

**APPLICATION FOR
DENNIS COMMUNITY PRESERVATION FUNDS
CALENDAR YEAR 2017**

SYNOPSIS

- 1. Project Title:** Architectural and Consulting Services for the Captain Theophilus Baker House and Buildings at the Jericho Historical Center.
- 2. Organization Name:** Dennis Historical Society
- 3. Amount requested from CPA Funds:** \$50,000.
- 4. Purpose:** Historical Preservation
- 5. Project Site:** 90 Old Main Street, West Dennis, MA 02670
- 6. Synopsis of Project:**

The Captain Theophilus Baker House at the Jericho Historical Center is a circa 1801 full cape structure and an excellent example of traditional Cape Cod architecture that has been widely copied throughout The United States to the present day. It is a simple, straightforward structure: 1 ½ stories with a pitched roof, anchored by a central chimney. The front part of the barn is of similar age with the back and side ell being built by the Town of Dennis in 1970-71. The small shed to the rear was also built at that time and is complimentary to the architecture of the main house.

Captain Baker was the owner of ¼ of the schooner *Jane Brothers*. An 1801 coin found near the foundation during restoration work suggests the date he built his house. His gravestone in South Dennis Cemetery records his death as November 3, 1805, at the age of 33. Though he had just a few years to enjoy his new house his descendants occupied the house in unbroken continuity for 4 generations.

Theophilus Baker was the 6th generation from Francis Baker who came to Cape Cod from Boston and settled at the head of Kelley's Bay on Bass River. One of the first marriages recorded in the Town of Yarmouth (before the East Precinct became the Town of Dennis) was that of Francis Baker to Isabel Twining in 1641. Their son, Nathaniel, purchased land west of Swan River and along Grand Cove. Captain Baker's house sits on a parcel of this land. Over the years, as fathers divided the land among sons, many houses were built, resulting in the area being nicknamed "Baker Town". The memorial marker in the roadside triangle nearby was erected to honor Francis Baker.

Emma Baker lived in her family home from birth in 1869 to her death in 1955. In 1955, Elizabeth Reynard, author of The Narrow Land, Folk Chronicles of Old Cape Cod, 1934 and The Mutinous Wind, A Sorcerer's Tale, 1951, and retired professor of Barnard College, purchased the property and began its restoration. Miss Reynard is responsible for the name we still use. She called the house "Jericho" after the city in the Bible story whose "walls were falling down". The restoration was in progress when Miss Reynard died. Her heir, Miss Virginia Gildersleeve, Dean Emeritus of Barnard College, offered the property to the Town, and the gift was accepted at a special town meeting on August 27, 1962. It was this gift which prompted the formation of the Dennis Historical Society (DHS).

In accepting the gift of this property, the Town of Dennis agreed to maintain it as a Historical Center, in accordance with the wishes of Elizabeth Reynard. The town continued the restoration. The Dennis Board of Selectmen appointed a committee of citizens to serve as a volunteer group with the Dennis Historical Society to aid in planning and developing the center for residents and visitors to enjoy, and for the preservation of the town's historical resources. With the generosity and cooperation of local residents and organizations, furnishings and exhibits were provided for the house and barn museum. The first chairman of the Jericho Committee was Kirkwood B. Brown, then also chairman of the Dennis Board of Selectmen.

The development of the barn museum began in 1967. As the interest and acquisitions increased, an addition was built in 1971. The first curator of the barn museum was Mrs. Richard Sears.

Since the property was bequeathed to the Town of Dennis in 1962, it has been managed by the members of the Jericho Committee and The Dennis Historical Society. During the ensuing years, all exterior work on the three buildings has been done by the Town of Dennis. See **Appendix A** for a complete listing of the work the town has done over the years.

Recent decay to the exterior trim, penetration from wood peckers, crumbling window glazing, deteriorated bricks on the front entry stoop, chimney cracks, deteriorating roof shingles, aluminum storm windows, and inadequate parking and ADA accessible entries to the property and buildings indicate a need for a comprehensive renovation program to improve the exterior envelopes of the main house, the barn, and the small detached shed as well as address several needed site improvements. This work should also include consideration of a redesign of the back facing entry door and trim that was restyled during the restoration of Miss Reynard before being bequeathed to the Town of Dennis.

APPLICANT INFORMATION

7. Project Title: Architectural and Consulting Services for the Captain Theophilus Baker House and Buildings at the Jericho Historical Center

8. Organization Name: The Dennis Historical Society

9. Address (street and post office box);

P.O. Box 607

South Dennis, MA 02660

Email: Dennis Historical Society - dennishs@cape.com

Website: Dennis Historical Society - www.dennishistsoc.org

10. Federal Tax Identification Number: 04-2624741

11a. Contact Person:

Primary: Robert W. Poskitt

Project Manager

248 Main St.

South Dennis, MA 02660

302-545-9347

Email: BobPoskitt@comcast.net

Secondary: Dawn Dellner

160 Main St.

South Dennis, MA 02660

508-237-6954

Email: Dawn.Dellner@comcast.net

11b. Person Who Can Approve and Receive Funds:

Primary: Larry Symington: DHS Treasurer

Secondary: Dave Talbott: DHS Vice-President

12. Brief Applicant History:

The Dennis Historical Society (DHS) was formed in 1963 to accept gifts of Dennis-related artifacts for use in the Jericho Historical Center that had been presented to the town in 1962. The Dennis Historical Society by charter is an educational organization established to stimulate an interest in local history, to promote scholarly effort, to foster the continued collection and preservation of historical data and materials, and to cooperate with individuals and other

organizations having similar interest. Its mission is to preserve, promote, and present the history of Dennis, Massachusetts.

DHS is a non-profit organization whose only sources of funding are membership dues, donations, book sales, and occasional fund raising activities. The Society annually hosts approximately a dozen public historical presentations and other functions. DHS owns most of the artifacts in and has oversight of three Town of Dennis owned museums, each of which is operated by its own committees and open to the public on regular published schedules. These museums are:

The Captain Theophilus Baker House and Barn Museum at the Jericho Historical Center. Built by Captain Theophilus Baker in 1801 and gifted to the town of Dennis in 1962. It is listed on the State Register of Historic Places. It is open seasonally several days a week from the end of June to the beginning of September, for special events and tours.

1736 Josiah Dennis Manse Museum was purchased by the town in 1967 and completely restored in 2011. This is the original home of the first settled minister of the town. It is listed on the National Register of Historic Places, in the Massachusetts Cultural Resource Information System, and is covered by a Massachusetts Historical commission preservation restriction.

The 1967 West Dennis Graded School was restored in 2002. It is listed on the National Register of Historic Places, in the Massachusetts Cultural Resource Information System, and is covered by a Massachusetts Historical commission preservation restriction.

The 1877 Rose Victorian in West Dennis. This historic Victorian home built by Captain Calvin F. Baker was acquired by DHS as a result of a bequest by Kathleen Roche. This bequest also includes an 1884 Barn housing the Gift Shop and associated outbuildings. DHS operates the Gift Shop on a seasonal basis and uses the home for meetings and functions as it continues to make necessary repairs to restore the property to its original splendor.

DHS maintains a comprehensive library at and under agreement with the West Dennis Public Library. DHS also sponsors programs of historical interest for DHS members and the general public and interacts with other Cape Cod historical organizations through its membership in the Cape and Islands Historical Association. DHS is also a member of the Dennis Chamber of Commerce.

13. Names of governing board, trustees, or directors:

Officers:

Diane Rochelle - President

Dave Talbott, Terri Fox - Vice Presidents

Larry Symington - Treasurer

accelerated by the poor condition of the front entry surround (**Appendix B**). This exterior trim is an example of significant Cape Cod architectural detail. It was highlighted in Alfred E. Poore's 1932 book, Colonial Architecture of Cape Cod, Nantucket & Martha's Vineyard and The Book of Cape Cod Houses written by Doris Doane in 1970. The intricately carved trim over the door and pilasters flanking it make this entry truly "one-of-a-kind" here in Dennis as well as throughout the Cape.

The windows appear to be reproduction 12 over 12 wooden double hung but may not be the right design for the house and barn. This project scope includes a careful analysis of these windows with recommendations for either keeping them and restoring them or creating a different design compatible with the history of the structures. The aluminum storm windows should be removed and replaced with appropriate interior storm windows that are not a distraction to the outside architecture.

The Jericho Historical Center site needs to be examined to address a number of issues and needs among them being parking, safety, and ADA compliance. Pictures in **Appendix B** show the front of the house and its very close proximity to the road (about 20 feet). Previous old fencing has been removed and not replaced. When DHS holds open houses during the summer months guests walk to the front of the house to enter and are often not aware of their close proximity to the road. There also is very limited parking thus requiring guests to park at the school on the corner of Trotting Park Road and Route 28 and walk along the road back to the site. Pictures in **Appendix B** show a large area to the back of the Jericho property that is not presently used for parking due to grade/drainage issues. The right design could possibly allow DHS to park considerably more cars within the site bounds and eliminate the often dangerous walk from the nearby school parking lot.

With the front part of the property being close to the road, visitors are not able to let passengers off to enter the house directly. As a result, the rear of the property needs to be studied to determine the best design and placement for the period gardens and walkways. Parking must also be close by for those who are more mobility challenged.

There is also need to examine and recommend the best approach to repairing and restoring the center chimney (**Appendix B**) of the main house. Over the years the bricks have been painted and caulked to prevent deterioration. This project will include a thorough study of that area and recommendations for repair and restoration. A termite assessment will also be completed to determine what structural damage, if any, has occurred to the main house.

16. Project Goals and Objectives:

The major goals of this project are to (1) provide a complete exterior architectural evaluation of the three structures at the Jericho Historical Center, (2) assess needed renovation and repair work together with accompanying cost estimates, (3) recommend historically correct materials and construction techniques, and (4) provide an overall site plan and landscaping/hardscaping improvements for additional parking space, improved visitor safety, and ADA compliance.

Document Existing Conditions: This would include obtaining and reviewing all available drawings and studies as well as creating scaled drawings of existing conditions. A visible and photographic assessment of all exteriors will be included. A review of local zoning by-laws will be done to determine parking requirement for this site. At all times appropriate Town of Dennis personnel will be included throughout this phase.

Architectural Evaluation and Conceptual Design: Recommend historically appropriate renovation and repair, construction methods, means, and materials. Architectural building and site plan deficiencies or significant code deficiencies will be documented with recommendations for improvement. A complete set of schematic design drawings will be prepared indicating proposed renovation work. Estimates of construction costs will be prepared for architectural site and landscaping improvements. A total *Project Budget* will be prepared, including hard and soft costs for recommended improvements.

17. Describe any legal issues, ramifications, impediments about this project, if any:

None known.

18. Describe how this project accomplishes the goals and objectives of the CPA:

This project fully meets the goals and objectives “for the acquisition, preservation, rehabilitation and restoration of historic resources” as stated in Section 5(b)(2) of the Community Preservation Act: Enabling Statute - M.G.L., ch. 44B.

This project also meets the goals and intent of History Sections 1, 2, 5, 6 and 7 in the document Town of Dennis Community Preservation Committee Application and Criteria.

19. Describe how this project is relevant to the current and future needs of Dennis:

This project supports and enhances the commitment of the Dennis Historical Society to make local history available and visible to both residents and visitors. The Jericho Historical Center is focused not only on sharing the story of an important Dennis sea captain but also showcasing the unique place Dennis has in the founding of the cultivated cranberry and salt making industries, vegetable farming and ice harvesting. No other organization in Dennis provides such a broad historical background and accompanying exhibits on these subjects. Without the correct historical setting and needed repair and renovation of these buildings, the Dennis Historical Society would not be able to credibly tell these important stories of early colonial life in Dennis and on Cape Cod.

Preserving this house will preserve an example of an iconic American house style. Jericho is featured in *The Evolution of the Cape Cod House, an Architectural History*, written by Arthur P. Richmond in 2011 and an article in *House Beautiful's Colonial Home*, 1978 Summer Issue, Vol.4, No. 2. The house stands today as a testament to the skill and workmanship of Cape Cod craftsmen. As Elizabeth Reynard poetically describes in a 1963 article for *Cape Cod Compass*: “...heavy timbers kept the little house staunch and straight, true to its lines...Thick hand-hewn

rafters, oak-pegged against hurricane lift, held up a roof gently bowed to let snow slide softly downward. Like all early Cape houses whose sailorman owners must leave them for long years of voyaging, Jericho was built to bide patiently, to bear neglect stoically, to guard its womenfolk well.” This is a house worth saving, and worth sharing.

20. Describe how this project relates to the Dennis Local Comprehensive Plan:

The appearance and condition of the historical buildings on the Jericho Center evoke a civic pride in the heritage and preservation of Dennis history.

By maintaining the integrity of the property, the Town of Dennis 1) fulfills its commitment to the donor of the property and 2) ensures the safety and accessibility of the property for current and future visitors. Implementing this project will allow the Dennis Historical Society to continue its mission to preserve, promote and present a part of the history of Dennis only it can.

PROJECT IMPLEMENTATION AND BUDGET

21. Total CPA Funding Request:

Total Requested Funding: \$50,000.

22. A Financial Plan, which must include - a line item project budget:

Architectural Fees	\$26,750.
Landscape Design Fee	\$3,750.
Site Surveying Fee	\$6,300.
Historic Preservation Consultant	\$2,875.
Construction Cost Consultant	\$3,500.
Termite Inspection Fee	\$2,500.
Roofing Inspection Fee	\$1,500.
Reimbursable Expenses*	\$2,825.
Total Requested Funding	\$50,000

Above details are shown in the **Appendix C** Proposal and represent an approximate cost.

*Estimated costs for completion of site soil borings for potential parking areas, use of back hoe, plus additional consultant fees re historic materials.

- 23. Evidence of interest from potential lenders:** N/A
- 24. List of funding sources, including private/public in-kind:** N/A
- 25. For Community Housing Projects, a “sources and uses of funds” exhibit:** N/A

SUPPORT DOCUMENTS

- 26. Letters of support:** See Appendix D.
- 27. References (no more than three).** None
- 28. Other relevant materials specific to the project:** None
- 29. Copy of most recent US Income Tax Form 990, where appropriate:** See Appendix E.
- 30. Certificate of Non-Collusion:** See Appendix F