

# COMMUNITY PRESERVATION COMMISSION

## FUNDING APPLICATION

ANNA'S PALS

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TOWN CLERK BOURNE

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## Guidelines for Project Submission

- 1) The Original plus Five (5) copies of the Application for Community Preservation Funding and all related documentation must be submitted to the Community Preservation Committee no later than **Wednesday, February 7, 2024** for the Special and Annual Town Meeting May 6, 2024. Complex projects may need more advance time.
- 2) The Community Preservation committee reserves the right to waive the application period for extenuating circumstances.
- 3) Requests must include a signed application and be documented with requested support information. The use of maps, visual aids and other supplemental information is encouraged.
- 4) Obtain quotes for project costs whenever possible. If not available, estimates may be used provided the basis of the estimate is fully explained.
- 5) If the request is part of a multi-year project, include the total project cost and allocations.
- 6) For applicants that have multiple project requests, please prioritize projects.
- 7) Applicants must be present at a CPC meeting and public hearing to present the project and answer questions.

Please keep in mind that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found at [www.community-preservation.org](http://www.community-preservation.org). The committee can be reached the Chairman. The name and telephone number of the chairman can be found on the town website, [www.townofbourne.com](http://www.townofbourne.com). If you are in doubt about your project's eligibility you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the project proposal and accompanying documentation to:

Barry Johnson, Chairman  
Community Preservation Committee  
Town of Bourne  
Town Hall  
24 Perry Avenue  
Bourne, MA 02532

## General Criteria

The Town of Bourne Community Preservation Committee will give preference to proposals which address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation; specifically,
  - The acquisition, creation, and preservation of open space.
  - The acquisition, preservation, rehabilitation, and restoration of historic resources.
  - The acquisition, creation, and preservation of land for recreational use.
  - The creation, preservation, and support of community housing (including items such as annual payments to the housing authority to preserve or expand the affordable housing supply).
  - The rehabilitation and restoration of open space, land for recreational use, and community housing that is acquired or created using monies from the fund.
- Is consistent with the current Local Comprehensive Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town.
- Preserve the essential character of the town as described in the Local Comprehensive Plan.
- Save resources that would otherwise be threatened and/or serve a currently under-served population.
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible.
- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget.
- Produce an advantageous cost/benefit value.
- Leverage additional public and/or private funds.
- Preserve or utilize currently owned town assets; and
- Receive endorsement by other municipal boards or departments.

## Category Specific Criteria

**Open Space** proposals which address as many of the following specific criteria s possible will receive preference:

- Permanently protect important wildlife habitat, including areas that
  - Are of local significance for biodiversity;
  - Contain a variety of habitats, with a diversity of geologic features and types of vegetation;
  - Contain a habitat type that is in danger of vanishing from Bourne; or
  - Preserve habitat for threatened or endangered species of plants or animals.
- Preserve Bourne's rural and seaside character.
- Provide opportunities for passive recreation and environmental education.
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats.
- Provide connections with existing trails or potential trail linkages.
- Preserve scenic views.
- Border a scenic road.
- Protect drinking water quantity and quality.
- Provide flood control/storage.
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones.
- Preserve a primary or secondary priority parcel in the Open Space Plan.

**Historical** proposals which address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened.
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance.
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site.
- Project is within a Bourne Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Bourne Historic Properties Survey;
- Project demonstrates a public benefit; or demonstrates the ability to provide permanent protection for maintaining the historic resource.

## Category Specific Criteria *(continued)*

Affordable Housing proposals which address as many of the following specific criteria as possible will receive preference:

- Contribute to the goal of achieving 10% affordable housing;
- Promote a socioeconomic environment that encourages a diversity of income, ethnicity, religion and age.
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units.
- Ensure long-term affordability.
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units or
- Give priority to local residents, Town employees, and employees of local businesses.

Recreation proposals which address as many of the following criteria as possible will receive preference:

- Support multiple active and passive recreation uses.
- Serve a significant number of residents.
- Expand the range of recreational opportunities available to Bourne residents of all ages.
- Jointly benefit Conservation Commission and Recreation Committee initiatives by promoting a variety of recreational activities.
- Maximize the utility of land already owned by Bourne (e.g. school property); or
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

## APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Submit to: Community Preservation Committee  
Town of Bourne  
24 Perry Avenue  
Buzzards Bay, MA 02532

Name of Applicant Anna's Pals

Name of Co-Applicant, if applicable \_\_\_\_\_

Contact Name Kristina Jerome

Mailing Address 53 Addington Road City Boston State MA Zip 02132

Daytime Phone 617-877-7277 Email kjerome@annaspals.org

Name of Proposal New Roof for the Former Hoxie School

Address of Proposal 30 Williston Road, Sagamore Beach

Assessors Map 12.1 Parcel 12.1-79-0

CPA Category (circle all that apply): Open Space Historic Preservation Recreation Community Housing

CPA Funding Requested \$ 150,000.00 Total Cost of Proposed Project \$ 4,500,000.00

**PROJECT DESCRIPTION:** Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

- **Goals:** What are the goals of the proposed project?
- **Community Need:** Why is this project needed? Does it address needs identified in the current Local Comprehensive Plan?
- **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
- **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
- **Credentials:** How will the experience of the applicant contribute to the success of this project?
- **Success Factors:** How will the success of this project be measures? Be as specific as possible.
- **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of Expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
- **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project. Maintenance: If ongoing maintenance is required for your project, how will it be funded?
- **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

## APPLICATION FOR COMMUNITY PRESERVATION FUNDING (continued)

**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

1. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.
2. For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations, and any other drawings as necessary to visually describe the proposal.
3. Evidence that the project is in compliance with the Zoning Bylaw, or any other laws or regulations. Or, if zoning relief was required, specify what relief was needed and when an application was approved and relief granted by the town Zoning Board f Appeals.
4. Evidence that the appropriate Town Boards and Commissions have approved the project (for example, proposed new uses on Parks & Recreation land requires approval from the Town Recreation Committee)
5. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.
6. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.
7. Information indicating how this project can be used to achieve additional community benefits.
8. Evidence that the applicant organization has adequate administrative and oversight capability to complete the work.
9. Evidence that the applicant organization certifies, under the penalties of perjury, to the best of his/her knowledge that:
  - The applicant has filed all State (Commonwealth of Massachusetts) tax returns and paid all State and Town taxes under law.
  - Under the provisions of Chapter 701 of the Acts of 1983, the applicant's application is in all respect bona fide, fair and made without collusion or fraud with any other person. As used in this section, the word "person" shall mean any natural person, joint venture, partnership, corporation, union, committee, club or other business or legal entity.
  - The applicant has not engaged in any unlawful discrimination based upon race, color, religious creed, national origin, sex, sexual orientation or veteran status and has complied with Town of Bourne affirmative action policies and practices with respect to their application.

NOTE: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the applicant will be required to fund initially. No funding decisions will be made without an independent appraisal. Contact the Town's Open Space committee to arrange for an independent appraisal.

**Subject: Request for Funding to Preserve and Restore the Hoxie School**

**Dear Esteemed Members of the Community Preservation Committee,**

**I am writing to express our heartfelt gratitude for the opportunity to present the restoration project of the Hoxie School, a building of historical significance at 30 Williston Road. Anna's Pals is eager to revive this magnificent structure to its original glory and seeks your support in replacing its deteriorating roof.**

**The Hoxie Roof Replacement Description:**

**To facilitate the roof replacement as part of our comprehensive restoration and repurposing initiative, we kindly request funding assistance of \$115,000. This amount, approximately half of the total roof replacement cost, constitutes a crucial 2.5% of the entire Hoxie restoration project. With currently secured funds covering 11% of the total project cost, Anna's Pals is actively exploring innovative avenues to secure the remaining funds.**

**Upon completion, this project will not only contribute to preserving a vital piece of Sagamore Beach's history but will also create a haven for immunocompromised children and their families. The urgency lies in replacing the roof, as its current state compromises the integrity of the entire building.**

**Our goal is to meticulously preserve and restore this historic landmark, addressing one aspect at a time. The proposed funding specifically targets the removal of the deteriorated roof, replacing it with a historically accurate counterpart to safeguard the building's longevity.**

**The Cultural Heritage section of the local Comprehensive Plan emphasizes the importance of preserving historic resources, underlining our responsibility to restore the Hoxie School. Despite Sagamore Beach not holding formal historical designation, its rich history from the town's industrial boom in the late 1800s makes the Hoxie School a valuable community asset.**

The overwhelming support from the Sagamore Beach community, evident in the attached messages (Exhibit A), fuels our commitment. We appreciate the Selectboard's acceptance of our proposal in 2022 and the Historical Preservation Commission's trust in our stewardship of this property.

As per our contractual agreement with the town, permit applications are contingent on securing significant project funding. Therefore, our timeline hinges on funding and permitting, with the roof replacement being a priority to protect the building's structural integrity. The temporary roof patchwork is a short-term solution, underscoring the urgency of completing the roof replacement project.

Anna's Pals, despite being a first-time property owner, brings unwavering dedication to this endeavor. Our small but dedicated and committed board is determined to see this project through fruition. The building restoration will be led by construction coordinator Kevin Yetman (Exhibit F), ensuring the highest standards of professionalism and expertise in executing this project.

The success of the project will be measured through the joy of the children who are once again able to have experiences with their families. The population served is often left out by society due to their inability to fight infection. These families will be able to enjoy time away from the clinical setting, by having the access and ability to enjoy the amazing, open, outdoor space that Bourne has to offer. For the purpose of this funding application, the success will be measured by the outward appearance of the roof in addition to the operation of it. The protection of the structural integrity of the building will be an absolute measure of success.

While the budget for the complete restoration is yet to be finalized, the allocated \$230,000 for the roof replacement is crucial. Funds received from the CPC will be exclusively utilized for this purpose, as outlined in the attached roof replacement proposal (Exhibit B).

The Hoxie's neglected state necessitates continuous maintenance, funded through private donations, fundraisers, and grant opportunities. Grant applications have been submitted to entities like the Massachusetts Preservation Projects Fund and Community Preservation Coalition, exemplifying our commitment to securing additional funding. Additionally,

**we have the support of community leaders who are working to highlight this project to various influential, philanthropic leaders of the Massachusetts landscape.**

**In the amended Preservation Restriction (Exhibit C), the roof's dire condition is documented, emphasizing the urgency of replacement to prevent further structural damage. Anna's Pals believes that investing in this roof replacement is an investment in preserving the architectural heritage of the historic school.**

**We sincerely appreciate your consideration of our request and look forward to the possibility of partnering with the Community Preservation Committee to restore the Hoxie School for generations to come.**

**Sincerely,**

**Anna's Pals**

## General Selection Rating Criteria

The project must meet all the legal criteria of the Community Preservation Act. The project must be well documented and provide sufficient information to be feasible. The following criteria will be considered as the project is evaluated. However, meeting all of the criteria does not guarantee CPC support for the project. *(Score each question as follows: Y for Yes, N for No, N/A for Does Not Apply. Scores will be totaled and averaged by the number of rating members)*

- Yes 1) Does the project have other sources of funding? If so, indicate percentage.  
At the current time, Anna's Pals has approximately 10% of the total project funding.
- Yes 2) Does the project require urgent attention?
- Yes 3) Does the project serve a currently underserved population?
- Yes 4) Does the project preserve a threatened resource?
- Yes 5) Is the project consistent with existing Bourne Planning Documents such as the Local Comprehensive Plan or Open Space Plan?
- Yes 6) Does the project fit within the current or already proposed zoning regulations?
- Yes 7) Does the project have a means of support for maintenance and upkeep?
- No 8) Does the project involve currently owned municipal assets?
- Yes 9) Does the project have two other sources of funding?
- Yes 10) Does the project have more than two other sources of funding?
- No 11) Does the project involve two core concerns of the CPA?
- No 12) Does the project involve all three-core concerns of the CPA?
- Yes 13) Does the project have community support?
- Yes 14) Does the project have sufficient supporting documentation?
- Yes 15) Does the project have support from another Board or Committee?
- Yes 16) Does the project provide a positive impact to the community?
- Yes 17) Does the project have the support of the majority of immediate abutter?

## Historic Preservation Selection Criteria

Check each line as it applies:

- No 1) Is the building on the National Register of Historic Places?
- Yes 2) Is the property eligible for listing on the National Register of Historic Places?
- No 3) Is the property on the State Historic Register?
- Yes 4) Is the property eligible for listing on the State Historic Register?
- Yes 5) Has the property been included in the local Survey of Historic Properties?
- No 6) Is the property in danger of being demolished?
- Unknown 7) Are there potential archeological artifacts at the site?
- Yes 8) Has the property been noted in published histories of the town or county?
- Yes 9) Is there a realistic chance of restoring the property?
- Not Current 10) Are there other potential uses for the property, which could benefit the town?
- Yes 11) Could the building be converted for affordable housing use while still retaining its historic quality?
- Yes 12) Is the property part of a historic area or district in the town?
- Yes 13) Is the owner also interested in preserving the historic integrity of the property?
- Yes 14) Is there an opportunity for other matching funding to preserve the property? Explain?  
Grant application with the Massachusetts Preservation Projects Fund
- Yes 15) Are there any particularly important historic aspects about the property?
- Yes 16) Did the property ever play a documented role in the history of the town?

## Contacts

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All 303

### SMART LISTS

Subscribers 180

Leads 65

Customers 168

First-Time Customers 158

Repeat Customers 10

Donors 114

Form Submitters New 34

### SAVED SEGMENTS

No segments yet. Create segments by using filters in Contacts.

### Are you currently working with this client?

To keep track of important dates, tasks, and payments related to this client's service, create a project and manage everything in one place.

### CREATE PROJECT

#### NAME

Kathleen Patrick

#### EMAIL

kat.patrick@verizon.net

#### INTERESTED IN INFORMATION ON...

Hosting a Fundraiser

#### IF "OTHER," THEN WHAT?

Hi just saw your story on channel 5 I worked one year at the hoxie school in Bourne as an art teacher in 1991 the year after it closed. I know own a paint business called Create with Kath in Lakeville Ma. I saw the story today and would love to do a paint fundraiser for Anna's pals. I truly love my job and every year were I'm a small business it's just me with some helpers family and friends I like to donate a fundraiser. If you are interested please let me know. I'm so sorry for the loss of your daughter I have two sons. I think it's wonderful that you have come up with this wonderful organization. I have done several fundraisers. I just did one a few years back for one of my son's friends who lost his battle to pediatric cancer. I love what I do I also teach art classes in Bourne after school at the recreation center on Mondays. I have a small home art studio where I teach 5 art classes a week then everything else is travel. I hope I get the chance to help your organization out. Thanks for your time Kath Patrick

## Contacts

...

NAME

Barbara Manley

All

303

EMAIL

manleybarb@verizon.net

### SMART LISTS

Subscribers

180

INTERESTED IN INFORMATION ON...

Leads

65

Other

Customers

168

IF "OTHER," THEN WHAT?

First-Time Customers

158

Repeat Customers

10

Donors

114

Form Submitters

New 34

### SAVED SEGMENTS

No segments yet. Create segments by using filters in Contacts.

Good afternoon Jerome family, I just heard about your amazing Beach House on WCVB TV. I am so sorry for the loss of your beautiful Anna and so thankful for the work you are doing to make the world a better place for immunocompromised children AND their families, in Anna's memory. I too am a mother of a child whose immune system was completely destroyed by a bone marrow disease. My son has Aplastic Anemia. My son was treated in the oncology unit at The Floating Hospital in Boston at the age of 3 and we met many families of children with leukemia. He was given less than a 10% chance of survival. We lived in isolation and with daily injections and somehow got our miracle. Today he is a pediatric nurse and doing well- 20 years in remission. I thank God and the medical staff every day for him being with us. I know not all are as fortunate. You are so right in acknowledging the effects a terminal illness has on the whole family, especially when the illness includes isolation. What an amazing gift you are giving to families to be able to be together without the constant fear of getting sick. I also noticed you have a fundraiser in Dorchester. I grew up in Dorchester and wondered if we have a connection there. Thank you again for all you are doing. I have bookmarked this site to visit often and see how we might be able to help as volunteer opportunities post. Barbara and Family

## Contacts

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## Form Submission

All	303
SMART LISTS	
Subscribers	180
Leads	65
Customers	168
First-Time Customers	158
Repeat Customers	10
Donors	114
<u>Form Submitters</u>	New 34

### SAVED SEGMENTS

No segments yet. Create segments by using filters in Contacts.

### Are you currently working with this client?

To keep track of important dates, tasks, and payments related to this client's service, create a project and manage everything in one place.

[CREATE PROJECT](#)

#### NAME

John Duggan

#### EMAIL

johnjduggan@gmail.com

#### INTERESTED IN INFORMATION ON...

Other

#### IF "OTHER," THEN WHAT?

Good morning, I saw your story on the news and was moved to contact you. I am a resident of Sagamore Beach and a licensed builder. I am also a member of the Planning board in Bourne. If there is anything I can do to help with your project I would be happy to Thank you

## Contacts

...

**All** 303

### SMART LISTS

**Subscribers** 180**Leads** 65**Customers** 168**First-Time Customers** 158**Repeat Customers** 10**Donors** 114**Form Submitters** New 34

### SAVED SEGMENTS

No segments yet. Create segments by using filters in Contacts.

### IF "OTHER," THEN WHAT?

Hi Kristina and Dan! I'd like to introduce myself, my name is Donel Lonergan Beals. My dad was the principal at Hoxie School in Sagamore Beach. He was the principal for upwards of 24 years. The field adjacent to the school is in memory of him, "The Donald J. Lonergan memory field." This building is very near and dear to me and my family. I practically grew up in that school visiting my dad, having lunch in the cafeteria, playing in the gym and playing at the playground. Fast forward, 35 years, I now live behind Hoxie School, where my husband and I are raising/raised our two boys, bringing them to the park and playing many games of basketball, kickball, football and baseball on their grandfather's memorial field. I wanted to congratulate you on your new home for "Anna's Pals." I was so happy to hear that this building is going to a beautiful family with a beautiful cause. I saw your story on the news this Saturday morning; it really moved me. Your daughter seemed like an amazing young lady and I am very sorry for your loss. What a remarkable way to have her memory live on, helping other children and families. I am an Interior Designer located in Sagamore Beach. My specialty is in Coastal Design. I would love to offer my services to design, consult (with paint colors, as well) and procure for this project or help out anywhere you see fit. I grew up in the town of Bourne alongside my 10 siblings and our mom and dad. I not only have experience in Interior Design but I could be a valuable resource with the town of Bourne, as I am a School Committee Member, a Trustee with the Bourne Veterans Community Building, the Membership Chair of the Bourne Substance Free Coalition and an active member of St. Margarets Church in Buzzards Bay. Thank you so much for your time. I will make myself available to chat on the phone or to meet in person. Thanks so much!

Donel 941.266.9206

## Contacts

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**All** 303

### SMART LISTS

**Subscribers** 180**Leads** 65**Customers** 168**First-Time Customers** 158**Repeat Customers** 10**Donors** 114**Form Submitters** New 34

### SAVED SEGMENTS

No segments yet. Create segments by using filters in Contacts.

and payments related to this client's service, create a project and manage everything in one place.

[CREATE PROJECT](#)

#### NAME

Maureen McCarthy Atkins

#### EMAIL

maureenthequeen@rcn.com

#### INTERESTED IN INFORMATION ON...

Other

#### IF "OTHER," THEN WHAT?

Congratulations on the purchase of the Hoxie School. I am a resident of Sagamore Beach and I am so happy that the property is being put to such good use. I grew up in West Roxbury and my late brother, Larry, went to Boston Latin. He graduated in 1978. My mom, age 101.5 still lives on her own in West Roxbury. I don't know if there will be any volunteer positions when Anna's Beach House opens but I would be more than happy to help....you should check out Tommy's Place-reminds me somewhat of what you folks are doing in honor of your dear daughter. Perhaps they could give you some ideas on how to obtain funding. I live at 360 Phillips Road in the Sandwich section of Sagamore Beach. We lived for 35 years in Needham before we retired here. Please contact me if you have any questions about the area—just ask my husband, I know everything! The last non-profit at that property fizzled out due to sketchy bookkeeping practices. I have great hopes for Anna's Pals. It's a daunting task but you can do it! My phone is 781-856-9106. Congratulations ! Maureen

Exhibit B

**NOVA Restorations Inc.**

Dedham, MA 02026

Fax: 781-407-9113

Tel: 781-407-9112

**Proposal**

DATE	ESTIMATE #
1/31/2024	002541

NAME / ADDRESS
Anna's Pals Kristina Jerome 53 Addington Road West Roxbury, MA 02132

PROJECT	
Roofing Project 30 Williston rd sagamore	
DESCRIPTION	TOTAL
The following is what the cost should be to replace all the roofing at 30 Williston Rd, Sagamore Bch, MA 02562:	0.00
Shingle Roofs, not future cupola's: Tear off the existing roof. Inspect Roof boards. Repair/Replace up to 50ft. of roof boards any more will cost \$7 per ft. Install Ice and Water Protection at bottom 6ft., around skylights, and valleys. Install synthetic underlayment over the rest of the decking. Install OWENS Corning Tru Definition DURATION Architectural asphalt shingles with nails, install typical (white or brown) aluminum edge metals where appropriate... Cover Building With Protective Tarps during Tear Off. Remove and dispose all debris properly. Nova not Responsible for small debris that falls into attic. General Contractor (Kevin?) to provide Permits, (Standard Product Limited Warranty) Additional Warranty available add extra cost.	126,000.00
Top Flat Rubber Roof: Tear off all tar and gravel roofing and flashings, Dispose properly. Install vapor barrier, install 1 layer of 1/2" High Density Poly Iso insulation boards with screws and plates. Fully adhere .060 EPDM, Flash chimneys and penetrations properly and according to manufacturer's specifications.	88,000.00
Flat roof Edge Metals: Chimney Regletts: Custom fabricate new copper regletts and install into chimney after cutting into brick joints, then seal with urethane sealants	4,500.00 1,800.00
Ridge vent on Gym Roof	1,800.00
Provide and install 3 roof vents for flat roof after all the HVAC and plumbing penetrations are done	1,800.00
Additional costs for 2 future dormer shingle roofs to be install after they're built by others	4,600.00
<b>TOTAL</b>	<b>\$228,500.00</b>

1/3 DEPOSIT, 2ND 1/3 MIDWAY THRU JOB. FINAL PAYMENT DUE UPON COMPLETION.

SIGNATURE \_\_\_\_\_

price good through 30  
days

ken@novarestorations.com

SIGNATURE \_\_\_\_\_

Exhibit C

Bk 36144 Pg 19 #51057  
12-19-2023 @ 01:35p

AMENDED AND RESTATED  
PRESERVATION RESTRICTION AGREEMENT  
between  
ANNA'S PALS, INC.  
and  
THE TOWN OF BOURNE, MASSACHUSETTS  
by and through  
THE BOURNE HISTORICAL COMMISSION

*This Amended and Restated Preservation Restriction* is made this 24<sup>th</sup> day of October, 2023, by and between Anna's Pals, Inc., a 501(c)(3) non-profit organization, with an address of 53 Addington Road, West Roxbury, Massachusetts 02132, together with its heirs, successors, administrators, and assigns (hereinafter referred to as the "GRANTOR") and the Town of Bourne (hereinafter referred to as the "TOWN" and the "GRANTEE"), a municipal corporation, with an address of 24 Perry Avenue, Buzzards Bay, Massachusetts, acting by and through its agent, the Bourne Historic Commission (hereinafter referred to as the "COMMISSION").

*Whereas*, the Grantee and a predecessor to the Grantor previously entered into a Preservation Restriction Agreement, relating to the property described herein, dated June 9, 2015, and recorded with the Barnstable Registry of Deeds on July 9, 2015, in Book 28999, Page 39 (hereinafter the "Original Preservation Restriction Agreement"), and Grantor and Grantee desire to hereby amend and entirely restate the Original Preservation Restriction Agreement; and

*Whereas*, the Grantor is owner of certain real property with improvements thereon originally known as the Sagamore Grammar School and subsequently as the Hoxie School (hereinafter "the Building") located at 30 Williston Road in the Town of Bourne and County of Barnstable, in the Commonwealth of Massachusetts ("The Property"), more particularly described in Grantor's deed recorded at the Barnstable Registry of Deeds in Book 36144, Page 12. The portion of the Property that is subject to this Amended and Restated Preservation Restriction (hereinafter "The Restricted Property") is shown as the parcel including the footprint outline of the Building marked "Sagamore School" and "Auditorium" on a Plan titled "Land to be Acquired by Town of Bourne from Estate of Noble P. Swift," prepared by James L Tyson, Town Engineer, Scale 1 inch = 40 feet, and dated May 31, 1954, recorded with the Barnstable County Registry of Deeds, in Plan Book 128, Page Number 123. The Restricted Property is further depicted as Parcel Number 79, 1.87 Acres, on Town of Bourne Assessors' Map 12.1., a detail copy of which attached hereto and incorporated herein as **Exhibit B**; and

*Whereas*, the Building's present appearance, important architectural features and current condition are described as follows:

The Building consists of a brick-foundation, wood frame and wood-shingled, two-story, former elementary school, comprising twelve classrooms and an assembly hall, originally constructed in three stages during the period 1909 to 1914, and designed by Boston architect Oscar A. Thayer. The Building includes an assembly hall wing added in the

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Schoolhouse Road) housed in a lower 11 x 20 foot double-pitch roofed space that mimics the hall form. The entry displays on its south face double doors in a recessed doorway beneath a 5-light transom and entablature with dentils, flanked by 12-over-12 double-hung windows. Above, the gable triangle is clad with smooth vertical white-painted board siding, surrounded by prominent cornice-and-dentil work, with a large centrally-placed circular window. White-painted fascia and gutters encircle the eaves, and the foundation-to-shingle junction is trimmed by an 8-inch smooth white-painted board. All basement windows and some of the hall windows have been shuttered with white-painted plywood to deter vandalism.

While the asphalt-shingled roof over the hall proper is double-pitched, supported on steel trusses, the north end of the building (containing lower-level toilet and dressing rooms beneath the hall stage) is hip-roofed, leaving only a small triangular portion of gable exposed at the peak where it joins with the hall roof. Originally, the hall's two large ventilation shafts were connected behind a wood-louvered grille at this point.

Currently, the Building is experiencing chronic roof leaks; the asphalt roofing shingles need wholesale replacement. Massive weight of the tar and gravel upper roof of the classroom portion of the Building has caused damage to some portions of the roof structure (visible in attic). Gutters and downspouts are damaged or missing at several locations, and gutter failure (due to structural subsidence of the wall at several classroom window walls) is pronounced, causing damage to exterior walls, and requiring jacking of roof plate and rafters, plus opening up of several classroom window walls and replacement of badly-deteriorated horizontal and vertical members. Wood shingles are severely worn and need replacement soon on the most severely affected exposure areas. All wood trim and sash needs complete scraping, priming and repainting, with some areas requiring replacement.

*Whereas*, the Building exists in Bourne as a significant example of early 20<sup>th</sup> century Colonial-Revival public architecture, its exterior unpretentious and visually harmonious in its judicious use of regionally traditional materials, attesting to public interest in education for all; and

*Whereas*, The Bourne Historic Commission is a government body authorized to accept these preservation restrictions under M.G.L. c. 40, s. 8D and M.G.L. c. 184, s. 32; and

*Whereas*, the Building is located in the Village of North Sagamore (one of seven villages within the Town of Bourne) and was erected to foster elementary education for children of workers at the Keith Carriage Works (later renamed the Keith Freight Car Manufacturing Company), the most significant industry ever in the history of Bourne, employing nearly 1000 workers at its peak, with factory buildings by the early 1900s extending over a mile along the shore of the bay that would become the northern terminus of the Cape Cod Canal; and

*Whereas*, the Building is included in the Inventory of Historic and Archaeological Assets of the Commonwealth, is historically significant for its architecture, associations and/or archaeology, and qualifies for the protections of a perpetual preservation restriction under M.G.L. c. 184, ss. 31, 32 and 33 (hereinafter "the Act"); and

*Whereas*, Town of Bourne citizens have confirmed their concern to avoid destruction of historic buildings or incremental erosion of the architectural and cultural resources of the Town through the abandonment, demolition or inappropriate renovation of significant historic structures; and

*Whereas*, preservation, active re-use and maintenance of the Building exterior and structure will contribute to continued community stability, including a sense of heritage and character of the Village of Sagamore Beach, also promoting cultural advancement and public enjoyment; and

*Whereas*, it is the policy both of the Town of Bourne as stated in its 2004 Comprehensive Plan and of the Commonwealth of Massachusetts (as shown by the Community Preservation Act and by laws authorizing owners to create historic preservation and conservation restrictions) to encourage preservation of historic properties in Bourne; and

*Whereas*, the Grantor and Grantee recognize the above-mentioned architectural, historic and cultural values (hereinafter "Preservation Values") and significance of the exterior of the Building and the Restricted Property, and have the common purpose of conserving and preserving the aforesaid preservation values and significance of the exterior of the Building and the Restricted Property; and

*Whereas*, the Preservation Values of the exterior of the Building and the Restricted Property are documented in a set of reports, drawings, and photographs (the "Baseline Documentation", attached hereto and incorporated herein by reference as **Exhibits A, B, C and D**), which Baseline Documentation the parties agree provide an accurate representation of the Building as of the effective date of this grant); and

*Whereas*, the Baseline Documentation shall consist of the following:

1. Exhibit A - Legal Property Description;
2. Exhibit B - Detail of Bourne Town Assessors' Map 12.1 showing Parcel Number 79 with an area of 1.87 acres;
3. Exhibit C- Fifteen (15) photographs of the exterior of the Building taken May 2023:
  - a. Photo 1. South and East Elevations (partial) - Classroom Addition, South Elevation, Connector, and West Elevation (partial) - Assembly Hall;
  - b. Photo 2. South Elevations - Classroom Addition (partial) and Connector, and Wests and South Elevations - Assembly Hall;
  - c. Photo 3. South Elevations - 1909 Classroom Building, Classroom Addition and Assembly Hall;
  - d. Photo 4. North Elevation - Assembly Hall with ADA Ramp, Connector, and East and North Elevations (partial) - Classroom Addition;
  - e. Photo 5. South Elevations - 1909 Classroom Building and Classroom Addition (partial);
  - f. Photo 6. East Elevation (partial) - Assembly Hall;
  - g. Photo 7. South Elevation (partial) - Classroom Addition;
  - h. Photo 8. East Elevation (partial) - Assembly Hall with ADA ramp;
  - i. Photo 9. South Elevation - Assembly Hall;
  - j. Photo 10. East Elevation (partial) - Assembly Hall with ADA ramp, and East Elevation (partial) - Classroom Addition;

Exhibit D

Bk 36144 Pg 12 #51056  
12-19-2023 @ 01:35p

### QUITCLAIM DEED

The Town of Bourne, a Massachusetts municipal corporation with a principal place of business of 24 Perry Avenue, Buzzards Bay, MA 02532, acting by and through its Select Board ("Grantor"), for purposes authorized by the Community Preservation Act (M.G.L. c. 44B) and Massachusetts General Laws Chapter 184, Section 31,

For consideration paid and in full consideration of One Thousand Dollars (\$1,000) grants to Anna's Pals, Inc., with a mailing address of 53 Addington Road, West Roxbury, MA 02132 ("Grantee"), with *quitclaim covenants* and subject to the reservations and exceptions hereinafter made:

A certain tract of land in the village of Sagamore bounded and described as follows:

30 Williston Road, Sagamore Beach, Bourne, MA 02562

Beginning at the southwesterly corner of the premises taken, at the intersection of the southeasterly line of the proposed 50 foot street running along the southeasterly line of the homestead lot of Walter E.R. Nye, with the northeasterly line of the proposed 50 foot street running over the present cartway, and along the northerly line of the Savery land of the Keith Car and Manufacturing Company; thence by the said southeasterly line of the first named street, north thirty-six degrees and twenty-six minutes east (N. 36° 26' E.), three hundred seven (307) feet, to remaining land of the said Noble P. Swift; thence by said remaining land of the said Swift south fifty-three degrees and thirty-four minutes east (S. 53° 34' east) three hundred twenty-one (321) feet and south thirty-six degrees and twenty-six minutes west (S. 36° 26' W.) three hundred three (303) feet to the said northeasterly line of the second named street, thence by said northeasterly line of said street, parallel with and fifty feet distant from the said land of said Keith Car and Manufacturing Company that is to say, north thirty-two degrees and thirty-six minutes west (N. 32° 36' W.) seventy-three (73) feet, north forty degrees and thirty-one minutes west (N. 40° 31' W.) sixty-eight 5/10 (68.5) feet, north forty-six degrees and twenty-two minutes west (N. 46° 22' W.) sixty-five feet (65); north sixty-eight degrees and six minutes west (N. 68° 06' W.) sixty-five 5/10 feet (65.5); north eighty-one degrees and thirty-eight minutes west (N. 81° 38' W.) forty-nine feet (49); and south eighty degrees and twenty-three minutes west (S. 80° 23' W.), twenty-three feet (23) to the point of the beginning, containing two acres. The courses of the above described lines are from the Magnetic Meridian, the variation being about N. 12° 30' W.)

The premises above described are the same delineated on a plan entitled "Plan of land taken by the Town of Bourne from Noble P. Swift for a public school building at Sagamore Mass., by vote of the Town at a town meeting held March 2<sup>nd</sup> A.D. 1908, E.S. Ellis, Surveyor. Bourne, Mass., April 2<sup>nd</sup> 1908," recorded at Barnstable County Registry of Deeds at Plan Book 23, Page 87.

This conveyance excepts and excludes land taken by the Town of Bourne for layout of a town road recorded at Barnstable Registry of Deeds in Book 297, Page 244 and shown on a plan of land recorded in Barnstable Registry of Deeds in Plan Book 23, Page 101.

The premises is the site of the historic Sagamore Grammar School, later known as the Hoxie School, and is subject to a perpetual Historic Preservation Restriction dated June 9, 2015, and recorded with the Barnstable County Registry of Deeds in Book 2899, Page 39.

Said land is conveyed subject to and with the benefit of all rights, restrictions, reservations, easements and agreements of record, to the extent the same are now in force and applicable.

The above conveyance is subject to a Right of Reverter, vesting title in the Grantor for any of the following reasons:

- (a) Failure of Grantee, or its successors or assigns, to utilize the premises for the purposes authorized by the Bourne Town Meeting under its' vote under Article 27 of the Town Meeting Vote of May 6, 2019, or any subsequent Town Meeting authorization which may follow hereafter;
- (b) Failure of Grantee to secure 50% of the funds necessary to proceed with its use of the premises either through financing or fundraising within two (2) years of the date hereof, or to secure 100% of the necessary funds within four (4) years of the date hereof;
- (c) Failure of Grantee to establish occupancy of the premises and operation of its proposed business for its intended purposes; or
- (d) Failure of Grantee to enter into an agreement with the Grantor for payment in lieu of taxes (PILOT) within three (3) years of the date hereof, which agreement shall commence after Grantee obtains a certificate of occupancy of the premises.

Grantor hereby reserves a right of first refusal, attached hereto as Appendix A, which is incorporated herein by reference and hereby made a part of this deed.

For Grantor's title see deed of The Hoxie Center at Sagamore Beach for Art, Science, Education and Culture, Inc. dated June 21, 2018, and recorded with the Barnstable County Registry of Deeds in Book 31397, Page 232.

Pursuant to the terms and provisions contained in Massachusetts General Laws, Chapter 64D, Section 1, no deed excise stamps are required to be affixed hereto.

WITNESS our hands and seals this 5<sup>th</sup> day of December, 2023.

Town of Bourne Select Board,

Mary Jane Mastrangelo  
Mary Jane Mastrangelo, Chairman

Melissa Ferretti  
Melissa Ferretti, Vice Chairman

Anne-Marie Siroonian  
Anne-Marie Siroonian, Clerk

Peter J. Meier  
Peter J. Meier

Jared P. MacDonald  
Jared P. MacDonald

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 5<sup>th</sup> day of December, 2023, before me the undersigned Notary Public, personally appeared Mary Jane Mastrangelo, Melissa Ferretti, Anne-Marie Siroonian, Peter J. Meier, and Jared P. MacDonald, as they are members of the Town of Bourne Select Board, proved to me through satisfactory identification, being, personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Kathleen C. Thuy  
Notary Public

My Commission Expires: 10/28/27



KATHLEEN C. THUY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
October 28, 2027

## APPENDIX A

### AGREEMENT OF FIRST REFUSAL

AGREEMENT made as of this 5<sup>th</sup> day of December, 2023, by and between the Town of Bourne, a municipal corporation, with an address of 24 Perry Avenue, Buzzards Bay, Massachusetts, acting by and through its Town Administrator (the "Town") and Anna's Pals, Inc., a 501(c)(3) non-profit organization, with an address of 53 Addington Road, West Roxbury, Massachusetts 02132 ("Anna's Pals").

WITNESSETH:

In consideration of the mutual promises of the parties contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby covenant and agree as set forth herein.

Anna's Pals, on behalf of itself, its successors and assigns, hereby agrees that, prior to ~~December~~ 5, 2053 it shall not sell all or any portion of, or any interest it has in and to, the land known and numbered 30 Williston Road, Sagamore Beach, MA, which is further described in the deed dated June 21, 2018 and recorded in the Barnstable County Registry of Deeds in Book 31397, Page 232 or the buildings or other improvements now or hereafter erected on said land (collectively, "the Premises") unless:

- (a) Anna's Pals has received a *bona fide* offer to purchase the Premises;
- (b) Anna's Pals has given the Town written notice, which shall be deemed to be duly given when mailed by registered mail addressed to the Town at:

Town Administrator  
Town of Bourne  
24 Perry Avenue  
Buzzards Bay, MA 02532

With a copy to:

Bryan F. Bertram  
Miyares and Harrington LLP  
40 Grove Street, Suite 190  
Wellesley, MA 02482  
bbertram@miyares-harrington.com

or to such other address or addresses as the Town may specify by written notice to Anna's Pals at its principal place of business specified above or such other address or addresses as Anna's Pals may specify by written notice to the Town, stating the name and address of the offeror, the terms and conditions of said *bona fide* offer and the

encumbrances subject to which the Premises, or any part thereof, are to be conveyed, and including a copy of the written offer or purchase and sale agreement as applicable, and containing an offer by Anna's Pals to sell the same to the Town on the same terms and conditions as said *bona fide* offer; and

- (c) The Town has not, within forty-five (45) days after the giving of such notice, mailed or otherwise given Anna's Pals written notice that the Town elects to purchase the same in accordance with said offer.

In the event the Town so elects, pursuant to subparagraph (c) above, the Premises, or such part thereof or interest therein, shall be conveyed by a good and sufficient Quitclaim Deed conveying a good and clear record and marketable title thereto, free from all encumbrances except as stated in said *bona fide* offer. Such deed shall be delivered and the consideration paid at the Barnstable County Registry of Deeds at eleven o'clock a.m. on the thirtieth (30<sup>th</sup>) day or next business day thereafter following the giving of such notice of election to purchase. In the event that the Town shall not have given such notice within the time above specified or, in the event that the Town shall, after giving such notice, fail to complete such purchase as hereinabove provided, then Anna's Pals shall be free thereafter to sell and convey the Premises or such part thereof covered by the offer to the offeror named in its notice to the Town at a price not lower than that specified therein, but Anna's Pals shall not sell or convey the Premises or any part thereof to any other person or at any lower price without again offering the same to the Town.

If Anna's Pals shall make and record with said Barnstable County Registry of Deeds an affidavit stating that

- (1) A certain conveyance by it is made pursuant to a *bona fide* offer to purchase;
- (2) It has given notice to the Town in connection with such conveyance as required by the provisions of this Agreement;
- (3) It has not received written notice of election to purchase given by the Town in accordance with the provisions of this Agreement or that the Town has given notice of election to purchase but has failed to complete the same in accordance with said provisions, as the case may be; and
- (4) Such conveyance is made to the person named in such notice at a price not lower than that therein stated,

then such affidavit shall be conclusive evidence of compliance with the requirements of this paragraph with respect to such conveyance in favor of the grantee therein and all persons claiming by, through or under Anna's Pals. The provisions hereof shall not be construed to apply to *bona fide* mortgages, granted to recognized lending institutions, of the Premises, or any part thereof or interest therein, or to sales or other proceedings for the foreclosure thereof; or to easements granted to any municipality or utility company required for the installation and/or maintenance of drainage, sewage, electric, gas, water and electric lines and appurtenance to and from the Premises.

WITNESS the execution hereof under seal as of the day and year first above written.

Anna's Pals, Inc.

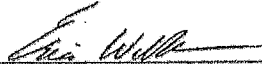
By:

  
\_\_\_\_\_  
Kristina Jerome, President

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

On this 2<sup>nd</sup> day of December, 2023, before me, the undersigned notary public, personally appeared Kristine Jerome, President of Anna's Pals and proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the persons whose name are signed to the proceeding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:



ERICA WATKINS  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
May 24, 2030

WITNESS the execution hereof under seal as of the day and year first above written.

Town of Bourne Select Board,

Mary Jane Mastrangelo  
Mary Jane Mastrangelo, Chairman

Melissa Ferretti  
Melissa Ferretti, Vice Chairman

Anne Marie Siroonian  
Anne-Marie Siroonian, Clerk

Peter J. Meier  
Peter J. Meier

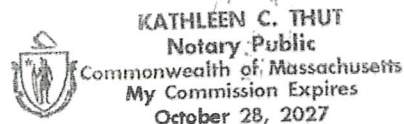
Jared P. MacDonald  
Jared P. MacDonald

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 5<sup>th</sup> day of December, 2023, before me the undersigned Notary Public, personally appeared Mary Jane Mastrangelo, Melissa Ferretti, Anne-Marie Siroonian, Peter J. Meier, and Jared P. MacDonald, as they are members of the Town of Bourne Select Board, proved to me through satisfactory identification, being, personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Kathleen C. Thut  
Notary Public  
My Commission Expires: 10/28/27



BARNSTABLE REGISTRY OF DEEDS  
John F. Meade, Register

Exhibit E



# Historic Building Detail: BOU.119

## Sagamore Grammar School

MHC ID	BOU.119	 <a href="#">MACRIS Maps for BOU.119</a>	Inventory:
Historic Name	Sagamore Grammar School		
Common Name	Hoxie, Ella F. School		
Street Address	30 Williston Rd		
City/Town	Bourne		
Village/Neighborhood	Sagamore;		
Local Number	12.179;		
Year Constructed	1909		
Architects	Handy, Herman P.; Thayer, Oscar A.;		
Architectural Styles	Colonial Revival;		
Uses	Public School;		
Significance	Architecture; Community Planning; Education;		
Areas	<a href="#">BOU.O: North Sagamore Area</a>  Inventory:		
Designations	Preservation Restriction (07/09/2015); Preservation Restriction (12/19/2023);		
Building Materials Roof	Asphalt Shingle;		
Building Materials Wall	Wood; Wood Flushboard; Wood Shingle;		
Building Materials Foundation	Brick; Concrete Unspecified;		
Demolished	No		

## Kevin Yetman

Kevin has been a licensed professional in the construction industry since 1980. He has maintained business working as an electrical contractor, as well as a general contractor. He has restored historical buildings and developed properties in both Maine and Massachusetts.

Here are a few of the projects he developed on his own:

Complete restoration of a 1700's post and beam farmhouse and barn in Limerick Maine.

Complete new build of a 40 acre farm. He started this project by drafting the plans to replicate an 1800 style 30x40 center entrance colonial. This was a 4 bedroom home complete with the post and beam, 3 story horse barn and all the antique Construction details - right down to 8 inch baseboard, solid core 6 panel doors, and the hand cut square nails in the 12 in wide southern yellow pine floor boards .

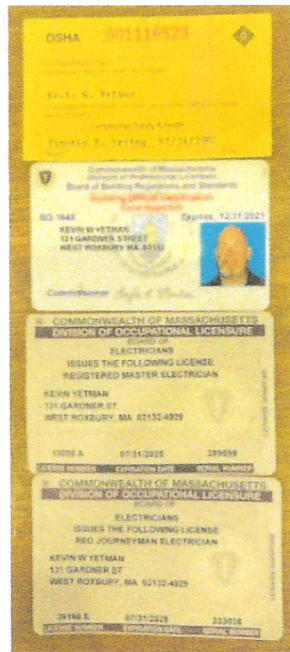
Most guests, including fellow builders, would think it was a restoration and not a new build.

Kevin's current home in West Roxbury, MA

He purchased an old 800 square ft. home on a 15,000 square foot lot and created a 2 lot sub division.

He demolished the original house and built a 3500 square foot colonial with a 2 car garage, which he sold and built a second similar style house and garage, which became his primary residence.

Kevin has also worked for the inspectional services department in Boston for 34 years, 20 as an electrical inspector, and 15 years as an associate inspection engineer. He reviewed projects for both zoning and building code compliance for the issue of permits. Kevin retired from that job last year, which will allow for his next project, Anna's Pals Beach House for immunocompromised children, and hopefully that will be at the Hoxie School. Kevin is working with Mike McKay of McKay Architects located at 35 Bryant St, Dedham, MA 02026



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