CAPE COD COMMISSION

Development of Regional Impact (DRI) Referral Form

This form is to be completed by the referring municipal agency's authorized representative. Please attach a copy of the municipal development permit application pending before the municipal agency, showing the date on which it was received. Application materials should be transmitted to the Commission sufficient to describe the project and support the referral. Receipt of this information via the U.S. Mail or delivered in person to the Cape Cod Commission constitutes a referral for purposes of the Cape Cod Commission Act and Regulations. Form continues on the back.

Referred by (Municipal Agency): Chatham Department of Community Development

(●) Mandatory Referral ( ) Full Discretionary Referral ( ) Limited Discretionary Referral

Project Name: Move a contributing structure in the Chatham Old Village National Historic Register District.

Project Location: 45 School Street

Applicant Name: Attorney William Litchfield

Contact Address: 330 Orleans Road, North Chatham, MA 02650

Email: wgl@litchfieldlaw.com Telephone: 508-945-3334

Brief description of the project including, where applicable, gross floor area, lots, units, acres and uses (please use additional sheets as necessary):
Moving a contributing structure to a separate parcel on the same street. See attached sheet.

List municipal agency(ies) before which a municipal development permit is pending or required for the project: (please use additional sheets as necessary):
Potentially the Chatham Zoning Board of Appeals for relief via a Special Permit or Variance.
Chatham Building Department for two building move permits and foundation permits.

Jay W. Briggs — Print Name of Authorized Referring Representative/Title

Signature

8/04/2026 — Date

RECEIVED
AUG 10 2026
CAPE COD COMMISSION

Mail or Deliver to:
Cape Cod Commission Attention: Commission Clerk
3225 Main Street, PO Box 226
Barnstable, MA 02630

DRI.REF.FORM 06/2019

» CONTINUED ON REVERSE »

45 School Street, Chatham, MA

The applicants own three adjacent lots in the Chatham Old Village National Historic Register District. They propose to move the main house, a contributing structure in the NHRD, from one lot at the top of a hill down to another lot and displace another contributing structure, a garage, about 45 feet further away from the street. At issue is whether moving the house would constitute a "substantial alteration" of its "setting such that the historic character and integrity are no longer reflected in the site". Commission guidelines provide that "relocation of a structure from its original site" may qualify as a substantial alteration.

The MACRIS Form B for the house, which was prepared for its inclusion in the NHRD, notes that its setting is "On a hill along a sharp curve in the road. Opposite Sunset Ln. View of Mill Pond and Chatham Harbor." Plans submitted with the application show that it is quite close to the street, 24 feet, and that the foundation is at elevation 46 feet. The proposed setting would be approximately 40 feet from the street at elevation 32 feet. Clearly the change would result in removing the structure from its prominent site position and placing it where a subsidiary building is located. In addition, they intend to rotate the house 180 degrees to place the entrance now at the back of the structure facing toward the street.

Applicant argues that the move is justified because they are avoiding complete demolition and moreover the rotation is more appropriate historically because it would "properly show the existing front doorway and porch roof properly as originally intended front of house". There are at least two problems with these contentions. First, they do not have a right to completely demolish the house. That proposal would no doubt lead to a mandatory referral got this Commission, which could prevent it. Second, what they think is "proper", or the "intention" of the original owner, is not relevant. What is protected from substantial alteration in the NHRD is the house that was deemed contributing and placed on the national historic register. The Form B notes the view from the top of the hill of Mill Pond and Chatham Harbor, which would have been a good reason in 1912 to orient the house the way it is. The fact that trees have grown does not make it improper now.

CAPE COD
COMMISSION

Development of Regional Impact (DRI) Referral Form Continued

Prior to making any referral, the Commission recommends that the municipal agency contact Commission staff to confirm process and discuss other relevant issues under the Commission's regulations; and specific to limited discretionary referrals, this discussion might eliminate the potential for misunderstanding about the scope of Commission review under the particular Cape Cod Regional Policy Plan (RPP) issue areas requested.

For Mandatory Referrals: Please indicate the review threshold(s) the project meets/exceeds from Sections 2 and 3 of the Commission's Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact.

For Any Discretionary Referrals: A referring agency should provide support about why it believes a project, that does not otherwise meet or exceed a review threshold, has regional impact and thus should require Development of Regional Impact (DRI) review. A municipal agency making a discretionary referral may request DRI review for one or more, or all, the issue areas of the RPP under which the agency maintains that the project will have regional impact (the RPPs issue areas are set forth below). A "limited" discretionary referral is one that requests review under one or more but fewer than all the RPPs issue areas. If a limited discretionary referral is accepted for DRI review, the Commission will limit its RPP consistency review only to those issue areas specified by the referring agency and accepted for review by the Commission.

Please indicate below the RPP issues under which the municipal agency seeks DRI review:

NATURAL SYSTEMS

_____ Water Resources
_____ Ocean Resources
_____ Wetlands
_____ Wildlife & Plant Habitat
_____ Open Space

COMMUNITY SYSTEMS

_____ Cultural Heritage
_____ Economy
_____ Housing

BUILT SYSTEMS

_____ Community Design
_____ Coastal Resiliency
_____ Capital Facilities & Infrastructure
_____ Transportation
_____ Energy
_____ Waste Management
_____ Affordable Housing

Effect of referral on local board's time limitation to review an application: For mandatory DRIs, local review and the corresponding time periods for review are suspended immediately upon the Commission's receipt of the DRI referral and resume upon the Commission's decision to approve a project becoming final. In the case of any discretionary referral, local review and the corresponding time periods to review are not suspended unless and until the Commission votes to accept the referred project for DRI review.

ADOPTED 11/15/2016

MAY 18 '26 AM 8:27
COMMUNITY DEVELOPMENT



CHATHAM HISTORICAL COMMISSION
Chatham, Massachusetts 02633

NOTICE OF INTENT TO DEMOLISH OR PARTIALLY DEMOLISH A HISTORIC BUILDING OR STRUCTURE PURSUANT TO CHAPTER 158 OF THE TOWN OF CHATHAM GENERAL BYLAWS

Filing Fee: $150.00
Date: May 18, 2026

26-013

Please provide 12 copies (complete packages), of the following with a completed application form:

- ALL DOCUMENTS SHALL BE DATED.
- Site plan indicating existing and, if applicable, proposed locations of structures on the parcel.
- Photographs of exterior of existing building or structure.
- Building plans of existing exterior elevations if available OR if not available photographs of the existing structure will be accepted. Building plans/photographs shall indicate the ridge height of the existing structure and the full dimensions of the areas to be demolished highlighting historic materials that will be lost.
- Building plans, including elevations with dimensions for proposed addition or new construction including elevations (optional, although strongly encouraged).*
- A narrative description of the proposed demolition, including detailed specifications of the extent of demolition and a complete list of historic materials to be lost including any proposed reuse of historic materials, as well as page two of this application.
- Failure to comply with providing all necessary documentation may result in a *delay* of application being processed and/or a determination that the application is incomplete.
- Send completed packages/application to Chatham Historical Commission, 261 George Ryder Rd. Chatham, MA 02633

---

1. Address of Structure: 45 School St., Chatham
2. Assessors' Map 16C Block 62 Lot 26 relocated: Block 63, Lot 36A
3. Property Owner: Edge Investments, LLC
4. Mailing Address: 2029 Isla Vista Lane, Naples, FL 34105
5. Telephone: 239-404-3355
6. Email address: ddheldreth@gmail.com
7. Applicant/Agent (if other than owner): William G. Litchfield
8. Applicant/Agent Address: 330 Orleans Rd., North Chatham, MA 02650
9. Telephone: 508-945-3334
10. Signature of applicant/agent: _____
11. Signature of owner (if not applicant): _____
12. Is the building or structure on the National Register of Historic Places? Y _____ N _____
13. Age of building or structure: 114 years +/- 13. Source of Age Information: MACRIS
14. State the reason for demolition. (Note: if structural damage is claimed, a report from a Massachusetts registered professional structural engineer must be submitted with this application form.)
    Relocation rather than demolition
15. What alternatives to demolition have been explored, i.e., rehabilitation, restoration, moving to another location, reuse, etc.? Provide details and supporting documentation:
    Applicant has considered various options during 15+ years of ownership, and as above, moving to another, adjacent location and reuse/restoration are now proposed.
16. What is the current use of the structure? Owner's residence
17. Proposed use of the site? Owner's residence

JD-013

18. **Type of Structure (circle one):**

Dwelling Accessory Building to Dwelling Multi-family Commercial

19. **Demolition Proposed (circle one):** Full Partial Relocation

If partial, describe: _____

If partial, provide the following additional information:

Gross Floor Area of Existing Structure: 5124 sq. ft.

Gross Floor area of Proposed Demolition: 524 s.f. – deck sq. ft.

Gross Floor area of Proposed Addition(s) (if applicable): NA sq. ft.

20. **Estimated square feet historic material to be loss (if any):**

21. **Portion of Structure to be impacted by demolition (circle all that apply):**

Foundation Siding Trim Windows

Roof Chimney Other (provide description): Relocation

22. **Proposed change in structure foot print (if applicable)** 0 sq. ft. increase 0 percent increase

23. **Proposed change in structure height (if applicable):** N/A s.f.

24. **Identify distinguishing historical qualities of structure, landscaping, site and/or setting. If any are to be altered, explain steps to be taken to ensure that the integrity of the existing historical structure and/or site are not damaged or substantially altered.**

MACRIS characterizes existing house as having "no style," but relocation and reorientation will preserve and enhance what it refers to as a "gracious summer home of general Georgian persuasion."

25. **Is the property on or adjacent to a historic archaeological site(s) or site(s) with high archaeological sensitivity? If so, how will the proposed alteration be configured so as to maintain or enhance such resources?**

No

26. **Describe how the proposed mass and scale of the addition or new construction and proportions and relationships between doors and windows are harmonious among themselves and consistent with the surrounding architectural styles.**

No addition or new construction proposed; rather, to be relocated and reoriented, but applicant recognizes that site is one of several entrances to Old Village and will present plans for house to be built on existing site

***Applicants are strongly encouraged, particularly with applications for partial demolition, to provide information about the proposed addition or proposed reuse and new structure. While not required, this information may be taken into consideration by the Historical Commission in their deliberations as to whether or not the proposed demolition will materially diminish the historical significance of the property and/or existing structure.**

Key: 3768 — Town of CHATHAM - Fiscal Year 2026

8/26/2025 7:43:58PM SEQ #: 4,140

Assessed Owner Of Record	Parcel ID	Location	Class	Mix%	Description	BLD #	Bldg ID	Card
EDGE INVESTMENTS LLC	16C-64-36	45 SCHOOL ST	1010	100	SINGLE FAMILY	1		1 of 1

LEGAL

CURRENT OWNER
EDGE INVESTMENTS LLC
2029 ISLA VISTA LANE
NAPLES, FL 34105

TRANSFER HISTORY

DOS	T	SALE PRICE	BK-PG (Cert)
11/07/2011	V	1,854,000	25819-171
12/31/2010	A	1	25148-348
08/05/2004	A	1	18907-131

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	05/06/2019	3	RENOVATIONS		05/06/2019	APK	100	100
12-416	09/18/2012	11	WINDOW RPLC	15,000	07/15/2013	SF	100	100
12-294	06/08/2012	3	RENOVATIONS	15,000	03/17/2014	MR	100	100
12-217	04/30/2012	3	RENOVATIONS	25,000	07/15/2013	SF	100	100
	05/15/2008	50	MEAS & LIST			RRC	100	100

LAND

CD	T	ACRES/SF	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	Chpt	CREDIT AMT	ADJ VALUE
100	S	20,026	CH 1.00	100 1.00	100 1.00	1,500,750	1.77	100 1.00	R10 3.75			1,223,760

TOTAL	20,026 SF
Nbhd	CHATHAM
Infl1	100
Infl2	100

SUBDIVISION FY12 LOT 4 PLNBK 638 PG 29 LOT 1
199/1

DETACHED

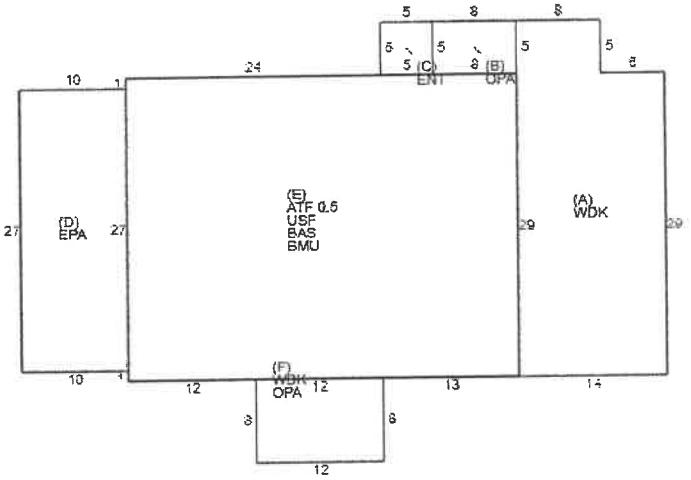
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G 1.20	10 0.90	25' ROUND	2013	490	13.80	6,100

GFP=OUTSIDE

Photo Date 01/26/2017 BLDG # 1



YrBlt 1902 NET AREA 2,683



COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE
RESIDENTIAL		
LAND	1,223,800	1,188,000
BUILD.	947,400	973,300
DETACH	6,100	6,000
OTHER	0	0
TOTAL	2,177,300	2,167,300

BLDG	ADJ	DESC
STYLE	1.25	RENO'D ANTIQUE [100%
QUALITY	1.20	PLUS AVE [100%]
FRAME	1.00	WOOD FRAME [100%]

BUILDING

Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD
	1	1902	2004 / 20	1.312	1.000	1/26/2017	MR	1/26/2017	EST	5/6/2019	APK	8.0 1.00	2,683	1.000	$441.38	1,184,217	80	947,400

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$6,400
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

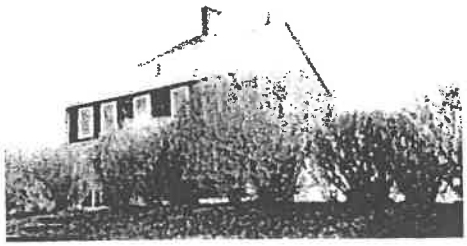
S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	542		76.44	41,430
+	OPA	N	OPEN PORCH	136		99.72	13,562
C	ENT	N	ENCL ENTRY	25		175.10	4,378
D	EPA	N	ENCL PORCH	270		175.08	47,272
E	BMU	N	BSMT UNFINISHED	1,073		93.39	100,206
E	BAS	L	BAS AREA	1,073	1902	401.79	431,123
E	USF	L	UP-STRY FIN	1,073	1902	340.93	365,820
E	ATF	L	FINISHED ATTIC	537	1902	241.69	129,786
	F31	O	FPL 3ST 1OP	1		30,477.60	30,478
	GFP	O	GAS LOG/FP/E FP	1		8,151.60	8,152
	ODS	O	OUT DOOR SHWR-A	1		1,935.60	1,936

TOTAL RCN	1,184,217
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2004 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	$947,400

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	CHA.144
Historic Name:	Crosby, Arthur R. House
Common Name:	
Address:	45 School St
City/Town:	Chatham
Village/Neighborhood:	Chatham Village;
Local No:	16C-64-36,36A; 279;
Year Constructed:	C 1912
Architectural Style(s):	No style;
Use(s):	Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	CHA.A, CHA.W
Designation(s):	Nat'l Register District (12/17/2001);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Brick;
Demolished	No



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

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

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

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

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

This file was accessed on: Friday, March 20, 2026 at 10:47 AM

CHA.144

FORM B - BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
		A	CHA 144

Town Chatham

Place *(neighborhood or village)* Old Village

Address 45 School Street

Historic Name Arthur Crosby House

Uses: Present Dwelling

Original Dwelling

Date of Construction Circa 1912

Source See historical narrative

Style/Form No style

Architect/Builder Local builder

Exterior Material:

Foundation Brick

Wall/Trim Wood Shingle

Roof Asphalt Shingle

Outbuildings/Secondary Structures Garage, shed

Major Alterations *(with dates)* None

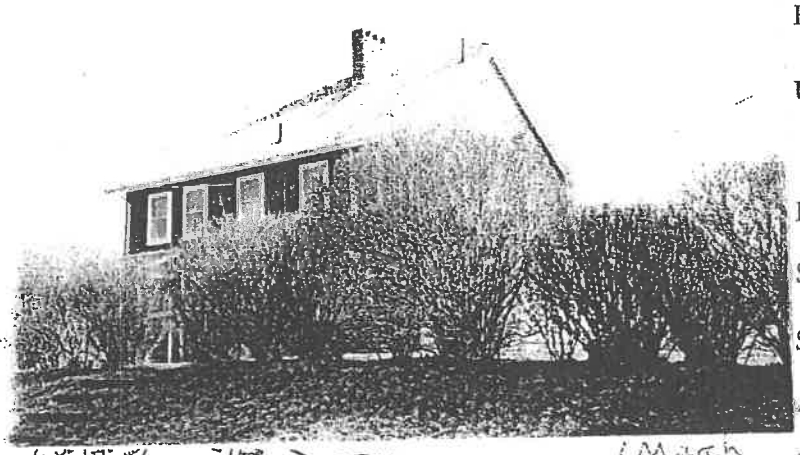
RECEIVED
OCT 20 2000
MASS. HIST. COM

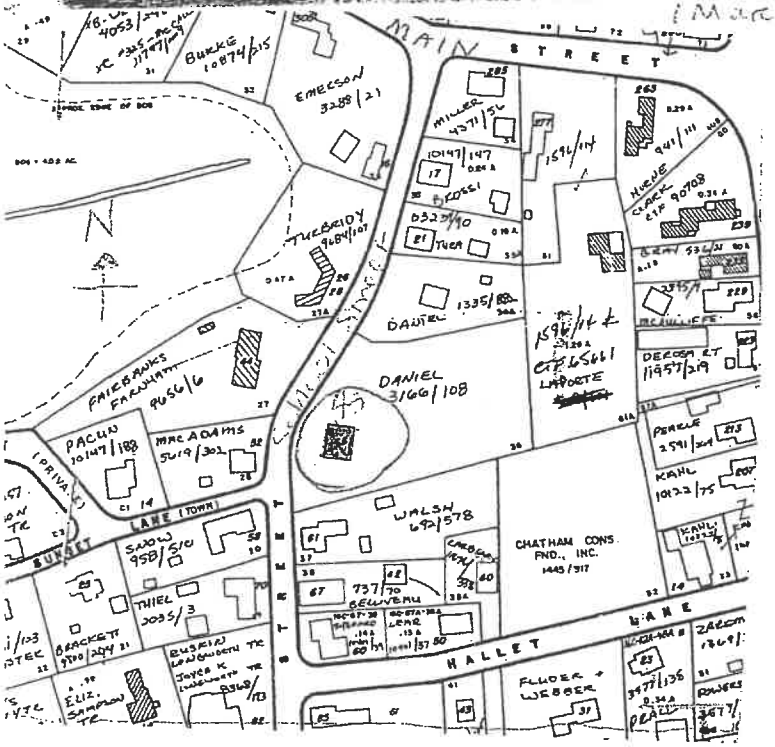
Condition Good

Moved [x] no [ ] yes Date

Acreage .97 acre

Setting On a hill along a sharp curve in the road opposite Sunset Ln. View of Mill Pond and Chatham Harbor. 1986 inventory form (unsigned) notes that a large tree on the lawn was "given a citation for age and beauty" (no source)





Recorded by Nancy Seufert-Barr; Candace Jenkins

Organization Chatham Historical Commission

Date *(month/year)* February 2000

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form

CHA 144

BUILDING FORM

ARCHITECTURAL DESCRIPTION [ ] *see continuation sheet*

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

The Arthur Crosby House stands on the east side of School Street near the intersection with Sunset Lane, in Chatham's Old Village Area (MHC Area A). School Street runs north-south from the northern portion of Main Street to Water Street and is lined by residences that date to the 19th and 20th centuries. Recent buildings are concentrated near the center of the street. Dating to ca. 1912, the house is built on a 5 x 2 bay plan and rises two stories from a brick foundation to an overhanging side-gable roof with a fieldstone chimney rising off-center through the ridge. Exterior walls are sheathed with weathered wood shingles. Windows are simply framed and contain the 6/1 double-hung wooden sash that is typical of the period. The main entrance is located at the rear (east) end of the five bay west façade where it has a simple board frame and is fronted by a shed roof porch. A one story sunporch is attached to the south side.

HISTORICAL NARRATIVE [ ] *see continuation sheet*

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

The house was built by Mr. and Mrs. Arthur Crosby, who were from Boston. According to the Chatham Assessors Office, the house was built in 1902. However, it does not appear on the 1907 Chatham map, and the 1986 CHC inventory form dated this house to "around 1912". Mrs. Sally Storrs-Daniel, owner of the property at the time of this inventory, purchased the home from Francis Stern-Montagny in September 1965.

BIBLIOGRAPHY and/or REFERENCES [ ] *see continuation she*

Mrs. Sally Storr-Daniel, owner 1965-
1986 Chatham Historical Commission Inventory From (unsigned and unsourced)
Chatham Maps: 1907, 1999
Chatham Assessors Office Data Sheet

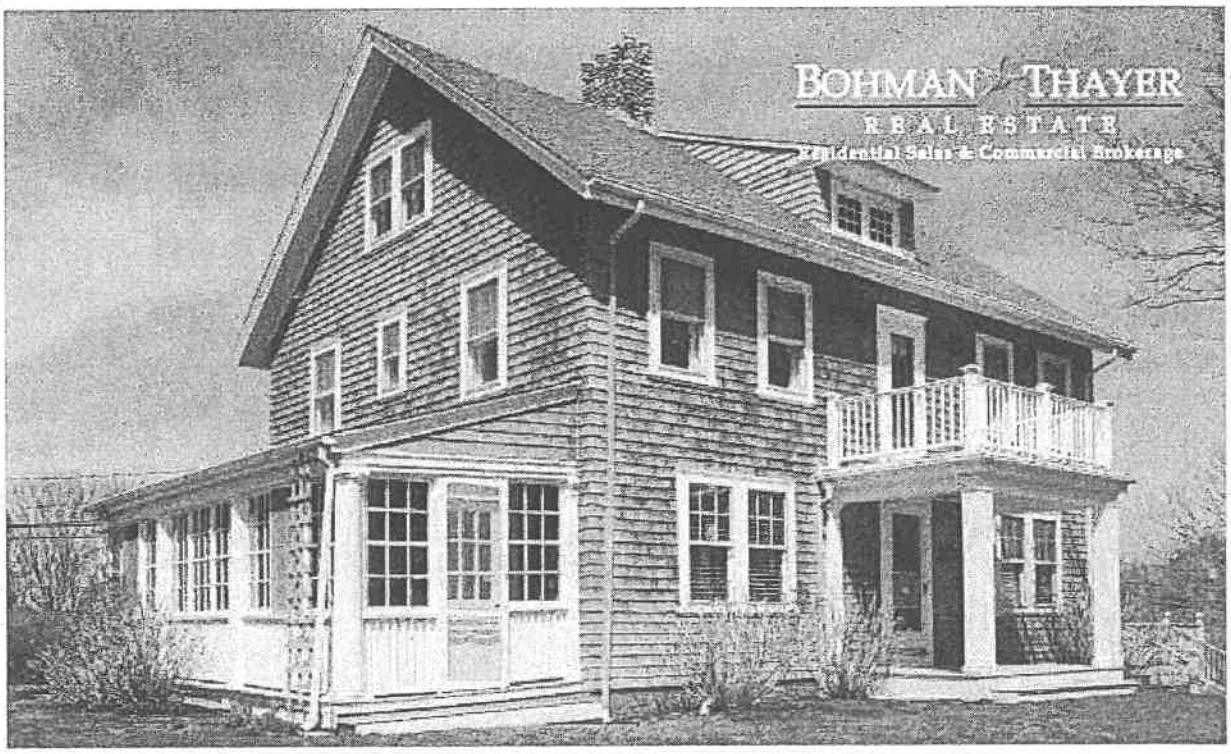
[ ] Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

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

Gracious summer home of general georgian persuasion. A large tree in the yard has been given a citation for age and beauty. Noteworthy chimney, and the grounds are extensive and handsome.

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

BIBLIOGRAPHY and/or REFERENCES



45 SCHOOL STREET – AN OLD VILLAGE GEM, FIRST TIME ON THE MARKET IN 40 YEARS!

CHATHAM | Built in 1912, this spectacular 4BR, 3BA home with water views sits high in the Old Village of Chatham. It encompasses 2,738 sf of living space on a 1.33 acre lot. The residence, built by Arthur Crosby is warm & inviting with original maple floors, wood burning fireplace in the living room, formal dining room, custom cypress wainscoting & crown moldings plus a glassed-in sun porch for relaxation. The current owner has been owned & enjoyed by one family for years. Mature plantings, old specimen trees & a sweeping lawn invite visitors. Includes a separate lot w/2 bay garage & enough space for a 3BR guesthouse. $2,450,000. **For more information, call Jessica King at 508.237.1650.**

OPEN HOUSE
Sat., May 7, 12–2 pm
Sun., May 8, 11–1 pm

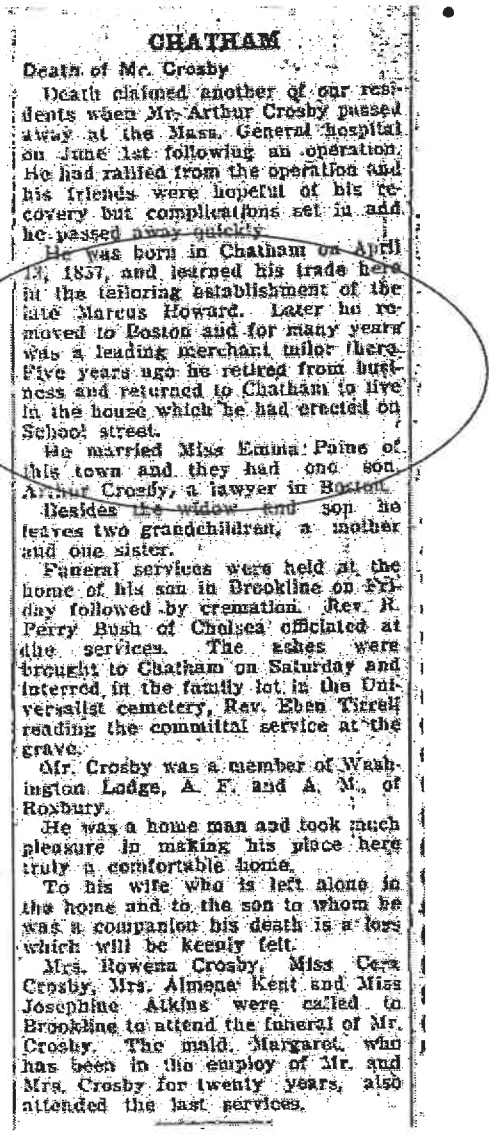
CHATHAM 880 Main Street 508.945.9100 | BohmanThayer.com | ORLEANS 8 Academy Place 508.255.6300

45 School St. - Ownership/Construction Date Research

- **1965** Deed: Land with buildings: **Stern-Montagny to Storrs-Daniel**
- **1963** Deed 1198/193: Land with buildings thereon: **Barbara (widow of Arthur B.) Crosby to Stern-Montagny/Hurley**
- **1938** Deed 547/556: Land & homestead rights: **George & Emma [Paine] Crosby Snow (widow Arthur Crosby) to Arthur B. Crosby**
- **1919** Dunham's Directory – Chatham : **Crosby, Arthur R (Emma C) h School**

- June 10, **1920** Obit Arthur Crosby

Monitor Newspaper: April 1, **1919**



CHATHAM

Death of Mr. Crosby

Death claimed another of our residents when Mr. Arthur Crosby passed away at the Mass. General hospital on June 1st following an operation. He had rallied from the operation and his friends were hopeful of his recovery but complications set in and he passed away quickly.

He was born in Chatham on April 13, 1857, and learned his trade here in the tailoring establishment of the late Marcus Howard. Later he removed to Boston and for many years was a leading merchant tailor there. Five years ago he retired from business and returned to Chatham to live in the house which he had erected on School street.

He married Miss Emma Paine of this town and they had one son, Arthur Crosby, a lawyer in Boston.

Besides the widow and son he leaves two grandchildren, a mother and one sister.

Funeral services were held at the home of his son in Brookline on Friday followed by cremation. Rev. R. Perry Bush of Chelsea officiated at the services. The ashes were brought to Chatham on Saturday and interred in the family lot in the Universalist cemetery, Rev. Eben Tirrell reading the committal service at the grave.

Mr. Crosby was a member of Washington Lodge, A. F. and A. M., of Roxbury.

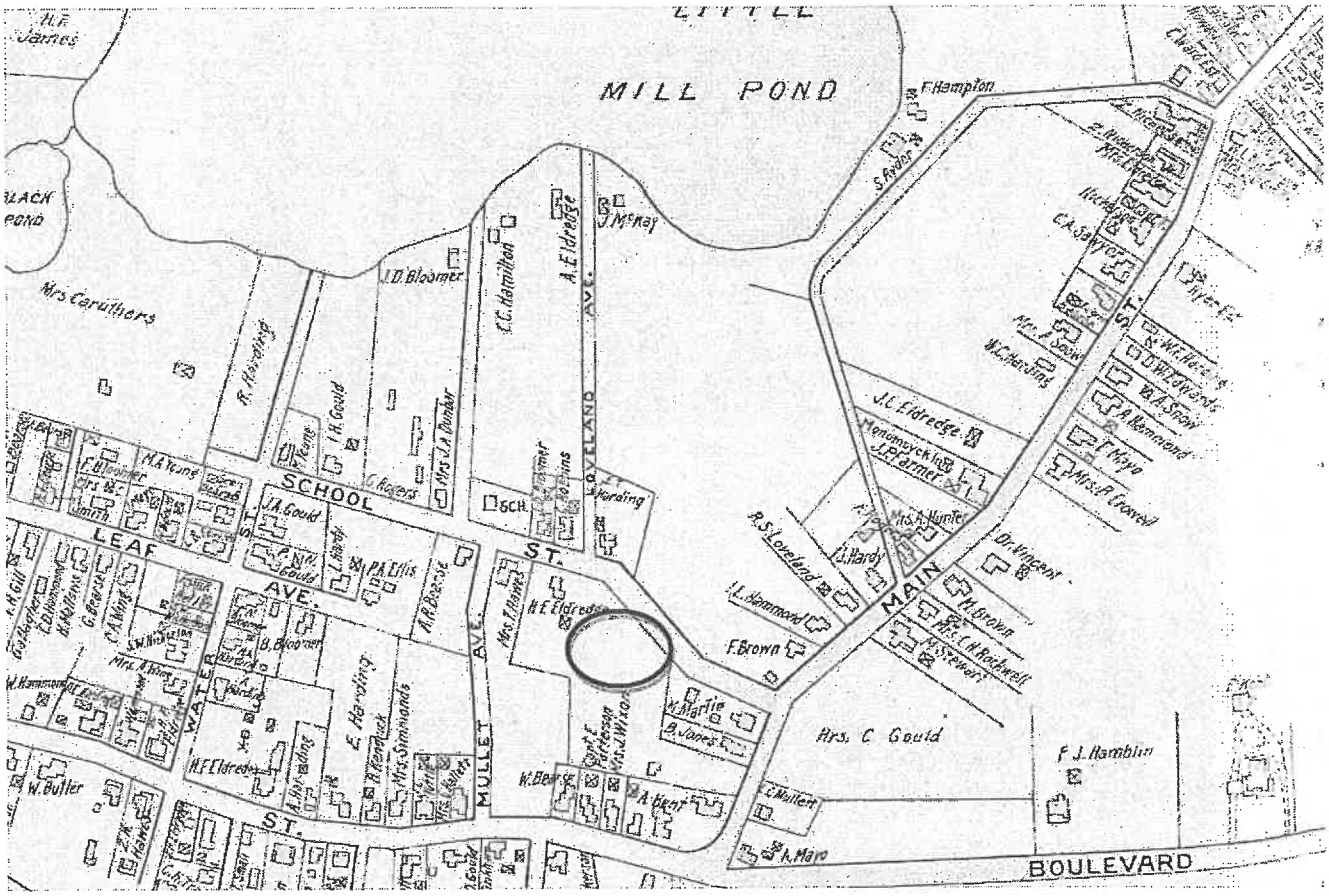
He was a home man and took much pleasure in making his place here truly a comfortable home.

To his wife who is left alone in the home and to the son to whom he was a companion his death is a loss which will be keenly felt.

Mrs. Rowena Crosby, Miss Cora Crosby, Mrs. Almena Kent and Miss Josephine Atkins were called to Brookline to attend the funeral of Mr. Crosby. The maid, Margaret, who has been in the employ of Mr. and Mrs. Crosby for twenty years, also attended the last services.

Mr. and Mrs. Arthur Crosby are at their School street home after a winter spent in Florida.

- **1912** Deed: Land: **Almena Kent, widow, to Arthur R. Crosby**
- **1910** Map Chatham Village



- **1902** 254/427 Parcel of Land + **1899:** 242/152 Tract of Land: **Eliza Hallett to Almena Kent**

  These two deeds are referenced by all the subsequent deeds for the single property.

  [Note: According to the 1901 Chatham Directory, Almena Kent lived at 54 Main.]

152

Know all Men by these Presents,

That I Eliza L. Hallett of Chatham County of Barnstable State of Massachusetts wife of Solomon E. Hallett of said Chatham

IN CONSIDERATION OF One Dollar and other valuable considerations paid by Almena T. Kent of Chatham County aforesaid

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Almena T. Kent a certain lot or parcel of land situated in said Chatham bounded and described as follows. Beginning at the Southeast corner at the Seymour's in range of land of Richard F. Smith thence Northerly by land of said Richard F. Smith one hundred Feet and six inches (100 feet 6 inches) to a stake in range of said other land thence Running Westerly by range of said land one hundred Sixty four feet and Nine inches (164 feet 9 inches) to the town road thence by said town road Southerly three hundred forty feet and Six inches more or less to the land of Herbert Eldridge thence easterly by land of said Herbert Eldredge and Richard F. Smith to point of beginning.

TO HAVE AND TO HOLD the above granted premises with all the privileges and appurtenances thereto belonging to the said Almena T. Kent and her Heirs and Assigns to their own use and behoof forever.

And I do hereby for my self and my Heirs, Executors, and Administrators, do covenant with the said grantee and her Heirs and Assigns, that I am lawfully seized in fee Simple of the afore granted premises: that they are free from all incumbrances.

That I have good right to sell and convey the same to the said as aforesaid; and that I will, and my Heirs, Executors, and Administrators shall, WARRANT AND DEFEND the same to the said grantee and her Heirs and Assigns forever against the lawful claims and demands of all persons.

And, for the consideration aforesaid I Solomon E. Hallett husband of said Eliza L. Hallett do hereby release unto the said grantee and her heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises.

IN WITNESS WHEREOF we the said Eliza L. Hallett and Solomon E. Hallett have hereunto set our hands and seals this Seventh day of April in the year of our Lord one thousand Eight Hundred and ninety nine (1899)

Signed, Sealed, and Delivered, in presence of
Charles T. Bearse

Eliza L. Hallett (L.S.)
Solomon E. Hallett (L.S.)

Commonwealth of Massachusetts

Barnstable ss. Chatham April 7 1899.

Then personally appeared the above named Eliza L. Hallett and acknowledged the foregoing instrument to be her free act and deed; before me,

Charles T. Bearse (L.S.) Justice of the Peace.
Notary Public

Barnstable, ss. Received Jan 9 1900 —189—; and is recorded and compared

Attest, [illegible] Register.

Revenue Stamp Cancelled

Know all men by these presents

That I, Almena J. Kent, widow, of Chatham in the County of Barnstable and Commonwealth of Massachusetts

IN CONSIDERATION OF one dollar ($1) and other valuable considerations to me paid by Arthur R. Crosby of Brookline in the County of Norfolk and Commonwealth aforesaid

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Arthur R. Crosby a certain lot or parcel of land situated in said Chatham and bounded and described as follows: Beginning at the south-easterly corner of the premises in range of Richard T. Linkham's and my other land; thence running northerly by my other land two hundred nine feet and six inches, more or less, to land of Mercyne Martin formerly of Eliza B. Mallett; thence running easterly by land of said Martin one hundred sixty-four feet and ten inches to the Town Road or School Street, so called; thence running southerly by said Town Road three hundred forty-nine feet and six inches to land now or formerly of Herbert Eldredge; thence running easterly by land of said Eldredge and said Linkham to the point of beginning. Meaning and intending hereby to convey the lands conveyed to me by two deeds dated respectively April 7, 1899 and May 3, 1902 and recorded respectively with Barnstable County deeds, Book 242, page 152, and Book 254, page 427

TO HAVE AND TO HOLD the above granted premises with all the privileges and appurtenances thereto belonging to the said Arthur R. Crosby grantee and his Heirs and Assigns to their use and behoof forever.

And I the said Grantor for myself and my Heirs, Executors, and Administrators, do covenant with the said grantee and his Heirs and Assigns, that I am lawfully seized in fee simple of the granted premises: that they are free from all incumbrances

That I have good right to sell and convey the same as aforesaid to the said Grantee, his heirs and assigns, forever as aforesaid and that I will, and my Heirs, Executors, and Administrators shall WARRANT AND DEFEND the same to the said grantee and his Heirs and Assigns forever against the lawful claims and demands of all persons.

~~And for the consideration aforesaid~~

~~do hereby release unto the said grantee and~~ ~~Heirs and Assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all other rights and interests therein.~~

IN WITNESS WHEREOF I the said Almena J. Kent

have hereunto set my hand and seal this twenty-fourth day of January in the year of our Lord nineteen Hundred and twelve

Signed, Sealed, and Delivered, in presence of

Almena J. Kent (Seal)

COMMONWEALTH OF MASSACHUSETTS.

Norfolk ss.

January 24 1912.

Then personally appeared the above-named Almena J. Kent and acknowledged the foregoing instrument to be her free act and deed; before me,

Arthur R. Crosby ~~Justice of the Peace~~ Notary Public

BARNSTABLE, ss. Received January 25, 1912, and is recorded and compared

547

556

The consideration for this deed being less than One hundred (100) Dollars, no Documentary Stamp is hereto affixed.

We, George E. Snow of Chatham, Barnstable County, Massachusetts, and Emma C. Snow, his wife, in her own right, formerly Emma C. Crosby, for consideration paid, grant to Arthur P. Crosby of Brookline, Norfolk County, Massachusetts, with QUITCLAIM COVENANTS, as follows, viz:-

A certain lot or parcel of land situated in said Chatham and bounded and described as follows:

Beginning at the southeasterly corner of the premises now or formerly of Richard F. Tinkham and land now or formerly of Almena T. Kent; thence running northerly by land now or formerly of said Almena T. Kent, two hundred nine feet and six inches, more or less, to land now or formerly of Mervyn Martin, formerly of Eliza L. Hallett; thence running westerly by land now or formerly of said Martin, one hundred sixty-four feet and ten inches to the Town Road or School Street, so called thence running southerly by said Town Road, three hundred forty-nine feet and six inches to land now or formerly of Herbert Eldredge; thence running easterly by land of said Eldredge and said Tinkham to the point of beginning.

Meaning and intending hereby to convey the land conveyed to said Almena T. Kent by two deeds dated respectively April 7, 1899 and May 3, 1902 and recorded respectively with Barnstable County Deeds, Book 242, Page 152, and Book 254, Page 427, and are the same premises conveyed to my late husband, Arthur R. Crosby, by deed dated January 24, 1912 and recorded with said deeds, Book 311, Page 453.

For the Probate Estate of Arthur R. Crosby, see Barnstable Probate Records.

I, George E. Snow, husband of said grantor, release to the grantee all rights of curtesy, homestead and other interests therein.

WITNESS our hands and seals this thirtieth day of December, 1938.

George E. Snow

Emma Crosby Snow

NOT OFFICIAL COPY

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss: 30 December 1938.

Then personally appeared the above named Emma C. Snow and acknowledged the foregoing instrument to be her free act and deed, before me

Mildred E Byby
Notary Public

Barnstable,ss., Received January 13, 1939, and is recorded.

547

557

NOT AN OFFICIAL COPY

Cape Cod Trust Company, a corporation, holder of a mortgage from Arthur A. Clark to Cape Cod Trust Company dated April 25, 1924 recorded with Barnstable County Deeds Book 396 Page 444 assigns said mortgage and the note and claim secured thereby to Grace E. Clark of Eastham, Barnstable County, Massachusetts

(See Mortgage in Book 396 Page 444)

In witness whereof the said Cape Cod Trust Company has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Charles W. Megathlin its President and Roger W. Tillson its Treasurer this 9th day of January A. D. 1939.

Signed and sealed in presence of

Cape Cod Trust Company

by Charles W. Megathlin President

Roger W. Tillson Treasurer

CAPE COD TRUST COMPANY

Commonwealth of Massachusetts

Barnstable ss. January 9th 1939

Then personally appeared the above-named Roger W. Tillson and acknowledged the foregoing instrument to be the free act and deed of the Cape Cod Trust Company

before me, Edna M. Douglas

Notary Public ~~Justice of the Peace~~

My commission expires April 25 1941

Barnstable,ss., Received January 13, 1939, and is recorded.

NOT AN OFFICIAL COPY

I, BARBARA V. CROSBY, widow of Arthur P. Crosby,
of Brookline, Norfolk County, Massachusetts,
being unmarried, for consideration paid, grant to FRANCIS STERN-MONTAGNY and HELEN STERN-MONTAGNY, husband and wife, as tenants by the entirety,

NOT AN OFFICIAL COPY

of Hurley, State of New York, with quitclaim covenants

A certain lot or parcel of land situated in Chatham, Massachusetts, and bounded (Description and encumbrances, if any) and described as follows:

Beginning at the southeasterly corner of the premises now or formerly of Richard F. Tinkham and land now or formerly of Almena T. Kent; thence running northerly by land now or formerly of said Almena T. Kent, two hundred nine feet and six inches, more or less, to land now or formerly of Mervyn Martin, formerly of Eliza L. Hallett; thence running westerly by land now or formerly of said Martin, one hundred sixty-four feet and ten inches to the Town Road or School Street, so called; thence running southerly by said Town Road, three hundred forty-nine feet and six inches to land now or formerly of Herbert Eldredge; thence running easterly by land of said Eldredge and said Tinkham to the point of beginning.

For title see deed of Emma C. Snow (formerly Emma C. Crosby) to Arthur P. Crosby dated Dec. 30, 1938, recorded in Barnstable Registry of Deeds Book 547, Page 556 - and Estate of Arthur P. Crosby, Norfolk County.

This conveyance is subject to the Building and Zoning Laws of the Town of Chatham and real estate taxes assessed as of January 1, 1963.



U.S. REV. STAMPS IN THE AMOUNT OF $3220 WERE AFFIXED TO THIS INSTRUMENT AND WERE CANCELLED, See Indexed Cash Book in Book 1313 Page 713

~~and~~ ~~all~~ ~~rights~~ ~~of~~ ~~homestead~~ ~~in~~ ~~the~~ ~~premises~~ ~~and~~ ~~all~~ ~~other~~ ~~interests~~ ~~hereby~~

Witness my hand and seal this 8th day of APRIL 1963.

BVC Barbara V. Crosby

The Commonwealth of Massachusetts

NORFOLK ss. APRIL 8th 1963.

Then personally appeared the above named Barbara V. Crosby

and acknowledged the foregoing instrument to be her free act and deed, before me

James D. Reynolds
Notary Public—Justice of the Peace

My commission expires My Commission Expires April 9, 1965

(* Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety)

Barnstable, ss., Received April 23, 1963, and is recorded.

Source: Birds Eye View of Chatham - 1894



NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

15

QUITCLAIM DEED

I, FRANCIS STERN-MONTAGNY of Hurley, New York, unremarried widower of Helen Stern-Montagny, for consideration paid, grant to D. RONALD DANIEL and SALLY STORRS DANIEL, husband and wife as Tenants in Common and not as Joint Tenants and not as Tenants by the Entirety, both of 5 Woodland Drive, Darien, Connecticut, with Quitclaim Covenants, that certain parcel of land, together with the buildings thereon, situate in Chatham, Barnstable County, Massachusetts, said land being bounded and described as follows:

WESTERLY by School Street three hundred forty-nine feet six inches (349' 6");

SOUTHERLY by land formerly of Herbert Eldredge, later of Robert Gay and now of Dorothy Walsh, and by land formerly of Richard F. Tinkham and now of George E. Lake et ux;

EASTERLY by land formerly of Almena T. Kent and now of Josephine K. Atkins, two hundred nine feet six inches (209' 6") more or less; and

NORTHERLY by land formerly of Mervyn Martin and now of Elizabeth M. Gibson, one hundred sixty-four feet ten inches (164' 10").

The above-described and conveyed premises are the same as those conveyed in the deed from Barbara V. Crosby to Francis Stern-Montagny and Helen Stern-Montagny by deed dated April 8, 1963 and recorded with Barnstable County Deeds in Book 1198, Page 193, to which deed reference is made for the grantor's title.

Helen Stern-Montagny died intestate in Hurley, New York, on June 10, 1965.

Witness my hand and seal this 10th day of September, 1965.

Francis Stern-Montagny

Commonwealth of Massachusetts

Barnstable, ss. September 10, 1965

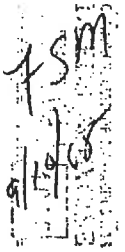
Then personally appeared the above-named Francis Stern-Montagny and acknowledged the foregoing instrument to be his free act and deed, before me,

Igo W. Toabe

Igo W. Toabe - Notary Public

My commission expires December 3, 1971





IGO W. TOABE · ATTORNEY AT LAW · 282 OLD HARBOR ROAD · CHATHAM, MASSACHUSETTS

REC'D SEP 10 1965 AND RECORDED