Main Street	Wilson Ryder House (garage)	c.1845	Greek Revival	C
351/033	.36A	4340 Main Street	Luther M. Ryder House (garage)	Prior to 1880	Victorian Cottage	C
adjacent to 350/003		4333 Main Street	Milestone Marker	1759	n/a	C
350/003	2.75A	4333 Main Street	Estwick Evans House (barn)	Prior to 1858	Vernacular	C
351/032	.66A	4332 Main Street	New House	1970s	Repro Cape	NC
350/004	.59A	4317 Main Street	New house att. garage	1962	Repro Cape	NC
351/031	.85A	4312 Main Street	Lt. Col. John Gorham Hse. (barn)	1690	Colonial	C

Barnstable MA, MRA
Barnstable Village

District Name: Old King's Highway

Village:

Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
351/030	4.53A	4308 Main Street	Reuben Hallett House (new cottage, garage) BV11	c.1859	Greek Revival	C
351/029	.19A		Vacant	n/a	n/a	
350/049	1.68A	4305 Main Street	New dwelling (shed)	c.1980	Repro Barn	NC
350/005	.6A	4289 Duplex 4291 Main Street	John Hinckley House (garage) BV12	c.1853	Greek Revival	C
351/028	1.72A	4290 Main Street	New House	1966	Repro Full Cape	NC
350/006	4.25A	4275 Main Street	Ezekiel Thatcher Hse. (garage, shed) BV13	Prior to 1772	Colonial	C
351/016	.92A	4260 Main Street	Prince Gorham House (new barn, shed) BV16	1775/6	Colonial	C
350/007	4.05A	4259 Main Street	Capt. John Hall House (garage) BV17	c.1812	Federal	C
351/045	1.25A	4251 Main Street	Grace Gray House (barn) BV18	Prior to 1846	Greek Revival	C
351/053	2.66A	4240 Main Street	Sylvanus Gorham House (barn, carriage shed) BV20	Prior to 1831	Georgian	C
351/046	2.56A	4225 Main Street	Edson Farm (large barn, shed) BV19	c.1855	Greek Revival	C

Barnstable MA, MRA
Barnstable Village

District Name: Old King's Highway

Village:

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
35L/061	1.12		Vacant	n/a	n/a	NC
35L/060	1.22A	4224 Main Street	New house (garage)	c.1980	Repro Cape	NC
35L/047	12.48A	4195 Main Street	James Gorham, Jr. House (newer cottage)	Prior to 1717	Colonial	C
35L/004	1.12A	(partial)	Frontage, vacant	n/a	n/a	NC
35L/002	2.88A	4190 Main Street	Vacant	n/a	n/a	C
35L/048	1A	4165 Main Street	Frederick Gorham House (new att. garage)	Prior to 1858	Greek Revival	C
35L/007	1.01A	4160 Main Street	Vacant	n/a	n/a	NC
35L/049	.64A	4151 Main Street	Summer P. Gorham House, (barn)	Prior to 1839	Federal	C
35L/001	1.87A	4140 Main Street	John Davis House (barn)	c.1800	Georgian	C
35L/050	.7A	4131 Main Street	New house att. garage	1972	Repro Barn	NC
336/052	1.08	4099 Main Street	Albert Easterbrook House	Prior to 1836	Georgian	C
336/054	1.65A	4096 Main Street	John Easterbrook House (barn)	Prior to 1858	Georgian	C
336/051	.58	4084 Main Street	Capt. John Easterbrook House, new att. garage	Prior to 1841	Federal	C
336/053	1.28A	4083 Main Street	Benjamin Lothrop House (barn, shed)	Prior to 1858	Greek Revival	C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
335/027	.33A	4073 Main Street	Asa Cobb House (barn)	Prior to 1807	Georgian	C
336/049	.65A	4070 Main Street	Newer house & garage	c.1940s	Repro Full Cape	NC
335/028	.59A	4061 Main Street	Newer house & garage	1947	Ranch	NC
336/048	.48A	4054 Main Street	Benjamin Davis House	c.1800	Greek Revival	C
336/047	.09A	4046 Main Street	David Davis Store/ 1st Cummaquid Post Office	c.1870	Vernacular	C
336/046	7.96A	4044 Main Street	Iyanough's Grave Marker	1894	n/a	C
336/046		4044 Main Street	Site of Iyanough's Camp Site	Prehistoric	n/a	C
336/072	.87A	4040 Main Street	Capt. Charles Hallet Hse. (garage - large barn converted to dwelling)	Prior to 1858	Greek Revival	C
335/058	.79A	4039 Main Street	Charles C. Ryder House (barn)	c. 1893	Queen Anne	C
335/075	.31A	4029 Main Street	Present Cummaquid Post Office	1940s	Vernacular	NC
335/030	.25A	4027 Main Street	New house	1959	Repro Cape	
335/030	.25A	4027 Main Street	Site of 2nd East Barn- stable School	c. 1845-1936	n/a	C
336/044	.84A	4022 Main Street	Allen Howes House (barn, garage)	Prior to 1844	Greek Revival	C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
335/031	.43A	4019 Main Street	New house	1940s	Repro	NC
335/060	4.3A	4011 Main Street	Frontage (new house)	c. 1970s	Repro Cape	NC
336/088	.6A		Vacant	n/a	n/a	NC
335/032	1A	4005 Main Street	Enoch T. Cobb House (newer cottage, barn, carriage shed, privy)	c.1835	Federal	C
336/039	1.53A	3990 Main Street	Capt. Thomas Percival Hse. (garage)	Prior to 1858	Greek Revival	C
335/033	2.25A	3985 Main Street	Capt. Summer Pierce Hse. (garage, shed)	c.1820	Federal	C
335/025	1.87A	3970 Main Street	New House	1960s	Repro Cape	NC
335/034	1.03A	3965 Main Street	New House	1959	Repro Cape	NC
335/048	.77A	3951 Main Street	Nathaniel Percival Hse. (new garage)	c.1843	Greek Revival	C
335/049	.47A	3941 Main Street	house, att. garage	c.1904	Traditional	C
335/023	.79A	3940 Main Street	New house, att. garage	1968	Repro Full Cape	C
335/050	.67A	3925 Main Street	Daniel Cobb House	c.1790	Federal	C
335/057	.88A	3920 Main Street	Capt. Joseph Smith Hse. (barn)	c.1827	Greek Revival	C

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Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
335/051	.38A	3915 Main Street	Freeman Ellis House, (garage)	Prior to 1858	Greek Revival	C
335/044	1.02A	25 Bayberry Lane	New house, att. garage	1967	Repro Full Cape	NC
335/063	.95A		Vacant frontage	n/a	n/a	NC
335/021	.89A	3890 Main Street	Herman Fish/Nathaniel Gorham House (garage)	Prior to 1779	Federal	C
335/052	2.5A	3885 Main Street	New house (garage)	c. 1953	Repro Cape	NC
335/020	.59A		Vacant	n/a	n/a	NC
335/008/002	1.03A	3861 Main Street	New House	c. 1958	Repro Cape	NC
335/008/002	"	3861 Main Street	site of 1st East Barnstable School	Prior to 1845		C
335/019	4.3A	3850 Main Street	Newer house (2 sheds, garage)	1932	Repro Federal	NC
335/008/001	2.39A	3845 Main Street	New house & garage	c. 1980	Repro Half Cape	NC
335/009	4A	3831 Main Street	Timothy Swinerton House	c. 1756	Colonial	C
335/009		3831 Main Street	Milestone Marker	1729		C
335/018	2.74A	3826 Main Street	Henry Hogan House (shed)	Prior to 1858	Greek Revival	C
335/011	4.73A	3815 Main Street	Joseph Whittemore House (greenhouse)	c.1858	Greek Revival	C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
335/015	.36A	3800 Main Street	Newer garage	n/a	n/a	NC
335/012	.88A	3795 Main Street	House (garage, shed)	c. 1902	Vernacular	C
335/014	1.65A	3780 Main Street	John Dimmock House (new garage)	1690	Colonial	C
335/013	5.19A	3775 Main Street	New house	1930S	Ranch	NC
317/028	3.71A	3760 Main Street	Asa Young House (garage)	c.1840	Federal	C
317/030	1.4A	3755 Main Street	Joshua Thayer House (small barn)	Prior to 1858	Federal	C
317/090	1A	3735 Main Street	New house	1973	Repro Cape	NC
317/027	1.22A	3730 Main Street	Alvin Howes House	c.1790-1800	Georgian	C
317/031/001	1A	3729 Main Street	Daniel Downs/Dolby House	Prior to 1835	Colonial	C
317/082	.5A	3725 Main Street	New house	c.1970	Ranch	NC
317/081	.99A	3715 Main Street	Cyrus B. Smith House (garage)	Prior to 1858	Federal	C
317/026	.56A	3714 Main Street	New house, att. garage	1950	Repro Cape	NC
317/033	.31A	3705 Main Street	Mary Bearse/Oris Bacon House (shed)	Prior to 1834	Georgian	C
317/025	1.66A	3704 Main Street	New House - shed	1964	Contemporary	NC
317/025	"	3704 Main Street	(site of Dimmock's Fort; Marker)	1939		C
						C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
317/034	.42A	3695 Main Street	Davis House (2 sheds)	BVB59 c.1805	Georgian	C
317/024	.9A	3688 Main Street	Isaac Davis House (new shed)	BVB60 c.1850	Greek Revival	C
317/023	.06A		Vacant	n/a	n/a	NC
317/022	1.96A	3676 Main Street	Frontage	n/a	n/a	NC
317/035	13.09A	3675 Main Street	2 new cow barns	mid-1900s	n/a	I
317/039	2.6A	3667 Main Street	Amos Otis House (garage)	BVB61 1745	Georgian	C
317/021/001	1.86A	3660 Main Street	Handy House (new guest cottage gazebo)	BVB62 Prior to 1849	Greek Revival	C
317/040	1A	3655 Main Street	Blue Blinds (detached ell Barn)	BVB63 c.1790	Federal	C
317/021/002	.79A	428 Commerce Road	New house, att. garage	c.1980	Ranch	NC
317/041	4.66A	3641 Main Street	Jacqueline Guest House (garage)	BVB64 c.1800	Federal	C
317/042	.76A	3625 Main Street	Ames House (garage)	BVB65 c.1840-1850	Greek Revival	C
317/020	1A	417 Commerce Road	Hanson Tavern (garage/workshop)	BVC67 c.1680	Colonial	C
317/019	.17A	3620 Main Street	New house	c.1920	Repro Full Cape	NC

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
317/043	11.25A	3611 Main Street	Joseph Cobb, Jr. House (2 barns)	Prior to 1858	Greek Revival	C
adjacent to 317/043		3611 Main Street	Milestone Marker	1920	n/a	C
317/018	2.56A	3610 Main Street	Wm. Cobb/Job Cobb Hse. (large barn, shed)	Prior to 1824	Federal	C
318/053	1.58A	3604 Main Street	New house - frontage	c.1980	Solar	NC
317/017	1.32A	3600 Main Street	Lot N. Otis House	c.1800	Georgian	C
317/016	.49A	3590 Main Street	Adino Hinckley House (garage)	c.1780-1790	Georgian	C
318/050		3583 Main Street	Way with frontage,	n/a	n/a	NC
317/015	.53A	3576 Main Street	Charles Sturgis House (shed, garage)	Prior to 1839	Greek Revival	C
317/044	.5A	3565 Main Street	Edward Childs House (garage)	c.1790-1800	Greek Revival	C
318/007	3.04	Main Street	Vacant	n/a	n/a	NC
317/076	.45	Main Street	Vacant	n/a	n/a	NC
317/014	.46A	Main Street	Vacant	n/a	n/a	NC
317/055	.45A	3541 Main Street	Vacant	n/a	n/a	NC
317/077	2.4A	3529 Main Street	Solomon Otis House (shed, garage)	Prior to 1858	Greek Revival	C

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Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
317/005	.46A	3517 Main Street	Capt. James Otis House (shed)	c.1847	Greek Revival	C
317/091	3.57A	3512 Main Street	Site of Agricultural Hall, new bldg. (condos) built c. 1982	(1862-1980) burned, was on Nat'l Reg.	Repro of Agri- cultural Hall	NC
317/004/001	1.55A	3485 Main Street	Aunt Hill House (garage)	1911	Dutch Colonial	C
299/071	1.79	3480 Main Street	Cape Cod Art Assoc. Bldg.	c. 1960s	n/a	
299/065	1.73A	3461 Main Street	"The Refuge" (large barn)	1797-1800	Federal	C
299/083	.73A	3450 Main Street	Site of Nathaniel Bacon's House	Built 1642	n/a	C
299/043/002	7.9A	Main Street	New house	1986	n/a	NC
299/070	3.48A	3420 Main Street	Bacon Farm (garages, sauna bldg.)	1827-1832	Mansard	C
299/070	3.48A	3420 Main Street	Barnstable Academy	c.1839	Greek Revival	C
299/044/001	.69A	3401 Main Street	Sylvanus B. Phinney House (gazebo)	c.1800	Greek Revival	C
299/092	.52A	3400 Main Street	Bacon Farm Barn	c.1830s	Greek Revival	C
299/088	.52A	28 Powder Hill Road	Frontage - new house	n/a	n/a	NC
299/089	.73A	31 Powder Hill Road	Frontage - new house	n/a	n/a	NC

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
299/044/002	.56A	3385 Main Street	Sylvanus B. Phinney Barn BVC82	c.1820s	Federal	C
299/069	.78	Main Street	Site of Town Pound (parking for Church)	n/a	n/a	C
299/055	8.25A	Main Street	Vacant	n/a	n/a	NC
299/045	1.37A	3365 Main Street	Site of Union Hall BVC85	Pre-1858-(1900)		C
299/045	1.37A	3365 Main Street	Old Jail (Nat'l Reg. 07/02/71) BVC87	c.1690	Colonial	C
299/046	.32A	3353 Main Street	Custom House/D.G. Trayser Museum (Nat'l Reg. 11/12/75; carriage shed) BVC88	1855/56	Italianate	C
299/046	.32A	3353 Main Street	Abraham Blish Memorial BVC909A	1982	n/a	C
299/041	1.32A	3350 Main Street	Unitarian Church (Additions 1960 & 1980) BVC89	1905/07	Georgian Rev.	C
299/040	.41A	Main Street	Cobb's Hill East Cemetery BVC802	Early 1700s		C
299/047	1.1A	3341 Main Street	New house	1940	n/a	NC
299/041	1.32A	3330 Main Street	Barnstable Elementary School BVC90	1854	Greek Revival	C
299/038	1A	Main Street	Cobb's Hill West Cemetery BVC91	Early 1700s		C
299/041	1.32A	3330 Main Street	Site of Masonic Hall BVC802	c.1802-1930		C

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Map & Parcel adjacent to	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
299/041		3330 Main Street	Carlton I. Ryder Mem. BVC910	1947		N/C
299/048	.12A	3329 Main Street	Jehiel Barstow House (cottage, shed) BVC92	Prior to 1824	Georgian	C
299/011	.37A	3311 Main Street	Anna Childs/Capt. Francis Hallett House (shed, garage) BVC93	Prior to 1858	Federal	C
299/036	.23A	3310 Main Street	Alfred Crocker House, (barn) BVD94	Prior to 1858	Greek Revival	C
299/012	.41A	3305 Main Street	Isaiah L. Green House, (barn) BVD95	c. 1806	Federal	C
299/015	.69A	3291 Main Street	Deacon John Munroe Hse. BVD96	c. 1810	Federal	C
299/035	2.18A	3284 Main Street	Herman Foster House (shops) BVD97	Prior to 1834	Greek Revival	C
299/016	1.65A	3279 Main Street	Oliver M. Hinckley shop and residence (barn) BVD98	Prior to 1858	Greek Revival	C
299/017	.06A	3269 Main Street	Newer commercial shop	Early 1900s	Commercial	NC
299/034	1.21A	3264 Main Street	Deacon Robert Davis / Nathaniel Holmes Hse. (shed) BVD99	Prior to 1765	Colonial	C
299/018	.36A	3261 Main Street	Newer commercial shops	mid 1900s	Commercial	NC
299/033	.13A	3256 Main Street	Newer commercial	mid 1900s	Commercial	NC

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
299/032	.03	3252 Main Street	Hinckley's Millinery shop	Prior to 1876	Italianate	C
299/031	3.01A	3250 Main Street	Newer commercial	Early 1900s	Commercial	NC
299/019	.27A	3249 Main Street	World War II Memorial	1948	n/a	C
299/019	.27A	3249 Main Street	Barnstable Fire Station	Early 1900s	n/a	NC
299/030	.14A	3240 Main Street	Newer brick building	Early 1950s	Commercial	NC
299/020	.35A	3239 Main Street	Robert Lothrop/ Daniel C. Crocker Hse.	mid 1700s	Federal	C
299/029	.38A	3236, 3234, 3230 3226, 3224 Main Street	Post Office Block	c.1959	Commercial	NC
299/021	.23A	3231 Main Street	Office Building	remodeled Early 1900s; 1985	Commercial	NC
299/022	.16A	3226 Main Street	Store	1930s	n/a	NC
300/010	.26A	3220 Main Street	Store	remodeled Early 1900s; 1985	n/a	NC
299/023	.33A	3217 Main Street	Snug Harbor & Barn	late 1600s	Colonial	C
299/023	.33A	3221 Main Street	Norton Real Estate Off.	mid 1900s	Commercial	NC
299/023	.33A	3219 Main Street	Freeman's Friendly Service	mid 1900s	Commercial	NC
300/009	.5A	3214 Main Street	Vacant - parking lot	n/a	n/a	NC

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Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
300/008	.25A	3206 Main Street	Office BVD103	Prior to 1894	Vernacular	C
300/007	.5A	3200 Main Street	James Eldridge's House (garage) BVD104	c.1880	Cape Vernacular	C
299/024	17.88	3195 Main Street	Barnstable County Superior Courthouse (NR: 6/11/81) County Offices BVD105	1831/2	Greek Revival	C
299/024	17.88	3195 Main Street	Site of Brick Jail & Jailor's House BVD106	(1878-1935)	n/a	C
299/024		3195 Main Street	Sheriff's Residence BVD107	1935/36	Georgian Rev.	C
299/024		3195 Main Street	Barnstable County House of Correction BVD108	1935/36	Georgian Rev.	C
299/024		3195 Main Street	Barnstable County Tercentenary Memorial BVD911A	1985	n/a	N/C
299/024		3195 Main Street	Charles L. Gifford Memorial BVD911B	1977	n/a	N/C
299/024		3195 Main Street	County Communications Center--various small outbuildings	1972		
299/024		3195 Main Street	First District Court-house	1969/70		NC

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
300/044	1.04A	Main Street	Vacant	n/a	n/a	NC
300/006	10.8A	Main Street	Barnstable Village Hearse House Vacant	BVD110 c.1850	Vernacular	C
300/005	3.34A	Main Street		n/a	n/a	NC
300/049	.23A	3186 Main Street	Site of Rev. John Loth- rop's first house	BVD109 (1639-1824)	n/a	C
300/048	.23A	3176 Main Street	Site of Barnstable Inn new commercial block	(1799-1971) c.1984	n/a Commercial	C NC
299/025	.23A	3179 Main Street	Newer commercial building	mid 1900s	Commercial	NC
299/026	.55A	3171 Main Street	Barnstable Village Hall	BVD111 1912	Vernacular	C
300/004	.17A	3166 Main Street	Barnstable Institute for Savings	BVD112 c.1860	Italianate	C
300/046	8.4A	3152 Main Street	Russell/Mortimer House (2 garages)	BVD117 c.1723	Colonial	C
278/009	.41A	7 Railroad Avenue	Newer house (garage, barn)	1939	Repro 3/4 Cape	NC
278/008	1.95A	3137 Main Street	Joshua Loring House (barn)	BVD118	Prior to 1831	Federal/Greek Revival C
300/002	.75A	3118 Main Street	David Baker House/Cong. Unitarian Parsonage (garage)	BVD119	Prior to 1811	Georgian C
300/001	.42A	3114 Main Street	Leslie F. Jones House, (small barn & well house)	BVD122 c.1880	Queen Anne	C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
279/037	2.47A	3906 Main Street	Patriot Printing Office/ Walter Chipman House BVD123	c.1830	Federal	C
279/037	2.47A	3096 Main Street	Site of County House	Prior to 1827	n/a	C
279/038	4.33A	3095 Main Street	Crocker Tavern (barn) BVD126	c.1754	Georgian	C
279/038	3095 Main Street	Milestone Marker BVD912	18th C	n/a	C	
279/038	3095 Main Street	Site of First Barnstable County Courthouse BVD125	Prior to 1774	n/a	C	
279/036	1.11	3090 Main Street	Sturgis Library/2nd home of Rev. John Lothrop BVD127	c.1644	Colonial	C
279/039	2.71A	3087 Main Street	Kimball R. Smith House (shed) BVD128	c.1832/35	Federal	C
279/040	.14A	Main Street	Vacant	n/a	n/a	NC
279/041	.19A	Main Street	Garage	Early 1900s	n/a	NC
279/035	.42A	3074 Main Street	Daniel Davis House (shed) BVD129	1739	Georgian	C
379/034	2.42A	3060 Main Street	Judge Joseph Day Hse. (large barn) BVD130	c.1806	Federal	C
279/042	4.25	3055 Main Street	St. Mary's Episcopal Church, Church Offices BVD131	1890- 1965	Queen Anne	C NC
279/071	.18A	3046 Main Street	Olde Colonial Courthouse BVD132	c.1774	Colonial	C

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Map & Parcel adjacent to 279/071	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
279/022	1.8A	3046 Main Street	Soldiers Parade Ground Marker	1922	n/a	C
279/043	.62	3030 Main Street	Henry Crocker/Radford- Coyle House (barn, shed)	c.1805	Georgian	C
279/021	.5A	3010 Main Street	Vacant	n/a	n/a	NC
279/050	16.92A	3009 Main Street	Capt. Gray's Inn/ Barnstable House (garage)	1716	Colonial	C
279/044	.46A	Main Street	Vacant - parking lot	n/a	n/a	NC
279/089/001	1.65A	2984 Main Street	Frontage - new house	1971	n/a	NC
279/045	.79A	2971 Main Street	Salt Acres/Capt. Robert Waitt Hse. (barn with apartment)	c.1717	Colonial	C
279/018	8A	2970 Main Street	William Loring/Capt. John Willson Hse. (garage)	mid 1800s	Greek Revival	C
279/017	6.73A	2956 Main Street	Capt. John T. Hall Hse.	c.1852	Greek Revival	C
279/046	1.3	2955 Main Street	Eben Smith, Jr. House (garage)	c.1890	Queen Anne	C
279/047	.78	2939 Main Street	New house	c.1950	Ranch	NC
			Josiah Clark/Joseph Bursley House (large barn)	Prior to 1833	Georgian	C

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Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
279/016	.65	2934 Main Street	Eben Smith Sr./Judge Raymond Hopkins Hse.	c.1845	Federal	C
279/048	.8	2925 Main Street	Ebenezer Lothrop/ Josiah Hinckley Hse.	c.1771	Colonial	C
279/049	.29	2917 Main Street	Aunt Hawes/Old Jail Hse.	c.1700/1754 joined c.1854	Colonial/ Greek Revival	C
279/052	.75	2909 Main Street	Capt. Gorham Hallett House (garage)	c.1855	Greek Revival	C
279/052	.75	2909 Main Street	Site of 2nd Barnstable County Jail	(c.1820- 1878)	n/a	C
279/015	12	2908 Main Street	Isiah Hinckley/Capt. Elijah Crocker House (greenhouse; barn)	c.1827	Federal	C
279/053	1.03	2905 Main Street	Frederick Lewis/Gustavus Hinckley House (barn)	Prior to 1868	Greek Revival	C
279/054	.42	2895 Main Street	Charles Lewis/Capt. Charles Crocker House	Prior to 1844	Greek Revival	C
279/014	.09	Main Street	Garage, cottage	n/a	n/a	NC
279/012	.46	2886 Main Street	Lawrence Mortimer House (shed)	c.1849	Greek Revival	C
279/055	4	2885 Main Street	Charles Lewis House (2 barns)	c.1851	Greek Revival	C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
279/011	.96	2876 Main Street	Beale Carriage House BVE156	Prior to 1907	Vernacular	C
279/072	1.0	2875 Main Street	Isaac Gorham House BVE157	Prior to 1858	Greek Revival	C
279/010	.48	2864 Main Street	"Mulberry Cottage" BVE158	Prior to 1856	Federal	C
279/009	.23	2858 Main Street	Vacant	n/a	n/a	NC
279/069	.22	Pin Oak Drive	Vacant	n/a	n/a	
279/073	2.86	2849 Main Street	James M. Nye House BVE159	Prior to 1856	Greek Revival	C
279/073	2.86	2849 Main Street	Site of 1st Town of Barnstable Windmill BVE159A	1687	n/a	C
.279/057	.49	2841 Main Street	Methodist Episcopal Soc. Parsonage, barn, (garage, 2 sheds) BVE160	c.1847	Greek Revival	C
279/058/001	1.09	2839 Main Street	Samuel S. Smith House, (attached barn) BVE161	c.1853	Queen Anne	C
279/058/002	3.53	2821 Main Street	Frontage - vacant	n/a	n/a	N
279/005	1.12	2828 Main Street	Hinckley/Iasigi House, (garage) BVE162	Early 1700s	Georgian	C
279/093	.47	8 Harris Meadow Lane 2820 Main Street	New house (attached garage)	1980	Repro Cape	NC

Village: Barnstable MA, MRA
Barnstable Village

District Name: Old King's Highway

Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
279/059	.85	2815 Main Street	Old Methodist Church BVE163	c.1818	Greek Revival	C
279/002	.46	2810 Main Street	New house	c.1950	Contemporary	NC
279/001	1.29	2800 Main Street	New house, attached garage	c.1960	Repro Cape	NC
279/060	4.5	Main Street	Lothrop Hill Cemetery/ BVE803	mid 1600s-- 1939	n/a	C
279/060		Main Street	Rev. John Lothrop Tablet BVE915		n/a	C
258/001	.60A	2787 Main Street	Site of 1st Meeting House and marker BVE165 BVE916	(1646-1681)		C
258/028/001	.60	2787 Main Street	New house	c.1981	Repro Cape	NC
258/027	1.24	2786 Main Street	Capt. Thomas Harris Hse. (large barn) BVE166	c.1826	Greek Revival	C
258/027	1.24	2786 Main Street	Site of Rev. Joseph Hull's House; Marker BVE167 BVE917	c.1666 1939	n/a n/a	C C
258/065	.95	2772 Main Street	Capt. Matthais Hinckley House (attached barn, shed) BVE168	1829	Federal	C
258/034	.59	2771 Main Street	Milestone Marker BVE918	18th C	n/a	C
258/034	.59	2771 Main Street	New house	1962	Repro	NC
258/035	.58	2755 Main Street	Hannah Nye House (shed) BVE170	c.1852	Greek Revival	C
258/064	.51	Allyn Lane	Vacant	n/a	n/a	NC

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District Name: Old King's Highway

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
258/030	.44	2745 Main Street	James Huckins House, (barn) BVE171	c.1852	Greek Revival	C
258/063	.47	11 Allyn Lane	New house	c.1982	Repro Colonial	NC
258/036	.47	2735 Main Street	James Smith, Jr., Hse. BVE172	c.1830-1840	Vernacular	C
258/062	.79	2730 Main Street	Allyn House (garage, guest cottage) BVE173	late 1600s	Colonial	C
258/024	14	2724 Main Street	New house, frontage	c.1920s	Repro Cape	NC
258/025	.59	Main Street	Small building (12x24)	c.1900	Vernacular	C
258/039	.56	2723 Main Street	New house (attached garage)	1956	Repro Cape	NC
258/040	.17	2715 Main Street	Joseph Huckins, Jr. Hse. BVE174 (shed)	Prior to 1856	Greek Revival	C
258/041	1.65	2701 Main Street	Joseph Huckins/Edward Gorham House (newer barn) BVE175	c.1705	Colonial	C
258/023	.25	2700 Main Street	Charles Hinckley House BVE176	c.1810	Federal	C
258/009	.81	2690 Main Street	James Smith/Daniel Scudder House (large barn) BVE188	Prior to 1832	Greek Revival	C
258/009	.31	2690 Main Street	Site of Nelson & Daniel Scudder's Store BVE178		n/a	C

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Village:

Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
258/042	1.02	2681 Main Street	House (garage)	c.1911	Vernacular	C
258/008	1.98	2670 Main Street	Marcus M. Nye Store, (garage)	Prior to 1876	Vernacular	C
258/008	1.98	2670 Main Street	Site of Homestead of Gov. Thomas Hinckley		n/a	C
adjacent to 25/008		2670 Main Street	Marker for site of Gov. Thomas Hinckley	1939	n/a	4/C
258/007	.56	2656 Main Street	New house	c.1957	Repro Cape	NC
258/043	.52	2653 Main Street	New house (shed)	1937	Repro Cape	NC
258/006	.71	2644 Main Street	Daniel Smith House (barn)	c.1848	Greek Revival	C
258/044	.87	2641 Main Street	House (garage)	Early 1900s	Vernacular	C
258/045	.75	2631 Main Street	New house, garage	c.1930	Vernacular	NC
258/005	.46	2624 Main Street	Vacant	n/a	n/a	NC
258/047	2.14	2615 Main Street	Deacon John Hinckley House	c.1726	Colonial	C
258/004	2.91	2604 Main Street	Site of Pond Village Icehouse	(c.1865-1930s)	n/a	C
258/003	2.91	2604 Main Street	New house	1972	Vernacular	NC

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Village:

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
258/048	.5	2595 Main Street	New house (shed)	c.1960s	Contemporary	NC
258/003	2.91	2580 Main Street	Site of 2nd Meeting Hse. BVF194	(1681-1719)	n/a	C
258/003		2580 Main Street	Marker for 2nd Meeting House BVF920	1939	n/a	N/C
258/003		2580 Main Street	New house	c.1972	n/a	NC
258/002	20.0	2560 Main Street	Capt. Benjamin Hinckley 2nd house (cottage, barn) BVF197	Prior to 1827	Greek Revival	C
258/049	.36	2581 Main Street	New house	1960s	n/a	NC
258/001	.17	Main Street	Site of 1st Pond Village Schoolhouse BVF196	c.1823-1848		C
258/001	.17	Main Street	Site of Pond Village Railroad Station BVF198	1855; prior to 1880		C
257/005	.22	2530 Main Street	Charles H. Hinckley House (shop) BVF199	c.1845	Greek Revival	C
257/010	9.33	2519 Main Street	Elijah Loring, Sr. Hse. House BVF200	c.1800	Georgian	C
257/004	.77	2514 Main Street	Santuit Schoolhouse, (garage) BVF201	1887	Vernacular	C
257/003	2.25	2504 Main Street	Thomas Smith House, (shop, barn) BVF202	Prior to 1810	Georgian	C
257/015	36.04	Main Street	Vacant (partial)	n/a	n/a	NC
257/016	.46	2495 Main Street	Turner Hinckley House, (garage, barn) BVF203	c.1846	Greek Revival	C

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Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
257/018	.49	10 Aunt Hatch Lane 2485 Main Street	Vacant	n/a	n/a	NC
257/013	.12	2477 Main Street	Charles Alllyn House, (shop, garage)	Prior to 1855	Vernacular	C
257/012	36.91	2463 Main Street	Barnstable/West Barnstable Elementary School	c.1956	n/a	NC
257/002	1.5	2456 Main Street	John Dexter Hirkley Hse.BVF206 (attached garage)	c.1871	Greek Revival	C
257/002	1.5	2456 Main Street	Site of 2nd Pond Vill- lage Schoolhouse	(c.1848- 1936)	n/a	C
257/014	1.41	2447 Main Street	L. Alexander Jones Hse. (barn, shed)	c.1877	Greek Revival	C
257/001	.77	2440 Main Street	Leander W. Jones House, (barn, shed)	c.1858	Greek Revival	C
237/027	1.13	2426 Main Street	New house	c.1950	Vernacular	NC
adjacent to 237/027		2426 Main Street	Sacramento Rock	1916	n/a	C
237/026	1.52	2414 Main Street	Edward Scudder House, (barn)	Prior to 1841	Federal	C
237/025	2.63	2400 Main Street	Nelson Scudder House (barn, carriage, shed)	Prior to 1841	Federal	C
237/029	.36	2395 Main Street	Samuel Whelden House (shed, garage)	c.1853	Greek Revival	C
237/024	.45	2390 Main Street	"Grey Shingles" (barn)	c.1740	Colonial	C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
237/022	2	2370 Main Street	New house (attached garage)	c.1963	Repro Cape	NC
237/030	9.05	2361 Main Street	William Mitchell House, (barn) BVF213	Prior to 1856	Greek Revival	C
237/023	.55	2358 Main Street	New house	1968	Repro Full Cape	NC
237/019	1.26	2338 Main Street	New house	1961	Repro Cape	NC
237/048	.46	2325 Main Street	New house (attached garage)	1976	Repro Cape	NC
237/018	.97	2320 Main Street	House	Early 1900s	Vernacular	C
237/017	5.10	2310 Main Street	New house	1947	Repro Cape	NC
237/047	.67	2305 Main Street	House (garage, shed)	c.1913	Vernacular	C
237/046	.57	2299 Main Street	New house	1977	Vernacular	NC
237/014	.99	2286 Main Street	New house, shed	1964	Repro Cape	NC
237/033	.93	2281 Main Street	Thomas W. Jones House, (barn, garage, shed) BVF214	c.1870	Greek Revival	C
237/013	.66	2270 Main Street	New house (garage)	1948	Vernacular	NC
237-043	.94	2260 Main Street	New Commercial	mid-1900s	n/a	NC
237-012-001	1.01	2250 Main Street	New house (shed)	mid 1900s	Vernacular	NC
237/034/001	.77	2261 Main Street	New House	early 1900s	Vernacular	NC

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
237/034/001	.77	2261 Main Street	Newer house	early 1900s	n/a	NC
237/060	1.12	2235 Main Street	Elijah Loring House, (garage, shed)	c.1878	Greek Revival	C
237/060	1.12	2235 Main Street	Milestone Marker	18th C	n/a	C

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District Name: Old King's Highway

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
237/057	2.79	2230 Main Street	Vacant	n/a	n/a	NC
237/036	.57	2225 Main Street	n/a	c.1930, 1950		NC
237/037	1	2211 Main Street	Smith-Jenkins Homestead (2 garages)	WBA1 c.1775-80	Federal	C
237/010	3.42	219 Main Street	Dineen-Enos Home- stead (barn)	WBA-2, c.1859-80	Greek Revival	C
237/038	1.97	2187 Main Street	n/a	c.1950	n/a	NC
237/039	6	2171 Main Street	n/a	c.1915	Vernacular	C
237/009	4.37	2180 Main Street	Vacant	n/a	n/a	NC
237/008	3.54	2160 Main Street	n/a	c.1945	Repro Cape	NC
237/040	1.39	2159 Main Street	n/a	c.1930/60	n/a	NC
237/007	4.13	2150 Main Street	Crocker-Whitman Homestead (garage)	WBA-3 c.1790	Federal	C
236/006/001	6.17	2145 Main Street	n/a	c.1920	Bungalow	C
237/041	1.01	2119 Main Street	n/a	c.1940	Full Cape	NC
237/042	2	2103 Main Street	n/a	c.1905	Cottage Style	C
237/064	5.53	2110 Main Street	Crocker Homestead (2 utility bldgs.)	WBA-5 c.1790	Federal	C
217/026	2.35	2084 Main Street	n/a	c.1950	n/a	NC
216/074	2.06	2085 Main Street	Vacant	n/a	n/a	NC

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District Name: Old King's Highway

Village:

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
216/075	4.41	2071 Main Street	n/a	c.1950	Repro Cape	NC
216/036	.58	Main Street	Sandy Street Cemetery WBA-801	Oldest stone 1796	n/a	C
217/025	5.43	2070 Main Street	Loring Homestead (20th century garage) #WBA-6	Pre-1880	Greek Revival	C
217/019	1.58	2040 Main Street	n/a	c.1920	Bungalow	C
217/018	.76	2026 Main Street	n/a (garage)	c.1920	Bungalow	C
217/054	.41A	Main Street	Vacant	n/a	n/a	NC
216/077	1.53	2071 Main Street	Vacant	n/a	n/a	NC
216/078	1.73	2071 Main Street	Vacant	n/a	n/a	NC
217/016	.7	1996 Main Street	n/a (garage)	c.1910	Greek Revival	C
217/015	1.3	1990 Main Street	n/a (garage)	c.1960	n/a	NC
216/038	1.26	1981 Main Street	n/a	c.1920 <i>Assess</i> & c.1950 <i>circumference</i>	n/a	NC
217/050	7.5	Main Street	Frontage	n/a	n/a	NC
217/014	1A	1970 Main Street	n/a	c.1920	Bungalow	C
216/039	5.66	1955 Main Street	n/a	c.1925	Vernacular	NC
216/040	2.54	1945 Main Street	n/a	c.1950	Repro Cape	NC

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District Name: Old King's Highway

Village:

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
216/041	.35	1945 Main Street	Vacant	n/a	n/a	NC
216/042	.64	2440 Route 132	n/a (garage)	c.1980	n/a	NC
217/13	4.14	Main Street	Frontage	n/a	n/a	NC
216.035	.86	1934 Main Street	Franklin Jones Hse.	c.1865	Vernacular	C
n/a	n/a	Intersection of Main Street, Route 132 & Oak Street	Carl A. Leeman, Jr. Square	1952	n/a	N/C
n/a	n/a	Intersection of Main Street, Route 132 & Oak Street	Otis R. Luomala Square	1947	n/a	N/C
216/047	1.13	991 Oak Street	Richard and Phillip Howes House (barn, garage)	c.1840	Federal; full cape	C
216/029	.97	1919 Main Street	n/a	c.1950	n/a	NC
216/034	.65	1912 Main Street	n/a (garage)	c.1930	n/a	NC
216/025	1.16	1895 Main Street	n/a (garage)	c.1970	Repro Cape	NC
217/012	3.35	1894 Main Street	n/a (garage)	c.1917	Bungalow	C
216/030	1.51	1871 Main Street	n/a	c.1905	Vernacular	C
217/011	1.35	1866 Main Street	Whitman-Lewis House	Pre-1848	Federal full cape	C

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District Name: Old King's Highway

Village:

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
216/036	.72	1855 Main Street	n/a	c.1970	n/a	NC
217/010	.76	1850 Main Street	n/a	c.1940	n/a	NC
216/033	.82	1837 Main Street	n/a (barn)	c.1905	Vernacular	C
217/009	1.01	1834 Main Street	John Dexter--Samuel & WBA13 John Bassett Homestead (garage)	c.1858	Greek Revival	C
217/001	.17	1825 Main Street	n/a (garage)	c.1905	Vernacular	C
217/033	.82	1820 Main Street	Vacant	n/a	n/a	NC
217/031	.97	1820 Main Street	Vacant	n/a	n/a	NC
217/002	.39	1809 Main Street	Vacant	n/a	n/a	NC
217/004	3.16	1780 Main Street	n/a	c.1935	Repro Cape	NC
197/037	1.09	1750 Main Street	n/a	c.1950	Repro Cape	NC
196/006	14.65	1745 Main Street	Captain Walter Crocker House (20th c. out- buildings)	c.1830	Federal	C
197/036	.5	1736 Main Street	n/a	c.1915	Vernacular	C
196/007	7	1721 Main Street	n/a	c.1950	n/a	NC
197/035	15.59	1700 Main Street	Vacant	n/a	n/a	NC
196/008	1.56	1685 Main Street	n/a	c.1930	n/a	NC

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District Name: Old King's Highway

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
197/033	.65	Main Street	Vacant	n/a	n/a	NC
197/050	.60	Main Street	Pottery Shop Site	c.1800S	n/a	C
196/010	2.91	1663 Main Street	First Lutheran Church (parish hall)	1924	Scandinavian	C
197/038	.59	1645 Main Street	n/a	c.1905	Vernacular	C
197/026	.55	9 Locust Street	n/a	c.1945	n/a	NC
197/025	.36	1636 Main Street	n/a	c.1945	n/a	NC
197/039	.65	1633 Main Street	Fire Station	c.1950	n/a	NC
197/034	.88	1630 Main Street	n/a	c.1920	Bungalow	C
197/023	7.92	1610 Main Street	Nye-Jenkins House	Pre-1828	Federal	C
197/043	.39	1611 Main Street	n/a	c.1920, 1960 & 1975	n/a	NC
197/044	.44	1595 Main Street	n/a	c.1915	Vernacular	C
197/022	.8	1596 Main Street	n/a	c.1935	n/a	NC
197/041	3.55	Intersection of Main St., Plum St., & Parker Road	Dennis F. Thomas Square	1947	n/a	C
197/005	.34	4 Parker Road	Parker Farm (barns)	c.1820	Federal	C
			Our Lady of Hope Catholic Church	1915	Spanish Mosaic	C

Barnstable MA, MRA
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Village:

Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
197/021	1.25	1588 Main Street	n/a	c.1930	n/a	NC
197/020	1.34	1578 Main Street	n/a	c.1930	n/a	NC
197/006	.33	12 Parker Road	n/a	c.1950	Repro Cape	NC
197/018	.59	1564 Main Street	n/a	c.1940	n/a	NC
197/019	.17	Vacant	Vacant	n/a	n/a	NC
197/017	2.41	1560 Main Street	n/a	c.1960	n/a	NC
197/007	1	1549 Main Street	n/a	c.1960	Repro Cape	NC
197/015	7.66	1540 Main Street	n/a	c.1950	n/a	NC
197/008	1.81	1525 Main Street	Blish-Hall Farm (barn)	c.1840	Federal; full Cape	C
197/009	.23	1515 Main Street	n/a	c.1935	n/a	NC
197/014	1.3	1504 Main Street	West Barnstable Brick Co. Office	c.1900	Vernacular	C
197/040	5.85	Main Street	Vacant	n/a	n/a	NC
197/048	.98	1492 Main Street	n/a	c.1940	n/a	NC
197/049	.96	1475 Main Street	Vacant	n/a	n/a	NC
197/013	3.65	1420 Main Street	n/a	c.1970	n/a	NC
197/1/1	8.91	Main Street	Frontage	n/a	n/a	NC

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District Name: Old King's Highway

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
197/010	1.62	Main Street	Vacant	n/a	n/a	NC
197/046	3.08	1374 Main Street	n/a	c.1960	Repro Cape	NC
177/003	1.31	1375 Main Street	n/a	c.1930	Repro Cape	NC
177/004	4.33	Main Street	n/a	c.1950	n/a	NC
177/006	1.65	1346 Main Street	n/a	c.1965	Repro Cape	NC
178/019	1.1	Main Street	Vacant	n/a	n/a	NC
178/1	.12	Main Street	Vacant	n/a	n/a	NC
178/018	9.95	Main Street	Vacant	n/a	n/a	NC
178/021	14.2	1247 Main Street	n/a	c.1950	Repro Cape	NC
178/016	3.69	Main Street	Vacant	n/a	n/a	NC
178/002	.66	Main Street	Vacant	n/a	n/a	NC
178/023	.46	Main Street	Vacant	n/a	n/a	NC
178/015	5.27	1190 Main Street	n/a	c.1920	Cottage Style	C
178/025	.73	Main Street	Vacant	n/a	n/a	NC
178/003	0.02	1165 Main Street	n/a	c.1978	n/a	NC
178/014	375 s.g.	Main Street	Monument marks the Birthplace of James Otis the Patriot	1917	n/a	C
178/013	7.65	1106 Main Street	n/a	c.1935	n/a	NC

WBB-905

Barnstable MA, MRA
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Village:

Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
178/012	2.01	1095 Main Street	Washburn and Capt. David F. Bursley Stage Line Complex	Pre-1890	Vernacular	C
178/004	1.08	Main Street	Vacant	n/a	n/a	NC
178/005	1.3	1085 Main Street	n/a	c.1940	Repro Cape	NC
178/011	2.5	1084 Main Street	Barnabas and Mehitable Bodfish Home	1869	Eclectic	C
178/010	2.58	1074 Main Street	n/a	c.1950	Repro Cape	NC
178/006	1.62	1071 Main Street	n/a	c.1910	Queen Anne	C
178/009	3.37	1064 Main Street	Timothy and William Chipman House (barn)	c.1838	Federal Half-Cape	C
178/030	1.09	1064 Main Street	Milestone Road Marker	1920	n/a	C
178/008	1.02	1040 Main Street	Jason Howland House (barn)	c.1910	Greek Revival	NC
178/024	.80	1025 Main Street	n/a	c.1970	n/a	C
178/022	.76	1022 Main Street	n/a	c.1970	n/a	NC
179/002	.89	1000 Main Street	Howland Homestead (barn and garage)	c.1882	Mansard	C
155/033	3.14	995 Main Street	Jones-Sampson House	c.1900	Vernacular	C

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Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
179/001	1.2	990 Main Street	n/a	c.1965	n/a	NC
155/024	1	2522 Main Street	Prince Jenkins House WBB-43	1809	Federal	C
156/026	.6	970 Main Street	n/a	c.1950	Repro Cape	NC
156/025	17.5	Main Street	n/a	c.1915	Bungalow	C
155/034	5.03	Main Street and Meetinghouse Way	West Barnstable Cemetery WBB-802	Oldest stone 1712	n/a	C
155/034	5.03	Main Street	Captain John "Mad Jack" Percival Monument WBB-912	1939	n/a	NC
156/036	.34	Main Street	n/a	c.1930	Utilitarian store	NC
156/054	.38	Main Street	n/a	c.1930	Utilitarian store	NC
156/027	2.64	905 Main Street	n/a	c.1930	Utilitarian gas station and garage	NC
156/007	.7	897 Main Street	n/a	c.1930	n/a	NC
156/024-001	1.39	886 Main Street	J. Howard Blossom House (barn, utility bldg., guest house) WBB-74	c.1880	Vernacular	C
156/28	2.79	881 Main Street	n/a	c.1935	Repro Cape	NC
156/023	1.08	866 Main Street	Blossom Family Homestead (barn) WBB-75	c.1700	Georgian Full-Cape	C
156/029	2.58	857 Main Street	Seth Parker Homestead WBB-76	1837	Greek Revival Modified Cape	C
156/004	.22	10 Salt Meadow Lane	n/a	c.1970	Repro Cape	NC

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Village:

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
156/030	2.05	837 Main Street	n/a	c.1915	Queen Anne	C
156/031	.39	825 Main Street	n/a	c.1955	Repro Cape	NC
156/017	23.25	820 Main Street	n/a	c.1950	Repro Cape	NC
156/032	2.3	12 Willow Street	Charles Gray House (barn, garage)	c.1850	Greek Revival Half-Cape	C
156/016	1.45	780 Main Street	Peter C. Blossom House (barn)	1852	Greek Revival	C
156/060	.99	775 Main Street	n/a	c.1970	Repro Cape	NC
156/061	1.44	761 Main Street	The "Meadow House"	c.1770	Federal	C
156/062	.93	761 Main Street	Vacant	n/a	n/a	NC
156/063	2	756 Main Street	n/a	c.1950	Repro Cape	NC
156/015	33.13	742 Main Street	Vacant	n/a	n/a	NC
156/059-002	2.6	Main Street	Vacant	n/a	n/a	NC
156/014	.43	Main Street	Vacant	n/a	n/a	NC
156/005	7.02	695 Main Street	n/a	c.1970	n/a	NC
156/012	1.35	Main Street	Vacant	n/a	n/a	NC
156/011	1.03	660 Main Street	Bursley Homestead (barn, shop)	c.1800	Federal	C
156/057	1	651 Main Street	Bursley Homestead (carriage shed)	1827	Federal	C
132/026	2.84	101 Maple Street	Vacant	n/a	n/a	NC

Village: Barnstable MA, MRA
West Barnstable

District Name: Old King's Highway

Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
157/004	22.43	620 Main Street	Whitman-Parker House (barn)	c.1830	Gothic Cottage	C
132/013	5.07	625 Main Street	n/a	c.1940	Craft shop	NC
132/013	5.07	621 Main Street	Goodspeed-Whitman House (utility buildings)	c.1760	Georgian 3/4 Cape	C
133/056	1.29	591 Main Street	Goodspeed-Fish House	c.1840	Greek Revival/ Queen Anne	C
133/012	1.42	590 Main Street	Frederi Parker store	c.1855	Greek Revival	C
133/015	1.54	573 Main Street	n/a	c.1955	Repro Cape	NC
133/011	3.96	Main Street	Vacant	n/a	n/a	NC
133/051	.98	551 Main Street	n/a	c.1925	Cape	C
133/010	.95	542 Main Street	Whitman-Fish House	c.1835	Federal Half-Cape	C
133/009	1.01	526 Main Street	n/a	c.1980	Repro Cape	NC
133/033	.91	521 Main Street	n/a	c.1975	Repro Cape	NC
133/032	.85	505 Main Street	n/a	c.1975	Repro Cape	NC
133/008	1.03	504 Main Street	n/a	c.1985	n/a	NC
133/017	5.49	Main Street	Vacant	n/a	n/a	NC
133/055	1.5	21 Meadow Lane	Arthur H. Somes House	c.1890	Mansard	C
133/004	1.2	462 Main Street	n/a	c.1950	n/a	NC

DISTRICT DATA SHEET

Village: Barnstable MA, MRA
West Barnstable

District Name: Old King's Highway

Map & Parcel	Acreage	Street Address	Historic Name/Inventory #	Date	Style	Status
133/003	7.77	444 Main Street	Homestead Barn WBC-108	c.1860	Vernacular	C
133/002	14.10	400 Main Street	Jonathan Bodfish House WBC-109	1809	Federal	C
133/028	7.8	Main Street	Vacant	n/a	n/a	NC
134/015	1.26	317 Main Street	n/a	c.1970	Repro Cape	NC
134/009	8.5	300 Main Street	n/a	c.1960	Repro Cape	NC
134/014	2.49	Main Street	Vacant	n/a	n/a	NC
134/013	.41	259 Main Street	n/a	c.1965	"A" frame	NC
134/008	10.6	240 Main Street	n/a	c.1965	Ranch Style	NC
134/016	1.3	229 Main Street	N/A	c.1970	n/a	NC
134/007	2.91	200 Main Street	n/a	c.1960	n/a	NC
134/024	2.97	Main Street	Vacant	n/a	n/a	NC
111/026	.98	185 Main Street	n/a	c.1970	Repro Cape Nc	
134/005	1	170 Main Street	Jones-Conant House WBC-115	c.1860	Greek Revival	C
111/025	1.12	169 Main Street	n/a	c.1980	Repro Cape	NC
111/024	1.67	151 Main Street	n/a	c.1950	n/a	NC
134/004	8.98	134 Main Street	n/a	c.1965	Cape	NC
111/007	.33	133 Main Street	n/a	c.1960	Repro Cape	NC

DISTRICT DATA SHEET

Barnstable MA, MRA
West Barnstable

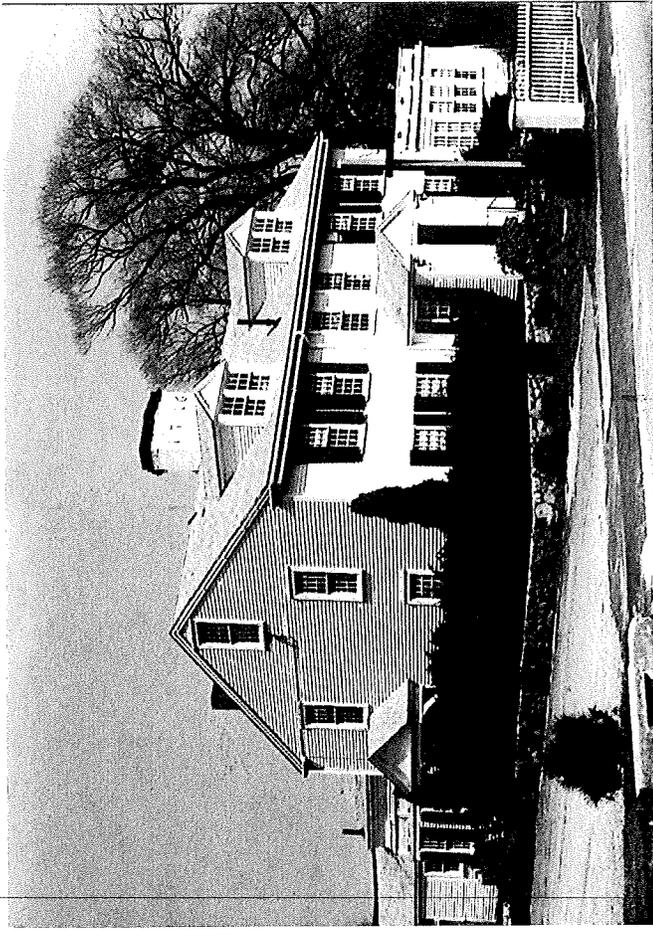
District Name: Old King's Highway

Village:

Map & Parcel	Acres	Street Address	Historic Name/Inventory #	Date	Style	Status
111/001	.63	114 Main Street	n/a	c.1970	Repro Cape	NC
111/008/002	.77	105 Main Street	n/a	c.1950	Repro Cape	NC
112/003	3.72	Main Street	Vacant	n/a	n/a	NC
112/003	3.72	Main Street	Mileage Marker	c.1920	n/a	C
111/008/001	.8	85 Main Street	n/a	c.1975	n/a	NC
111/022	.89	10 Scorton Hill Park	n/a	c.1970	n/a	NC
112/004	1.06	Kolweit Drive	Vacant	n/a	n/a	NC
112/001	1.01	Howland Lane	Fuller-Smith House (utility building)	c.1830	Federal Half-Cape	C



Meadow House, 775 Main St (BRN.312)



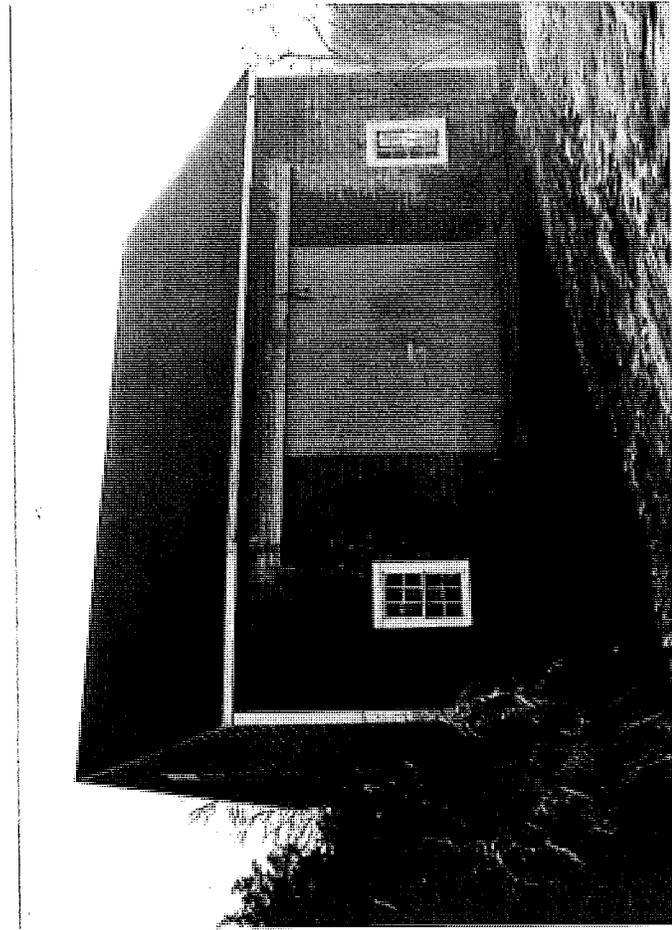
James Paine House, 3010 Main St. (BRN.125)



Old Colonial Courthouse, 3046 Main St (BRN.117)



Crocker Tavern, 3095 Main St. (BRN.112)



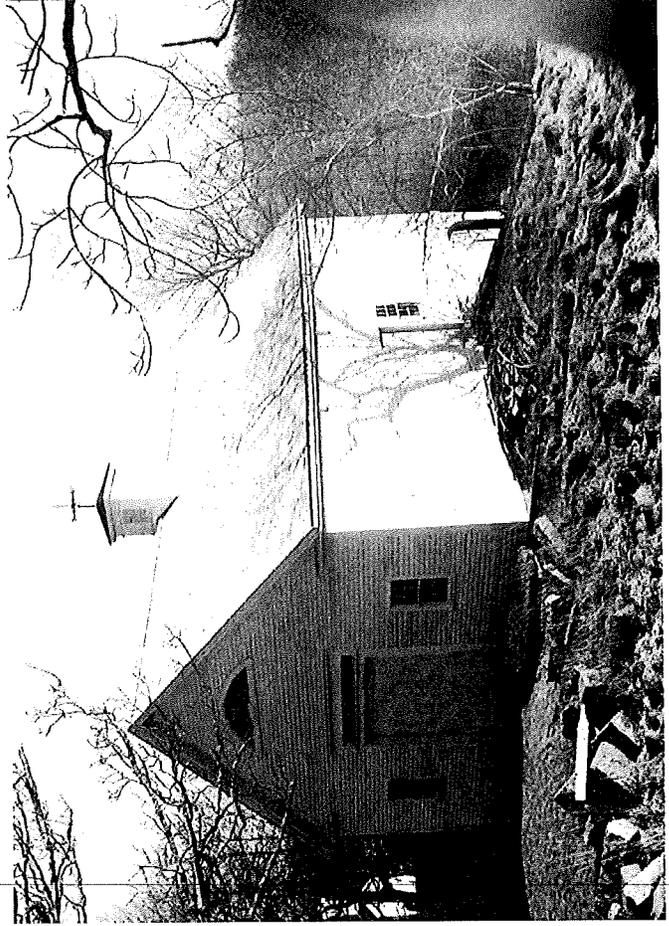
Crocker Tavern Barn, 3095 Main Street



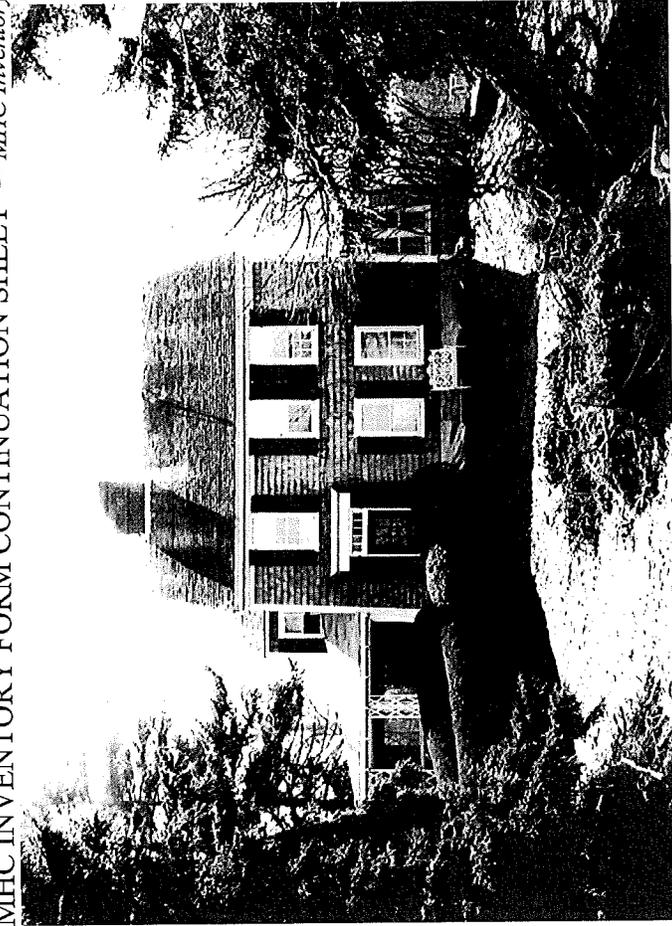
Barnstable Institute for Savings, 3166 Main St (BRN.101)



Sylvanus Phinney House, 3401 Main St (BRN.75)



Sylvanus Phinney Barn, 3400 Main St



Gorham-Cobb House, 4181 Main St. (BRN.2270)



Edson Farm, 4225 Main St. (BRN.19)

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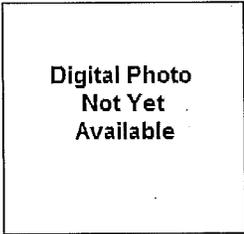
Inventory No: BRN.1300
Historic Name: Post Office Block
Common Name:
Address: 3224-3236 Main St

City/Town: Barnstable
Village/Neighborhood: Barnstable Village
Local No: M
Year Constructed: c 1959
Architect(s):
Architectural Style(s): Not researched
Use(s): Commercial Block; Post Office
Significance: Architecture; Commerce; Politics Government

Area(s):  [BRN.M: Old King's Highway Historic District](#)
[BRN.N: Barnstable Multiple Resource Area](#)
[BRN.O: Old King's Highway Regional Historic District](#)

Designation(s): Local Historic District (5/1/1973); Nat'l Register District (3/13/1987); Nat'l Register MRA (3/13/1987)

Building Material(s):



There is no form for this resource. Information can be found on the [BRN.M](#) form and/or the appropriate area forms listed below.

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Inventory No: BRN.95 
Historic Name: Barnstable County Superior Courthouse
Common Name:
Address: 3195 Main St
City/Town: Barnstable
Village/Neighborhood: Barnstable Village
Local No: 105
Year Constructed: c 1831
Architect(s): Gaffney, Walter M. Associates; Parris, Alexander
Architectural Style(s): Greek Revival
Use(s): Courthouse
Significance: Architecture; Law; Politics Government



Area(s):  [BRN.M: Old King's Highway Historic District](#)
[BRN.N: Barnstable Multiple Resource Area](#)
[BRN.O: Old King's Highway Regional Historic District](#)
 [BRN.S: Barnstable Village Center](#)

Designation(s): Local Historic District (5/1/1973); Nat'l Register District (3/13/1987); Nat'l Register Individual Property (6/11/1981); Nat'l Register MRA (3/13/1987)
Building Material(s): Wall: Granite; Wood

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Massachusetts Cultural Resource Information System

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Inventory No: BRN.95
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Designation(s): Local Historic District (5/1/1973); Nat'l Register District
(3/13/1987); Nat'l Register Individual Property
(6/11/1981); Nat'l Register MRA (3/13/1987)
Building Materials(s): Wall: Granite; Wood



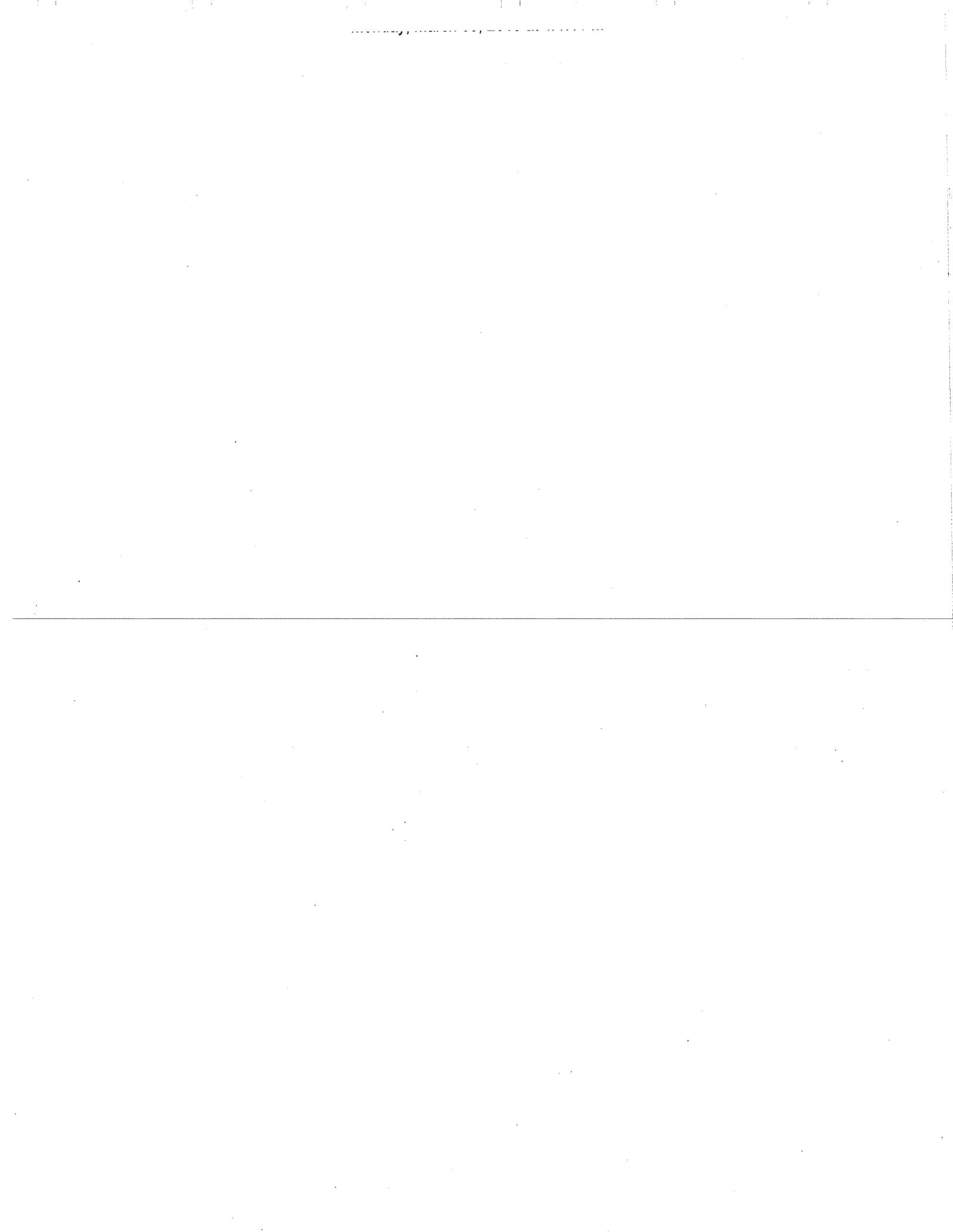
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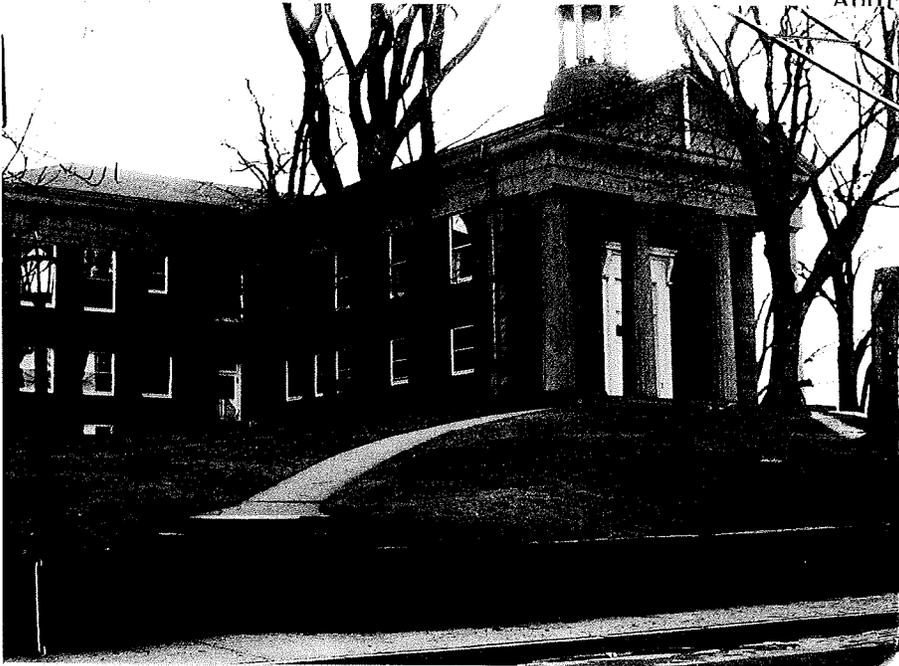
Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc



MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no.
BVD	105

1. Town Barnstable (Village Center)
 #3195
 Address Main Street (Rte 6A), Barnstable



Barnstable County Superior Court House
 use County Superior Court and
County offices.

Present owner Barnstable County

Description:
1831/2

Source County Commissioner's files

Style Greek Revival

Architect Alexander Parris

Exterior wall fabric Quincy granite

Outbuildings (describe) Jail, Probate Court and District Court

Other features _____

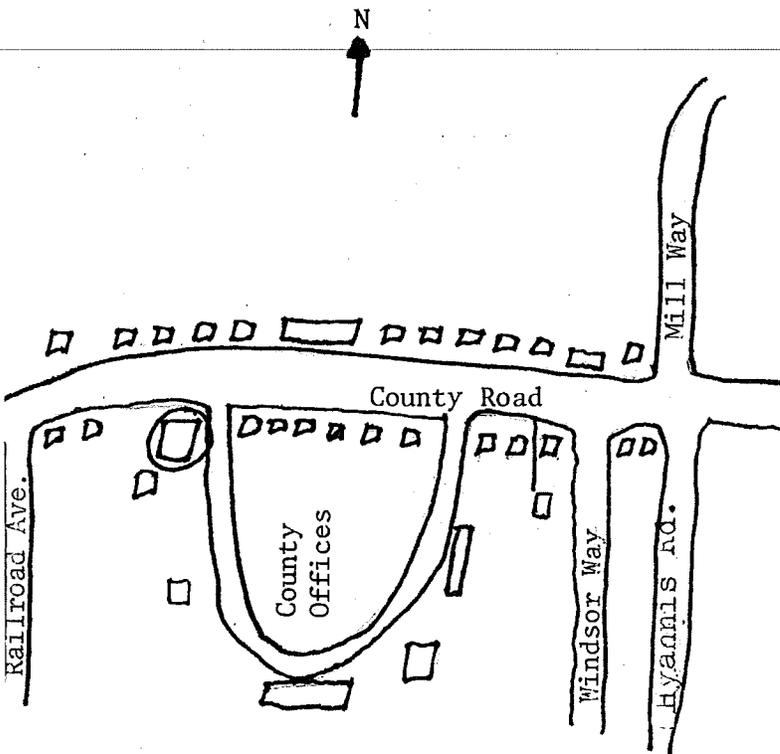
Altered Yes, see cont. Date _____

Moved no Date _____

5. Lot size:
 One acre or less _____ Over one acre X
 Approximate frontage 1/4 acre
 Approximate distance of building from street
75 feet

6. Recorded by John J. Clarke
Cape Cod Planning & Economic
Organization Development Commission

Date October 15, 1979



(over)

7. Original owner (if known) County of Barnstable

Original use County Court House

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	<u>X</u>		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

Designed by the nationally known architect, Alexander Parris, this 1831/2 Greek Revival County Court House is a fine example of adaptive growth on Cape Cod. Built of large block Quincy granite on the King's Highway in Barnstable Village, this building is a rare example of stone and wood architecture on the Cape. The four fluted Doric columns, pediment and cornice are all of wood but have been so skillfully finished that they look and feel like stone.

Several wings have been added over the years (see cont. sheet) and have all managed to maintain the historic integrity of the outside facade by continuing to use Quincy granite.

The Superior court room has been rehabilitated with a sensitivity to the spacious and elegant Federal style it has always been. Much of the fine wood and original fabric have been retained and polished, and old court room furniture has been recycled from the basement.

Many of the Commonwealth's famous and not so famous judges have sat there including the Barnstable native Lemuel Shaw and heard cases argued by attorneys from all over the country, including Daniel Webster. While there have not been any internationally significant cases brought before this bench, many trials have brought national attention to the small village of Barnstable.

Outside of the court system, most of the county's offices are in this building including the original office of the County Commissioners.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

County Commissioner's Records.

Seven Villages of Barnstable, Town of Barnstable, 1976.

History of the County of Barnstable, Simeon L. Deyo, New York, 1890.

Barnstable: Three Centuries of a Cape Cod Town, Donald G. Trayser, F.B. & F.P. Goss, Hyannis, MA., 1939

The Barnstable Patriot, Wed., Sept. 14, 1831, vol.2, #11, p. 2.

ibid., Wed., Dec. 7, 1831, vol. 2, #23, p.2.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

(24-73)

Community: Barnstable (Village Center)	Form No: D-105
Property Name: Barnstable County Court House	

Indicate each item on inventory form which is being continued below.

#3 - Description.	Altered	Date
Original Building - 65' by 26'		1832/3
South Central Wing - 24' by 26'		1879
One story east ell - 40 sq.'		1893
two story west ell and second story to east ell	- 40 sq.'	1906
two story south-east ell 68'10'' by 34'4'' by 31'7'' and		1925
two story south-west ell 61'10'' by 34'4'' by 31'7''		
South addition - 48' by 17' and interior rehabilitation		1971



Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

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

Town Barnstable Property Address Main St.
Area(s) B2M Form No. 95

ACT. DEPARTMENT OF PUBLIC SAFETY
DIVISION OF INSPECTION
PLAN RECORD

CASE B RACK 13 APART. 66 NO. 84435
BUILDING Court House STORIES
CITY OR TOWN Barnstable STREET Rt. 6
TO BE USED FOR Courthouse CLASS 1B
OWNER County of Barnstable
ARCHITECT Gaffney Associates, Inc. 30 Enterprise R
CERTIFICATE APPROVAL SPECIFICATION REQUIREMENTS REFERRED Hyannis
DATE 1/27/72
INSPECTOR Thomas J. Carr

FORM BU. 1-5M-4-66-942467

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Inventory No: BRN.96 
Historic Name: Barnstable Sheriff's House
Common Name:
Address: 3195 Main St

City/Town: Barnstable
Village/Neighborhood: Barnstable Village
Local No: 107
Year Constructed: c 1935
Architect(s): Mason, Harold E.
Architectural Style(s): Colonial Revival
Use(s): Single Family Dwelling House
Significance: Architecture; Politics Government



Area(s):  [BRN.M: Old King's Highway Historic District](#)
[BRN.N: Barnstable Multiple Resource Area](#)
[BRN.O: Old King's Highway Regional Historic District](#)
 [BRN.S: Barnstable Village Center](#)

Designation(s): Local Historic District (5/1/1973); Nat'l Register District (3/13/1987); Nat'l Register MRA (3/13/1987)
Building Material(s): Wall: Wood Clapboard; Wood

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

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

Area	Form no.
BVDMS/10	107 96

Town Barnstable (Village Center)
 #3195
 Address Main St. (Rte 6A), Barnstable



Historic Name Sheriff's Residence
 Original Sheriff's Residence
 Present Sheriff's Residence
 Ownership: Private individual
 Private organization
 Public Barnstable County
 Original owner Barnstable County

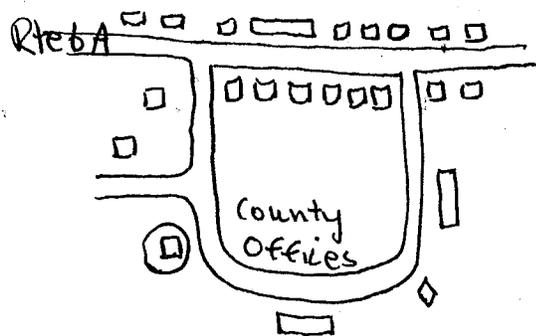
ACQUISITION:
1935/1936
 Source Barn. County Commissioner's Records

Style Georgian Revival
 Architect Harold E. Mason
 Exterior wall fabric wood clapboard
 Outbuildings _____

Major alterations (with dates) _____

Moved _____ Date _____
 Approx. acreage 17.88a

Setting Residential/Commercial, located in County Complex near center of Barn Village



Recorded by Patricia J. Anderson
 Organization Barnstable Historical Commission
 Date August, 1981

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

It is not known when the custom of providing housing for the Sheriff and his family started, however, early records indicate Barnstable County was following this practice in the early 1800's and perhaps as far back as C.1690 with construction of the first jail. (See Form #C-87).

After fire destroyed the Jailor's House in 1935, a new residence was constructed. This large and stately Georgian Revival structure contains on the first floor a vestibule, living room, dining room, sunroom, butler's pantry, kitchen and maid's room. On the second floor are six bedrooms and on the third is a bedroom and storage attic.

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

In the early 1930's it was decided that larger and more modern buildings were needed for the Sheriff's Residence and the Jail and House of Correction. A beautiful hipp-top site was selected and plans were accepted for the new buildings. The previous Jail and Jailor's House, built in 1878, was located behind the present Superior Court House (See Form #D-105).

On Jan. 25, 1935 a fire caused by a defective chimney destroyed most of the Jailor's House and it was only after extensive repairs that prisoners were returned to that part of the building which contained the Jail. During the period between the fire and the completion of the new Sheriff's Residence in 1936, Sheriff Lauchlan M. Crocker and his family stayed at the home of May Fay, located on Railroad Ave. a few yards from the Jail (See Form #D-114).

The cost of the Sheriff's Residence and the fence which was erected around the Jail and House of Correction was \$35,000 (the bill was not itemized so that the cost of the fence and house cannot be separated). There have been three Sheriffs to reside in the house since 1936: Lauchlan M. Crocker, Sr., Donald P. Tulloch and John J. Bowes.

BIBLIOGRAPHY and/or REFERENCES

- Registry of Deeds-Barnstable County
- Barnstable County Commissioner's Records
- Oral History-Lauchlan M. Crocker, Jr. Hyannis Road, Barnstable, Mass. Aug. 1981
- " " Sheriff John J. Bowes, Sheriff's Residence, County Complex, Barnstable, Mass. August, 1981.

96 BSN

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Inventory No: BRN.97 
Historic Name: Barnstable County Jail - House of Correction
Common Name:
Address: 3195 Main St

City/Town: Barnstable
Village/Neighborhood: Barnstable Village
Local No: 108
Year Constructed: c 1935
Architect(s): Mason, Harold E.
Architectural Style(s): Colonial Revival
Use(s): Penal Institution
Significance: Architecture; Politics Government

Area(s):  [BRN.M: Old King's Highway Historic District](#)
[BRN.N: Barnstable Multiple Resource Area](#)
[BRN.O: Old King's Highway Regional Historic District](#)
 [BRN.S: Barnstable Village Center](#)

Designation(s): Local Historic District (5/1/1973); Nat'l Register District (3/13/1987); Nat'l Register MRA (3/13/1987)
Building Material(s): Wall: Brick; Cast Stone



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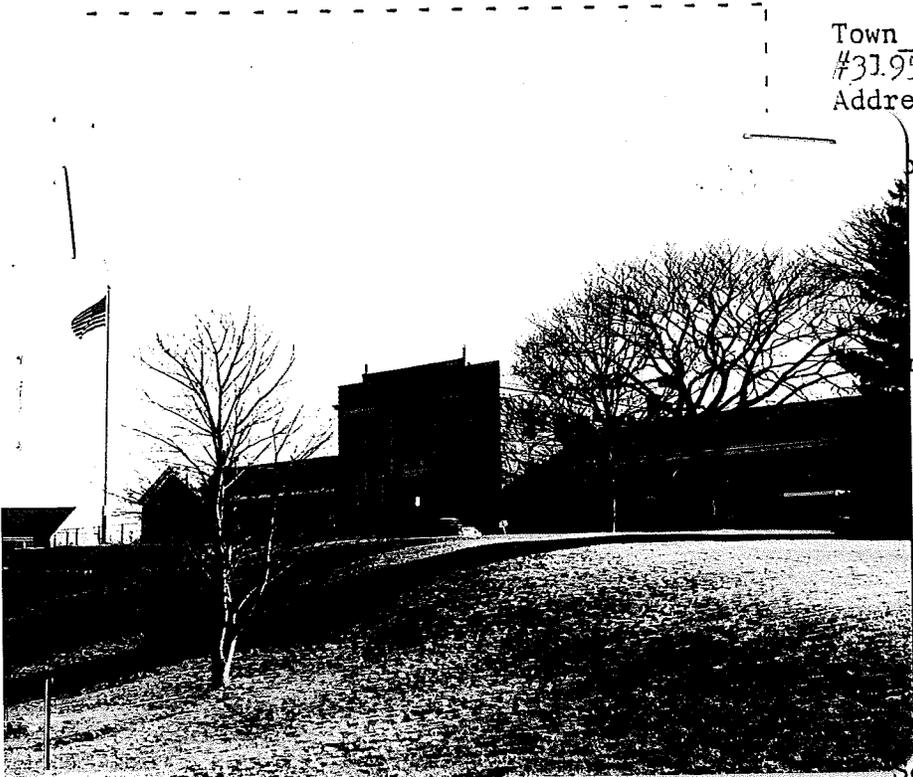
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Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 294 Washington Street, Boston, MA 02108

Area BVD m/s/v Form no. 108 97
 WPH-1
 11/11/11



Town Barnstable (Village Center)
 #31.95
 Address Main St. (Rte 6A), Barnstable

Historic Name Barnstable County Jail and House of Correction

Original Jail and House of Correction

Present Jail and House of Correction

Ownership: Private individual
 Private organization

Public Barnstable County

Original owner Barnstable County

DESCRIPTION:

1935/1936

Source Barnstable County Commission records

Style Georgian Revival

Architect Harold E. Mason

Exterior wall fabric red brick

Outbuildings _____

Major alterations (with dates) _____

1960 addition increased cells,

1974 gymnasium built, 1979 addition to front of building

Moved _____ Date _____

Approx. acreage 17.88a

Setting Residential/Commercial, located

in County Complex near center of Bar

Village



Recorded by Patricia J. Anderson

Organization Barnstable Historical Commission

Date August, 1981

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

An addition, built about 1979, disguises the Georgian Revival style of this building. The original entrance featured an imposing pedimented doorway sided by pilasters. This addition houses offices, waiting rooms and rest rooms. The original structure contained 25 single cells, a dormatory for about 20 inmates, the Sheriff's office, business offices, the kitchen and recreation areas. In 1960 the first addition increased the capacity of the Jail and House of Correction to 60 single cells and the dormatory, thus being able to hold 83 inmates. About 1974 a gymnasium was added on the west wing.

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

In the early 1930's, it was decided that larger and more modern buildings were needed for the Sheriff's Residence and the Jail and House of Correction. A beautiful hill-top site was selected and plans were accepted for the new buildings. The previous Jail and Jailor's House, built in 1878, was located behind the present Superior Court House (See Form #D-105). On Jan. 25, 1935 a fire caused by a defective chimney destroyed most of the Jailor's House and it was only after extensive repairs that prisoners were returned to that part of the building which contained the Jail.

The new buildings were completed in 1936 and the prisoners transferred to the present Jail and House of Correction. Since that time there have been three men to serve as Sheriff of Barnstable County: Lauchlan M. Crocker, Donald P. Tulloch and John J. Bowes.

The Jail and House of Correction, although in the same building, are distinctly different entities. The Jail, which during our early settlement was overseen by the Sheriff, was that place where the accused awaited trial and judgement. The House of Correction, overseen by the Master (or Jailor), was where those found guilty served their sentences. Since the early 1930's, the positions of Master and Sheriff have been held by the same person. Today, we usually use the title Sheriff to denote both posts.

BIBLIOGRAPHY and/or REFERENCES

- Registry of Deeds-Barnstable County
 Barnstable County Commissioner's Records
 Oral History-Lauchlan M. Crocker, Jr., Hyannis Road, Barnstable, Mass. Aug, 19
 " " Sheriff John J. Bowes, Sheriff's Residence, County Complex,
 Barnstable, Mass. Aug, 1981.

MHC INVENTORY FORM CONTINUATION SHEET

MHC Inventory scanning project, 2008-2013

MACRIS No. BRN 97



INVENTORY FORM CONTINUATION SHEET

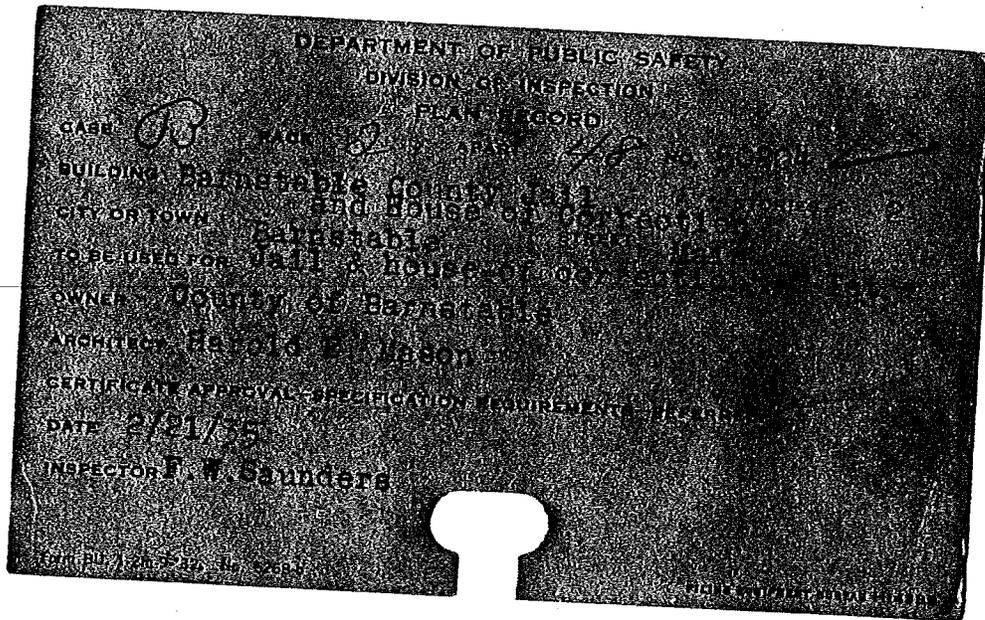
Town

Property Address

Barnstable Main St.

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

Area(s)	Form No.
B2V	97



Massachusetts Cultural Resource Information System

MACRIS

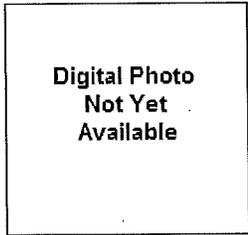
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Inventory No: BRN.1307
Historic Name: First District Courthouse
Common Name:
Address: 3195 Main St

City/Town: Barnstable
Village/Neighborhood: Barnstable Village
Local No:
Year Constructed: r 1969
Architect(s):
Architectural Style(s): Not researched
Use(s): Courthouse
Significance: Architecture; Law; Politics Government



Area(s):  [BRN.M: Old King's Highway Historic District](#)
[BRN.N: Barnstable Multiple Resource Area](#)
[BRN.O: Old King's Highway Regional Historic District](#)
Designation(s): Local Historic District (5/1/1973); Nat'l Register District (3/13/1987); Nat'l Register MRA (3/13/1987)
Building Material(s):

[New Search](#)

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Massachusetts Cultural Resource Information System MACRIS

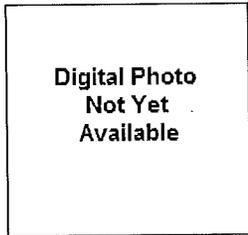
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[New Search](#)

[Previous](#)

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DRAFT

Old jail

Meeting space

Harbor view =1603

Chapel non ADA meeting =686

Health meeting room=350

Storage space

IT storage =225

Health = 250

CCC=481

Public county archives =558

Registry of deeds =690

Total office space in use now

IT =1304

Health =3483

DEP=835

**BARNSTABLE COUNTY SUPERIOR COURTHOUSE COMPLEX
SPACE PLANNING WORKSHEET**

"For Discussion Purposes"

"draft"

	Assembly of Delegates	County Commissioners	Cooperative Extension	Finance & Dredge	Health & Environment	Resource Development	Facilities	Health Lab	Human Services	Information Technology	Cape Light Compact	Cape Cod Commission	Sub-total	District Attorney	Probate and Family Court	First District Court	Housing Court	State Police- CPAC	Sheriff-County Lockup	Total	
2014 Staff (on-site)	1	3	3	12	8	20	8	16	9	5	11	15	40	151							0
Office Space																					0
# workstations (100 sq. ft. each)		1	3	9	4	14	3	2	2	4	9	10	35	96							0
		100	300	900	400	1400	300	200	200	400	900	1000	3500	9600							0
# offices (150 sq. ft. each)		1		2	2	5	4		1		1	4	4	24							0
		150		300	300	750	600		150		150	600	600	3600							0
# offices (200 sq. ft. each)	1	1		1	2	1	1	1		1	1	1	1	12							0
	200	200		200	400	200	200	200		200	200	200	200	2400							0
Other (sq. ft.)																					0
conference	100	100		100		100	100			100	100	400	400	1500							0
main. garage								1500			100										0
Comm. Chamber			3000											3000							0
Storage																					0
Mechanical																					0
Court Rooms																					0
	100	100	3000	100		100	100	1500		100	200	400	400	4500							0
sub-total	300	550	3300	1500	1100	2450	1200	1900	350	700	1450	2200	4700	21700							0
Circulation 20%	60	110	660	300	220	490	240	380	70	140	365	440	940	4415							0
Total	360	660	3960	1800	1320	2940	1440	2280	420	840	1815	2640	5640	24515							0
2020 Projected Staff (on-site)	1	4	3	12	8	20	8	16	9	5	11	10	40	147							0

Federal Department of Commerce would use the following space needs determination:

151 * 170 sq. ft. = 25,670 sq. ft.

BARNSTABLE COUNTY

In the Year Nineteen Hundred and Ninety-Seven

Ordinance 97-5

To establish an agricultural restriction on Parcel A, containing 12.95 acres[±] located at Route 6A in Barnstable Massachusetts, shown on plan of lands for parcels A through E entitled, "Plan of Land in Barnstable, Mass. for The County Commissioners as made by the Town of Barnstable D. P. W. Engineering Section Date: May 18, 1988", shown in Plan Book 452, Pages 20 - 22 Such parcels of land contain an area which totals about 97.71 acres.

Barnstable County hereby ordains:

The Barnstable County Farm property consists of five parcels of land containing approximately 97.71 acres of land and is located in Barnstable, MA. The purpose of the Agricultural Restriction is to ensure that the Premises shall be used for conservation and agricultural purposes only, in perpetuity.

In accordance with Section 2-8 (d) of the Barnstable County Home Rule Charter, the following Agricultural Restriction shall be executed by the Board of County Commissioners.

AGRICULTURAL RESTRICTION

We, Robert A. O'Leary, Mary J. LeClair and Christine B. Dolen, as we are duly elected Commissioners of the County of Barnstable, Massachusetts, acting for and on behalf of the County of Barnstable (the "Grantor"), its successors and assigns, hereby grant with quitclaim covenants to the Inhabitants of the Town of Barnstable (the "Grantee") an Agricultural Restriction, in perpetuity, under the provisions of MGL c. 184, s. 31-33 as amended, over the hereinafter described property (the "Premises") located in Barnstable (village), Massachusetts.

I. DESCRIPTION OF PREMISES:

Being five parcels of land shown as Parcel A (12.95 acres[±]), parcel B (56.17 acres), parcel C (17.92 acres), parcel D (4.69 acres) and parcel E (5.98 acres) on a plan entitled "Plan of Land in Barnstable, Mass. for The County Commissioners as made by the Town of Barnstable D. P. W. Engineering Section Date: May 18, 1988", said plan (the "Plan") being recorded in the Barnstable County Registry of Deeds in Plan Book 452, Pages 20 - 22. Said parcels of land contain an area which totals about 97.71 acres.

There is included in this conveyance an easement of way appurtenant to parcel B to travel across the land of the Old Colony R.R. Company located between said parcel; B and parcel A and also the right to use the cattle pass situated on said land of Old Colony R.R. Company.

This conveyance is made subject to a pole-line easement in favor of the Radiomarine Corporation of America as granted in a deed from Amy L. Handy to Marconi Telegraph - Cable Company, Incorporated by deed dated June 16, 1915 recorded with Barnstable County Registry of Deeds in Book 262, Page 314.

For our title see Deed of William A Jones, et ux, to the County of Barnstable dated September 18, 1936 recorded in the Barnstable County Registry of Deeds Book 522, Page 419, and see Deed of Richard Cobb to the County of Barnstable dated December 30, 1948 recorded in Barnstable County Registry of Deeds Book 711, Page 369 and see Deed of Old Colony Railroad Company to the County of Barnstable dated August 26, 1937 recorded in Barnstable County Registry of Deeds Book 530, Page 329.

II. PURPOSE:

The purpose of this Agricultural Restriction is to ensure that the Premises shall be used for conservation and agricultural purposes only, in perpetuity. Agricultural purposes shall mean the use of land for usual farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and farmstand retail marketing of food crops, plants, animals and animal products, and the use and application of techniques of soil preparation and management, fertilization, weed, disease and pest control, land application of organic waste, irrigation, drainage and water management, grazing and conservation.

This Agricultural Restriction is intended to fulfill the objective of the Town of Barnstable, as expressed in its 1984 Open Space Plan (page 86), that the community should "work to ensure that existing open space, particularly the Barnstable County Farm (emphasis added)... is not converted to other uses." This Agricultural Restriction is intended to expand upon the geographical and functional scope of the duly approved 1988 County Farm Conservation Restriction recorded in the Barnstable County Registry of Deeds in Book 6417, Page 225.

III. TERMS AND CONDITIONS:

A. PROHIBITED ACTIVITIES: The terms of the Agricultural Restriction are that, except as set forth in Paragraph B below, the Grantor will not perform or give permission to others to perform the following acts of uses on, above or under the Premises:

(1) The construction or placement of any building, road, sign, billboard, or other advertising display, mobile home, utility pole, tower, conduit or line or other temporary or permanent structure except as may be necessary and desirable to further agricultural uses of the Premises, provided that any such excepted man-made structure (with the exception of fences and buildings erected to secure the Premises) shall not materially diminish the scenic qualities of the Premises; in no event shall any temporary or permanent structure be placed or erected on parcel A within 700 feet of the southerly sideline of State Highway Route 6A as shown on the above-described Plan;

(2) The excavation, dredging or removal from the Premises of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit in such manner as to affect the surface thereof, except as necessary for customary agricultural practice or drainage ditching activities relating to mosquito and other insect control;

(3) The placement, filling, storing or dumping of soil, refuse, trash, vehicle bodies or parts (except storage of minor functioning parts stored indoors for use as a limited repair inventory), rubbish, debris, junk, waste or other substance or material whatsoever, except for composting activities or otherwise as necessary for customary agricultural practice; all composting or manure or animal waste storage shall be conducted using best management practices to preserve water quality and conform to existing state and local health and wetlands regulations;

(4) Cutting, removing or otherwise destroying trees, grasses or other vegetation, except for (a) the harvesting of hay and other crops, (b) ditching activities and (c) clearing of shrubbery, trees and other vegetation for the purposes of beautification and maintenance of vistas, or expanding the area of land used for agriculture, including land use for pasture and crops and (d) tree farming;

(5) Any commercial, industrial and institutional use not related to agriculture;

(6) Any camping, dormitory or temporary or permanent residential facility except for the continued use of present dwelling on parcel E as a single-family home;

(7) Hunting, trapping or use of the premises for firearms practice;

- (8) Recreation uses, including but not limited to golf courses and playing fields;
- (9) Any use of the Premises and activity thereon which, in the reasonable opinion of the Grantee, is or may become inconsistent with the intent of this grant, being the preservation of the Premises predominantly in their agricultural condition, the protection of environmental systems and scenic enjoyment.

B. PERMITTED USES: The uses of Paragraph A notwithstanding, the following uses and activities by the Grantor shall not be prohibited by this Restriction or considered inconsistent with the intent of this grant:

- (1) Carrying on agricultural operations, including the maintenance and expansion of the existing barn and other existing buildings used for agricultural operations;
- (2) Maintenance of cattle, horses and domestic animals;
- (3) Repair and maintenance of stone walls, farm roads and the existing driveway over the Premises, and the installation of underground utility lines therein;
- (4) Conducting educational tours, walks, demonstrations, exhibits and other forms of informational exchange to convey an appreciation of the agricultural value and history of the Premises to interested groups and the general public, in conformity with the restrictions hereinabove set forth;
- (5) Use of existing lift for repair of agricultural vehicles and Barnstable County jail and house of correction vehicles. All vehicle repair operations shall be consistent with federal, state and Town of Barnstable laws, rules and regulations.
- (6) Low level confidence course located in the field in the back of the house which is used in a variety of rehabilitative programs to teach team work.

The Grantor agrees to notify the Grantee, in writing, before exercising any reserved right the exercise of which may impact on the conservation or agricultural interests associated with the Premises.

IV. CHANGES IN EXISTING CONDITIONS OR USES:

The foregoing Agricultural Restriction is authorized by Massachusetts General Laws Chapter 184, Section 31 through 33 and otherwise by law, and is intended to ensure that the Premises will be retained in perpetuity in their natural, scenic and open condition for conservation and agricultural purposes. In the event that agricultural use by the Grantor on the Premises is discontinued or abandoned, the Grantor shall take or cause to be taken measures to protect the conservation and scenic value of the property. These measures include, but are not limited to:

- (1) Soil stabilization measures on former cropland, including the planting of grasses, shrubs or trees, particularly those with wildlife nutrition value or habitat value; and
- (2) Removal or maintenance of existing buildings whose use is discontinued in order to prevent structural decay and visual dilapidation.

V. LEGAL REMEDIES:

In the event that a breach of these restrictions by the Grantor or by a third party comes to the attention of the Grantee, the Grantee must notify the Grantor in writing of such a breach. The Grantor shall have 30 days after receipt of such notice to undertake actions including restoration of the Premises that are reasonably calculated to correct swiftly the conditions constituting such a breach. If the Grantor fails to take such corrective action, the Grantee shall at its discretion undertake such actions, including

appropriate legal proceedings, as are reasonably necessary to effect such corrections; and the cost of such corrections, including the Grantee's expenses, court costs and legal fees shall be paid by the then fee-owner, provided the then fee-owner is determined to be responsible for the breach.

VI. ACCESS:

The Agricultural Restriction hereby conveyed does not grant to the Grantee, to the public, or to any other person any right to enter upon the Premises, except as follows: The Grantee shall have the right to enter the Premises at reasonable times and in a reasonable manner for the purpose of inspecting the same to determine compliance herewith, of enforcing this Agricultural Restriction, or of taking any and all actions with respect to the Premises as may be necessary or appropriate with or without order of court, to remedy or abate any violation hereof. The Conservation Commission, or its successor, of the Town of Barnstable shall have the primary authority to enforce the provision of this Restriction.

VII. DURATION AND ASSIGNABILITY:

The burdens of this Agricultural Restriction shall run with the Premises and shall be enforceable against the Grantor and all future owners and tenants in perpetuity. The Grantor may lease the Premises for private agricultural use, provided that said lease shall be subject to the provisions of the foregoing Restriction.

VIII. ESTOPPEL CERTIFICATES:

Upon the request by the Grantor, the Grantee shall within twenty (20) days execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance with any obligation of the Grantor contained in this Agricultural Restriction, and which otherwise evinces the status of this Agricultural Restriction as may be requested by the Grantor.

IX. CONTROLLING LAW

The interpretation and performance of this Agricultural Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

X. LIBERAL CONSTRUCTION:

Any general rule of construction to the contrary notwithstanding, this Agricultural Restriction shall be liberally construed in favor of the grant to effect the purposes of this Restriction and the policies and purposes of the Barnstable Conservation Commission. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Restriction that would render the provision valid shall be favored over any interpretation that would render it invalid.

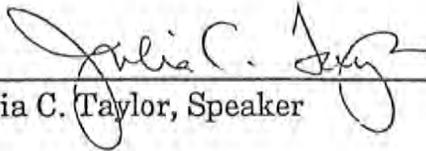
XI. AMENDMENT:

The Grantor and the Grantee may by mutual consent amend any term or provision hereof provided that this Restriction as thus amended complies with the then applicable requirements of Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts; Massachusetts General Law, Chapter 184, Section 31-33; Internal Revenue Code of 1986 Section 170(h) and the Conservation Restriction Program of the Town of Barnstable, or any successors thereto, and provided that any such amendment, together with any necessary approvals to its effectiveness, shall be recorded in the Barnstable County Registry of Deeds.

XII. EFFECTIVE DATE:

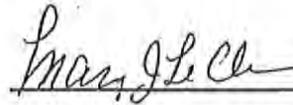
Grantor and Grantee intend that the restrictions arising hereunder take effect on the day and year this Agricultural Restriction deed is recorded in the Barnstable County Registry of Deeds, after all signatures required by Section 32, Chapter 184 of the General Laws of Massachusetts have affixed hereto.

Adopted on June 4, 1997 by the Assembly of Delegates.



Julia C. Taylor, Speaker

Approved by the Board of County Commissioners, June 25, 1997, at, 2:00 p.m.
Date Time

Conservation Restriction

We, John W. Doane, Chairman, Nathan S. Ellis, and Robert A. O'Leary, as we are the duly elected Commissioners of the County of Barnstable, Massachusetts, acting for and on behalf of the County of Barnstable (the "Grantor") hereby grant with quitclaim covenants to the Inhabitants of the Town of Barnstable (the "Grantee") a Conservation Restriction, in perpetuity, under the provisions of MGL c. 184, s. 31-33 as amended, over the hereinafter described property (the "Premises") located in Barnstable, Massachusetts:

Being four parcels of land shown as parcel A (12.95 acres), parcel B (56.17 acres), parcel C (17.92 acres), and parcel D (4.69 acres) on a plan entitled, "Plan of Land in Barnstable, Mass. for The County Commissioners as made by the Town of Barnstable D.P.W. Engineering Section Date: May 18, 1988," said plan being recorded in the Barnstable County Registry of Deeds at the same time as this restriction. Said parcels of land contain an area which totals about 91.73 acres. Parcel E, being about 5.98 acres situated west of Flint Rock Road, a 12 foot traveled way, as shown on said plan, and north of the railroad right of way, as shown on said plan, shall not be subject to the terms of this Restriction.

There is included in this conveyance an easement of way appurtenant to parcel B to travel across the land of the Old Colony R.R. Company located between said parcel B and parcel A and also the right to use the cattle pass situated on said land of the Old Colony R.R. Company.

This conveyance is made subject to a pole-line easement in favor of the Radiomarine Corporation of America as granted in a deed from Amy L. Handy to Marconi Telegraph - Cable Company, Incorporated by deed dated June 16, 1915 recorded with Barnstable County Registry of Deeds in Book 262, Page 314.

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The purpose of this Conservation Restriction is to ensure that the Premises shall be used for conservation and agricultural purposes only, in perpetuity. Agricultural purposes shall mean the use of land for usual farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and farmstand retail marketing of food crops, plants, animals and

animal products, and the use and application of techniques of soil preparation and management, fertilization, weed, disease and pest control, land application of organic waste, irrigation, drainage and water management, grazing and conservation.

A. The terms of the Conservation Restriction are that, except as set forth in Paragraph B below, the Grantor will not perform or give permission to others to perform the following acts or uses on, above or under the Premises:

(1) The construction or placement of any building, road, sign, billboard, or other advertising display, mobile home, utility pole, tower, conduit or line or other temporary or permanent structure except as may be necessary and desirable in the best interests of the permissible uses of the Premises, provided that any such excepted man-made structure (with the exception of fences and buildings erected to secure the Premises) shall not materially diminish the scenic qualities of the Premises;

(2) The excavation, dredging or removal from the Premises of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit in such manner as to affect the surface thereof, except as necessary for customary agricultural practice or drainage ditching activities relating to mosquito and other insect control;

(3) The placement, filling, storing or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste or other substance or material whatsoever, except for composting activities or otherwise as necessary for customary agricultural practice;

(4) Cutting, removing or otherwise destroying trees, grasses or other vegetation, except for (a) the harvesting of hay and other crops, (b) ditching activities and (c) clearing of shrubbery, trees and other vegetation for the purposes of beautification and maintenance of vistas, or expanding the area of land used for agriculture, including land used for pasture and crops;

(5) Any commercial, industrial and institutional use not related to agriculture;

(6) Any use of the Premises and activity thereon which, in the reasonable opinion of the Grantee, is or may become inconsistent with the intent of this grant, being the preservation of the Premises predominantly in their agricultural condition, the protection of environmental systems and scenic enjoyment.

B. The provisions of Paragraph A notwithstanding, the following uses and activities by the Grantor shall not be prohibited by this Restriction or considered inconsistent with the intent of this

grant:

- (1) Carrying on agricultural operations, including the maintenance and expansion of the existing barn and other buildings used for agricultural operations;
- (2) Maintenance of cattle, horses and domestic animals;
- (3) Repair and maintenance of the existing driveway over the Premises, and the installation of underground utility lines therein;
- (4) Conducting educational tours, walks, demonstrations, exhibits and other forms of informational exchange suitable to convey an appreciation of the agricultural value and history of the Premises to interested groups and the general public, in conformity with the restrictions hereinabove set forth.

The Grantor agrees to notify the Grantee, in writing, before exercising any reserved right the exercise of which may impact on the conservation or agricultural interests associated with the Premises.

The foregoing Conservation Restriction is authorized by Massachusetts General Laws Chapter 184, Sections 31 through 33 and otherwise by law, and is intended to ensure that the Premises will be retained in perpetuity in their natural, scenic and open condition for conservation and agricultural purposes. In the event that agricultural use by the Grantor on the Premises is discontinued or abandoned, the Grantor shall take or cause to be taken measures to protect the conservation and scenic value of the property. These measures include, but are not limited to:

- 1) Soil stabilization measures on former cropland, including the planting of grasses, shrubs or trees, particularly those with wildlife nutrition value or habitat value; and
- 2) Removal or maintenance of existing buildings necessary to prevent structural decay and visual dilapidation.

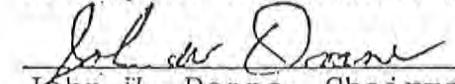
In the event that a breach of these restrictions by the Grantor or by a third party comes to the attention of the Grantee, the Grantee must notify the Grantor in writing of such a breach. The Grantor shall have 30 days after receipt of such notice to undertake actions including restoration of the Premises that are reasonably calculated to correct swiftly the conditions constituting such a breach. If the Grantor fails to take such corrective action, the Grantee shall at its discretion undertake such actions, including appropriate legal proceedings, as are reasonably necessary to effect such corrections; and the cost of such corrections, including the Grantee's expenses, court costs and legal fees shall be paid by the Grantor, provided the Grantor is determined to be responsible for the breach.

The Conservation Restriction hereby conveyed does not grant to the Grantee, to the public, or to any other person any right to enter upon the Premises, except as follows: the Grantee shall have the right to enter the Premises at reasonable times for the purpose of inspecting the same to determine compliance herewith, of enforcing this Conservation Restriction, or of taking any and all actions with respect to the Premises as may be necessary or appropriate with or without order of court, to remedy or abate any violation hereof. The Conservation Commission of the Town of Barnstable shall have the primary authority to enforce the provisions of this Restriction.

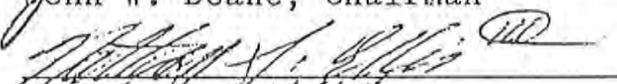
The burdens of this Conservation Restriction shall run with the Premises and shall be enforceable against the Grantor and all future owners and tenants in perpetuity. The Grantor may lease the Premises for private agricultural use, provided that said lease shall be subject to the provisions of the foregoing Restriction.

In witness whereof, the said John W. Doane, Chairman, Nathan S. Ellis and Robert A. O'Leary, duly elected Commissioners of the County of Barnstable, and as Commissioners of the County of Barnstable have hereunto set their corporate names and seals this seventeenth day of August 1988.

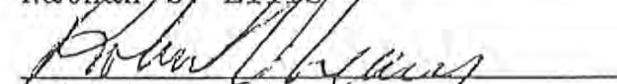
County of Barnstable by:



John W. Doane, Chairman



Nathan S. Ellis

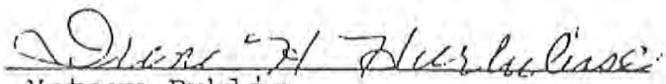


Robert A. O'Leary
County Commissioners of
The County of Barnstable

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss

On this seventeenth day of August 1988 before me appeared Robert A. O'Leary, Nathan S. Ellis and John W. Doane to me known, who, being by me duly sworn, did say that they are the duly elected Commissioners of the County of Barnstable and that as such they were duly authorized to execute the said instrument, and acknowledge the said instrument to be their free act and deed, before me



Notary Public

My Commission expires: Oct 28 1988

ACCEPTANCE BY CONSERVATION COMMISSION

The CONSERVATION COMMISSION of the TOWN OF BARNSTABLE, acting pursuant to Chapter 40, Section 8C of the General Laws of Massachusetts, hereby accepts the above Conservation Restriction Deed.

Dated: August 17, 1988

CONSERVATION COMMISSION
TOWN OF BARNSTABLE

D. Bruce McHenry, Chairman

Elisabeth Eaton Clark
Elisabeth Eaton Clark

William Lewis
William Lewis

Mark H. Robinson
Mark H. Robinson

Susan L. Nickerson

Edward S. Syrala
Edward S. Syrala

Paul G. Caruso
Paul G. Caruso

APPROVAL BY SELECTMEN

The undersigned BOARD OF SELECTMEN of the TOWN OF BARNSTABLE, acting pursuant to Chapter 40, Section 8C of the General Laws of Massachusetts, hereby approve the acceptance of the above Conservation Restriction Deed.

Dated: August 17, 1988

Francis I. Broadhurst, Chairman
Francis I. Broadhurst, Chairman

BOARD OF SELECTMEN
TOWN OF BARNSTABLE

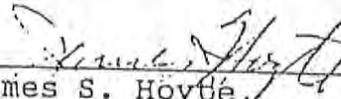
Martin J. Flynn
Martin J. Flynn

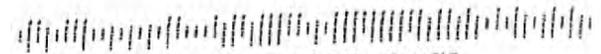
William T. Friel
William T. Friel

APPROVAL BY SECRETARY OF ENVIRONMENTAL AFFAIRS

The undersigned Secretary of Environmental Affairs of the Commonwealth of Massachusetts, acting pursuant to Chapter 184, Section 32 of the General Laws of Massachusetts, hereby approves the Conservation Restriction running from the County Commissioners on behalf of the County of Barnstable to the Inhabitants of the Town of Barnstable, covering certain Premises located in Barnstable (Barnstable Village), Barnstable County, Massachusetts, being described on plans recorded in the Barnstable County Registry of Deeds in Plan Book 452, Pages 20-22.

Approved this *August 23rd* day of *August*, 1988.


James S. Hoyte,
Secretary of Environmental Affairs
Commonwealth of Massachusetts



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JESSICA ERIN WIELGUS

CAPE COD COMMISSION

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Draft plan pegs 41 courts to close, consolidate

By Brandon Gee
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A draft of a capital master plan obtained by Lawyers Weekly shows the Trial Court spending \$3.1 billion over 20 years to address its ailing stable of 101 courthouses, dozens of which would close and consolidate as part of the process.

The plan, which outlines facility phasing by county, was provided by a government source who requested anonymity. It details the closing of 41 courthouses, which would consolidate at other locations, and the construction of 11 new ones, two of which previously have been announced, for a net reduction of 30 courthouses statewide.

Investments ranging from minor repairs and renovations to major expansions would come to many other courthouses over the two-decade scope of the plan.

Court leaders have been sounding the alarm over the condition of the judiciary's infrastructure and have been bracing lawmakers on the need for a sweeping overhaul. Many stakeholders, though, claim they have been left out of the planning process.

"The [Massachusetts Judges



To view the capital master plan draft and for interactive maps plotting proposed courthouse closures and new construction, go to masslawyersweekly.com.

Conference] looks forward to a change toward inclusion and dialogue with the Trial Court, as well as involvement in ongoing discussions with the governor and the Legislature," MJC President Thomas C. Horgan, a Boston Municipal Court judge, said in a statement.

For some, the closing of any courthouse is a deal-breaker.

"Whether it's one [closure] or it's 30, it's all the same thing from our perspective," said Daniel J. Hogan, clerk-magistrate of the BMC's Central Division and president of the Association of Magistrates and Assistant Clerks. "The

Continued on page 28

Proposed courthouse closures include ...



Barnstable Superior



New Bedford Superior



Northampton District and Superior



Stoughton District and Juvenile



Suffolk County Courthouse



Middlesex Superior (Woburn)

Agency can be

Suit against coach, school allowe

Draft plan pegs 41 courts to close, consolidate

Continued from page 1

capital plan shouldn't be about closing courthouses. The capital plan should be focused on putting resources into the community courts. We do not support the closing of a single courthouse."

Trial Court spokeswoman Jennifer Donahue stressed that the plan obtained by Lawyers Weekly "is a preliminary version that is undergoing revision and is expected to change further."

In a June 4 email to Trial Court personnel — sent after details of the capital plan were leaked to Massachusetts Bar Association Chief Operating Officer Martin W. Healy — Trial Court Chief Justice Paula M. Carey and Court Administrator Harry Spence wrote that "conversations with the governor and the Legislature continue. When we have completed those conversations, the Trial Court will release a draft plan to court staff and the public for comment and reaction."

Even when finalized, the capital plan is more properly viewed as the Trial Court's wish list than fait accompli, court spokeswoman Donahue noted.

"The Legislature must approve funding for capital investment and must approve any court consolidation," Donahue said. "Each year, the governor decides what courts will be repaired, renovated or constructed."

Court officials do not expect to submit their proposal to the Legislature until the fall. Lawmakers would have to approve a bond bill, then individual projects would have to

Dedham Superior Court building, allowing the Trial Court to eliminate a private lease. Canton is an example of another desire — in addition to a shift toward fewer but larger regional courthouses — revealed by the capital plan: a shift away from leases with private parties, counties and towns and toward state-owned facilities.

In another example, three Barnstable courthouses leased from the county would close and consolidate their Superior, Probate & Family, District and Juvenile court proceedings in a new \$90.9 million facility there with nine courtrooms.

The Middlesex Superior and Juvenile courts would leave a private building in Woburn and, along with the Somerville District Court, consolidate in a new \$252.8 million, 375,000-square-foot Southern Middlesex Regional Justice Center with 25 courtrooms.

Also in Middlesex County, courthouses in Medford (Cambridge District Court), Framingham (Juvenile Court) and Marlborough (District, Housing and Probate & Family courts) would close and consolidate elsewhere.

While Spence recently told lawmakers on the House Bonding Committee the "alarming" news that "a distressing majority of courthouses in the state are seriously dilapidated or in an advanced state of disrepair," and warned that courthouses will "unquestionably close" over the next 20 years, others view closures as a last-resort option, if any option at all.

"While Mayor [Martin J.] Walsh has not seen the full report, he is very con-

PROPOSED CLOSURE	CONSOLIDATION SITE
Barnstable Probate & Family Court	New Barnstable courthouse
Barnstable Superior Court	New Barnstable courthouse
Barnstable District and Juvenile courts	New Barnstable courthouse
New Bedford Housing Court	New New Bedford courthouse
New Bedford Probate & Family Court	New New Bedford courthouse
New Bedford Superior Court	New New Bedford courthouse
New Bedford District and Juvenile courts	New New Bedford courthouse
Holyoke Juvenile Court	Holyoke District Court
Lowell Juvenile Court*	New Lowell Judicial Center*
Lowell District Court*	New Lowell Judicial Center*
Lowell Superior, Housing and Probate & Family courts*	New Lowell Judicial Center*
Cambridge Probate & Family Court*	New Lowell Judicial Center*
Somerville District Court	New Southern Middlesex Regional Justice Center
Middlesex Superior and Juvenile courts (Woburn)	New Southern Middlesex Regional Justice Center
Cambridge District Court (Medford)	Cambridge Juvenile and Probate & Family court
Framingham Juvenile Court	Framingham District Court
Marlborough District, Housing and Probate & Family courts	Framingham District Court
Brookline District and Juvenile courts	New Quincy Regional Justice Center
Dedham Juvenile Court	New Quincy Regional Justice Center
Quincy District and Juvenile courts	New Norfolk/Quincy Regional Justice Center
Stoughton District and Juvenile courts	New Norfolk/Quincy Regional Justice Center
Wrentham District Court	New Norfolk/Quincy Regional Justice Center
Norfolk Probate & Family Court (Canton)	Dedham Superior Court
Boston Land and Superior courts	New Boston courthouse
South Boston Municipal Court	New Boston courthouse
Charlestown BMC	Brooke Courthouse
East Boston BMC	Brooke Courthouse
Pittsfield Juvenile Court	New Pittsfield courthouse



SPENCE



CAREY

PHOTOS COURTESY OF THE TRIAL COURT

Longtime Milton lawyer Robert L. Jubinville Jr., a member of the Governor's Council, acknowledged the poor condition of many courthouses and the high quality of newer ones that have embraced the regional, consolidated model. He nonetheless said he opposes closing courthouses and questioned whether consolidation would really save money, as the Trial Court hopes.

"It's not a bunch of retail stores that you close and consolidate," Jubinville said. "You take a court like Wrentham District Court, and there is no way there is any public transportation that I know of in that town or surrounding ones that are going to get you to Quincy. ... Courts mean a lot to communities — a lot — and when you close them it leaves a big void. And, to me, justice isn't something you play around with like that."

Like MJC President Horgan and the MBA's Healy, Jubinville advocates for repairs to existing facilities over closures and consolidations.

"Some of these Superior courthouses are just gorgeous buildings that have stood for 100 years and are a lot more attractive than the ones they build today," he said. "A lot of these just need repairs. ... Instead of coming up with these schemes, my suggestion to the court system is to spend more time convincing senators across the street of the need for more courthouses."

In his statement, Horgan noted that similar closure/consolidation plans in the past have "been met with strong opposition from the Legislature, as well as court personnel."

"It is imperative that the commonwealth examine the domino effect on all parties, services, agencies and towns that are connected to the courts' role as gatekeeper to justice and rebuilding lives," Horgan said. "Minimal savings cannot justify closing the doors to justice. No life, young or old, no person's home, no business, no child, woman or man should be put at risk as the result of a courthouse closing."

executive branch's capacity to spend. Despite the preliminary nature of the capital plan and the uncertainty that would follow its completion, Healy said the MBA was "startled when we heard this document was out there. And the sheer numbers articulated in that document are stunning."

Acknowledging that the plan appears to be a work in progress, "it's something everyone should be concerned about," Healy said.

No stone unturned

As currently drafted, the plan touches courthouses large and small in urban and rural communities statewide.

In Boston, the Suffolk County Courthouse in Pemberton Square, a 1937 high-rise with 26 courtrooms serving the Superior and Land courts, would close within a decade. Along with the two-courtroom South Boston BMC, the Suffolk courthouse would consolidate in a new, \$321.5 million, 465,000-square-foot building in Boston with 31 courtrooms.

BMC courthouses in Charlestown and East Boston also would close and move to the Brooke Courthouse on New Chardon Street in Boston.

In Dudley, the West Main Street courthouse that holds Housing, Juvenile and District court proceedings would undergo a \$71.9 million four-courtroom expansion within five years to make room for proceedings currently held in two other courthouses that would close within a decade: the Uxbridge District Court (19 miles away by car) and the Milford District and Juvenile courts (24 miles).

Norfolk County would see perhaps the most drastic realignment, with District and Juvenile courthouses in Brookline, Dedham, Quincy, Stoughton and Wrentham all closing and consolidating in a new \$225.7 million, 315,000-square-foot building in Quincy with 21 courtrooms that also would house Superior Court proceedings.

The Probate & Family Court in Canton also would be shuttered and move to the

Superior and Housing courts*	New Greenfield Trial Court*
Northampton Probate & Family Court	New Northampton courthouse
Northampton District and Superior courts	New Northampton courthouse
Hadley Juvenile and Housing courts	New Northampton courthouse
Fitchburg District and Juvenile courts	New Fitchburg courthouse
Gardner District Court	New Fitchburg courthouse
Leominster District, Housing and Juvenile courts	New Fitchburg courthouse
Milford District and Juvenile courts	Dudley District Court
Uxbridge District Court	Dudley District Court

SOURCE: DRAFT OF MA COURTS CAPITAL MASTER PLAN OBTAINED BY LAWYERS WEEKLY
 * Previously announced

Forcing people to travel farther to seek restraining orders or mental health commitments would impact public safety, Healy warned, and shuttering courthouses also would be a blow to surrounding business districts.

Historical perspective

Daniel B. Winslow thinks the critics' concerns are overblown and that any negative effects from a consolidated, regional courthouse system are vastly outweighed by the benefits.

A former state representative, Winslow served as chief legal counsel to former Gov. Mitt Romney and in 2003 developed and pitched a plan to replace all the state's courthouses with 20 regional justice centers.

Winslow said such a plan can be implemented while keeping every Massachusetts resident within 15 miles of a courthouse and saving taxpayers a considerable amount of money by, for example, having courts share administrative and secretarial support.

With court officers from multiple Trial Court departments under one roof, Winslow said, resources could be shifted as needed. For instance, there would be no shortage of court officers during an intense murder trial, he said.

"You not only pick up cost efficiencies, you pick up operational excellence," said

Winslow, who noted that most litigants have to personally appear in court only two to five times over the life of a case. "So much more important than proximity is functionality."

Winslow cited a combined District, Housing, Juvenile, Probate & Family and Superior courthouse in Worcester as a successful example of the model. Four other such regional justice centers have opened across the state since 2003 in conjunction with the closure of other courthouses deemed substandard, and efforts to build comprehensive, multi-department courthouses are underway in Lowell and Greenfield at costs of \$175 million and \$42 million, respectively.

As for the failure to take the model statewide, Winslow said politics was to blame.

"Nobody likes to lose their local courthouse," he said, "but bringing things up to date is good policy, and it can be done in a way that allows access to justice."

The fact that the current proposal is coming from the judicial branch rather than the Governor's Office might "confer legitimacy on the capital plan," Winslow said.

But he added that you "can't ignore the politics" and said court leaders' best chance of success would be to unite Gov. Charlie Baker, House Speaker Robert A. DeLeo and Senate President Stanley C. Rosenberg behind the proposal. **MLW**