



Town of Barnstable

Barnstable Historical Commission

www.town.barnstable.ma.us/historicalcommission

Commission Members

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

Administrative Assistant

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

AGENDA

Tuesday, February 16, 2021, 4:00PM

Call to Order

Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and public participation is available through this link <https://zoom.us/j/98861941788> or by dialing 888-475-4499 – Meeting ID: 98861941788 I must inquire whether anyone is taping this meeting and to please make their presence known.

The Barnstable Historical Commission Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Barnstable Historical Commission meeting and public comment can be addressed by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://zoom.us/j/98861941788>

Telephone Number: 888 475 4499 Meeting ID: 98861941788

3. Applicants, their representatives and individuals required or entitled to appear before the Barnstable Historical Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to erin.logan@town.barnstable.ma.us, so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling 508-862-4787 or emailing erin.logan@town.barnstable.ma.us

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

CONTINUED APPLICATIONS

Falkson, Shannon, 27 Parker Road, Osterville, Map 117, Parcel 162, Captain Alexander Bacon House, Built, 1842, Inventoried
Full demolition

APPLICATIONS

Stone, Robert & Lorraine, 195 Pond Street, Osterville, Map 118, Parcel 039/000, Willis Crocker House, built 1912, inventoried
Partial demolition – demolish rear kitchen structure and replace with family room, rear entrance, and master bedroom

Ropes Farm, LLC, 135 Putnam Avenue, Cotuit, Map 036, Parcel 040/001, Captain Benjamin Small House, built c1820, inventoried
Full demolition of the single family structure

McWilliams, Dean & Andrea, 153 Sea View Avenue, Osterville, Map 162, Parcel 023/000, Edward W. Gould House, built 1906, contributing structure in the Wianno Historic District
Full demolition of the shed structure; Partial demolition of the easterly elevation to allow for an addition

Gould, Robert & Shelley, 67 Long Beach Road, Centerville, Map 206, Parcel 019/000, built 1930
Partial demolition to include relocating the front door including replacement of windows and some changes to fenestration

Dunbar Point, LLC, 697 Scudder Avenue, Hyannis, Map 287, Parcel 062/000, Captain Peleg Nye House, built c.1860, contributing structure in the Hyannis Port Historic District
Partial demolition of the guest house structure, built 1900, to include removal of one chimney, remove and reconstruct the second story including the addition of a second story balcony/deck, change fenestration &/or replace windows and doors on all elevations

OTHER

- Update – 2021 Preservation Awards
- Update – Alternatives to demolition sub-committee
- Update – Community Preservation Committee
- Historic events open to the public

APPROVAL OF MINUTES January 19, 2021

MATTERS NOT REASONABLY ANTICIPATED BY CHAIR

ADJOURNMENT

Next Meeting Date: March 16, 2021 & April 20, 2021

Please Note:

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

MOTIONS & FINDINGS

Falkson, Shannon, 27 Parker Road, Osterville, Map 117, Parcel 162, Captain Alexander Bacon House, Built, 1842, Inventoried
Full demolition

MOTION 1: I move that the Barnstable Historical Commission approve the request to withdraw, without prejudice, the Notice of Intent to Demolish Application received on December 22, 2020 for Shannon Falkson, 27 Parker Road, Osterville, Map 117, Parcel 162, Captain Alexander Bacon House, Built, 1842, Inventoried.

Kendall and Welch

Construction

To: Barnstable Historic Commission

From: Kendall and Welch Construction Inc.

108 Parker Road

Osterville Ma. 02655

Subject: Removal of the existing buildings located at 27 Parker Road Osterville.

The current Dwelling and garage structures have been extensively examined by our company and we have determined that both structures have not been properly maintained for many years. The reasons we have determined this are the following;

- Main House: the foundation has collapsed in most areas and as a result created serious structural issues.
- The floors vary in height in excess of 4". The floor joists and walls have been effected by both water damage and bug damage.
- The water damage has created extensive mold throughout the house beyond the point on mitigation.
- The Garage has many of the same issue as well as very poor original construction practices, making it unstable. As a result, because of the lack of maintenance and up keep, the structures are beyond repair.

It would be our intension to replace the existing Greek revival home with a similar Greek revival style home as submitted. We feel this home would be an asset to the village of Osterville and surrounding properties.

Your consideration for the request of this project would be greatly appreciated.

Charles Tardanico

Kendall and Welch Construction

12.21.2020



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

Town Clerk Stamp

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application _____

☒ Full Demotion

☐ Partial Demolition

Building Address: 11 PARKER RD.
 Number Street

OSTERVILLE 02655 Assessor's Map # 117 Assessor's Parcel # 162
 Village ZIP

Property Owner: SHIMMON FALKSON
 Name

Phone# _____

Property Owner Mailing Address (if different than building address) _____

46 NEWBURY ST. NEWTON, MA 02459

Property Owner e-mail address: _____

Contractor/Agent: KENDALL AND WELCH CONSTRUCTION CO INC.

Contractor/Agent Mailing Address: 100 PARKER RD. OSTERVILLE, MA 02655

Contractor/Agent Contact Name and Phone #: RONALD WELCH 508-562-5347
 Name Phone #

Contractor/Agent Contact e-mail address: RON@KENDALLANDWELCH.COM

Demolition Proposed - please itemize all changes:

DEMOLISH EXISTING DWELLING AND
BARN / GARAGE BUILDING. EXISTING DWELLING CONTAINS 5
BEDROOMS

Type of New Construction Proposed: CONSTRUCT NEW CREEK REVIVAL STYLE CAPE WITH
5 BEDROOMS AND A 3 CAR GARAGE AS PER PLANS SUBMITTED.

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

Year built: 1842 Additions Year Built: 1910

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?
 No ☒ Documented by: ☐

Property Owner/Agent Signature _____



Parcel
117-162

Location
27 PARKER ROAD

Village
Osterville

Town sewer account
No

Developer lot:
LOT 1

Road index
1210

Fire district
C-O-MM

Secondary road

Interactive map

Asbuilt septic scan
[117162_1](#)

▼_Owner: FALKSON, SHANNON TR

Owner FALKSON, SHANNON TR	Co-Owner SHANNON FALKSON NOM TRUST	Book page 27143/ 92
Street1 20 MALIA TERRACE	Street2	
City CHESTNUT HILL	State MA	Zip 02467
	Country	

▼_ Land

Acres 0.6	Use Single Fam M-01	Zoning RC	Neighborhood 0112
Topography Level	Street factor Paved	Town Zone of Contribution GP (Groundwater Protection Overlay District)	
Utilities Septic,Gas,Public Water	Location factor	State Zone of Contribution IN	

▼_ Construction

▼_ Building 1 of 1

Year built
1842

Living area
2420

Gross area
2909

Style
Conventional

Model
Residential

Grade
Average Plus

Stories
2 Stories

Roof structure
Gable/Hip

Roof cover
Asph/F GlS/Cmp

Exterior wall
Wood Shingle, Clapboard

Interior wall
Plastered

Interior floor
Hardwood

Foundation
Blk/Pour Ftgs

Heat type
Hot Water

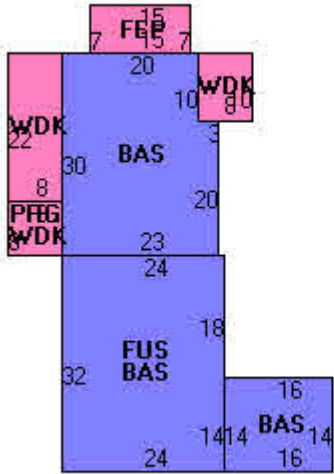
Heat fuel
Gas

AC type
None

Bedrooms
4 Bedrooms

Bath rooms
2 Full-0 Half

Total rooms
10 Rooms



▼_ Permit History

▼_ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	02/20/2013	FALKSON, SHANNON TR	27143/ 92	\$1
2	07/24/2007	FALKSON, PETER J & SHANNON	22208/ 133	\$699,000
3	06/27/2007	DEUTSCHE BANK NATL TR CO	22144/ 89	\$867,000
4	04/10/2003	POLICH, THOMAS A & POLICH, JODI C	16723/ 89	\$735,000
5	12/15/1995	ALLEN, DAVID W & CAROL M	9965/ 179	\$208,050
6	10/15/1987	HOPKINS, JOYCE I	5959/ 329	\$1
7	12/04/1975	HOPKINS, DOUGLAS F & JOYCE I	2271/ 4	\$0

▼_ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
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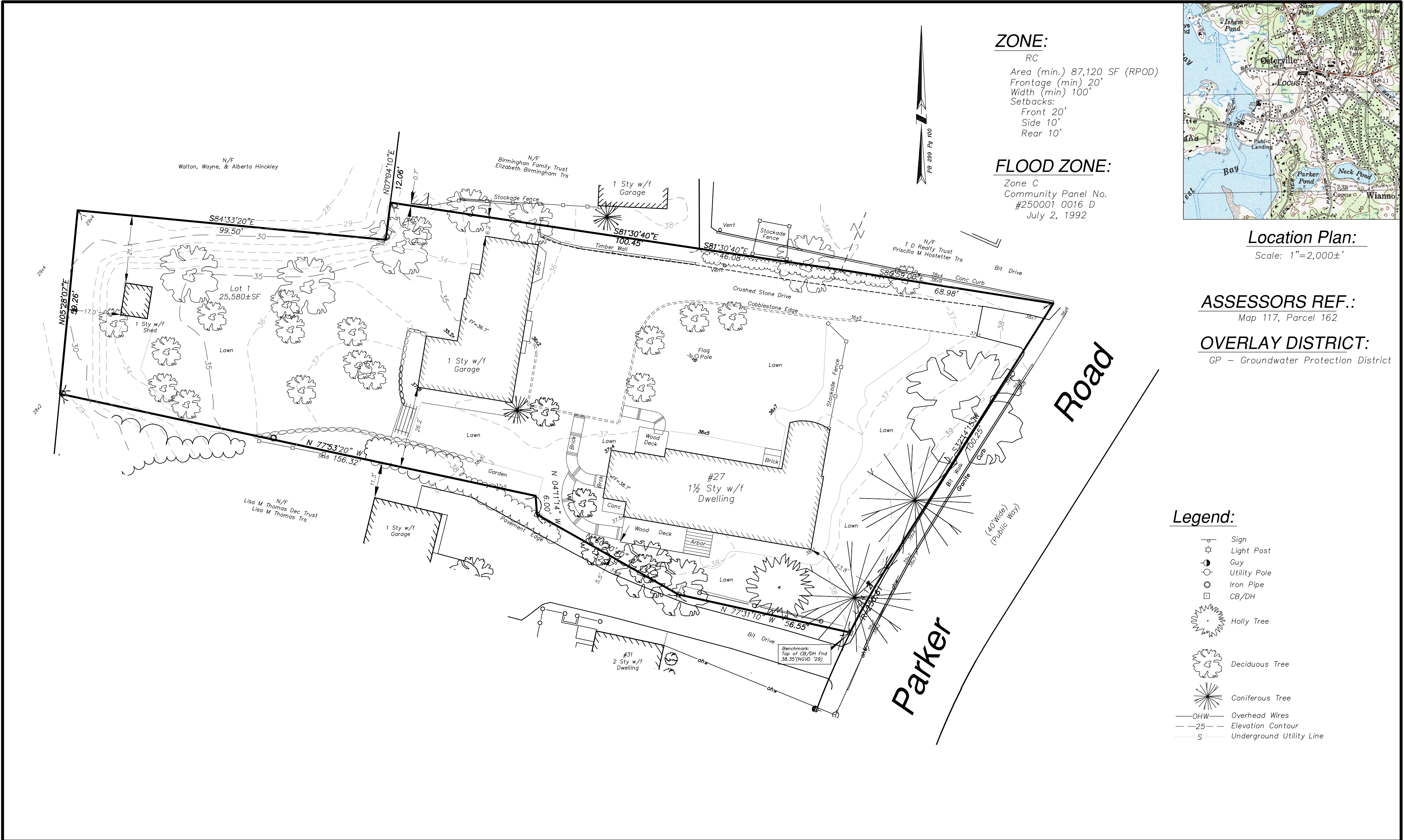
1 Save #	2020 Year	\$201,900 Building Value	\$9,900 XF Value	\$3,500 OB Value	\$445,400 Land Value	\$660,700 Total Parcel Value
2	2019	\$201,900	\$9,900	\$4,800	\$467,600	\$684,200
3	2018	\$168,200	\$9,900	\$5,500	\$445,400	\$629,000
4	2017	\$161,500	\$9,600	\$5,900	\$445,400	\$622,400
5	2016	\$161,500	\$9,600	\$5,900	\$437,000	\$614,000
6	2015	\$197,100	\$11,300	\$7,900	\$441,200	\$657,500
7	2014	\$197,100	\$11,300	\$8,500	\$441,200	\$658,100
8	2013	\$197,100	\$11,300	\$9,100	\$441,200	\$658,700
9	2012	\$201,600	\$10,500	\$7,900	\$673,400	\$893,400
10	2011	\$211,500	\$3,500	\$4,800	\$673,400	\$893,200
11	2010	\$212,100	\$3,500	\$5,900	\$673,400	\$894,900
12	2009	\$225,900	\$2,600	\$4,600	\$759,000	\$992,100
13	2008	\$225,900	\$2,600	\$4,600	\$743,500	\$976,600
15	2007	\$225,900	\$2,600	\$4,600	\$743,500	\$976,600
16	2006	\$204,500	\$2,600	\$5,300	\$712,500	\$924,900
17	2005	\$176,500	\$2,400	\$10,100	\$492,700	\$681,700
18	2004	\$140,300	\$2,300	\$10,200	\$341,100	\$493,900
19	2003	\$118,500	\$2,300	\$10,200	\$192,000	\$323,000
20	2002	\$118,500	\$2,300	\$10,200	\$192,000	\$323,000
21	2001	\$118,300	\$2,400	\$9,700	\$192,000	\$322,400
22	2000	\$104,700	\$2,300	\$9,700	\$103,700	\$220,400
23	1999	\$104,700	\$2,300	\$7,800	\$103,700	\$218,500
24	1998	\$104,700	\$2,300	\$7,800	\$103,700	\$218,500
25	1997	\$106,200	\$0	\$0	\$95,800	\$205,700
26	1996	\$106,200	\$0	\$0	\$95,800	\$205,700
27	1995	\$106,200	\$0	\$0	\$95,800	\$205,700
28	1994	\$95,300	\$0	\$0	\$71,800	\$170,800
29	1993	\$95,300	\$0	\$0	\$71,800	\$170,800
30	1992	\$108,500	\$0	\$0	\$79,800	\$192,500
31	1991	\$120,700	\$0	\$0	\$95,800	\$228,000
32	1990	\$120,700	\$0	\$0	\$95,800	\$228,000
33	1989	\$120,700	\$0	\$0	\$95,800	\$228,000
34	1988	\$85,700	\$0	\$0	\$76,800	\$179,100
35	1987	\$85,700	\$0	\$0	\$76,800	\$179,100
36	1986	\$85,700	\$0	\$0	\$76,800	\$179,100
39	1983	\$0	\$0	\$0	\$0	\$0

Photos









ZONE:

RC
Area (min.) 87,120 SF (RPOD)
Frontage (min) 20'
Width (min) 100'
Setbacks:
Front 20'
Side 10'
Rear 10'

FLOOD ZONE:

Zone C
Community Panel No.
#250001 0016 D
July 2, 1992



Location Plan:

Scale: 1"=2,000±'

ASSESSORS REF.:

Map 117, Parcel 162

OVERLAY DISTRICT:

GP – Groundwater Protection District

Legend:

- Sign
- Light Post
- Guy
- Utility Pole
- Iron Pipe
- CB/DH
- Holly Tree
- Deciduous Tree
- Coniferous Tree
- Overhead Wires
- Elevation Contour
- Underground Utility Line

Title:
**Existing Conditions Plan
Of 27 Parker Road
Barnstable (Osterville) Massachusetts**

PREPARED BY:

CapeSurv

23 West Bay Rd, Suite G
Osterville MA 02655
(508) 420-3994 / 420-3995fax
www.capesurv.com

PREPARED FOR:
Kendall And Welch Construction Co.

- Notes/Revision:
- 1.) The property line information shown was compiled from available record information.
 - 2.) The topographic information was obtained from an on the ground survey performed on or between 02/MAR/11 and
 - 3.) The datum used is NGVD '29, a fixed mean sea level datum.

Date: **December 17, 2020** Scale: **1"=20'**

Field: WHK/MLL Review: RRL
Comp/Draft: RRL Drawing # C510_4g1





TARDANICO RESIDENCE
61 PARKER ROAD, OSTERVILLE, MA, 02655

PROJECT TEAM

ARCHITECTURAL DESIGN: FINE LINE DESIGN
8 WEST BAY RD.
OSTERVILLE, MA, 02655

DESIGN CONSULTANT: IVAN BEREZNICKI ASSOCIATES, INC
82 BAY STREET
OSTERVILLE, MA, 02655

STRUCTURAL ENGINEER: TAYLOR DESIGN, LLC
GREG TAYLOR, P.E.
11922 HEATHER WOODS CT.
NAPLES, FL, 34120

CONTRACTOR: KENDALL AND WELCH CONSTRUCTION
874 MAIN STREET
OSTERVILLE, MA, 02655

FINE LINE DESIGN

8 WEST BAY ROAD
OSTERVILLE, MASSACHUSETTS 02655
(508) 420-1296 www.finelinedesign.com

TARDANICO RESIDENCE

61 PARKER ROAD
OSTERVILLE, MASSACHUSETTS, 02655

PROJECT # 1516

PERMIT SET

DATE: 11/18/15

REVISED:

SCALE: AS NOTED

COVER SHEET

A-O



FINE LINE DESIGN
8 WEST BAY ROAD
OSTERVILLE, MASSACHUSETTS 02655
(508) 420-1296 www.finearchitecturaldesign.com

TARDANICO RESIDENCE
61 PARKER ROAD
OSTERVILLE, MASSACHUSETTS, 02655

PROJECT # 1516

PERMIT SET

DATE: 11/18/15

REVISED:

SCALE: AS NOTED

ELEVATIONS

A-1



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



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

FINE LINE DESIGN

8 WEST BAY ROAD
OSTERVILLE, MASSACHUSETTS 02655
(508) 420-1296 www.finelinedesign.com

TARDANICO RESIDENCE

61 PARKER ROAD
OSTERVILLE, MASSACHUSETTS, 02655

PROJECT # 1516

PERMIT SET

DATE: 11/18/15

REVISED:

SCALE: AS NOTED

ELEVATIONS

A-2

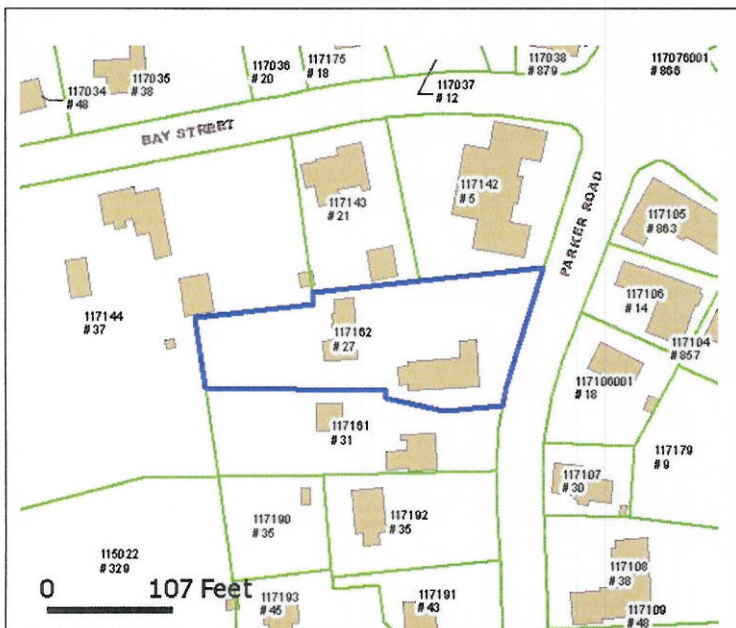
FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



Recorded by: Geoffrey E Melhuish, ttl-architects

Organization: Town of Barnstable

Date (month / year): August 2009

Assessor's Number USGS Quad Area(s) Form Number

117 162

754

Town: Barnstable

Place: (neighborhood or village)
Osterville

Address: 27 Parker Road

Historic Name: Captain Alexander Bacon House

Uses: Present: Single-Family Residential

Original: Single-Family Residential

Date of Construction: c 1850

Source: Historic Maps, Atlases, and Deeds

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Granite/Poured concrete

Wall/Trim: Wood Clapboards/Wood Trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

A one-story, one-car garage is located west of the residence.

Major Alterations (with dates):

Condition: Good

Moved: no | x | yes | | **Date** _____

Acreage: .60 acre

Setting: The building faces north and is setback approximately ten feet from the road on a level lot.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BARNSTABLE

27 Parker Road

Area(s) Form No.754



Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

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

27 Parker Road (BRN-2291) is a one-and-one-half story wood frame residence. The building adopts an I-shaped plan on a granite and poured concrete foundation. The building faces north and is setback slightly from the edge of the road. The house is situated perpendicular to the road. The building terminates in a front gable roof sheathed with asphalt shingles. A pair of gable roof dormers are situated on the north roof plane. Each dormer features two 6/6 double-hung wood sash windows set within simple wood surrounds. An interior brick chimney pierces the ridge of the roof. The building is clad with painted wood clapboards. The entry is obscured from view by a one-story ell projecting from the northeast corner of the residence and a privacy fence. A one-story garage is located west of the residence. The garage is clad with wood clapboards. 27 Parker Road is a modest example of a mid-nineteenth century residence constructed in Osterville.

HISTORICAL NARRATIVE

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.

27 Parker Road (BRN-2291) appears to have been constructed during the mid nineteenth century by Captain Alexander Bacon (B. 1815) and his wife (Mary B. 1818). Captain Bacon is shown on the 1858 and 1880 maps as residing at the property. Their daughter, Ida K. Hall (B. 1854) owned the property after his death with her husband, Azor (b. 1851) eventually selling the property to their son Charles A. Hall (B. 1875) Charles Hall and his wife, Ethel (B. 1875) occupied the residence in the 1930 census. Mr. Hall is listed as a carpenter. The property eventually transferred from the Hall family in 1975 when Douglas Hopkins purchased the property from the son of Charles and Ethel, Delton C. Hall (B. 1906). 27 Parker Road is currently owned by Peter J. and Shannon Falkson.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds.

FamilySearch

Map of Barnstable. Published by G.H. Walker & Co, 1880. With inset details of Village of Osterville. [available online at historicmapworks](#)

Map of Barnstable. Published by Walker Lithograph and Publishing Company, 1905. With inset details of Osterville. [available online at historicmapworks](#)

Map of Barnstable. Published by Walker Lithograph and Publishing Company, 1910. With inset details of Osterville. [available online at historicmapworks](#)

Town of Barnstable. Assessors Records.

U.S. Commerce Dept. Census Bureau, 1840-1930.

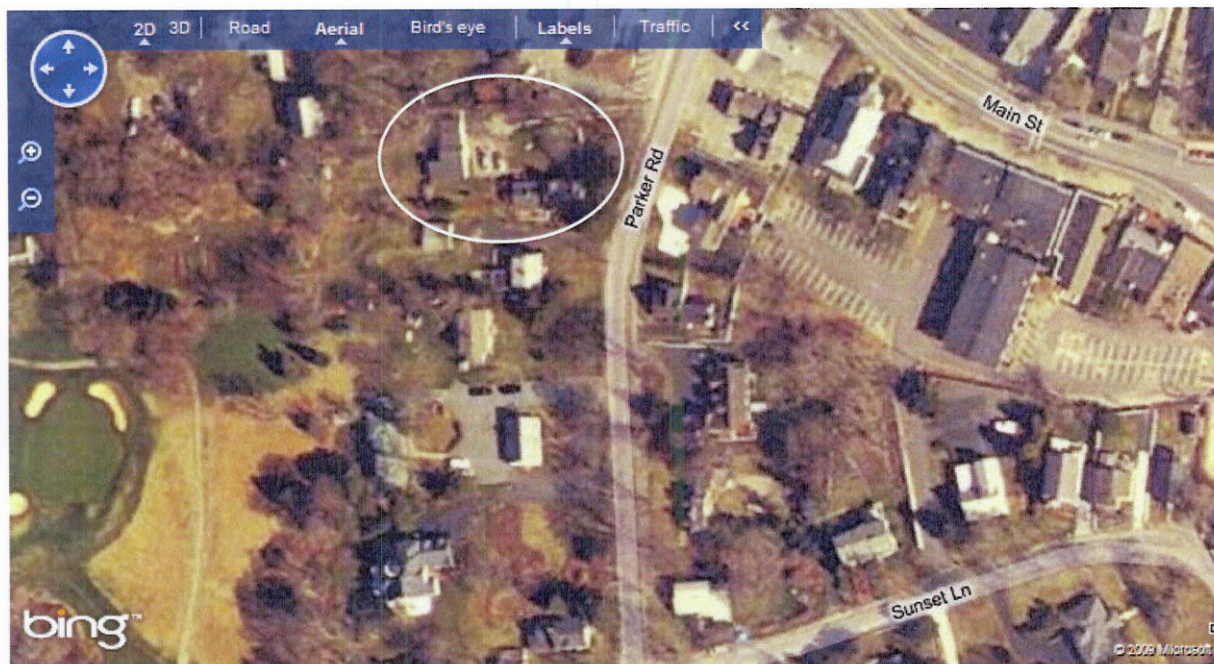
INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BARNSTABLE

27 Parker Road

Area(s) Form No.754



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).
Indicate north

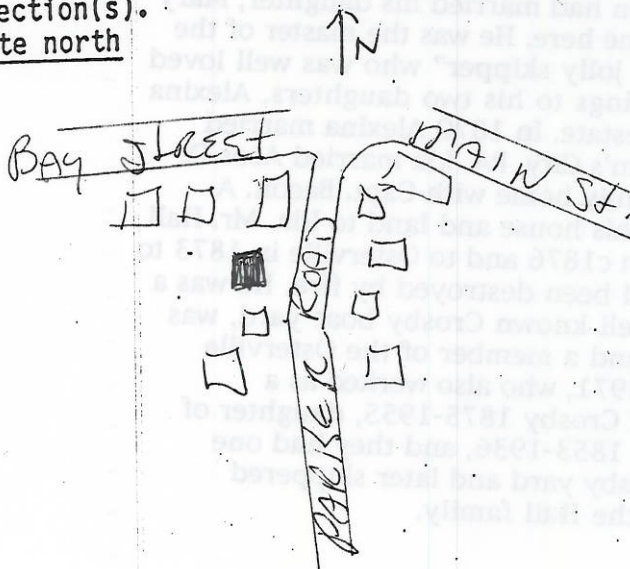


Photo #98-24-B52

AREA

FORM NO.

117(162)

OVB

52

24

BRH-754

Town Barnstable (Osterville)

Address 27 Parker Road

Historic Name Capt Alexander Bacon

Use: Present residence

Original residence

DESCRIPTION

Date 1842

Source Registry of Deeds

Style Greek Revival

Architect unknown

Exterior Wall Fabric clapboard

Outbuildings Barn/garage

Major Alterations (with dates) c1910

side ell

Condition good

Moved no Date -

Acreage .66

Setting residential zone abutting
village business

Recorded by Barbara Crosby

Organization Barnstable Historical Co

Date 1981, revised 1985, 1998

UTM REFERENCE

USGS QUADRANGLE

SCALE

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

The Bacon House is a well detailed local example of the Greek Reviva style. It is a 3/4 Cape cottage enclosed by a gable roof which has retained its traditional lengthwise orientation rather than turning its gable end to the street. It is articulated with wide cornerboards, frieze and a raking cornice. Its handsome entry has a surround consisting of 3/4 sidelights, and pilasters carrying a full entablature. Windows are simply framed and contain 6/6 sash. The two large dormers on the front slope of the roof may be later additions.

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

Capt. John Cammett 1784-1864 who was owner/master of the schooner "Talent" built for him in 1828 by the famous Osterville shipbuilder, Oliver Hinckley, sold this land to Capt. Alexander Bacon 1814-1895 in 1842. Capt. Bacon had married his daughter, Mary Cammett 1818-1871, in 1836 and they built their home here. He was the master of the "Ann T. Sipples" and was known as a "kind hearted, jolly skipper" who was well loved by the village children. In 1883 he gave all his holdings to his two daughters, Alexina Mary 1850-1941 and Ida 1853-1939, retaining a life estate. In 1870 Alexina married William L. Scudder 1845-1928 and they moved to Karn's City, PA. Ida married Azor D. Hall 1850-1930 in 1874 and they remained in the family home with Capt. Bacon. A codicil to his will cancelled the 1883 deed and gave this house and land to Ida. Mr. Hall was born in Bridgetown, Nova Scotia, moved to Boston c1876 and to Osterville in 1873 to help rebuild the famous Cotochesett Hotel which had been destroyed by fire. He was a fine carpenter who worked for many years at the well known Crosby boat yard, was on the building committee for the 1898 Union Hall and a member of the Osterville Band. The Halls had one child, Charles A. Hall 1874-1971, who also worked as a carpenter in the boat yard. In 1902 he married Ethel Crosby 1875-1955, daughter of the famous boat and yacht builder Herbert F. Crosby 1853-1936, and they had one child, Delton Hall 1905-1992, who worked at the Crosby yard and later skippered yachts. The property remains in the ownership of the Hall family.

BIBLIOGRAPHY and/or REFERENCES

Atlas - 1858, 1880, 1907
Osterville A Walk Through the Past 1979 Chesbro/Crosby
Osterville Vol I 1988, Vol. II 1989 Paul Chesbro
Trayser, Barnstable, Three Centuries of a Cape Cod Town, 1939
Barnstable Directory 1895



GOOD OLD DAYS—This is the home of Alexander Bacon on Parker Road, Osterville as it looked in 1890. At gate is Bacon's daughter, Ida Bacon Hall, with her pet dog. In 1964, the house, which was built in 1842, was the first village home to receive a historic plaque from Osterville Historical Society.

At least the memories can't be demolished

A stone's throw from the tiny rotary and flagpole at the center of the village, an old house on Parker Road in Osterville is slated for demolition by its new owners sometime next year.



Sean GONSALVES

Other than the small metal plaque hanging above No. 27 – quietly proclaiming the single-family residence as the former home of Capt. Alexander Bacon – you might not know this wood-framed Greek Revival house with gray clapboards and white trim carried any real historical significance.

If the walls inside the Bacon House

could talk, they'd speak of oysters, cat-boats, summer cottages, temperance societies and intricate family genealogies with surnames visitors associate only with street signs and local waterways.

The Crosbys, Halletts, Halls, Lovells, Lumberts, Phinneys and Scudders had come to replace names and landmarks familiar to the "South Sea Indians" who once lived along the shores of Barnstable's three sheltered bays.

The two-third-acre lot at 27 Parker Road was purchased by Captain Bacon in 1842 from his father-in-law, Bacon, described in town historical records as master of the Ann T. Sipples and a "kind-hearted, jolly skipper," built the home where he and his wife, Mary Cammett,

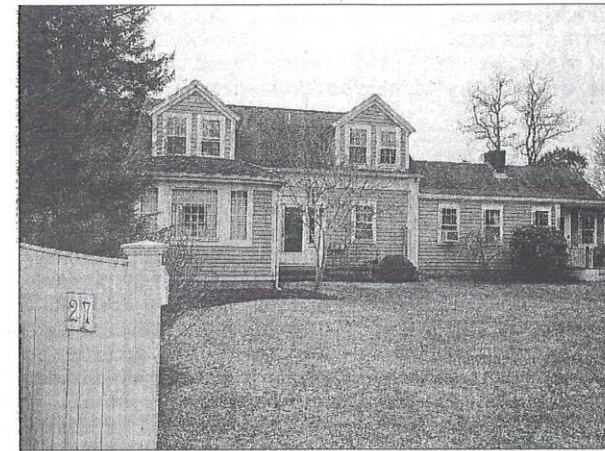
would live out their lives.

In the ensuing years, it was handed down to the Bacons' two daughters, Mary and Ida. But even then, the "jolly skipper" remained in the home with Ida and her husband, Azor D. Hall, who had come to Osterville to help rebuild the fire-ravaged Cotochesett Hotel.

Azor Hall also worked in the Crosby boatyard for many years, as did his son Charles A. Hall, who would later inherit the family domicile.

In 1902, Charles Hall married Ethel Crosby, daughter of the famous boat and yacht builder Herbert F. Crosby. Three years later, Ethel gave birth to their only

see GONSALVES, page 4



CHRISTINE HOCHKEPPEL/CAPE

The new owners of this historic home at 27 Parker Road in Osterville are seeking to demolish the structure and build a new one. Former residents attested to its value at a hearing this week.

BUY IN BULK & SAVE \$\$\$

DPM has freezer plans starting from \$29.99 up to \$199.99!

Did You Know that We Deliver?
Call Mon.-Fri. 7am-10am
For Same Day Delivery

WE ARE A 100% CERTIFIED ANGUS BEEF HOUSE!

OUR MEAT BLACKBOARD SPECIALS

Now Taking St. Patrick's Day Orders for Corned Beef

Top Round London Broil Steak	Save \$1.00 lb	\$3.99 lb
Extra Lean Ground Chuck (3lbs. or more)		\$3.99 lb
Extra Lean Ground Sirloin (3lbs. or more)		\$4.49 lb
Chuck Pot Roast		\$3.99 lb
Fresh All Natural Boneless Chicken Breast		\$2.79 lb
All Natural Bone-In Center Cut Pork Chops		\$2.59 lb
Fresh Calves Liver	Save \$2.00 lb	\$2.99 lb
PEARL'S Gray Flat Cut Corned Beef "Simply the Best"		\$4.99 lb

Chicken Pies ~ 3 Flavors to choose from!
6" \$5.99 • 10" \$11.99

Featured Items:

The Original & Famous SPOON ROAST™

Save \$1.00 lb. **\$5.99 lb**

NY Strip Sirloin Steak

Save \$4.00 lb. **\$9.99 lb**

Sale Effective 3/1/12 - 3/6/12 Not Responsible for Typographical Errors. Subject to Change Without Notice.

DELI

In-Store Baked Imported Ham \$6.99 lb

Boar's Head Honey Maple Turkey Breast.. \$6.99 lb

Boar's Head Baby Swiss Cheese \$6.99 lb

GROCERY

Hood Milk 1% Gallons..... \$2.99

Hood Sour Cream (16 oz)..... 2 for \$4.00

UTZ Potato Chips (10 oz) \$2.99

Stash Teas..... 2 for \$5.00

Calise Bulkie Rolls 2 for \$5.00

PRODUCE

Pineapples..... \$2.99

Grapefruits 2 for \$1.00

Red Peppers \$1.49 lb

Zucchini or Summer Squash..... 99¢ lb

WINE

Polka Dot Riesling (750ml).....

Redwood Creek Wines (1.5L).....

Apothic Red Wine (750ml).....

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Dennis Public Market

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CC TIMES 3/1/2012

slipping in and out of the post office near the Taunton Green were overwhelmingly supportive of the idea.

"That would be cool," said Jessica Palkens, a Taunton resident who likes

she said.

And Alice Gomes, who has lived in the city for 21 years, said she looks forward to hopping a bus to watch people gamble.

But Michael Riccio, another Taunton resident, said he's concerned a casino could cause a spike in the city's crime rate, which has dropped dramatically in recent years.

casino will offer tribe members a much needed economic boost, too.

"It's been a long time coming this far, and it will be good for the tribe," he said.

native energy site, but the already is working with a pany to cover it with solar els to supply the municipa electrical needs, White said

Gonsalves: Demolition is delayed for six months

from A3

child, Delton Crosby Hall. And like his forebears, Delton married and had children of his own, four girls: Betsy, Alison and twins Leslie and Laurie.

And that's where the line ends.

For reasons the surviving "Hall girls" can only guess, their father never asked them if they wanted the intergenerational residence passed on to them. Instead, in the 1960s, he announced that he had sold the property - which at that time included a second home at 31 Parker Road - to someone outside the family.

Alison has since passed away. Laurie settled in Sandwich, while her twin sister Leslie headed off-Cape. Betsy never left Osterville, tending to her own family in the home where she still resides on Old Mill Road.

It was at a recent family funeral that cousin Ted Crosby asked the Hall girls if they had seen the notice in the paper.

The notice said the new Bacon House owners - a couple from Newton - had filed a permit to demolish the premises and were scheduled to go before the Barnstable Historical Commission earlier this week.

Betsy and Laurie were there - not to announce an offer to buy. That's not in the cards. And, given that the home isn't located in the Old King's Highway Regional Historic District, where rebuilding and renovation are strictly (some say too stringently) regulated, there wasn't much they could do other than testify to the historic value of their former home and express the hope the new owners might donate a piece or two of the old structure to the local historical society.

The home's new owners - who couldn't be reached for comment - weren't there. Neither was their attorney. And so the commission did the only thing its preservational power allows, which was vote that the house not be demolished for at least six months. It was really

a symbolic gesture of solidarity, considering that the new owners don't plan on doing anything to the Bacon House until next year anyway.

After the hearing, I met with Laurie and Betsy at Betsy's home on Old Mill Road for a walk down memory lane.

"That house is one place in the village that hasn't undergone terrible renovation, and it just housed so many interesting people," Betsy said.

"It did," Laurie chimed in. "It housed Ms. Kathy, our librarian, women and their families during the war years, me, my sister. Everybody knew about this house."

For these two sisters, the Bacon House is special, not only because it's where they remember grand St. Patrick's Day parties, always-ready warm cookies or that bitter-sweet day when their grandmother passed away in her chair moments after handing out pieces of candy to the children, but also because the history of their old homestead

is a microcosm of what's happened to Osterville.

"Things have changed so much that the character of the village is pretty much gone. Now it's just like every other posh village," Laurie lamented, ticking off all the places that have been torn down, rebuilt or paved over.

They both know nothing lasts forever, and there's no use in trying to stop the hands of time. But ...

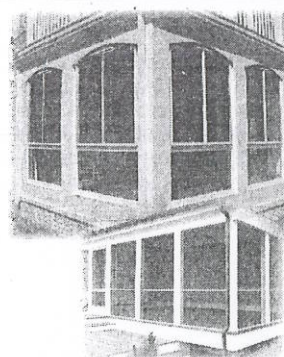
Last summer on Osterville Day, Betsy said, she sat out in front of a shop on Main Street, thinking she would get a chance to bump into all of her old village friends. "But I didn't see a soul," she said.

Laurie shakes her head, wearing a knowing smile. "The house and character of the village is important. It shouldn't just be forgotten. But we have to accept that this is what it is," she said.

Email Sean Gonsalves at sgonsalves@capecodonline.com.

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MOTIONS & FINDINGS

Stone, Robert & Lorraine, 195 Pond Street, Osterville, Map 118, Parcel 039/000, Willis Crocker House, built 1912, inventoried

Partial demolition – demolish rear kitchen structure and replace with family room, rear entrance, and master bedroom

MOTION 1:

I move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 195 Pond Street, Osterville, is a Preferably Preserved Significant Building.

Second the motion

Vote AYE or NAY:

AYE: will impose 18 month delay

NAY: will not impose 18 month delay

ROLL CALL VOTE: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay

NEXT CHOOSE ONLY ONE OF THE FOLLOWING VOTES:

IF MOTION 1 PASSES (AYE VOTE):

I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably Preserved Significant Building located at 195 Pond Street, Osterville **is** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the partial demolition IS detrimental – demolition delay is imposed

ROLL CALL VOTE: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay

OR - IF MOTION 1 FAILS (NAY VOTE):

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 195 Pond Street, Osterville **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the partial demolition of the single family structure IS NOT detrimental – no demolition delay imposed

ROLL CALL VOTE: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay



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

Town Clerk Stamp

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application January 6, 2021

☐ Full Demotion

☒ Partial Demolition

Building Address: 195 Pond Street
Number Street

Osterville
Village

02655
ZIP

Assessor's Map # 118 Assessor's Parcel # 39

Property Owner: Robert E. and Lorraine S. Stone
Name

508-922-0009
Phone#

Property Owner Mailing Address (if different than building address) 28 Concord Greene, Unit 4, Concord, MA 01742

Property Owner e-mail address: restone57@gmail.com

Contractor/Agent: Homeowner

Contractor/Agent Mailing Address: _____

Contractor/Agent Contact Name and Phone #: _____
Name

Phone #

Contractor/Agent Contact e-mail address: _____

Demolition Proposed - please itemize all changes:

In 2018, we replaced the existing 1912 porch structure with a new kitchen structure. We are now proposing to replace the original 1912 kitchen structure (240 sf) with a new family room, rear entrance, and master bedroom structure (769 sf). The documents submitted with this application illustrate the plan areas to be removed and the new plan areas. The proposed new construction will be architecturally consistent with the original 1912 detailing as well as the other renovations that we have completed since purchasing the property in 2011.

Type of New Construction Proposed: See above.

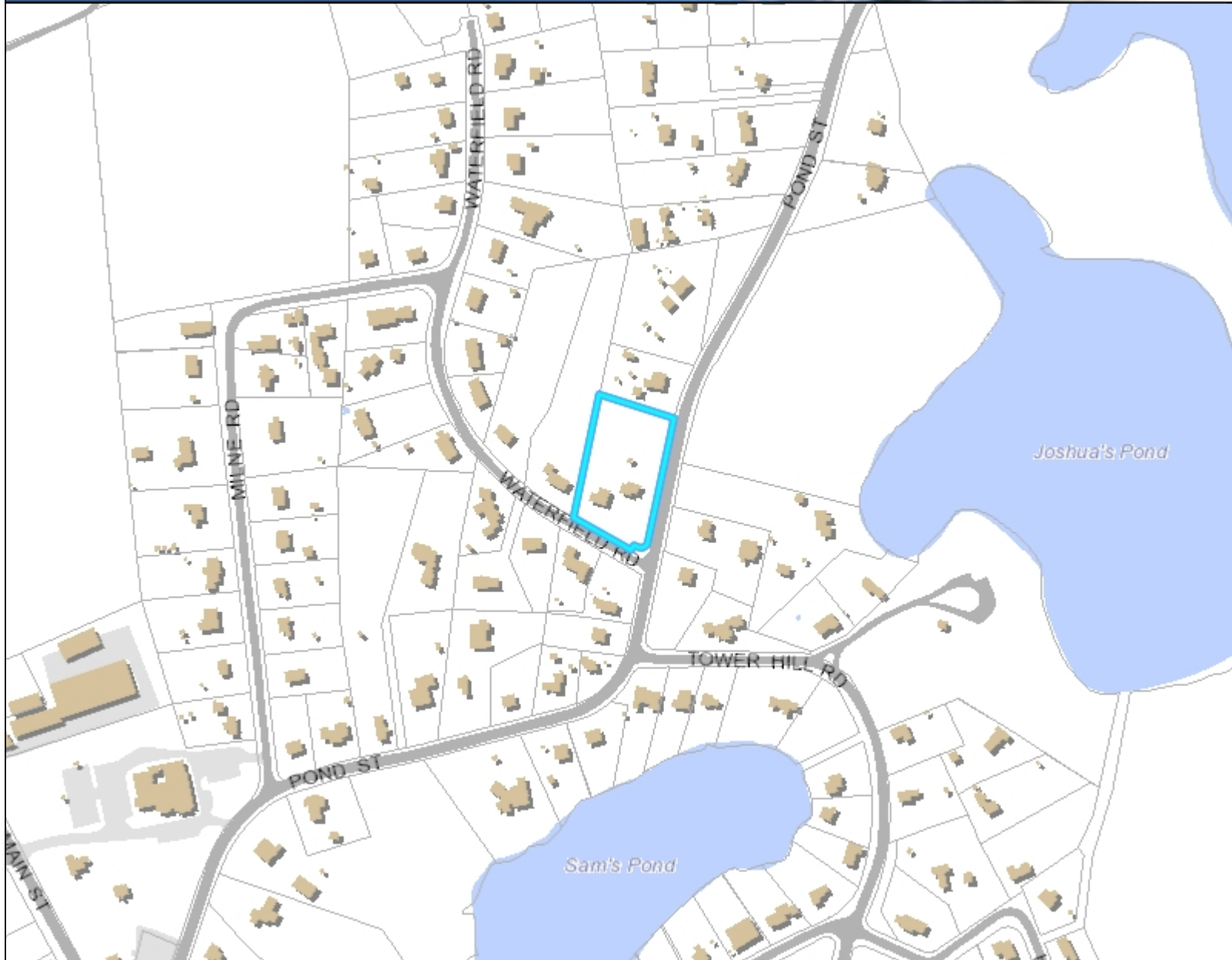
Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1912

Additions Year Built: Kitchen 2018

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

Property Owner/Agent Signature

**Legend**

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

Map printed on: 1/15/2021

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet



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

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

**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Map printed on: 1/15/2021

0 83 167 Feet

Approx. Scale: 1 inch = 83 feet



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

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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Parcel
118-039

Location
195 POND STREET

Village
Osterville

Town sewer account
No

Developer lot:
LOT 1

Road index
1295

Fire district
C-O-MM

Secondary road
WATERFIELD ROAD

Interactive map


Asbuilt septic scan
[118039_1](#) , [118039_2](#)

▼_Owner: STONE, ROBERT E III & LORRAINE S

Owner STONE, ROBERT E III & LORRAINE S	Co-Owner	Book page 25292/ 300
Street1 28 CONCORD REENE UNIT 4	Street2	
City CONCORD	State Zip Country MA 01742	

▼_ Land

Acres 1.17	Use Single Fam M-01	Zoning RC	Neighborhood 0107
Topography Level	Street factor Paved	Town Zone of Contribution WP (Wellhead Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor	State Zone of Contribution IN	

▼_ Construction

▼_ Building 1 of 1

Year built
1912

Living area
1380

Gross area
2374

Style
Conventional

Model
Residential

Grade
Average

Stories
2 Stories

Roof structure
Gable/Hip

Roof cover
Asph/F GlS/Cmp

Exterior wall
Wood Shingle

Interior wall
Wall Brd/Wood

Interior floor
Hardwood

Foundation
Brick Walls

Heat type
Hot Water

Heat fuel
Gas

AC type
None

Bedrooms
3 Bedrooms

Bath rooms
2 Full-0 Half

Total rooms
6



▼_ Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
11/19/2019	Addn Alt-Res	19-3239	\$6,000	02/21/2020	Remove existing exterior trims, shingle siding, windows, board sheathing on the existing West Elevation. Infill four existing abandoned window openings, Install one new window to match existing. Replace board sheathing with firestopping and plywood shea
06/19/2019	Addn Alt-Res	19-1758	\$18,000	02/21/2020	North elevation front entry porch - remove existing and reconstruct porch in new location to match existing. Replace existing north elevation sheathing, windows, trims and siding to match existing. Install fire blocking as required at balloon framing.
08/01/2016	Alt-Int work-Res	16-2005	\$13,200	08/29/2019	Interior renovations of a second floor bedroom to include full gut down to rough framing, new furred exterior wall, new electrical, new exterior wall insulation (total R value to be R-36), new floor, wall and ceiling finishes, new doors, new attic insulat
07/09/2015	Remodel-	201503799	\$30,000	08/29/2019	PHASE 2 OF MULTIPHASE PROJECT REPLACE PORCH (ENCLOSED) W/A

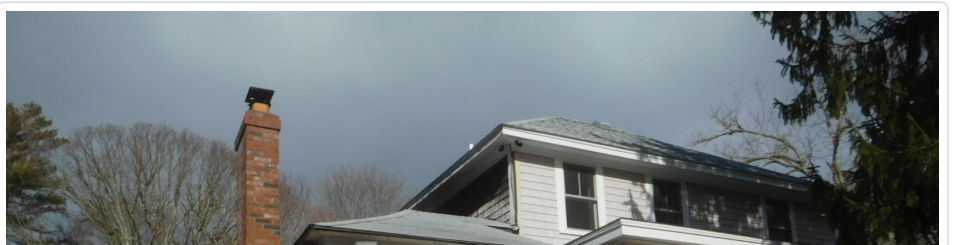
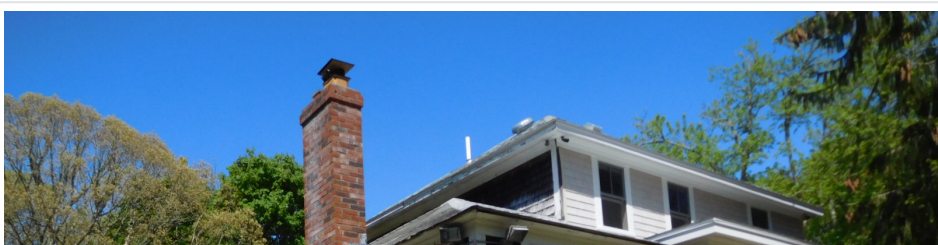
Addition		NEW KIT. MISC. ENERGY UPGRADES					
Issue Date	Purpose	Permit Number	Amount	Inspection Date	Comments		
05/22/2013	Remodel	201303177	\$14,000	05/18/2013	RENO EXIST BTH-CONVERT BDRM TO BTH-PHASE 1 OF MULTIPLE PHASE RENO		
04/29/2011	New Roof	201102240	\$2,500	06/30/2011	REOOF STRIPPING OLD		
10/02/1985	Detached Garage	B28520	\$0	02/15/1986	OS GARAGE		
10/02/1985	Detached Garage	B28521	\$15,000	02/15/1986	OS GARAGE		
10/01/1985	Detached Garage	B28520A	\$0	06/30/1986	OS GARAGE		
10/01/1985	Detached Garage	B28521A	\$15,000	06/30/1986	OS GARAGE		
Sale History							
Line	Sale Date	Owner			Book/Page	Sale Price	
1	03/02/2011	STONE, ROBERT E III & LORRAINE S			25292/ 300	\$225,000	
2	05/21/2010	FEDERAL HOME LOAN MORTGAGE CORPORATION			24566/ 129	\$225,713	
3	02/02/1978	WHITELEY, JOHN A			2658/ 18	\$0	
Assessment History							
Save #	Year	Building Value		XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$166,200		\$23,900	\$48,900	\$160,000	\$399,000
2	2020	\$156,200		\$20,300	\$36,700	\$171,700	\$384,900
3	2019	\$125,600		\$21,600	\$38,100	\$182,100	\$367,400
4	2018	\$95,400		\$21,600	\$37,700	\$212,200	\$366,900
5	2017	\$91,500		\$21,200	\$42,100	\$212,200	\$367,000
6	2016	\$89,000		\$24,500	\$41,000	\$213,200	\$367,700
7	2015	\$95,600		\$25,600	\$39,100	\$204,300	\$364,600
8	2014	\$105,200		\$19,400	\$58,900	\$204,300	\$387,800
9	2013	\$105,200		\$19,400	\$59,700	\$215,800	\$400,100
10	2012	\$104,000		\$18,800	\$56,700	\$211,700	\$391,200
11	2011	\$145,200		\$0	\$49,700	\$211,700	\$406,600
12	2010	\$145,100		\$0	\$50,600	\$204,900	\$400,600
13	2009	\$159,700		\$0	\$40,400	\$260,700	\$460,800
14	2008	\$143,500		\$0	\$40,400	\$291,200	\$475,100
16	2007	\$160,900		\$0	\$40,400	\$291,200	\$492,500
17	2006	\$119,300		\$0	\$41,500	\$285,400	\$446,200
18	2005	\$109,400		\$0	\$42,700	\$262,400	\$414,500
19	2004	\$91,600		\$0	\$43,200	\$262,400	\$397,200
20	2003	\$87,100		\$0	\$44,300	\$189,400	\$320,800
21	2002	\$87,100		\$0	\$44,300	\$189,400	\$320,800
22	2001	\$87,100		\$0	\$44,300	\$189,400	\$320,800
23	2000	\$62,900		\$0	\$45,700	\$85,000	\$193,600
24	1999	\$59,100		\$0	\$35,100	\$85,000	\$179,200
25	1998	\$64,300		\$0	\$21,100	\$85,000	\$170,400
26	1997	\$60,500		\$0	\$0	\$73,700	\$150,000
27	1996	\$60,500		\$0	\$0	\$73,700	\$150,000
28	1995	\$60,500		\$0	\$0	\$73,700	\$150,000

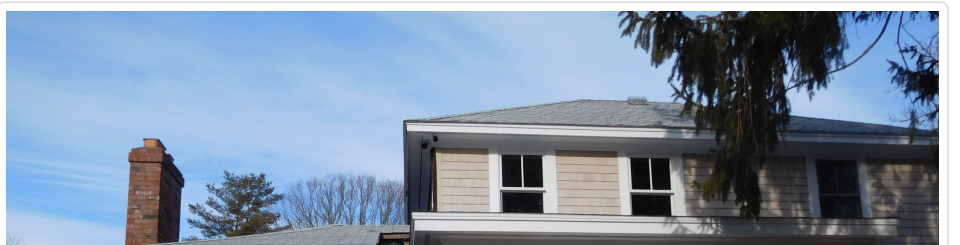
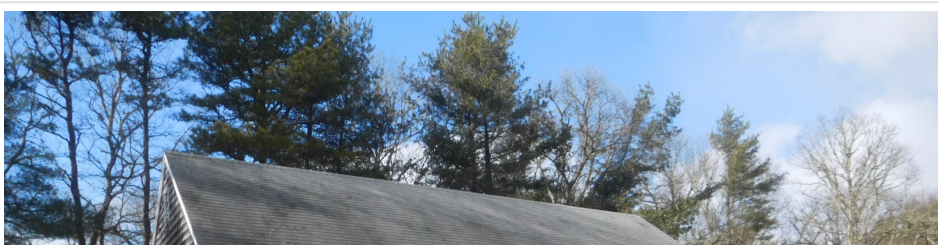
28 Save #	1995 Year	\$60,500 Building Value	\$0 XF Value	\$0 OB Value	\$73,700 Land Value	\$150,000 Total Parcel Value
29	1994	\$63,500	\$0	\$0	\$66,300	\$146,100
30	1993	\$63,500	\$0	\$0	\$67,200	\$147,000
31	1992	\$72,300	\$0	\$0	\$73,700	\$164,600
32	1991	\$79,000	\$0	\$0	\$147,400	\$252,800
33	1990	\$79,000	\$0	\$0	\$147,400	\$252,800
34	1989	\$79,000	\$0	\$0	\$147,400	\$252,800
35	1988	\$56,700	\$0	\$0	\$89,300	\$167,200
36	1987	\$56,700	\$0	\$0	\$89,300	\$167,200
37	1986	\$56,700	\$0	\$0	\$89,300	\$151,400

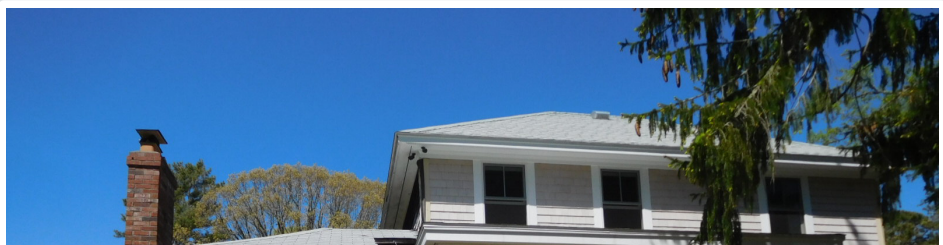
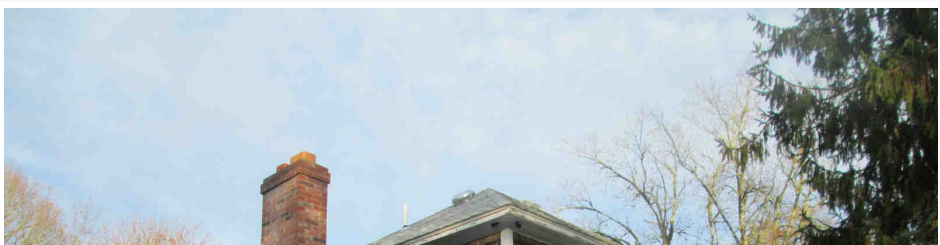
Photos















I certify to the best of my professional knowledge, information, and belief, that the property lines shown hereon are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established, and no new lines for division of existing ownership or for new ways are shown.

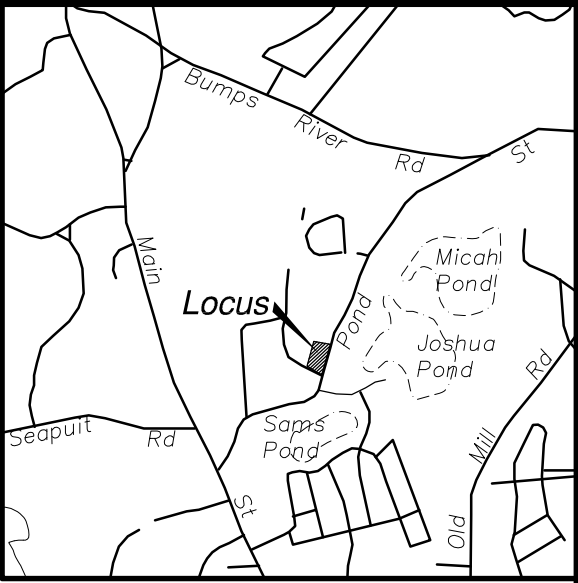
The above certification is intended to meet Registry of Deeds requirements and is not a certification to the title or ownership of the property shown.

I hereby certify that this plan was prepared in accordance with the rules and regulations of the Massachusetts Registries of Deeds as amended to January 1, 2008.

ASSESSORS REF.:
Map 118, Parcel 39

OVERLAY DISTRICT:
WP – Wellhead Protection District

FLOOD ZONE:
Zone C
Community Panel No.
#250001 0016 D
July 2, 1992

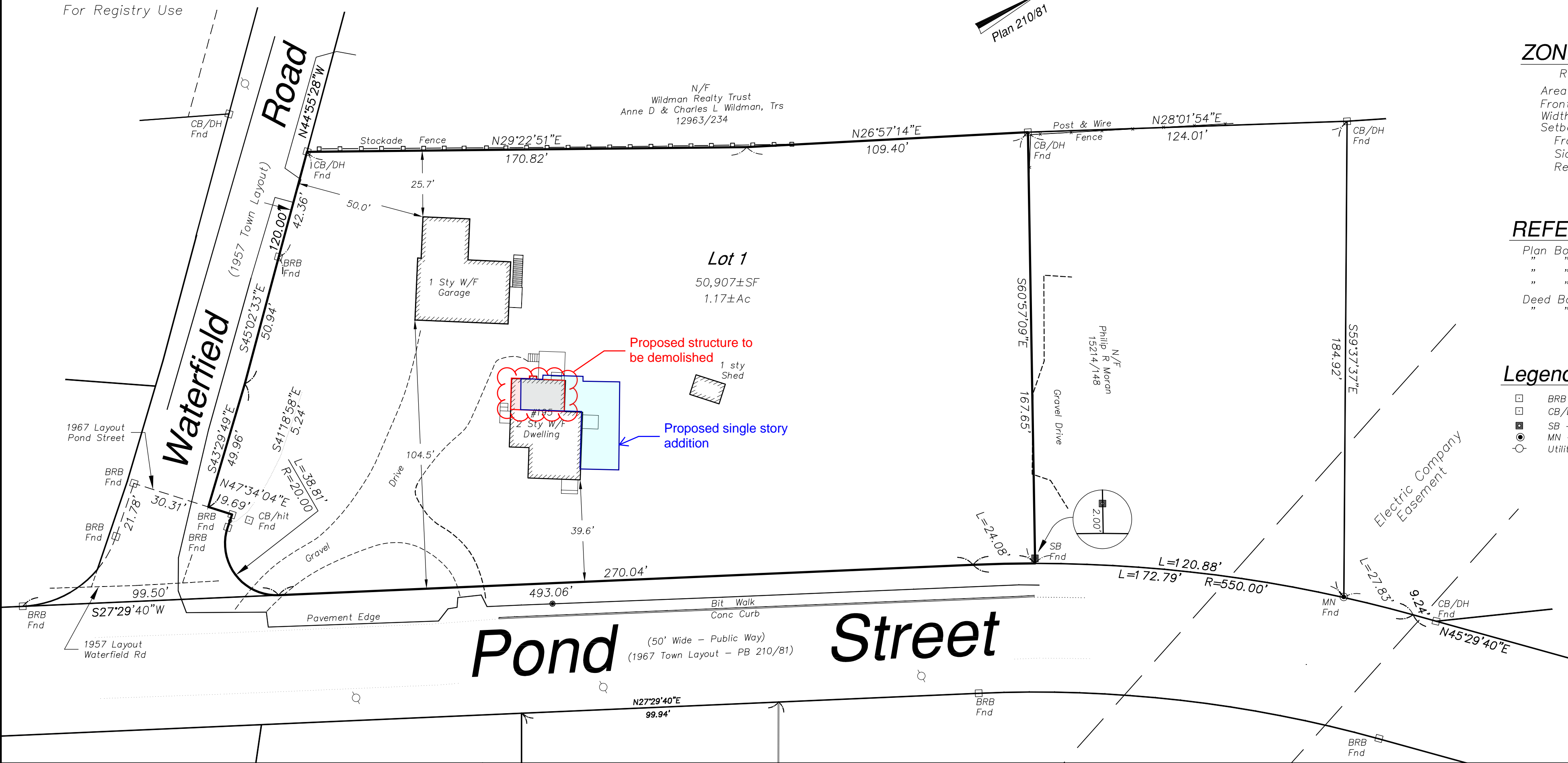


Location Map
1"=2,000±'

ZONE:
RC (RPOD)
Area (min.) 87,120 SF
Frontage (min) 20'
Width (min) 100'
Setbacks:
Front 20'
Side 10'
Rear 10'

REFERENCES:
Plan Book 499/96
" " 134/81
" " 210/81
" " 166/107
Deed Book 2658/18
" " 15214/148

Legend:
BRB – Barnstable Road Bound
CB/DH – Concrete Bound w/Drillhole
SB – Stone Bound
MN – mag nail
Utility Pole



Title:
**Plan Of Land At
195 Pond Street In
Barnstable (Osterville) Mass**

PREPARED BY:
CapeSurv
7 Parker Road
Osterville MA 02655
(508) 420-3994 / 420-3995fax
www.capesurv.com

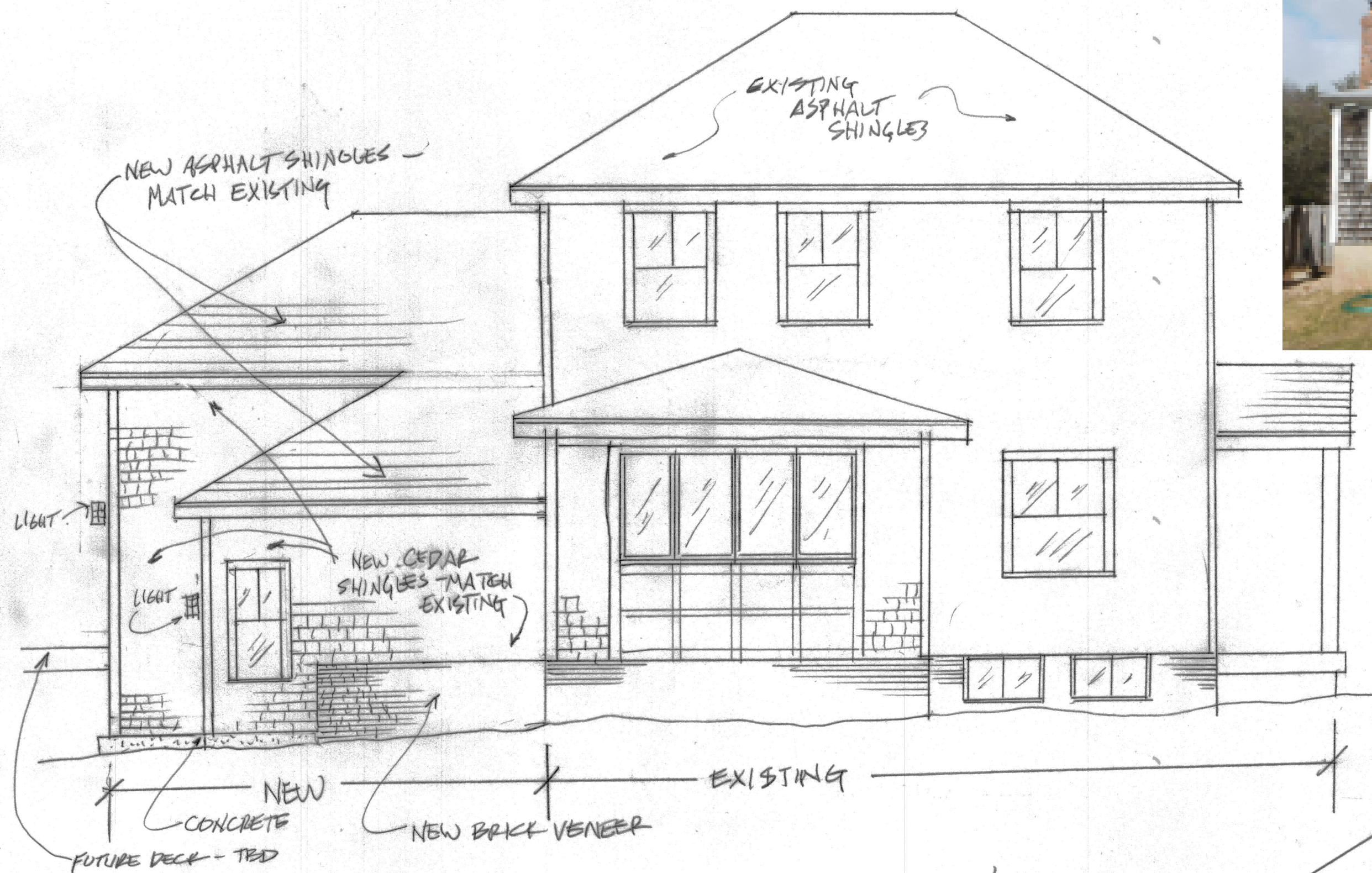
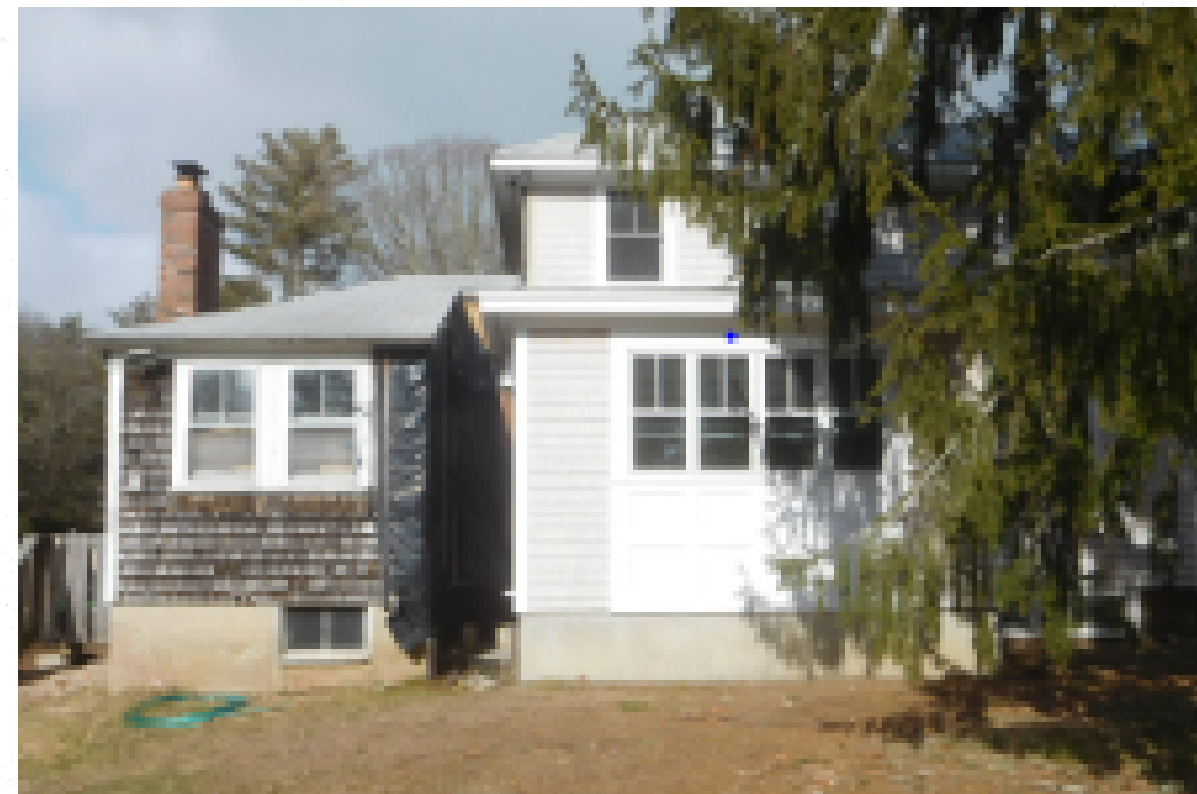
PREPARED FOR:
Robert & Lorraine Stone

Notes/Revision:
1.) The structures shown were located on the ground by conventional surveying methods on or between 31/JAN/11 and 10/FEB/11.
2.) All measurements to dwelling are to cornerboards.

Date: **February 9, 2011**
Scale: **1"=30'**

Field: WHK/MLL
Comp/Draft: RRL
Review: RRL
Drawing # C569_1g1





EXISTING/NEW EAST ELEVATION

CONCEPTUAL DRAWINGS



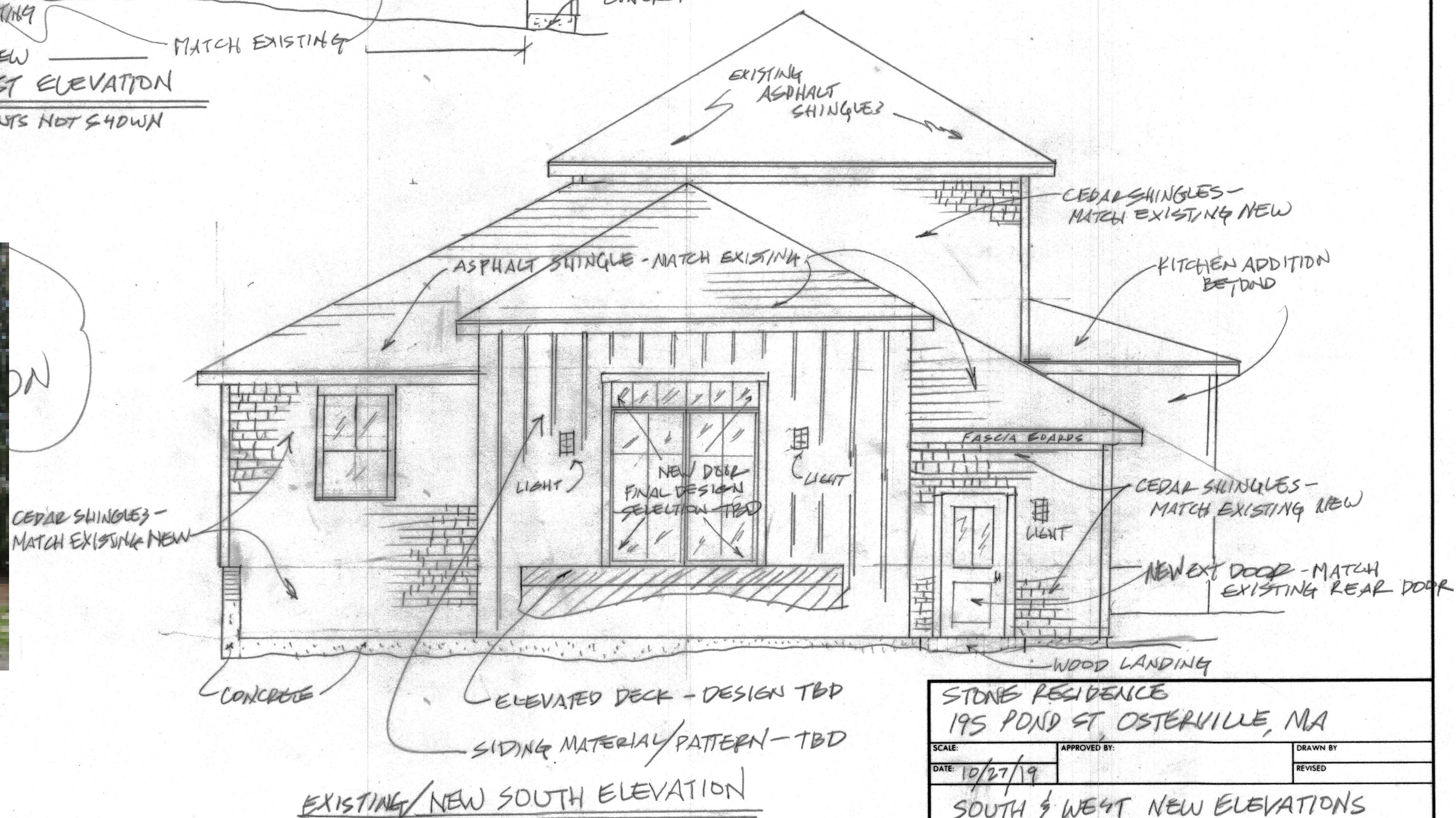
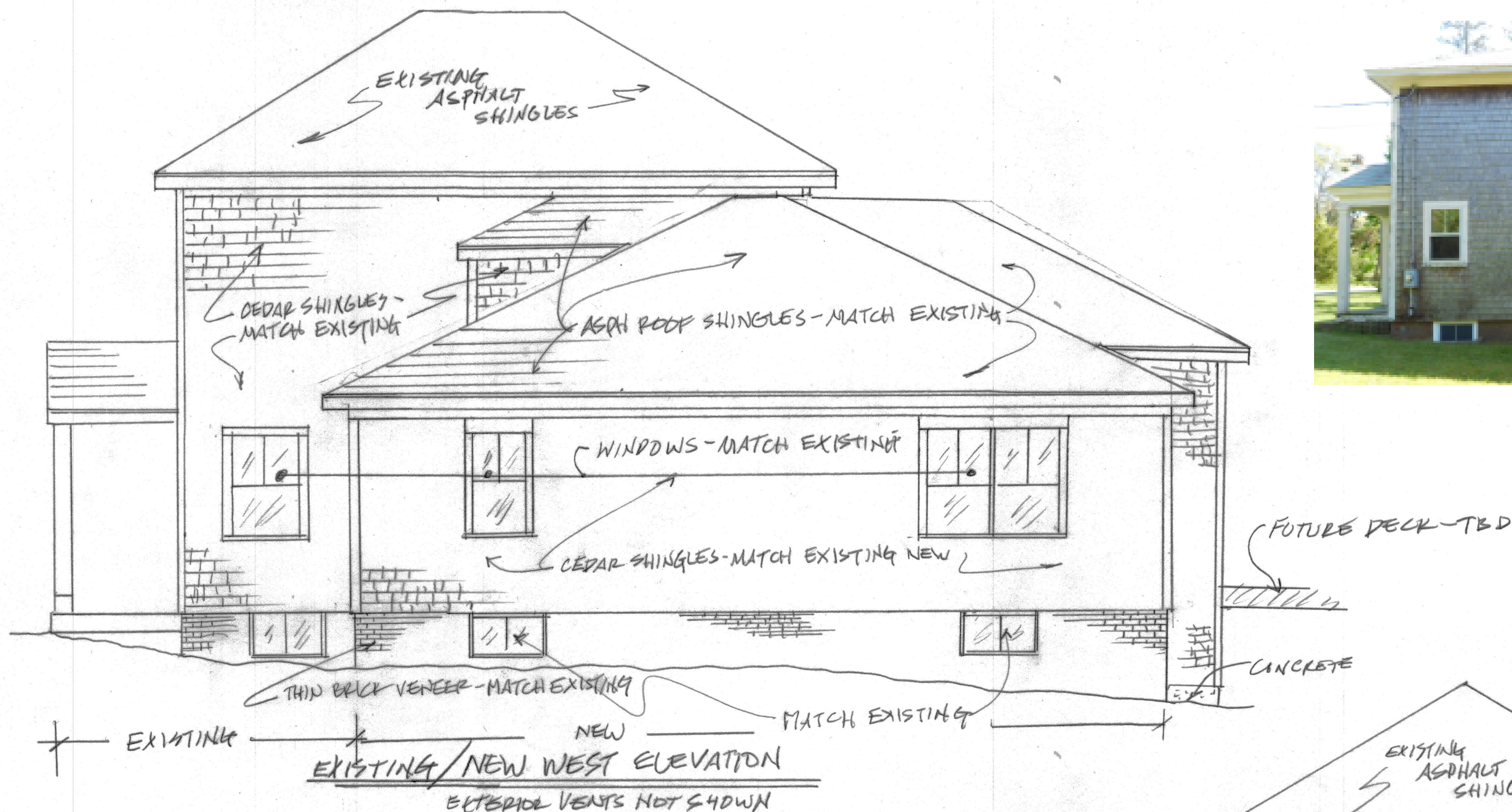
IDN



NEW/EXISTING NORTH ELEVATION

STONE RESIDENCE
195 POND ST, OSTERVILLE, MA

SCALE:	APPROVED BY:	DRAWN BY:
DATE: 10/27/19	REVISED:	
NORTH & EAST ELEVATIONS		
DRAWING NUMBER		EL-6



STONE RESIDENCE
195 POND ST, OSTERVILLE, MA

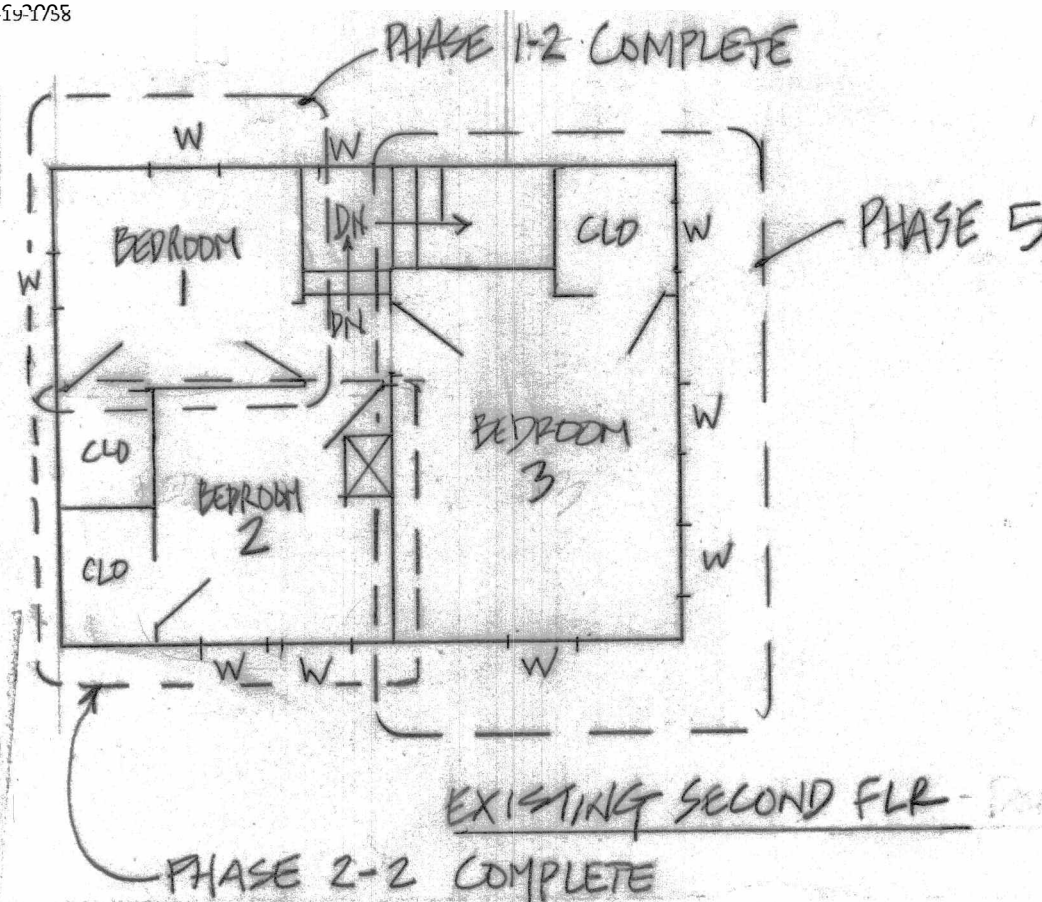
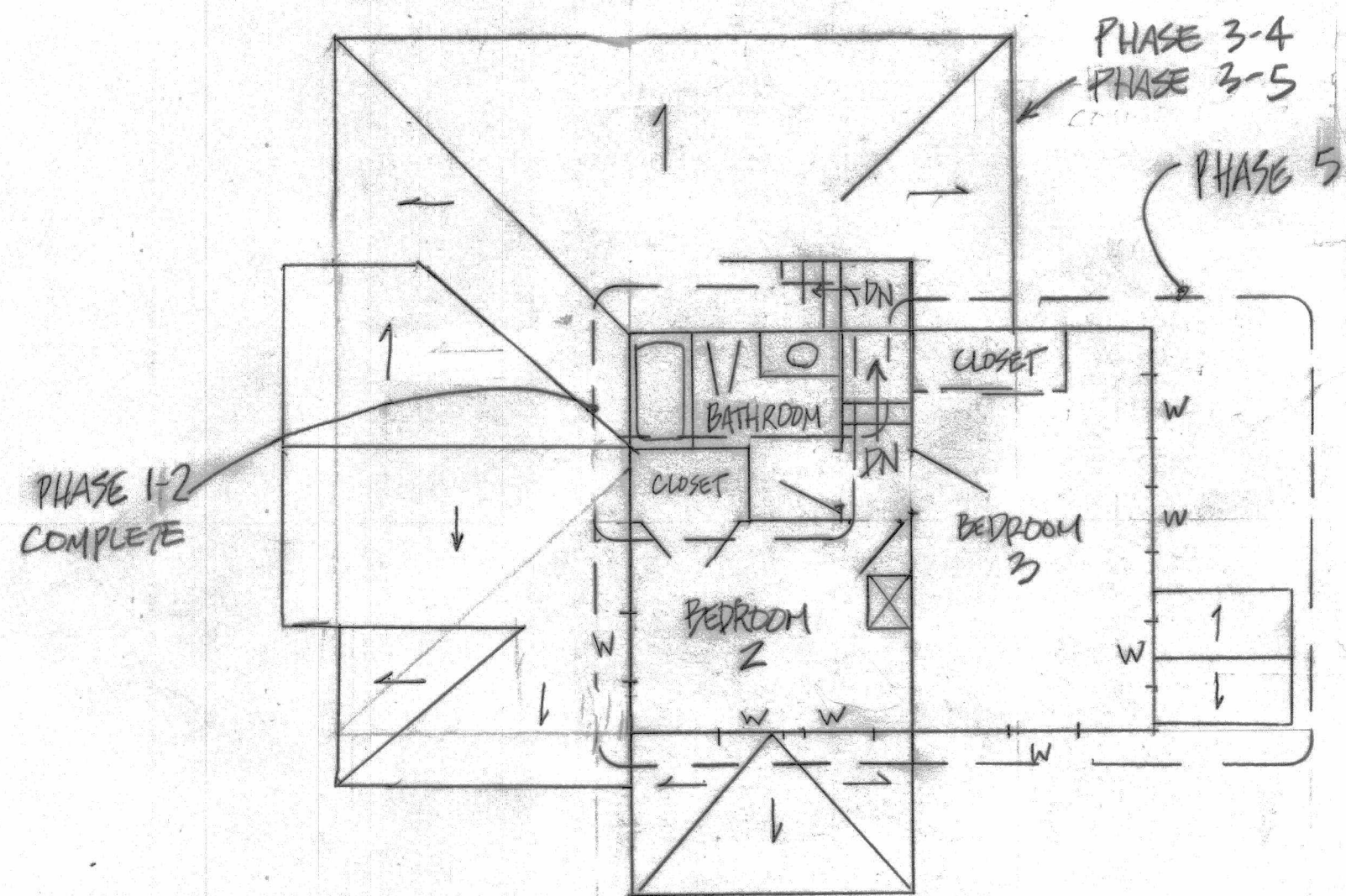
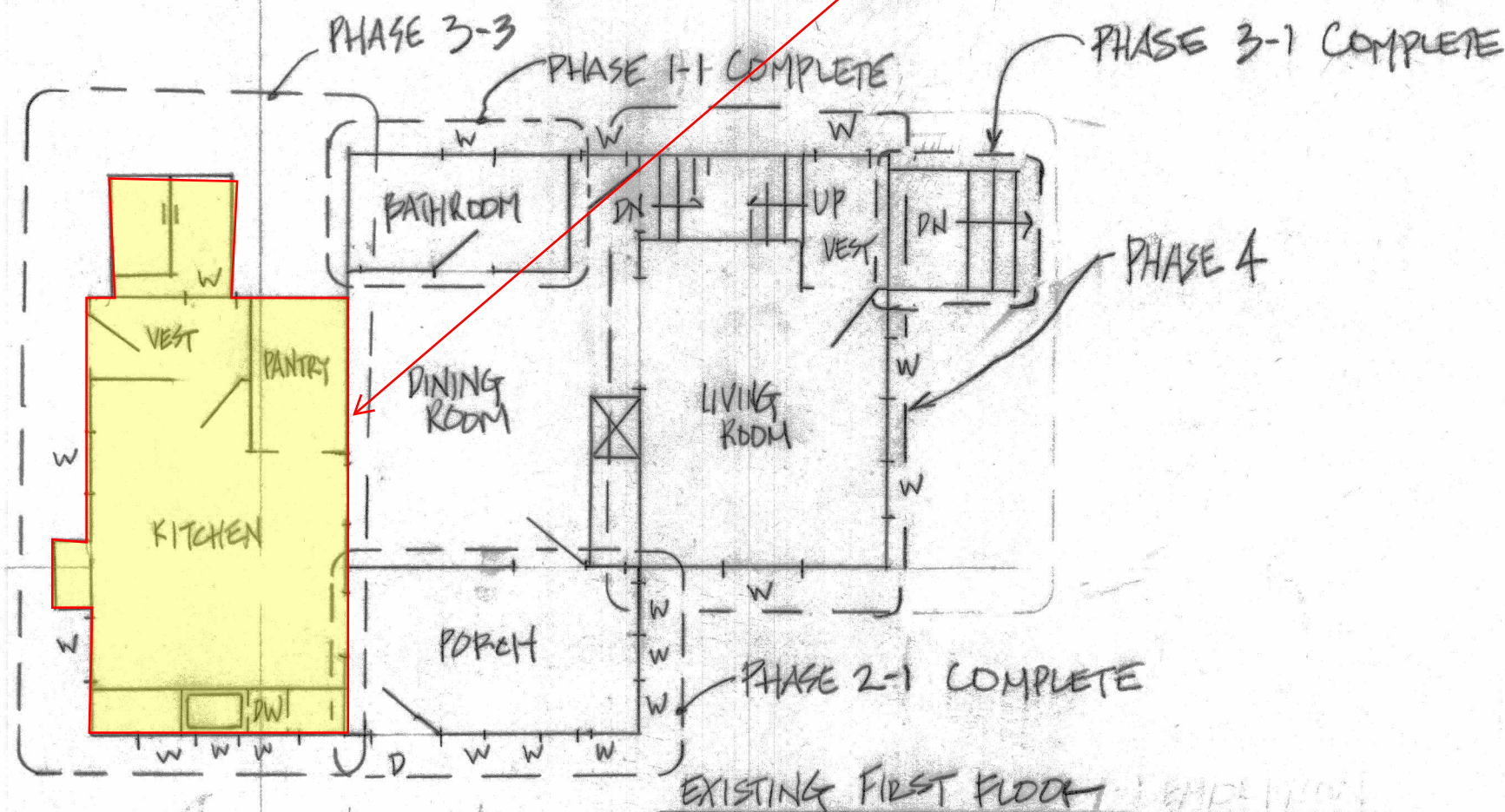
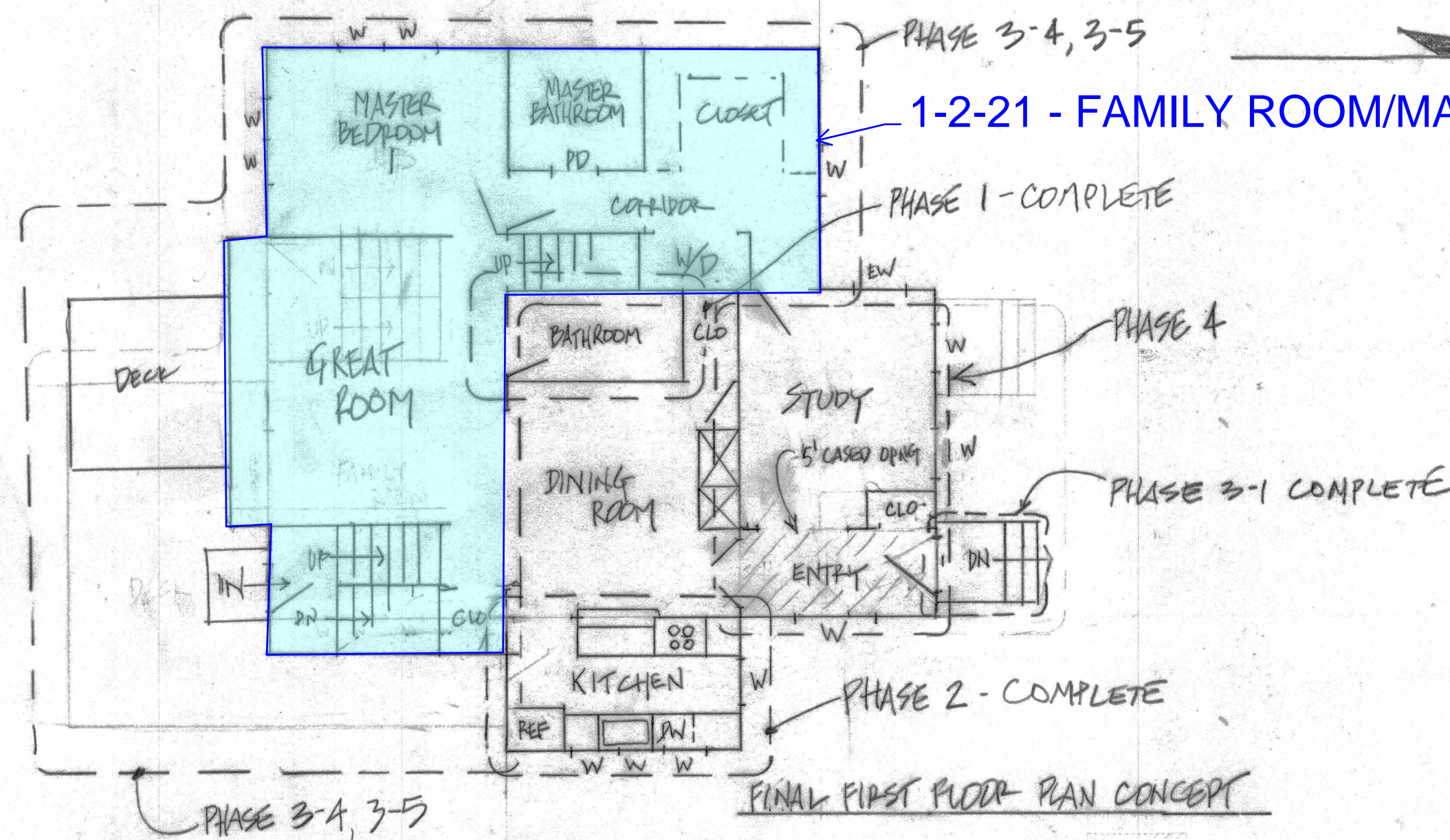
SCALE: DATE: 10/27/19 APPROVED BY: DRAWN BY: REVISED:

SOUTH & WEST NEW ELEVATIONS

DRAWING NUMBER
EL-5

1-2-21 - DEMOLISH ORIGINAL KITCHEN.

1-2-21 - FAMILY ROOM/MASTER BEDROOM ADDITION.



195 Pond Street Phased Construction Plan

	Total Bedrooms	Total Bathrooms	Total SF	Total SF	Phase Status	Permit #
A. Existing Construction:	3	1	1280			
Porch				112		
B. Phase 1:						
1. Renovate existing first floor bathroom.	no change	no change	no change	no change	Completed	B 20131189
2. Convert existing 2nd floor Bedroom #1 to full bathroom.	-1	+1	no change	no change	Completed	B 20131189
	2	2	1280	112		
C. Phase 2:						
1. Convert existing Porch to Kitchen.	no change	no change	112	-112	Completed	B 20151800
2. Renovate existing 2nd floor bedroom #2.	no change	no change	no change	no change	Completed	B 20151800
	2	2	1392	0		
D. Phase 3:						
1. Relocate front porch and update North Elevation.			no change		In Progress	B
2. Prep West Elevation for Family Room/MBR addition.			no change		In Progress	B
3. Demolish original Kitchen and prep South Elevation for Family Room/MBR addition.			-240		Proposed Demol	
4. Add Family Room.	1	1	335		Proposed Addition	
5. Add Master Bedroom and Master Bath.	1	1	434		Proposed Addition	
	3	3	1921	0		
E. Phase 4:						
1. Renovate 1st floor Living Room into Study.	no change	no change	no change	no change		
	3	3	1921	0		
F. Phase 5:						
1. Renovate existing second floor Bedroom #3.	no change	no change	no change	no change		
	3	3	1921	0		
F. Summary of Changes:						
1. Change in residence footprint in SF.			529			
2. Change in number of Bedrooms.			none			
3. Change in number of Bathrooms.			2			

REVISIONS:

- 6/15/15 - Updated phase status.
- 10/1-19 - Updated phase status.
- 10/27/19 - Updated phase 3-5 and 3-5 floor plan.
- 1/2/21 - Updated to indicate Existing and Proposed Floor Plans for Notice of Intent to Demolish a Significant Building

STONE RESIDENCE		
195 POND ST, OSTERVILLE, MA		
SCALE:	APPROVED BY:	DRAWN BY:
DATE: 5/5/13		REVISED:
PHASING PLANS		
DRAWING NUMBER		PH-1











195

1912

I certify to the best of my professional knowledge, information, and belief, that the property lines shown hereon are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established, and no new lines for division of existing ownership or for new ways are shown.

The above certification is intended to meet Registry of Deeds requirements and is not a certification to the title or ownership of the property shown.

I hereby certify that this plan was prepared in accordance with the rules and regulations of the Massachusetts Registries of Deeds as amended to January 1, 2008.

ASSESSORS REF.:

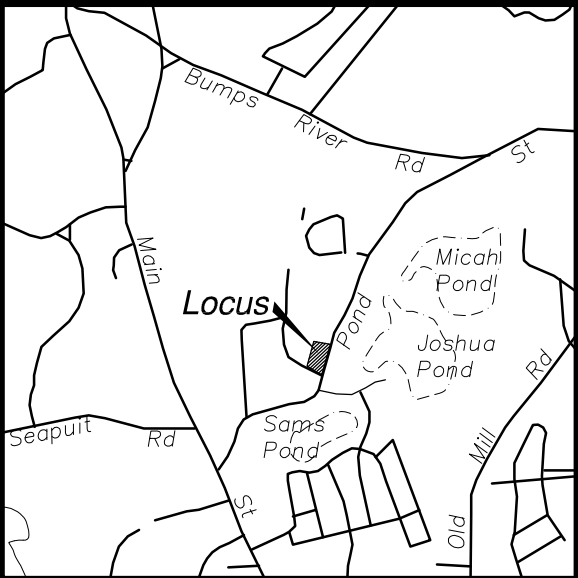
Map 118, Parcel 39

OVERLAY DISTRICT:

WP – Wellhead Protection District

FLOOD ZONE:

Zone C
Community Panel No.
#250001 0016 D
July 2, 1992



Location Map

1"=2,000±'

ZONE:

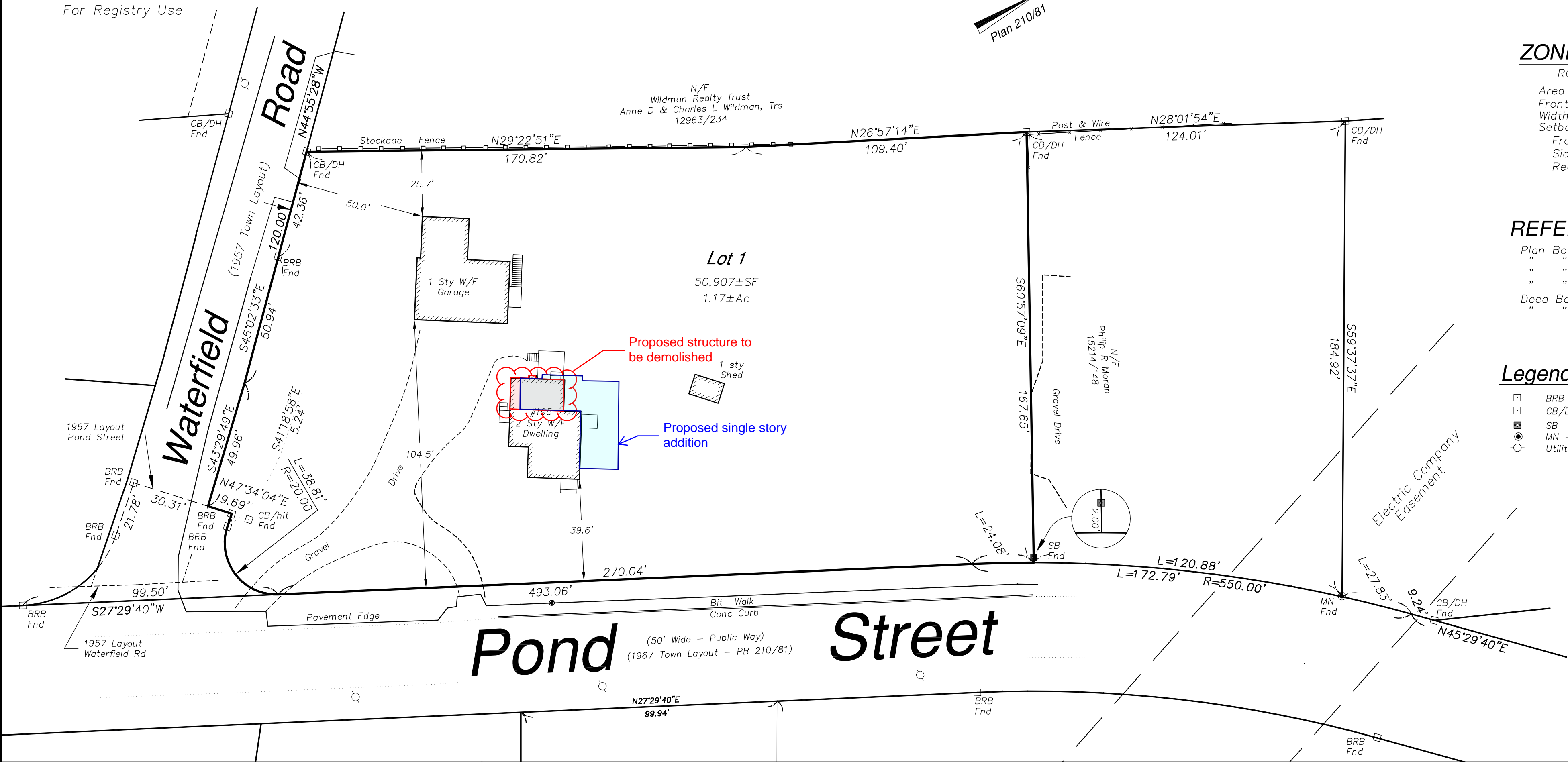
RC (RPOD)
Area (min.) 87,120 SF
Frontage (min) 20'
Width (min) 100'
Setbacks:
Front 20'
Side 10'
Rear 10'

REFERENCES:

Plan Book 499/96
" " 134/81
" " 210/81
" " 166/107
Deed Book 2658/18
" " 15214/148

Legend:

- BRB – Barnstable Road Bound
- CB/DH – Concrete Bound w/Drillhole
- SB – Stone Bound
- MN – mag nail
- Utility Pole



Title:

Plan Of Land At
195 Pond Street In
Barnstable (Osterville) Mass

Date: February 9, 2011

Scale: 1"=30'

PREPARED BY:

CapeSurv

7 Parker Road
Osterville MA 02655
(508) 420-3994 / 420-3995fax
www.capesurv.com

Field: WHK/MLL

Review: RRL

Comp/Draft: RRL

Drawing # C569_1g1

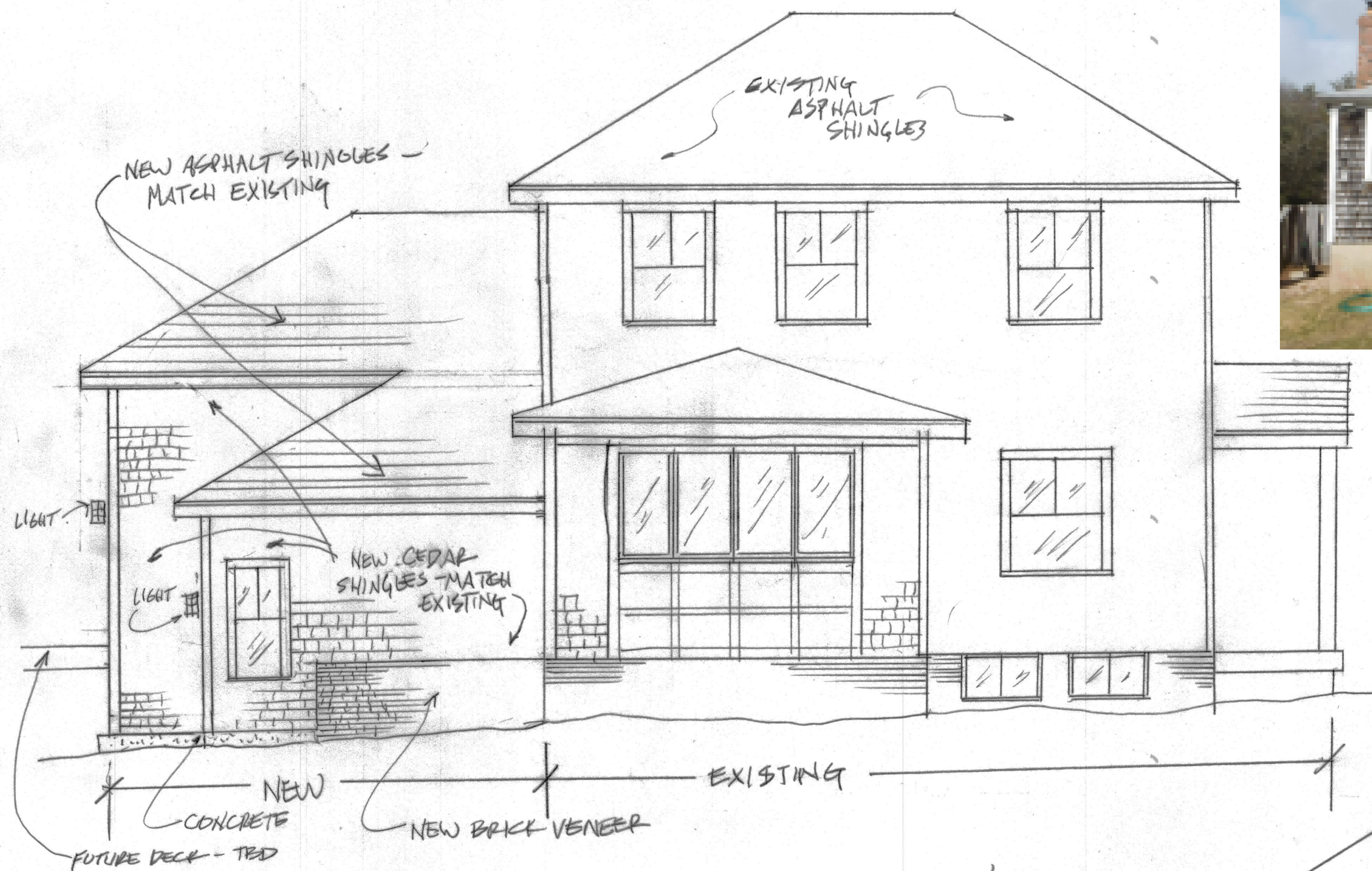
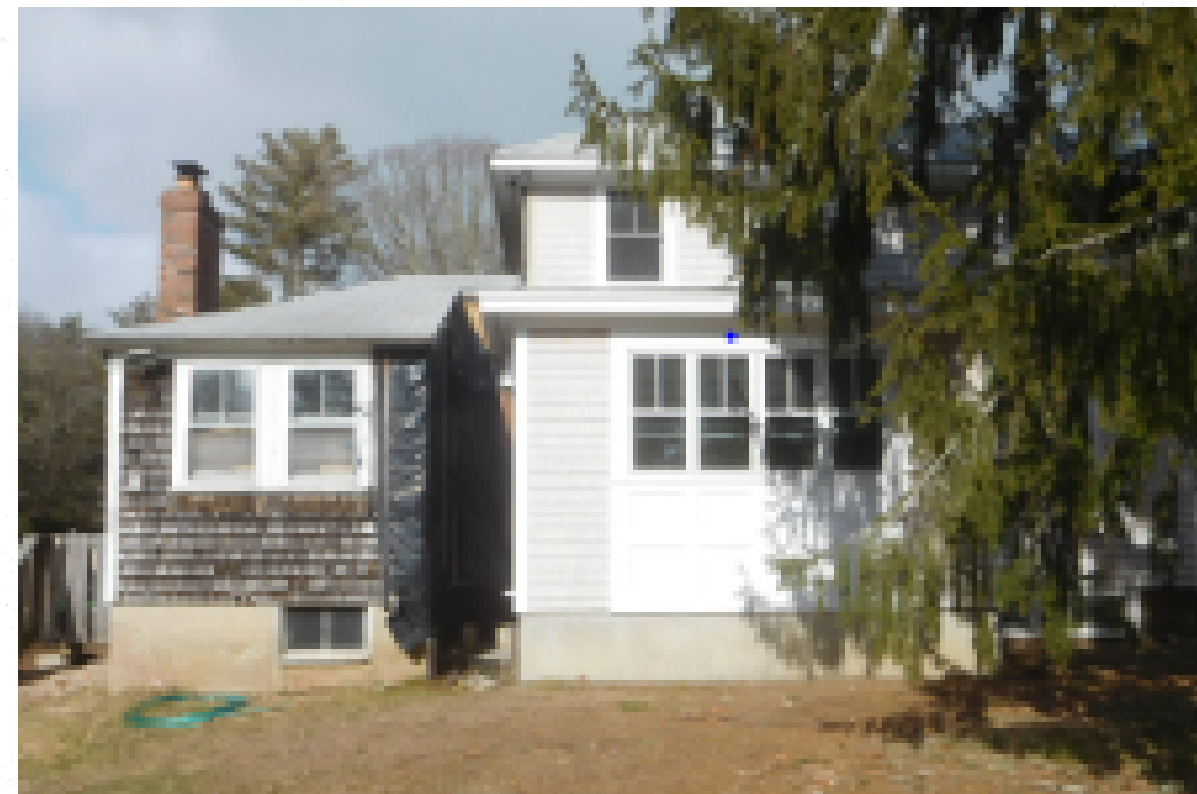
PREPARED FOR:

Robert & Lorraine Stone



Notes/Revision:

- 1.) The structures shown were located on the ground by conventional surveying methods on or between 31/JAN/11 and 10/FEB/11.
- 2.) All measurements to dwelling are to cornerboards.

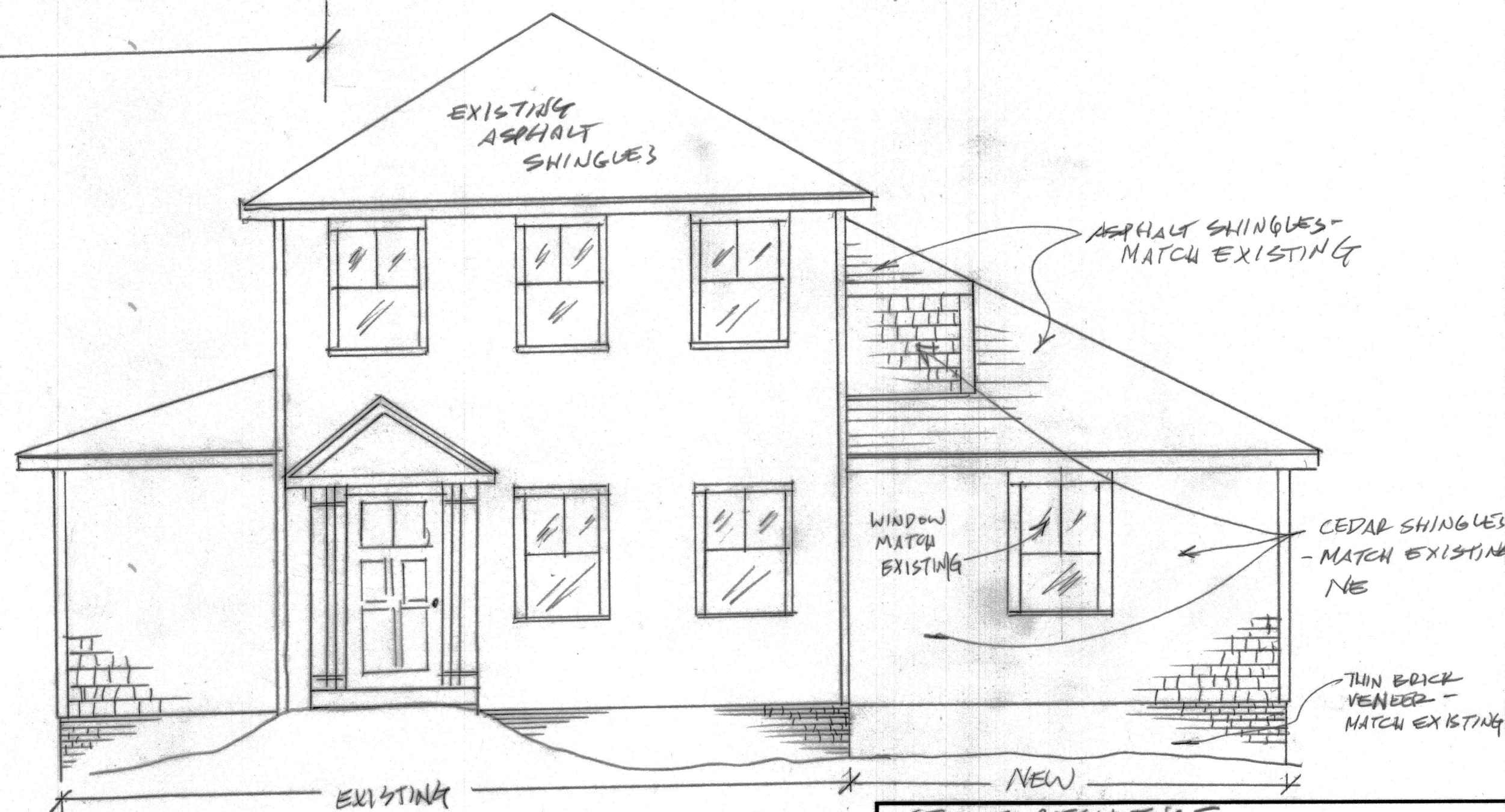


EXISTING/NEW EAST ELEVATION

CONCEPTUAL DRAWINGS

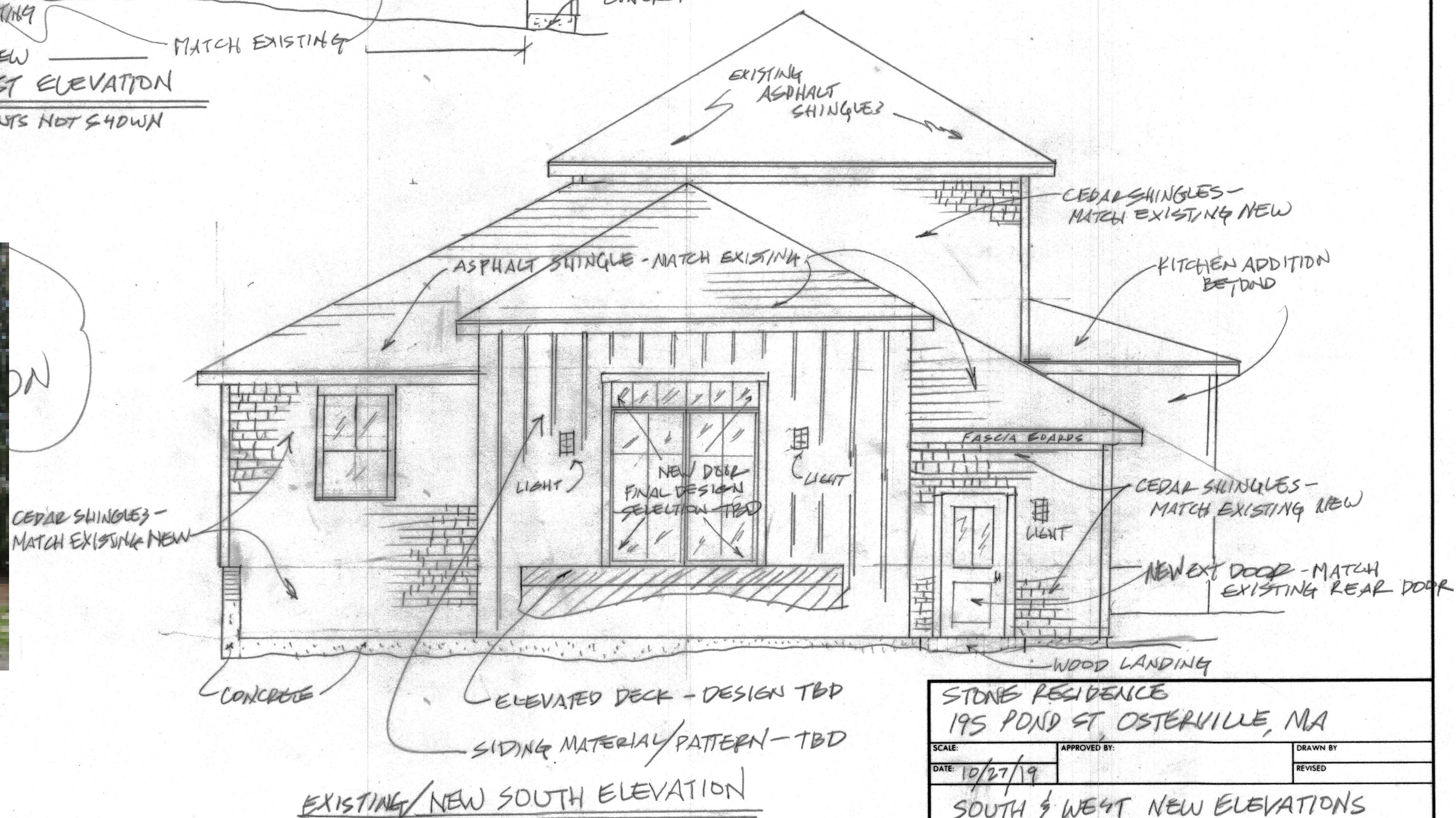
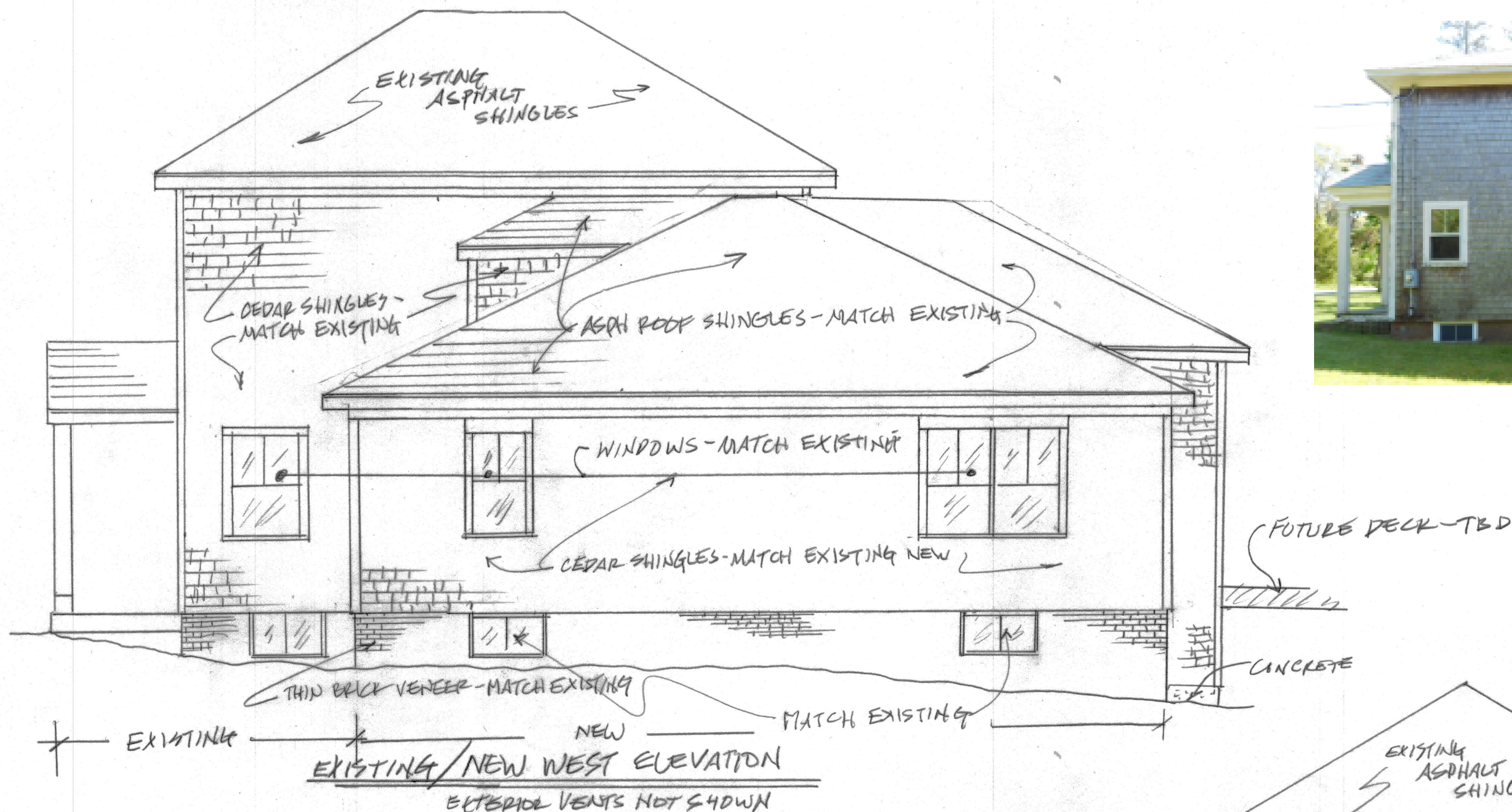


IDN



NEW/EXISTING NORTH ELEVATION

STONE RESIDENCE		
195 POND ST, OSTERVILLE, MA		
SCALE:	APPROVED BY:	DRAWN BY:
DATE: 10/27/19		REVISED:
NORTH & EAST ELEVATIONS		
DRAWING NUMBER		EL-6



STONE RESIDENCE
195 POND ST, OSTERVILLE, MA

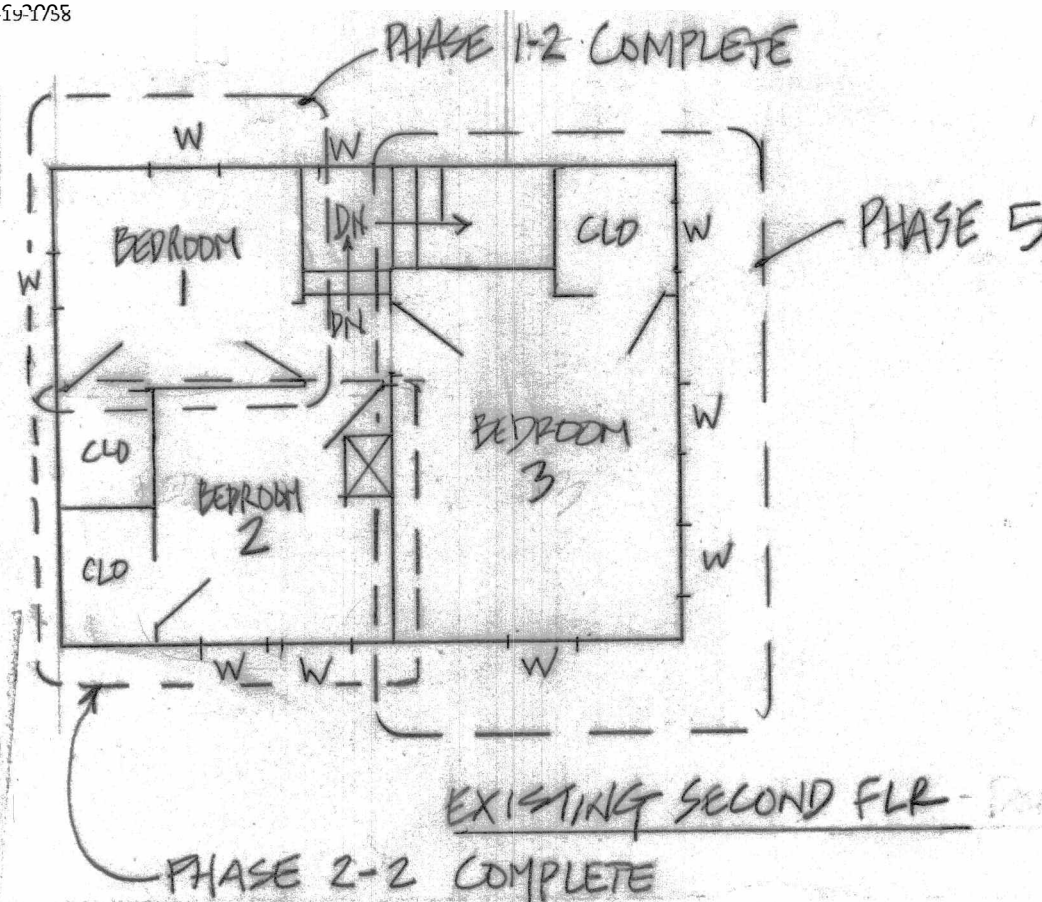
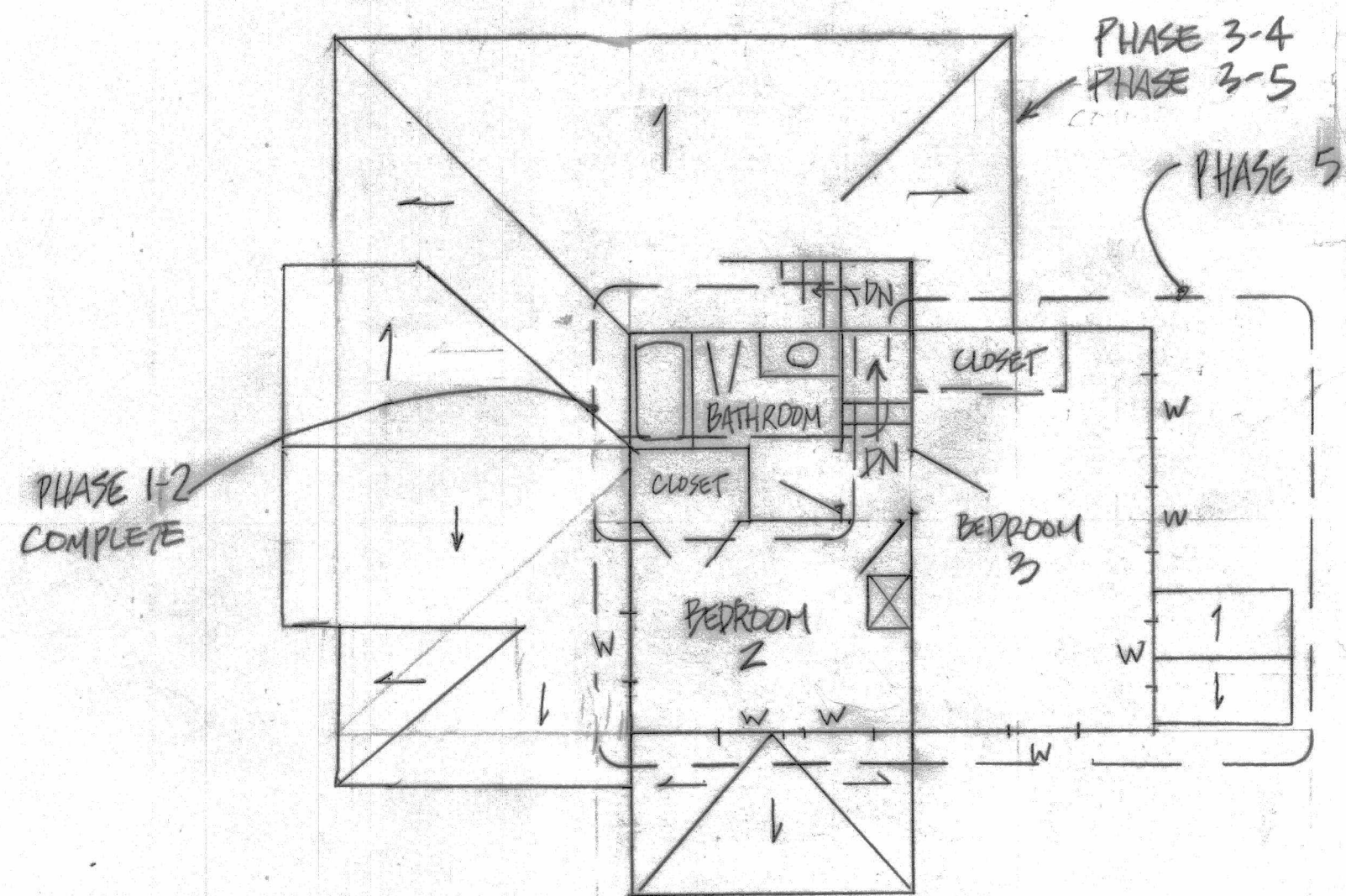
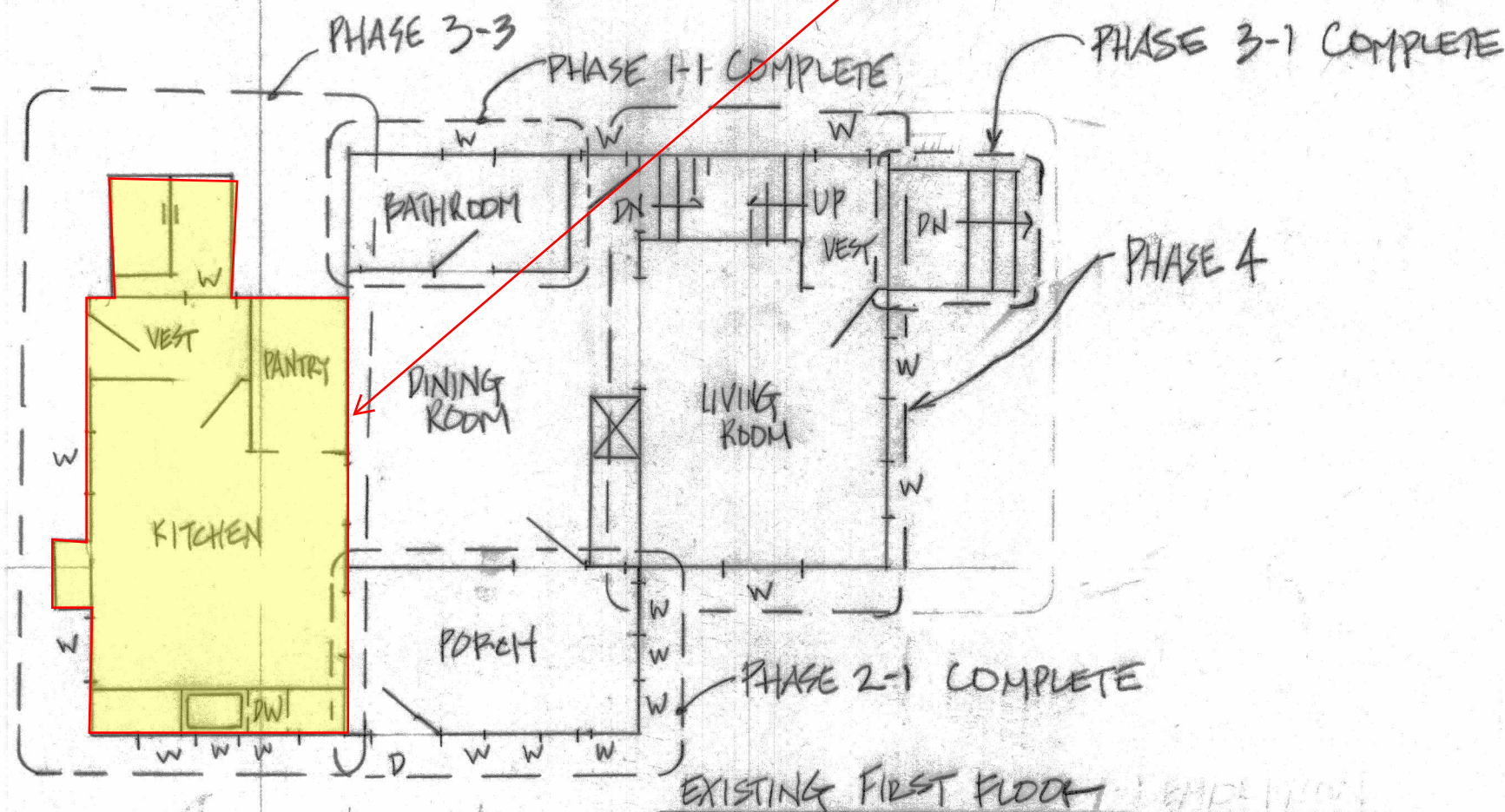
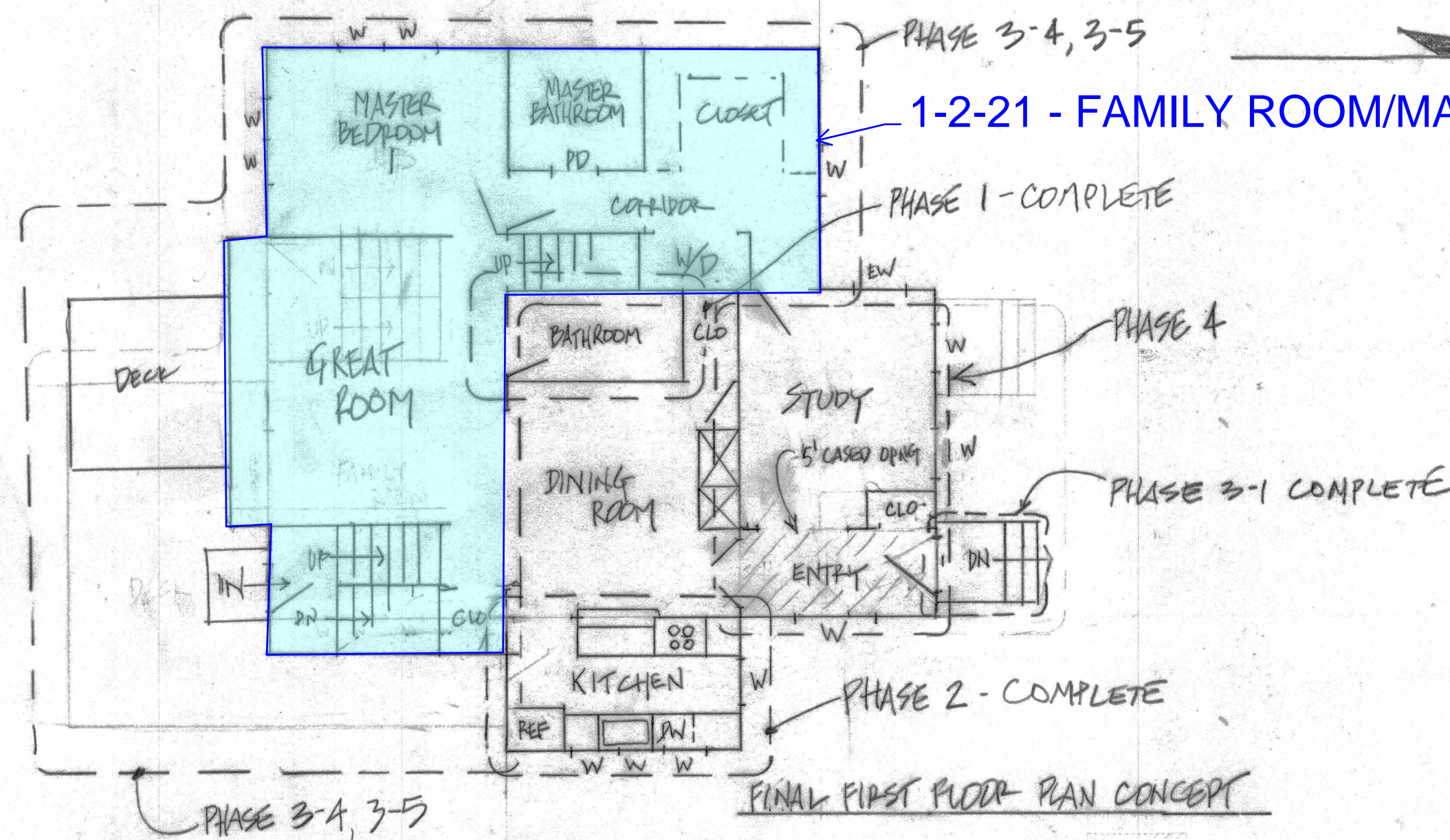
SCALE: DATE: 10/27/19 APPROVED BY: DRAWN BY: REVISED:

SOUTH & WEST NEW ELEVATIONS

DRAWING NUMBER
EL-5

1-2-21 - DEMOLISH ORIGINAL KITCHEN.

1-2-21 - FAMILY ROOM/MASTER BEDROOM ADDITION.



195 Pond Street Phased Construction Plan

	Total Bedrooms	Total Bathrooms	Total SF	Total SF	Phase Status	Permit #
A. Existing Construction:	3	1	1280			
Porch				112		
B. Phase 1:						
1. Renovate existing first floor bathroom.	no change	no change	no change	no change	Completed	B 20131189
2. Convert existing 2nd floor Bedroom #1 to full bathroom.	-1	+1	no change	no change	Completed	B 20131189
	2	2	1280	112		
C. Phase 2:						
1. Convert existing Porch to Kitchen.	no change	no change	112	-112	Completed	B 20151800
2. Renovate existing 2nd floor bedroom #2.	no change	no change	no change	no change	Completed	B 20151800
	2	2	1392	0		
D. Phase 3:						
1. Relocate front porch and update North Elevation.			no change		In Progress	B
2. Prep West Elevation for Family Room/MBR addition.			no change		In Progress	B
3. Demolish original Kitchen and prep South Elevation for Family Room/MBR addition.			-240		Proposed Demol	
4. Add Family Room.	1	1	335		Proposed Addition	
5. Add Master Bedroom and Master Bath.	1	1	434		Proposed Addition	
	3	3	1921	0		
E. Phase 4:						
1. Renovate 1st floor Living Room into Study.	no change	no change	no change	no change		
	3	3	1921	0		
F. Phase 5:						
1. Renovate existing second floor Bedroom #3.	no change	no change	no change	no change		
	3	3	1921	0		
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STONE RESIDENCE		
195 POND ST, OSTERVILLE, MA		
SCALE:	APPROVED BY:	DRAWN BY:
DATE: 5/5/13		REVISED:
PHASING PLANS		
		DRAWING NUMBER
		PH-1

MOTIONS & FINDINGS

Ropes Farm, LLC, 135 Putnam Avenue, Cotuit, Map 036, Parcel 040/001, Captain Benjamin Small House, built c1820, inventoried

Full demolition of the single family structure

MOTION 1:

I move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 135 Putnam Avenue, Cotuit, is a Preferably Preserved Significant Building.

Second the motion

Vote AYE or NAY:

AYE: will impose 18 month delay

NAY: will not impose 18 month delay

ROLL CALL VOTE: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay

NEXT CHOOSE ONLY ONE OF THE FOLLOWING VOTES:

IF MOTION 1 PASSES (AYE VOTE):

I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the full demolition of the Preferably Preserved Significant Building located at 135 Putnam Avenue, Cotuit **is** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the full demolition IS detrimental – demolition delay is imposed

ROLL CALL VOTE: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay

OR - IF MOTION 1 FAILS (NAY VOTE):

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the Full demolition of the building located at 135 Putnam Avenue, Cotuit **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the full demolition of the single family structure IS NOT detrimental – no demolition delay imposed

ROLL CALL VOTE: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, George Jessop, Cheryl Powell, Fran Parks, Jack Kay

GILL DEVINE, P.C.
Attorneys and Counselors at Law

Michael J. Gill
Michael@GillDevine.com

BY HAND & VIA EMAIL

JANUARY 20, 2021

Ms. Erin Logan (Erin.Logan@town.barnstable.ma.us)
Town of Barnstable Historic Commission
200 Main Street
Hyannis, MA 02601

Re: Notice of Intent to Demolish a Significant Building - 135 Putnam Avenue, Cotuit

Dear Ms. Logan:

I represent Ropes Farm LLC (the "Applicant"), the owner of the property known and numbered as 135 Putnam Avenue in Cotuit (the "Property").

The Applicant seeks to demolish the only structure that is located on the 11.8 acre parcel. In support of said Applicant's request to demolish the structure, the following documents are attached for the Historic Commission's review:

- Notice of Intent to Demolish a Significant Building;
- Assessor's map and the plan of record for the entire parcel;
- A site plan showing the precise location of the structure on said parcel;
- Checks for \$100 and \$39.68 made payable to the Town of Barnstable for the filing and administrative fees;
- A list of abutters along with an abutter map, labels, and stamps;
- Massachusetts Historical Commission report;
- Engineer's assessment from Transition Engineering, Inc.; and
- Photographs of the exterior of the Property;

The Applicant purchased the Property in May of 2019. There have been no alterations, repairs or improvements to the structure during the Applicant's ownership. The Applicant has made no material changes to the Property other than installing a stairway from the bluff to the beach after obtaining approval from the Conservation Commission. The Applicant has been engaged in an effort to beautify the Property through tree trimming, pruning, and debris removal to improve the aesthetics along Putnam Avenue, a scenic road. Finally, the Applicant is presently working with the Conservation Commission on a restoration plan to remove invasive species along the coastal bank while preserving native species. The Property was recently listed for sale with Robert Paul Properties. It is anticipated that a buyer will seek to build a single-family dwelling on the Property, but as of this date, it not under agreement nor have any architectural plans been prepared.

Prior to the Applicant's purchase, the Property had been in the same family for over one hundred years. The structure has been located on the Property for only 70 years, but one-half of

the structure is considerably older. Based upon records from the Mass. Historical Commission, it appears that the western half of the structure was known as the Captain Benjamin Small home, constructed in or about 1820. The house was constructed at a different location in Cotuit (on Lovell's Lane, east of what is now known as Putnam Avenue). After that property changed ownership several times, the house was purchased by Dr. Alice Lowell in the early 1950s. Dr. Lowell moved the structure to her family's property and placed it at its present location.

After being moved, the owner built an addition to the home, roughly doubling its size and footprint. As the structure sits today, the western half is the original structure, while the eastern half was constructed in the early 1950s. Historical aeriels from the Town of Barnstable website support the date of the placement of the structure and the construction of the addition. Thus, while the western half of the structure is accurately deemed "significant" because of its age, the eastern half of the home is not.

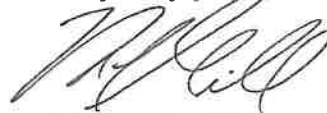
On information and belief, the structure was used by the Lowell family from the early 1950s until the turn of the century as a Summer cottage. At around the turn of the century, the structure began to fall into serious disrepair. It is unknown when the structure was no longer habitable, but it is evident that the structure has not been habitable for several years. Exterior photographs taken this past Summer are submitted herewith for the Commission's review. In addition, please see the interior photos contained within the Transition Engineering assessment. Transition Engineering has concluded that the structure cannot be saved given its extremely dilapidated condition. The structure is exposed to the elements, rotted, and riddled with mold. There is no part of the structure -- western half or eastern half -- that is worthy of preservation. Moreover, Transition Engineering concluded that "given the condition of the structure, it would not withstand the stresses induced by lifting and moving it."

The Historic Commission members are invited to verify these conclusions for themselves. My client would welcome a site visit(s) by you and the Commission members at your/their convenience. Also, please note that since the structure is located within the Conservation Commission's jurisdiction, the Applicant will need the Conservation Commission's approval before proceeding with demolition.

On behalf of the Applicant, I respectfully request to be added to the agenda for the February 16, 2021 hearing. In the meantime, if you or any of the Historic Commission members would like any additional information, please feel free to call or email.

Thank you for your attention to this matter.

Very truly yours,



Michael J. Gill

Enclosures



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

Town Clerk Stamp

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application JANUARY 20, 2021 ☒ Full Demolition ☐ Partial Demolition

Building Address: 135 PUTNAM AVENUE
Number Street

COTUIT 02635 Assessor's Map # 036 Assessor's Parcel # 040
Village ZIP

Property Owner: ROPES FARM LLC, JOSEPH V. POPOLO, JR. (MANAGER)
Name Phone#

Property Owner Mailing Address (if different than building address) _____
9002 Douglas Avenue, Dallas TX 75225

Property Owner e-mail address: jpopolajr@gmail.com

Contractor/Agent: Michael J. Gill of GILL DEVINE, P.C.

Contractor/Agent Mailing Address: 776 Main Street, Hyannis MA 02601

Contractor/Agent Contact Name and Phone #: 508-775-9300
Name Phone #

Contractor/Agent Contact e-mail address: michael@gilldevine.com

Demolition Proposed - please itemize all changes:

- Applicant proposes complete demolition of existing structure
- See attached report from Transition Engineering dated 1/12/21

Type of New Construction Proposed: Single-family residential
(no plans have been prepared)

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

Year built: c. 1820 Additions Year Built: Early 1930s

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

Property Owner/Agent Signature

* Building is in Massachusetts
Historical Commission archives.
(see attached)



Map printed on: 1/20/2021

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet



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

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

Legend

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

**Town of Barnstable GIS Unit**

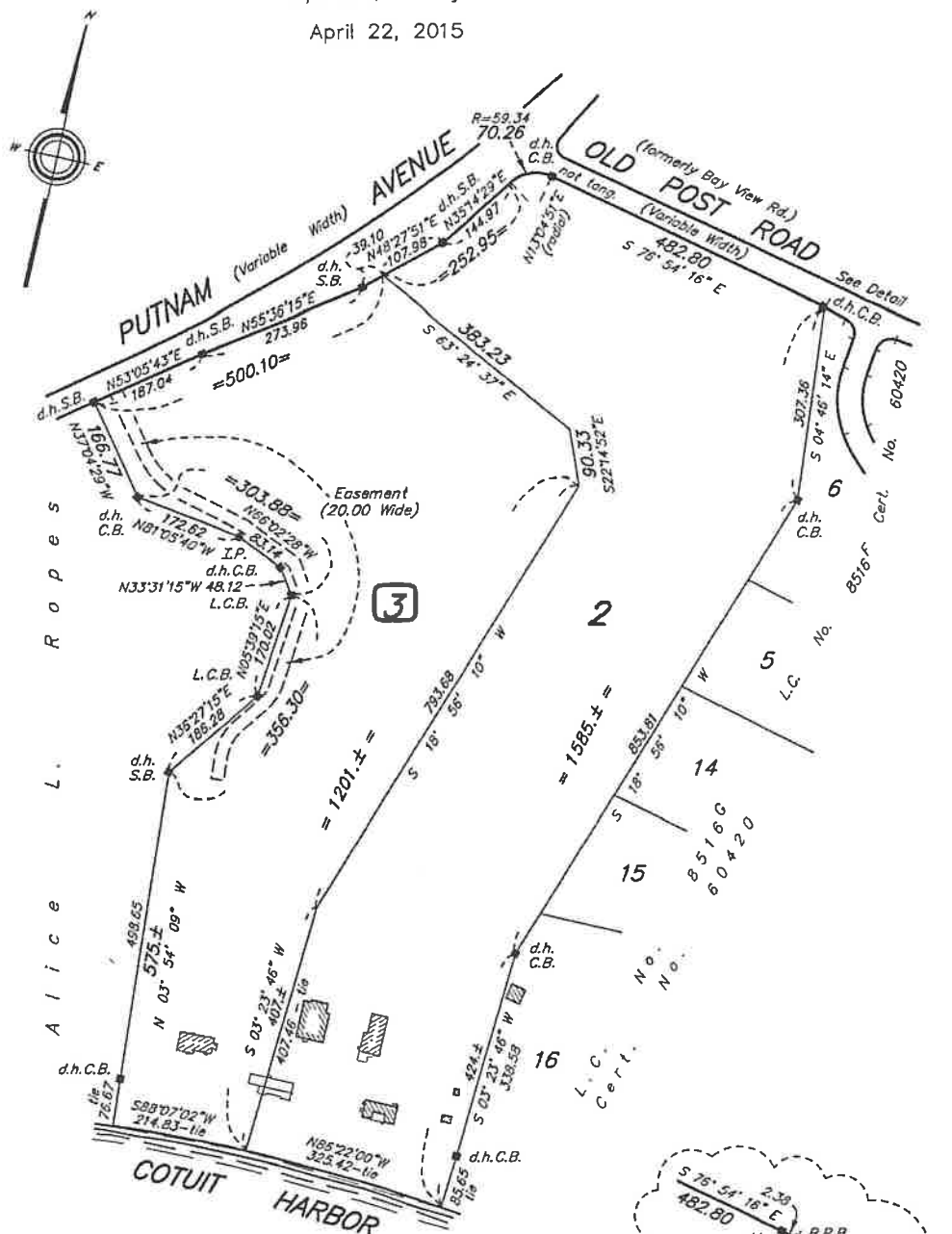
367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

4235^D

April 22, 2015



Separate certificates of title may be issued for land shown hereon as Lots 2 and 3
By the Court.

Deborah T. Patterson
2015 Recorder

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
Dec. 16, 2015
Scale of this plan 200 feet to an inch
T.C. Pontbriand, Engineer for Court.













Historical Commission Abutter Map for Subject Parcel 036040001

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

Town of Barnstable GIS Unit

gis@town.barnstable.ma.us

Legend

-  Subject Parcel
-  Abutters
-  300 ft. Buffer
-  Parcels
-  Town Boundary
-  Railroad Tracks
-  Buildings
-  Approx. Buildi
-  Buildings
-  Parking Lots
-  Paved
-  Unpaved
-  Roads
-  Paved Road
-  Unpaved Road
-  Bridge
-  Paved Median
-  Water Bodies

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



0 150 300 ft.

1 inch = approx. 300 ft.

Printed on: 1/20/2021



Historical Commission Abutter List for Subject Parcel 036040001

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

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
036039	BARNSTABLE LAND TRUST INC		1540 MAIN STREET		WEST BARNSTABLE	MA	02668
036040	BARZUN,ISABEL& PARFIT, ELIZABETH & EMILY		80 LOWELL STREET UNIT 2		SOMERVILLE	MA	02143
036040001	ROPES FARM LLC		9002 DOUGLAS AVENUE		DALLAS	TX	75225
036040002	LOWELL, CHARLES R		80 DEACONESS RAOD #241		CONCORD	MA	01742
036040003	BLUFF LLC		60 HUBBARD STREET		CONCORD	MA	01742
036041	POPOLO, JOSEPH VICTOR JR TR	COTUIT BAY TRUST	9002 DOUGLAS AVENUE		DALLAS	TX	75225
036041001	POPOLO, JOSEPH VICTOR JR	COTUIT BAY TRUST	51 PUTNAM AVENUE		COTUIT	MA	02635
036041002	COLLINS, SHANNON		55 PUTNAM AVENUE		COTUIT	MA	02635
036045	COLLINS, SHANNON		55 PUTNAM AVENUE		COTUIT	MA	02635

Property ID: 036039

BARNSTABLE LAND TRUST INC
1540 MAIN STREET
WEST BARNSTABLE, MA 02668

Property ID: 036040

BARZUN, ISABEL & PARFIT, ELIZABETH &
80 LOWELL STREET UNIT 2
SOMERVILLE, MA 02143

Property ID: 036040001

ROPES FARM LLC
9002 DOUGLAS AVENUE
DALLAS, TX 75225

Property ID: 036040002

LOWELL, CHARLES R
80 DEACONESS ROAD #241
CONCORD, MA 01742

Property ID: 036040003

BLUFF LLC
60 HUBBARD STREET
CONCORD, MA 01742

Property ID: 036041

POPOLO, JOSEPH VICTOR JR TR
COTUIT BAY TRUST
9002 DOUGLAS AVENUE
DALLAS, TX 75225

Property ID: 036041001

POPOLO, JOSEPH VICTOR JR
COTUIT BAY TRUST
51 PUTNAM AVENUE
COTUIT, MA 02635

Property ID: 036041002

COLLINS, SHANNON
55 PUTNAM AVENUE
COTUIT, MA 02635

Property ID: 036045

COLLINS, SHANNON
55 PUTNAM AVENUE
COTUIT, MA 02635

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: BRN.1908
Historic Name: Small, Capt. Benjamin House
Common Name: Lowell, Dr. Alice - Bell, Kenneth House
Address: 135 Putnam Ave

City/Town: Barnstable
Village/Neighborhood: Cotuit
Local No: 36-40, LR-11
Year Constructed: c 1820
Architect(s):
Architectural Style(s): No style
Use(s): Agricultural; Horse Or Cattle Farm; Single Family Dwelling House
Significance: Agriculture; Architecture
Area(s): BRN.AR: Cotuit Port
BRN.AX: Little River Area
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood; Wood Shingle
Foundation: Brick; Concrete Cinderblock



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: Wednesday, January 20, 2021 at 12:56 PM

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

36-40

Cotuit

BRN 1908

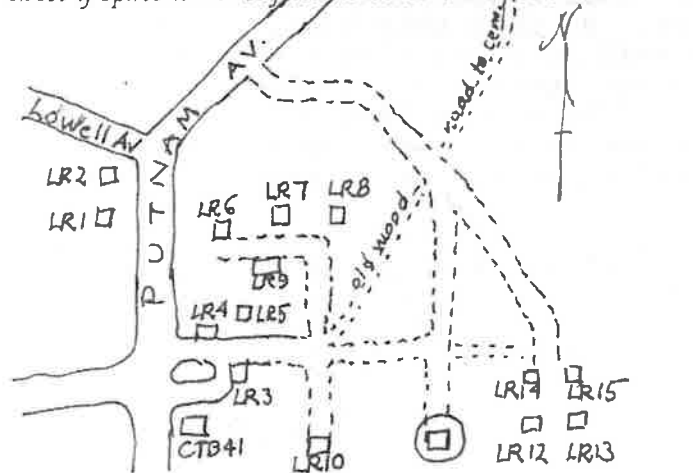
Town BarnstablePlace (neighborhood or village) Cotuit - Little River 11Address 135 Putnam AvenueHistoric Name Capt. Benjamin Small
(Dr. Alice Lowell)Uses: Present ResidenceOriginal Residence/FarmsteadDate of Construction c. 1820Source Florence Rapp, 1959Style/Form 3/4 Cape on S., 1/2 Cape
on N.

Architect/Builder _____

Exterior Material: ShingleFoundation brick & concrete blockWall/Trim shingleRoof ash shingle on woodOutbuildings/Secondary Structures NAMajor Alterations (with dates) 1951Condition ExcellentMoved ☐ no ☒ yes Date 1951
about 1/2 mile south
Acreage 3+Setting Wooded, on bluff, overlooking Cotuit Bayrep. Cotuit Hist. Soc.

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Recorded by James W. GouldOrganization Barnstable Historical Comm.Date (month/day/year) March 2, 1992

MAR 13 1998

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BRW. 1908

BUILDING FORM

ARCHITECTURAL DESCRIPTION ☐ see continuation sheet

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

Originally a half-Cape farmhouse, with modern additions.

This residence is a wood frame 2 story building with an ell, gable roof -- 1/2 Cape on the north, 3/4 Cape on the south, originally 1/2 Cape with windlow added with extension of E. side. There are two windows on each floor of the W. end. The ell has two small windows on either side of the door and 2 large windows on the N. side; one window on the E., shed with one window on E. There is a glass-windowed porch on S. of the ell. The exterior is shingled with white trim. There are two chimneys, one on the main roof, off center to the W.; one in the ell off center to the E. The foundation is brick and concrete block. The roof is green asbestos shingle.

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.

Built c. 1820 by Capt. Benjamin Small (1798-1876) on Lovell's Lane, east of Marstons Mills-Cotuitport County Road (now Putnam Av.). He was captain of coasting vessels to North & South America (FR). On his death in 1876 the house was inherited by his son Capt. Abner Small (1813-95) master of schooner trading with South America, and the packet Charles Everson which ran daily to Nantucket for 27 years (FR). On Abner's death in 1895 it was inherited by his sister Malvina's family.

In 1939 Illinois oil producer Kenneth Bell bought the house and farm building from the estate of Samuel T. Landers (1861-1938 g.s.), and rehabilitated the barns for his wife's stable of Tennessee walkers. He sold this house in 1951 to Dr. Alice Lowell (1906-1982), who moved it a half mile south to her family's land on the bluff overlooking Cotuit Bay. She was Tufts U. MD who studied psychiatry with Ferenczi in Munich and became Chief of Medicine at New England Hospital. On her death in 1982 it was inherited by her Barzun & Lowell nephews and nieces who often rented it out, 1990-2 to Richard Yulian, author of Sailing; An Informal Primer (1981).

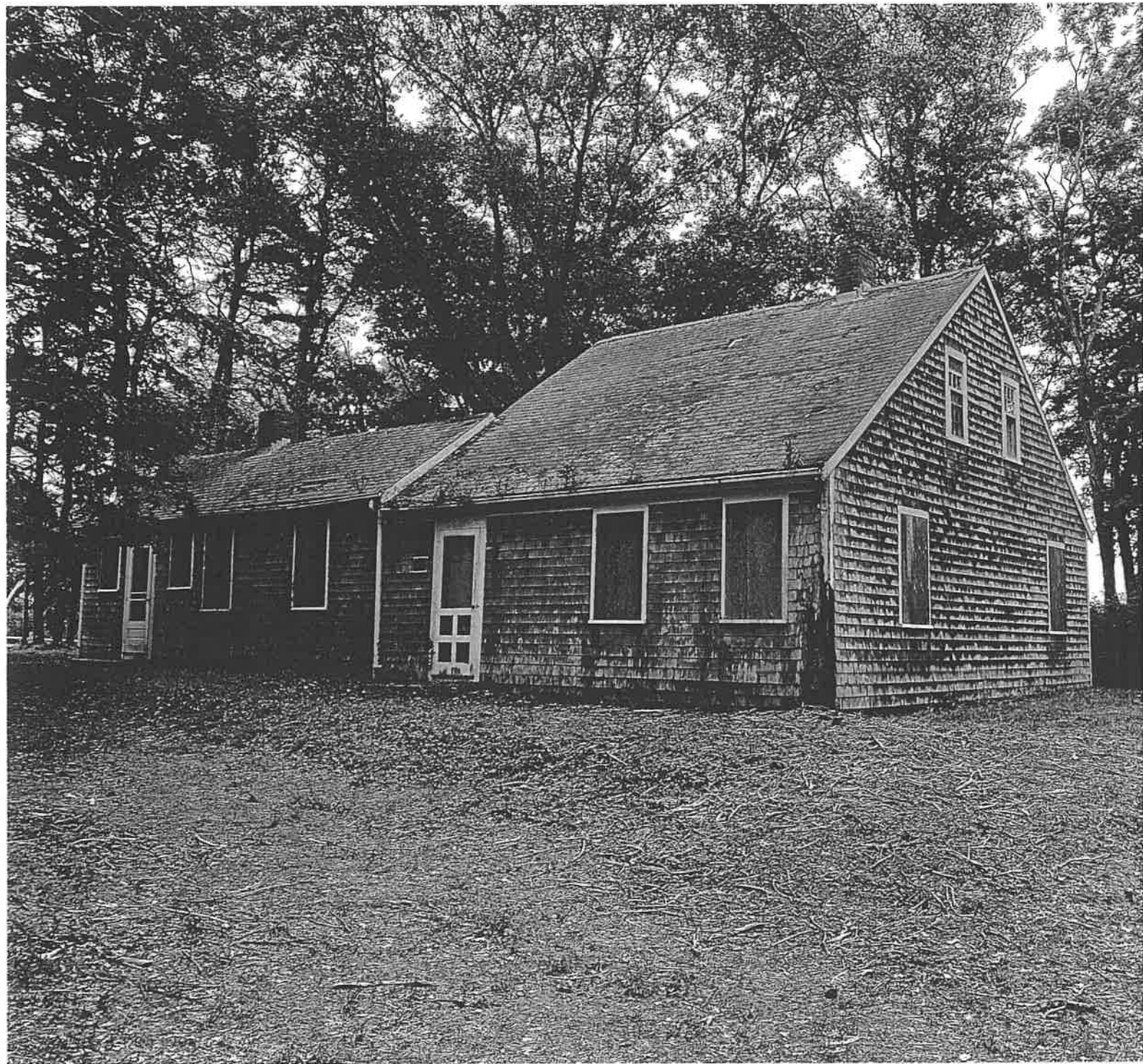
On the beach below the house were a number of wooden changing houses: to the immediate south of the gully the Lowells', and farther west those of the Coolidges and Pearsons who were related. During the 1970s and '80s this was the site of the dock of the Cotuit Mosquito Yacht Club.

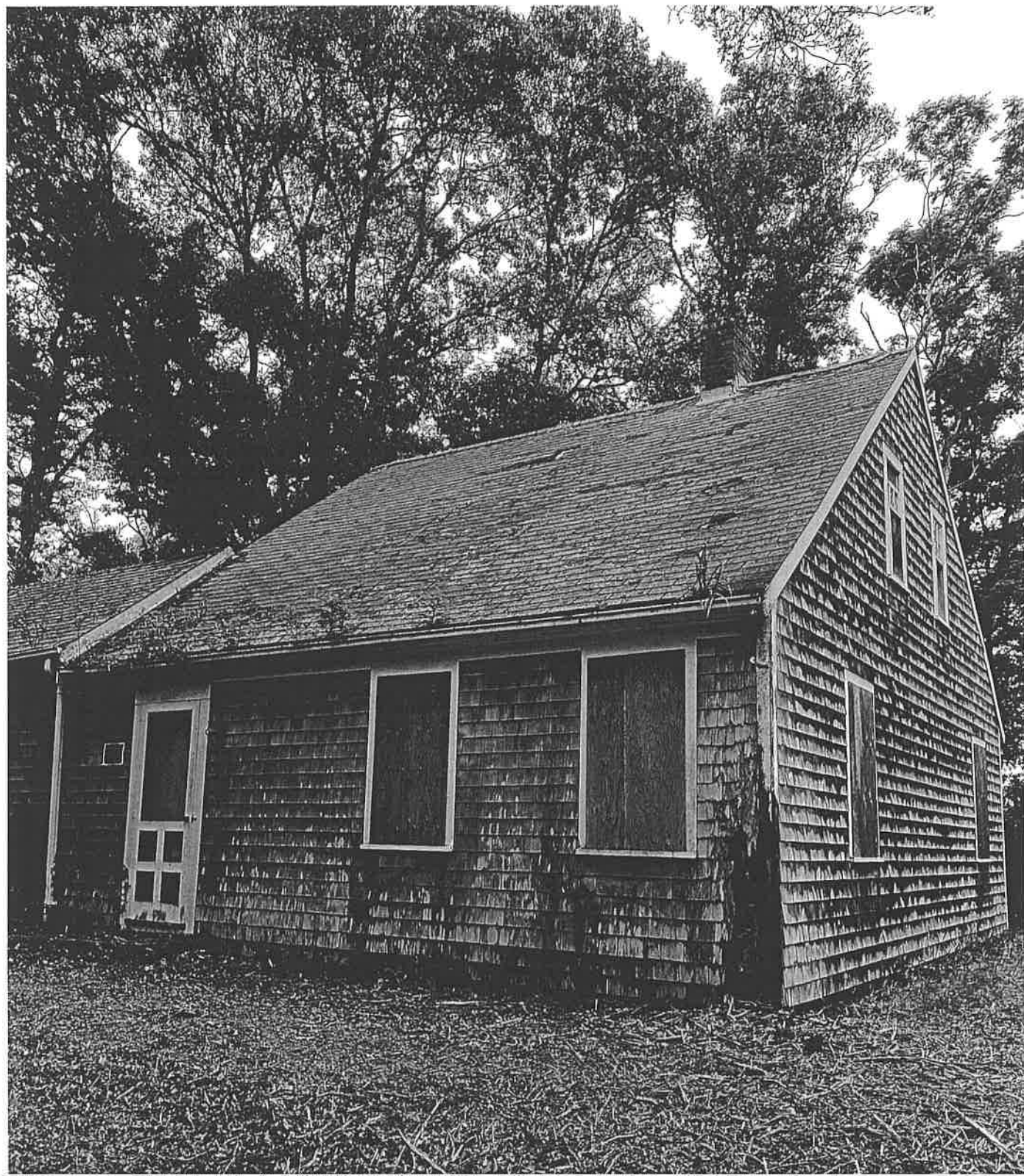
BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

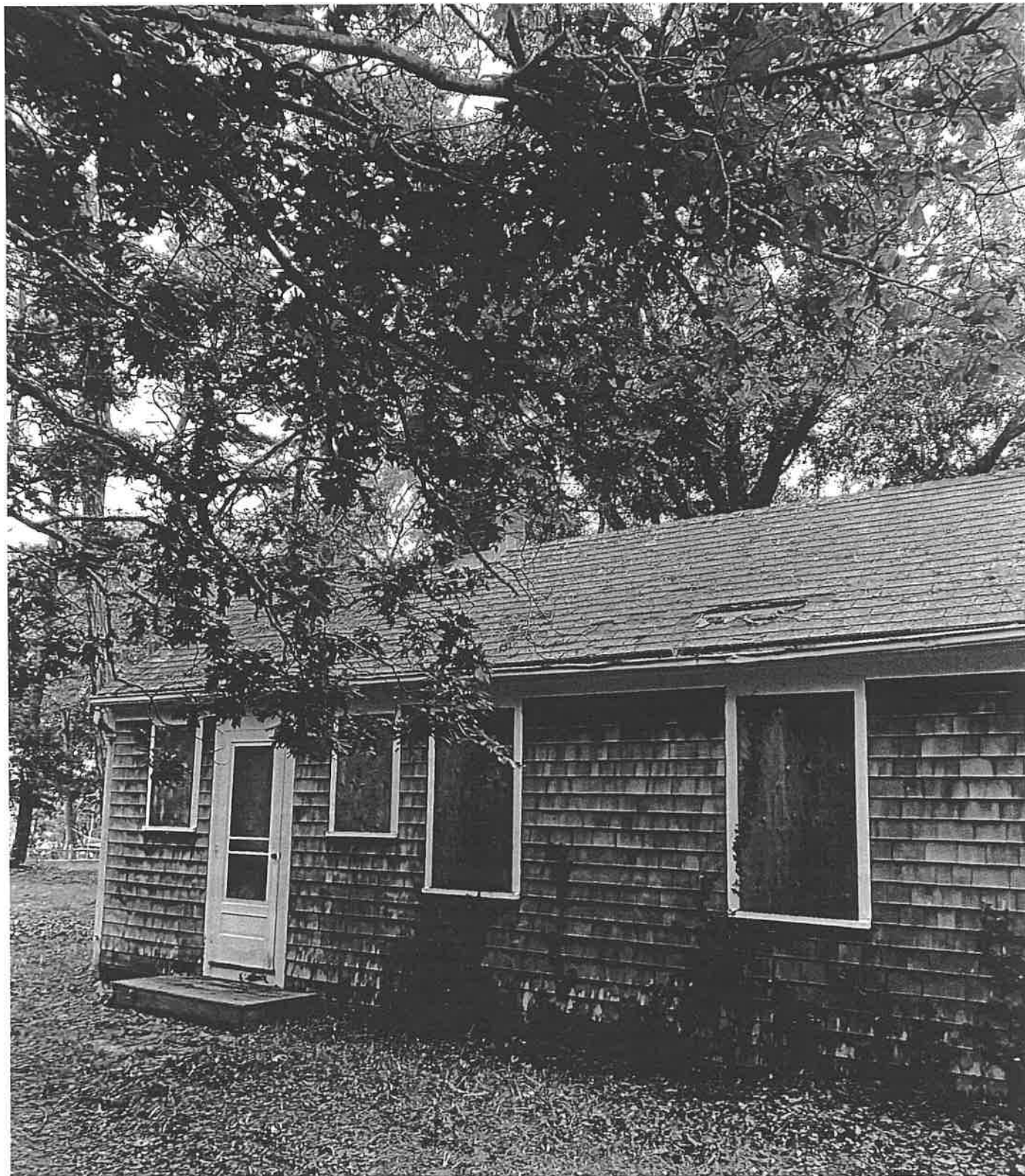
FR=Florence Rapp notes in Cotuit Hist. Soc. 1959

J.W.Gould, "The Lowells & Literary Cotuit", Cotuit Hist. Paper #24 (1971)

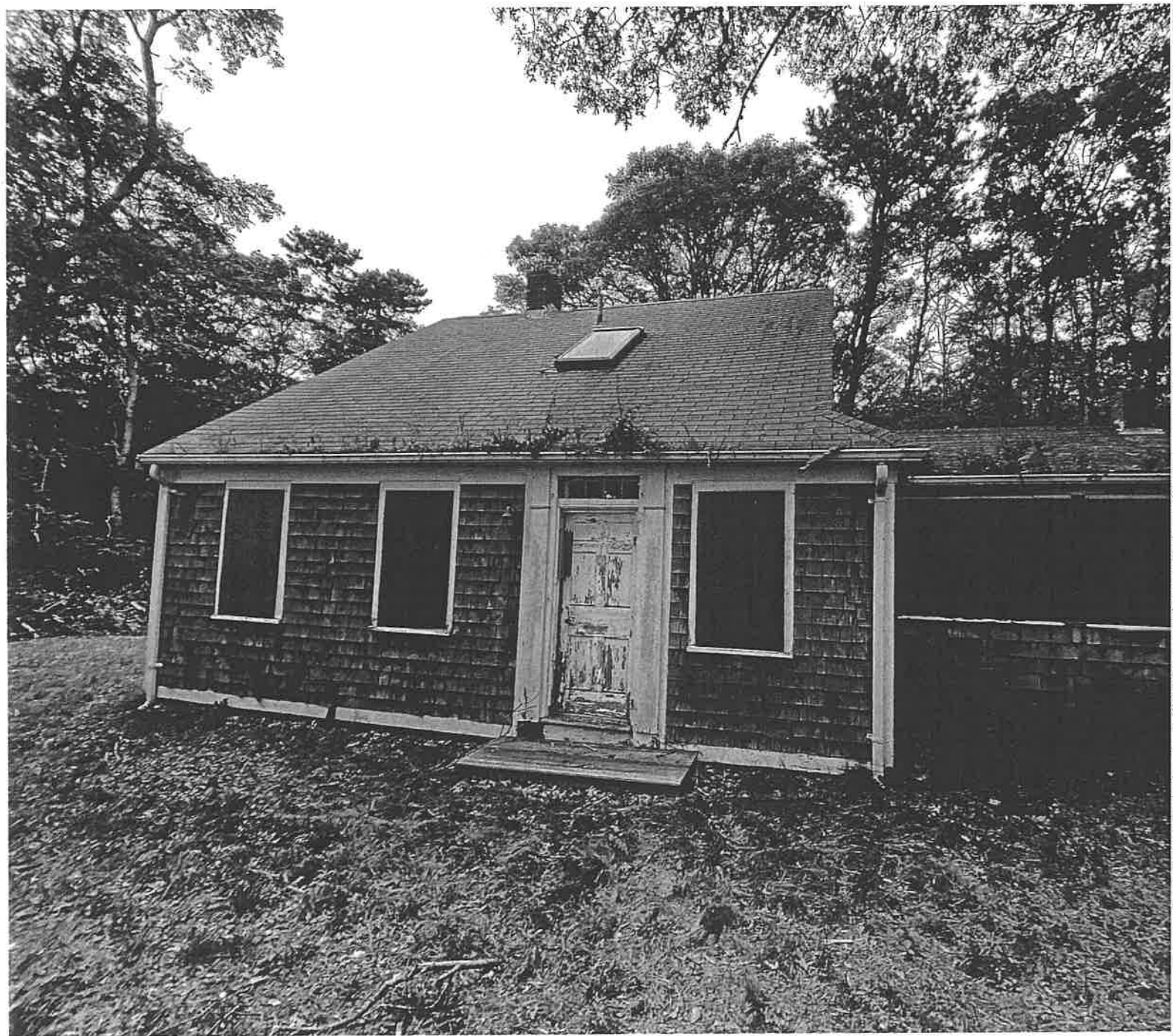
Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.

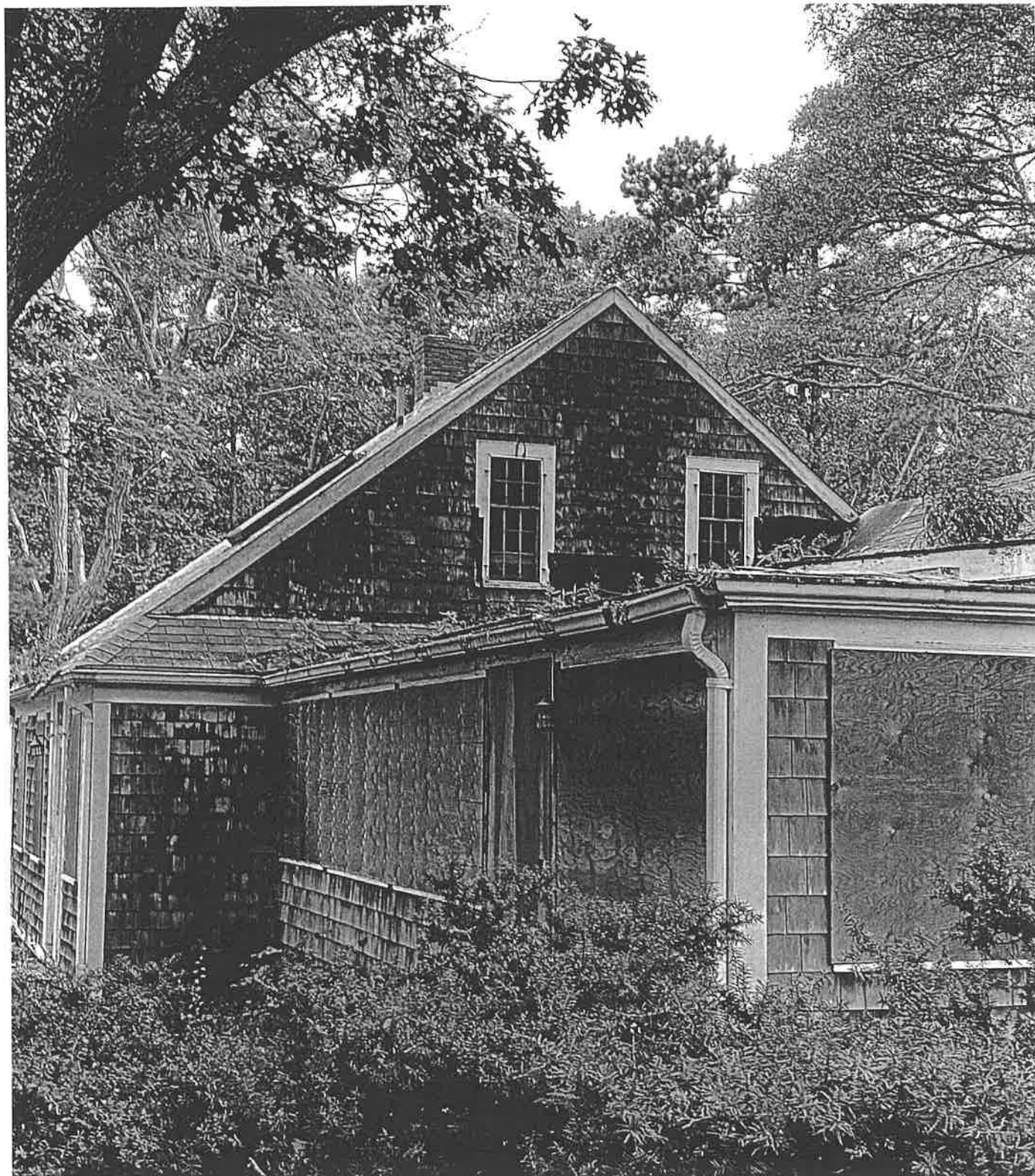


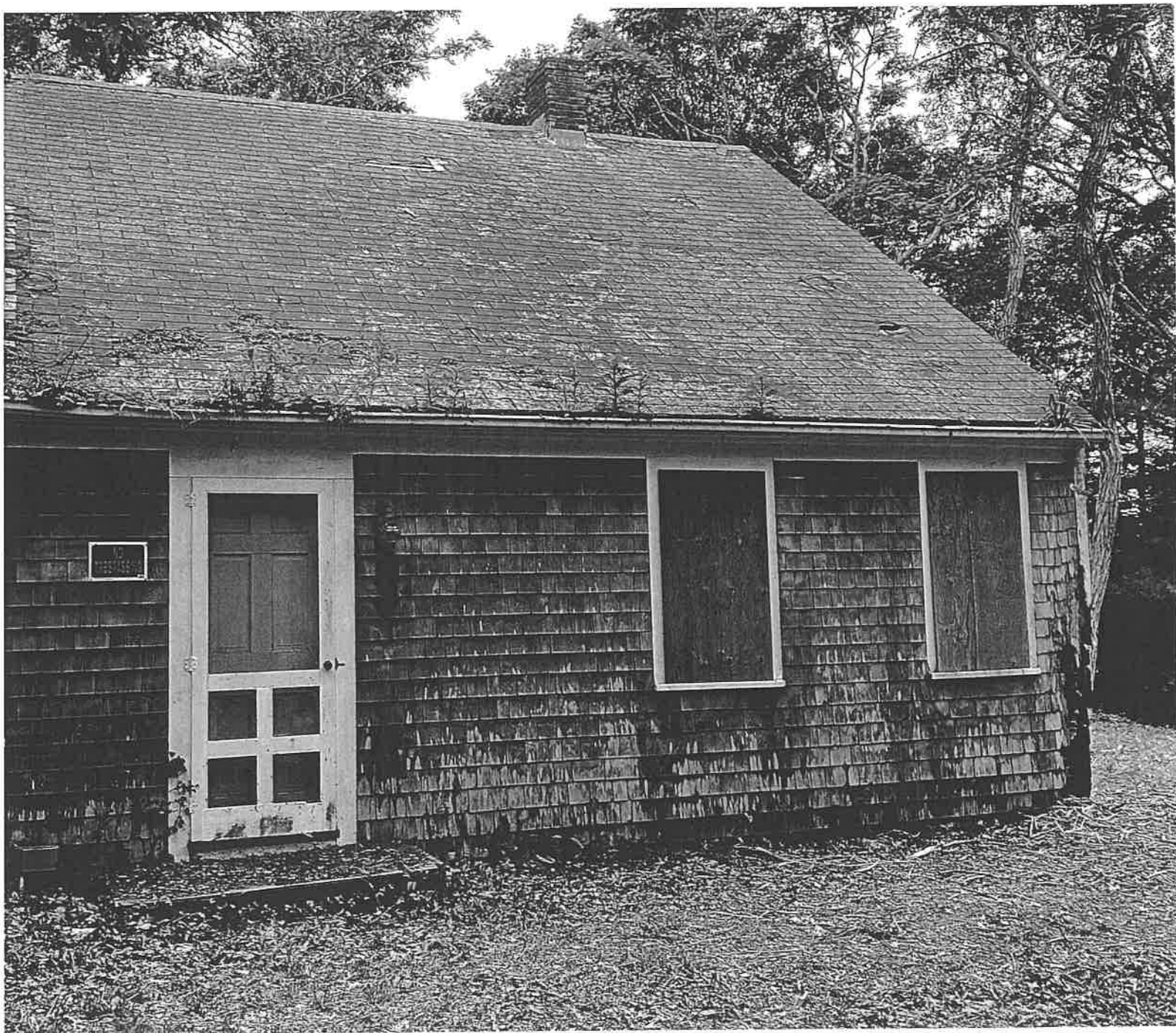




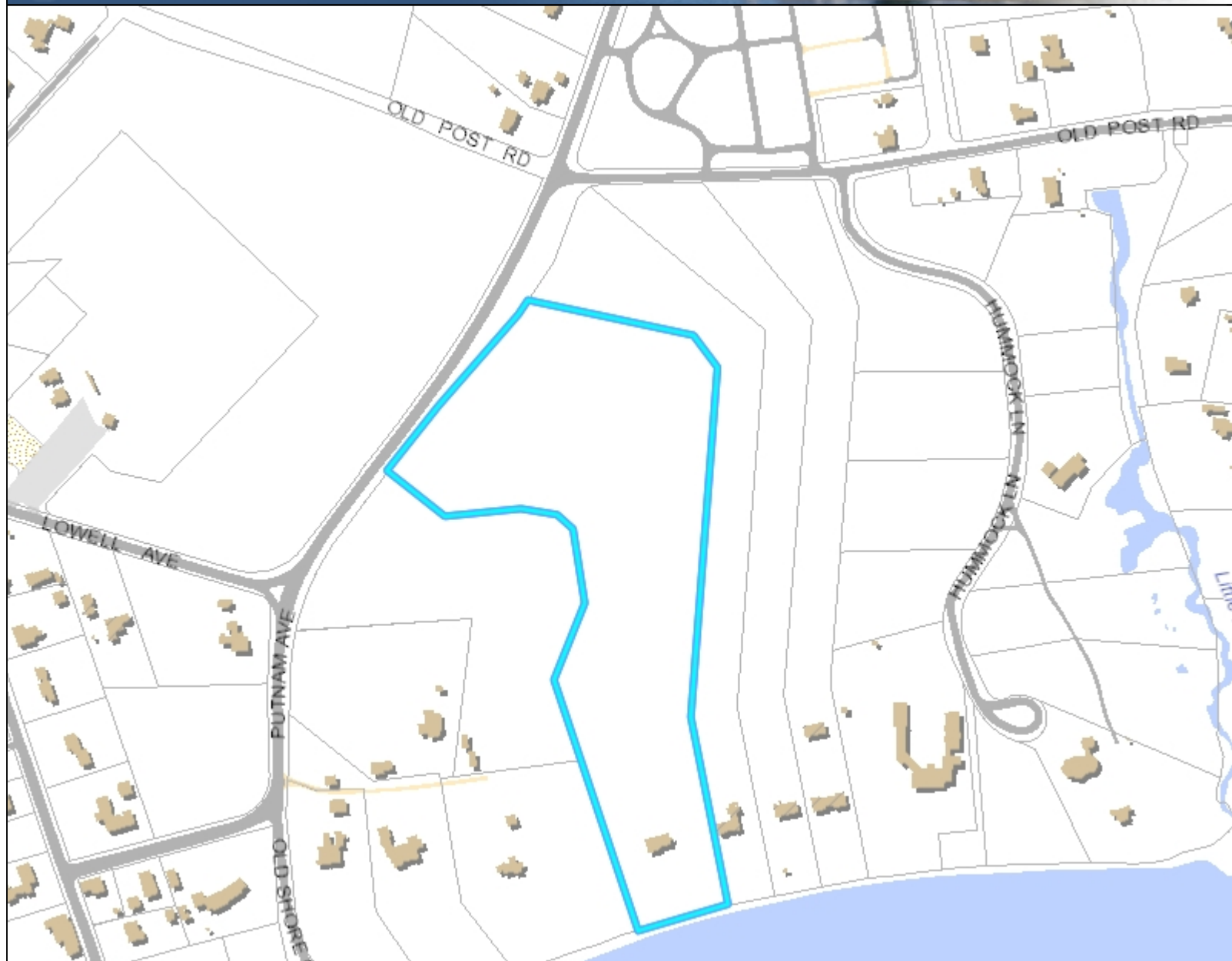










**Legend**

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

Map printed on: 1/26/2021

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet



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

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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

January 20, 2021

Mr. Joseph Popolo
51 Putnam Ave.
Cotuit, MA 02635

RE: 135 Putnam Ave., Cotuit, MA – Existing Conditions Assessment

Dear Mr. Popolo,

At your request, I visited the referenced dwelling at 135 Putnam Ave. in Cotuit, MA on January 5, 2021 to provide an opinion relative to the feasibility of renovating the existing structure vs. demolishing it and have concluded that, given its condition, it is impractical to attempt to renovate this structure and therefore my recommendation is to demolish it. You also requested that I consider the possibility of lifting and moving the structure, and again conclude that, given the condition of this structure, it would not withstand the stresses induced by lifting and moving it.

As the example photos below demonstrate, the interior of the structure has been exposed to the weather via holes in the roof and sidewalls for some time. The roof framing, side walls, and floor framing (1st & 2nd) are undersized relative to current codes and standards and this deficiency has been exacerbated by the damage resulting from exposure to weather resulting, in some areas, in collapse. Mold is also present throughout the dwelling.



First Floor – Collapsed Ceiling at Rear Shed Roof



Basement Carrying Beam
(Note mold, moisture damage, and corrosion on hanger)



Front Elevation
(Numerous holes in roof)



Rotted Exterior Corner



Rear Shed Roof/Ceiling Collapse



Example of Hole in Roof



2nd Floor Ceiling
(Note mold and ceiling deflection)



Bathroom Ceiling Collapse

Since there is little to no part of this existing structure that would be suitable for renovation/rehabilitation, I would recommend that the structure be demolished.

Should you have any questions regarding these findings, please do not hesitate to contact me.

Sincerely,

Eric J. Cederholm, PE
Transition Engineering, Inc.
PO Box 576
Cotuit, MA

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$138,700	\$0	\$0	\$4,310,800	\$4,449,500
2	2020	\$143,800	\$22,800	\$0	\$2,474,100	\$2,640,700
3	2019	\$114,200	\$21,000	\$0	\$2,458,500	\$2,593,700
4	2018	\$94,900	\$21,000	\$0	\$2,587,900	\$2,703,800
5	2017	\$88,800	\$20,300	\$0	\$2,587,900	\$2,697,000

Photos







MOTIONS & FINDINGS

McWilliams, Dean & Andrea, 153 Sea View Avenue, Osterville, Map 162, Parcel 023/000, Edward W. Gould House, built 1906, contributing structure in the Wianno Historic District

Full demolition of the shed structure

MOTION 1: Referral to the **Cape Cod Commission**¹

I move that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 153 Sea View Avenue, Osterville, that:

- The property is outside a local historic district;
- The property is a contributing structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a contributing structure in a National Register District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

Second the motion

Vote AYE or NAY:

- An **AYE** Vote will refer the application to the Cape Cod Commission
- A **NAY** Vote will keep the application before and requires the following two motions

If Motion 1 passes: We are finished

If Motion 1 fails: Move to Motion 2

MOTION 2: **Full Demolition** of Shed

I move that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the full demolition of the shed proposed at **153 Sea View Avenue, Osterville**, this Significant Building is a Preferably Preserved Significant Building.

Second the motion

Vote AYE or NAY:

- **AYE** will impose 18 month delay
- **NAY** will not impose 18 month delay

NEXT CHOOSE **ONLY ONE** OF THE FOLLOWING VOTES: (CONTINUE TO NEXT PAGE)

¹ Initial vote required to determine the applicability of Cape Cod Commission Development of Regional Impact Threshold pursuant to Cape Cod Commission Act Section 12 (c) (1) and CCC Enabling Regulations Governing the Review of Developments of Regional Impacts Chapter A, Section 2(a) (i)(a)

MOTION 3:

IF MOTION 2 PASSES (AYE VOTE):

I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the full demolition of the Preferably Preserved Significant Building (shed) located 153 Sea View Avenue, Osterville, is detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the full demolition IS detrimental – demolition delay is imposed

IF MOTION 2 FAILS (NAY VOTE):

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the shed located at **153 Sea View Avenue, Osterville, is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the full demolition IS NOT detrimental – no demolition delay imposed

MOTIONS & FINDINGS

McWilliams, Dean & Andrea, 153 Sea View Avenue, Osterville, Map 162, Parcel 023/000, Edward W. Gould House, built 1906, contributing structure in the Wianno Historic District

Partial demolition of the easterly elevation to allow for an addition

MOTION 1: Referral to the **Cape Cod Commission**¹

I move that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 153 Sea View Avenue, Osterville, that:

- The property is outside a local historic district;
- The property is a contributing structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a contributing structure in a National Register District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

Second the motion

Vote AYE or NAY:

- An **AYE** Vote will refer the application to the Cape Cod Commission
- A **NAY** Vote will keep the application before and requires the following two motions

If Motion 1 passes: We are finished

If Motion 1 fails: Move to Motion 2

MOTION 2: Partial Demolition of the main structure

I move that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the partial demolition of the main structure proposed at **153 Sea View Avenue, Osterville**, this Significant Building is a Preferably Preserved Significant Building.

Second the motion

Vote AYE or NAY:

- **AYE** will impose 18 month delay
- **NAY** will not impose 18 month delay

NEXT CHOOSE **ONLY ONE** OF THE FOLLOWING VOTES: (CONTINUE TO NEXT PAGE)

¹ Initial vote required to determine the applicability of Cape Cod Commission Development of Regional Impact Threshold pursuant to Cape Cod Commission Act Section 12 (c) (1) and CCC Enabling Regulations Governing the Review of Developments of Regional Impacts Chapter A, Section 2(a) (i)(a)

MOTION 3:

IF MOTION 2 PASSES (AYE VOTE):

I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably Preserved Significant Building located 153 Sea View Avenue, Osterville, is detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the partial demolition IS detrimental – demolition delay is imposed

IF MOTION 2 FAILS (NAY VOTE):

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the main structure located at **153 Sea View Avenue, Osterville, is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the partial demolition IS NOT detrimental – no demolition delay imposed



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

Town Clerk Stamp

2021 JAN 19 PM 1:19
BARNSTABLE TOWN CLERK

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application January 18, 2021

☐ Full Demotion

☒ Partial Demolition

Building Address: 153 Sea View Avenue
Number Street

Osterville
Village

02655
ZIP

Assessor's Map # 162 Assessor's Parcel # 023

Property Owner: Dean R. McWilliams and Andrea B. McWilliams
Name

Phone#

Property Owner Mailing Address (if different than building address) 12 Niles Road, Austin, TX 78703

Property Owner e-mail address: _____

Contractor/Agent: Michael F. Schulz/Patrick Ahearn

Contractor/Agent Mailing Address: 1340 Main St. Osterville, MA 02655/160 Commonwealth Av. Boston MA
02116

Contractor/Agent Contact Name and Phone #: Michael F. Schulz (508) 428-0950
Name Phone #

Contractor/Agent Contact e-mail address: mschulz@schulzlawoffices.com/pahearn@patrickahearn.com

Demolition Proposed - please itemize all changes:

The Applicant seeks to demolish the legal pre-existing shed located on the common
property line with the Wianno Club and construct an addition to the Easterly side
of the existing principal dwelling pursuant to the attached elevations prepared
by Patrick Ahearn.

Type of New Construction Proposed: Construct an addition to the Easterly side of the existing
principal dwelling pursuant to elevations prepared by Patrick Ahearn

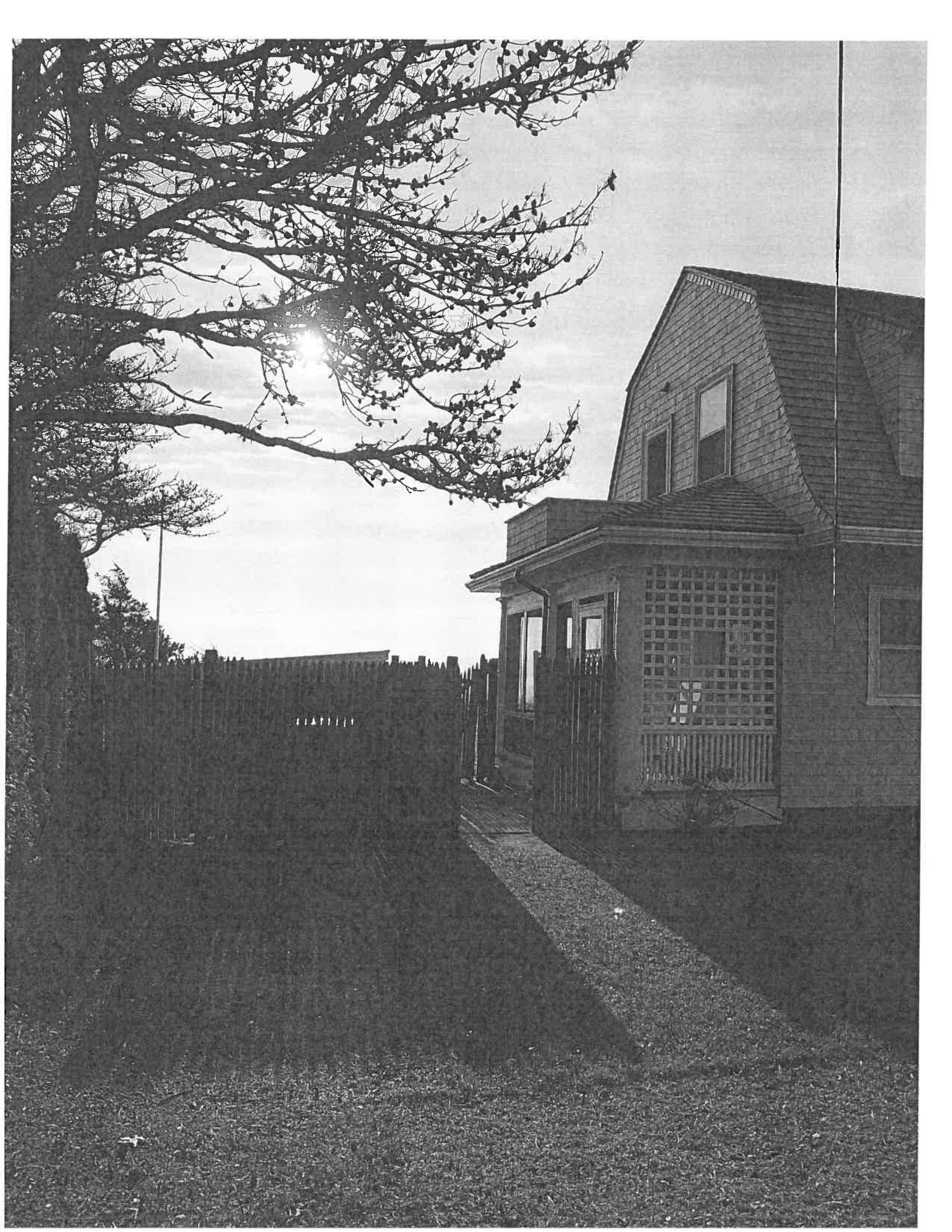
Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

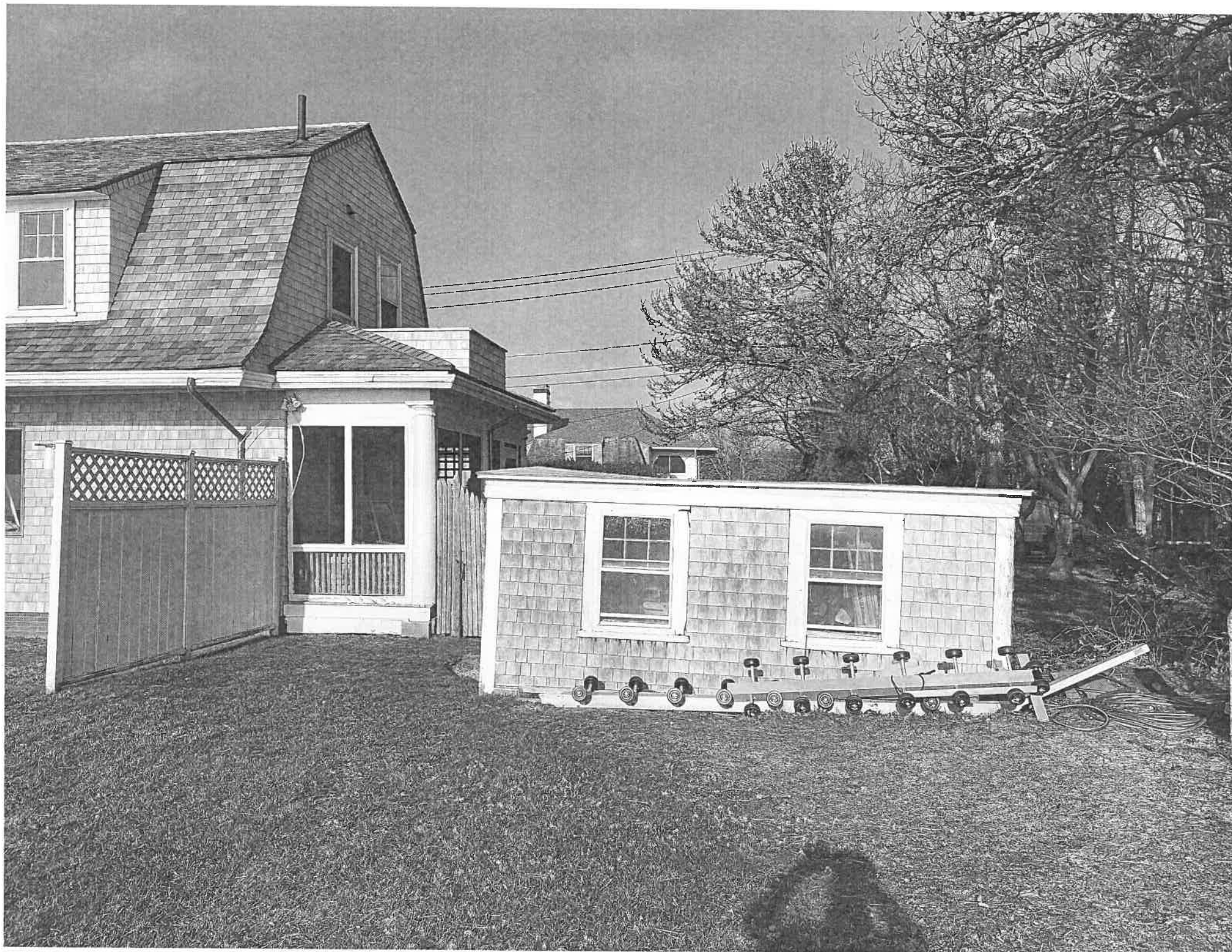
Year built: approx. 1906-07

Additions Year Built: _____

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

Michael F. Schulz
Property Owner/Agent Signature





THE MCWILLIAMS RESIDENCE

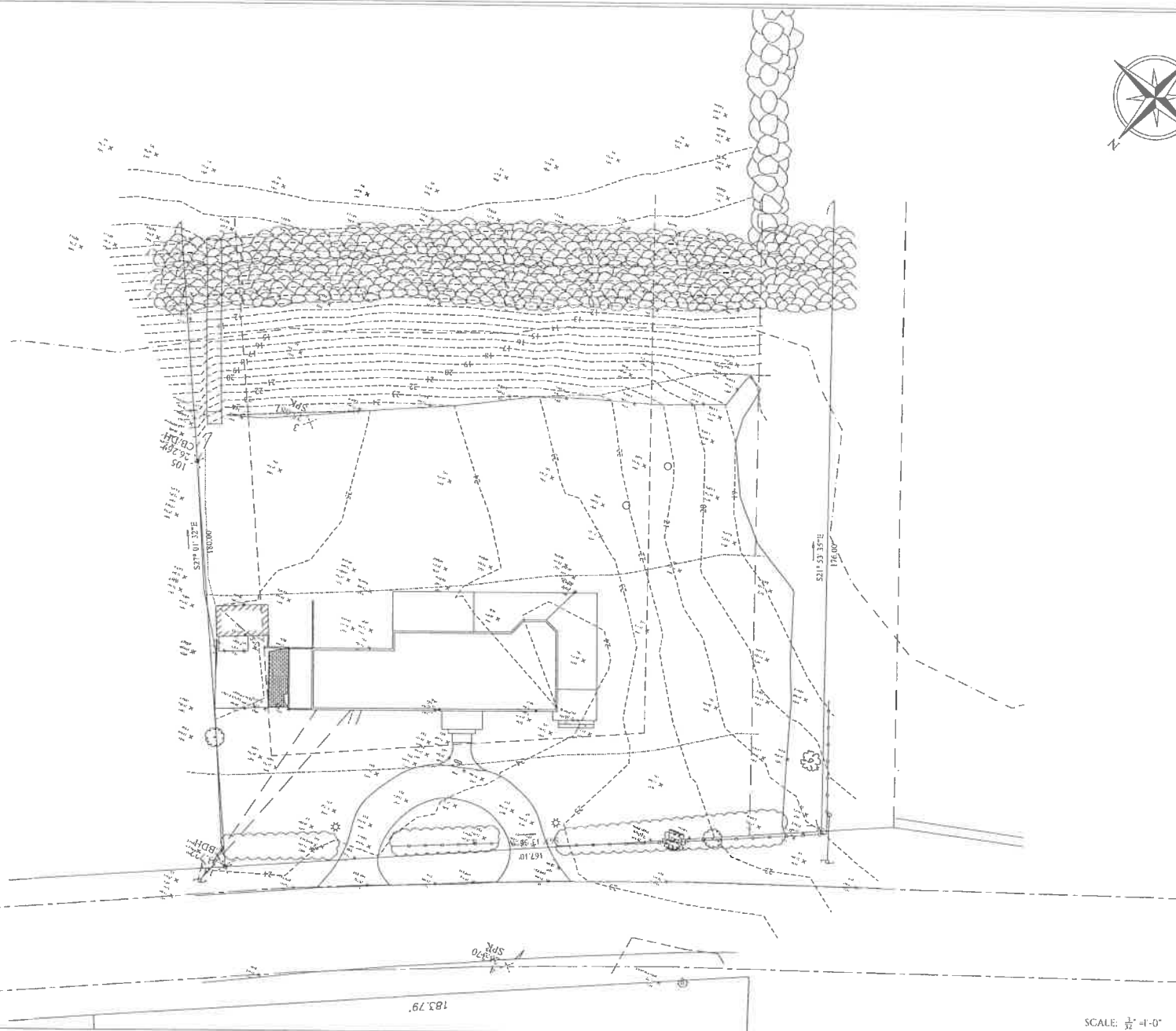
153 SEA VIEW AVE., OSTERVILLE, MA
TOWN APPROVALS
JANUARY 17, 2021

PATRICK ABEARN
— ARCHITECT —

COVER
MAIN HOUSE

| C

01 Patrick Ahearn/John A. B. 10/10/21



1 EXISTING SITE PLAN
SCALE: 1/8\"/>

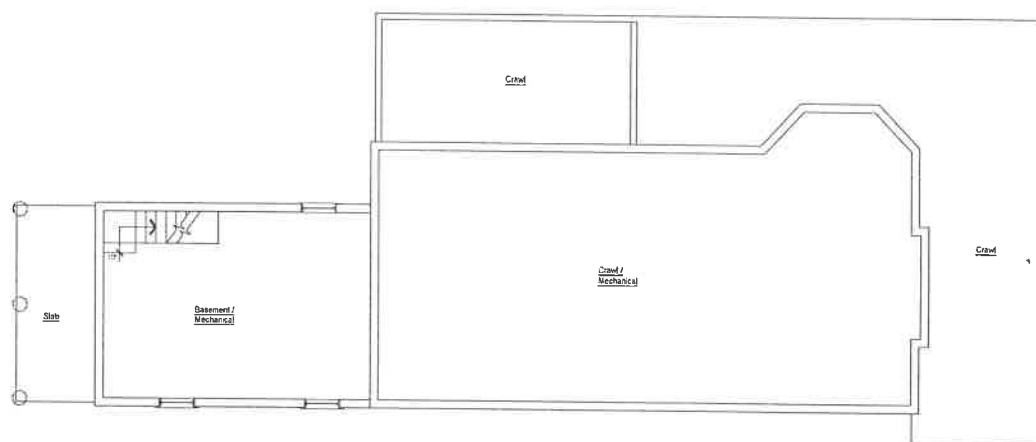
SCALE: 1/8\"/>

PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

PROPOSED SITE PLAN
MAIN HOUSE | EX SITE

© PATRICK AHEARN 2014. ALL RIGHTS RESERVED.



0 4 8 12
SCALE: 1/4" = 1'-0"

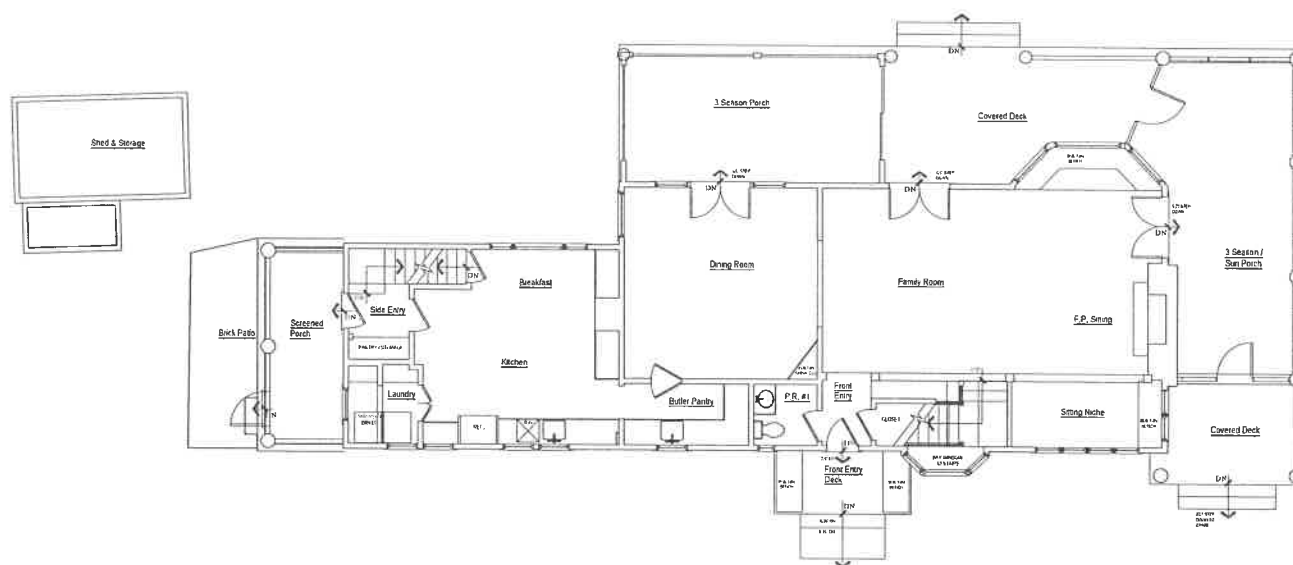
PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

EXISTING BASEMENT FLOOR
PLAN
MAIN HOUSE

1 E0

STATION 1 OF 10 (SEE PLAN 1000)



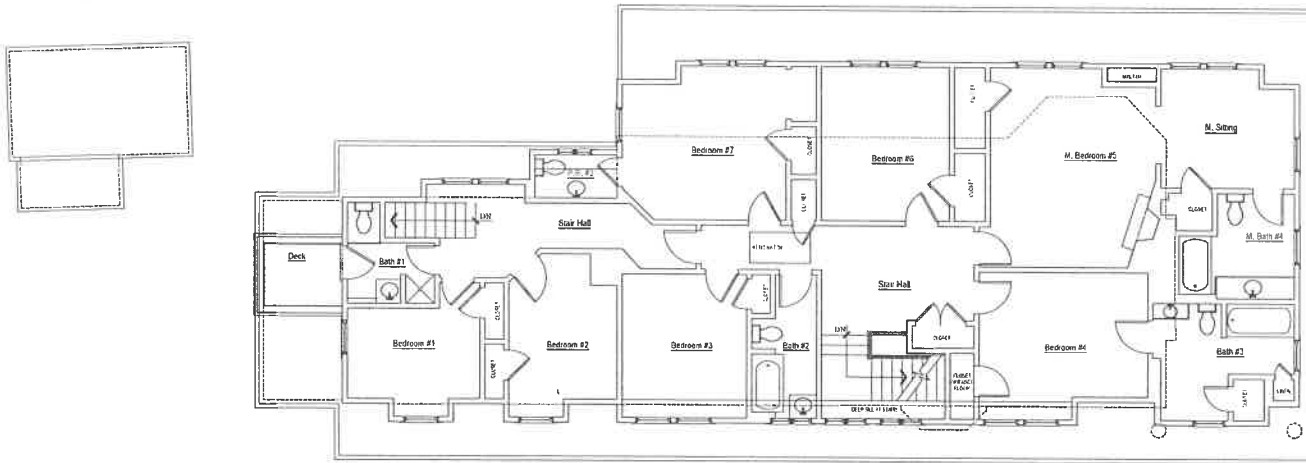
0 4 8 12
SCALE: 1/4" = 1'-0"

PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

EXISTING FIRST FLOOR PLAN
MAIN HOUSE | E1

BY PATRICK AHEARN/FAIR AS-1002-F



0 4 8 12
SCALE: 1/4" = 1'-0"

PATRICK AHEARN
— ARCHITECT —

THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

EXISTING SECOND FLOOR PLAN
MAIN HOUSE | E2

11 PATRICK AHEARN ARCHITECTS INC. 2019.11



PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE 153 SEA VIEW AVE., OSTERVILLE, MA

EXISTING FRONT ELEVATION
MAIN HOUSE | E3

© PATRICK AHEARN/ATA 100/2020

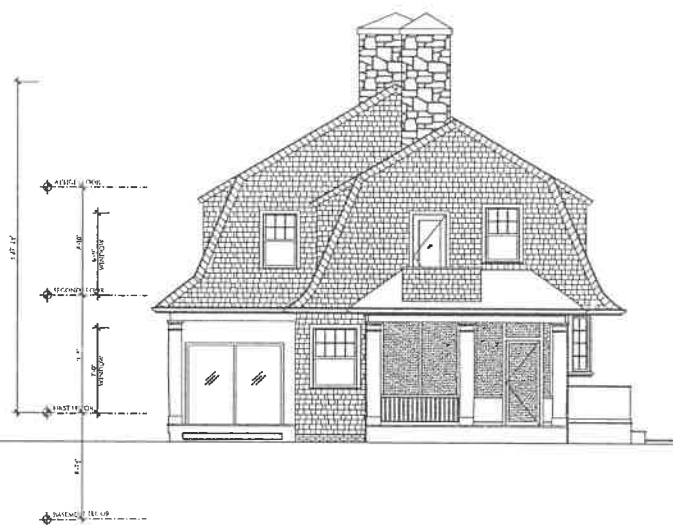


PATRICK AHEARN
ARCHITECT

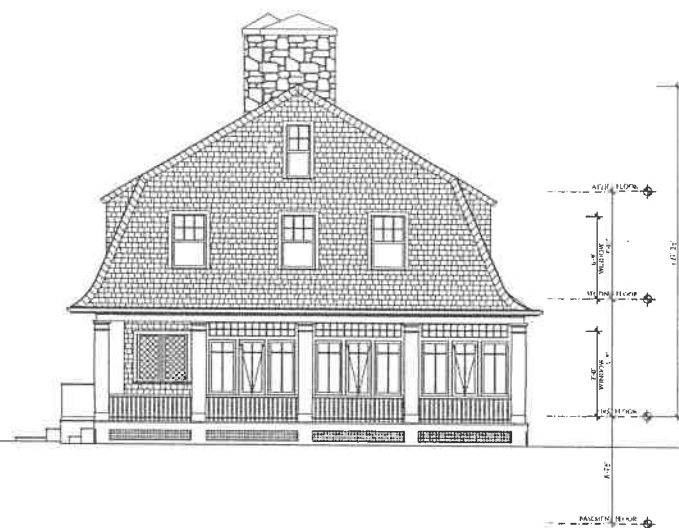
THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

EXISTING BACK ELEVATION
MAIN HOUSE | E4

11/14/2014 P. AHEARN / J. A. AD 2014/1



1 EXISTING LEFT SIDE EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



2 EXISTING RIGHT SIDE EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

0 4 8 12
SCALE 1/4" = 1'-0"

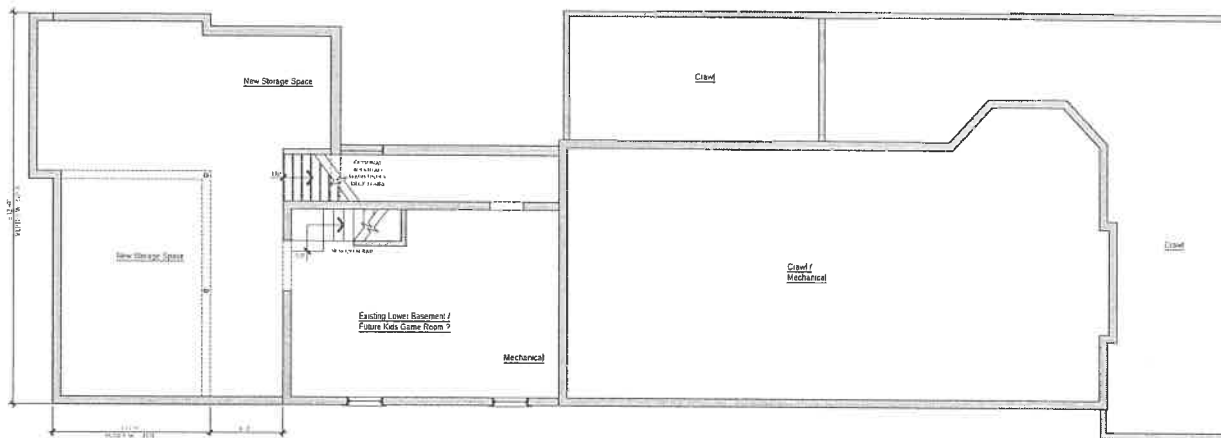
PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

EXISTING L&R SIDE ELEVATIONS
MAIN HOUSE

E5

Project: THE MCWILLIAMS RESIDENCE, 153 SEA VIEW AVE., OSTERVILLE, MA
Date: 08/20/2019
Sheet: E5



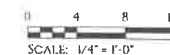
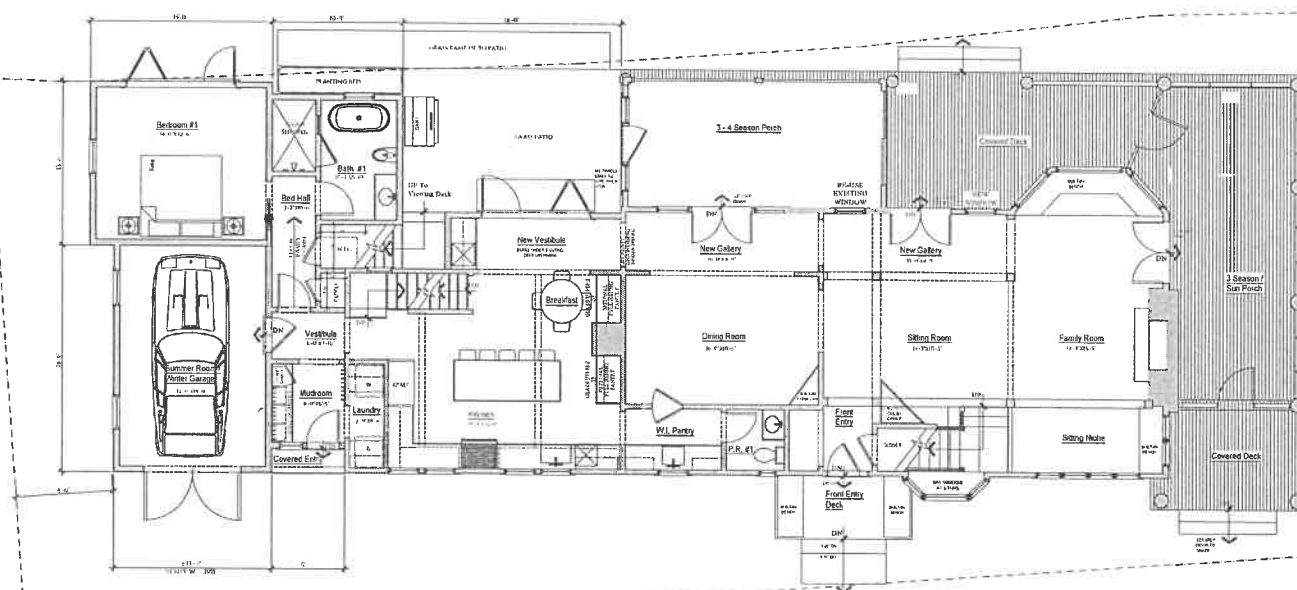
0 4 8 12
SCALE: 1/4" = 1'-0"

PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

PROPOSED BASEMENT FLOOR
PLAN
MAIN HOUSE
A0

© Patrick Ahearn Architects, Inc. 2017



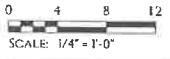
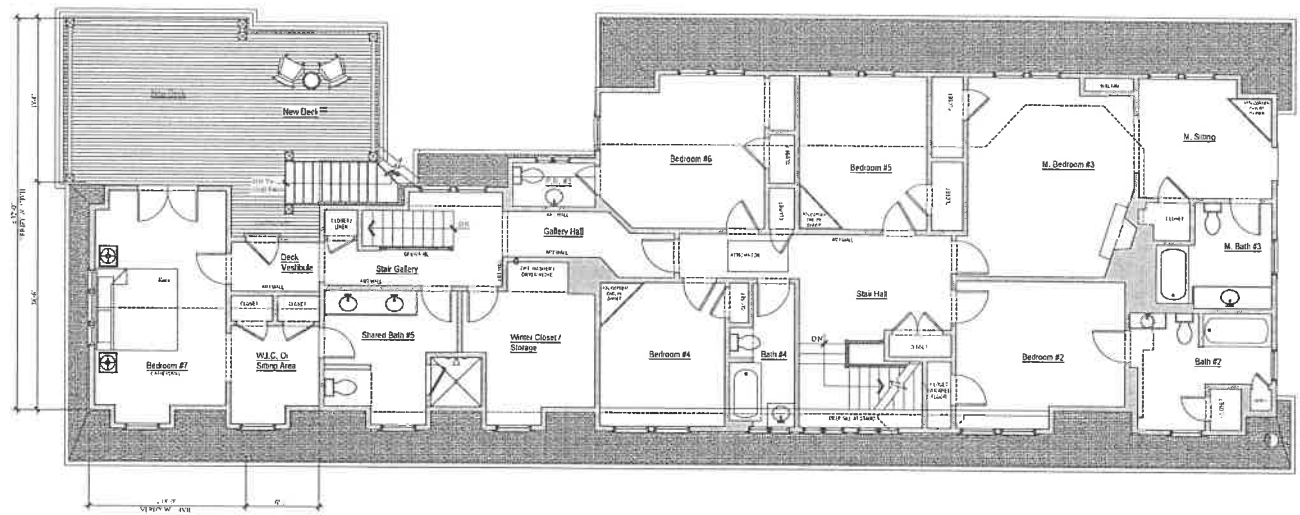
PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE

153 SEA VIEW AVE., OSTERVILLE, MA

PROPOSED FIRST FLOOR PLAN
MAIN HOUSE

A1

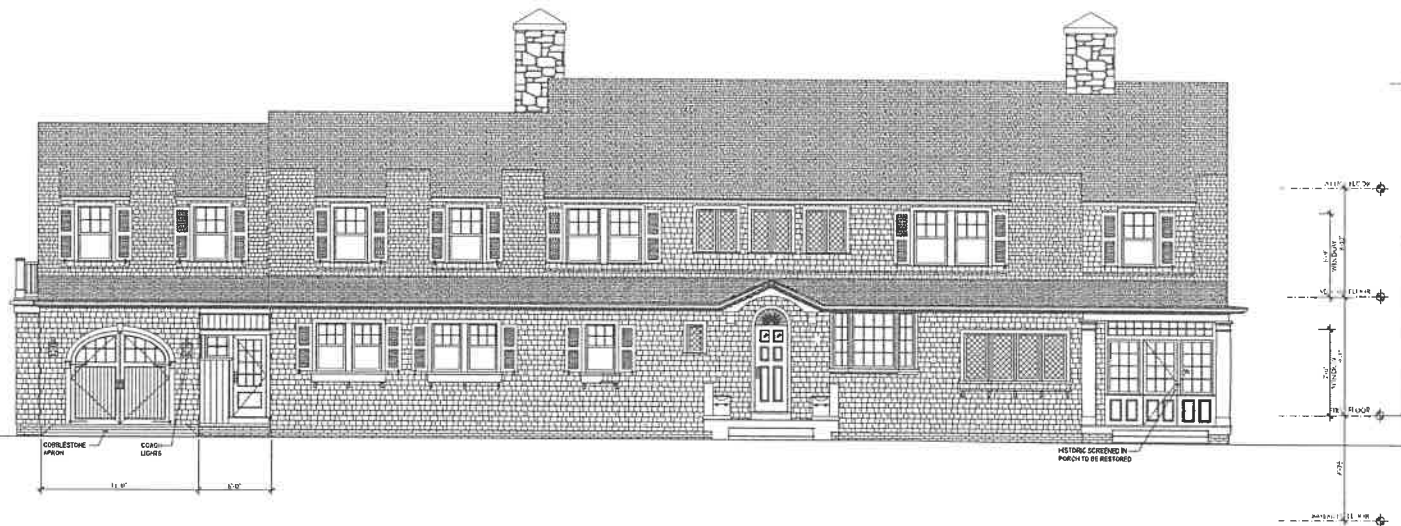


PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

PROPOSED SECOND FLOOR PLAN
MAIN HOUSE
1A2

© Patrick Ahearn Studio Inc. 2011



0 4 8 12
SCALE: 1/4" = 1'-0"

PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

PROPOSED FRONT ELEVATION
MAIN HOUSE | A3

© PATRICK AHEARN ARCHITECT

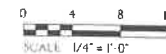


PATRICK AHEARN
ARCHITECT

THE MCWILLIAMS RESIDENCE
153 SEA VIEW AVE., OSTERVILLE, MA

PROPOSED BACK ELEVATION
MAIN HOUSE | A4

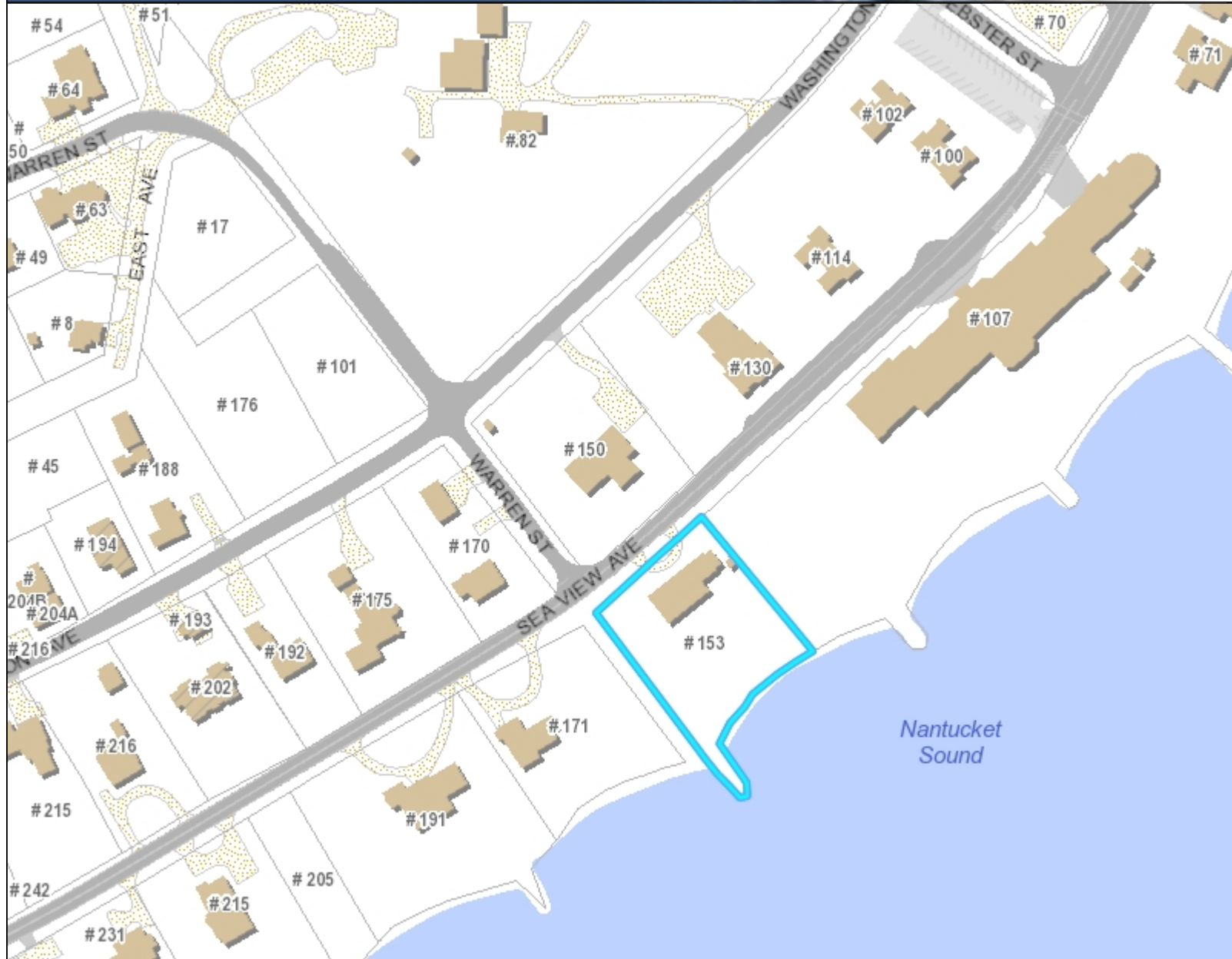
© 2014 P. AHEARN ARCHITECT



PROPOSED L&R SIDE ELEVATIONS
MAIN HOUSE | A5

1 A5

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

**Legend**

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

Map printed on: 1/22/2021

0 167 333 Feet

Approx. Scale: 1 inch = 167 feet



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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Map printed on: 1/22/2021

0 42 83 Feet

Approx. Scale: 1 inch = 42 feet



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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Parcel

162-023

Location

153 SEA VIEW AVENUE

Village

Osterville

Town sewer account

No

Developer lot:

LOT A

Road index

1450

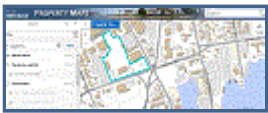
Fire district

C-O-MM

Secondary road

WARREN STREET

Interactive map



▼_Owner: MCWILLIAMS, DEAN R & ANDREA B

Owner	Co-Owner	Book page
MCWILLIAMS, DEAN R & ANDREA B		C223291
Street1	Street2	
12 NILES ROAD		
City	State	Zip
AUSTIN	TX	78703
	Country	

▼_ Land

Acres	Use	Zoning	Neighborhood
0.74	Single Fam M-01	RF-1	WF13
Topography	Street factor	Town Zone of Contribution	
Level	Paved	AP (Aquifer Protection Overlay District)	
Utilities	Location factor	State Zone of Contribution	
Septic,Gas,Public Water	Waterfront,Excel View	OUT	

▼_ Construction

▼_ Building 1 of 1

Year built

1900

Living area

3375

Gross area

4760

Style

Gambrel

Model

Residential

Grade

Average Plus

Stories

2 Stories

Roof structure

Gable/Hip

Roof cover

Asph/F Gl/Cmp

Exterior wall

Wood Shingle

Interior wall

Plastered

Interior floor

Hardwood

Foundation

Brick Walls

Heat type

Hot Water

Heat fuel

Gas

AC type

None

Bedrooms

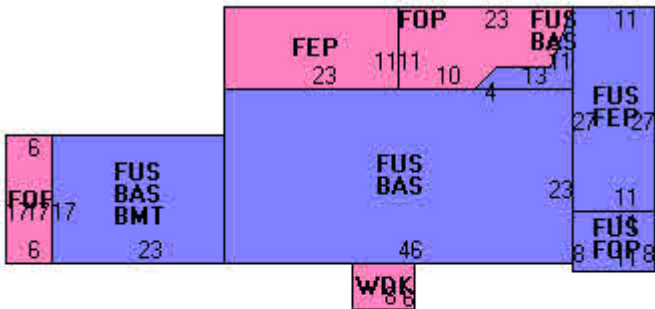
7 Bedrooms

Bath rooms

3 Full-0 Half

Total rooms

10 Rooms



▼_ Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
09/10/2020	Sid/Wind/Roof/Door	20-2496	\$70,000		expedited permit request for roof and siding
10/01/1995	New Roof	10780	\$0	01/15/1996	OS ROOFIN

▼_ Sale History

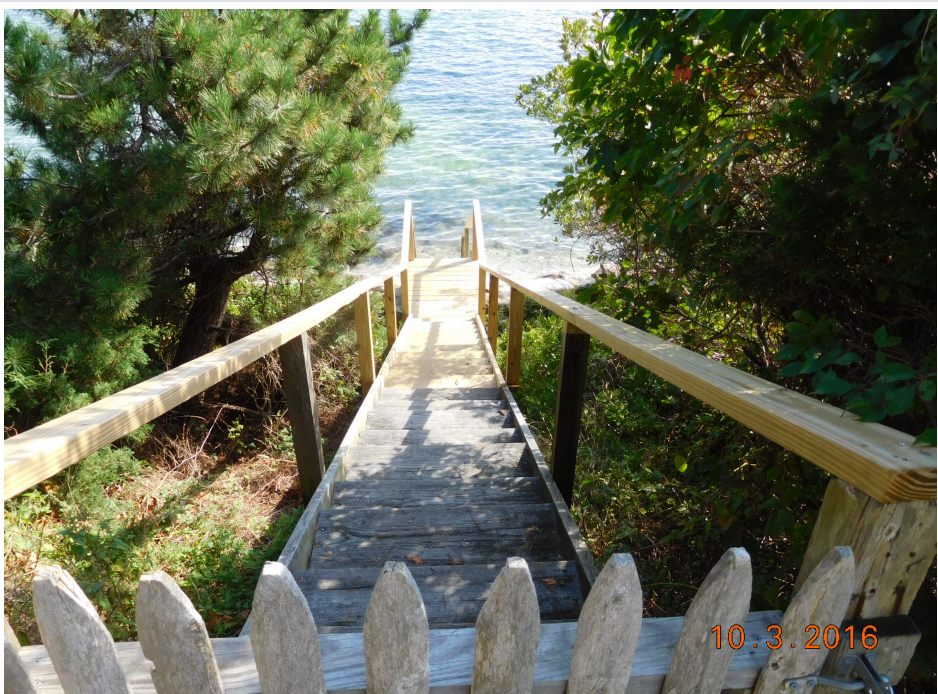
Line	Sale Date	Owner	Book/Page	Sale Price
1	08/10/2020	MCWILLIAMS, DEAN R & ANDREA B	C223291	\$3,500,000
2	04/09/2009	HEALEY, STEPHEN J IV ET AL	C188321	\$100
3	02/15/1994	HEALEY, ELIZABETH A TR &	C133053	\$1
4	02/15/1994	HEALEY, STEPHEN J &	C133053	\$1
5	02/15/1994	HEALEY, ANNE MARIE &	C133052	\$1
6	05/20/1975	HEALEY, ANNE MARIE	C64487	\$0

▼_ Assessment History

Save # Save #	Year Year	Building Value Building Value	XF Value XF Value	OB Value OB Value	Land Value Land Value	Total Parcel Value Total Parcel Value
1	2021	\$333,500	\$48,500	\$2,500	\$3,817,600	\$4,202,100
2	2020	\$269,300	\$42,700	\$2,000	\$4,164,700	\$4,478,700
3	2019	\$258,900	\$42,700	\$2,200	\$3,701,900	\$4,005,700
4	2018	\$204,600	\$44,600	\$1,700	\$3,896,700	\$4,147,600
5	2017	\$201,600	\$43,900	\$1,700	\$3,896,700	\$4,143,900
6	2016	\$201,600	\$43,900	\$1,700	\$3,792,000	\$4,039,200
7	2015	\$226,400	\$49,900	\$2,700	\$3,858,600	\$4,137,600
8	2014	\$250,400	\$49,900	\$2,700	\$3,858,600	\$4,161,600
9	2013	\$250,400	\$49,900	\$2,900	\$3,858,600	\$4,161,800
10	2012	\$256,100	\$46,700	\$2,400	\$3,858,600	\$4,163,800
11	2011	\$304,600	\$6,700	\$1,100	\$3,858,600	\$4,171,000
12	2010	\$305,100	\$6,700	\$1,600	\$4,340,900	\$4,654,300
13	2009	\$506,300	\$4,600	\$700	\$4,321,700	\$4,833,300
14	2008	\$414,700	\$4,600	\$700	\$3,217,400	\$3,637,400
16	2007	\$414,200	\$4,600	\$700	\$3,217,400	\$3,636,900
17	2006	\$395,600	\$4,600	\$800	\$3,171,700	\$3,572,700
18	2005	\$337,200	\$4,300	\$800	\$2,283,600	\$2,625,900
19	2004	\$277,000	\$4,100	\$800	\$2,854,500	\$3,136,400
20	2003	\$221,700	\$4,100	\$800	\$974,400	\$1,201,000
21	2002	\$221,700	\$4,100	\$800	\$974,400	\$1,201,000
22	2001	\$198,000	\$4,200	\$0	\$765,600	\$967,800
23	2000	\$226,600	\$4,400	\$0	\$663,600	\$894,600
24	1999	\$226,600	\$4,400	\$0	\$663,600	\$894,600
25	1998	\$226,600	\$4,400	\$0	\$663,600	\$894,600
26	1997	\$259,900	\$0	\$0	\$663,600	\$923,500
27	1996	\$165,400	\$0	\$0	\$746,600	\$912,000
28	1995	\$165,400	\$0	\$0	\$746,600	\$912,000
29	1994	\$161,500	\$0	\$0	\$671,900	\$833,400
30	1993	\$161,500	\$0	\$0	\$671,900	\$833,400
31	1992	\$183,700	\$0	\$0	\$746,600	\$930,300
32	1991	\$222,200	\$0	\$0	\$785,100	\$1,007,300
33	1990	\$222,200	\$0	\$0	\$785,100	\$1,007,300
34	1989	\$230,800	\$0	\$0	\$872,300	\$1,103,100
35	1988	\$182,500	\$0	\$0	\$386,300	\$568,800
36	1987	\$182,500	\$0	\$0	\$386,300	\$568,800
37	1986	\$210,900	\$0	\$0	\$386,300	\$597,200

Photos



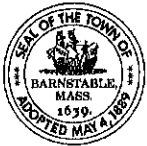




Historical Commission Abutter List for Subject Parcel 162023

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

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
138015	GRIFFIN, LIAM K & AMY E		29 CALLE VIVIANA		SAN CLEMENTE	CA	92673
139086	PARRELLA, DAVID		PO BOX 483		BARNSTABLE	MA	02630
139087	BAER, MARY M & ROBERT A JR		BOX 1590		BOCA GRANDE	FL	33921
139088	MORRISON, ROBERT S & SUSAN E		600 EAST WESTMINSTER		LAKE FOREST	IL	60045
162001	WIANNO CLUB		P O BOX 249		OSTERVILLE	MA	02655
162019	WIANNO CLUB		P O BOX 249		OSTERVILLE	MA	02655
162020	SEAVIEW PROPERTY LLC	C/O ALBERT SALVATORE, RESIDENT AGENT	1375 W NINTH STREET FLOOR 10		CLEVELAND	OH	44114
162021	LITTLEFORD, MARY R		170 SEA VIEW AVE		OSTERVILLE	MA	02655
162022	171 SVA LLC		420 LEXINGTON AVE., SUITE 300		NEW YORK	NY	10170
162023	MCWILLIAMS, DEAN R & ANDREA B		12 NILES ROAD		AUSTIN	TX	78703
162024	WIANNO CLUB		P O BOX 249		OSTERVILLE	MA	02655



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

Town Clerk Stamp

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 1/18/21 ☐ Full Demotion ☒ Partial Demolition

Building Address: 67 Long Beach Road
Number Street

Centerville 02632 Assessor's Map # 206 Assessor's Parcel # 019
Village ZIP

Property Owner: Robert Gould and Shelley Gould
Name

Phone#

Property Owner Mailing Address (if different than building address) _____

Property Owner e-mail address: _____

Contractor/Agent: Michael F. Schulz/Gordon Clark

Contractor/Agent Mailing Address: 1340 Main Street Osterville MA 02655

Contractor/Agent Contact Name and Phone #: Michael F. Schulz 508-428-0950
Name Phone #

Contractor/Agent Contact e-mail address: mschulz@schulzlawoffices.com

Demolition Proposed - please itemize all changes:

The Applicant seeks a partial demolition by replacing windows and slightly altering the door location fronting on Long Beach Road in accordance with the plans prepared by Northside Design Associates.

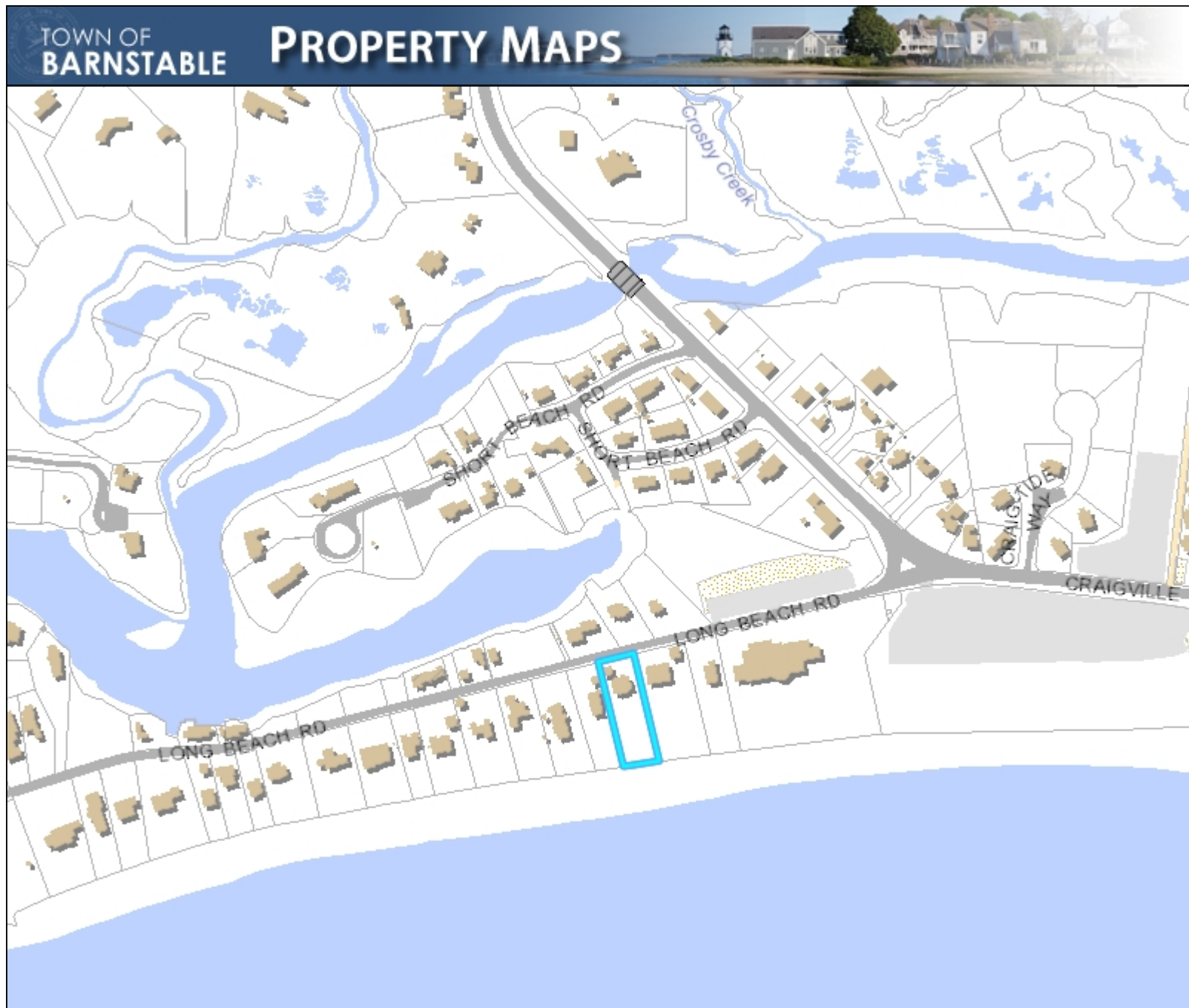
Type of New Construction Proposed: replacing windows and slightly altering the location of the door location fronting on Long Beach Road in accordance with the plans prepared by Northside Design Associates.

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

Year built: approx. 1930 Additions Year Built: _____

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

Michael F. Schulz
Property Owner/Agent Signature

**Legend**

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

Map printed on: 2/9/2021

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet



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

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

**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

**Legend**

Road Names

Map printed on: 2/9/2021

0 42 83 Feet

Approx. Scale: 1 inch = 42 feet



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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Parcel
206-019

Location
67 LONG BEACH ROAD

Village
Centerville

Town sewer account
No

Developer lot:
DEED DESCRIPTION & PARCEL 3

Road index
0912

Fire district
C-O-MM

Secondary road

Interactive map

Asbuilt septic scan
[206019_1](#)

▼_Owner: GOULD, ROBERT & SHELLY				
Owner GOULD, ROBERT & SHELLY		Co-Owner		Book page 33270/0336
Street1 111 FORSYTHE ST SUITE 507		Street2 OAKVILLE ON L6K 3T3		
City CANADA		State	Zip	Country
		.	.	

▼_ Land

Acres 0.51	Use Single Fam M-01	Zoning CBDLBSB	Neighborhood 0120
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor Waterfront,Excel View	State Zone of Contribution OUT	

▼_ Construction

▼_ Building 1 of 1

Year built
1930

Living area
2432

Gross area
4484

Style
Conventional

Model
Residential

Grade
Average

Stories
2

Roof structure
Gable/Hip

Roof cover
Asph/F GlS/Cmp

Exterior wall
Wood Shingle

Interior wall
Drywall

Interior floor
Pine/Soft Wood, Carpet

Foundation

Heat type
Hot Water

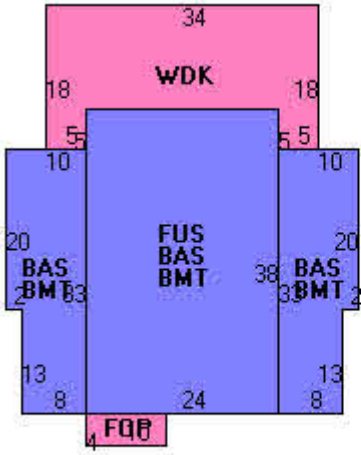
Heat fuel
Oil

AC type
None

Bedrooms
4 Bedrooms

Bath rooms

Total rooms
10 Rooms



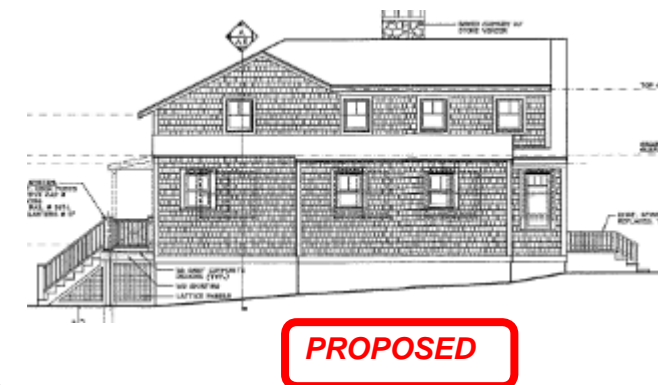
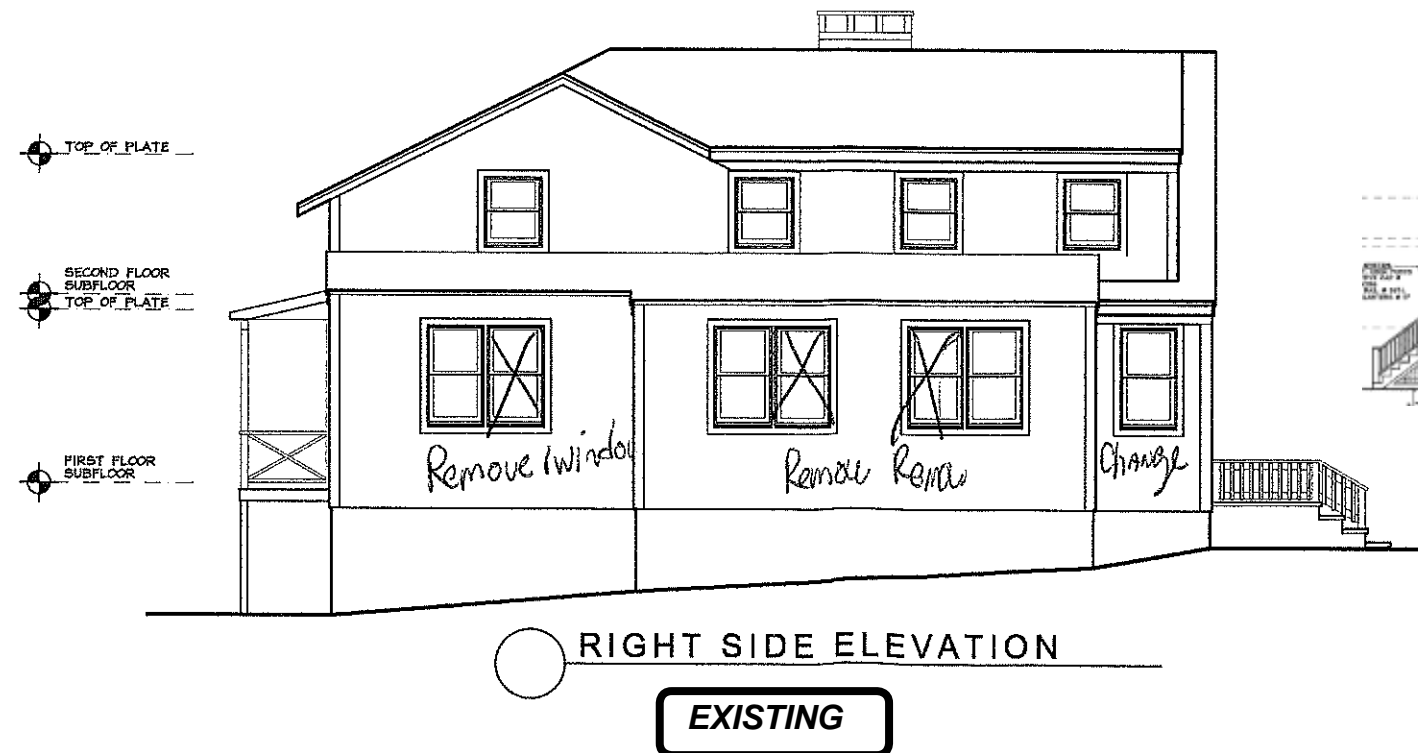
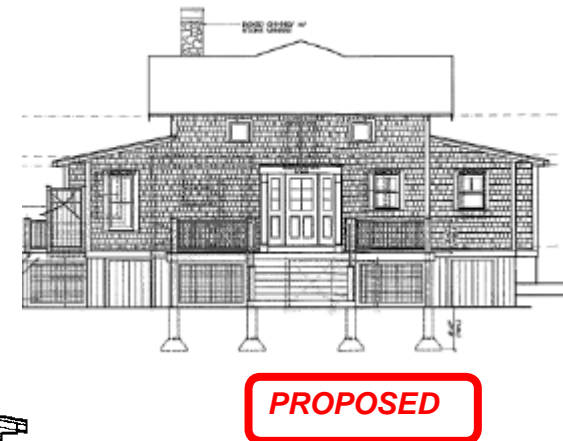
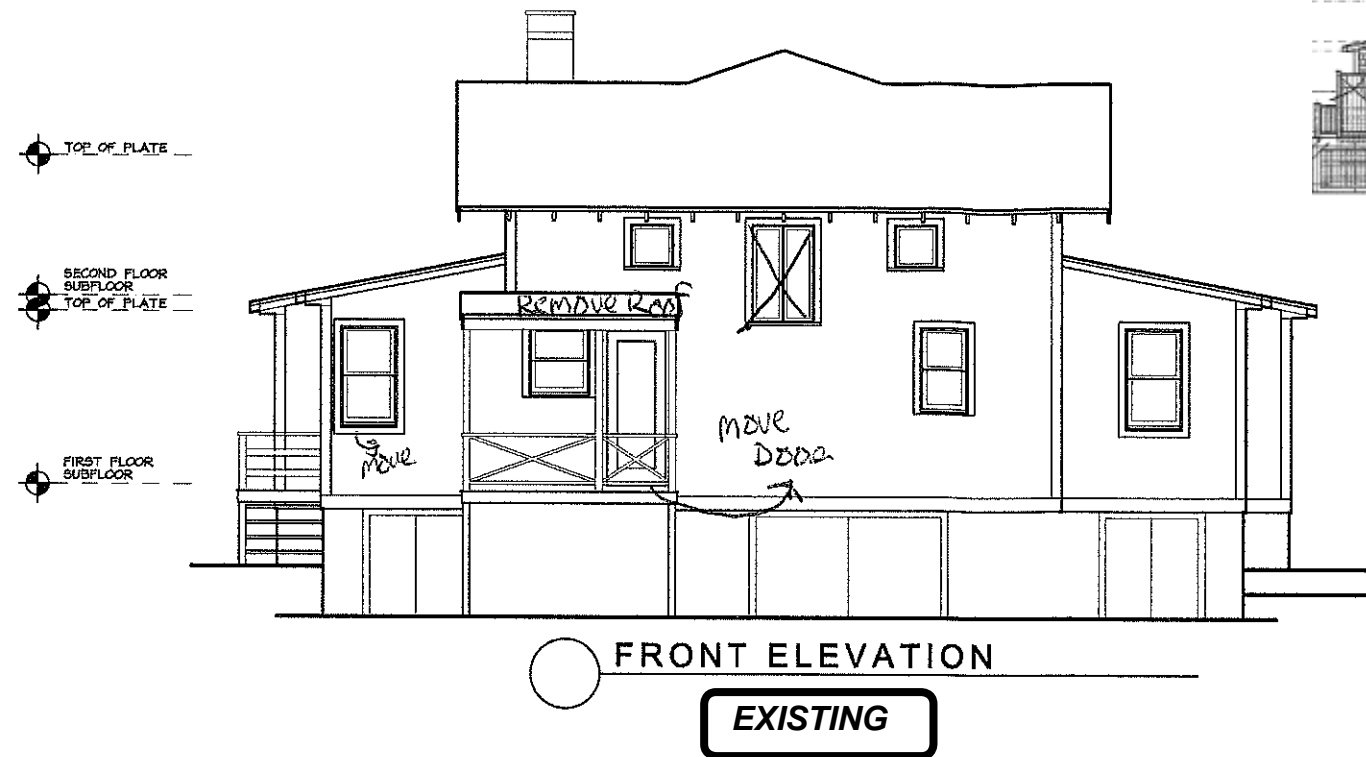
▼_ Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
10/10/2020	Sid/Wind/Roof/Door	20-2955	\$21,000		Remove and Replace existing vinyl windowsRemove and replace existing steel doorsStrip and re-roof roof with asphalt roof shinglesStrip and re-sidewallrepair rotted trim as needed
12/30/2015	Insulation	201508672	\$2,400	06/30/2016	10 HRS AIR SEALING 12" R-38 TO 50 10 R35 TO 296 OPEN ATTIC SPACE 50 R R-19 ENCAPSULATE BASEMENT CEILING
05/01/1993	New Roof	B35831	\$2,000	01/15/1994	CE RE-ROO

▼_ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	09/18/2020	GOULD, ROBERT & SHELLY	33270/0336	\$2,200,000
2	12/11/2015	OLIVERI, JOYCE MATTHEWS TR	29329/0040	\$100
3	04/12/2001	OLIVERI, JOYCE M	13721/0084	\$2,450,000





- GENERAL NOTES
1. ALL EXTERIOR WALLS SHALL BE 2x8 @ 16" O.C. UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY MISSING OR INCORRECT DIMENSIONS NOT BROUGHT TO THE ATTENTION OF THE DESIGNER.

NO.	REVISION	DATE

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(508) 352-2210 (508) 352-9802
NORTHSIDEDESIGN.COM
NORTHSIDE1@COMCAST.NET

STRUCTURAL ENGINEER:
TAYLOR
DESIGN LLC

STAMP:

PROJECT:
EXISTING
GOULD
RESIDENCE
67 LONG BEACH ROAD
CENTERVILLE, MA.

TITLE:
ELEVATIONS

SCALE: 1/8" = 1'-0"
0 1 2 4 8

PROJECT # 20-25	SHEET EX. 3
DATE: 8/3/20	OF 7

Add Grilles



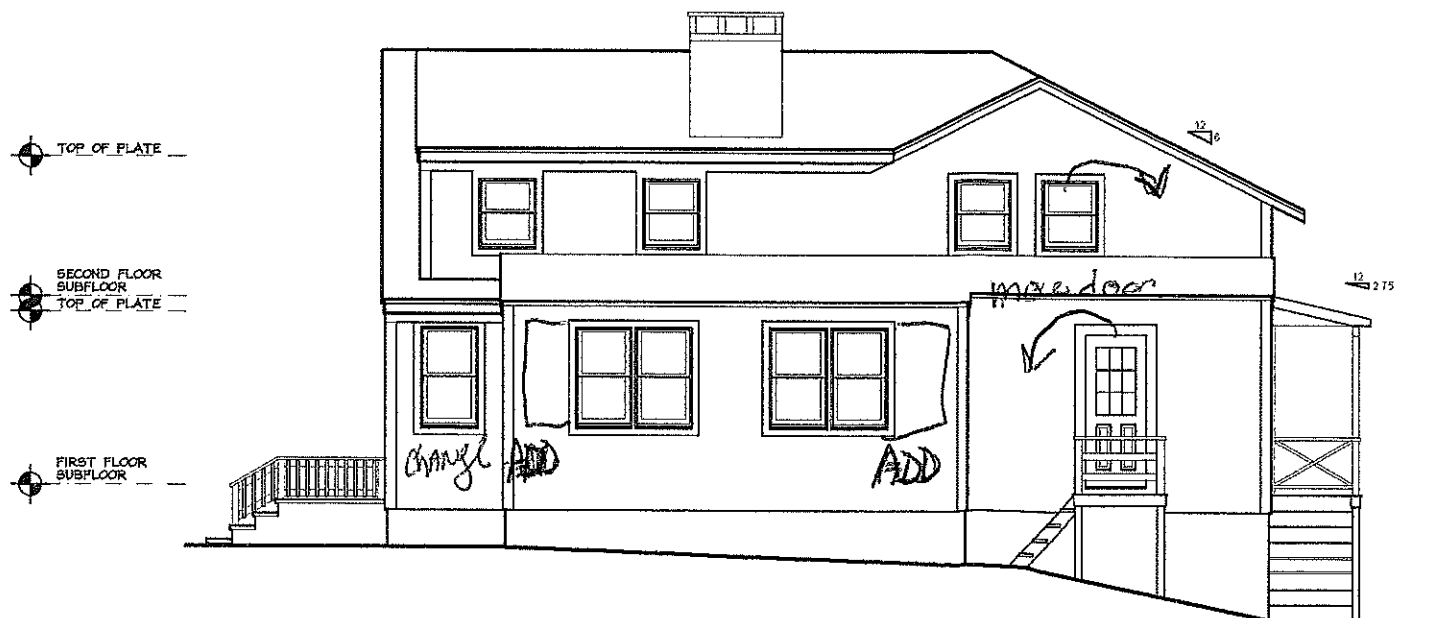
REAR ELEVATION

EXISTING

Make Slider



PROPOSED



LEFT SIDE ELEVATION

EXISTING



PROPOSED

GENERAL NOTES

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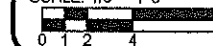
STRUCTURAL ENGINEER:
TAYLOR
DESIGN LLC

STAMP:

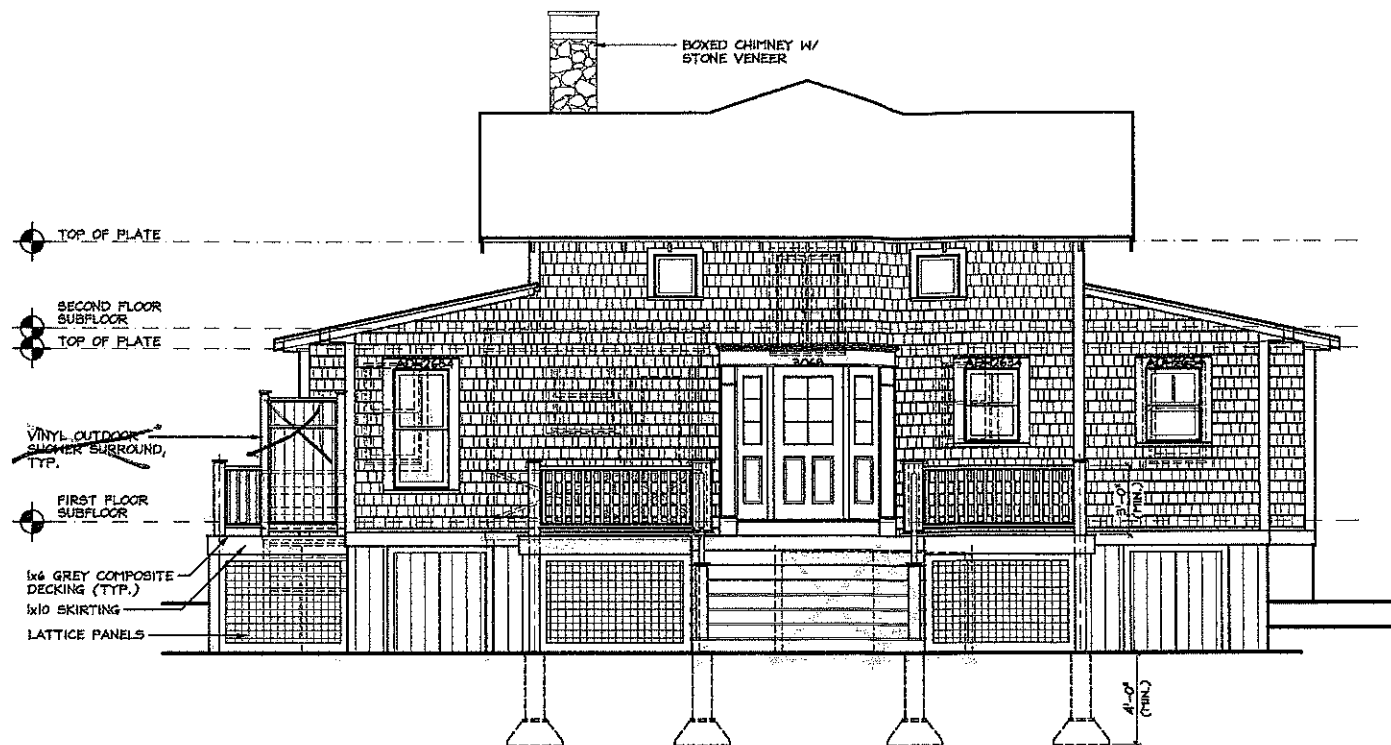
PROJECT:
EXISTING
GOULD
RESIDENCE
67 LONG BEACH ROAD
CENTERVILLE, MA

TITLE:
ELEVATIONS

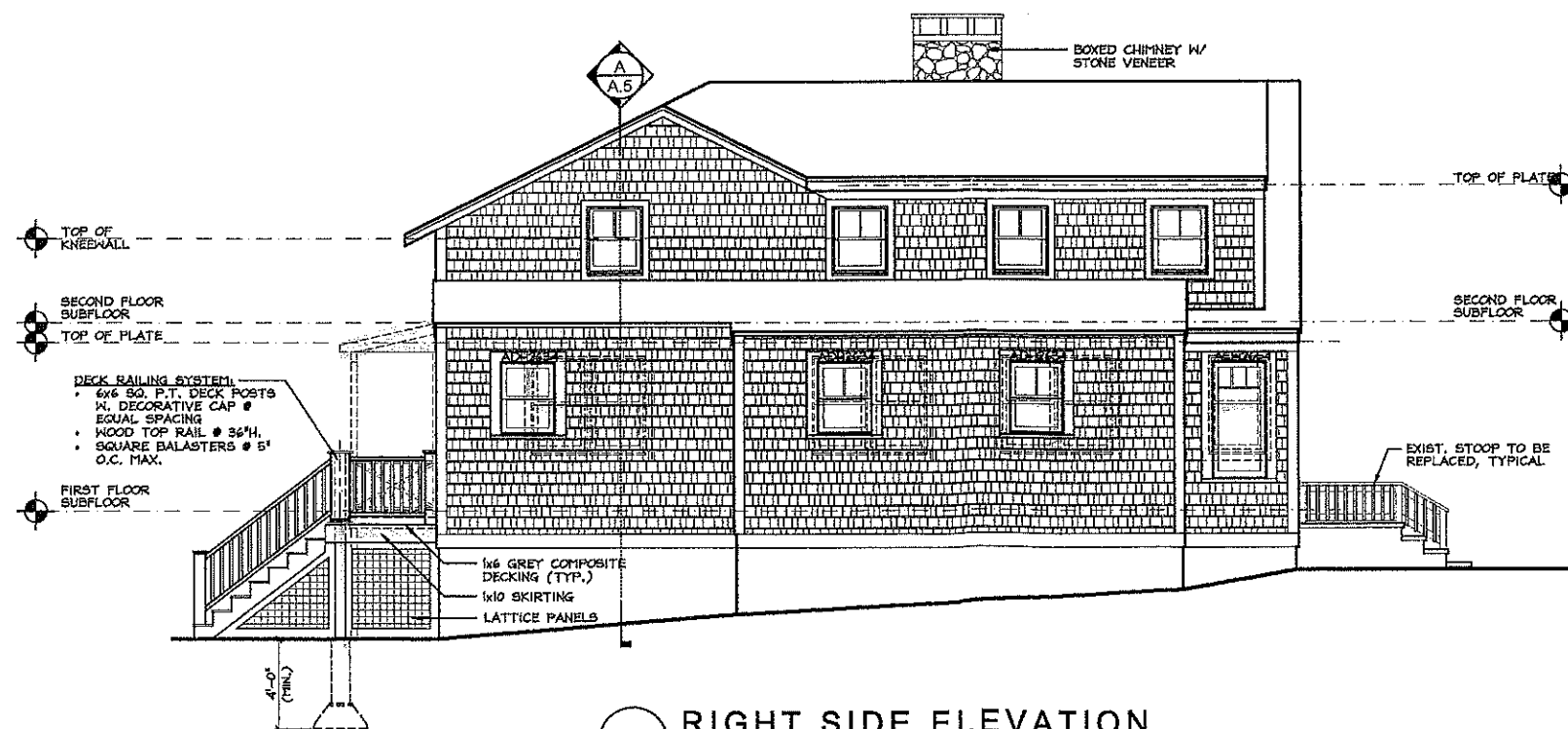
SCALE: 1/8" = 1'-0"



PROJECT #: 20-25	SHEET EX.4
DATE: 8/3/20	OF 7



FRONT ELEVATION



RIGHT SIDE ELEVATION

FOR REVIEW BY ENGINEER
NOT FOR CONSTRUCTION

GENERAL NOTES

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1	REVISION	12/17/20

NO.	REVISION	DATE

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NORTHSIDE1@COMCAST.NET

STRUCTURAL ENGINEER:
TAYLOR
DESIGN LLC

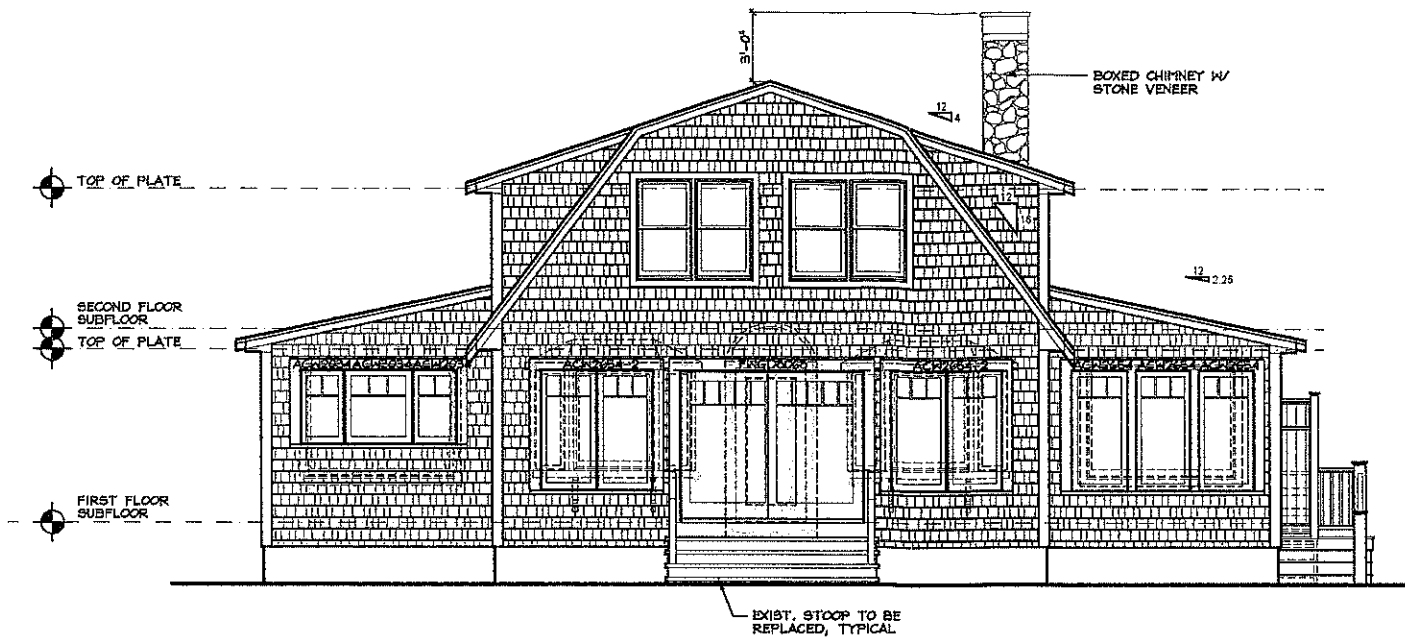
STAMP:

PROJECT:
PROPOSED
GOULD
RESIDENCE
67 LONG BEACH ROAD
CENTERVILLE, MA.

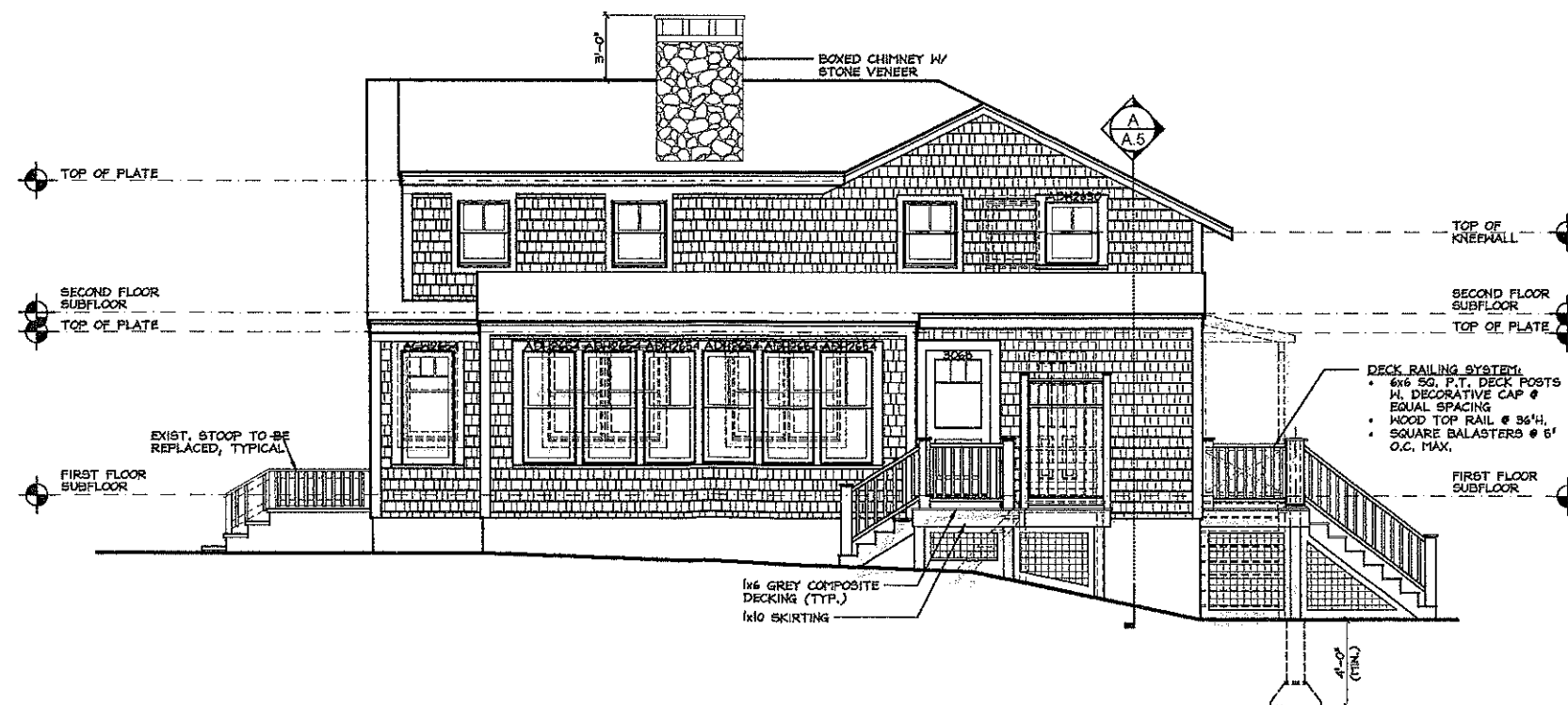
TITLE:
ELEVATIONS

SCALE: 1/8" = 1'-0"
0 1 2 4 8

PROJECT #: 20-25	SHEET A.3
DATE: 12/14/20	OF 9



REAR ELEVATION



LEFT SIDE ELEVATION

FOR REVIEW BY ENGINEER
NOT FOR CONSTRUCTION

- GENERAL NOTES
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NO.	REVISION	DATE
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NORTHSIDEA@COMCAST.NET

STRUCTURAL ENGINEER:
TAYLOR
DESIGN LLC

STAMP:

PROJECT:
PROPOSED
GOULD
RESIDENCE
67 LONG BEACH ROAD
CENTERVILLE, MA.

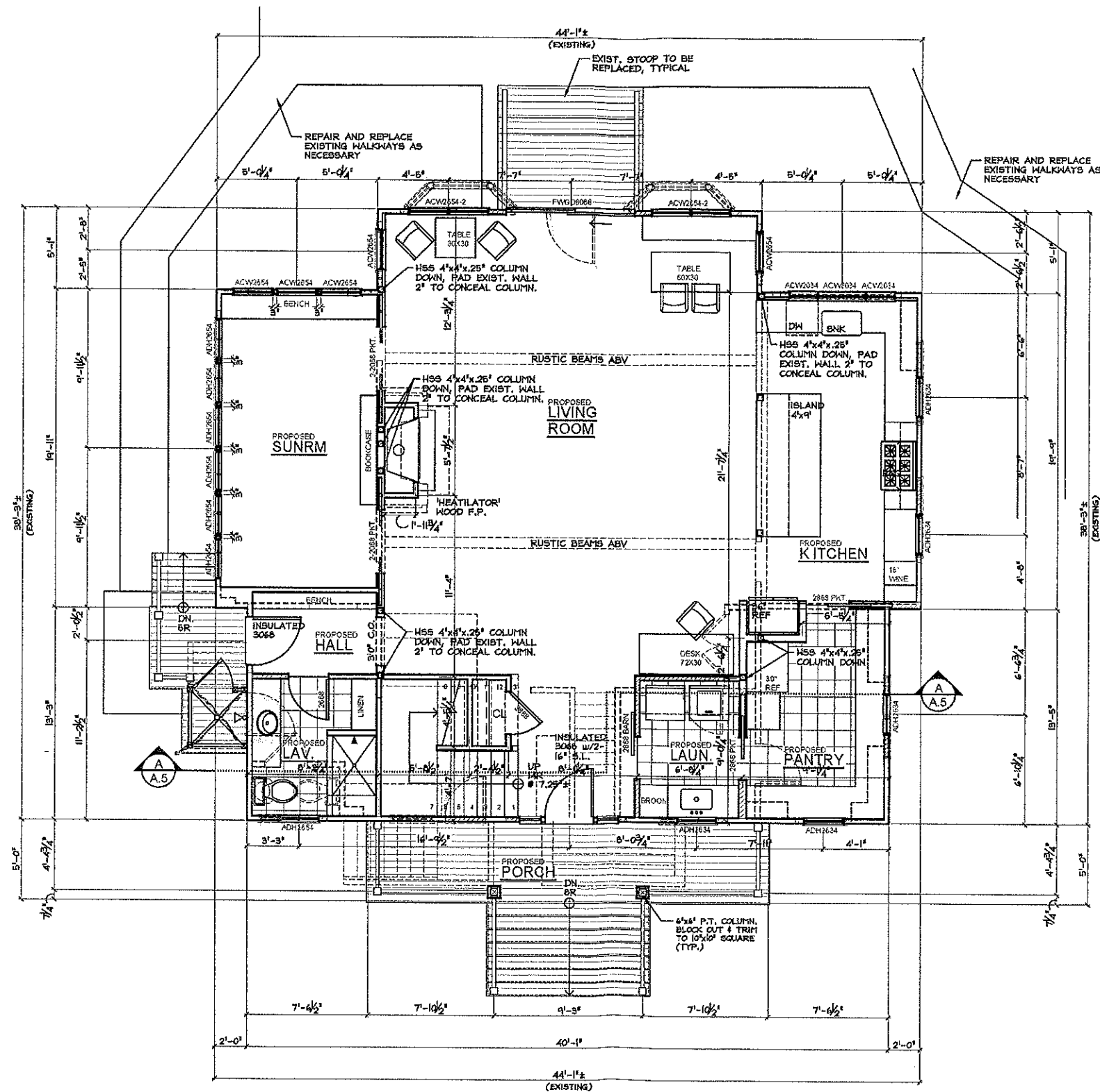
TITLE:
ELEVATIONS

SCALE: 1/8" = 1'-0"
0 1 2 4 8

PROJECT #	SHEET
20-25	A.4
DATE	OF
12/14/20	9

TYPICAL NOTES:

1. CONTRACTOR SHALL SITE INSPECT ALL EXISTING VS. PROPOSED CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY DESIGNER OF ANY DISCREPANCIES AND/OR CHANGES THAT MAY BE ENCOUNTERED.
2. CONTRACTOR SHALL NOTIFY DESIGNER, IF AT ANY TIME THROUGHOUT CONSTRUCTION ANY EXISTING CONDITIONS ARE FOUND THAT MAY PREVENT THE SUCCESSFUL COMPLETION OF ANY PORTION OF PROPOSED BUILDING. CONTRACTOR SHALL NOTIFY DESIGNER OF SUCH PRIOR TO MAKING ANY ADJUSTMENTS OR ALTERATIONS TO PROPOSED BUILDING AS PRESENTED IN FINAL CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY WALLS/ SHORING ETC. TO MAINTAIN/ PROTECT EXISTING HOUSE AND STRUCTURAL INTEGRITY OF EXISTING HOUSE.
4. CONTRACTOR SHALL SCHEDULE AND PROTECT FROM WEATHER ALL EXISTING HOUSE COMPONENTS AND INTERIORS DURING CONSTRUCTION AND CONSTRUCT TEMPORARY STRUCTURES/ ENCLOSURES AS MAY BE NECESSARY TO ENSURE SUCH PROTECTION.
5. STRUCTURAL ENGINEER/ DESIGNER TO PERFORM FRAMING INSPECTION WHEN FRAMING IS COMPLETE AND PRIOR TO ENCLOSURE BY INTERIOR WALL PLASTER BOARD/ FINISH.



FIRST FLOOR PLAN

FOR REVIEW BY ENGINEER
NOT FOR CONSTRUCTION

GENERAL NOTES

1. ALL EXTERIOR WALLS SHALL BE 2x8 @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
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1	REVISION	12/17/20
NO.	REVISION	DATE

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141 MAIN STREET * YARMOUTHPORT * MA 02673
(508) 362-2210 (508) 362-2802
NORTHSIDEDESIGN.COM
NORTHSD1@COMCAST.NET

STRUCTURAL ENGINEER:
TAYLOR
DESIGN LLC

STAMP:

PROJECT:
PROPOSED
GOULD
RESIDENCE
67 LONG BEACH ROAD
CENTERVILLE, MA.

TITLE:
FIRST FLOOR
PLAN

SCALE: 1/8" = 1'-0"
0 1 2 4 8

PROJECT #: 20-25
DATE: 12/14/20
SHEET A.1
OF 9

MOTIONS & FINDINGS

Dunbar Point, LLC, 697 Scudder Avenue, Hyannis, Map 287, Parcel 062/000, Captain Peleg Nye House, built c.1860, contributing structure in the Hyannis Port Historic District

Partial demolition of the guest house structure, built 1900, to include removal of one chimney, remove and reconstruct the second story including the addition of a second story balcony/deck, change fenestration &/or replace windows and doors on all elevations

MOTION 1: Referral to the Cape Cod Commission¹

I move that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 697 Scudder Avenue, Hyannis, that:

- The property is outside a local historic district;
- The property is a contributing structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a contributing structure in a National Register District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

Second the motion

Vote AYE or NAY:

- An **AYE** Vote will refer the application to the Cape Cod Commission
 - A **NAY** Vote will keep the application before and requires the following two motions
- If Motion 1 passes: We are finished
If Motion 1 fails: Move to Motion 2

MOTION 2: Partial Demolition of Building

I move that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at **697 Scudder Avenue, Hyannis**, this Significant Building is a Preferably Preserved Significant Building.

Second the motion

Vote AYE or NAY:

- **AYE will impose 18 month delay**
- **NAY will not impose 18 month delay**

¹ Initial vote required to determine the applicability of Cape Cod Commission Development of Regional Impact Threshold pursuant to Cape Cod Commission Act Section 12 (c) (1) and CCC Enabling Regulations Governing the Review of Developments of Regional Impacts Chapter A, Section 2(a) (i)(a)

NEXT CHOOSE **ONLY ONE** OF THE FOLLOWING VOTES: (CONTINUE TO NEXT PAGE)

MOTION 3:

IF MOTION 2 PASSES (AYE VOTE):

I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably Preserved Significant Building located 697 Scudder Avenue, Hyannis, is detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the partial demolition IS detrimental – demolition delay is imposed

IF MOTION 2 FAILS (NAY VOTE):

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 697 Scudder Avenue, Hyannis, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the partial demolition IS NOT detrimental – no demolition delay imposed



TOWN OF BARNSTABLE
Planning & Development Department
Barnstable Historical Commission

www.town.barnstable.ma.us/historicalcommission

Town Clerk Stamp

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application JAN 14 2021 ☐ Full Demotion ☐ Partial Demolition

Building Address: 697 Scudder Ave "Guest House"
Number Street

Hyannisport 02647 Assessor's Map # _____ Assessor's Parcel # _____
Village ZIP

Property Owner: DUNBAR POINT LLC Phone# _____
Name

Property Owner Mailing Address (if different than building address) 201 King of Prussia

Bldg. Suite 501 RADNOR PA 19087

Property Owner e-mail address: BONVILLE MLP Ventures.com

Contractor/Agent: SCOTT SCHILLING

Contractor/Agent Mailing Address: 91 JOAN ROAD CENTREVILLE VA 02632

Contractor/Agent Contact Name and Phone #: SCOTT SCHILLING 508-254-0427
Name Phone #

Contractor/Agent Contact e-mail address: SCOTT F SCHILLING@GMAIL.COM

Demolition Proposed - please itemize all changes:

IMPROVEMENTS to Guest House. Replacing old Framing that is
Not up to code. Adding Second Floor in law Bedroom
Replacing Windows AND Door. Adding Third Window to Front Facing
Right side. Adding Glass Doors to Front Facing ~~Right~~ ^{Left} side.
Adding Balcony to Front Facing Left side to create side
IN Keeping with Architecture
Type of New Construction Proposed: _____

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

Year built: _____ Additions Year Built: _____

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

Property Owner/Agent Signature _____













Map printed on: 1/13/2021

0 42 83 Feet

Approx. Scale: 1 inch = 42 feet



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

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

Legend

Road Names

**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

PROPERTY MAPS




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

A horizontal number line is shown with tick marks at 0, 167, and 333. The word "Feet" is written at the right end of the line. A red bar is drawn from the 0 mark to the 167 mark.

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



gis@town.barnstable.ma.us



Parcel
287-062

Location
697 SCUDDER AVENUE

Village
Hyannis


Town sewer account
No

Developer lot:
LOT B

Road index
1440

Fire district
Hyannis

Secondary road
IRVING AVENUE

Interactive map


Asbuilt septic scan
[287062_1](#) , [287062_2](#)

▼_Owner: DUNBAR POINT LLC

Owner DUNBAR POINT LLC	Co-Owner	Book page C221969
Street1 201 KING OF PRUSSIA RD STE 501	Street2	
City RADNOR	State Zip Country PA 19087	

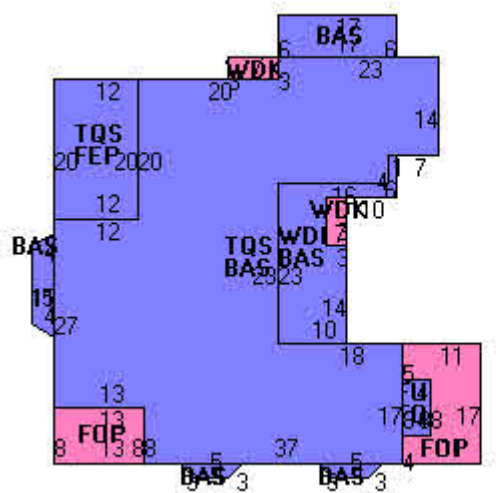
▼_ Land

Acres 0.5	Use Multi Hses M-01	Zoning RF-1	Neighborhood 0117
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor	State Zone of Contribution OUT	

▼_ Construction

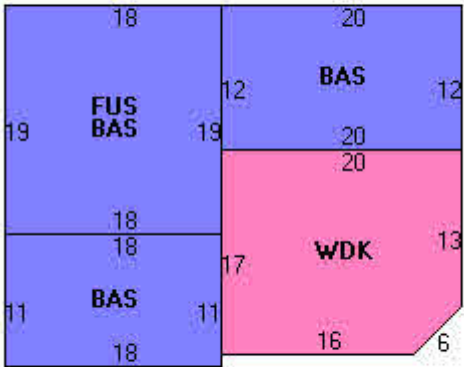
▼_ Building 1 of 2

Year built 1860	Roof structure Gable/Hip	Heat type Hot Water
Living area 4062	Roof cover Asph/F Gl/Cmp	Heat fuel Gas
Gross area 5684	Exterior wall Vinyl Siding	AC type None
Style Cape Cod	Interior wall Plastered	Bedrooms 9 Bedrooms
Model Residential	Interior floor Pine/Soft Wood	Bath rooms 4 Full-1 Half
Grade Custom	Foundation Blk/Pour Ftgs	Total rooms 13 Rooms
Stories 2 Stories		



▼_ Building 2 of 2

Year built 1900	Roof structure Gable/Hip	Heat type Typical
Living area 1122	Roof cover Asph/F Gl/Cmp	Heat fuel Gas
Gross area 1454	Exterior wall Wood Shingle	AC type None
Style Conventional	Interior wall Plastered	Bedrooms 3 Bedrooms
Model Residential	Interior floor Carpet	Bath rooms 2 Full-0 Half
Grade Average	Foundation Blk/Pour Ftgs	Total rooms 5 Rooms
Stories 2 Stories		



▼_ Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
------------	---------	---------------	--------	----------------	----------

10/29/2020	Alt-Int work-Res	20-2993	\$35,000	UPGRADE BATHROOMS & KITCHEN REPAIR DECKING - MAIN		
Issue Date	Purpose	Permit Number	Amount	InspectionDate	House	
10/30/2018	Sid/Wind/Roof/Door	18-3568	\$21,800	re-roof stripping old shingles - s& j exco		
05/01/2018	Sid/Wind/Roof/Door	18-1223	\$4,000	replacement windows (6)		
Sale History						
Line	Sale Date	Owner		Book/Page	Sale Price	
1	02/28/2020	DUNBAR POINT LLC		C221969	\$2,000,000	
2	01/15/1982	GRIGGS, ELLEN W TR		C87880	\$0	
Assessment History						
Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$603,000	\$35,800	\$4,700	\$926,000	\$1,569,500
2	2020	\$518,800	\$32,600	\$4,200	\$1,243,500	\$1,799,100
3	2019	\$450,100	\$32,600	\$4,700	\$1,291,100	\$1,778,500
4	2018	\$368,300	\$31,900	\$4,100	\$1,359,100	\$1,763,400
5	2017	\$348,100	\$31,100	\$4,100	\$1,359,100	\$1,742,400
6	2016	\$348,100	\$31,100	\$4,100	\$1,372,500	\$1,755,800
7	2015	\$326,100	\$31,200	\$5,500	\$1,345,700	\$1,708,500
8	2014	\$326,100	\$31,200	\$5,800	\$1,345,700	\$1,708,800
9	2013	\$326,100	\$31,200	\$6,000	\$1,345,700	\$1,709,000
10	2012	\$367,400	\$29,000	\$4,700	\$1,103,000	\$1,504,100
11	2011	\$452,400	\$13,200	\$900	\$1,103,000	\$1,569,500
12	2010	\$541,800	\$13,200	\$900	\$1,737,200	\$2,293,100
13	2009	\$625,500	\$9,600	\$400	\$1,009,700	\$1,645,200
14	2008	\$611,400	\$9,600	\$400	\$1,052,200	\$1,673,600
16	2007	\$656,500	\$9,600	\$400	\$1,052,200	\$1,718,700
17	2006	\$578,600	\$9,600	\$400	\$1,039,600	\$1,628,200
18	2005	\$490,600	\$9,000	\$400	\$945,100	\$1,445,100
19	2004	\$410,700	\$9,000	\$500	\$945,100	\$1,365,300
20	2003	\$345,400	\$9,000	\$500	\$562,500	\$917,400
21	2002	\$345,400	\$9,000	\$500	\$562,500	\$917,400
22	2001	\$345,400	\$9,600	\$500	\$562,500	\$918,000
23	2000	\$335,700	\$9,700	\$0	\$150,000	\$495,400
24	1999	\$335,700	\$9,700	\$0	\$150,100	\$495,500
25	1998	\$335,700	\$9,700	\$0	\$150,100	\$495,500
26	1997	\$344,700	\$0	\$0	\$150,000	\$494,700
27	1996	\$344,700	\$0	\$0	\$150,000	\$494,700
28	1995	\$344,700	\$0	\$0	\$150,000	\$494,700
29	1994	\$306,200	\$0	\$0	\$135,000	\$441,200
30	1993	\$306,200	\$0	\$0	\$135,000	\$441,200
31	1992	\$347,800	\$0	\$0	\$150,000	\$497,800
32	1991	\$381,600	\$0	\$0	\$180,000	\$561,600
33	1990	\$381,600	\$0	\$0	\$180,000	\$561,600
34	1989	\$381,600	\$0	\$0	\$180,000	\$561,600
35	1988	\$264,100	\$0	\$0	\$85,200	\$349,300
36	1987	\$264,100	\$0	\$0	\$85,200	\$349,300

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
37	1986	\$264,100	\$0	\$0	\$85,200	\$349,300

▼ Photos



PERC TEST: 13,793
PERFORMED BY: DAVE MASON
WITNESSED BY: DONALD DESMARIS, R.S. - TOWN OF BARNSTABLE
NOVEMBER 19, 2012

SITE PASSED

TEST HOLE - 1			TEST HOLE - 2		
	EL. 27.5			EL. 27.5	
A LAYER 10YR 4/3			A LAYER 10YR 4/3		
BROWN			BROWN		
LOAMY SAND			LOAMY SAND		
Bw LAYER 10YR 6/3	26.6	11"	Bw LAYER 10YR 6/3	26.6	11"
PALE BROWN			PALE BROWN		
LOAMY SAND			LOAMY SAND		
C1 LAYER 10YR 6/1	25.1	29"	C1 LAYER 10YR 6/1	25.1	29"
GRAY			GRAY		
SILT LOAM			SILT LOAM		
C2 LAYER 10YR 7/3	20.5	84"	C2 LAYER 10YR 7/3	22.5	60"
VERY PALE BROWN			VERY PALE BROWN		
MEDIUM SAND			MEDIUM SAND		
SEE SIEVE ANALYSIS			SEE SIEVE ANALYSIS		
Class 1 <2min/in.	15.5	144"	Class 1 <2min/in.	15.5	144"
NO GROUNDWATER ENCOUNTERED			NO GROUNDWATER ENCOUNTERED		

PERFORMED BY: JOHN O'DEA, PE - SULLIVAN ENGINEERING
WITNESSED BY: DONALD DESMARIS, R.S. - TOWN OF BARNSTABLE
MAY 26, 2020

TEST HOLE - 3		
	EL. 26.2	
A LAYER 10YR 4/3		
BROWN		
SANDY LOAM		
Bw LAYER 10YR 6/8	25.4	10"
BROWNISH YELLOW		
LOAMY SAND		
C1 LAYER 10YR 3/4	22.2	48"
YELLOWISH BROWN		
SILT LOAM		
C2 LAYER 10YR 7/3	17.7	102"
VERY PALE BROWN		
MEDIUM SAND		
SEE SIEVE ANALYSIS		
Class 1 <2min/in.	14.2	144"
NO GROUNDWATER ENCOUNTERED		

DESIGN DATA

Single Family
~6 Bedroom @ 110 GPD
No Garbage Grinder
Total Daily Flow ~660 GPD
Use a 1500 H-20 Gal Septic Tank

LEACHING AREA

660 GPD / 0.74 (LTAR) = 891.9 SF Required
Sidewall = $2(12.83' \times 50.5') = 253.3$ SF
Bottom Area = $(12.83' \times 50.5') = 647.9$ SF
Total Provided = $253.3 + 647.9 = 901.2$ SF (666.9 GPD)

LEACHING CHAMBER DESIGN

All Pipes to be Schedule 40. Use
5-500 Gal. H-20 Leaching Chambers in a
12.83' x 50.5' Double Washed
Stone Field as Shown.

FLOOD_ZONE:

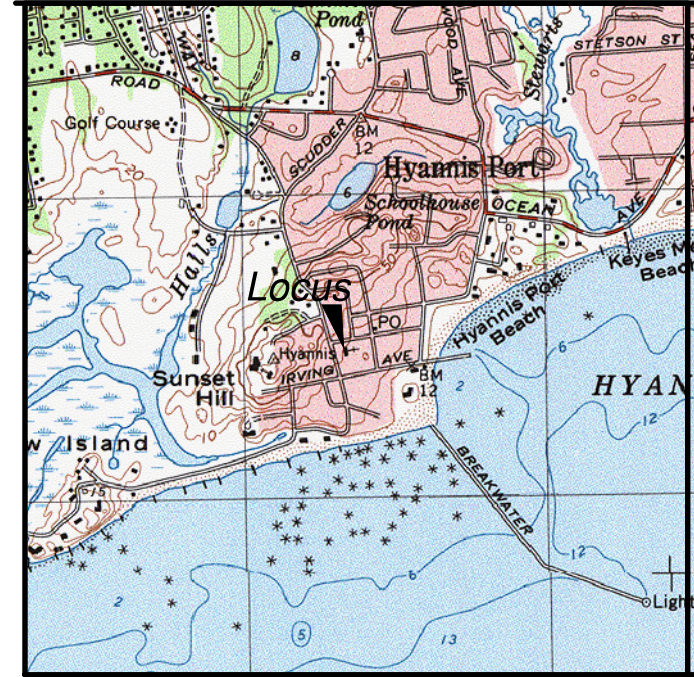
Zone X
Community Panel No.
#25001C0568J
July 16, 2014

ASSESSORS REF.:

Map 287, Parcels 062

ZONE:

RF-1
Area (min.) 43,560 SF
Frontage (min) 20'
Width (min) 125'
Setbacks:
Front 30'
Side 15'
Rear 15'



Location Map

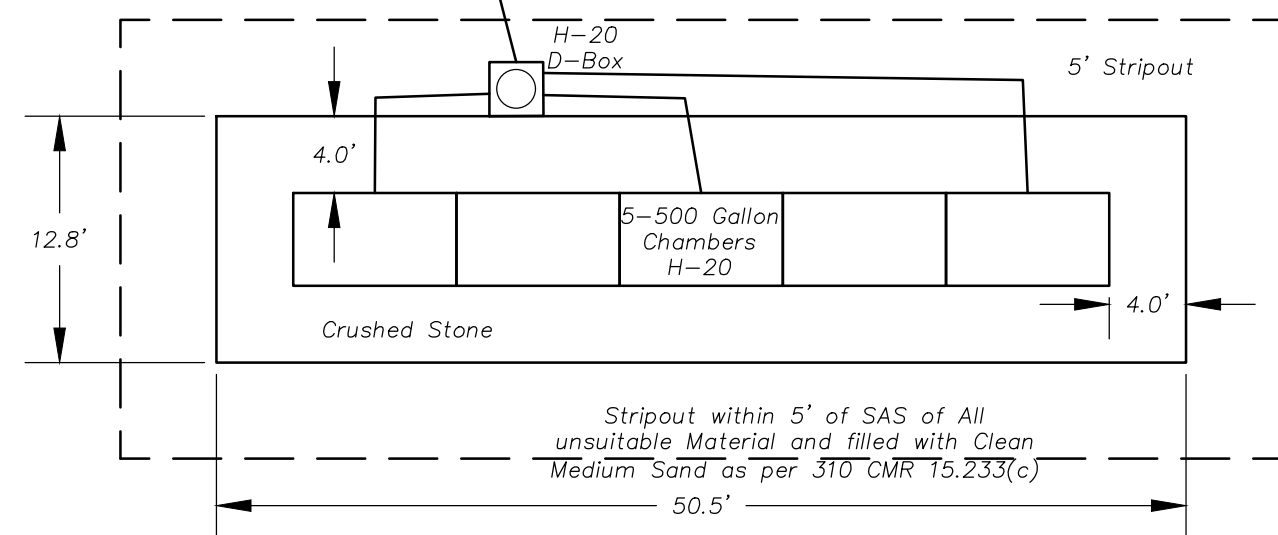
Scale: 1"=2,000±'

VARIANCE:

- Septic Tank Setback
10' Required to Foundation
5' Requested
- Depth of SAS
3' or Less Required
<6' with Vent & H-20 Requested

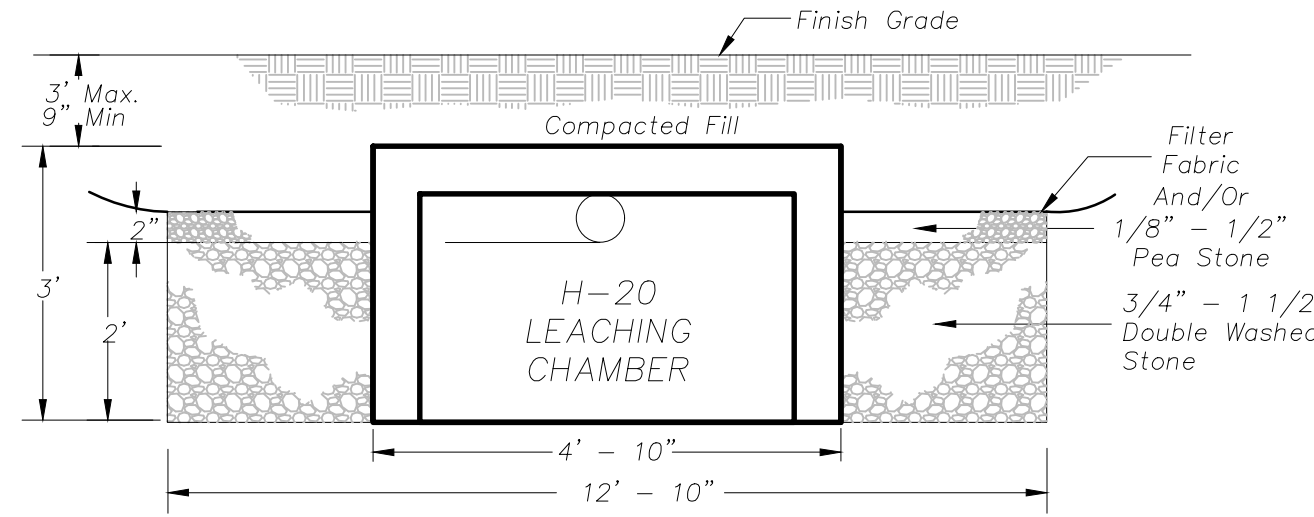
SEPTIC NOTES

- Location of Utilities Shown on This Plan Are Approx. At Least 72 Hours Prior to Any Excavation For This Project the Contractor Shall Make the Required Notification to Dig Safe (1-888-344-2233) and contact Sullivan Engineering & Consulting Inc. (508-426-3344).
- The Contractor is Required to Secure Appropriate Permits From Town Agencies For Construction Defined by This Plan.
- Wherever Sewer Lines Must Cross Water Supply Lines Both Lines Shall Be Constructed of Class 150 Pressure Pipe and Shall be Water Tested to Assure Watertightness. In General, Water Lines Shall be Constructed in Coordination With Hyannis Water, and Shall be in Accordance With 248 CMR 1.00 - 7.00 & 310 CMR 15.00.
- A Minimum of 9" of Cover is Required for All Components.
- All Structures Buried Three Feet or More or Subject to Vehicular Traffic to be H-20 Loading. It is the Engineer's Recommendation that H-20 Always be Used.
- Install Watertight Risers and Covers to Within 6" of Finished Grade Over Septic Tank Inlet and Outlet, D-Box, and One Leaching Chamber. All covers are to be maximum 18" for concrete or 24" Cast Iron.
- Septic System to be Installed in Accordance With 310 CMR 15.00 & 248 CMR 1.00 - 7.00 Latest Revision and the Town of Barnstable Board of Health Regulations.
- All Piping to be Sch. 40 PVC.
- D-Box Shall Have a Minimum Inside Dimension of 12", and a Minimum Sump of 6".
- The Separation Distance Between the Septic Tank Inlets and Outlets Shall be No Less than the Liquid Depth. Inlet Tees Shall Extend a Minimum of 10" Below the Flow Line. Outlet Tees Shall Extend 14" Below the Flow Line, and Shall be Equipped With a Gas Baffle.



SAS DETAIL VIEW

Scale 1" = 10'



CROSS SECTION OF CHAMBER

NOT TO SCALE

PREPARED BY:

CapeSurv

23 West Bay Rd, Suite G
Osterville MA 02655
(508) 420-3994 / 420-3995fax
www.capesurv.com

LEGEND:

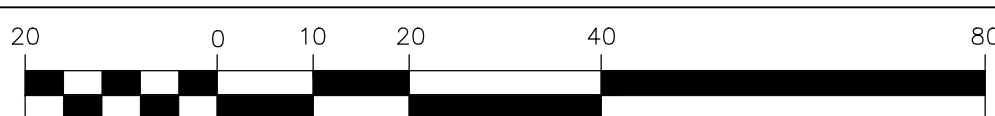
- CDT Cedar Tree
- HT Holly Tree
- DT Deciduous Tree
- CT Coniferous Tree
- Utility Pole
- Electric
- Gas
- Wetland Flag
- Light Post
- CB/DH
- Overhead Wires
- Elevation Contour

NOTES:

- The detail shown was located on the ground by conventional survey methods on (or between) 19/AUG/19 and 01/OCT/19.
- The property line information shown hereon was compiled from available record information.
- The datum used is approximate NAVD '88, based on the Town of Barnstable GIS mapping.

PREPARED FOR:

J Brian & Miriam O'Neill



PREPARED BY:

Sullivan Engineering & Consulting, Inc.
(508) 428-3344 • P.O. Box 659 • 711 Main Street, Osterville, MA 02655
secl@sullivanengin.com • www.sullivanengin.com

Draft: CTR
Review: CTR
Project: O'Neill

Comp.: CTR
Project#: 380034

Revision: Reduce Septic System Size Per B.O. & S.O.

6/30/2020

TITLE:

Site Plan
Proposed Improvements
At
697 Scudder Avenue
Hyannis (Hyannis Port) Mass.

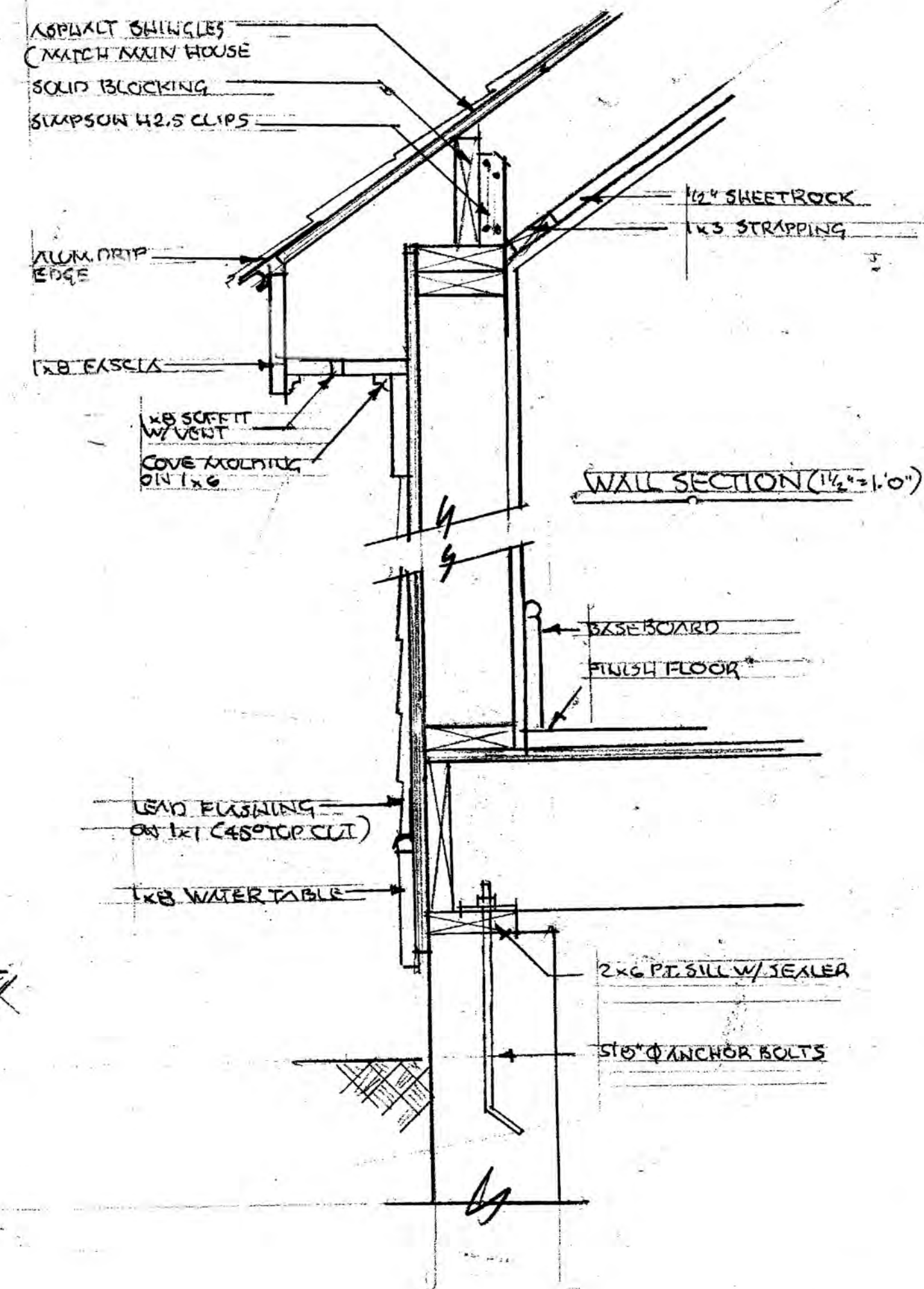
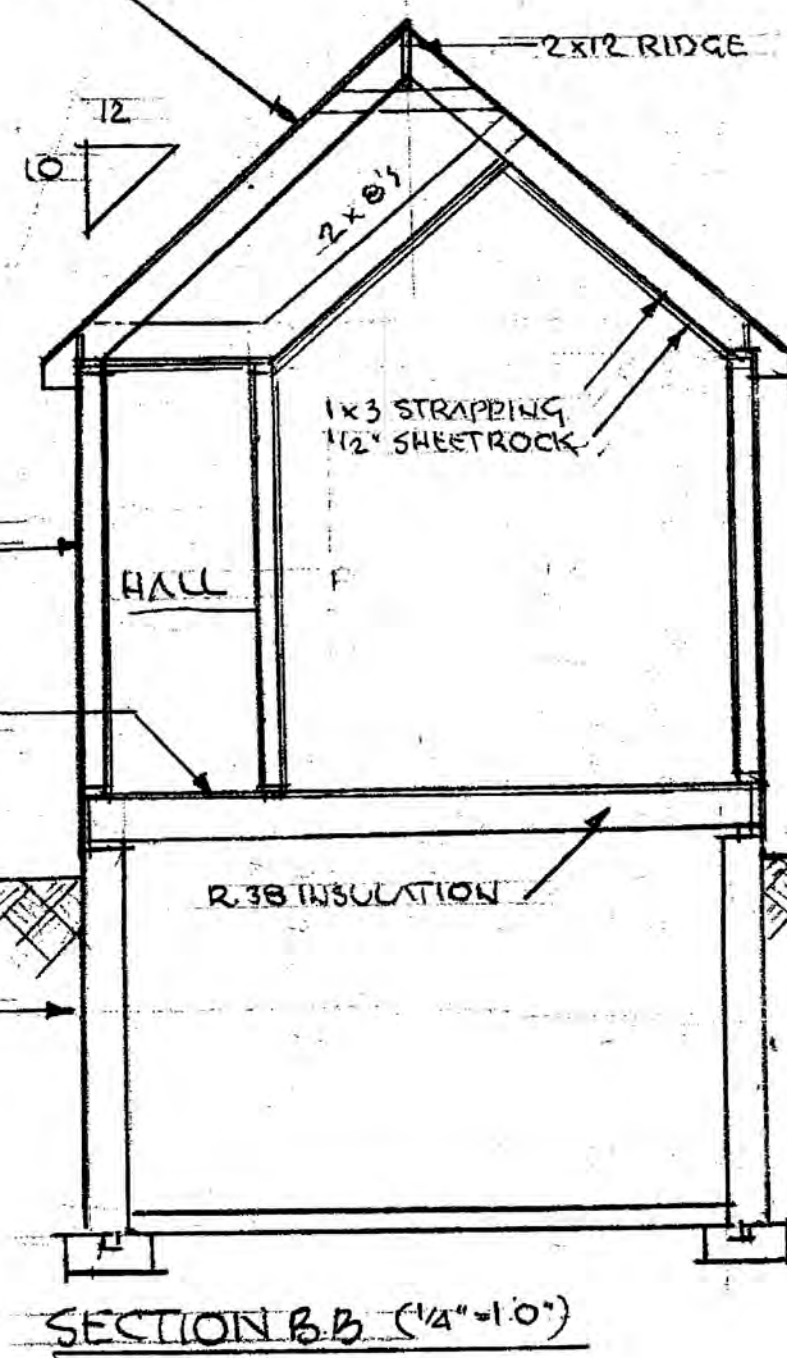
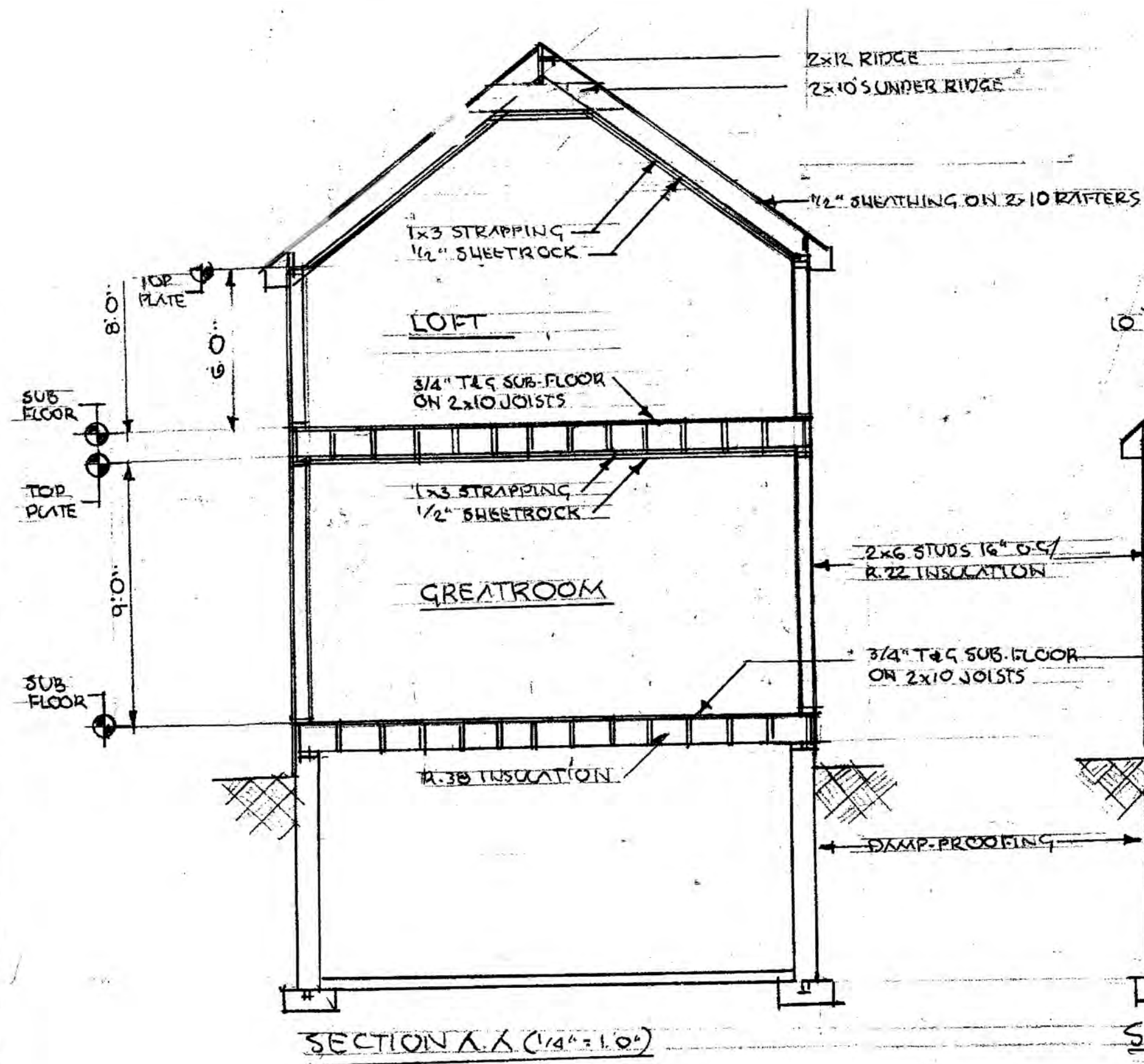
DATE:

May 26, 2020

SCALE:

1"=20'

SHEET 1 OF 1

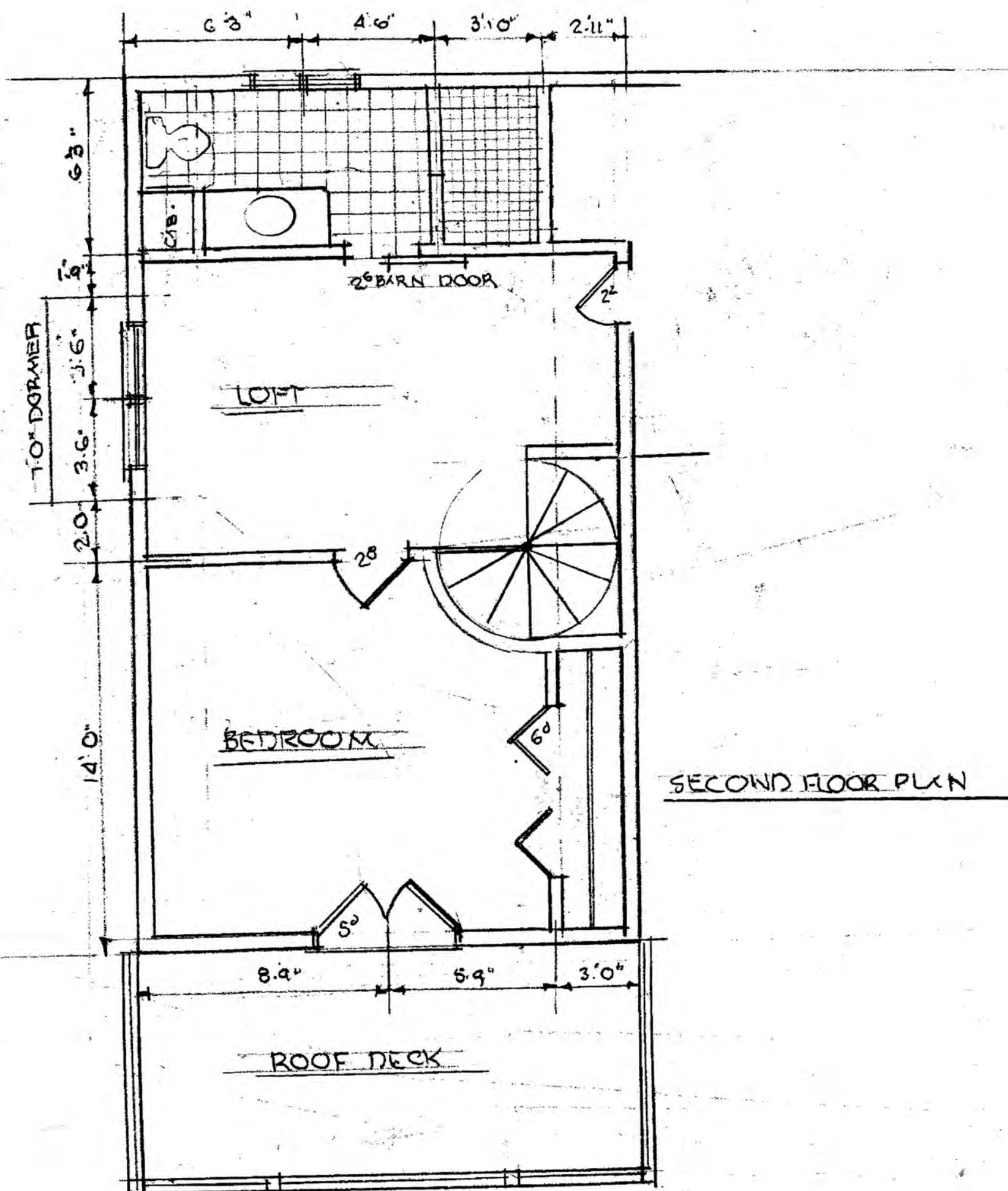
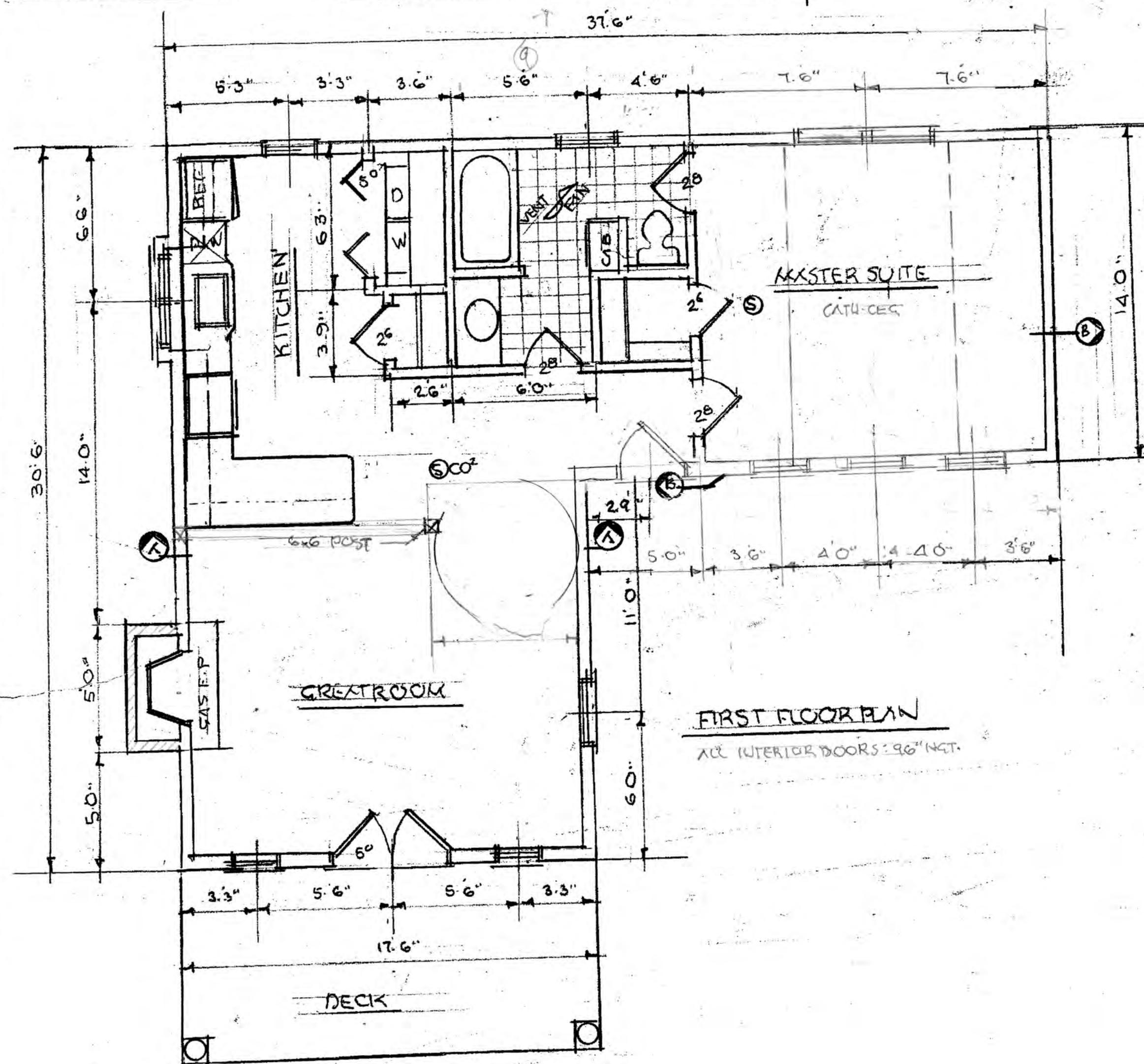


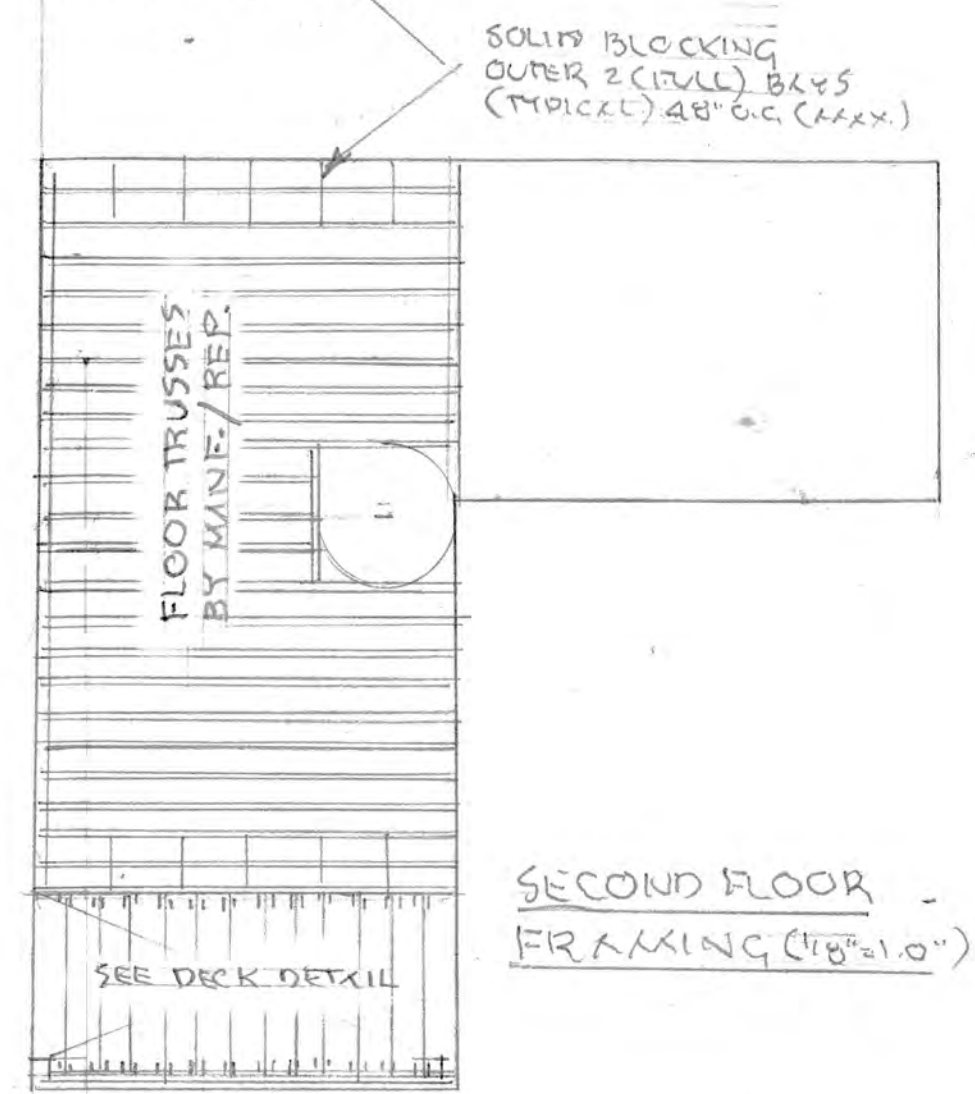
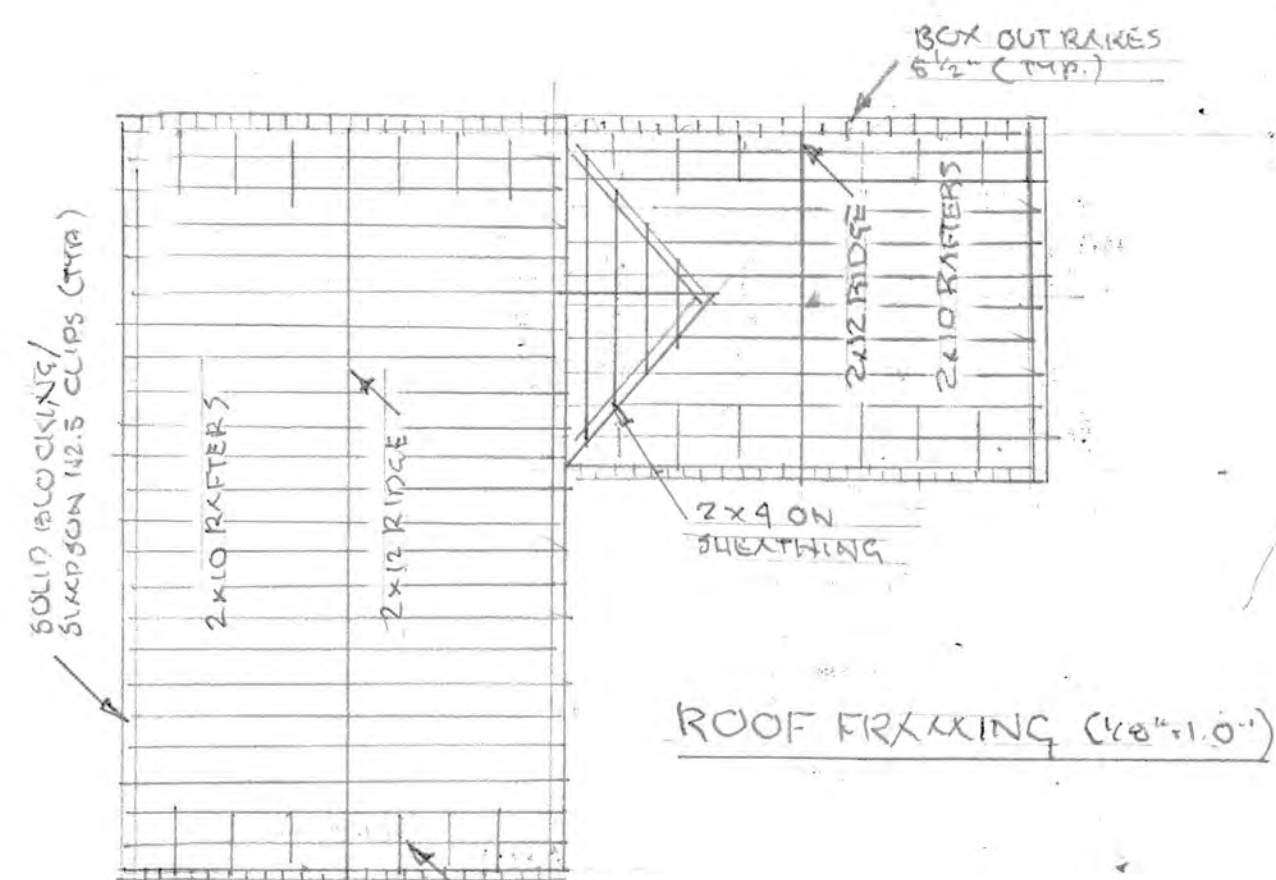
Ice Dev

K4+FC

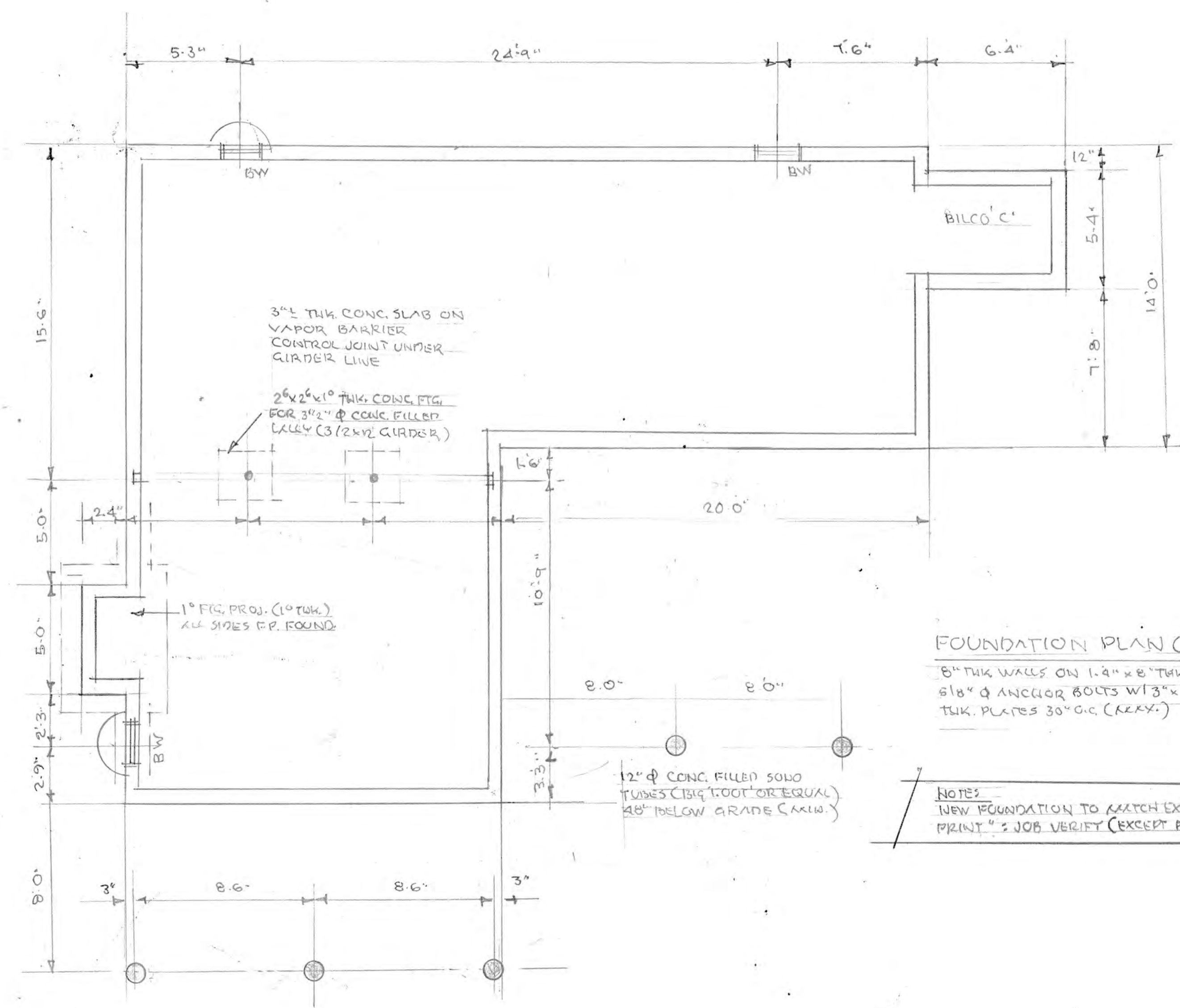
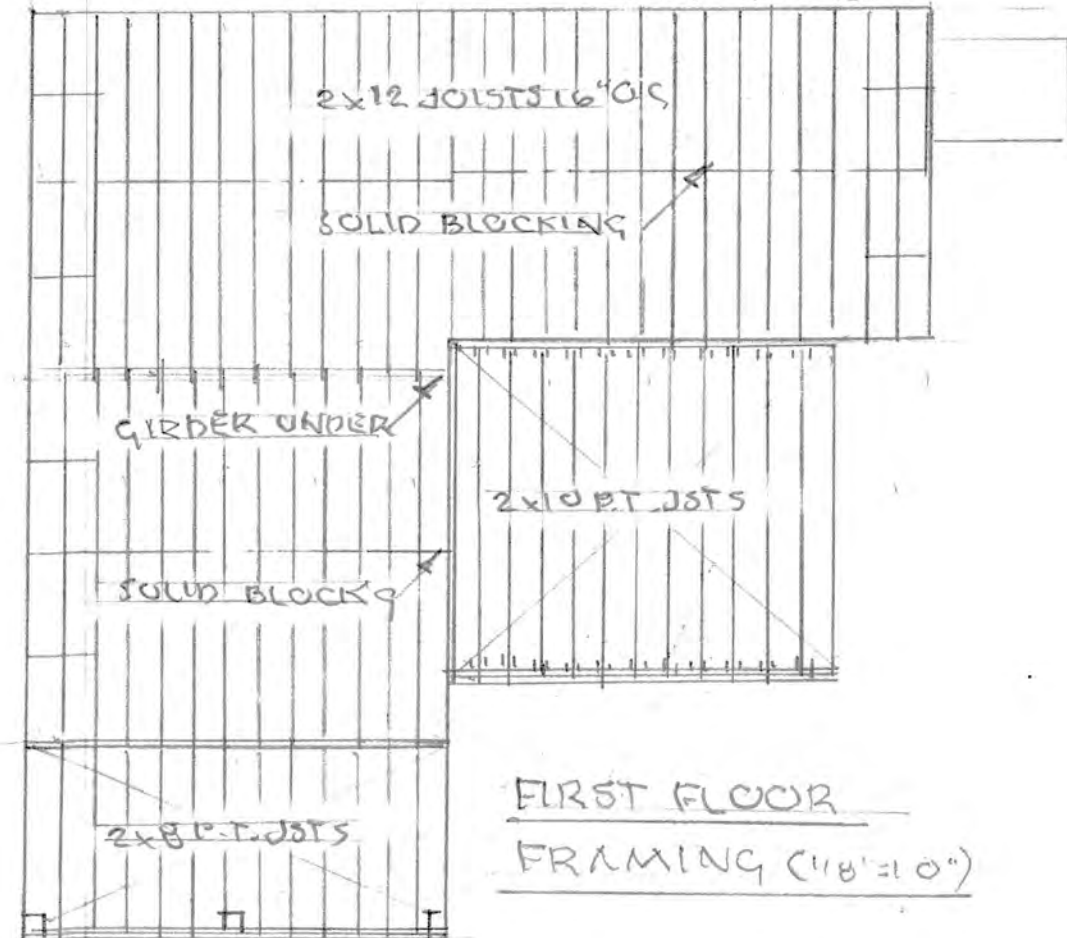
SCALE:
1/4" = 1'-0"
DATE:
MAY 2000

THE GUEST COTTAGE
269 SCUDDER AVE.
WYANNISPORT, MA





NOTES:
 DBL. JOISTS UNDER ALL PARTITIONS & AT ALL R.O.'S
 BLOCK FOR WATER CLOSETS USE JOIST HANGERS AS REQ.



FOUNDATION PLAN (1/4"=1'-0")
 8" THK. WALLS ON 1'-4" x 8" THK. KEYS ON F.P.
 5/8" DIA. ANCHOR BOLTS W/ 3" x 3" x 1/4" THK. PLATES 30" O.C. (AKXX.)

NOTES:
 NEW FOUNDATION TO MATCH EXISTING "FOOT-PRINT" - JOB VERIFY (EXCEPT BACKLASH)

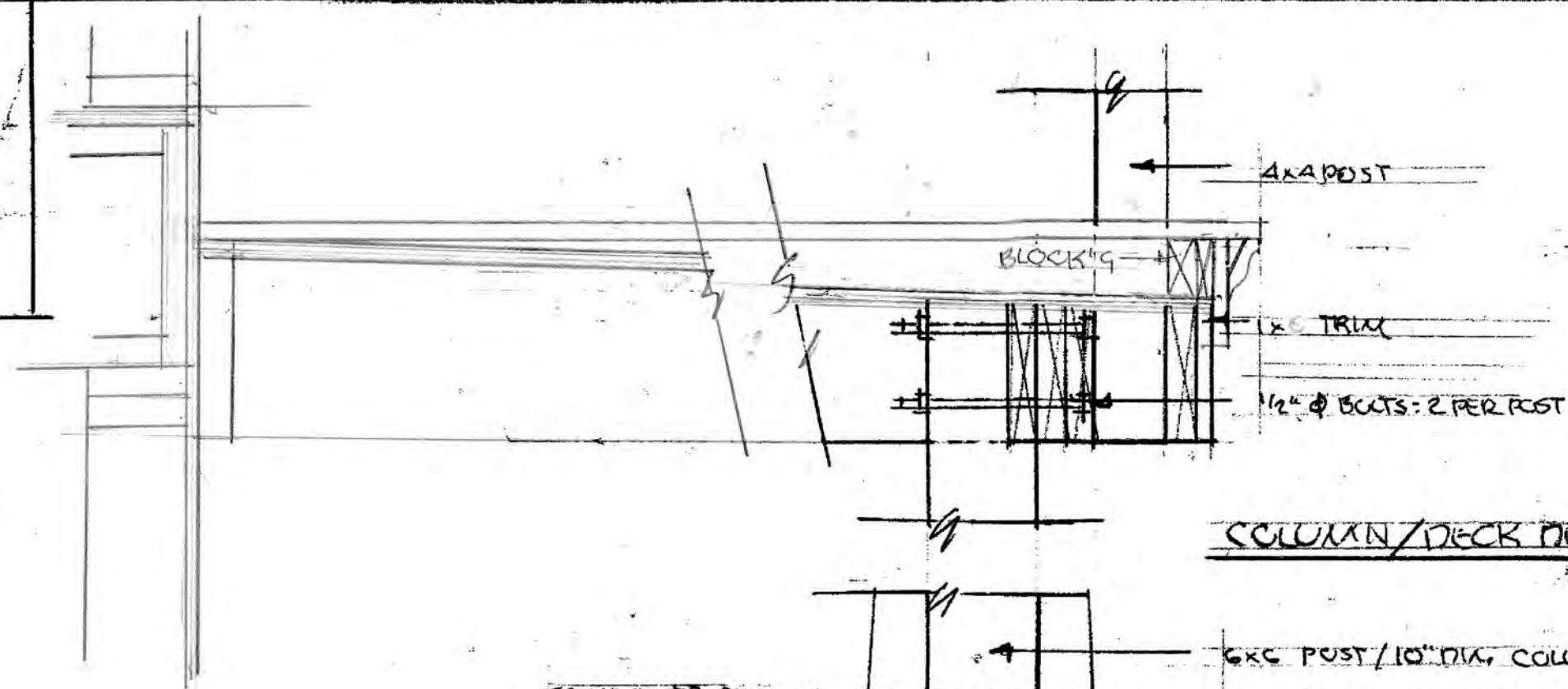
Bruce Devlin Designs

©copyright

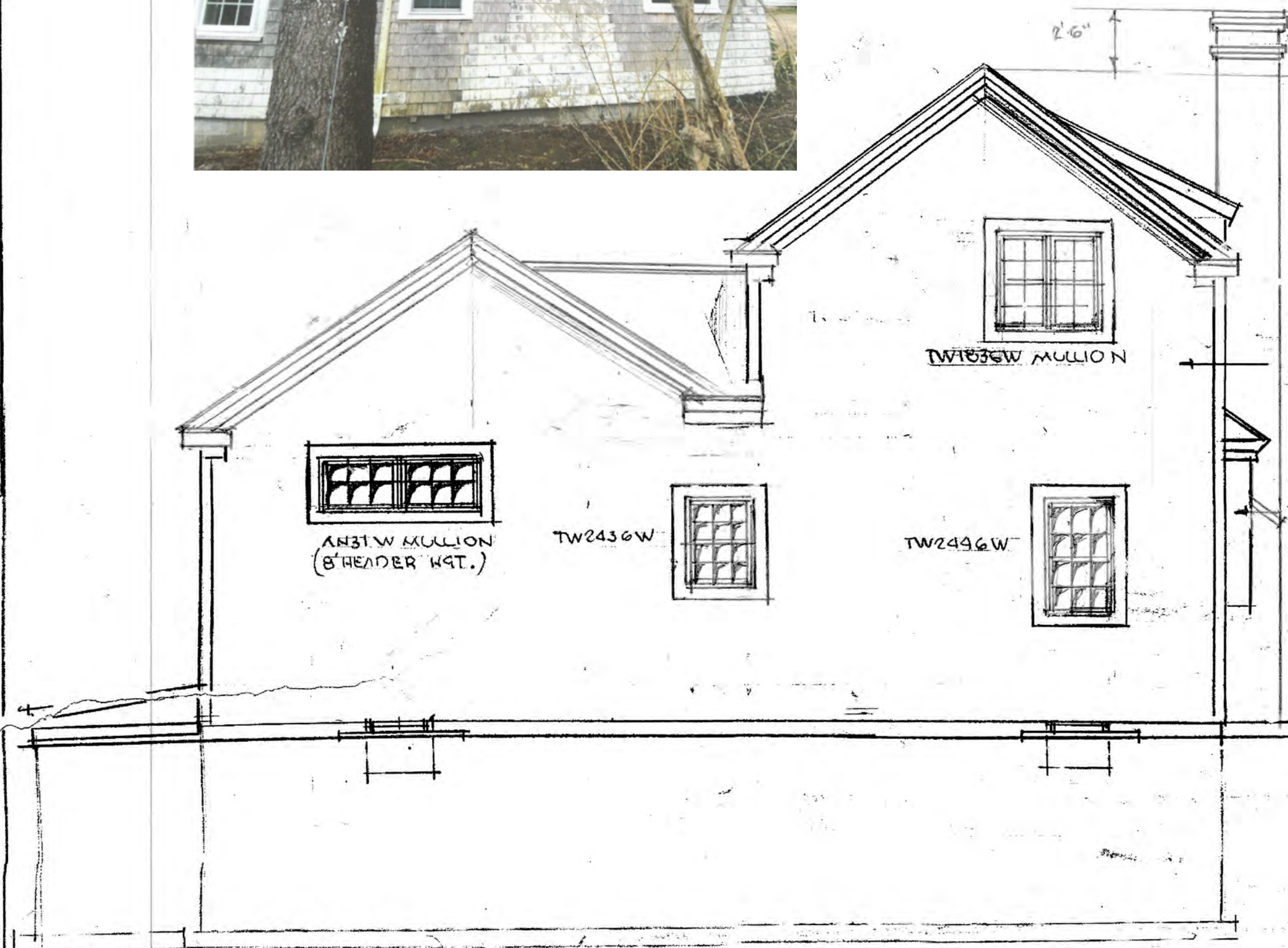
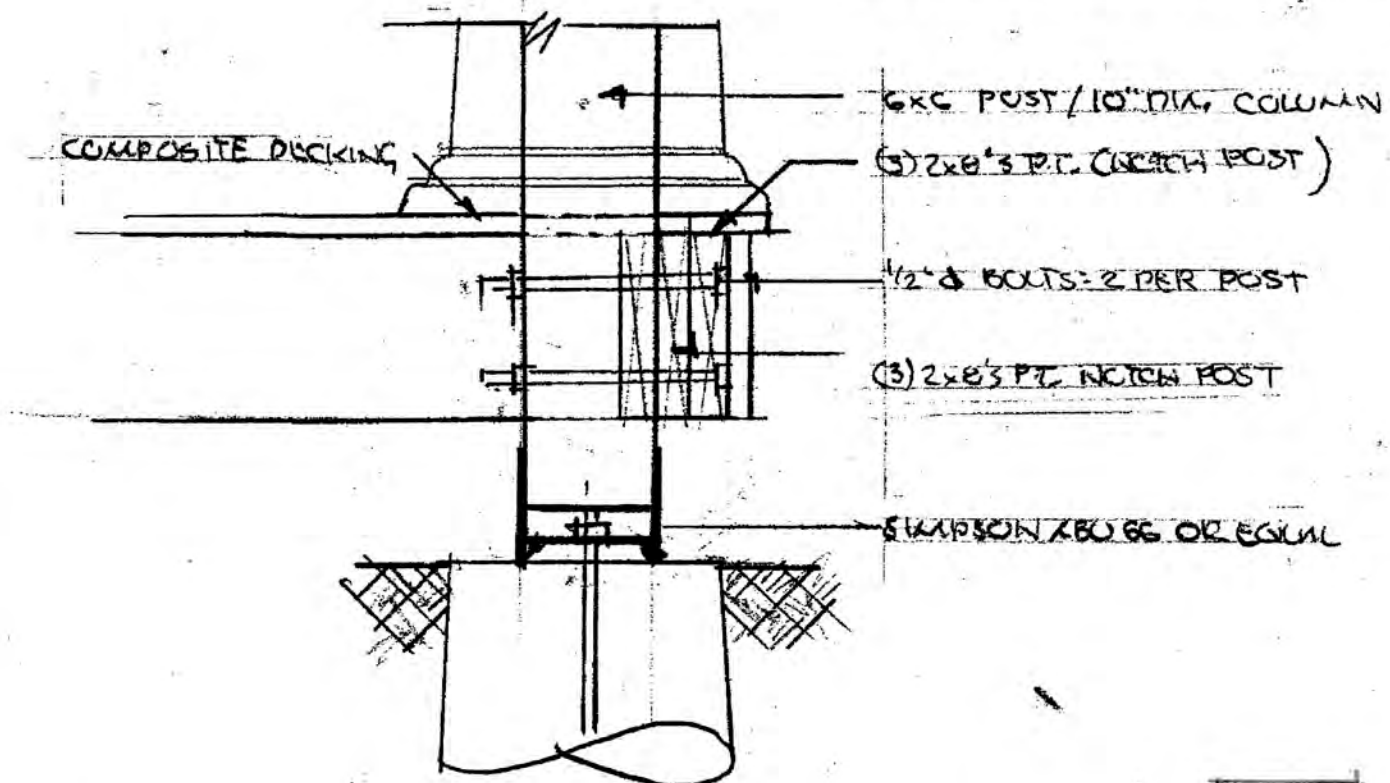
1/2 2PG

SCALE:
AS NOTED
DATE:
MAY 2020

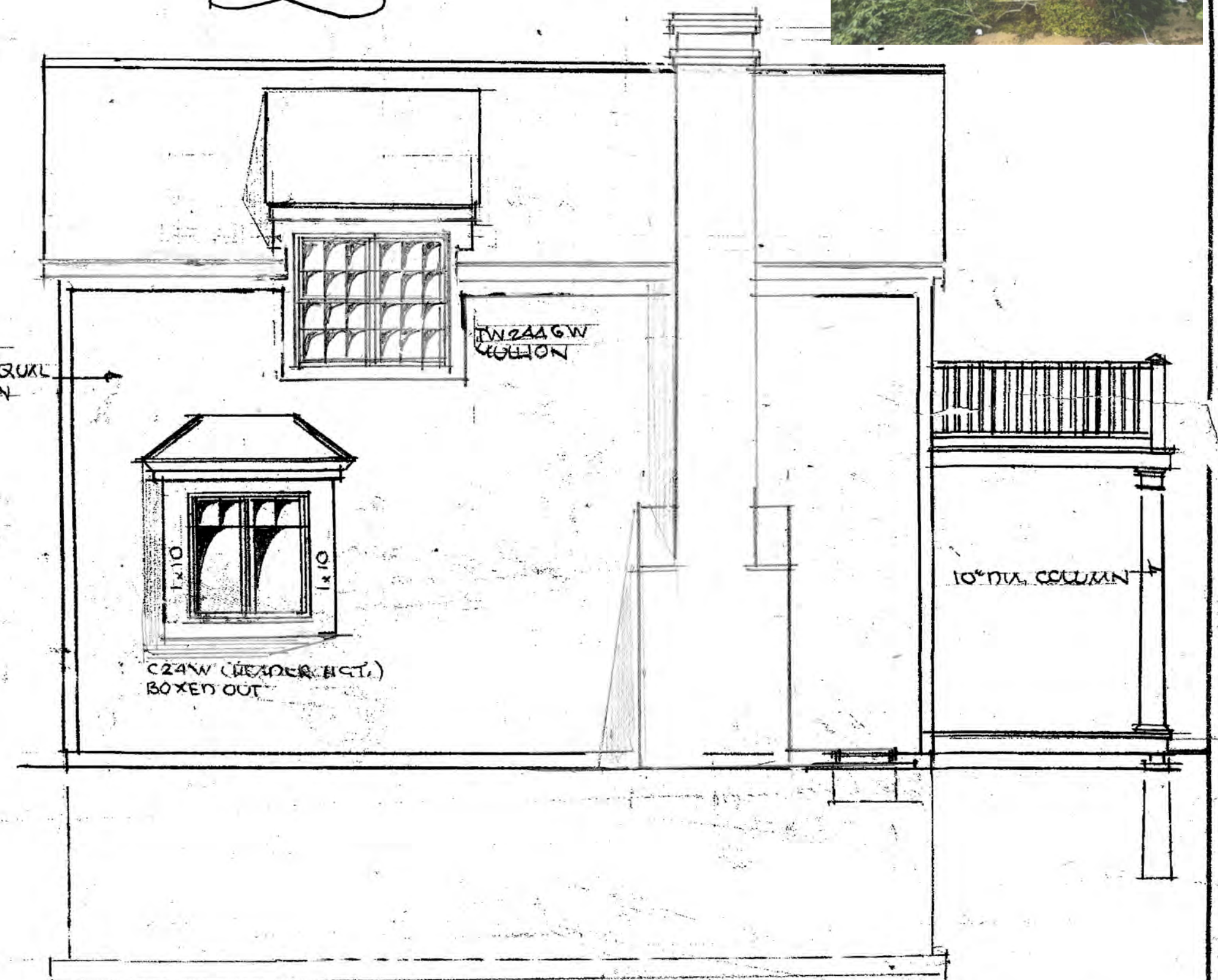
THE GUEST HOUSE
269 SCUDDER AVE.
HYANNIS PORT, MA.



COLUMN/DECK DETAIL (1/4" = 1'-0")



REAR ELEVATION



LEFT ELEVATION

Bruce Devlin Designs

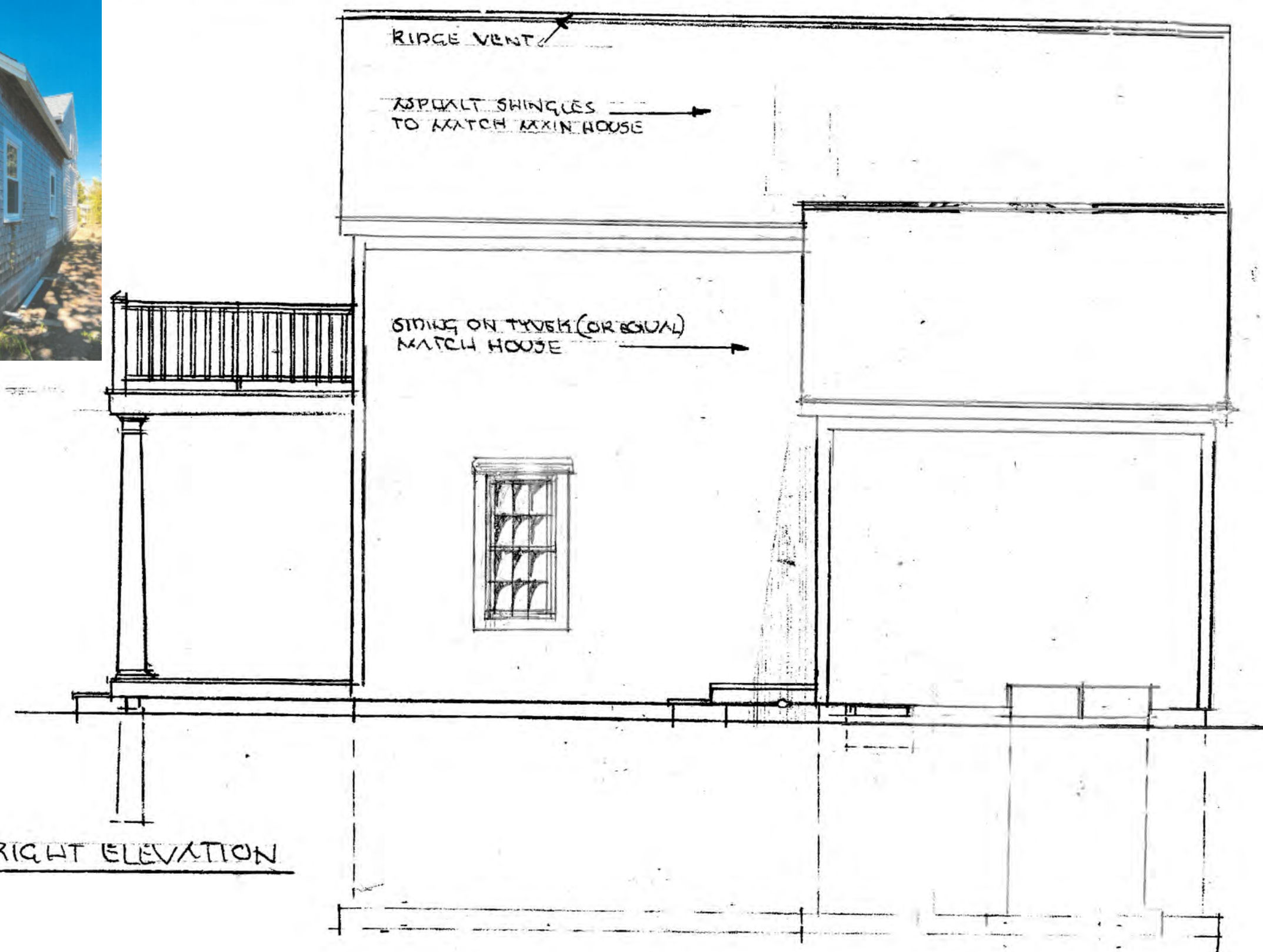
©copyright

AL 26

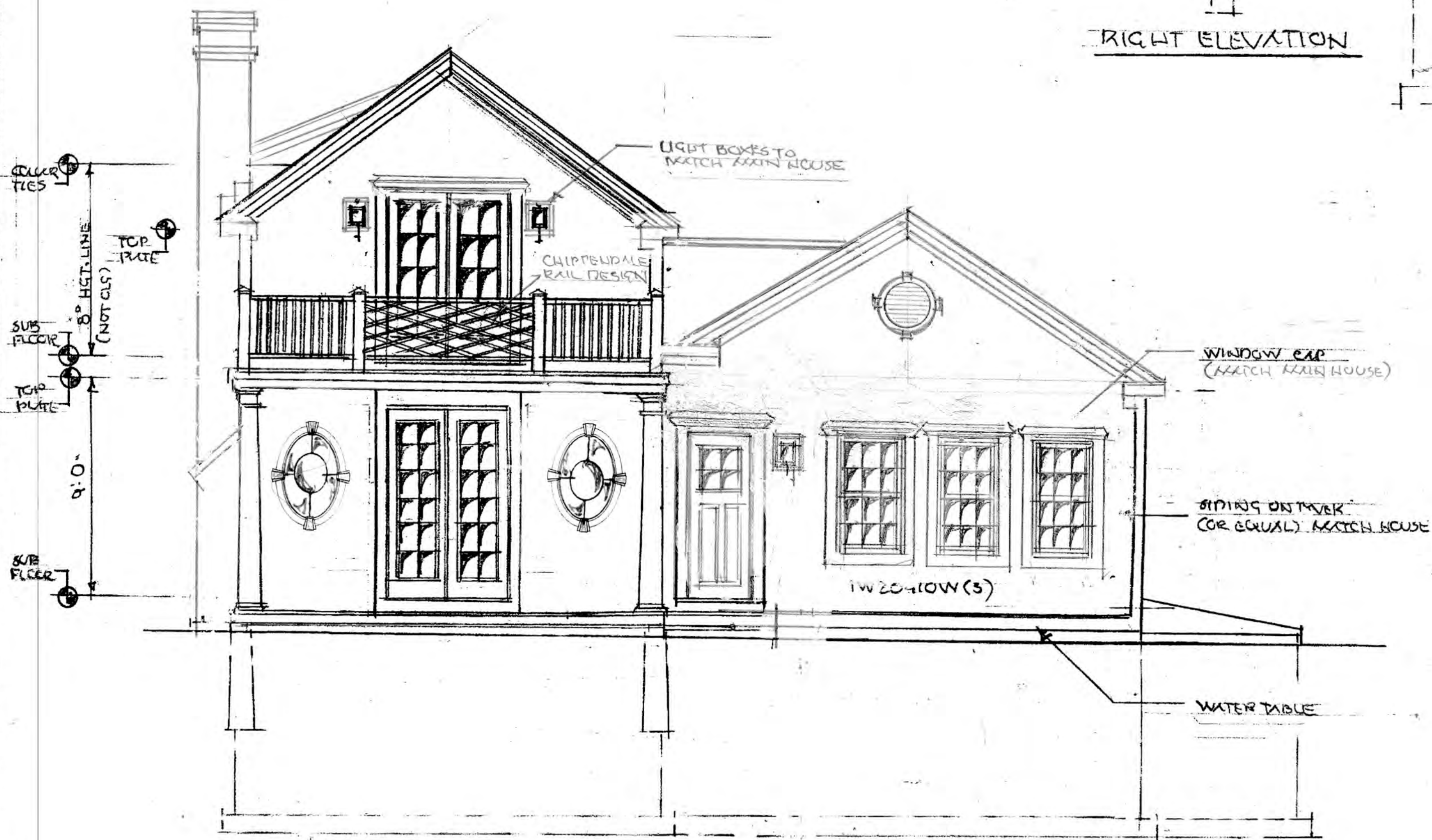
SCALE:
1/4"=10'

DATE:
MAY 2020

The GUEST HOUSE
269 SCUDDER AVE.
HYANNISPORT, MA.



RIGHT ELEVATION



FRONT ELEVATION



1.1 SCOPE
WIND SPEED (3-SEC. GUST) _____
WIND EXPOSURE CATEGORY _____

1.2 APPLICABILITY
NUMBER OF STORIES (A ROOF WHICH EXCEEDS 8 IN 12 SLOPE SHALL BE CONSIDERED A STORY) _____
ROOF PITCH _____
MEAN ROOF HEIGHT _____
BUILDING HEIGHT _____
BUILDING LENGTH _____
BUILDING ASPECT RATIO (L/H) _____
MINIMUM HEIGHT OF TALLEST OPENING _____

1.3 FRAMING CONNECTIONS
GENERAL COMPLIANCE WITH FRAMING CONNECTIONS (TABLE 2) _____

2.1 FOUNDATION
FOUNDATION WALLS MEETING REQUIREMENTS OF 780 CMR 540.1 _____
CONCRETE _____
CONCRETE MASONRY _____

2.2 ANCHORAGE TO FOUNDATION
8" ANCHOR BOLTS PROVIDED OR 8" PROPRIETARY MECHANICAL ANCHORS AS AN ALTERNATIVE IN CONCRETE ONLY _____
BOLT SPACING-GENERAL (TABLE 4) _____
BOLT SPACING FROM END OF PLATE (TABLE 5) _____
BOLT EMBEDMENT-CONCRETE (TABLE 6) _____
BOLT EMBEDMENT-MASONRY (TABLE 7) _____
PLATE WELDER (TABLE 8) _____

3.1 FLOORS
FLOOR FRAMING MEMBER SPANS CHECKED (PER 780 CMR 550.0) _____
HARDEST FLOOR OPENING DIMENSION (TABLE 9) _____
FULL HEIGHT WALL STUDS AT FLOOR OPENINGS LESS 2' FROM EXTERIOR WALL (TABLE 10) _____
HARDEST FLOOR JOIST BEARING _____
SUPPORTING LOADBEARING WALLS OR SHEARWALL (TABLE 11) _____
HARDEST CANTILEVERED FLOOR JOIST _____
SUPPORTING LOADBEARING WALLS OR SHEARWALL (TABLE 12) _____
FLOOR BRACING AT EXTERIOR WALLS (PER 780 CMR 550.0) _____
FLOOR BRACING TYPE _____
FLOOR BRACING TACKLING (TABLE 13) _____
FLOOR BRACING FASTENING (TABLE 14) _____

4.1 WALLS
WALL HEIGHT _____
LOADBEARING WALLS (TABLE 15 AND TABLE 16) _____
NON-LOADBEARING WALLS (TABLE 17 AND TABLE 18) _____
WALL STUD SPACING (TABLE 19) _____
WALL STUD OFFSET _____

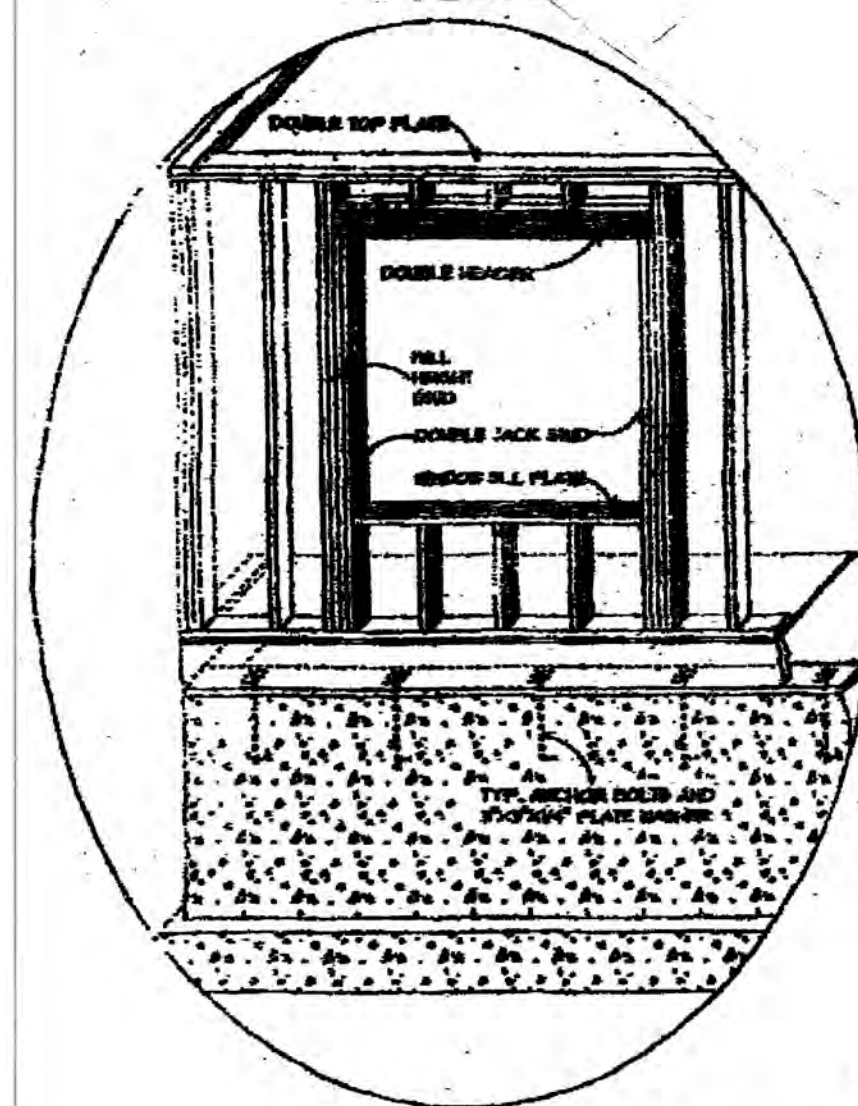
4.2 EXTERIOR WALLS
WALL STUDS _____
LOADBEARING WALLS (TABLE 15) _____
NON-LOADBEARING WALLS (TABLE 17) _____
GABLE END WALL BRACING _____
FULL HEIGHT EXTERIOR STUDS (TABLE 19) _____
WALL STUD SPACING (TABLE 19) _____
WALL STUD OFFSET (TABLE 19) _____
GYPSUM CEILING LENGTH (IF NOT USED) (TABLE 20) _____
AND 3/4" CONTINUOUS LATERAL BRACE = 6' O.C. (TABLE 21) _____
OR 1/2" CONTINUOUS LATERAL BRACE = 4' O.C. (TABLE 22) _____
JOIST OR TRUSS BAYS _____

DOUBLE TOP PLATE
SPACE LENGTH (TABLE 23 AND TABLE 24) _____
SPACE CONNECTION (END OF END CORNER NAIL) (TABLE 25) _____
LOADBEARING WALL CONNECTIONS _____
LATERAL END OF END CORNER NAIL (TABLE 26) _____
NON-LOADBEARING WALL CONNECTIONS _____
LATERAL END OF END CORNER NAIL (TABLE 27) _____
LOAD BEARING WALL OPENINGS (RECORD LARGEST OPENING BUT CHECK ALL OPENINGS FOR COMPLIANCE TO TABLE 9) _____
HEADER SPACING (TABLE 28) _____
FULL HEIGHT STUDS (END OF STUDS) (TABLE 29) _____
NON-LOAD BEARING WALL OPENINGS (RECORD LARGEST OPENING BUT CHECK ALL OPENINGS FOR COMPLIANCE TO TABLE 9) _____
HEADER SPACING (TABLE 28) _____
FULL HEIGHT STUDS (END OF STUDS) (TABLE 29) _____
EXTERIOR WALL BRACING TO RESIST WIND AND SHEAR (TABLE 30) _____
MINIMUM BUILDING DIMENSION (TABLE 31) _____
NORMAL HEIGHT OF TALLEST OPENING? (TABLE 32) _____
SHEATHING TYPE (TABLE 33) _____
EDGE NAIL SPACING (TABLE 34 OR NOTE 4 IF LESS) _____
FIELD NAIL SPACING (TABLE 35) _____
SEAM CONNECTION (END OF END CORNER NAIL) (TABLE 36) _____
PERCENT FULL-HEIGHT SHEATHING (TABLE 37) _____
IS ADDITIONAL SHEATHING FOR WALL WITH OPENINGS > 6" (CONCRETE) _____
MAXIMUM BUILDING DIMENSION (TABLE 38) _____
NORMAL HEIGHT OF TALLEST OPENING? (TABLE 39) _____
SHEATHING TYPE (TABLE 40) _____
EDGE NAIL SPACING (TABLE 41 OR NOTE 4 IF LESS) _____
FIELD NAIL SPACING (TABLE 42) _____
SEAM CONNECTION (END OF END CORNER NAIL) (TABLE 43) _____
PERCENT FULL-HEIGHT SHEATHING (TABLE 44) _____
IS ADDITIONAL SHEATHING FOR WALL WITH OPENINGS > 6" (CONCRETE) _____
WALL CLADDING _____
RATED FOR WIND SPEED _____

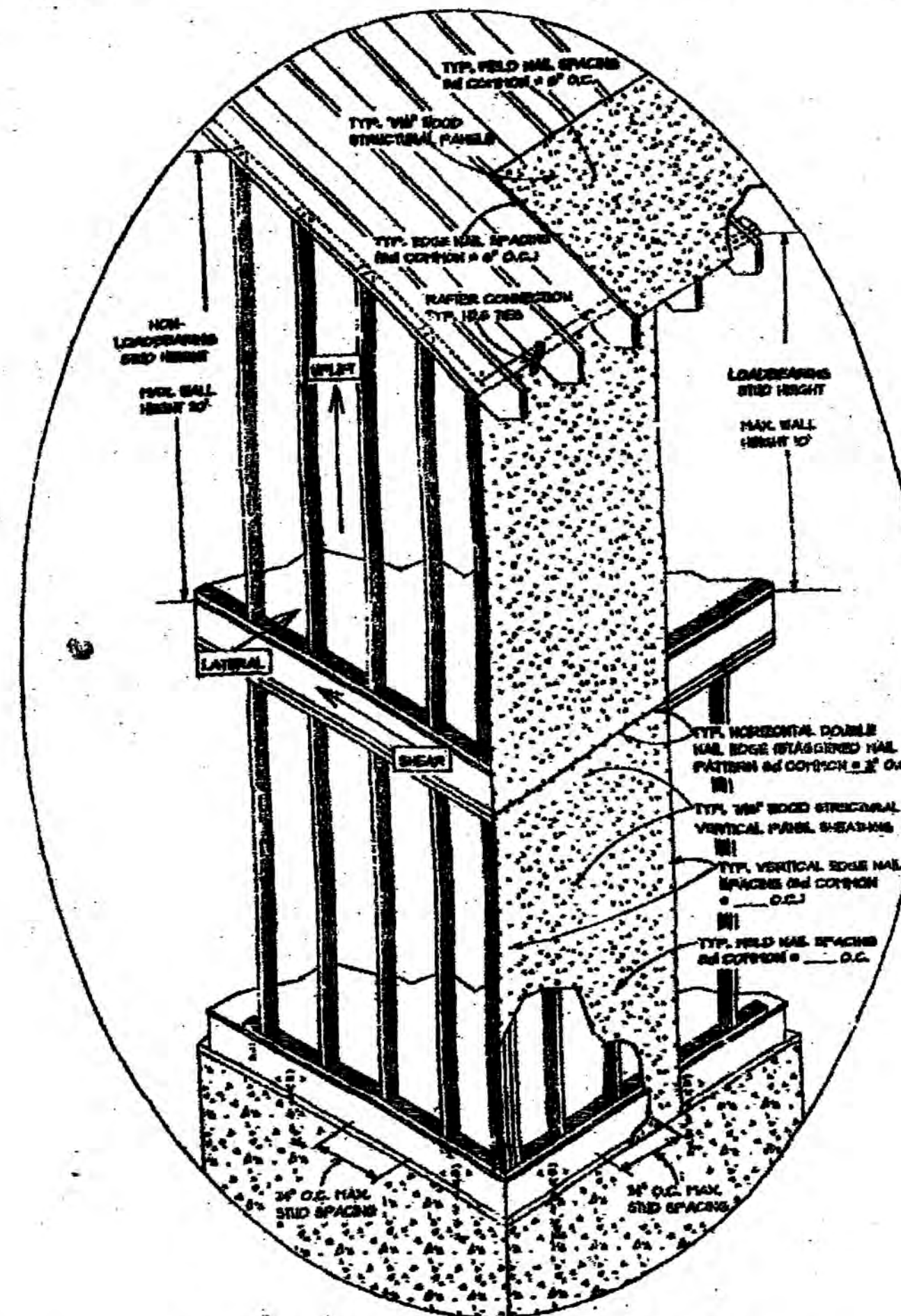
5.1 ROOFS
ROOF FRAMING MEMBER SPANS CHECKED (FOR RAFTERS USE ABC SPAN TOOL, SEE 780 CMR 550.0) _____
ROOF OVERHANG _____
TRUSS OR RAFTER CONNECTIONS AT LOADBEARING WALLS _____
PROPRIETARY CONNECTIONS _____
WIND UPLIFT (TABLE 45) _____
LATERAL (TABLE 46) _____
SHEAR (TABLE 47) _____
RIDGE STRAP CONNECTIONS, IF COLLAR TRUS NOT USED PER TABLE 48 _____
GABLE RAFTER DOWNGUARDS (TABLE 49) _____
TRUSS OR RAFTER CONNECTIONS AT NON-LOADBEARING WALLS _____
PROPRIETARY CONNECTIONS _____
WIND UPLIFT (TABLE 50) _____
LATERAL END OF END CORNER NAIL (TABLE 51) _____
ROOF SHEATHING TYPE (TABLE 52) _____
ROOF SHEATHING TACKLING (TABLE 53) _____
ROOF SHEATHING FASTENING (TABLE 54) _____

HEADER SPAN (FT.)	MINIMUM HEADER SIZE	REQUIREMENTS AT EACH END OF HEADER	UPSET (LB.)	LATERAL (LB.)
2'	2-2x4	1	271	132
3'	2-2x4	2	416	199
4'	2-2x4	2	554	264
5'	2-2x4	3	693	330
6'	2-2x6	3	831	396
7'	2-2x6	3	970	462
8'	2-2x6	3	1109	528
9'	3-2x10	3	1247	594
10'	3-2x10	4	1386	660
11'	4-2x10	4	1524	726

TABLE 9. WALL OPENINGS - HEADERS IN LOADBEARING WALLS



STUDS AND HEADERS AROUND WALL OPENINGS



MAXIMUM WALL STUD HEIGHT, STUD SPACING, RAFTER CONNECTION AND WALL SHEATHING

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
BLOCKING TO RAFTERS (TOE-NAILED)	3-6d	3-6d	EACH END
NEW BOARD TO RAFTER (END-NAILED)	3-6d	3-6d	EACH END
WALL FRAMING			
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4-6d	8-6d	AT JOINTS
STUD TO STUD (FACE-NAILED)	2-6d	2-6d	24" O.C. ALONG EDGES
HEADER TO HEADER (FACE-NAILED)	6d	6d	
FLOOR FRAMING			
JOINT TO WALL, TOP PLATE OR GIRDER (TOE-NAILED)	4-6d	4-10d	PER JOINT
BLOCKING TO JOIST (TOE-NAILED)	2-6d	3-10d	EACH END
BLOCKING TO WALL OR TOP PLATE (TOE-NAILED)	3-6d	4-10d	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	3-6d	4-10d	EACH JOINT
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-6d	3-10d	PER JOIST
SAID JOIST TO JOIST (END-NAILED)	3-6d	4-10d	PER JOIST
SAID JOIST TO WALL OR TOP PLATE (TOE-NAILED)	3-6d	3-10d	PER JOIST
ROOF SHEATHING			
WOOD STRUCTURAL PANELS			
RAFTERS OR TRUSSES SPACED UP TO 6' O.C.	6d	10d	6" EDGE / 6" FIELD
RAFTERS OR TRUSSES SPACED OVER 6' O.C.	6d	10d	6" EDGE / 6" FIELD
CABLE BRIDGEMAN RAKE OR RAKE TRUSS WITH NO GABLE OVERHANGS	6d	10d	6" EDGE / 6" FIELD
CABLE BRIDGEMAN RAKE OR RAKE TRUSS WITH GABLE OVERHANGS	6d	10d	6" EDGE / 6" FIELD
STRUCTURAL OUTLOOKERS	6d	10d	6" EDGE / 6" FIELD
CABLE BRIDGEMAN RAKE OR RAKE TRUSS WITH GABLE OVERHANGS	6d	10d	6" EDGE / 6" FIELD
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS		1" EDGE / 12" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	6d	10d	6" EDGE / 6" FIELD
1/2" AND 5/8" PLYWOOD PANELS	6d	10d	6" EDGE / 6" FIELD
1/2" GYPSUM WALLBOARD	5d COOLERS		1" EDGE / 12" FIELD
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS	6d	10d	6" EDGE / 6" FIELD
1/2" OR LESS	6d	10d	6" EDGE / 6" FIELD
GREATER THAN 1/2"	6d	10d	6" EDGE / 6" FIELD

GENERAL NAILING SCHEDULE

The QUEST COTTAGE
269 SCOUTER AVE.
WYNNISPORT, MA.

NO SCALE
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