

**BARNSTABLE HISTORICAL COMMISSION – JUNE 2<sup>ND</sup> MEETING MATERIALS**  
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<b>Page 47</b>	<b>Peirson Childrens Trust, Peirson, Elizabeth &amp; Nicholas Trustees, 621 Main Street, Cotuit, Map 036, Parcel 062, Henry Hodges House, built c.1885, inventoried</b> <u>Partial demolition</u> - remove story and a half wing on the south west elevation of the structure closest to the garage. Reconstruct a one and half story wing that connects to the house and adding a workshop that will connect to the existing garage
<b>Page 70</b>	<b>Gresh, Joyce, 183 Osterville-West Barnstable Road, Osterville, Map 120, Parcel 003/002, built 1935</b> <u>Full demolition</u> of the cottage structure; <u>partial demolition</u> of the primary structure – partial demolition of the south elevation to construct a two-story addition
<b>Page 85</b>	Letter from Massachusetts Historical Commission regarding 28 Falco Road Conservation Restriction Project

128 WARREN STREET (REAR)  
LOWELL, MA. 01852  
TEL: 978-452-3061  
GFAX: 978-452-4713

GAVIN AND SULLIVAN ARCHITECTS, INC.

PROPOSED ALTERATION / RENOVATION FOR:

10 HYANNIS AVENUE

10 HYANNIS AVENUE  
HYANNIS PORT, MA

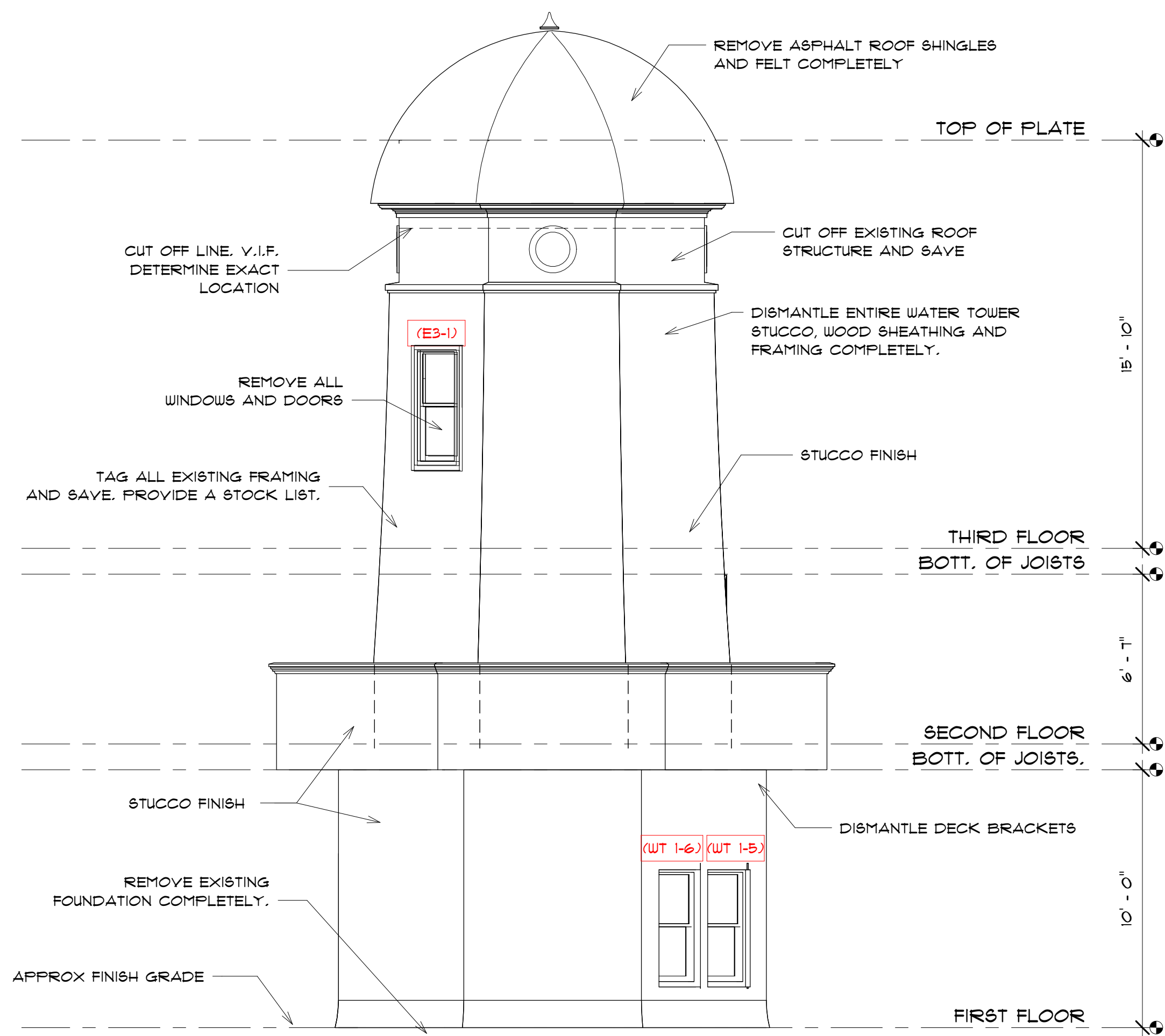


OWNER:  
HYANNIS ROTARY, LLC  
500 CLARK ROAD  
TEWKSBURY, MA 01876

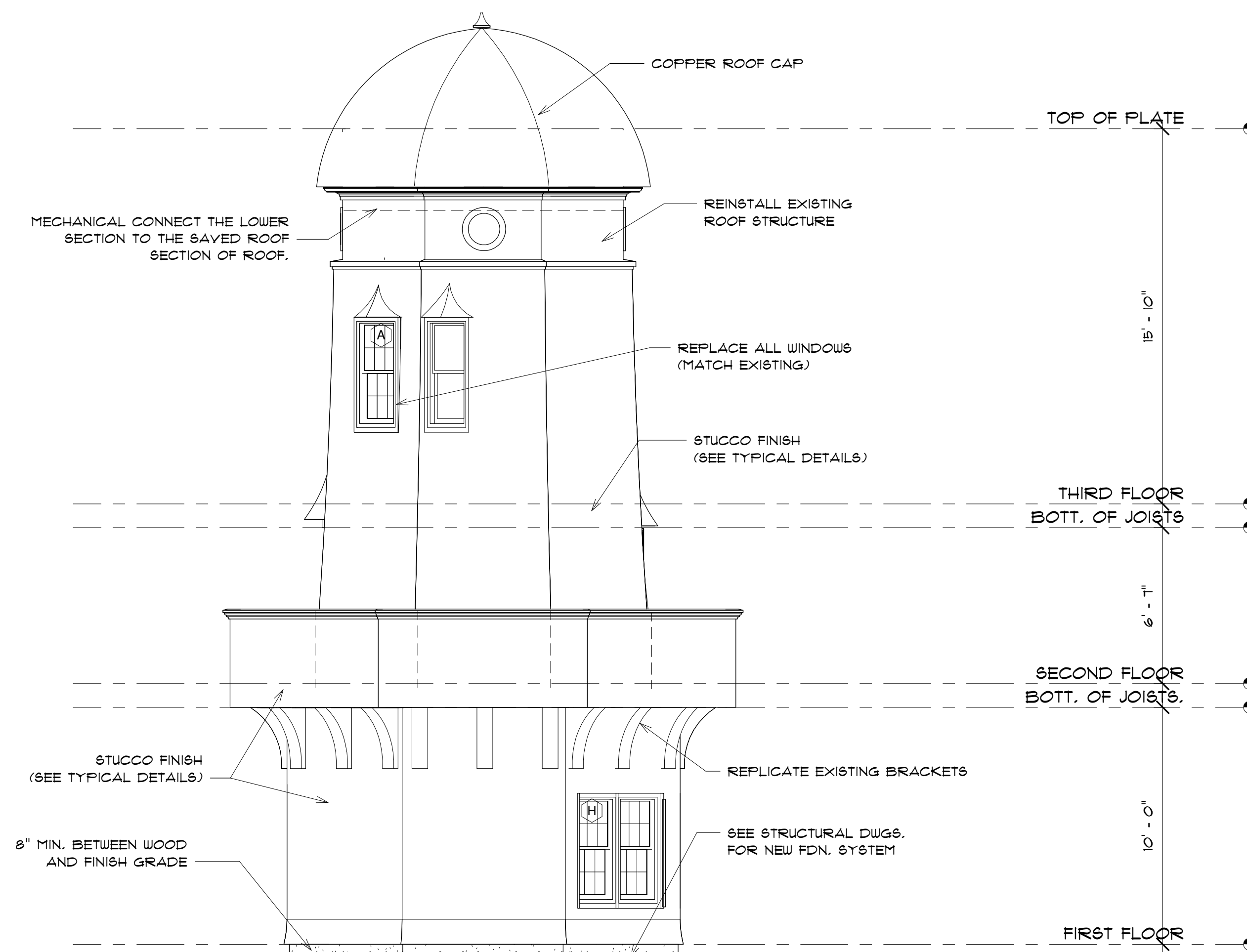
DESIGN BY:  
GAVIN AND SULLIVAN ARCHITECTS, INC.  
128 WARREN STREET (REAR)  
LOWELL, MA. 01852  
FEBRUARY 21, 2020

G.B. HOLBROOK HOUSE  
WATER TOWER

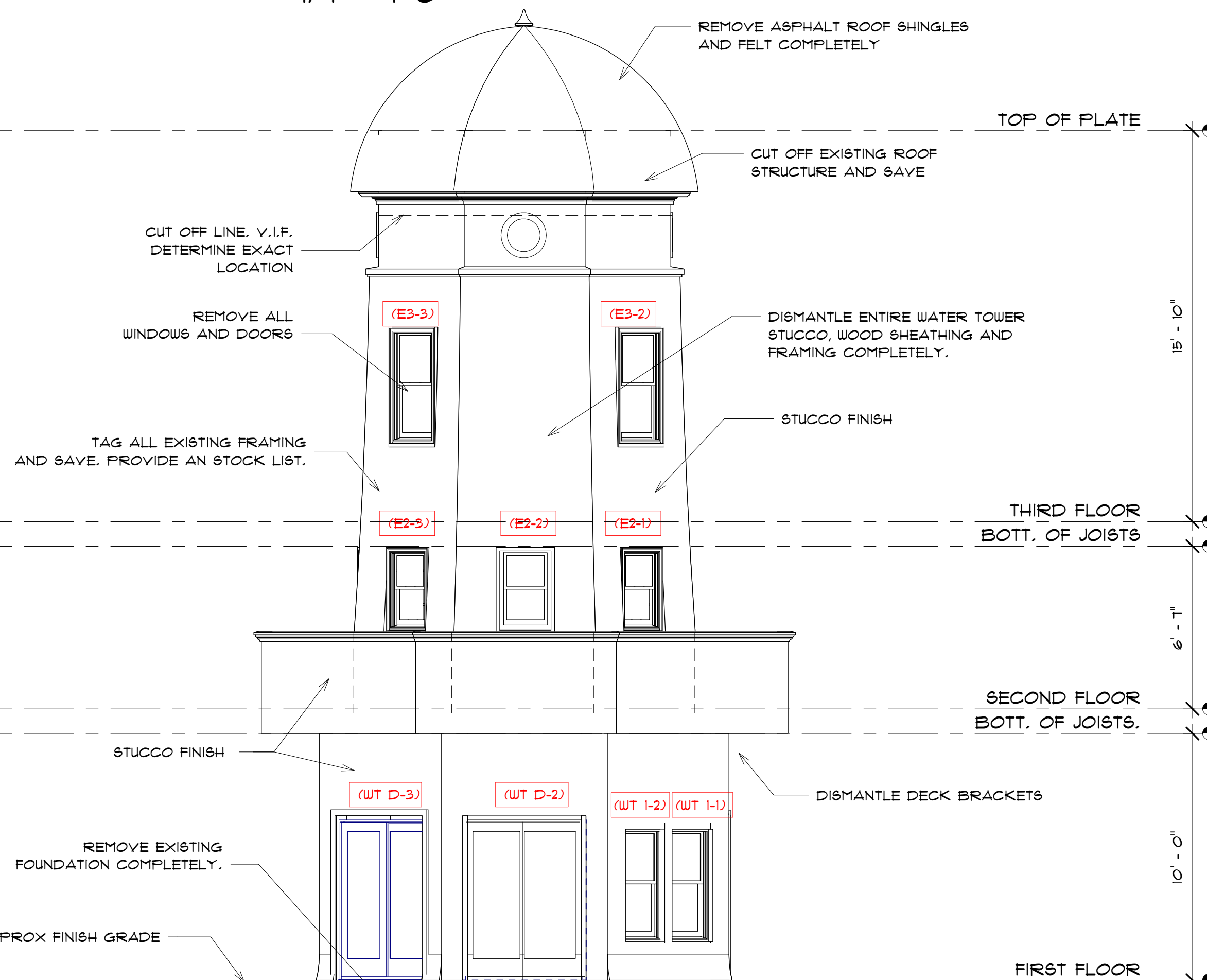




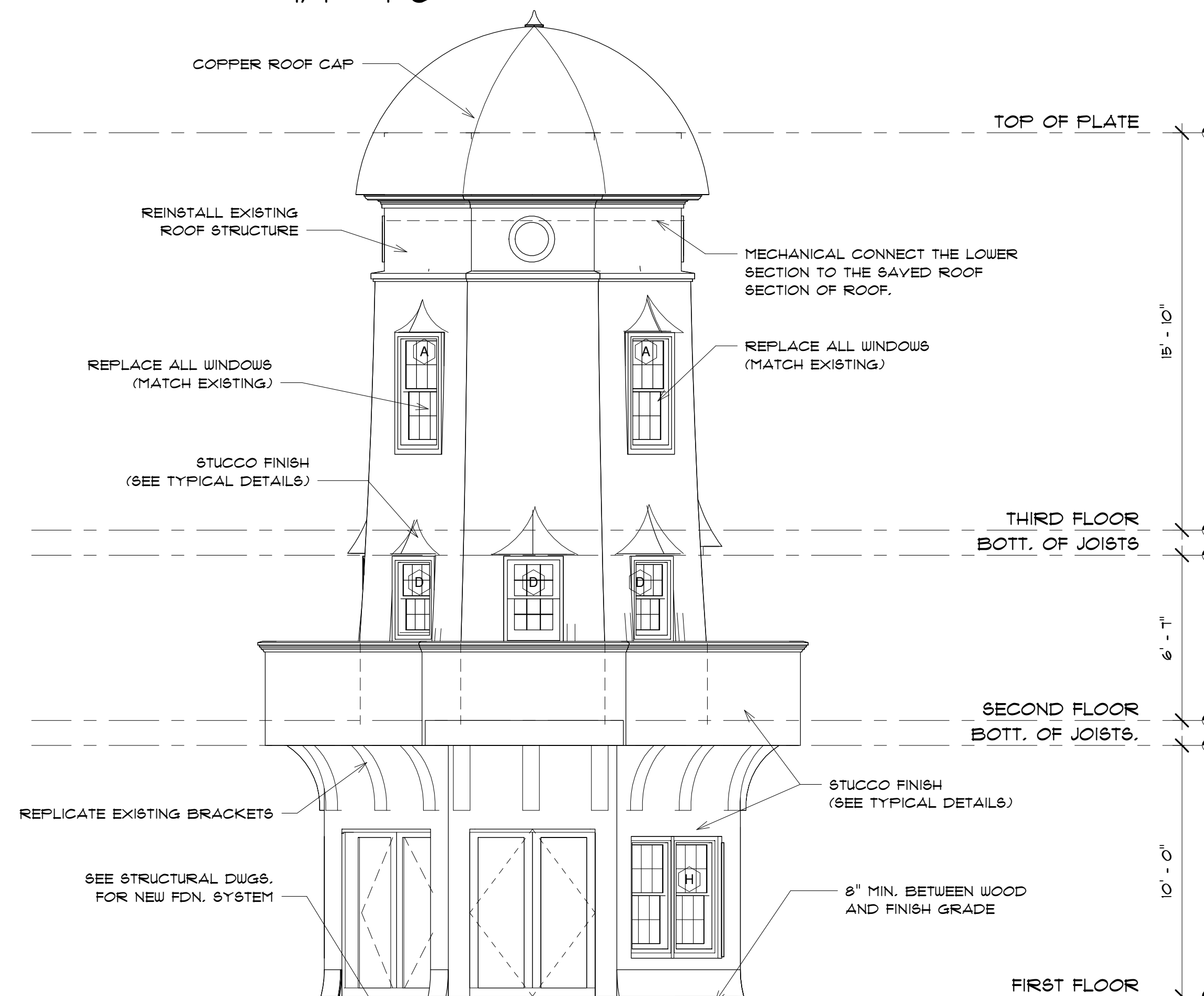
1 NORTH ELEVATION - EXISTING  
1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED  
1/4" = 1'-0"



3 SOUTH ELEVATION - EXISTING  
1/4" = 1'-0"

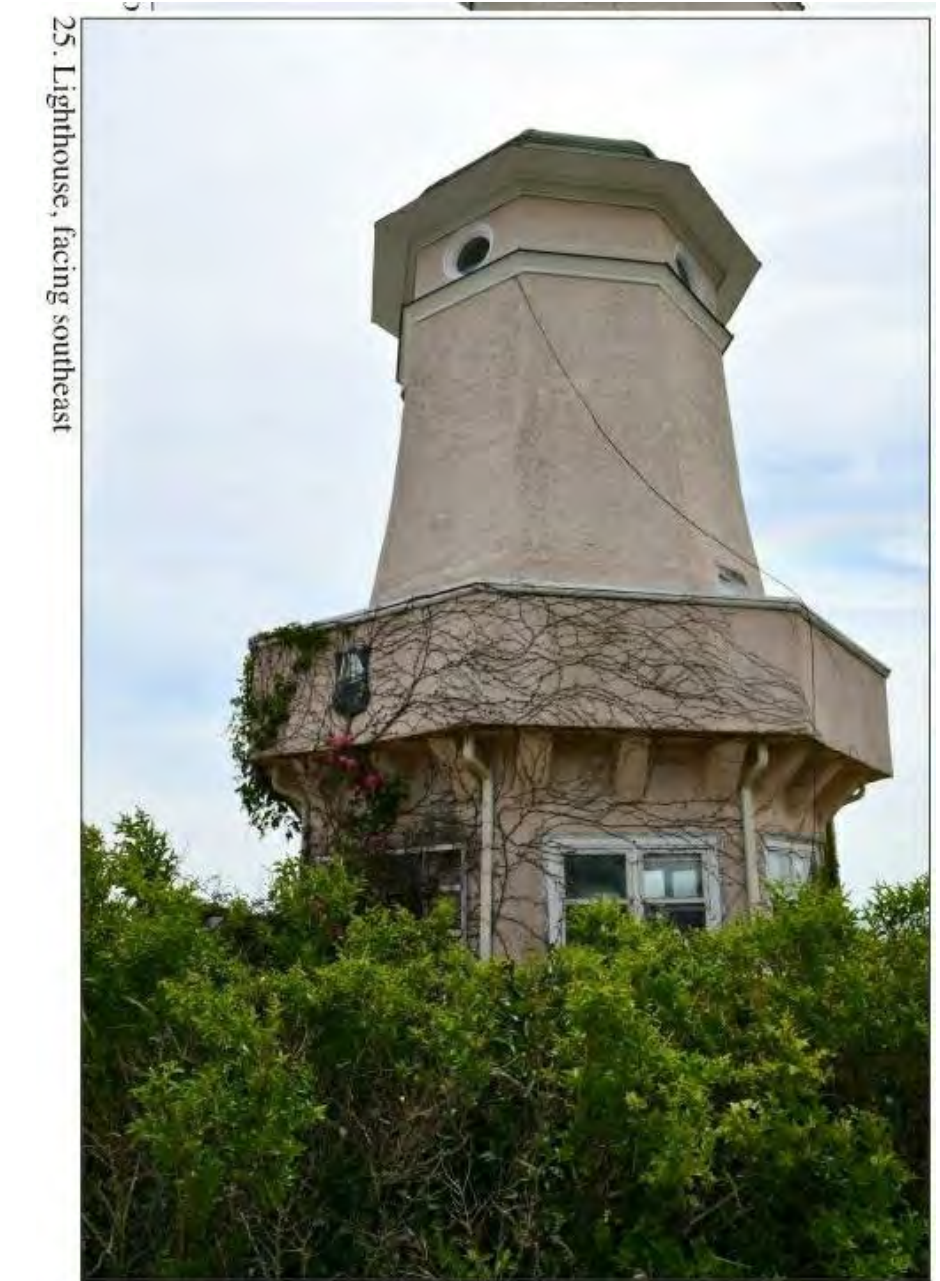


4 SOUTH ELEVATION - PROPOSED  
1/4" = 1'-0"

REVISIONS:



23. Lighthouse, facing northeast



25. Lighthouse, facing southeast

**G.B. HOLBROOK HOUSE  
- TOWER**

THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2015 IECC INTERNATIONAL ENERGY CODE AND THE MASS. STATE ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HER'S RATER.

CONTRACTOR TO FIELD VERIFY ALL DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTES ON THIS CONSTRUCTION DOCUMENT ARE TYPICAL UNLESS OTHERWISE NOTED. IF THE CONTRACTOR SEES AN AREA OF THE BUILDING THAT IS INCOMPLETE AND IS NOT NOTED ON THIS DRAWING SET, HE MUST ALSO INCLUDE THIS AREA IN THIS WORK, MATCHING SIMILAR FINISH AREAS OF THIS BUILDING.

DESIGNED BY:  
**GAYN & SULLIVAN ARCHITECTS, INC.**  
128 WARREN STREET LOWELL, MA.

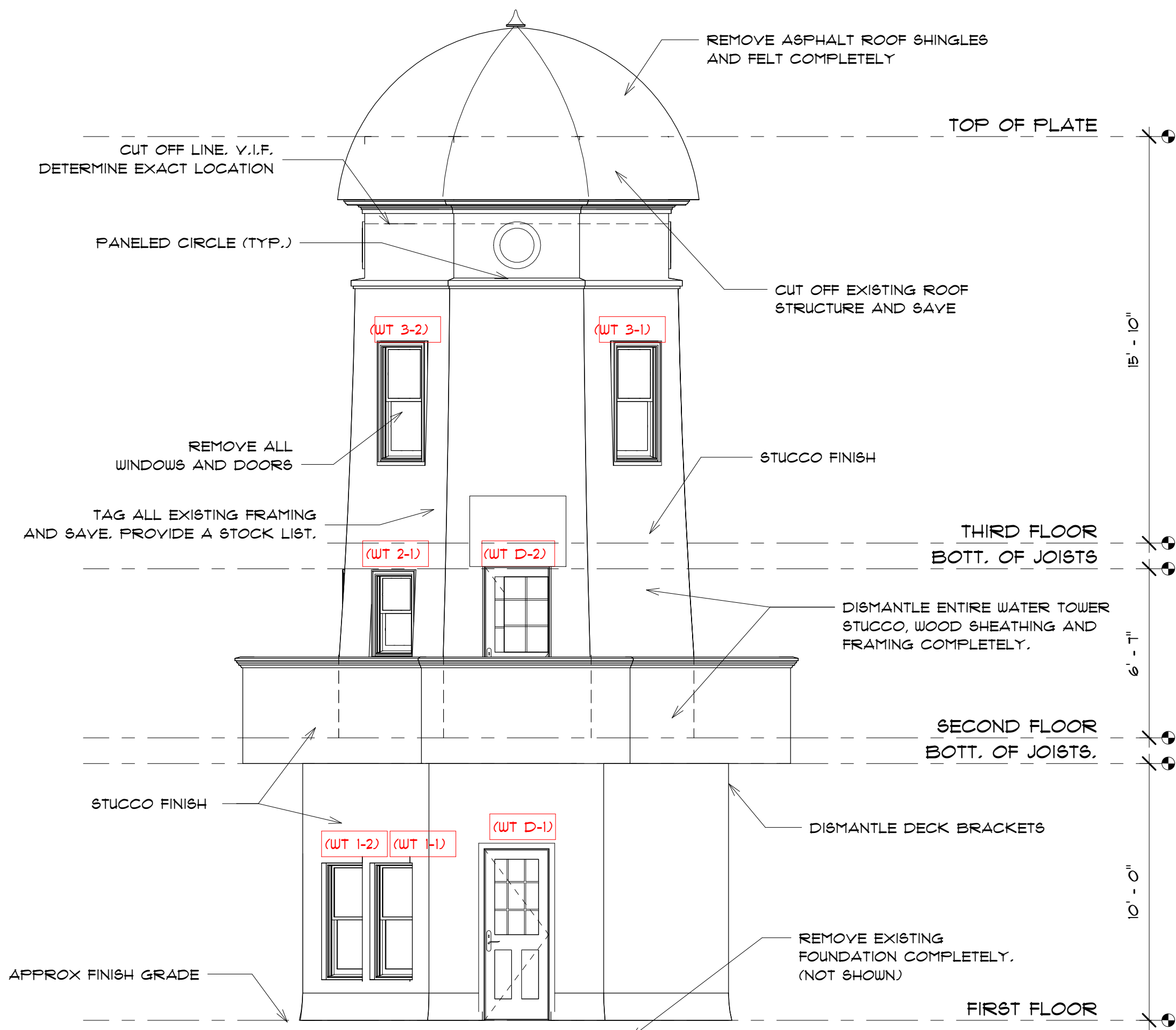
PROPOSED RENOVATION FOR:  
**10 HYANNIS AVENUE**  
10 HYANNIS AVENUE  
HYANNISPORT, MA

**TOWER - NORTH/SOUTH**

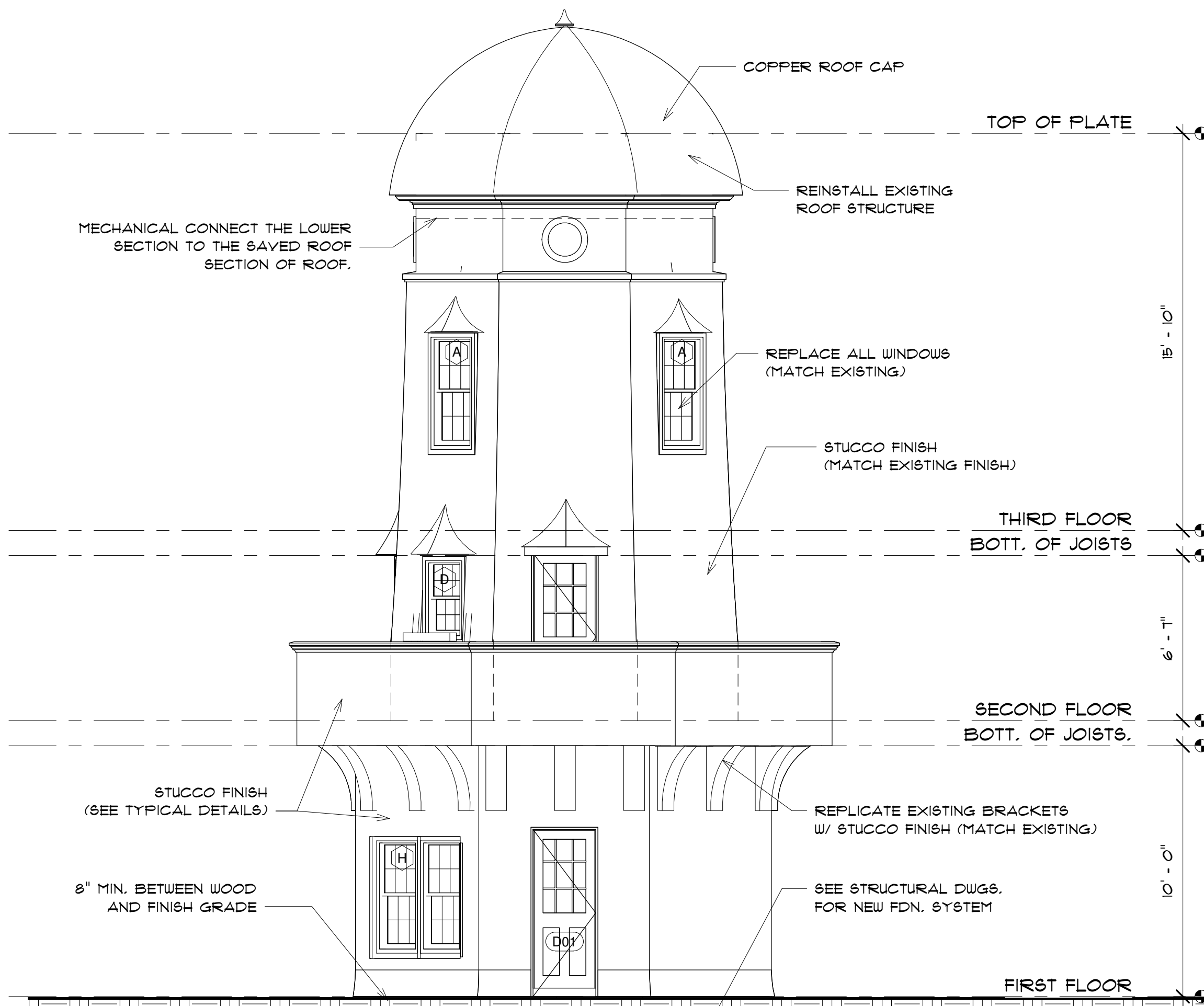
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DRAWN BY: MW

PROJECT: 18-137  
DATE: 02-21-20

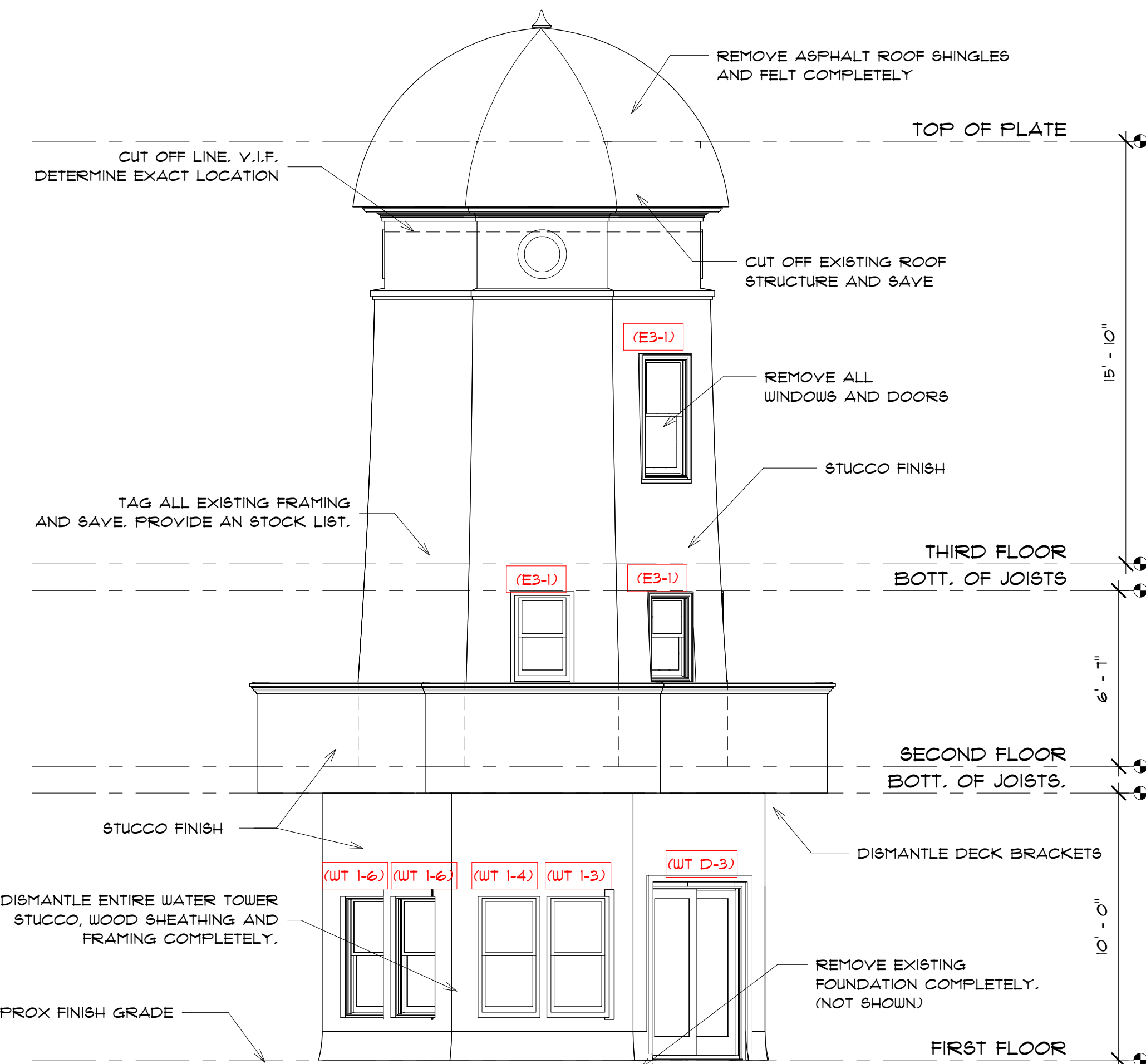
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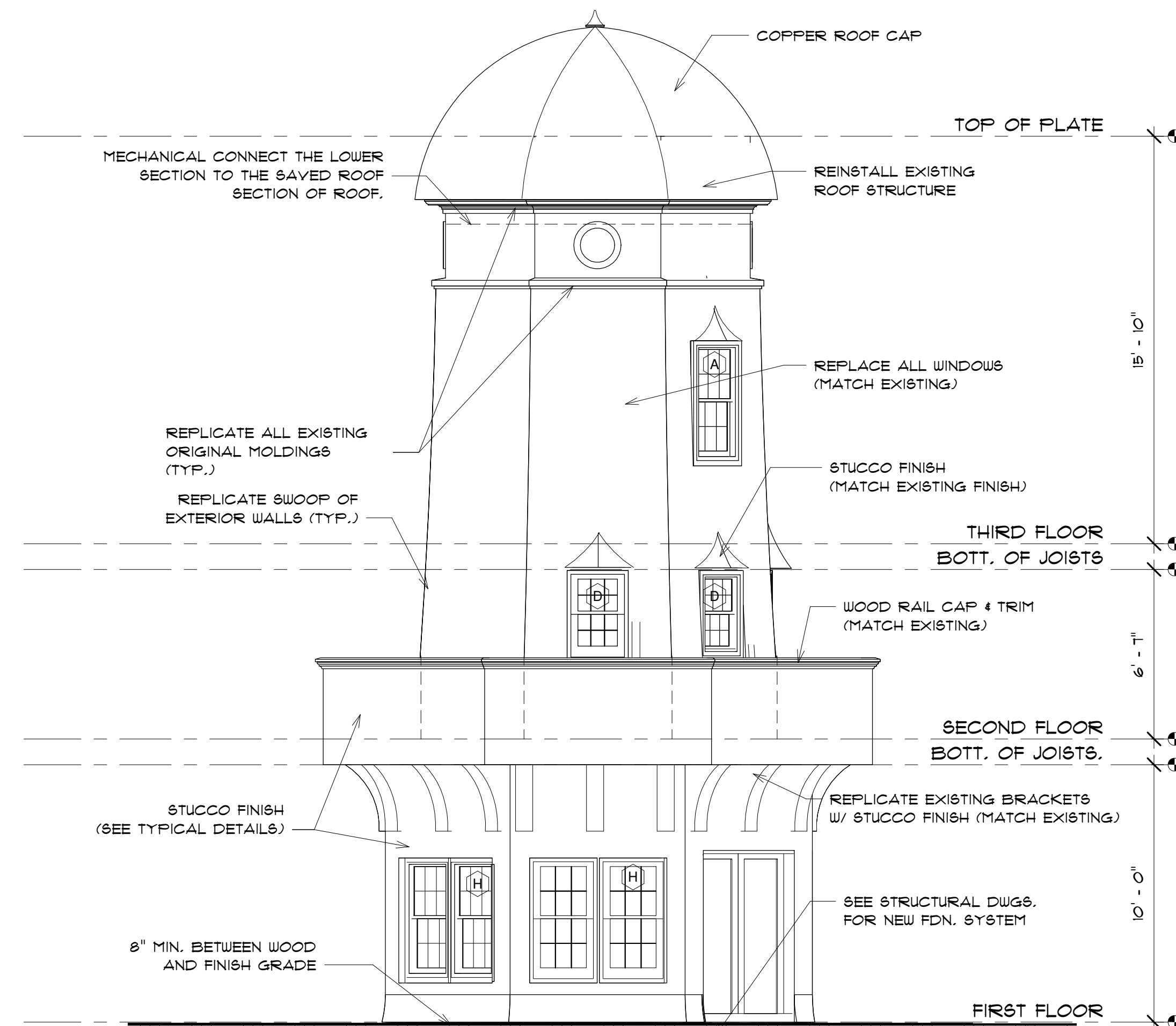
1 EAST ELEVATION - EXISTING  
1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED  
1/4" = 1'-0"



3 WEST ELEVATION - EXISTING.  
1/4" = 1'-0"



4 WEST ELEVATION - PROPOSED  
1/4" = 1'-0"

REVISIONS:



26. Lighthouse, facing southwest



22. Lighthouse, facing west

**G.B. HOLBROOK HOUSE  
- TOWER**

THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2015 IECC INTERNATIONAL ENERGY CODE AND THE MASS. STATE ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HER'S RATER.

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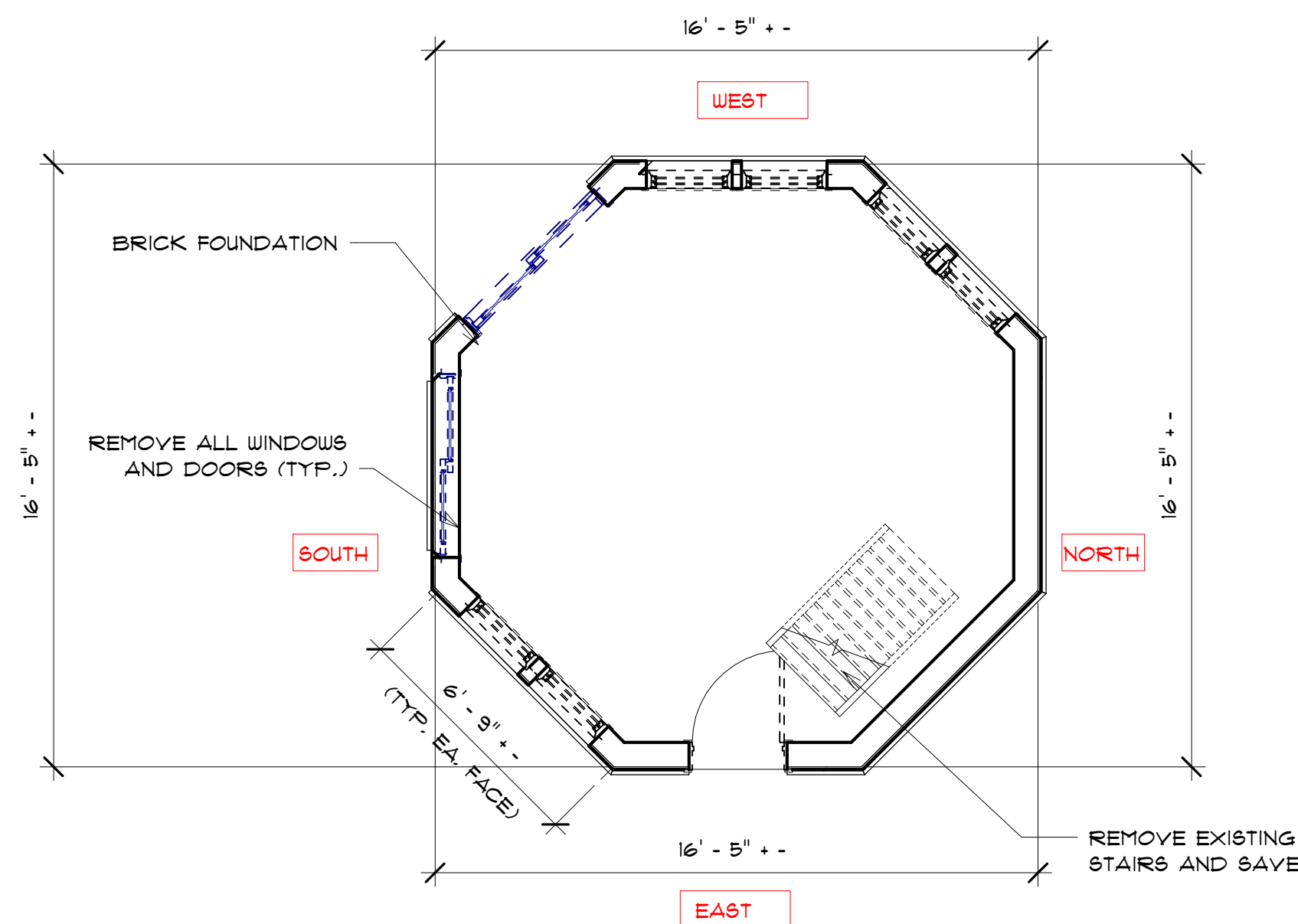
PROPOSED RENOVATION FOR:  
**10 HYANNIS AVENUE**  
10 HYANNIS AVENUE  
HYANNISPORT, MA

**TOWER - EAST/WEST**

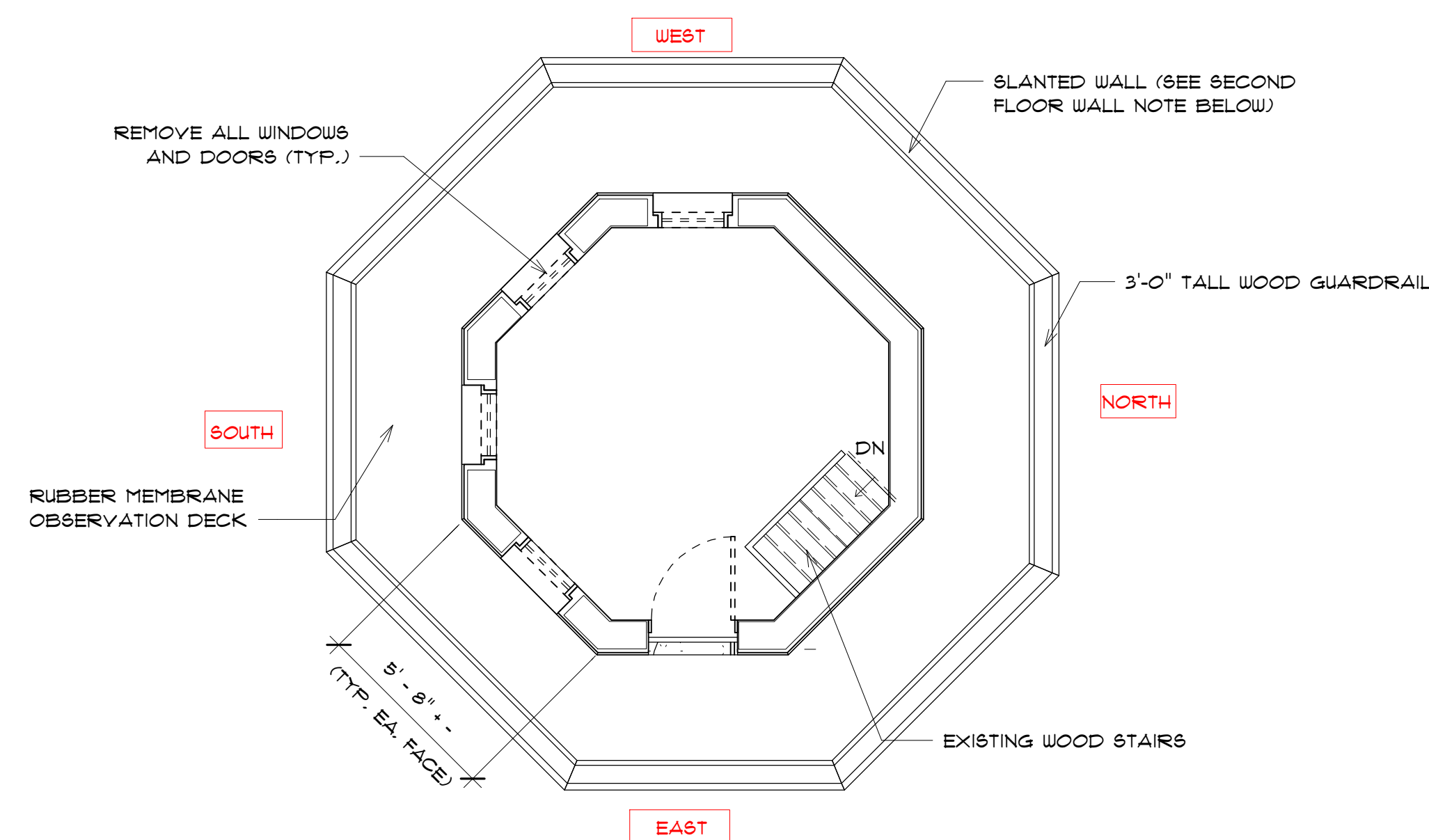
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DRAWN BY: MW

PROJECT: 18-137  
DATE: 02-21-20

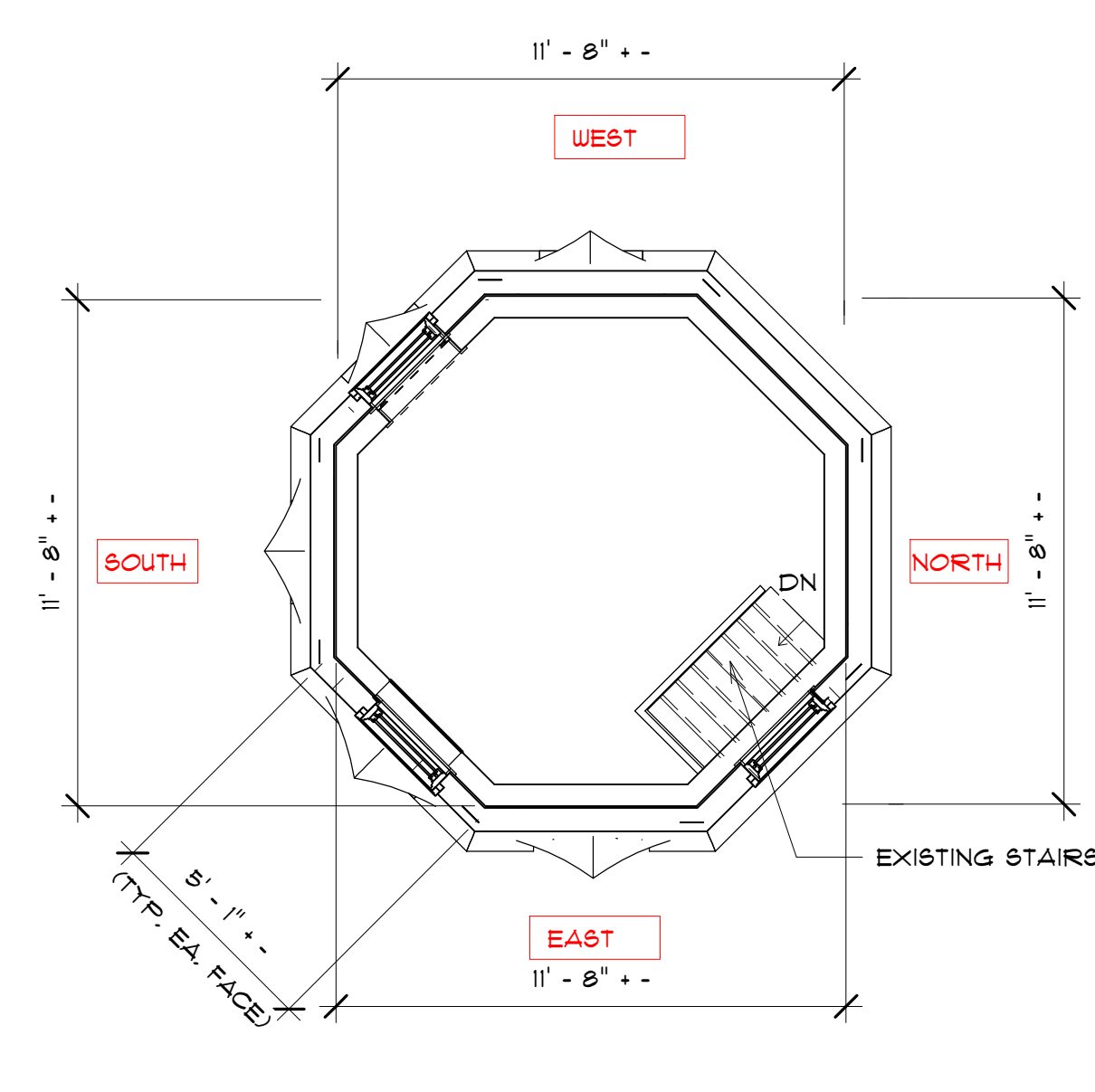
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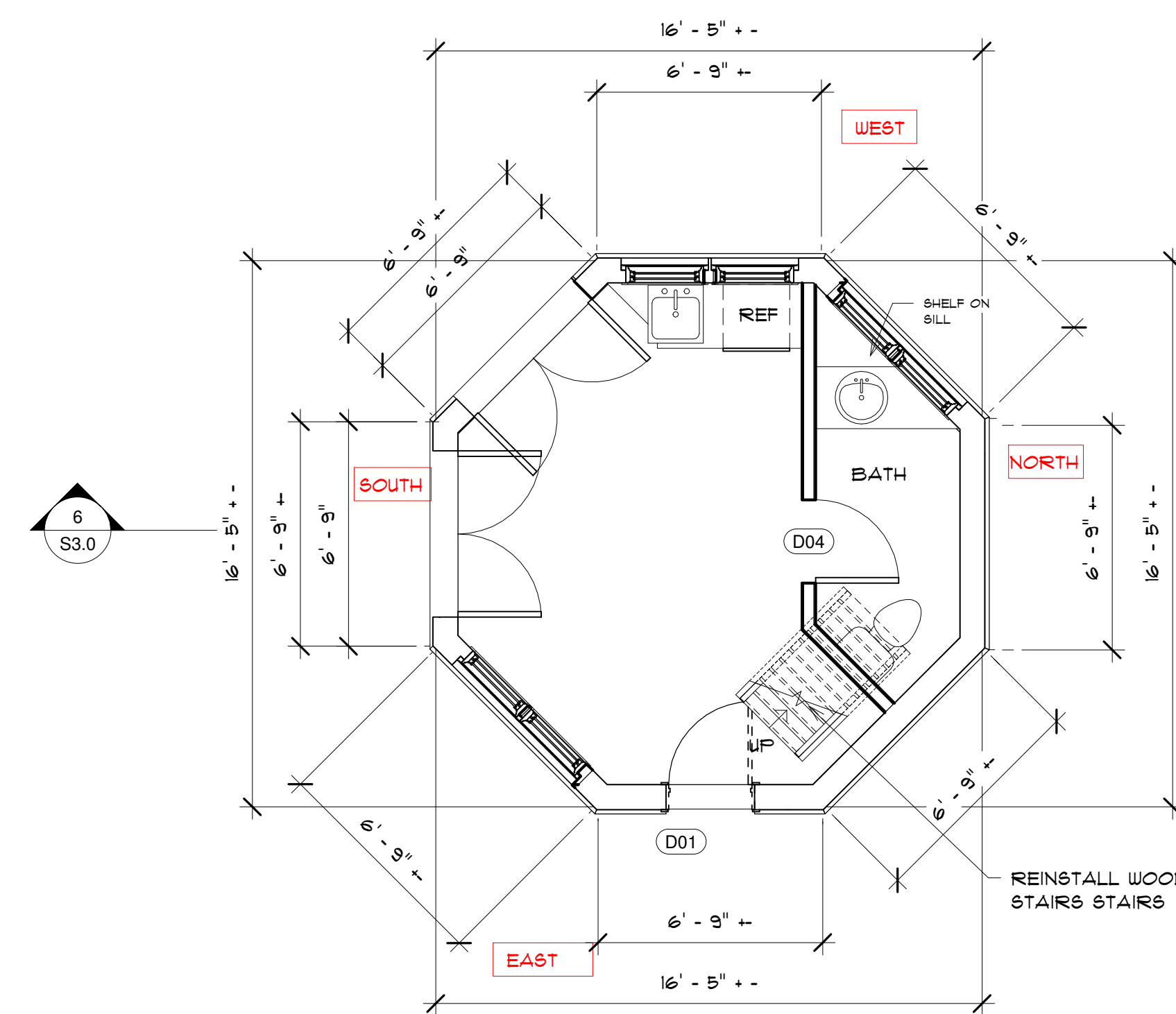
1 FIRST FLOOR PLAN - EXISTING  
1/4" = 1'-0"



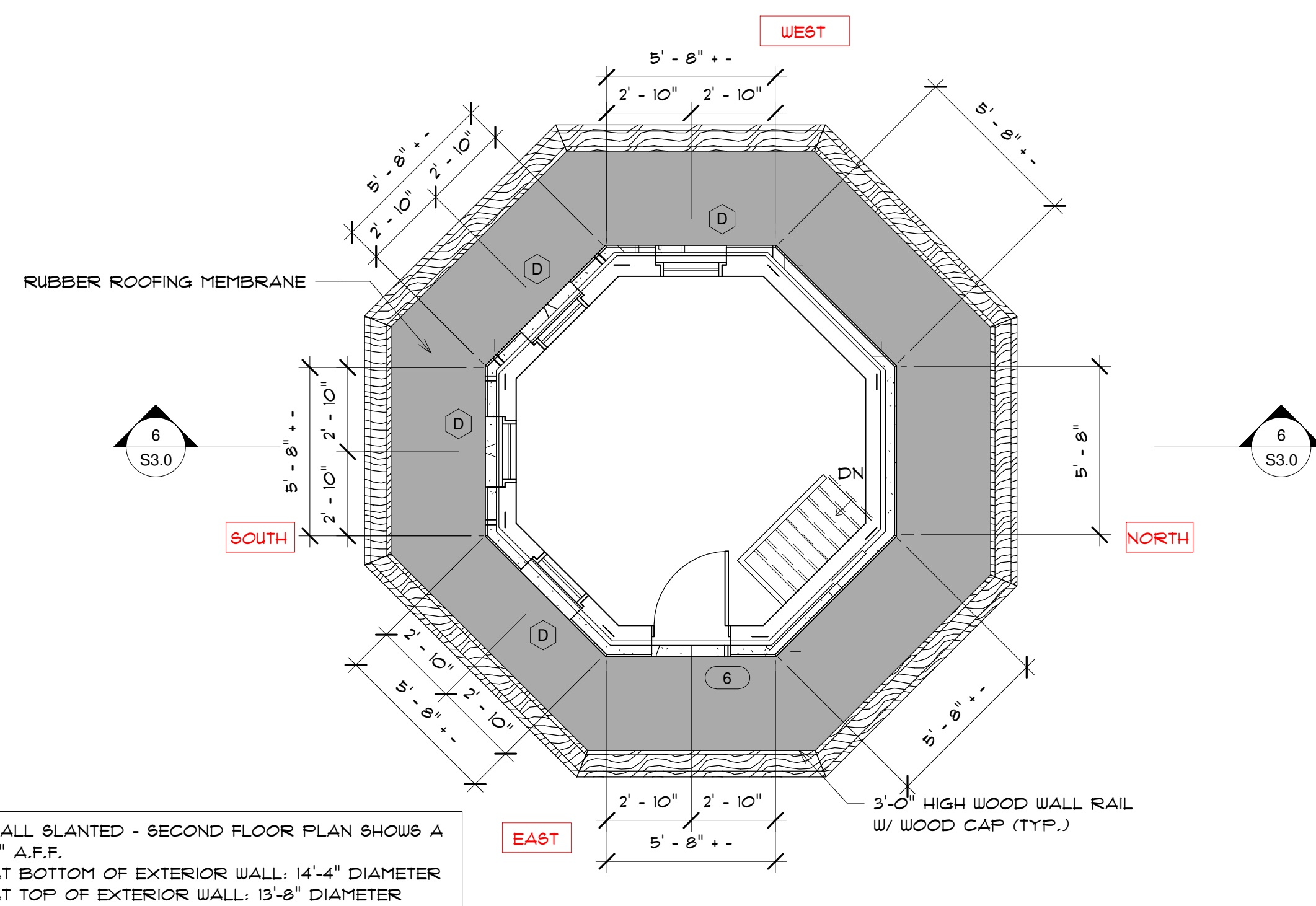
2 SECOND FLOOR - EXISTING  
1/4" = 1'-0"



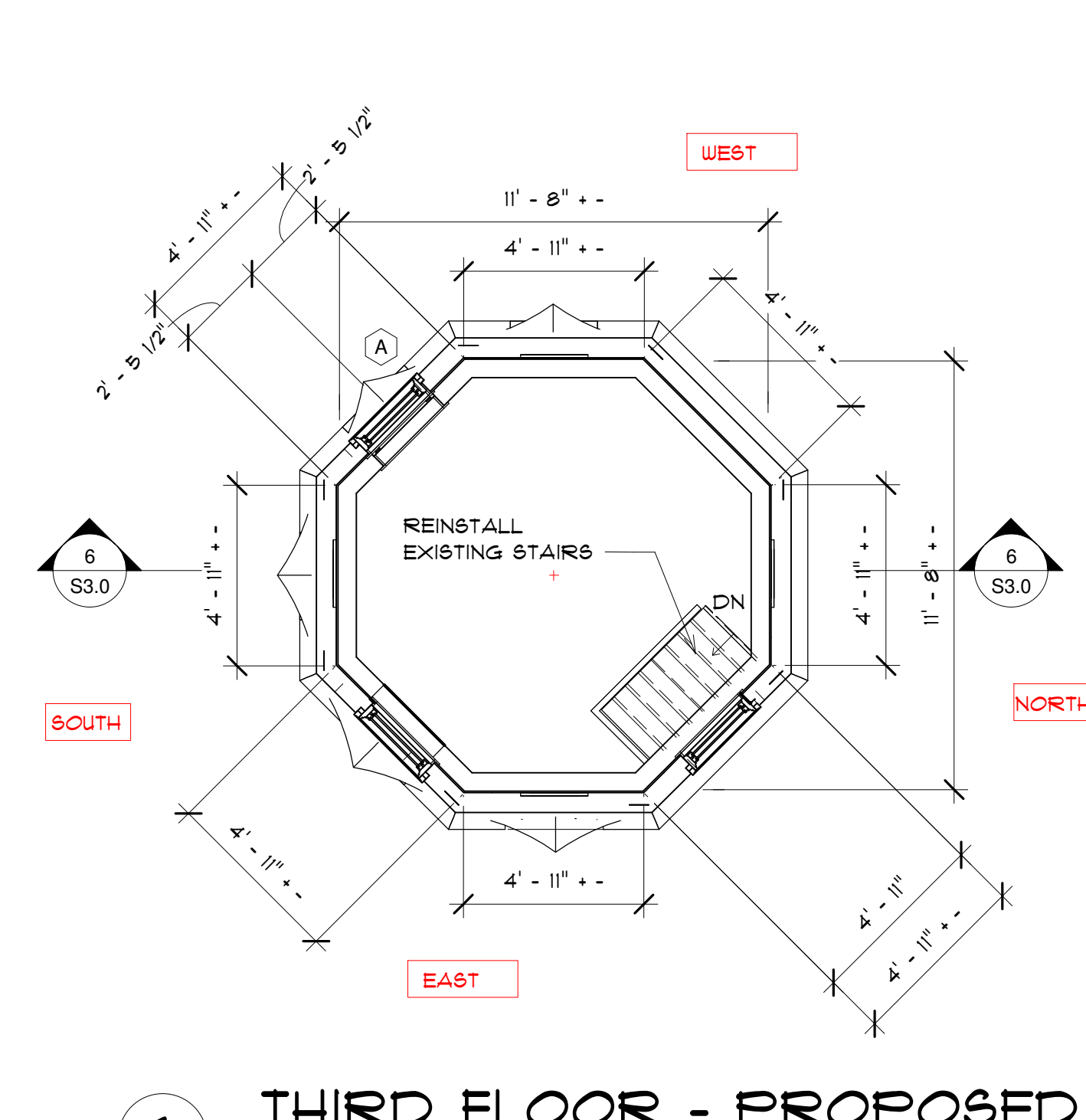
3 THIRD FLOOR - EXISTING  
1/4" = 1'-0"



4 FIRST FLOOR PLAN - PROPOSED  
1/4" = 1'-0"



5 SECOND FLOOR - PROPOSED  
1/4" = 1'-0"



6 THIRD FLOOR - PROPOSED  
1/4" = 1'-0"

SECOND FLOOR WALL SLANTED - SECOND FLOOR PLAN SHOWS A CUT PLAN AT 4'-0" A.F.F.  
SECOND FLOOR AT BOTTOM OF EXTERIOR WALL: 14'-4" DIAMETER  
SECOND FLOOR AT TOP OF EXTERIOR WALL: 13'-8" DIAMETER

- TOWER PLAN GENERAL NOTES**
- 1 CUT OFF EXISTING ROOF FRAMING AND SAVE. DISMANTLE ENTIRE WATER TOWER STUCCO, WOOD SHEATHING AND FRAMING COMPLETELY. SAVE ALL LUMBER AND STORE IN DRY LOCATION. REUSE IT FOR REBUILDING OF TOWER.
  - 2 REMOVE EXISTING FOUNDATION COMPLETELY.
  - 3 REMOVE EXISTING WOOD FLOOR BOARDS AND STORE.
  - 4 REMOVE ALL EXISTING STUCCO. REPLICATE STUCCO FINISH.
  - 5 REMOVE ALL WINDOWS COMPLETELY. REPLICATE WINDOWS.
  - 6 SAVE ALL STAIRS AND REINSTALL IN REBUILT TOWER.
  - 7 ALL LIGHT FIXTURES, OUTLETS, SWITCHES, ETC. ARE TO BE NEW.
  - 8 ALL CEILING HEIGHTS TO REMAIN THE SAME.
  - 9 ALL DOORS ARE NEW WOOD DOORS U.N.O.

REVISIONS:

**G.B. HOLBROOK HOUSE - TOWER**

THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2015 IECC INTERNATIONAL ENERGY CODE AND THE MASS. STATE ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HER'S RATER.

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Window Schedule					
Type Mark	Mark	Rough Width	Rough Height	Comments	Type
A		2' - 4 1/2"	4' - 6 1/2"		Window-Double_Hung-28X54
D		2' - 1 1/2"	3' - 2 1/2"		Window-Double_Hung-25X38 09-24-19

**WINDOW NOTES:**

- CONTRACTOR TO FIELD VERIFY ALL MFG, ROUGH OPENINGS, DETAILS, DIMENSIONS, AND VERIFY QUANTITY OF UNITS.
- CONTRACTOR TO FIELD VERIFY ALL WALL WIDTHS BEFORE ORDERING AND INSTALLING THE WINDOWS.
- PROVIDE SOLID BLOCKING AS REQUIRED BY MANUFACTURER.
- PROVIDE EXTENSION JAMBS FOR ALL OPENINGS.
- APPLY SEALANT AS REQUIRED AROUND ALL INTERIOR TRIM OF WINDOWS. TEMPERED GLAZING IN WINDOWS IN ALL STAIRS. GLAZING TO MEET STATE, LOCAL, AND FEDERAL CODES.
- BATHROOMS WINDOWS GLAZING TO BE FROSTED.

Door Schedule				
Mark	Type	Width	Height	Comments
DO1	30" x 80" 2	2' - 6"	6' - 8"	
DO4	30" x 80"	2' - 6"	6' - 8"	

**DOOR NOTES:**

- CONTRACTOR TO FIELD VERIFY ALL MFG, ROUGH OPENINGS, DETAILS, DIMENSIONS, AND VERIFY QUANTITY OF UNITS BEFORE PROCEEDING WITH THE WORK.
- APPLY SEALANT AS REQUIRED AROUND ALL OPENINGS.
- ALL EXTERIOR DOORS TO BE INSULATED AND WEATHER STRIPPED.
- ALL GLAZING TO MEET STATE, LOCAL, AND FEDERAL CODES.

**HARDWARE FUNCTIONS:**

**ANSI NO.**

**GRADE DESCRIPTION**

- (F15) PASSAGE/ BOTH LEVERS ALWAYS UNLOCKED.  
 (F16) PRIVACY LOCK - OUTSIDE LEVER LOCK BY PUSH BUTTON INSIDE LEVER. ROTATING INSIDE LEVER OR CLOSING DOOR RELEASES BUTTON EMERGENCY RELEASE IN OUTSIDE LEVER UNLOCKS DOOR.  
 (F82) ENTRY LOCK - PUSH BUTTON LOCKING. BUTTON ON INSIDE LOCKS OUTSIDE LEVER UNTIL UNLOCKED BY KEY OR BY ROTATING INSIDE LEVER. INSIDE LEVER ALWAYS FREE.

REVISIONS:

## Water Tower Existing Window Schedule

Location Mark	Unit Mark	Unit Type	Unit Size (WxH)	Unit Divides	Other Notes
WT D-1	D1	Door	2-6 x 6-8	9 Lite 2 Panel	Non Original Wood Door
WT 1-1	DH1	Double Hung	28x54	1 over 1	Replacement Window, Insulated Glass
WT 1-2	DH1	Double Hung	28x54	1 over 1	Replacement Window, Insulated Glass
WT D-2	SD1	Slider	5-0x 6-8	None	Non Original Wood Door
WT D-3	SD1	Slider	5-0 x 6-8	None	Non Original Wood Door
WT 1-2	DH2	Double Hung	28x54	1 over 1	Replacement Window, Insulated Glass
WT 1-3	DH2	Double Hung	28x54	1 over 1	Replacement Window, Insulated Glass
WT 1-4	DH2	Double Hung	28x54	1 over 1	Replacement Window, Insulated Glass
Wt 1-5	DH2	Double Hung	28x54	1 over 1	Replacement Window, Insulated Glass
WT D-2	D2	Door	2-2 x 5-10	6 Lite 2 Panel	Non Original Wood Door
WT 2-1	DH3	Double Hung	28x34	1 over 1	Replacement Window, Insulated Glass
WT 2-2	DH3	Double Hung	28x34	1 over 1	Replacement Window, Insulated Glass
WT 2-3	DH3	Double Hung	28x34	1 over 1	Replacement Window, Insulated Glass
WT 2-4	DH3	Double Hung	28x34	1 over 1	Replacement Window, Insulated Glass
WT 3-1	DH4	Double Hung	28x54	1 over 1	Replacement Window, Insulated Glass
WT 3-2	DH4	Double Hung	28x54	1 over 1	Replacement Window, Insulated Glass
WT 3-3	DH4	Double Hung	28x54	1 over 1	Replacement Window, Insulated Glass

### G.B. HOLBROOK HOUSE - TOWER

THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2015 IECC INTERNATIONAL ENERGY CODE AND THE MASS. STATE ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HER'S RATER.

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DESIGNED BY:  
**GAYN & SULLIVAN ARCHITECTS, INC.**  
128 WARREN STREET LOWELL, MA.

PROPOSED RENOVATION FOR:  
**10 HYANNIS AVENUE**  
10 HYANNIS AVENUE  
HYANNISPORT, MA

**SCHEDULES**

SCALE AS NOTED  
DRAWN BY: MW

PROJECT: 18-137  
DATE: 02-21-20

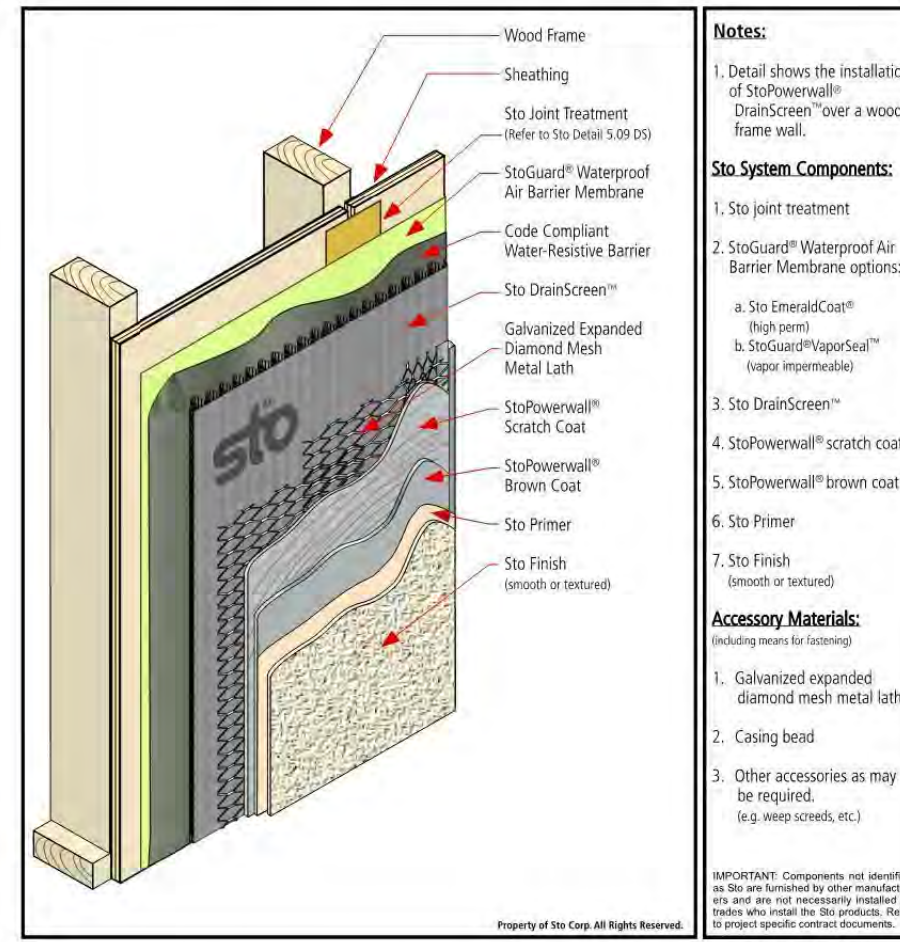
**A10.0**

**StoPowerwall® DrainScreen™**  
Residential  
Wood Frame Construction  
Series 5.xx DS  
October 2014



**StoPowerwall® DrainScreen™**  
System Components

Detail No.: 5.01 DS  
Date: October 2014

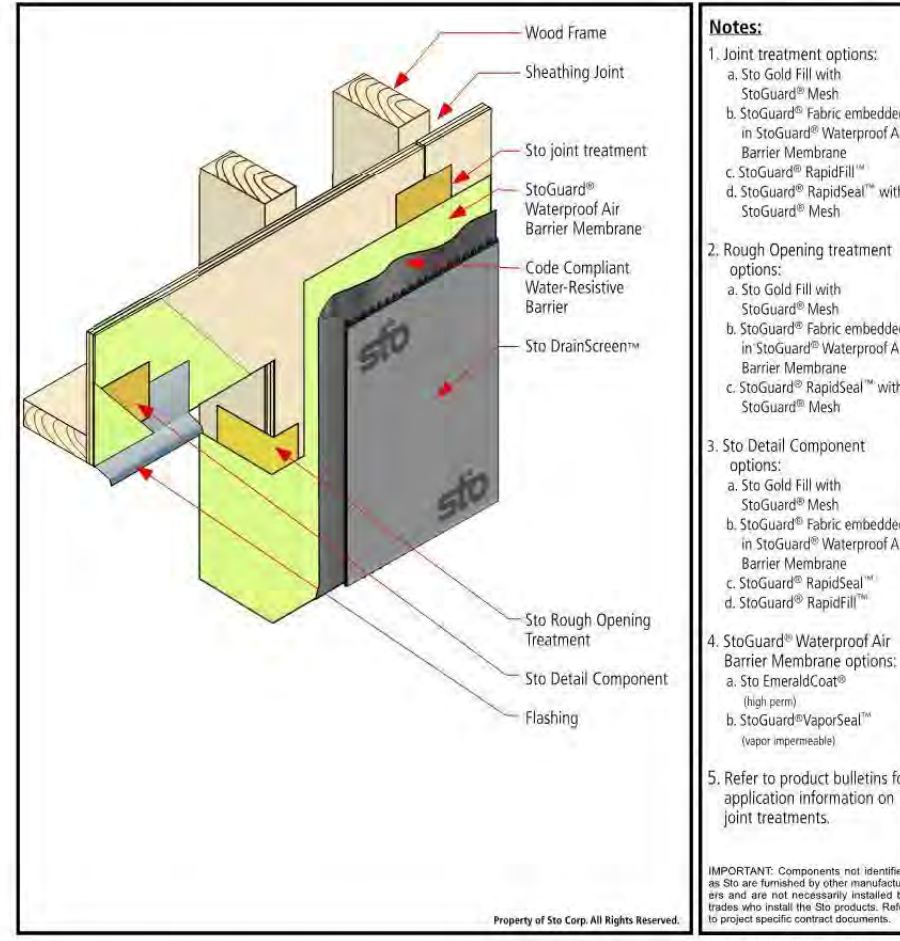


- Notes:**
- Detail shows the installation of StoPowerwall® DrainScreen™ over a wood frame wall.
- Sto System Components:**
- Sto joint treatment (Refer to Sto Detail 5.09 DS)
  - StoGuard® Waterproof Air Barrier Membrane options
  - Sto DrainScreen™
  - StoPowerwall® scratch coat
  - StoPowerwall® brown coat
  - Sto Primer
  - Sto Finish (smooth or textured)
- Accessory Materials:** (including items for fastening)
- Galvanized expanded diamond mesh metal lath
  - Casing bead
  - Other accessories as may be required. (e.g. weep screws, etc.)
- IMPORTANT:** Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.



**StoPowerwall® DrainScreen™**  
Joint, Rough Opening, and Transition Detail Treatments

Detail No.: 5.09 DS  
Date: October 2014

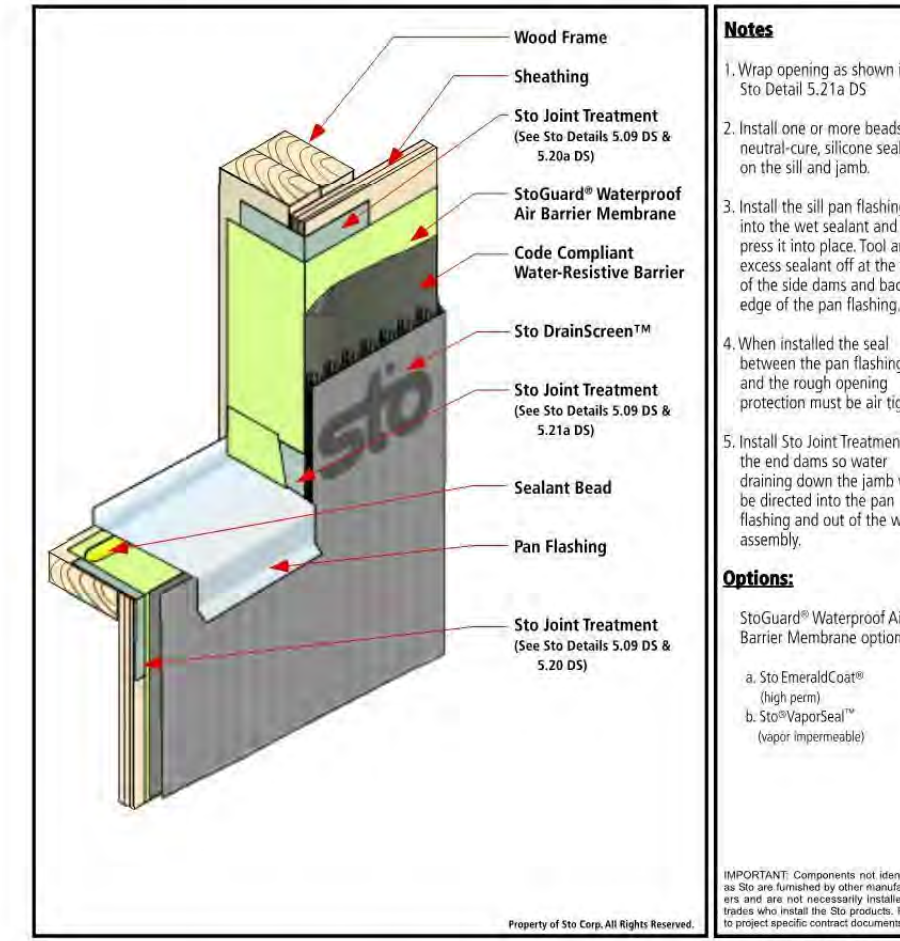


- Notes:**
- Joint treatment options:
    - Sto Gold Fill with StoGuard® Mesh
    - StoGuard® Fabric embedded in StoGuard® Waterproof Air Barrier Membrane
    - StoGuard® Repeat™ with StoGuard® Mesh
  - Rough Opening treatment options:
    - Sto Gold Fill with StoGuard® Mesh
    - StoGuard® Fabric embedded in StoGuard® Waterproof Air Barrier Membrane
    - StoGuard® Repeat™ with StoGuard® Mesh
  - Sto Detail Component options:
    - Sto EmeraldCoat® High joint
    - StoGuard® VaporSeal™ (sealant)
  - StoDetail® Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.



**StoPowerwall® DrainScreen™**  
Pan Flashing at Opening Sill

Detail No.: 5.21c DS  
Date: October 2014

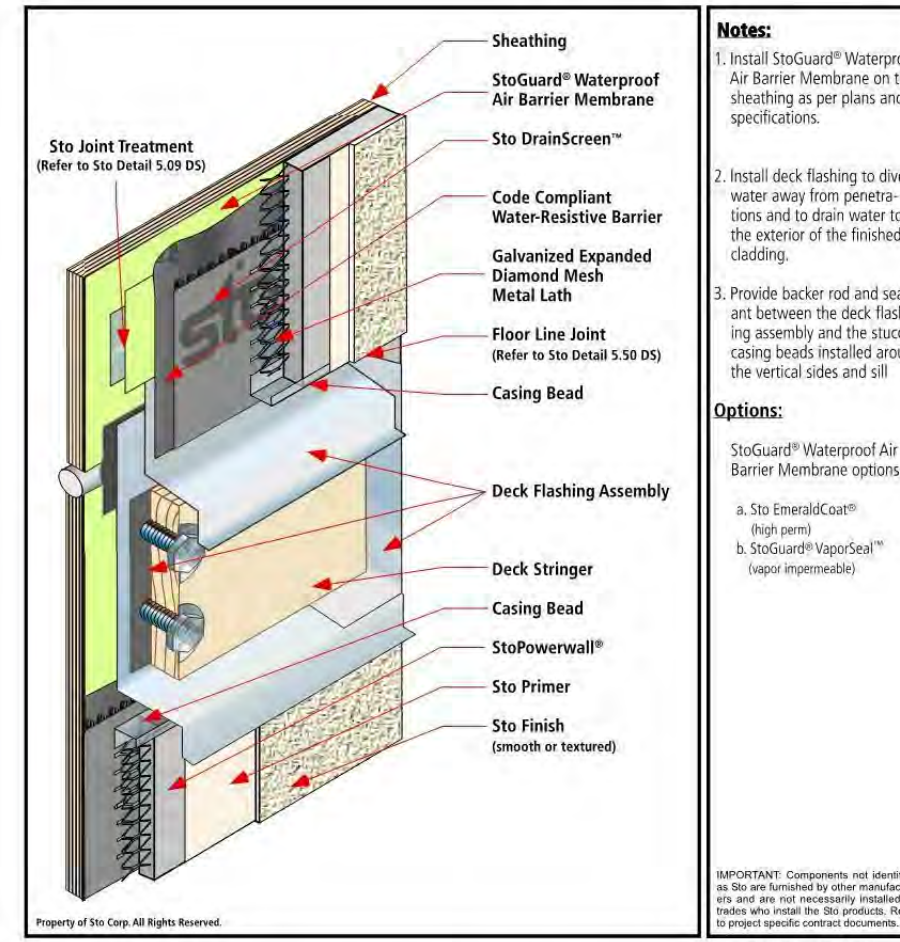


- Notes:**
- Wrap opening as shown in Sto Detail 5.21a DS
  - Install one or more beads of sealant. Silicone sealant on the sill and joints.
  - Install the sill pan flashing into the wet sealant and press it into place. Tool any excess sealant off at the top of the side dams and back edge of the pan flashing.
  - When installed the seal between the pan flashing and the rough opening protection must be airtight.
  - Install Sto joint treatment in the end dams so water draining down the joints will be directed into the pan flashing and out of the wall assembly.
- Options:**
- Sto EmeraldCoat® High joint
  - StoGuard® VaporSeal™ (sealant)
- IMPORTANT:** Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.



**StoPowerwall® DrainScreen™**  
Deck Flashing

Detail No.: 5.32 DS  
Date: October 2014

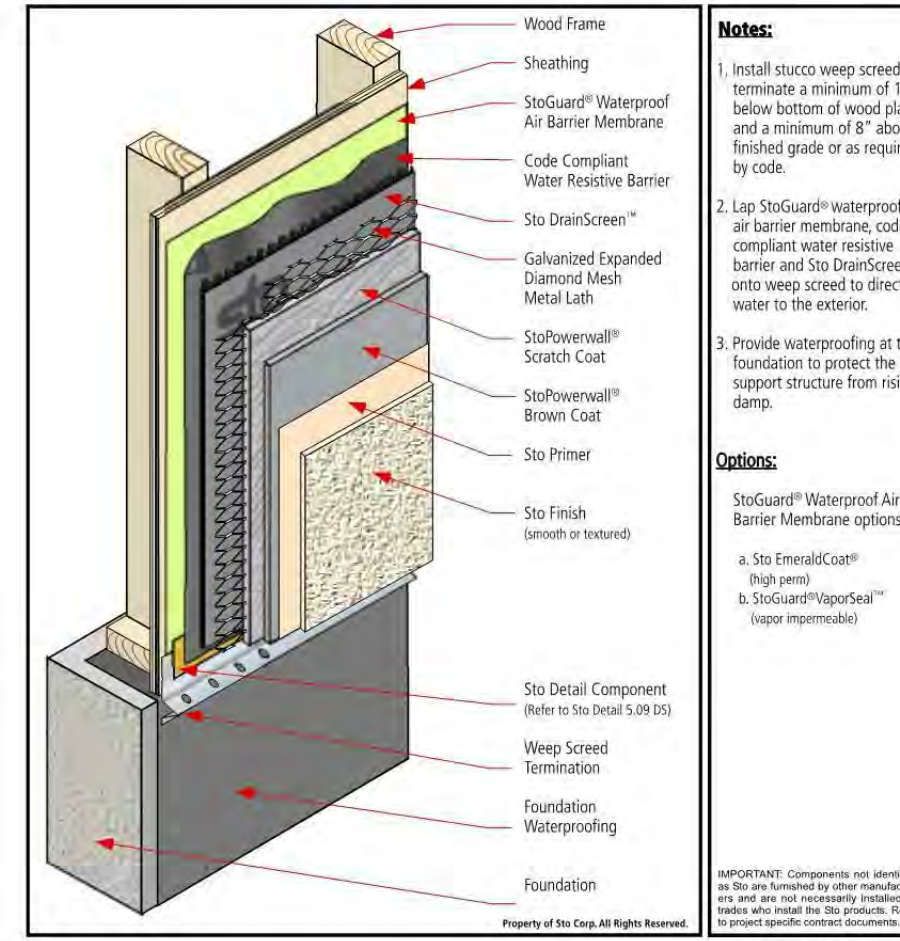


- Notes:**
- Install StoGuard® Waterproof Air Barrier Membrane on the sheathing as per plans and specifications.
  - Install deck flashing to divert water away from penetrations and to drain water to the exterior of the finished building.
  - Provide backer rod and sealant between the deck flashing assembly and the joist. Casing beads installed around the vertical sides and sill.
- Options:**
- Sto EmeraldCoat® High joint
  - StoGuard® VaporSeal™ (sealant)
- IMPORTANT:** Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.



**StoPowerwall® DrainScreen™**  
Termination at Grade

Detail No.: 5.10 DS  
Date: October 2014

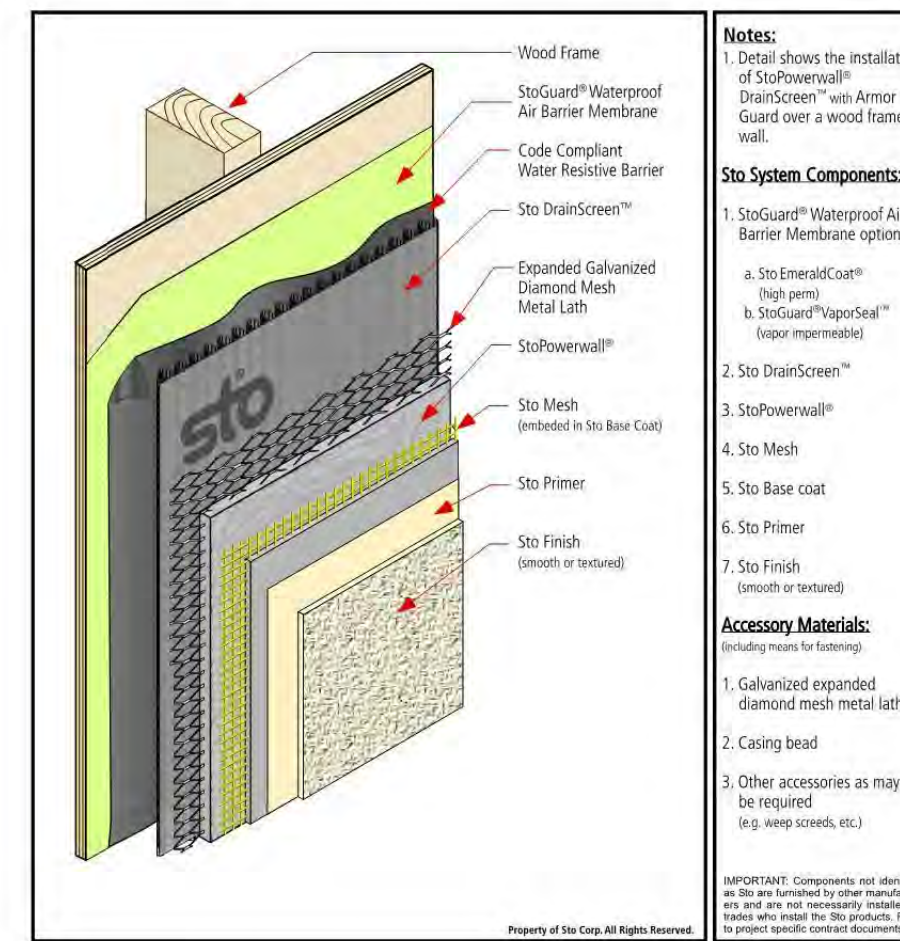


- Notes:**
- Install stoGuard waterproof air barrier membrane, code compliant water resistive barrier and Sto DrainScreen™ onto weep screws to direct water to the exterior.
  - Use StoGuard® waterproof air barrier membrane, code compliant water resistive barrier and Sto DrainScreen™ onto weep screws to direct water to the exterior.
  - Provide flashing at the foundation to protect the support structure from rising damp.
- Options:**
- Sto EmeraldCoat® High joint
  - StoGuard® VaporSeal™ (sealant)
- IMPORTANT:** Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.



**StoPowerwall® DrainScreen™**  
with Armor Guard System Components

Detail No.: 5.05 DS  
Date: October 2014

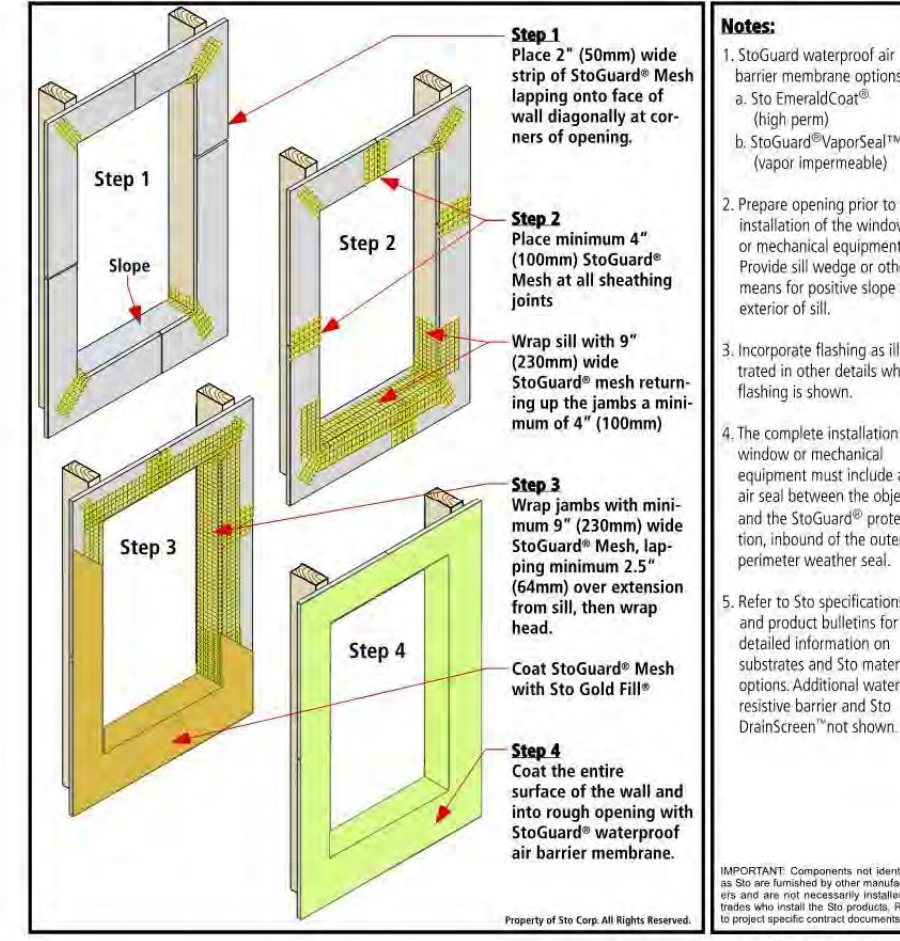


- Notes:**
- Detail shows the installation of StoPowerwall® with Armor Guard over a wood frame wall.
- Sto System Components:**
- StoGuard® Waterproof Air Barrier Membrane options:
    - Sto EmeraldCoat® High joint
    - StoGuard® VaporSeal™ (sealant)
  - Sto DrainScreen™
  - StoPowerwall®
  - Sto Mesh (installed in Sto Base Coat)
  - Sto Primer
  - Sto Finish (smooth or textured)
- Accessory Materials:** (including items for fastening)
- Galvanized expanded diamond mesh metal lath
  - Casing bead
  - Other accessories as may be required. (e.g. weep screws, etc.)
- IMPORTANT:** Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.



**StoPowerwall® DrainScreen™**  
Rough Opening Protection with Sto Gold Fill® and StoGuard® Mesh

Detail No.: 5.20 DS  
Date: October 2014

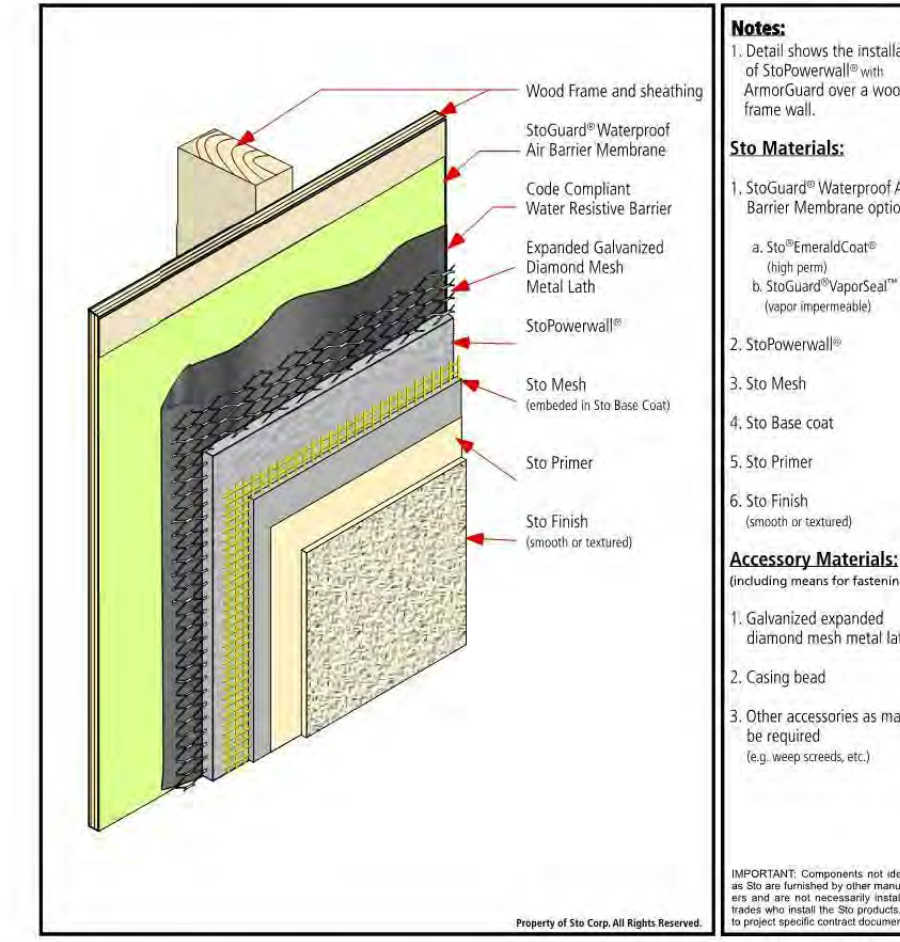


- Notes:**
- StoGuard waterproof air barrier membrane options:
    - Sto EmeraldCoat® High joint
    - StoGuard® VaporSeal™ (sealant)
  - Prepare opening prior to the installation of the window or mechanical equipment. Coordinate insulation with other associated trades.
  - Wrap the rough opening with Sto rough opening protection. Choose from Sto Details 5.20 DS, 5.20 F DS, 5.20 T DS, 5.20 R DS.
  - Coat the wall surface with StoGuard® Waterproof Air Barrier Membrane.
  - Incorporate head flashing as noted in Sto Detail 5.21a DS.
  - For wall windows incorporate sill flashing under the window as noted in Sto Detail 5.21a DS.
- Options:**
- Sto EmeraldCoat® High joint
  - StoGuard® VaporSeal™ (sealant)
- IMPORTANT:** Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.



**StoPowerwall®** with Armor Guard System Components

Detail No.: 5.06 E  
Date: October 2014

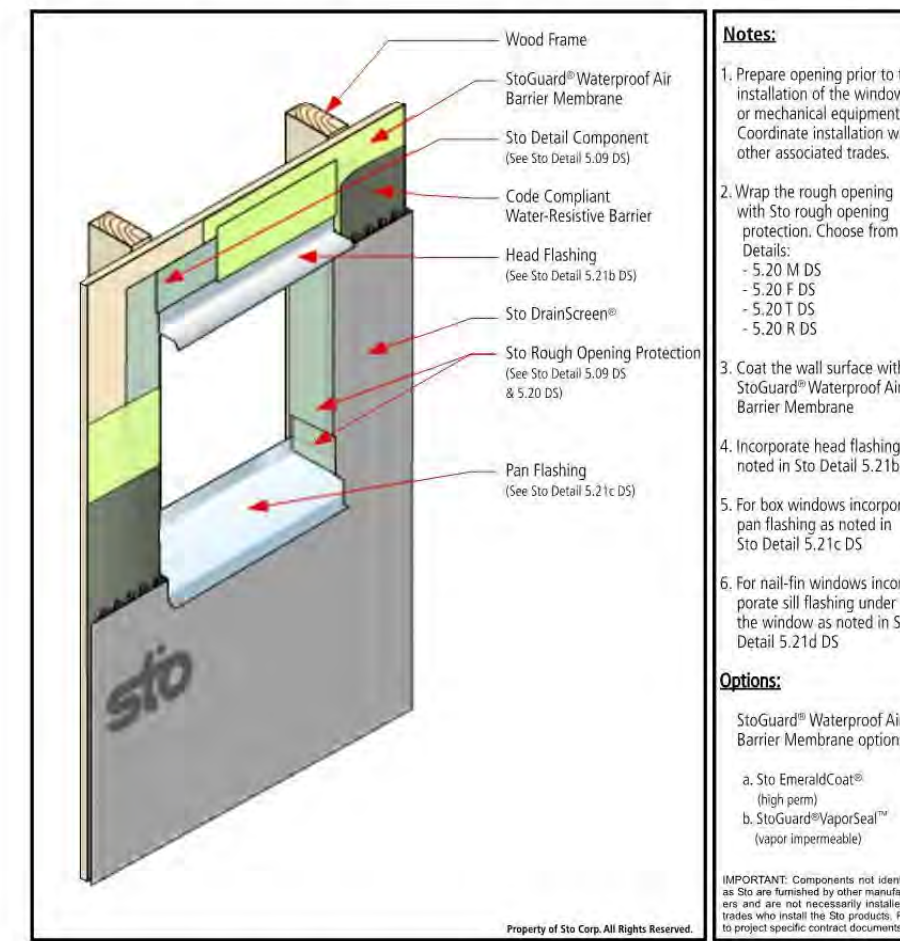


- Notes:**
- Detail shows the installation of StoPowerwall® with Armor Guard over a wood frame wall.
- Sto Materials:**
- StoGuard® Waterproof Air Barrier Membrane options:
    - Sto EmeraldCoat® High joint
    - StoGuard® VaporSeal™ (sealant)
  - StoPowerwall®
  - Sto Mesh
  - Sto Base coat
  - Sto Primer
  - Sto Finish (smooth or textured)
- Accessory Materials:** (including items for fastening)
- Galvanized expanded diamond mesh metal lath
  - Casing bead
  - Other accessories as may be required. (e.g. weep screws, etc.)
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**StoPowerwall® DrainScreen™**  
Rough Opening Preparation

Detail No.: 5.21a DS  
Date: October 2014

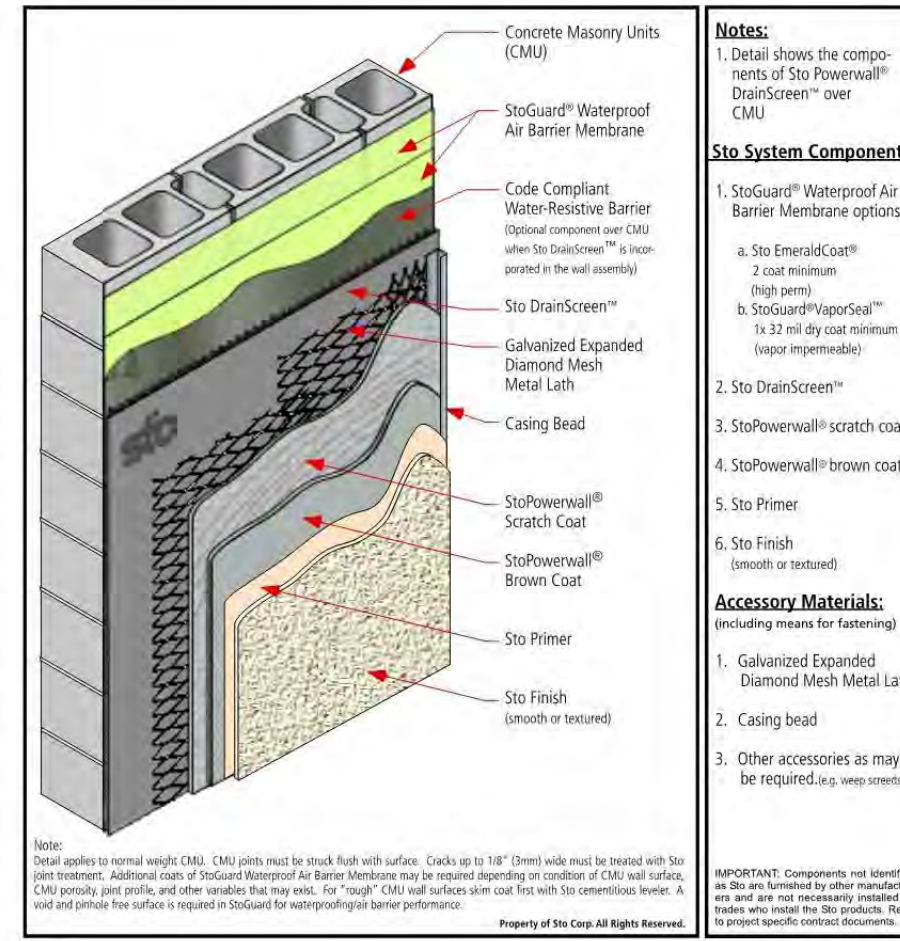


- Notes:**
- Prepare opening prior to the installation of the window or mechanical equipment. Coordinate insulation with other associated trades.
  - Wrap the rough opening with Sto rough opening protection. Choose from Sto Details 5.20 DS, 5.20 F DS, 5.20 T DS, 5.20 R DS.
  - Coat the wall surface with StoGuard® Waterproof Air Barrier Membrane.
  - Incorporate head flashing as noted in Sto Detail 5.21a DS.
  - For wall windows incorporate sill flashing under the window as noted in Sto Detail 5.21a DS.
  - For wall windows incorporate sill flashing under the window as noted in Sto Detail 5.21a DS.
- Options:**
- Sto EmeraldCoat® High joint
  - StoGuard® VaporSeal™ (sealant)
- IMPORTANT:** Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.



**StoPowerwall® DrainScreen™**  
System Components over CMU

Detail No.: 5.07 DS  
Date: October 2014

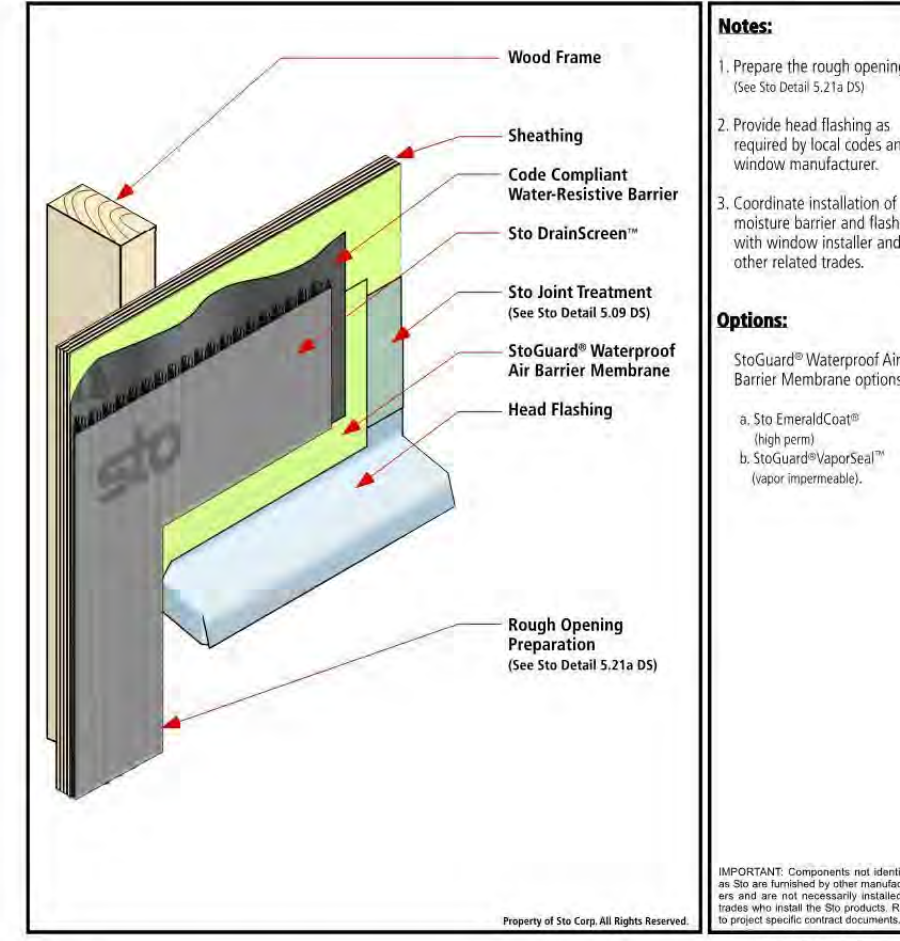


- Notes:**
- Detail shows the components of StoPowerwall® DrainScreen™ over CMU.
- Sto System Components:**
- StoGuard® Waterproof Air Barrier Membrane options:
    - Sto EmeraldCoat® High joint
    - StoGuard® VaporSeal™ (sealant)
  - Sto DrainScreen™
  - StoPowerwall® scratch coat
  - StoPowerwall® brown coat
  - Sto Primer
  - Sto Finish (smooth or textured)
- Accessory Materials:** (including items for fastening)
- Galvanized expanded diamond mesh metal lath
  - Casing bead
  - Other accessories as may be required. (e.g. weep screws, etc.)
- IMPORTANT:** Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.



**StoPowerwall® DrainScreen™**  
Window Head Flashing Preparation

Detail No.: 5.21b DS  
Date: October 2014



- Notes:**
- Prepare the rough opening (See Sto Detail 5.21a DS)
  - Provide head flashing as required by local codes and window manufacturer.
  - Coordinate installation of insulate barrier and flashing with window installer and other related trades.
- Options:**
- Sto EmeraldCoat® High joint
  - StoGuard® VaporSeal™ (sealant)
- IMPORTANT:** Components not identified in this detail are to be installed by other trades. Sto and its affiliates are not responsible for the proper installation of these components. Refer to the manufacturer's instructions for proper installation.

DESIGNED BY:  
**GAYN & SULLIVAN ARCHITECTS, INC.**  
128 WARREN STREET LOWELL, MA.

PROPOSED RENOVATION FOR:  
**10 HYANNIS AVENUE**  
10 HYANNIS AVENUE  
HYANNISPORT, MA

**BLDG. ENVELOPE DETAILS**  
SCALE AS NOTED  
DRAWN BY: MW

**G.B. HOLBROOK HOUSE - TOWER**

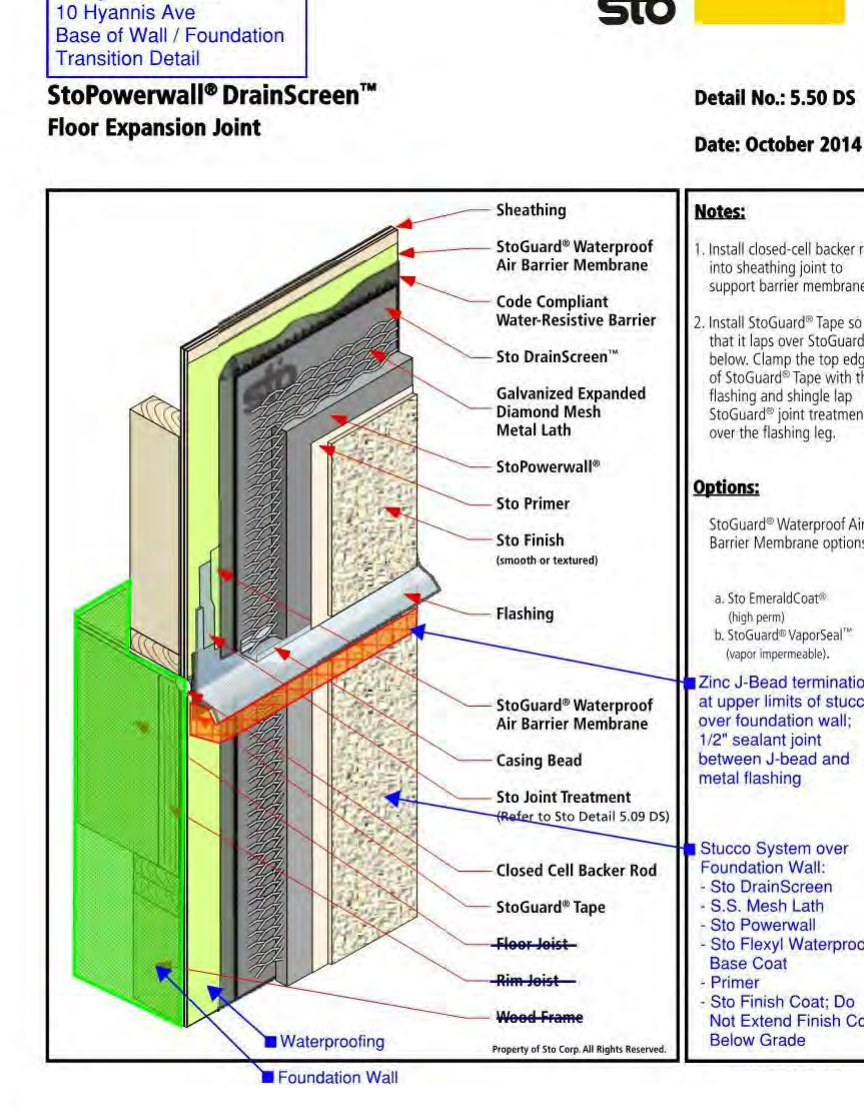
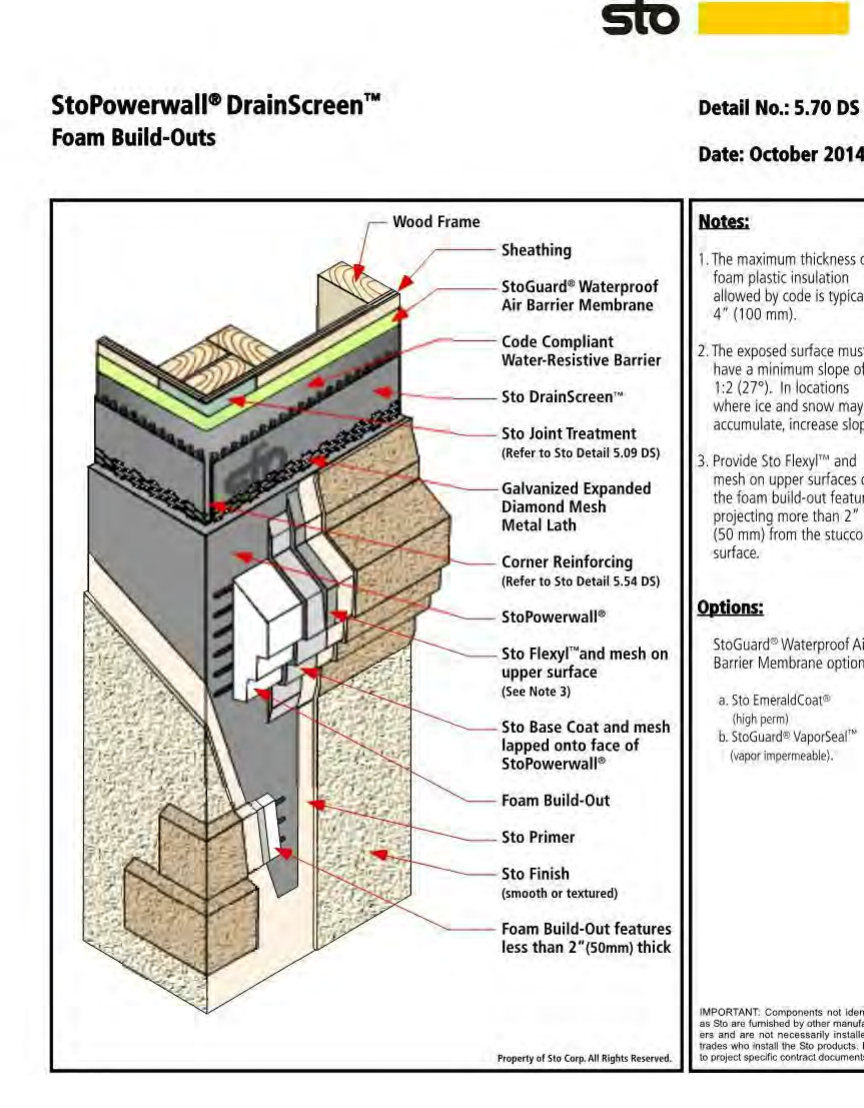
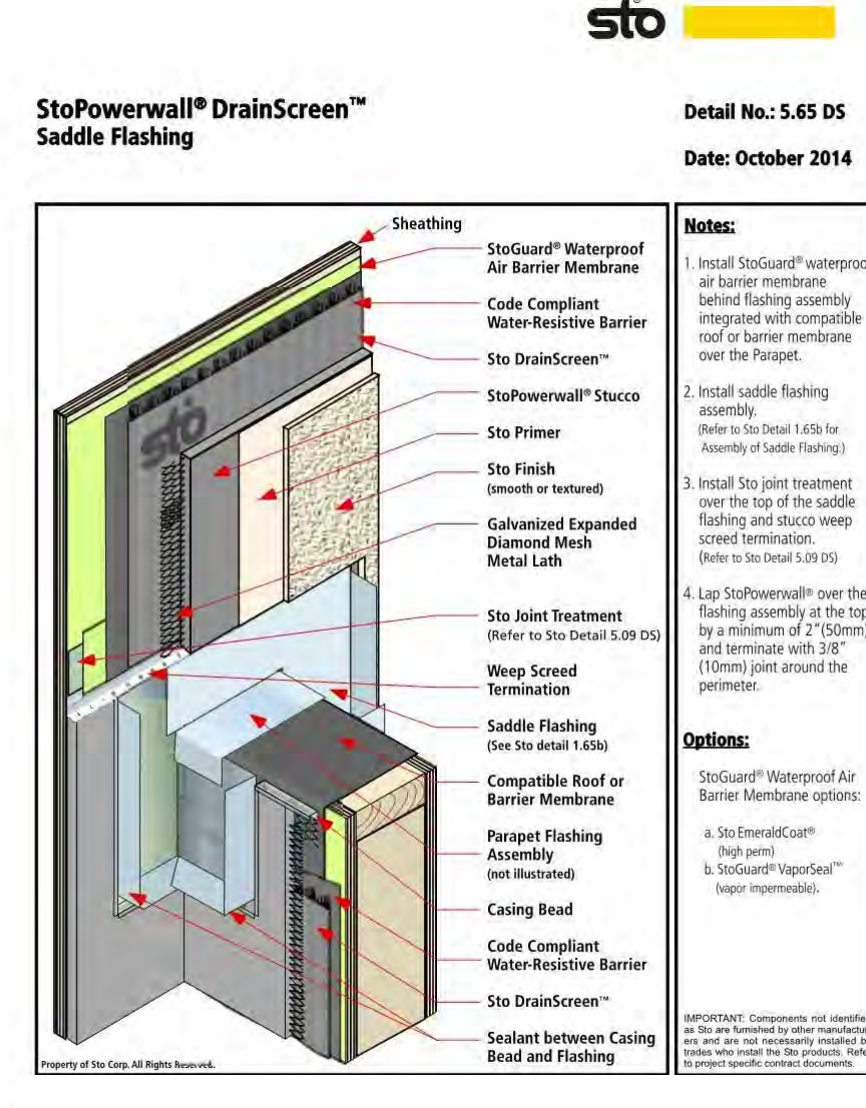
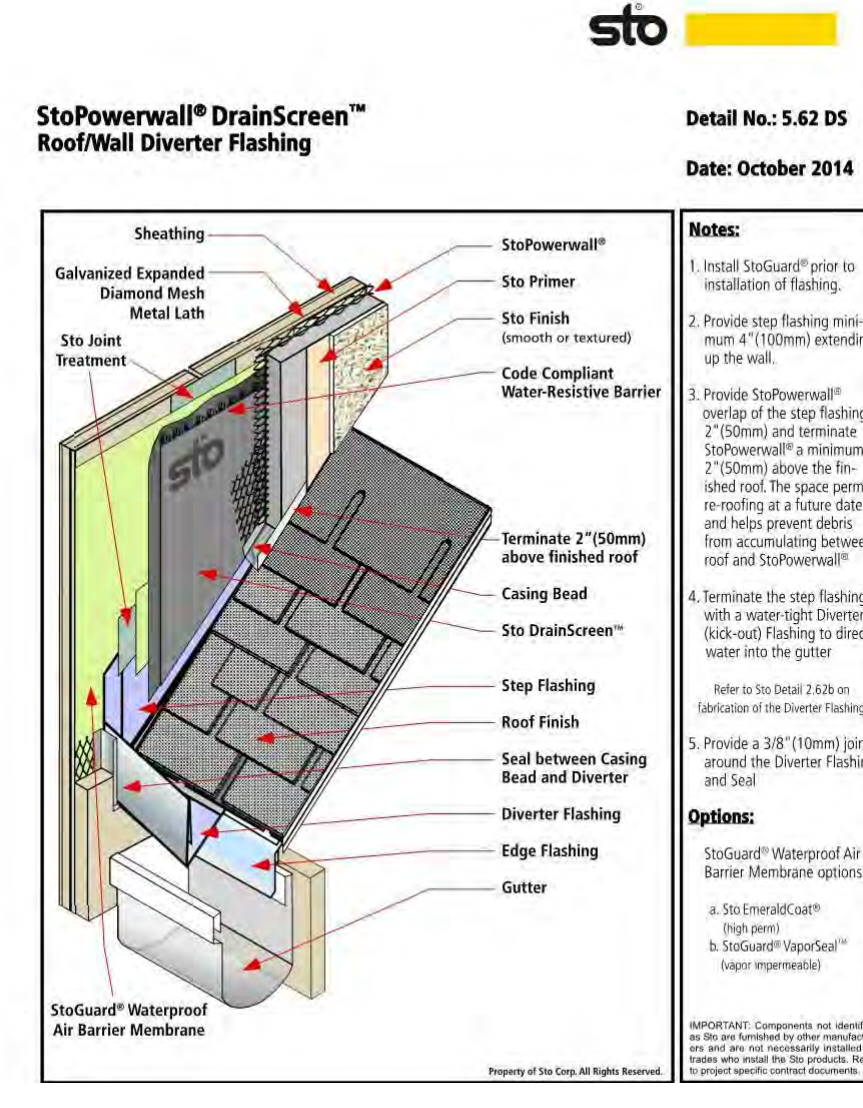
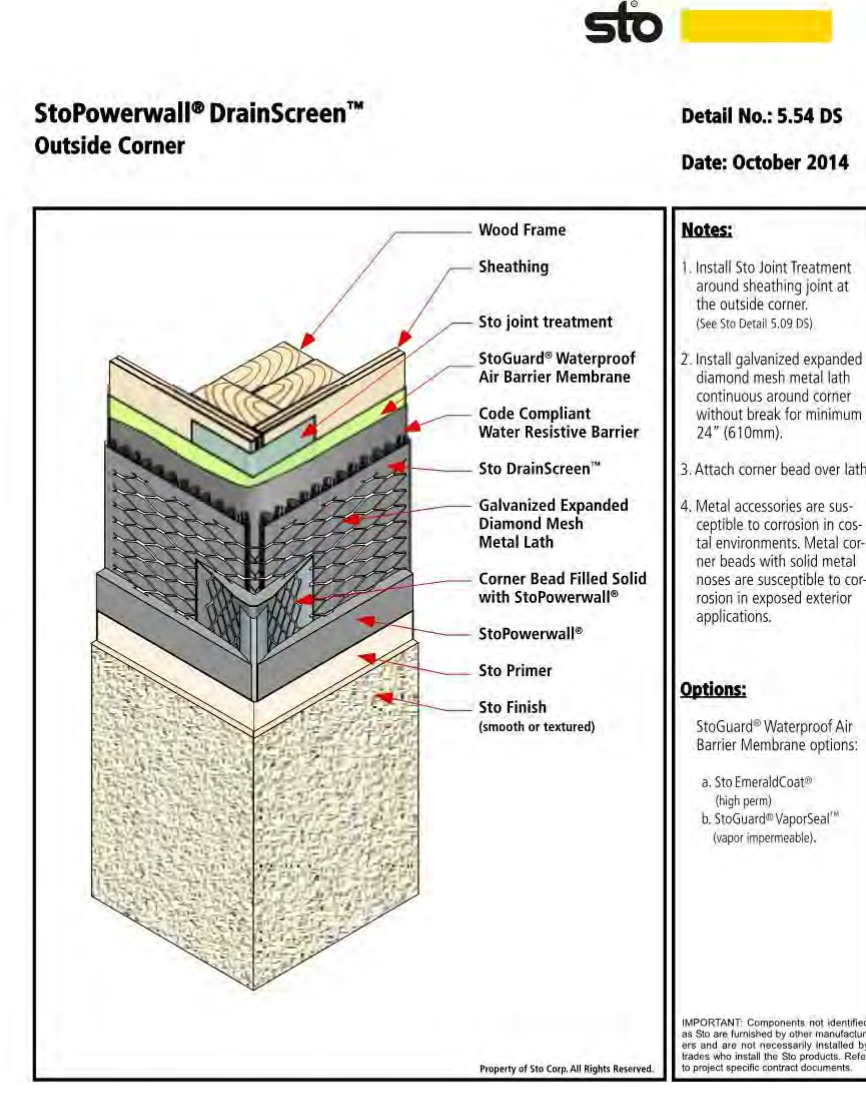
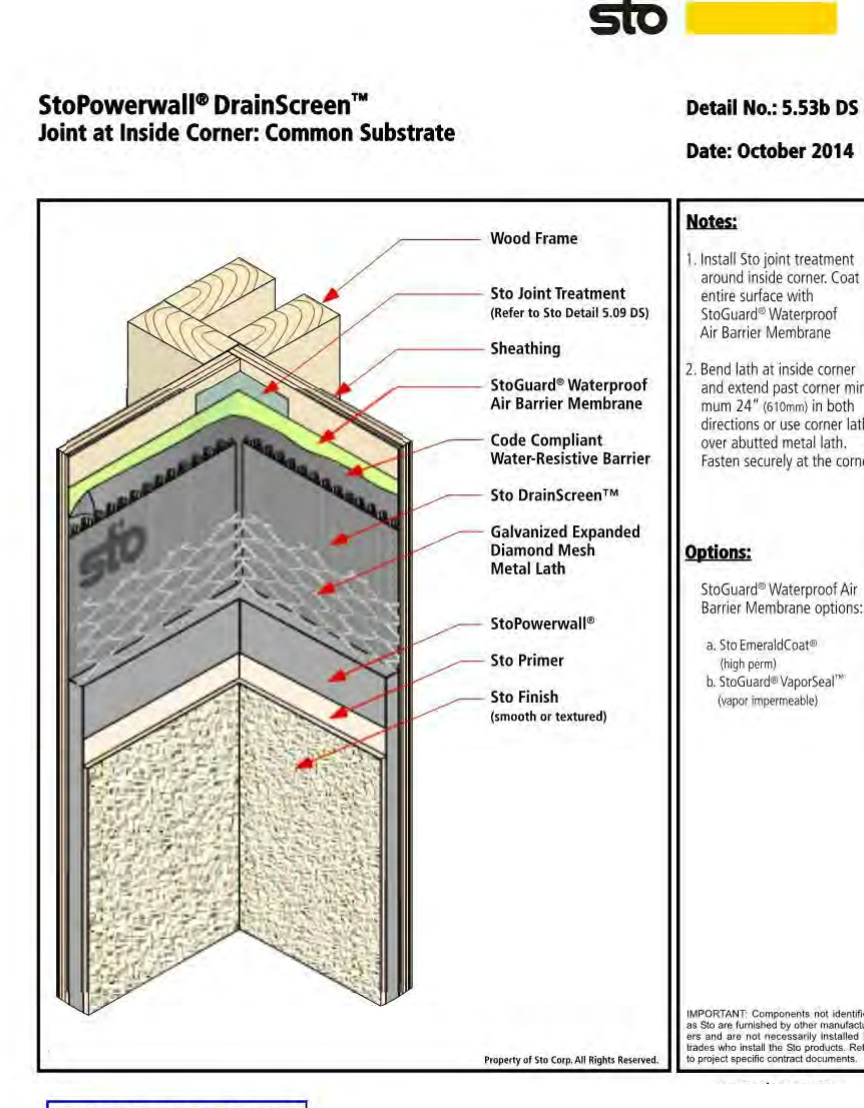
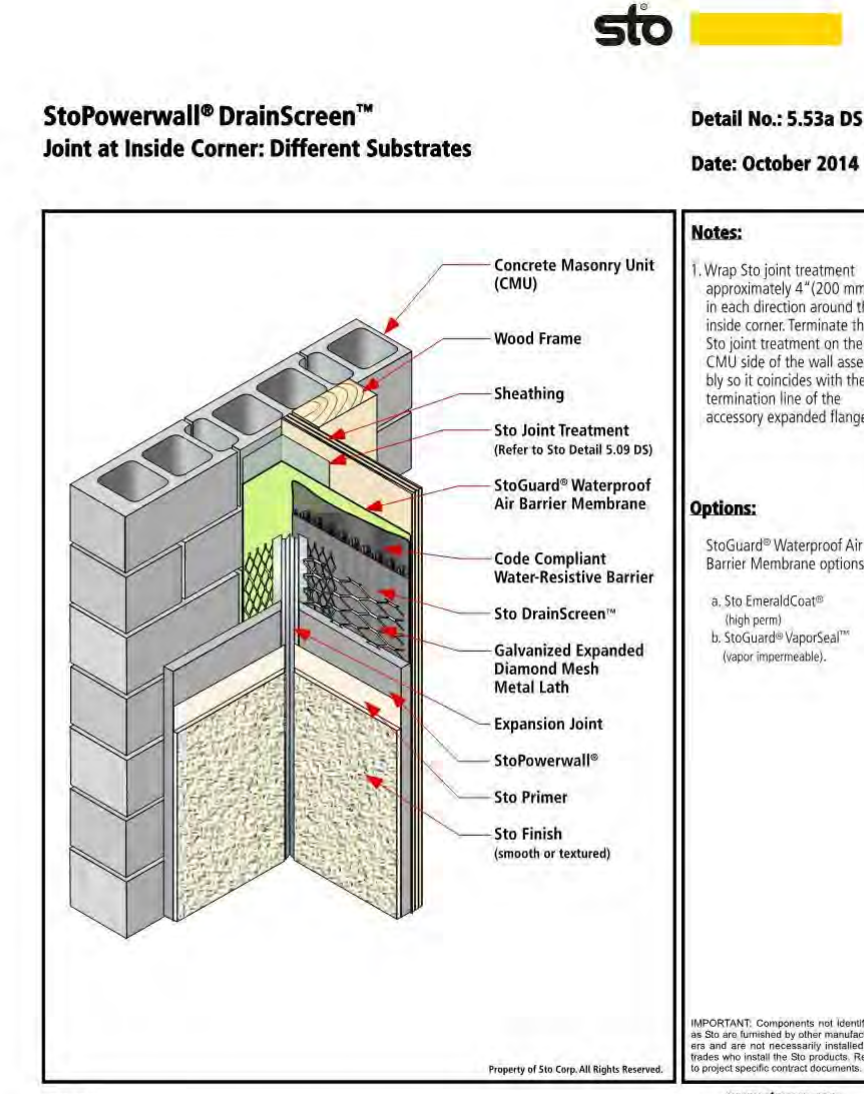
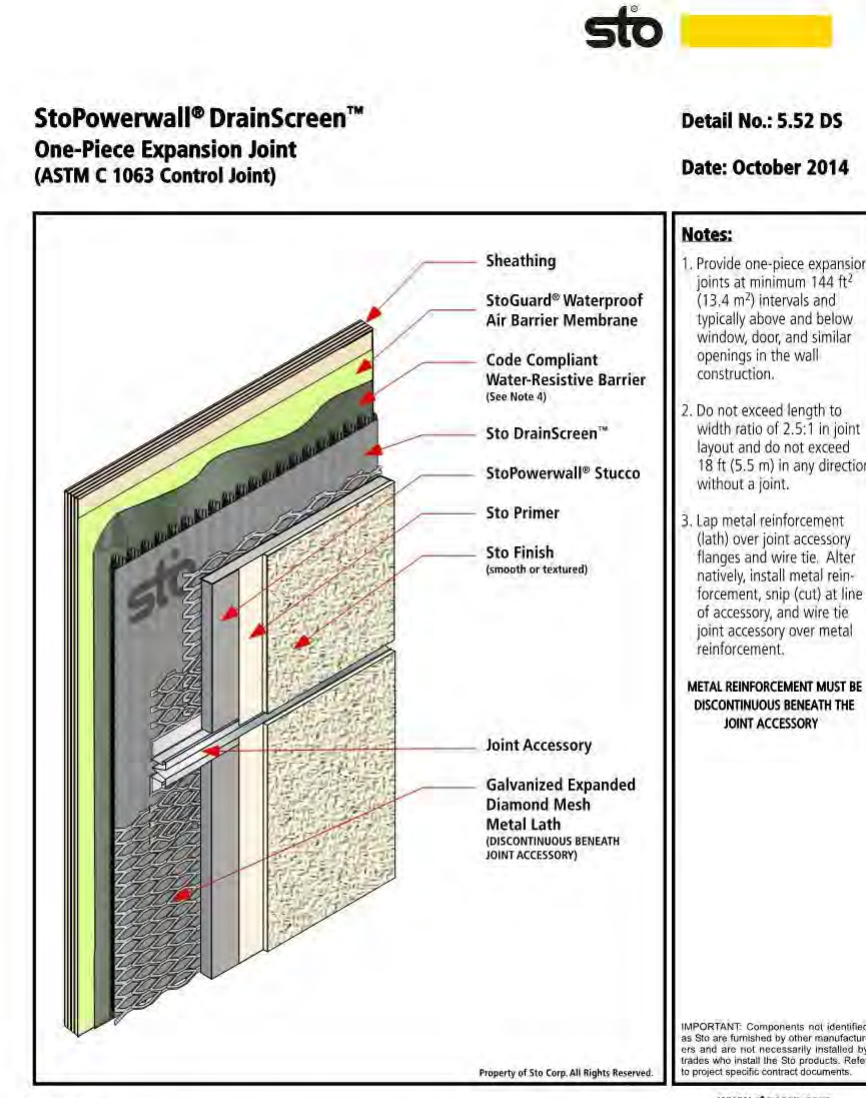
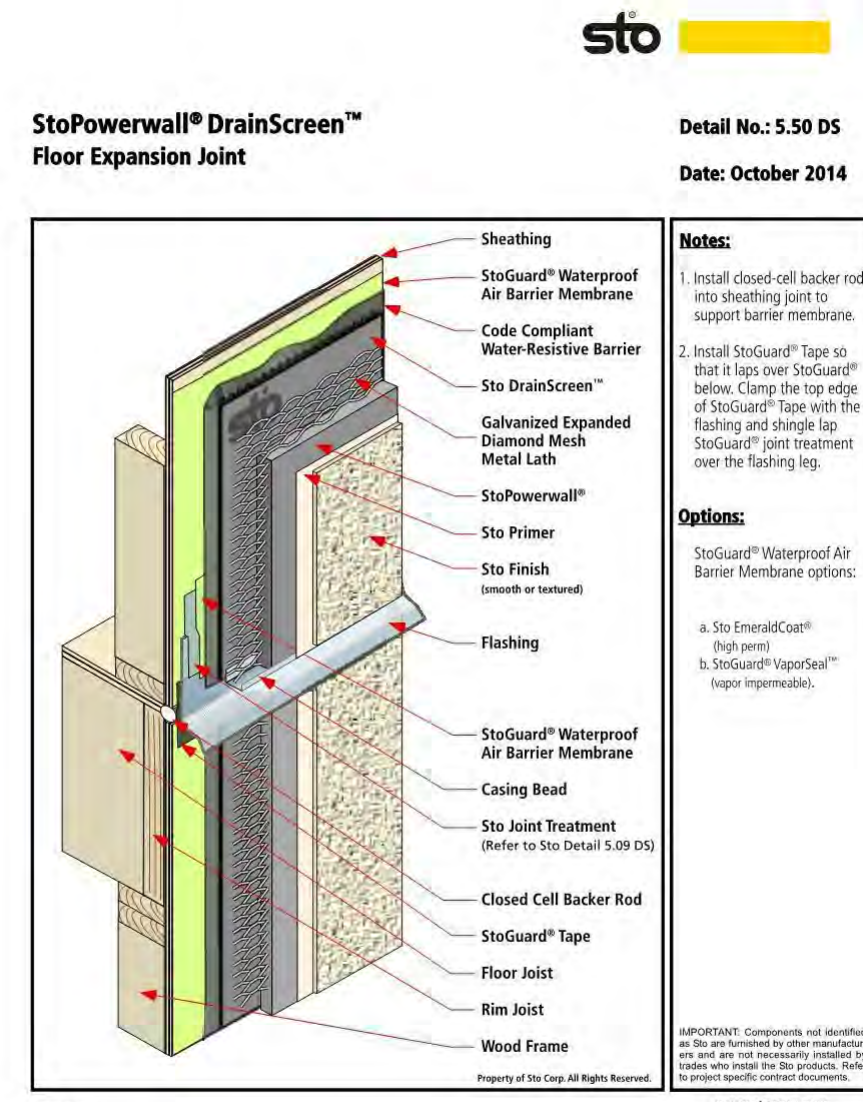
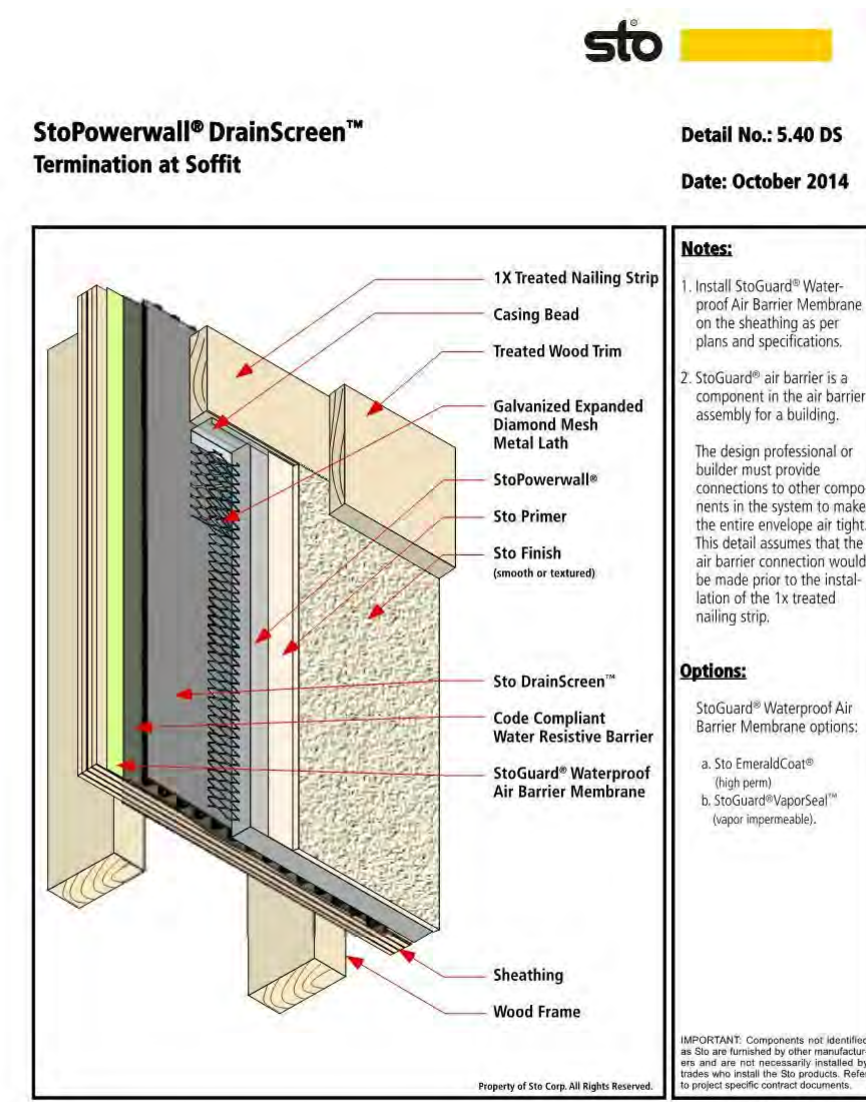
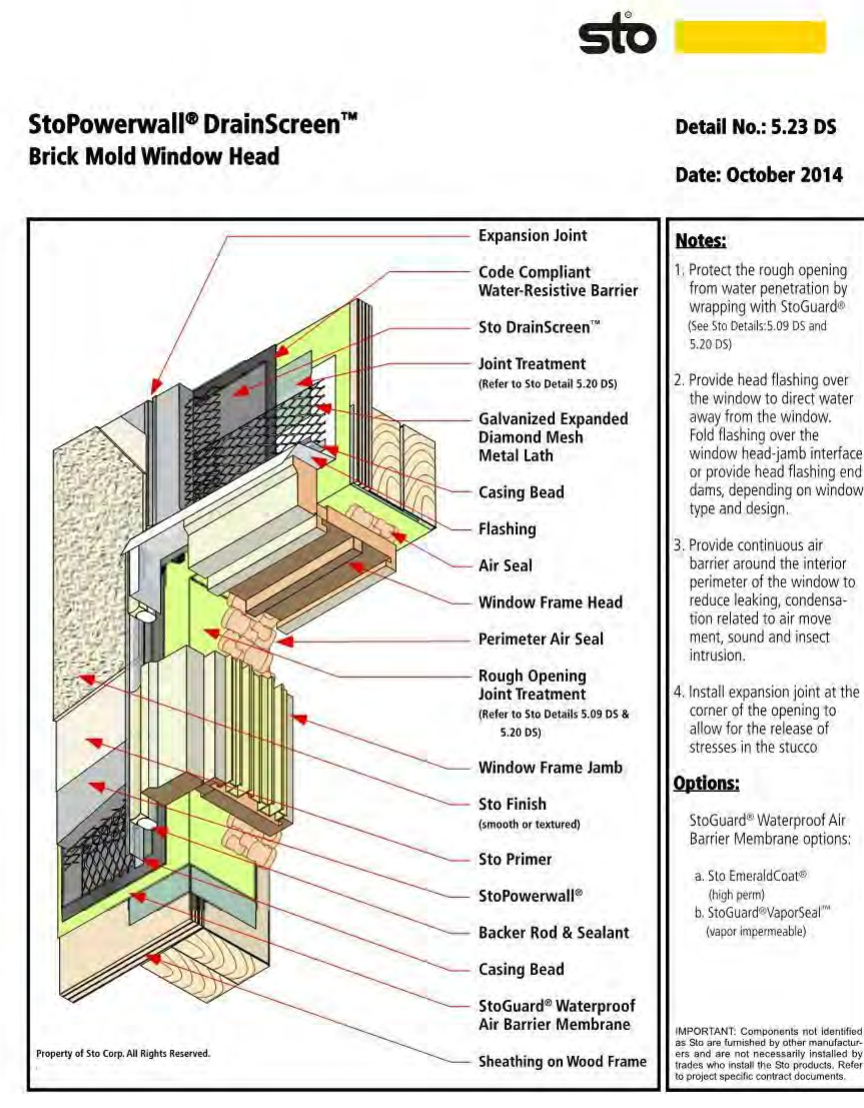
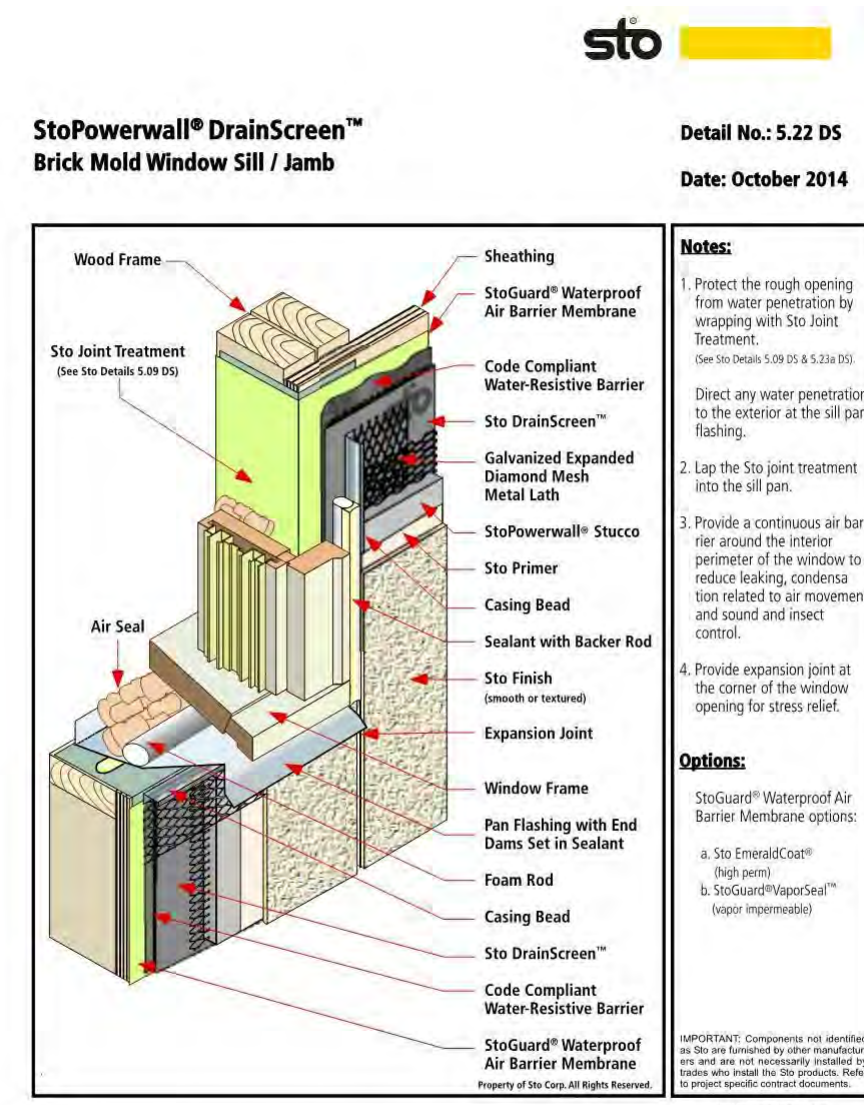
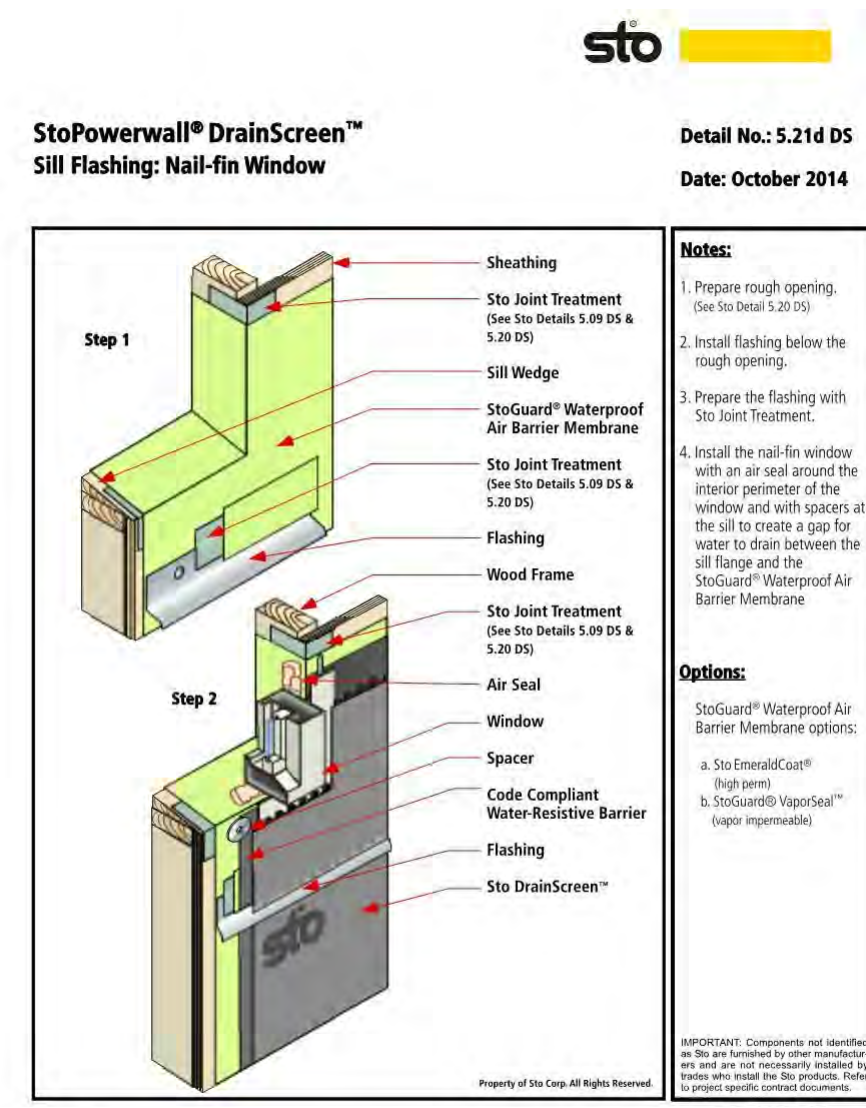
THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2015 IECC INTERNATIONAL ENERGY CODE AND THE MASS. STATE ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HER'S RATER.

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REVISIONS:

**A11.0**



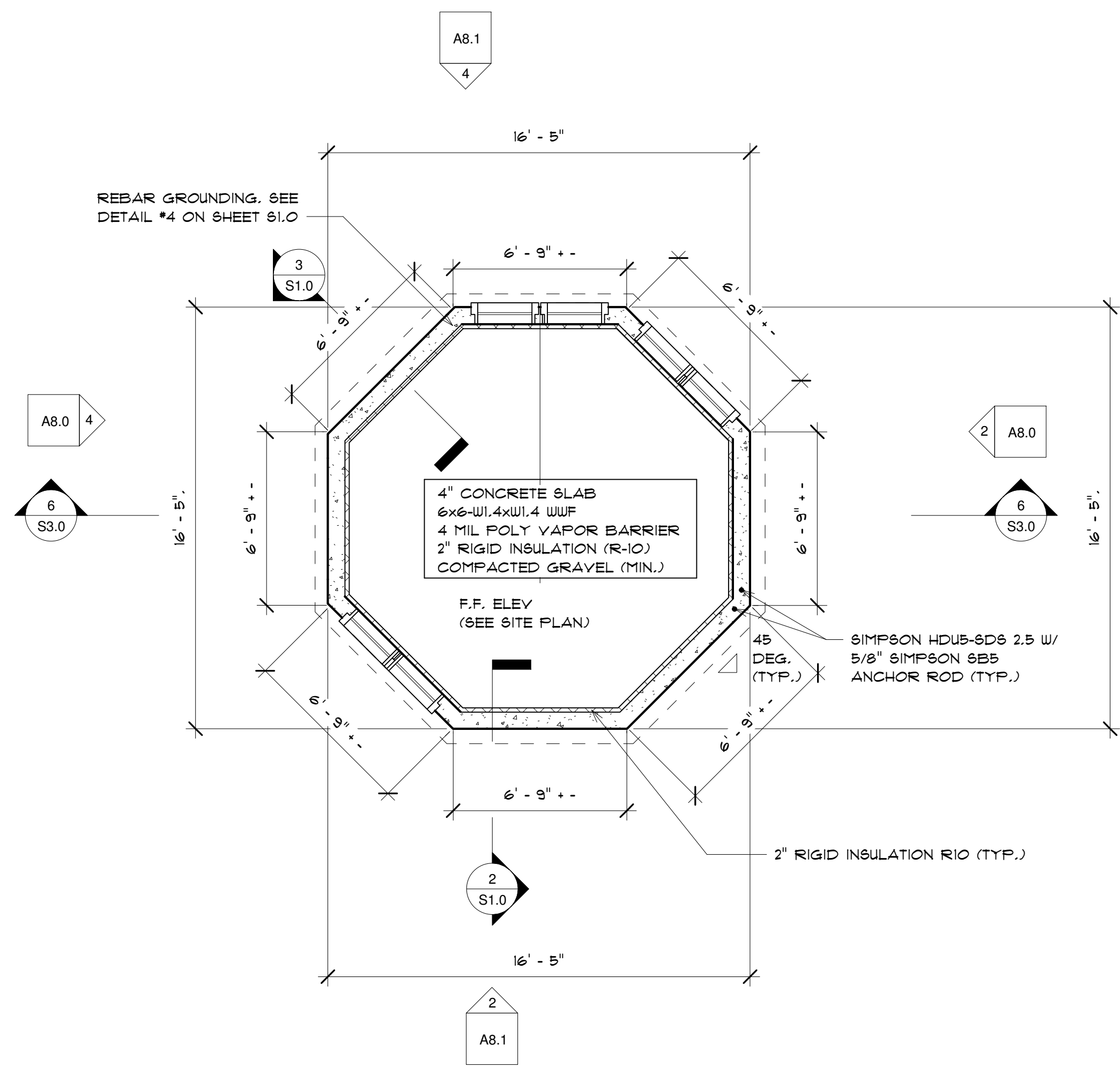


REVISIONS:

**G.B. HOLBROOK HOUSE - TOWER**

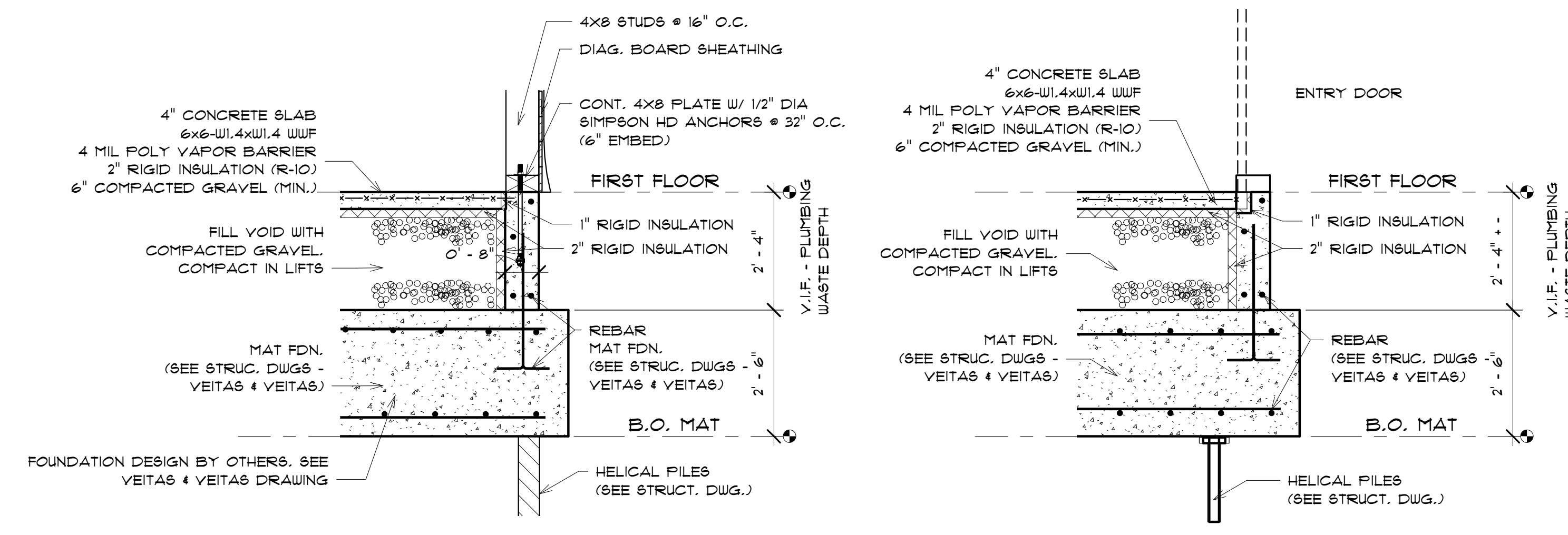
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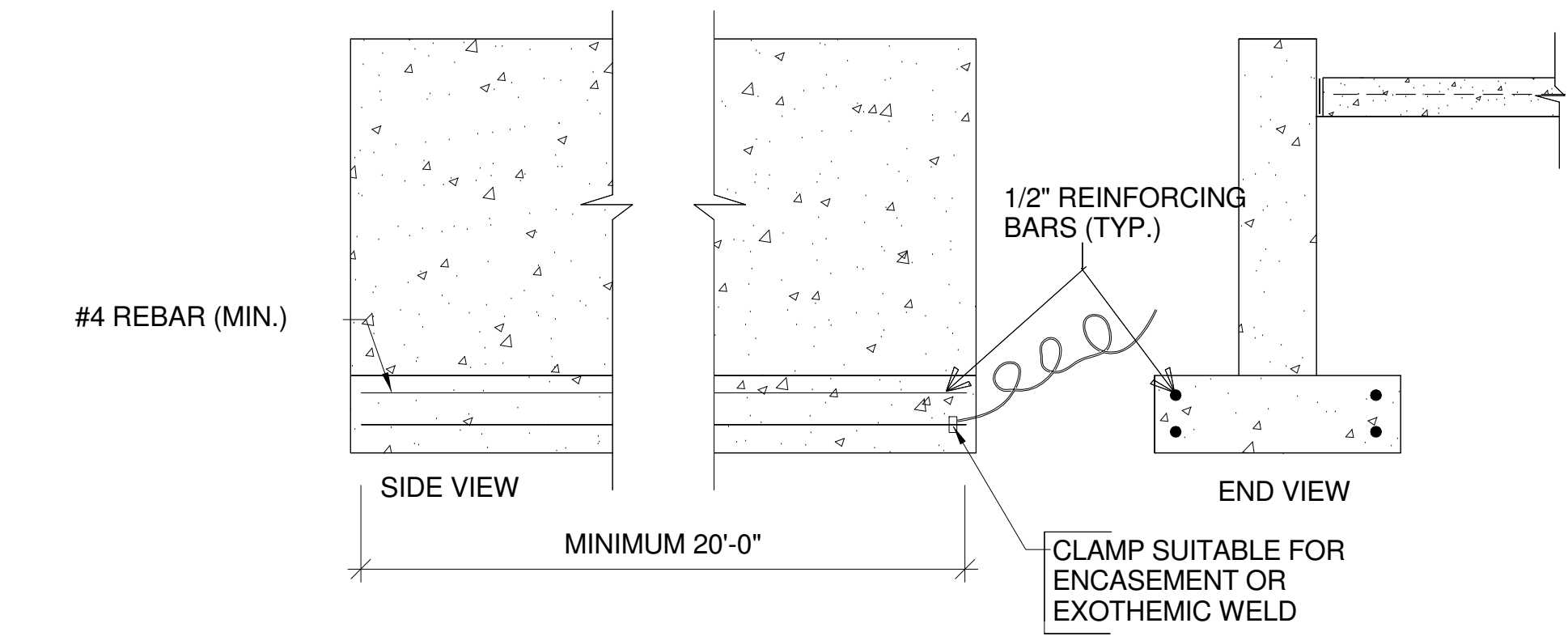
**1 FOUNDATION PLAN**  
1/4" = 1'-0"

SEE VEITAS AND VEITAS ENGINEERS DRAWING DATED AUGUST 30, 2019 FOR FOUNDATION PLAN AND DETAILS FOR ADDITIONAL INFORMATION ON FOUNDATION



**2 FDN DETAIL #1**  
1/2" = 1'-0"

**3 FDN DETAIL #2**  
1/2" = 1'-0"



**4 FDN ENCASED ELECTRODE DETAIL**  
1/2" = 1'-0"

LOCATION TO BE COORDINATED WITH GENERAL CONTRACTOR

REVISIONS:

--	--

**G.B. HOLBROOK HOUSE - TOWER**

THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2015 IECC INTERNATIONAL ENERGY CODE AND THE MASS. STATE ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HER'S RATER.

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DESIGNED BY:  
**GAYN & SULLIVAN ARCHITECTS, INC.**  
128 WARREN STREET LOWELL, MA.

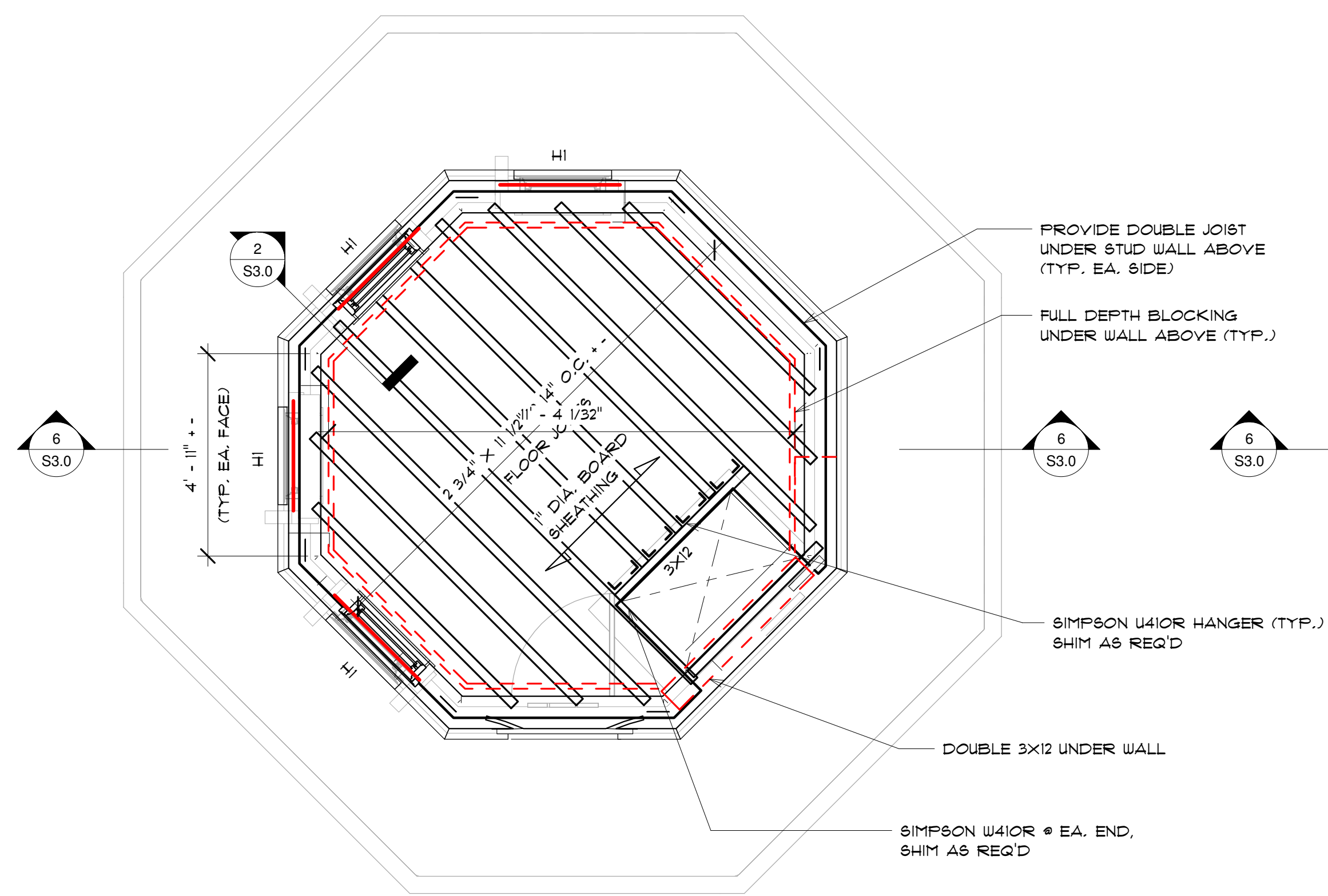
PROPOSED RENOVATION FOR:  
**10 HYANNIS AVENUE**  
10 HYANNIS AVENUE  
HYANNISPORT, MA

**FOUNDATION & DETAILS**

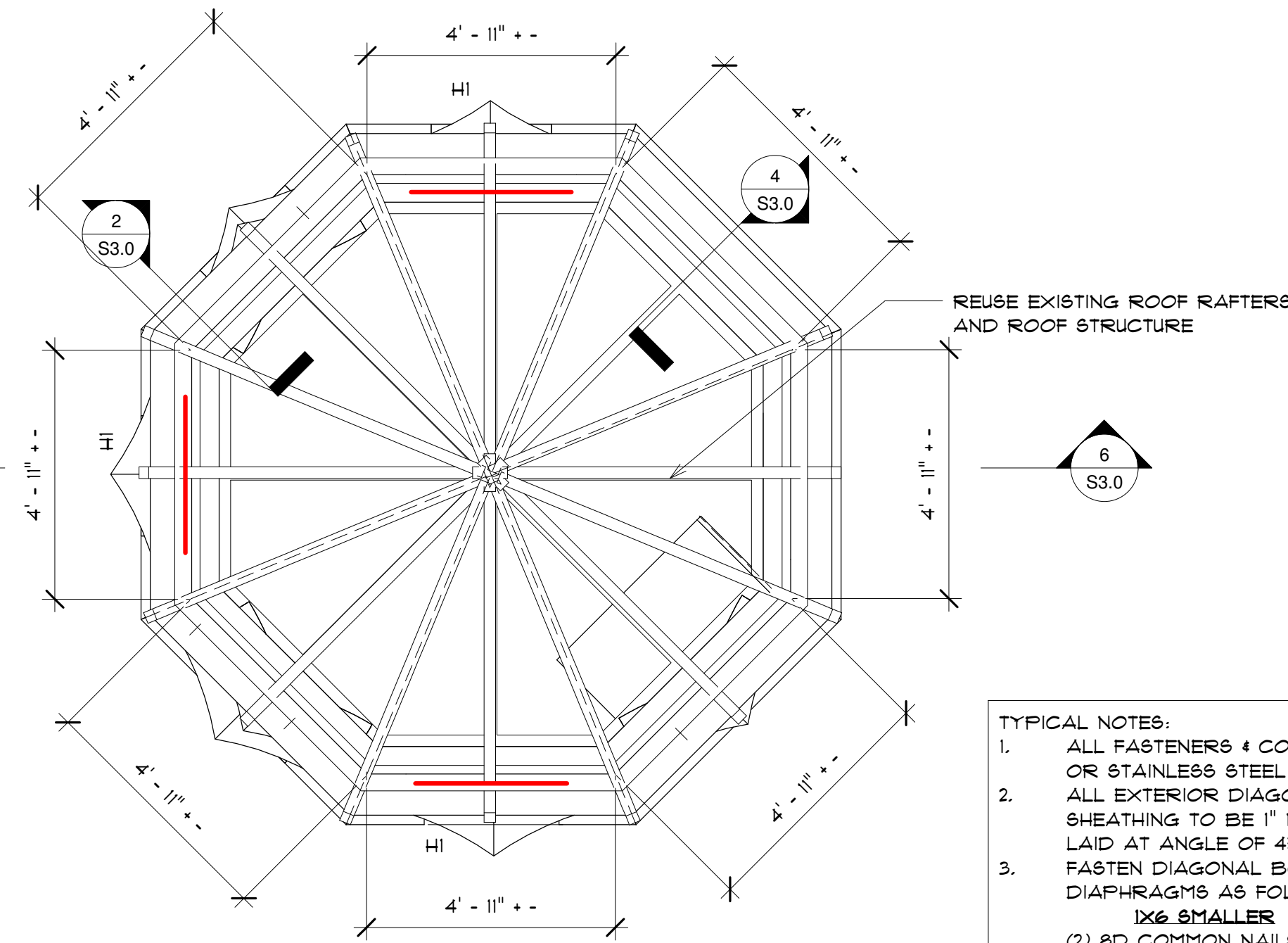
SCALE AS NOTED  
DRAWN BY: MW

PROJECT: 19-137  
DATE: 02-21-20

**S1.0**



**2 FRAMING - THIRD FLOOR**  
3/8" = 1'-0"



**3 FRAMING - ROOF**  
3/8" = 1'-0"

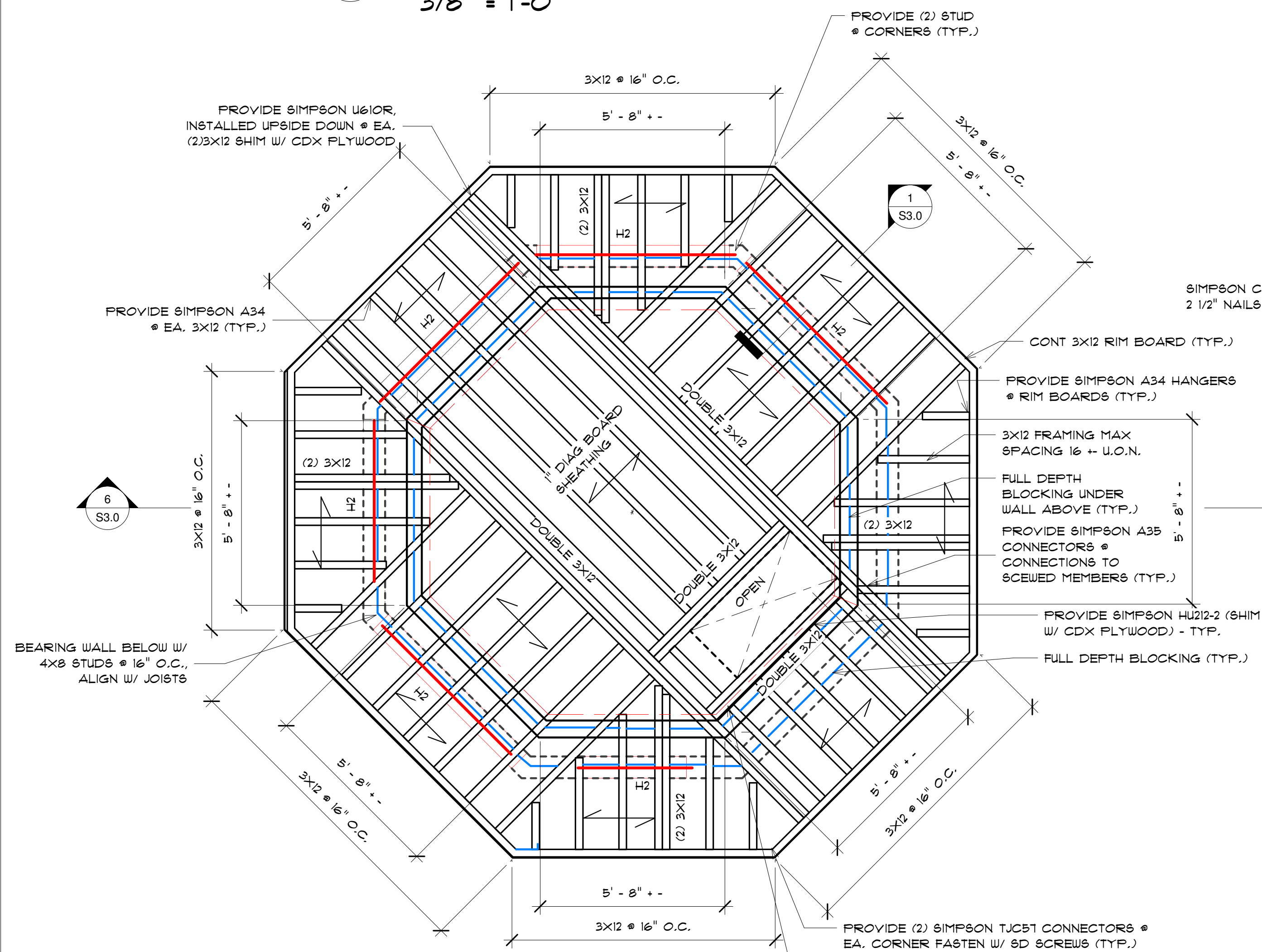
**TYPICAL NOTES:**

- ALL FASTENERS & CONNECTORS TO BE GALVANIZED OR STAINLESS STEEL (TYP.)
- ALL EXTERIOR DIAGONAL BOARD AND FLOOR SHEATHING TO BE 1" NOMINAL (MIN.), AND ARE TO BE LAID AT ANGLE OF 45 DEGREES TO THE SUPPORTS. FASTEN DIAGONAL BOARD SHEATHING & FLOOR DIAPHRAGMS AS FOLLOWS:  
IX6 SMALLER  
(2) 8D COMMON NAILS @ INTERMEDIATE STUDS  
(3) 8D COMMON NAILS @ WALL BOUNDARY MEMBERS  
IX8 & LARGER  
(3) 8D COMMON NAILS @ INTERMEDIATE STUDS  
(4) 8D COMMON NAILS @ WALL BOUNDARY MEMBERS AT DIAGONAL BOARD SHEATHING & FLOOR DIAPHRAGMS JOIST SHALL BE SEPARATED? AT LEAST ONE STUD SPACE AND THREE SHALL BE AT LEAST TWO BOARD SPACES BETWEEN JOISTS ON THE SAME SUPPORT.
- DIAPHRAGMS JOIST SHALL BE SEPARATED? AT LEAST ONE STUD SPACE AND THREE SHALL BE AT LEAST TWO BOARD SPACES BETWEEN JOISTS ON THE SAME SUPPORT.

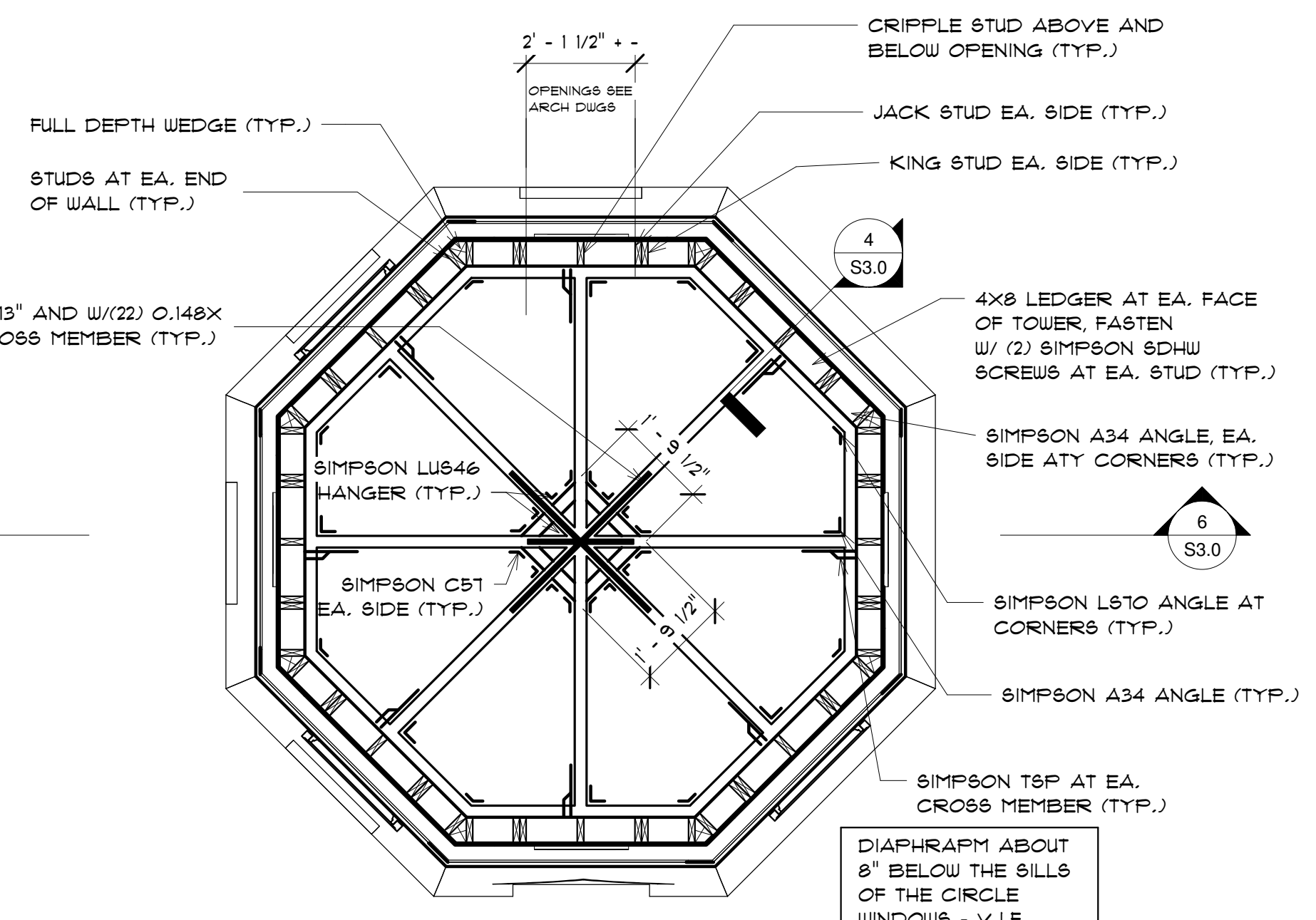
WOOD HEADER SCHEDULE			
MARK	SIZE (WIDTHx DEPTH)	# JACK STUDS	# KING STUDS
H1	(3)-2x6	1	1
H2	(2)-4x8	2	2

**NOTES:**

- HEADERS SHALL BE DROPPED UNLESS OTHERWISE NOTED AS FLUSH FRAMED.
- HEADERS SHALL BE FLUSH WITH EXTERIOR FACE OF WALL STUD, SHIM INSIDE FACE WITH 2x OR PLYWOOD AS REQUIRED.
- JAMB POSTS SHALL BE CONTINUOUS DOWN TO FOUNDATIONS BELOW UNLESS OTHERWISE NOTED.
- \* AT FIRST AND SECOND FLOORS, (2) JACK STUDS ARE REQUIRED.



**1 FRAMING - SECOND FLOOR**  
3/8" = 1'-0"



**6 FRAMING - DIAPHRAGM BRACE PLAN**  
3/8" = 1'-0"

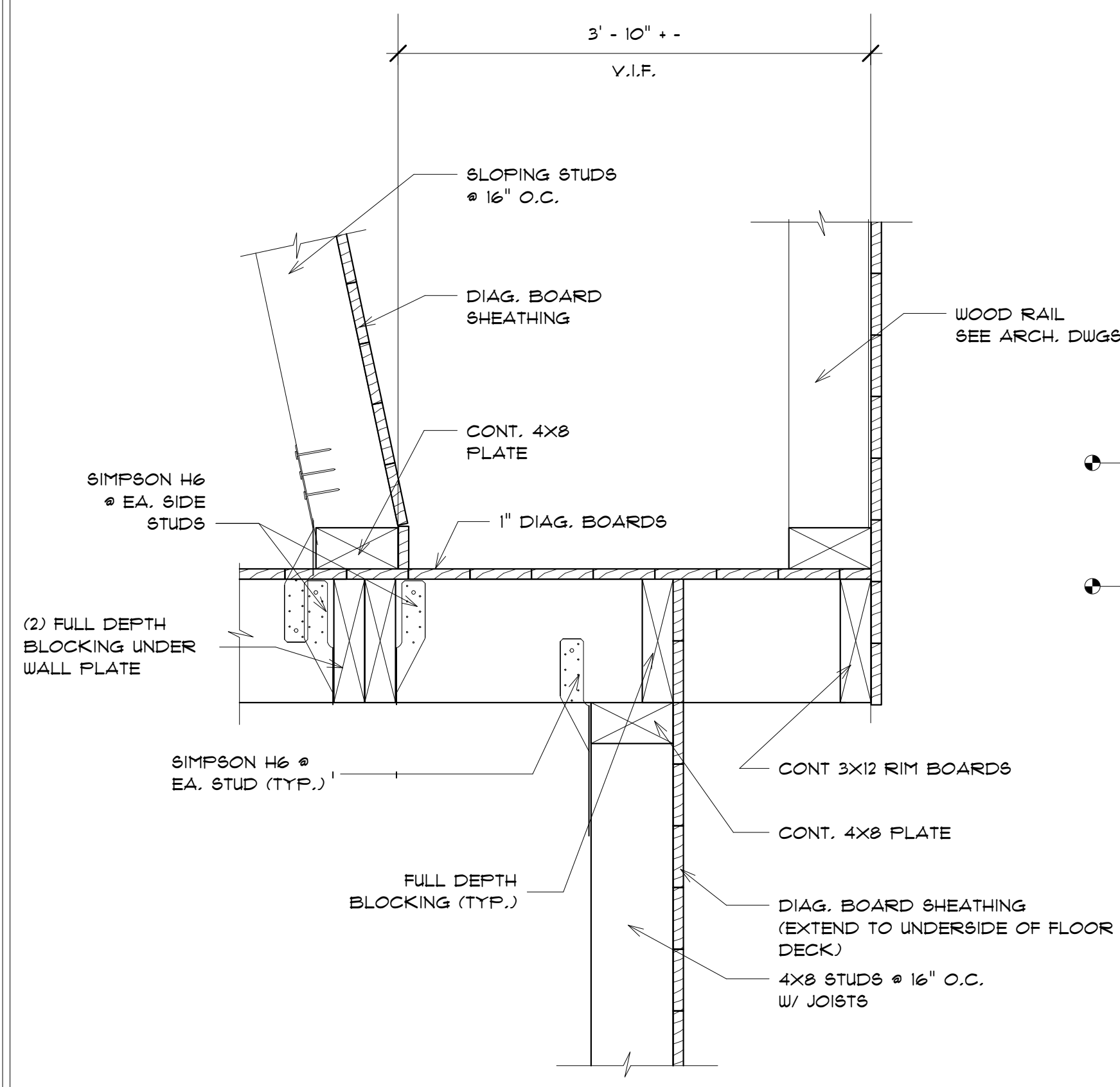
DESIGNED BY:  
**GAVIN & SULLIVAN ARCHITECTS, INC.**  
128 WARREN STREET LOWELL, MA.

PROPOSED RENOVATION FOR:  
**10 HYANNIS AVENUE**  
**10 HYANNIS AVENUE**  
**HYANNIS PORT, MA**

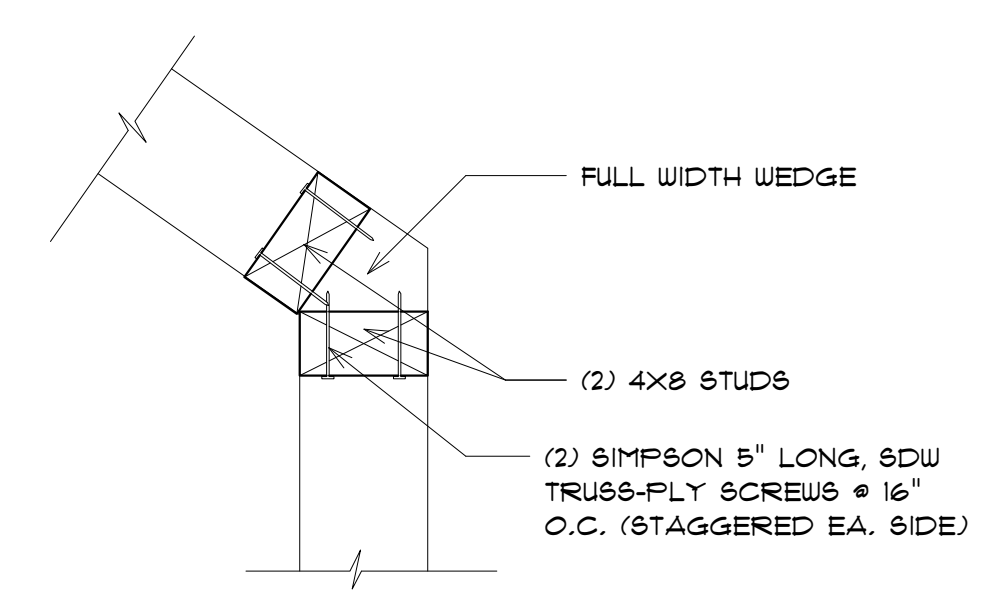
FRAMING PLANS & DETAILS  
PROJECT: 18-137  
DATE: 02-21-20  
SCALE AS NOTED  
DRAWN BY: MIJ

**62.0**

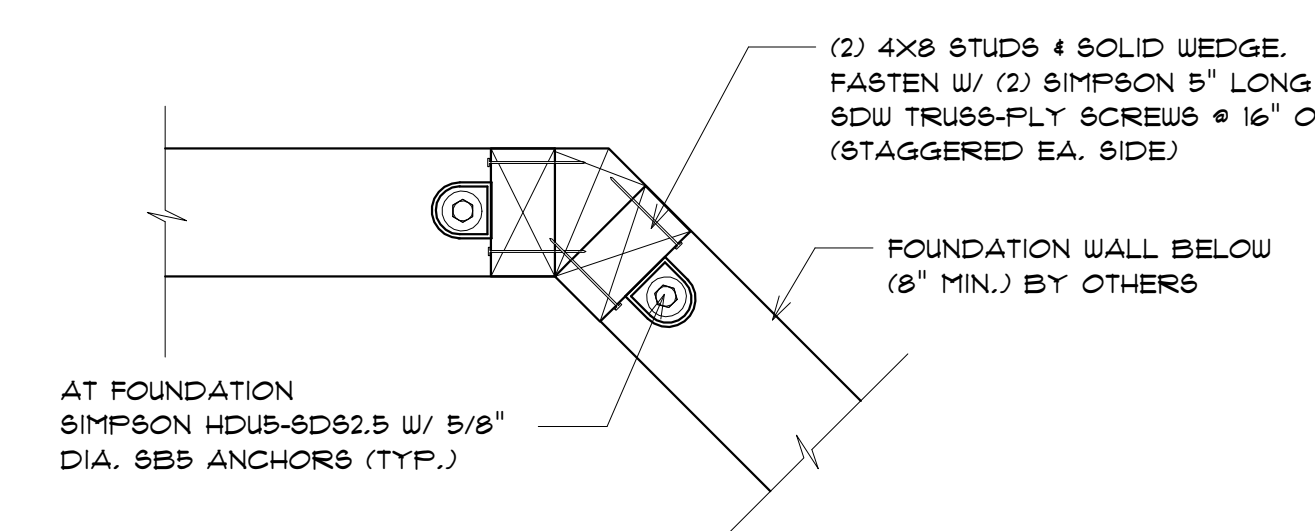
**STRUC. PROGDWG**  
**G.B. HOLBROOK HOUSE**



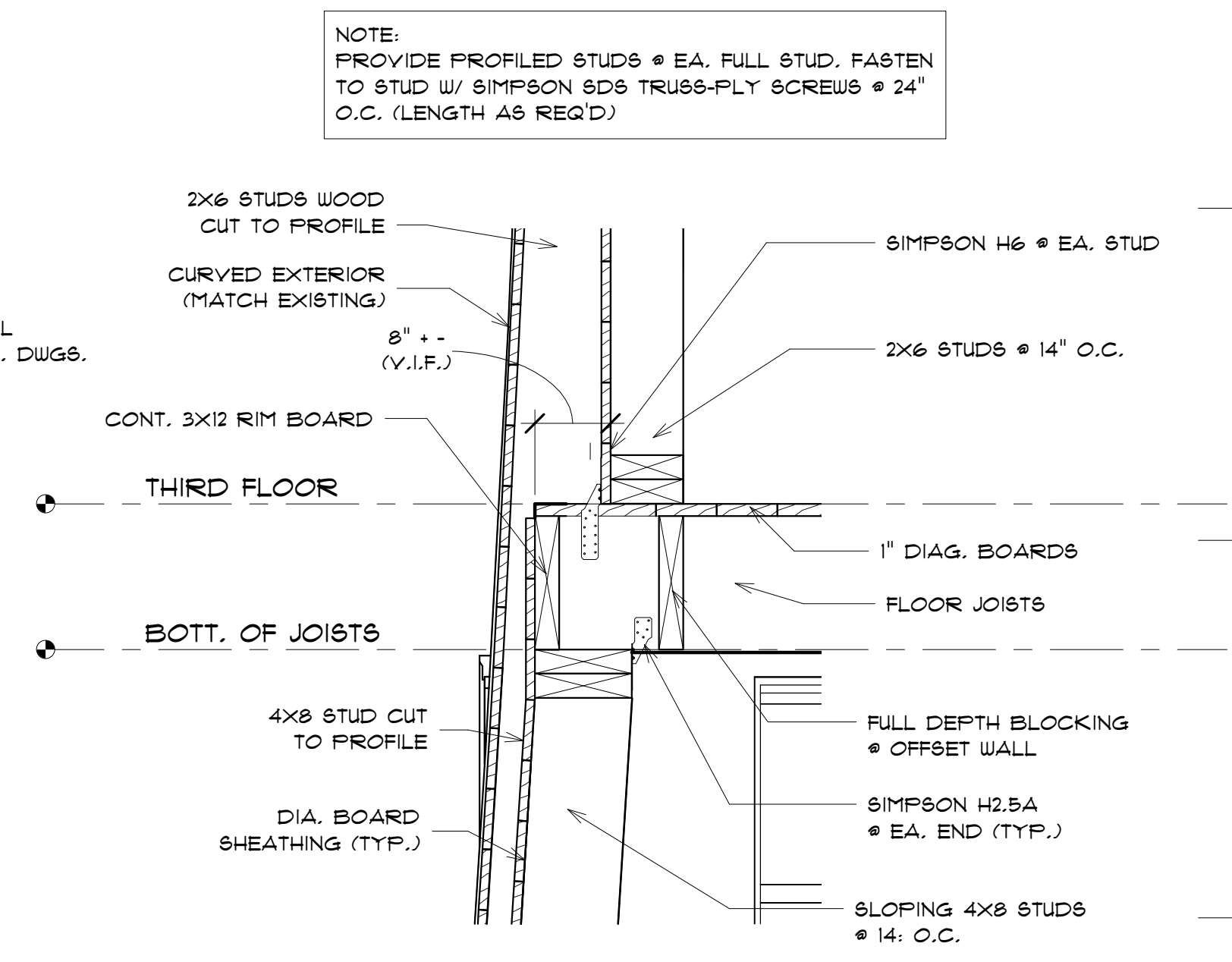
1 FRAMING DETAIL SECOND FLOOR  
1" = 1'-0"



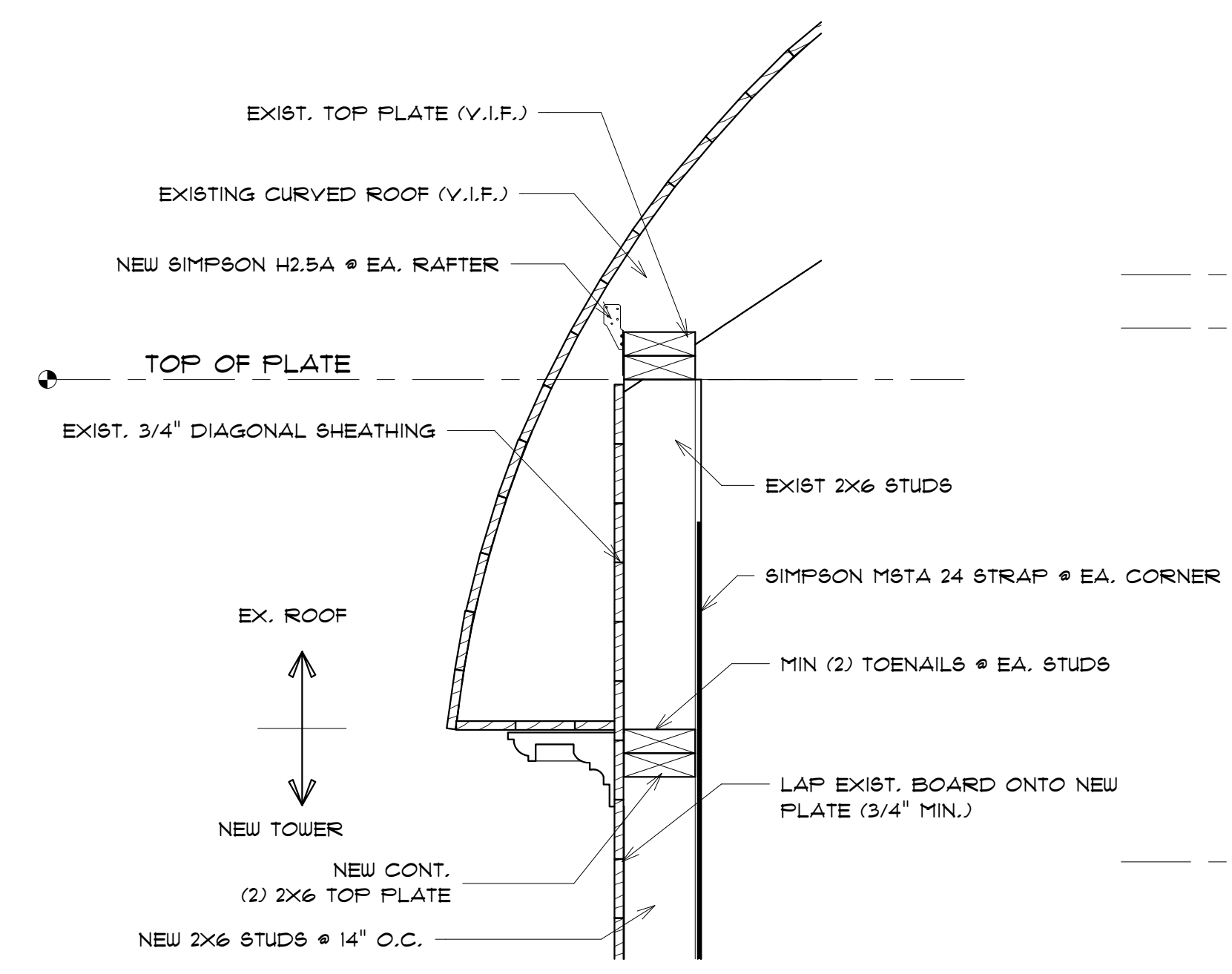
3 CORNER DETAIL  
1" = 1'-0"



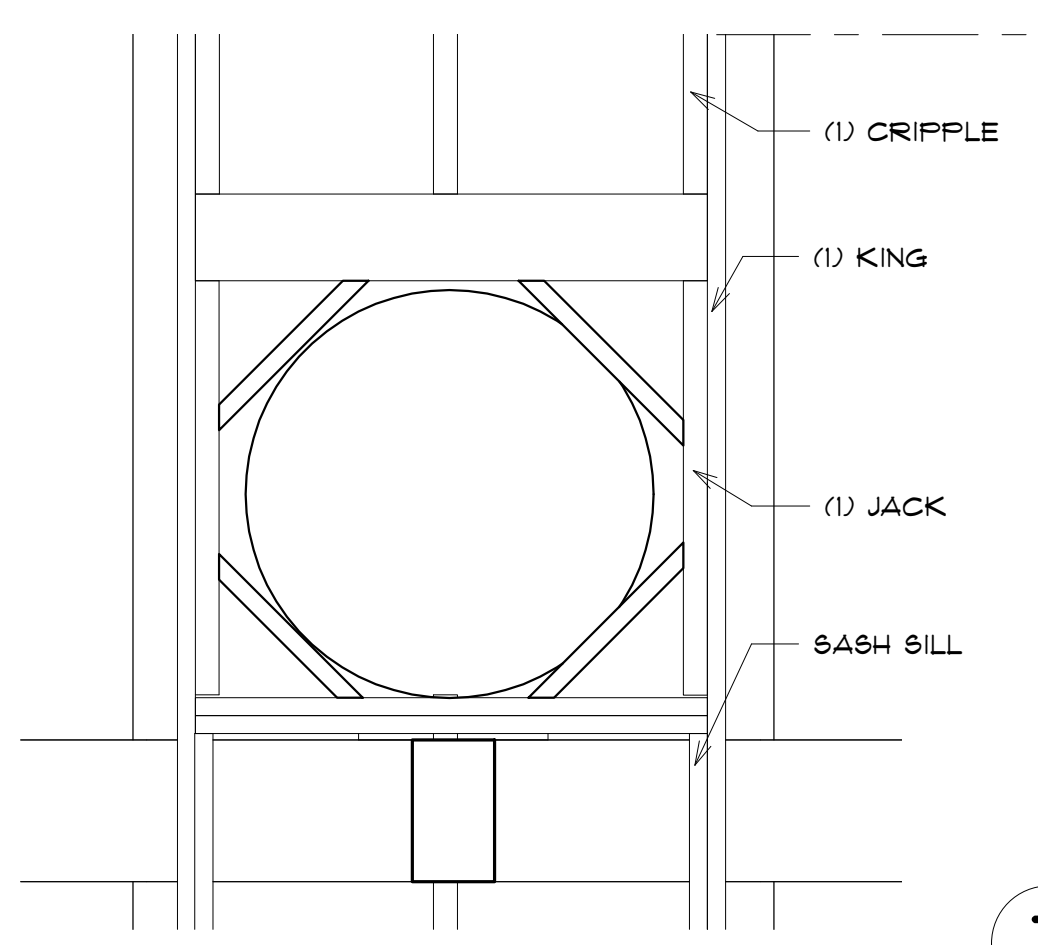
5 TYP. HOLD DOWN DETAIL @ EA. CORNER  
1" = 1'-0"



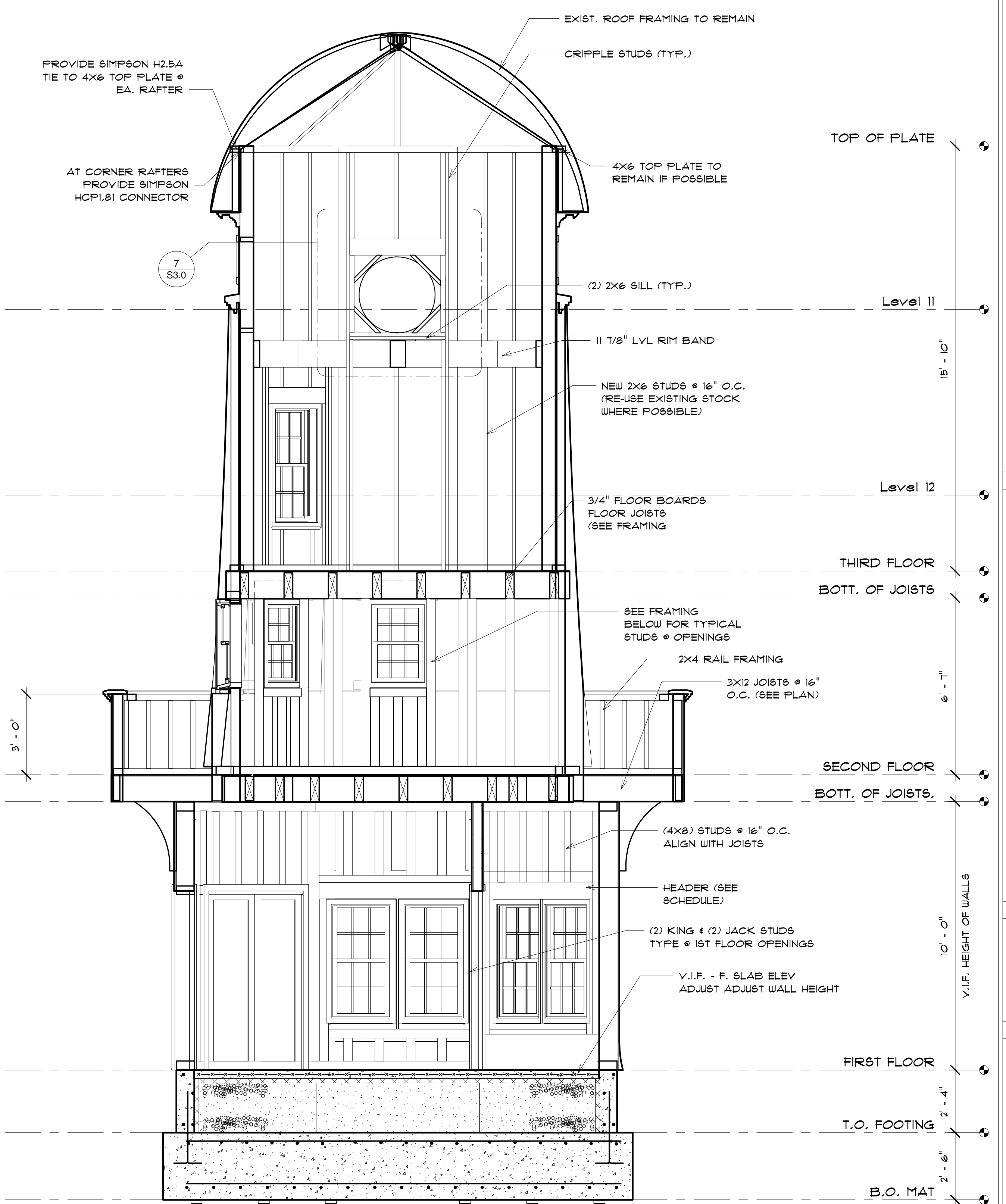
2 FRAMING DETAIL - THIRD FLOOR  
1" = 1'-0"



4 FRAMING DETAIL - ROOF  
1" = 1'-0"



7 TYP. WINDOW OPENING  
3/4" = 1'-0"



6 TOWER SECTION - A  
3/8" = 1'-0"

DESIGNED BY:  
**GAYN & SULLIVAN ARCHITECTS, INC.**  
128 WARREN STREET LOWELL, MA.

PROPOSED RENOVATION FOR:  
**10 HYANNIS AVENUE**  
**10 HYANNIS AVENUE**  
**HYANNIS FORT, MA**

FRAMING DETAILS  
PROJECT: 18-137  
DATE: 02-21-20  
SCALE AS NOTED  
DRAWN BY: MIJ

S3.0

STRUC. PROG DWG  
G.B. HOLBROOK HOUSE

**GENERAL:**

- Structural drawings shall be used in conjunction with the architectural, mechanical, electrical and shop drawings, and specifications.
- Unless otherwise noted, sections, details, notes, materials, and methods shown on any drawings are to be considered typical for all similar conditions.
- In the event of a conflict between plans, specifications, and details, the Structural Engineer shall be notified immediately for clarification.
- See Veitas and Veitas Engineers drawings dated August 30, 2019 for foundation plan and details.
- All dimensions, elevations, and conditions must be verified in the field by the Contractor. Any discrepancies between these drawings and as-built conditions shall be brought to the attention of the Structural Engineer before proceeding with any work.
- The structure has been designed to be self-supporting and stable after the work shown on these drawings has been completed. The Contractor shall be responsible for the stability of the structure prior to the completion of work including but not limited to, jobsite safety, all shoring, bracing, erection methods, erection sequence, and forms required during construction. Temporary supports required for stability during all intermediate stages of construction shall be designed, furnished, and installed by the Contractor.
- Shop drawings shall be submitted to the Structural Engineer (see each section for specific items and requirements). Fabrication shall not proceed until a satisfactory review is received, the Contractor is proceeding at their own risk if failure to do so. Erection shall be executed from final reviewed shop drawings only.
- Reproduction of structural drawings for shop drawings is not permitted. Electronic drawing files will not be provided to the Contractor unless a transfer agreement has been completed between the Structural Engineer and the Contractor.
- All work shall comply with the building codes referenced on these drawings.
- Do not scale drawings. Contact the Architect or Structural Engineer for dimensions not specifically shown.

**CODE:**

2015 International Residential Code, as amended, altered, or deleted by the provisions of the 9th Edition 780 CMR, Massachusetts Residential Code amendments.

**DESIGN LOADS:**

- MINIMUM UNIFORM LIVE LOADS AND MINIMUM CONCENTRATED LIVE LOADS:**

OCCUPANCY or USE	UNIFORM	CONCENTRATED
<b>Residential</b>		
One- and two-family dwellings		
Uninhabitable Attic (without storage):	10 psf	N/A
Uninhabitable Attic (with limited storage):	20 psf	N/A
Habitable Attics & Sleeping Areas:	30 psf	N/A
All other areas:	40 psf	N/A
- CONCENTRATED FLOOR LOADS:**

If listed above, the concentrated load shall be used to determine the greatest load effect. Unless otherwise specified, the indicated concentration shall be assumed to be uniformly distributed over an area of 2.5 feet square and located to produce the max. load effects.
- ROOF SNOW LOAD:**

Risk Category:	II
Ground Snow Load, Pg :	30 psf
Snow Load Importance Factor, Is:	1.0
Snow Exposure Factor, Ce:	0.9
Thermal Factor, Ct:	1.1
Flat Roof Snow Load, Pf:	25 psf
Drifting, sliding, and unbalanced snow loads:	Per ASCE-7
Rain loads:	Per ASCE-7
Roof live load:	20 psf MIN
- DEAD LOAD:**

Roof dead load:	20 psf
Elevated Floor dead load:	20 psf
- WIND DESIGN DATA:**

Wind loads have been determined using ASCE-7 Method 1 Simplified Procedure.

Risk Category:	II
Ultimate Wind Speed (3 second gust), Vult:	140 mph
Wind Exposure Category:	X
Internal Pressure Coefficient:	X,XX

Components and Cladding Design Wind Pressure:

Zone	Per ASCE-7	MAX Positive (20 sf)	MAX Negative (20 sf)
1		15.1 psf	37.1 psf
2		15.1 psf	62.0 psf
3		15.1 psf	93.5 psf
4		37.1 psf	40.1 psf
5		37.1 psf	49.5 psf

NOTE: This structure has been designed as an enclosed building as defined in ASCE-7. All exterior wall glazing shall be impact resistant or protected with an impact-resistant covering meeting the requirements of the International Building Code referenced on this sheet.

NOTE: Due to the historic nature of this structure and the requirement to re-build using materials and details which match the original construction this structure does not meet the requirements for the wind loads shown above. The systems meet the capacity of the original construction but do not conform to current code requirements.

**WOOD:**

- Work shall be in accordance with the applicable American Wood Council, ANSI / AF&PA, "National Design Specification for Wood Construction (NDS)" including "Design Values for Wood Construction", National Forest Products Association.
- New wood for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction."
- Wood construction shall conform to applicable IBC, Chapter and Section for "Conventional Light-frame Construction."
- Sheathing panels shall be marked with the American Plywood Association (APA) trademark and shall meet the latest U.S. Product Standard PS 1 or APA PRP-108 Performance Standards.
- All wall sheathing panels shall be 1/2" thick, 32/16 (minimum), APA Rated and all sheathing panel edges shall be blocked, unless otherwise noted. Fasten with 8d common nails spaced at 6"o.c. at panel perimeter supported edges and 12"o.c. at interior intermediate supports (field) with 1 3/8" min. fastener penetration, unless otherwise noted. Lay wall sheathing with long dimension perpendicular to support members.
- All floor sheathing panels (sub-floor) shall be 3/4" thick, APA Rated Sturd-I-Floor, 48/24 (minimum), T&G, Exposure 1 meeting DOC PS1 or PS2. Sheathing to be glued with adhesives meeting APA Spec. AFG-01 and fastened with 8d common nails spaced at 6"o.c. at panel perimeter supported edges and 12"o.c. at interior intermediate supports (field) with 1 3/8" min. fastener penetration, unless otherwise noted. Lay floor sheathing with long dimension perpendicular to support members and stagger sheathing panels in a row one half panel length with previous row.
- All roof sheathing panels shall be 5/8" thick [3/4" at flat roofs], 40/20 (minimum), C-D Exterior grade, APA rated Exposure 1 meeting DOC PS1 or PS2. Fasten with 8d common nails spaced at 6"o.c. at panel perimeter supported edges and 6"o.c. at interior intermediate supports (field) with 1 3/8" min. fastener penetration, unless otherwise noted. Lay roof sheathing with long dimension perpendicular to support members and stagger sheathing panels in a row one half panel length with previous row. Support edges of sheathing at roof pitch breaks with blocking.
- Framing for walls, joists, rafters beams and headers shall be Spruce-Pine-Fir (SPF) No. 1/ No. 2, unless noted. Dimensioned lumber represents nominal sizes. See minimum properties below:
- Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated (P.T.) Southern Pine No. 1, unless noted. See minimum properties below:
- Laminated Veneer Lumber (LVL) members shall be 1.9E Trus Joist Microllam LVL as manufactured by Weyerhaeuser or approved equivalent. See minimum properties below:
- Wood framing shall have the minimum design values:

Species / Material	Min. Design Values		
	E (psi)	Fb (psi)	Fv (psi)
Spruce-Pine Fir (SPF) No. 1/ No. 2:	1.4e6	875	135
Southern Pine (SP) No. 1:	1.4e6	1,100	175
Laminated Veneer Lumber (LVL) 1.9E members:	1.9e6	2,600	285

Condition	Pressure Treatment	Min. Retention	AWPA Category
<b>Interior Construction:</b>			
(Wood not exposed to weather, in contact with concrete or masonry)			
	CCA, ACQ-C,D	.25	UC2
	CA-B	.1	UC2
	MCA-C	.05	UC2
<b>Above Ground, exterior construction:</b>			
(Beams, joists and stringers not in contact with the ground)			
	CCA, ACQ-C,D	.25	UC3B
	CA-B	.1	UC3B
	MCA-C	.05	UC3B
<b>Ground Contact, fresh water:</b>			
(Posts and members exposed to weather and in ground contact)			
	CCA, ACQ-C,D	.4	UC4A
	CA-B	.21	UC4A
	MCA-C	.15	UC4A

Treated Sheathing

Chromated Copper Arsenate (CCA), Alkaline Copper Quaternary (ACQ), Copper Azole (CA) and Micronized Copper Azole (MCA)

Field treat cut ends of P.T. wood with Copper Naphthenate preservative such as Copper-Greene.

- Wood to steel and wood to wood bolted connectors shall be made with ASTM A307 bolts with flat washers. Bolt holes in wood shall be 1/32" larger than the bolt. Wood nailers shall be fastened with (2) rows of 1/2" diameter bolts staggered at 2'-0" o.c. unless otherwise noted.
- Fastening Schedule:

Plate to Stud, Direct	2-16d
Stud to Plate, Toenail	4-8d

NOTE: SEE APPLICABLE IBC TABLE "FASTENING SCHEDULE" FOR FASTENING/ NAILING REQUIREMENTS NOT SHOWN.
- The lateral bracing system includes plywood wall and roof sheathing. Contractor shall provide temporary bracing as required to laterally support the structure during construction.
- Provide lateral support at all bearing points and along compression edges at intervals of 24"o.c. or closer.
- Minimum section width = 1 3/4". The 3 1/2", 5 1/4", and 7" members may be combinations of 1 3/4" members. Follow manufacturers guidelines for Multiple Member Connections for side loaded beams.
- Wood Construction Connectors shall be manufactured by Simpson Strong-Tie Co., MITek Industries, Inc. or approved equal and installed in accordance with the manufacturers recommendations.
- All wood fasteners and hangers in contact with pressure treated (P.T.) and or fire retardant treated (FRT) lumber are to be stainless steel or hot dipped galvanized (min 2.0 oz/ft<sup>2</sup>). Hangers located in Ocean/Water Front environments shall be stainless steel.

REVISIONS:

**G.B. HOLBROOK HOUSE  
- TOWER**

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DESIGNED BY:  
**GAYN & SULLIVAN ARCHITECTS, INC.**  
128 WARREN STREET LOWELL, MA.

PROPOSED RENOVATION FOR:  
**10 HYANNIS AVENUE**  
10 HYANNIS AVENUE  
HYANNISPORT, MA

SCALE AS NOTED  
DRAWN BY: MW

G.C. NOTES  
PROJECT: 18-137  
DATE: 02-21-20

**64.0**

**G A V I N & S U L L I V A N**  
**A R C H I T E C T S**  
128 WARREN ST (REAR)      LOWELL, MA 01852

Voice: 978-452-3061  
Fax: 978-452-4713  
Daniel J. Donahue, CSI  
John H. Caveney

John F. Sullivan, Jr. AIA  
Mark D. Wilcox, ASID

April 15, 2020

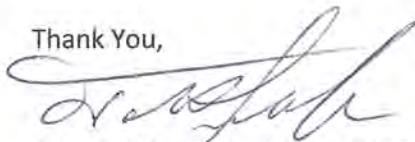
Mr. Dana McCoy  
Hyannis Rotary, LLC  
500 Clark Road  
Tewksbury, MA . 01876

As the architect of record for the Holbrook House Property Renovation, I would like to submit the following report regarding the restoration/replication of the water tower property located at 10 Hyannis Ave., Hyannis port, MA.

Upon my review of the "Noblin & Associates, LLC report" dated April 19,2019 and my own observations, I can say that it is virtually impossible to repair the existing structure. The existing foundation has failed, leaving the building leaning to the south at an approx. 5 degree angle. In order to repair the structure, the building would have to be moved off the foundation to allow for new pilings and a new foundation system. After consulting with a professional building moving company we have come to the conclusion that the existing building is not stable enough to be moved, based on the amount of rot and structural damage. Also, due to the structural deficiencies, I don't believe that building is safe to work in. I myself have seen roof members collapse while we were studying the structure.

The fact that we are in possession of the original plans leads me to conclude that we will be able to completely replicate this structure, making it Code Compliant while maintaining all of its historic details.

Thank You,



John F. Sullivan Jr. A.I.A NCARB



**NOBLIN & ASSOCIATES, LLC**  
**CONSULTING ENGINEERS**

**Revised: April 19, 2019**

March 28, 2019

19.02.059

Gavin & Sullivan Architects  
128 Warren Street (Rear)  
Lowell, MA 01852

Attn: Mr. John F. Sullivan, Jr., A.I.A.  
President  
[jack@gavinandsullivan.com](mailto:jack@gavinandsullivan.com)  
(978) 452-3061

Re: Structural Engineering Consultation Services  
**Miscellaneous Structural Consultation at Water Tower**  
10 Hyannis Avenue  
Hyannis, MA 02601

Dear Mr. Sullivan:

Noblin and Associates, LLC (Noblin) has completed a visual evaluation of the wood framed water tower structure at the above referenced property. Our services included site observations and documentation of the existing water tower structure wood floor and wall framing, exterior sheathing, connections, foundation, etc. as part of the on-going rehabilitation/renovation work currently being performed by E. B. Norris & Son Builders (the Contractor). Please reference the below report for background, observations, recommendations based on our observation.

**INTRODUCTION**

In accordance with our contract dated February 15, 2019; Noblin has completed a limited review of the water tower structural wood framing, foundation, connections, etc. located at 10 Hyannis Avenue, Hyannis, Massachusetts for Gavin & Sullivan Architects (G&S) of Lowell, Massachusetts. Our consultation services for this Project involved compiling and recording data related to the size, spacing, connection, conditions, etc. of existing wood framed floors and exterior wall framing of the structure as well as existing foundation condition. Included in our evaluation are our field observations, photographic documentation, structural framing and connection conditions, remedial actions and options, and general repair recommendations.

**BACKGROUND, EVALUATION GOALS AND METHODOLOGY**

The existing water tower is a three (3) story, above grade octagonal structure approximately 38 feet in total height originally constructed in circa 1907. It is our understanding that the structure has been registered as a historical building with the local jurisdiction (Town of Barnstable), the Commonwealth of Massachusetts, and the National Register District in November 1987. As a registered historical building, performing rehabilitation and renovation work is subject to different requirements when compared to new construction or performing rehabilitation/renovation of an existing, non-historic registered, structure. Prior to the building's historic registration, there are significant portions that have been framed with modern, dimensional, lumber. Installation of

dimension lumber is evident throughout exterior walls, floor framing, and the exterior wrap-around balcony and reportedly occurred circa 1970's.

Limited original design drawings were available for Noblin's use with this evaluation. A certified set of architectural design drawings prepared by G&S dated August 3, 2018 were provided to Noblin for review and use during the evaluation.

The intent and goals of this evaluation are as follows:

- Review available, relevant, design drawings of the structure.
- Assess the conditions of exposed structural wood floor and wall framing, exterior wall sheathing, sill plates, connections, etc. throughout all levels of the structure. Included in the assessment is noting local and/or global areas of rot, decay, damage, deterioration, etc. to existing framing members and connections (as described below).
- Assess the conditions of gravity and lateral support connections, continuity of gravity and lateral load path (as described below).
- A complete assessment of the condition of the existing structure foundation was not part of this evaluation. Design of repairs/replacement of the existing structure foundation is contracted with a separate engineering firm (i.e. "by others").
- Provide condition assessment via evaluation report.
- Provide remedial actions and options, and general repair recommendations.
- Meet with G&S to review and discuss our findings, if requested.

### **DOCUMENTS AND DOCUMENT REVIEW FINDINGS**

Original and proposed design documents were supplied by G&S for the water tower structural evaluation. Specific drawings utilized for Noblin's evaluation are as follows:

- A8.0 Water Tower North/South
- A8.1 Water Tower East/West
- A9.0 Floor Plans
- N/A Water Tower for Mr. George B Holbrook  
(original construction drawing dated 10/08/07)

The original design drawing indicates the out-to-out exterior wall dimension of the octagonal structure is different at each floor level. Considering the size of each octagon as the diameter of a circumscribed circle (the sides of an octagon fit within the diameter of a circle), the circumscribed diameter of a circle at each floor level are as follows:

- First Floor: 16'-4" diameter
- Second Floor at bottom of exterior wall: 14'-4" diameter
- Second Floor at top of exterior wall: 13'-8" diameter
- Third Floor: 11'-8" diameter

Based upon our review of the original design drawing, the water tower is constructed via platform framing, also known as western framing, wherein the wall construction at each floor level is independently framed from other levels, above and below a given floor level. For this construction method to attain structural continuity (i.e. continuous load path), walls are framed with vertical



members (studs) and horizontal plates at the top and bottom of the wall (top plate and sole plate respectively). All vertical and horizontal framing members are fastened together to distribute vertical (gravity) and lateral (wind/seismic) loads to a foundation. The original drawing, provided for Noblin's use, specifies exterior wall framing as follows:

- First Floor: 4"x8" @ 14" on-center
- Second Floor: 4"x8" @ 14" on-center
- Third Floor: 2"x6" (spacing not specified)

A "curved batter" of the exterior wall is noted at the second floor, beginning at the wrap-around balcony, and terminating at a "belt course" approximately three (3) feet below the roof eave. Means for attaining this curved batter is not specified on the original drawing. However, the second-floor wall framing is detailed with an inward cant (tilt) as the wall rises vertically. Framing of exterior walls at the first level and third level are detailed to be vertical studs. Wall top plates are specified as 4" x 8" at the first and second floor, while a 4"x4" top plate is specified at for the third floor, 2'-8" feet above the eave of the dome roof. A 4"x8" sill plate, where the base of the first-floor wall is in contact with the top of the foundation, is specified on the original drawing. However, sole plates at the second and third floor exterior wall framing were not specified, though representation of such plates are indicated on the drawing.

Capping the water tower is a domed roof with a varying curve (i.e. the radius of the curve does not remain constant). The original drawing does not indicate the framing member sizes that the roof curve is to be constructed of, sheathing or board type to be installed on the exterior, or a weather proof covering to be installed between the covering and shingles (originally specified; currently covered with asphalt shingles). The drawing indicates termination of the dome roof with a nine (9) inch wide eave 2'-8" below the third-floor top plate.

Floor framing at the second and third level is noted to be constructed with wood beams of the same size and spacing; 3" wide by 14" deep spaced at 14" on-center. Drawing plan views at each floor level indicate these beams span in one (1) direction from the northwest to southeast exterior walls. Depth of second floor beams appear to be reduced when extending beyond the exterior first floor wall to support a wrap-around balcony. The amount of reduction to the beam depth is not specified on the original drawing.

The wrap-around balcony at the second floor of the water tower projects approximately three (3) feet horizontally from the outside face of the exterior wall. Sizes and spacing of wood structural support members for the balcony framing have not been specified on the drawing. A detail of the balcony coping indicates an exterior wall of 2"x4" stud construction of unknown spacing. Additional structural framing items such as sheathing and board thickness, door and window headers, etc. have not been specified.

### **OBSERVATIONS: BUILDING FRAMING AND RELATED COMPONENTS**

On March 6, 2019, representatives from Noblin performed a visual evaluation of the wood structural framing of the water tower. Noblin has compiled our observations in to three (3) separate categories; (1) First Floor, (2) Second Floor & Balcony, (3) Third Floor & Roof. While on-site, the following observations were noted:

## **First Floor**

- Observable mechanical fasteners currently installed were observed to be a form of carbon steel (i.e. plain steel and/or galvanized), not stainless steel.
- One (1) second floor support beam was observed to be discontinuous, not headed off, at the floor opening for stairway access.
- Several exterior wall studs have visible signs of water damage and are deteriorated and/or rotted.
- Supplemental wood framing of varying sizes has been installed on the interior of the structure forming a post-and-beam octagon frame. Approximate 4x8 columns are located at each corner of the octagon shape exterior wall and support an approximate 4x8 beam that spans between from each column. This beam is capped with a double 2x4, which are in contact with the bottom of the second-floor floor beams. In one (1) location, the 4x4 column is discontinuous; a single 2x8 has been installed and partially supported at the base.
- Supplemental wood framing has been sistered on all exposed second-floor support beams. This supplemental framing has been installed sporadically and is not continuous. Fastening to existing wood floor beams is not consistent and questionable as where beams are supported on first floor wall top plates due to deterioration.
- Several second-floor support beams and first-floor exterior wall top plates have visible signs of water damage, deterioration and/or rotting. Noblin performed a penetration test via a Philips head screw driver and was able to penetrate the full shank length of the tool in to the deteriorated/rotted wood material.
- Existing second floor beams cantilever, extend beyond the first-floor exterior wall to support the balcony, and were observed to be severely deteriorated and/or rotted. Supplemental 2x6 (nominal) framing has been installed in these locations with blocking and mechanical attachments.
- Flooring appears to be ceramic tile in good to fair condition; approximate two (2) inch diameter holes are located sporadically throughout the floor.
- Mechanical attachments were not observed connecting exterior walls to floor beams.

## **Second Floor & Balcony**

- Observable mechanical fasteners currently installed were observed to be a form of carbon steel (i.e. plain steel and/or galvanized), not stainless steel.
- Several exterior wall studs have visible signs of water damage and are deteriorated and/or rotted. In one (1) instance, a wall stud was able to be fully separated from the wall top plate and sole plate.
- Several third-floor support beams and second floor exterior wall top plates have visible signs of water damage, deterioration and/or rotting. Noblin performed a penetration test via a Philips head screw driver and was able to penetrate the full shank length of the tool in to the deteriorated/rotted wood material.
- Exterior wall boarding appears to be ¾" thick tongue and groove boards installed at an approximate 45° angle. Areas of water staining, and full deterioration/rotting of wall boards is evident in several locations.
- Sole plates for the exterior wall studs appear to be new and made of pressure treated 2x6; plates are installed in sections between wall studs with no observable mechanical connection to the floor.

- One (1) third floor support beam was observed to be discontinuous, not headed off, at the floor opening for stairway access.
- Several third-floor exterior wall studs, as observed from the second floor, are not fully bearing on the third-floor exterior wall sole plate and have been split in to multiple sections below the flooring; no mechanical fasteners or attachments were observed.
- At the window opening on the southern wall, the exterior wall top plate has been modified and a steel plate installed. There is severe deterioration to structural wood framing, exterior board sheathing, and the steel plate in this area.
- The wrap-around second floor balcony is in poor to failed condition. Several exterior railing posts, board sheathing, and diagonal support at the balcony underside are severally deteriorated and rotted. Adhesive bonding the layers that compose plywood sheathing have failed; layers have partially and/or fully separated.
- Flooring appears to be composed of three (3) components; (1)  $\frac{3}{4}$ " thick finish flooring, top layer; (2)  $\frac{3}{8}$ " thick plywood, middle layer; (3)  $\frac{3}{4}$ " thick tongue and groove board (bottom layer).
- Mechanical attachments were not observed connecting exterior walls to floor beams.

### **Third Floor & Roof**

- Observable mechanical fasteners currently installed were observed to be a form of carbon steel (i.e. plain steel and/or galvanized), not stainless steel.
- Four (4) portal windows, approximately 2'-1 $\frac{1}{2}$ " diameter, are installed on four (4) of the third-floor exterior walls. In each instance, headers, jack studs, king studs, etc. are not installed at the windows.
- Approximate 1x3 kiln-dried (KD) wood strips have been sistered to the existing dome roof beams fastened with headed nails sporadically spaced.
- Dome roof beams appear to be 1 $\frac{3}{4}$ " thick wood beams, trimmed to attain the curvature of the roof. Overall, wood members appear to be in good to fair condition.
- Top plate supporting dome roof framing was observed to be two (2) 1 $\frac{3}{4}$ " thick by 3 $\frac{5}{8}$ " deep wood members. Mechanical connection of the dome roof beams to the double top plate were not observed.
- Below the top plate, vertical wall studs appear to have a "wedge" installed to attain the desired curved batter of the exterior stucco finish. Overall, the condition of these wedges is fair to good. No mechanical connection securing wedges to vertical wall studs was observed.
- A metal cross plate is installed on the underside of dome roof framing beams at the pinnacle (where all dome roof members meet). This plate was observed to be severely deteriorated with areas of full section loss.
- Exterior wall boarding appears to be  $\frac{3}{4}$ " thick tongue and groove boards installed at an approximate 45° angle. Areas of water staining, and full deterioration of wall boarding is evident in several locations.
- Wall studs appear to be recently installed and composed of nominal 2x6 pressure treated (PT) wood. Spacing of wall studs is approximately 1'-7 $\frac{3}{8}$ " on-center.
- Windows appear to be headed with a nominal 4x8 wood beam with nominal 2x6 PT jack studs installed for support. Blocking of jack studs was not observed.
- Roof tension/compression ring was observed to have questionable connections for intended purpose.

- Flooring appears to be composed of three (3) components; (1) ¾" thick finish flooring, top layer; (2) ⅜" thick plywood, middle layer; (3) ¾" thick tongue and groove board (bottom layer).

## **OBSERVATIONS: BUILDING FOUNDATION**

On March 6, 2019, representatives from Noblin performed a visual evaluation of the mass masonry and concrete foundation. While on-site, the following observations were noted:

### **Foundation**

- The existing foundation appears to be mass masonry (brick) with a coating of cementitious material (i.e. concrete) installed the full height at the outer surface, in contact with the surrounding soil. Overall condition of the materials is poor to failed.
- A noticeable tilt to the southwest of the entire structure was observed (i.e. building is no longer plumb). The tilt of the building is occurring in the direction where local excavation of the existing foundation has been performed by others.
- Between existing first floor exterior wall framing, concrete blocks have been installed in the space between wall studs. These blocks appear to be supporting a perimeter brick shelf that has been installed at the first floor in the interior of the building.
- Rotting/decaying vegetative growth and wood sill plate was observed at the top of the foundation, at the interface of the first-floor exterior wall.
- No mechanical connections securing the exterior wall to the foundation at the first-floor sill plate were observed.
- First floor wood sill plates, in contact with the top of the existing foundation, were observed to be rotted and/or deteriorated.

## **DISCUSSIONS & GENERAL RECOMMENDATIONS**

The focus and goal of this evaluation was to assess the condition of the existing water tower structure wood floor and wall framing, exterior sheathing, connections, foundation, etc. as part of the on-going rehabilitation/renovation work currently being performed by the Contractor. Based on Noblin's observations, there are several deficiencies to the gravity and lateral force resisting systems.

As described above, several of the second and third floor beam ends are severely deteriorated and/or rotted and are no longer providing full structural support to the gravity and lateral load resisting system. This condition was also observed at the top plates and studs of several exterior walls of the structure. In at least one (1) location, an exterior wall top plate and stud has deteriorated to the point that the wall stud can be easily removed. There are several inconsistencies with the exterior walls when framing is carried around openings (i.e. windows and doors). At the portal windows, no header, jack stud, or king stud has been installed to provide a continuous load path around the circular window. A lack of conventional jack and king studs is also typical at rectangular window openings and doors throughout the building.

Furthermore, mechanical connections were observed connecting wall studs and floor beams or their respective top plate and sole plate, as well as a lack of full bearing of the exterior wall studs on sole plates was not observed in all instances. No mechanical connection was evident at the

third-floor exterior walls, where vertical “wedges” have been installed at the exterior wall boards to create the curve batter of the building. The lack of mechanical connections and structural load path continuity pose a serious risk to the building and its occupants. This discontinuity includes the independent resistance to gravity and lateral loads, as well as the combined effects of such loads.

For any building used for personal occupancy, the objective in designing a gravity and lateral support system is to protect the health, safety, and welfare of its occupants. For light-framed construction, the whole building system is an interconnection of several separate parts such as shear walls, diaphragms, and floor beams/joists. A key component of a viable design is to provide a continuous load path from the roof down through shear walls and floor diaphragms into the foundation, and thus the soil. When shear walls are not constructed directly on-top-of each other, as is the case with the water tower, this becomes particularly challenging and necessitates hardware and engineer specified details to “drag” forces to other parts of the structure that are designed to resist those forces. A poorly and/or deteriorated foundation will also be subject to differential settlement, which is currently occurring.

For Massachusetts, design of residential construction is under the authority of Massachusetts State Building Code, Ninth Edition, Residential Volume (780 CMR 51.00). This code “adopts and incorporates by reference the *International Residential Code, 2015* (“IRC”)” to which the Board of Building Regulations and Standards (BBRS) has provided modifications, exceptions, and/or additions. It is Noblin’s understanding that the water tower has been designated a historic building in circa 1987 with several entities described above. When performing construction work on historic residential buildings, 780 CMR 51.00 requires the parameters defined in the *Existing Building Code* (780 CMR 34.00) be followed. Also, due to the specified wind loading of 140 miles per hour, the wind load provisions of 780 CMR 51.00 cannot be utilized for design and engineering of purposes (reference 780 CMR 51.00 R301.2.1.1).

When performing repairs on a historic building, the provision of 780 CMR 34.00 permit the use of original or in-like-kind materials and construction methods. No work beyond what is required to remedy a dangerous condition, as determined by the code official, is required. Therefore, structural augmentation of existing wall studs, floor framing, etc. need not exceed that which is required to remove an unsafe condition. Per the provision of IEBC Chapter 12, “historic buildings shall comply with the applicable structural provisions for the work as classified in [IEBC] Chapter 5.” This chapter of the IEBC applies to the “alteration, repair, addition and change of occupancy of existing structures, including historic.” Based on the classification and expected level of work to be performed on the building, Noblin anticipates the work to fall under an Alterations – Level 3, which requires new structural elements to fully comply with the requirements of the International Building Code, 2015 (IBC). This includes the new structural elements connection and anchorage to the existing structure framing.

A building can be salvaged after experiencing moderate deterioration, insect infestation, settlement, etc. to the foundation, walls, floors, and roof. In many instances, the process for salvaging the building involves the full replacement of the section of the effected portion of the building (i.e. full exterior wall replacement between floors) at a substantial cost. However, based on our site observations Noblin believes that substantial structural augmentation, integrating old framing with new, and providing positive mechanical connections will be required as part of the repair work to have the building serviceable and safe. There is a lack of mechanical connection between the gravity and lateral support systems, several floor beams and vertical wall members

are deteriorated beyond repair, a lack of load path continuity, and no observable mechanical connection of the cladding to the wall framing. In addition to the anticipated structural augmentation, there will likely be significant difficulty in re-attaining a plumb structure. Noted in our observations, the building has an observable tilt from vertical due to settlement of the foundation. To renovate the building of this construction method back to a safe vertical state, will likely take considerable and detailed construction means and methods including, but not limited to, non-standardized vertical framing (i.e. each exterior wall stud is a different length and installed in a specific location on the building).

As such, Noblin recommends that consideration be given to a full replacement of the existing building with new materials upon a new, properly designed foundation; matching the exterior appearance in-like-kind. This may be the most effective and efficient path forward for this project regarding engineering and construction costs.

We trust this evaluation report and general repair recommendations suit your needs at this time. Please do not hesitate to contact us if you require additional information regarding this project.

Sincerely,  
**NOBLIN & ASSOCIATES, LLC**



Marc Khederian, P.E.  
Senior Project Manager



Charles J. Galluzzo, E.I.T.  
Staff Engineer

Attachment A            Observation Photographs  
Attachment B            Water Tower Drawings

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**Overall structure elevation looking west with noticeable tilt to the southwest**



**Typical deteriorated/rotted end of second floor support beam  
at first floor exterior wall top plate**



**Typical second floor supplemental support framing with sporadically fastened, sistered floor beams; no mechanical fasteners connecting supplement interior framing**



**First floor supplemental framing with discontinuous column framing; no mechanical fasteners securing column base to foundation**





**Typical deteriorated first floor sole plate at exterior wall (in contact with foundation);  
no mechanical fasteners connecting sole plate to foundation**



**Typical deteriorated second floor beam end  
supported on supplemental interior framing**



**Typical deteriorated cantilever support beam for wrap-around exterior balcony at first floor exterior wall top plate (underside)**



**Typical second floor balcony supplemental cantilever framing attachment and support**



**Third floor beam with evidence of insect infestation and bearing failure at second floor exterior wall top plate; deterioration/rotting visible along top plates**



**Second floor exterior wall framing with visible water staining, rot & crushing of top plate**



**Typical second floor exterior wall stud rot/deterioration  
at sole plate of second floor exterior wall**



**Typical second floor exterior wall stud and wall board  
with evidence of staining and deterioration**



**Typical second floor wall top plate & third floor beam with rot/deterioration at exterior wall support top plate; no mechanical fasteners observed or no longer engaging framing**



**Typical second floor wall stud fully separated top plate; no longer providing support to gravity load resisting system**



**Typical discontinuous second floor exterior wall sole plate joint with no mechanical attachment observed**



**Typical third floor support framing with discontinuous header at stair opening framing at third floor**



**Typical third floor exterior wall stud and “wedge” not fully supported;  
mechanical fastening of wedges to studs not observed**



**Rotted/deteriorated steel plate and wood top plate installed at second floor exterior wall**



**Typical second floor wrap-around balcony sheathing and supports;  
constructed with dimensional lumber**



**Typical rotted/deteriorated second floor wrap-around balcony board sheathing  
and exterior railing post; constructed with dimensional lumber**





**Typical underside of second floor wrap-around balcony with failed sheathing (layers separating); constructed with dimensional lumber**



**Typical second floor wrap-around balcony with separation of sheathing from diagonal support; constructed with dimensional lumber**



**Typical third floor exterior wall framing at portal window; no jack or king studs installed (discontinuous gravity load path); constructed with dimensional lumber**



**Typical third floor board sheathing with visible water staining and deterioration; constructed with dimensional lumber**



**Typical existing (original) dome roof framing with visible water staining at third floor**



**Visible discontinuous bridging at dome roof eave at third floor exterior wall framing**



**Typical dome roof framing support at double top plate at third floor exterior wall;  
no mechanical fasteners observed**



**Typical dome roof framing curvature and board sheathing  
with visible signs of water staining**



**Typical third floor window header and tension/compression ring wood framing;  
tension/compression ring framing secured with carbon steel fasteners**



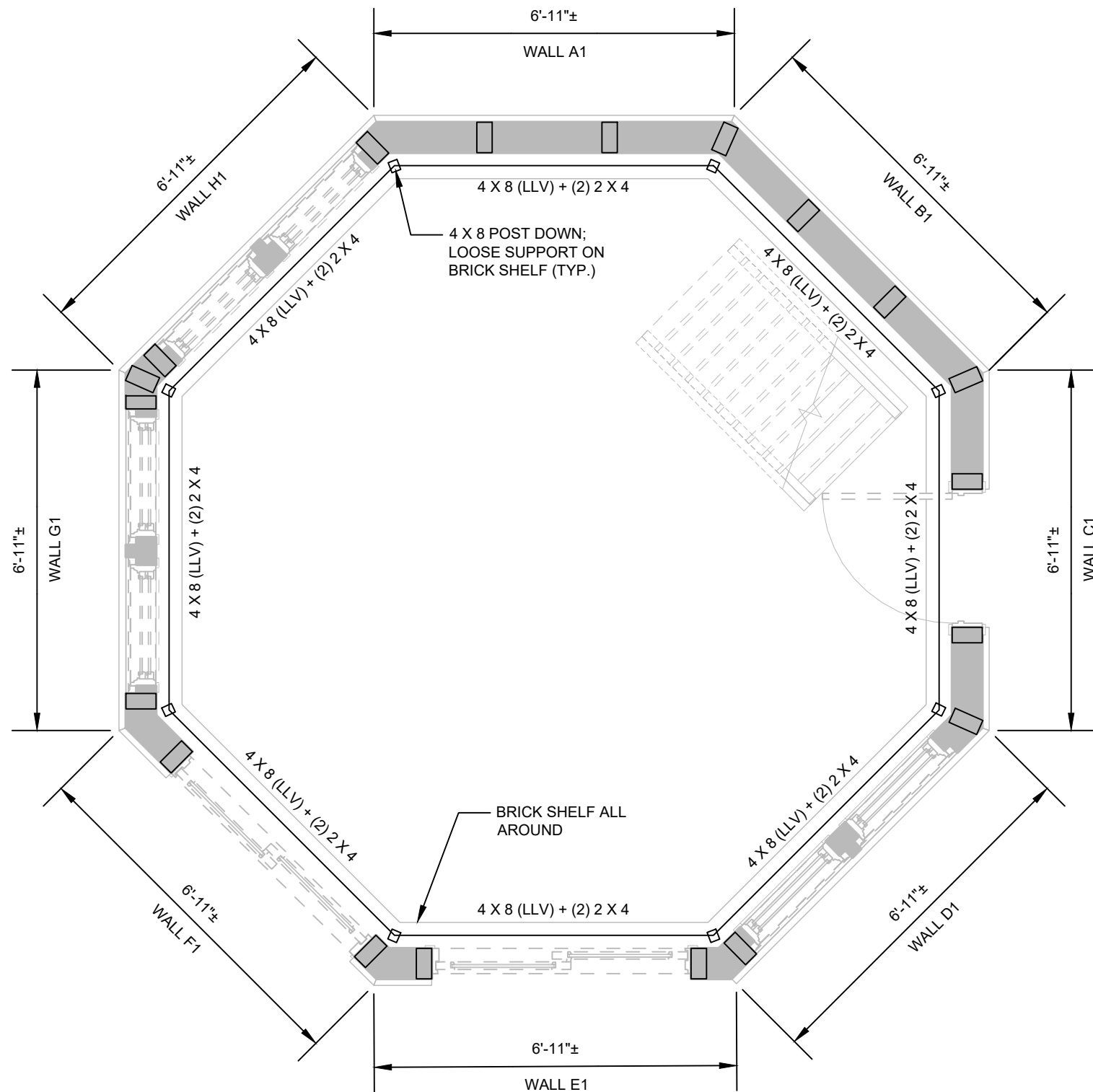
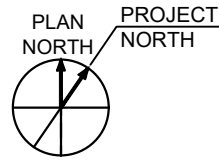
**Typical third floor window sill framing**



Typical third floor wall framing with “wedges” at exterior surface;  
“toe-nailed” mechanical attachment secured stud to wedge



Typical building mass masonry and concrete foundation with concrete block installed between exterior wall studs; visible vegetative growth and deteriorated wood sole plate



○ **PLAN: FIRST FLOOR AS-BUILT**  
SCALE: 3/8" = 1'-0"

**NOTES:**

1. THE INFORMATION SHOWN ON THIS DRAWING HAS BEEN COMPILED FROM VARIOUS SOURCES AND MAY NOT REFLECT THE ACTUAL CONDITIONS AT THE TIME OF CONSTRUCTION.
2. REFERENCE NOBLIN & ASSOCIATES, LLC EVALUATION REPORT, DATED , FOR EXISTING CONDITIONS OF STRUCTURAL FRAMING MEMBERS.
3. REFER TO DRAWING SB-04 TO SB-06 FOR WALL FRAMING ELEVATIONS.

**NOBLIN & ASSOCIATES, LLC**  
CONSULTING ENGINEERS

4 FIRST STREET  
BRIDGEWATER, MA 02324  
PHONE (508) 279-0655  
6 MERRILL INDUSTRIAL DRIVE, UNIT 10  
HAMPTON, NH 03842  
PHONE (603) 740-9400

**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

PROJECT  
STRUCTURAL ENGINEERING CONSULTATION  
EXISTING WATER TOWER

10 HYANNIS AVENUE  
HYANNIS, MA 02601

OWNER  
GAVIN & SULLIVAN ARCHITECTS  
128 WARREN STREET  
LOWELL, MA 01852

NO.	NOTE	DESCRIPTION	BY

PROJECT NO.	19.02.059
CADD FILE	19.02.059-XS.dwg
DESIGNED BY:	MNK/CJG
DRAWN BY:	JNL
CHECKED BY:	MNK
DATE:	03/28/2019
DRAWING SCALE	3/8" = 1'-0"
GRAPHIC SCALE	

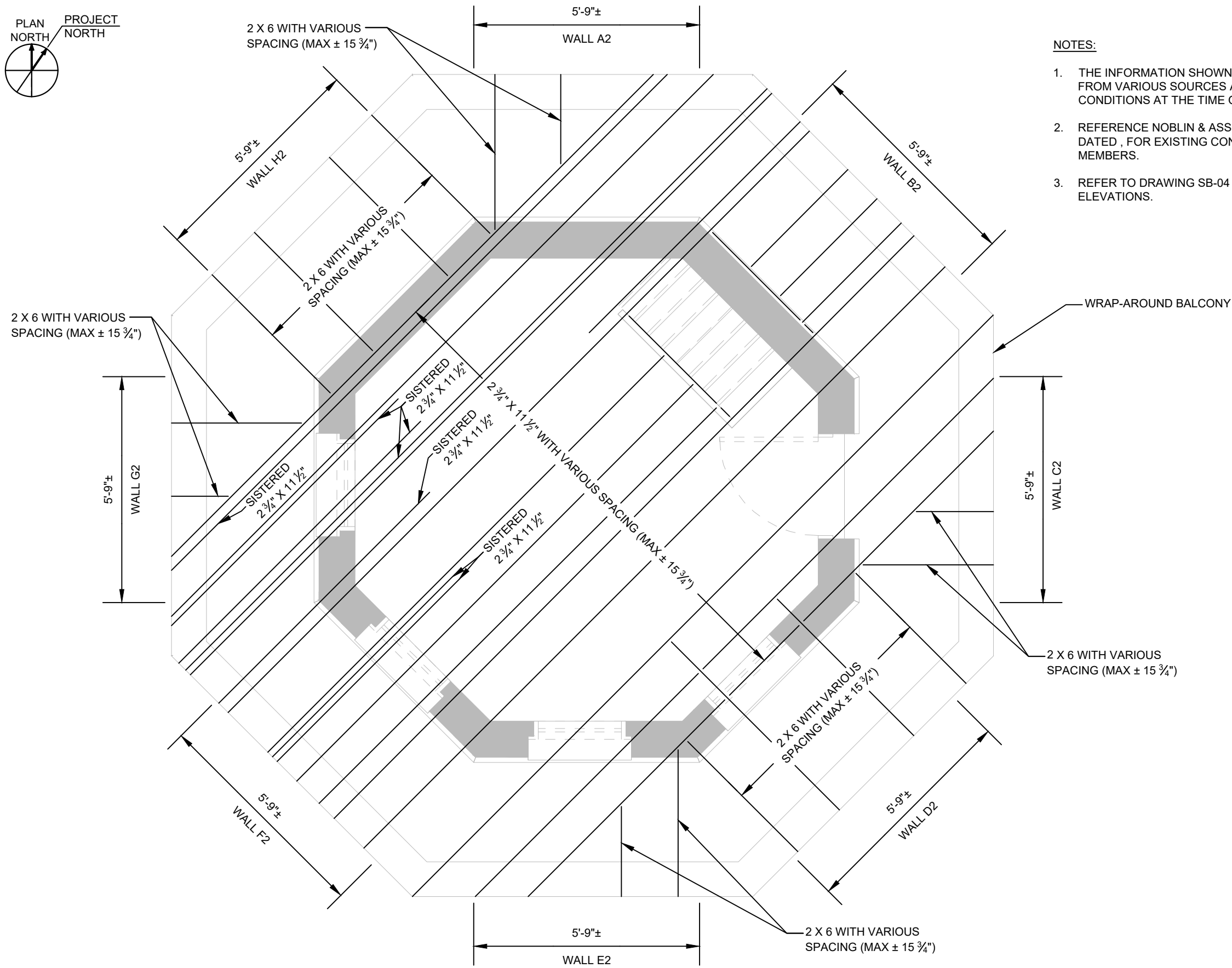
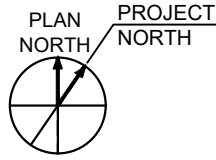
SHEET TITLE

**FRAMING PLAN  
FIRST FLOOR**

DRAWING NO.

**XS-01**  
**38**

1 OF 6



**NOTES:**

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**NOBLIN & ASSOCIATES, LLC**  
CONSULTING ENGINEERS

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PHONE (603) 740-9400

**FOR REVIEW ONLY**  
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PROJECT  
STRUCTURAL ENGINEERING CONSULTATION  
EXISTING WATER TOWER  
10 HYANNIS AVENUE  
HYANNIS, MA 02601

OWNER  
GAVIN & SULLIVAN ARCHITECTS  
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LOWELL, MA 01852

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DRAWN BY:	JNL
CHECKED BY:	MNK
DATE:	03/28/2019
DRAWING SCALE	3/8" = 1'-0"
GRAPHIC SCALE	

SHEET TITLE

**FRAMING PLAN  
SECOND FLOOR**

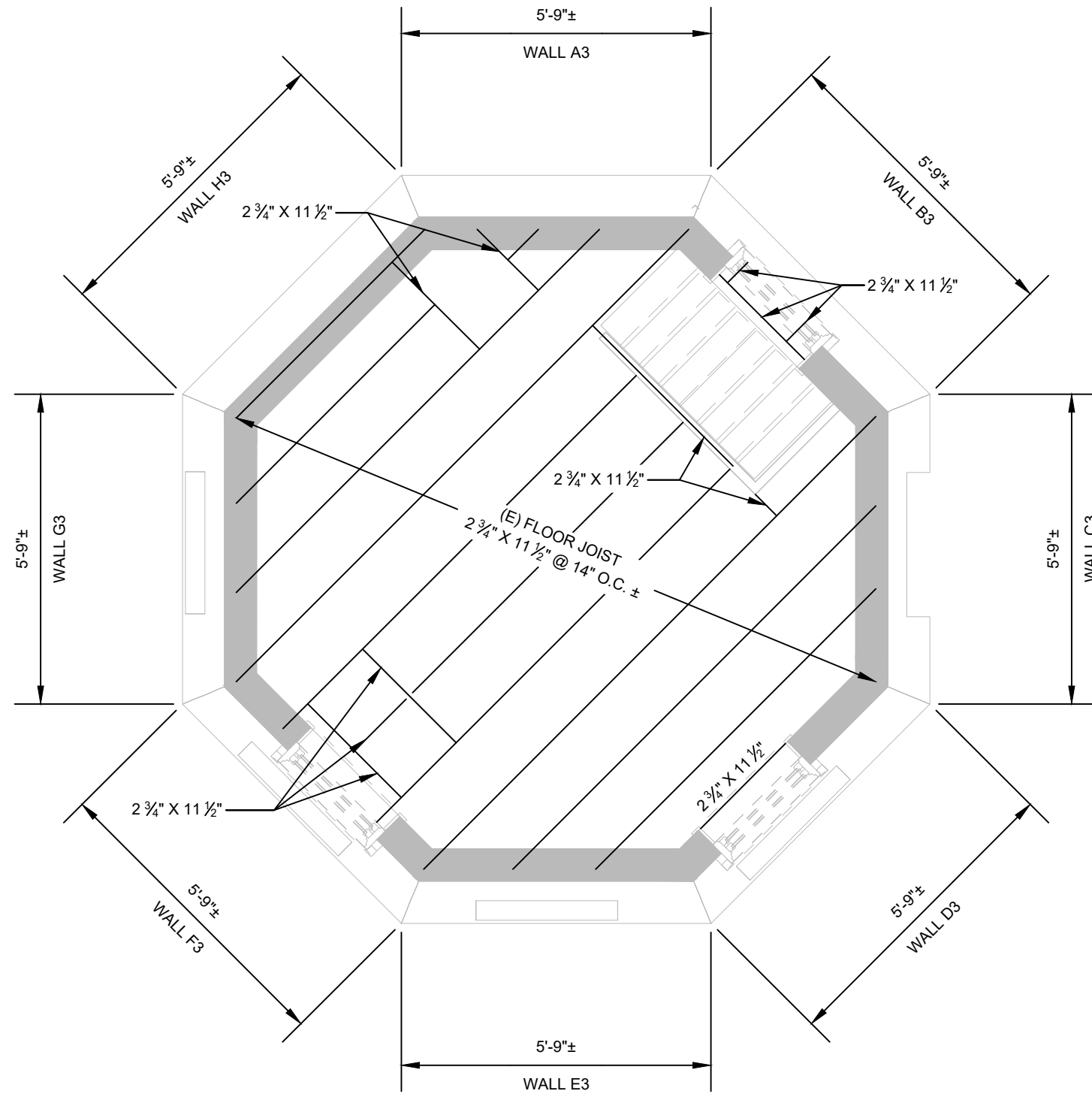
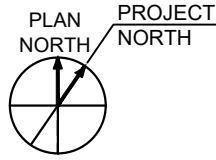
DRAWING NO.

XS-02  
**39**

2 OF 6

**PLAN: SECOND FLOOR AS-BUILT**  
SCALE: 3/8" = 1'-0"





○ PLAN: THIRD FLOOR AS-BUILT  
SCALE: 3/8" = 1'-0"

**NOTES:**

1. THE INFORMATION SHOWN ON THIS DRAWING HAS BEEN COMPILED FROM VARIOUS SOURCES AND MAY NOT REFLECT THE ACTUAL CONDITIONS AT THE TIME OF CONSTRUCTION.
2. REFERENCE NOBLIN & ASSOCIATES, LLC EVALUATION REPORT, DATED , FOR EXISTING CONDITIONS OF STRUCTURAL FRAMING MEMBERS.
3. REFER TO DRAWING SB-04 TO SB-06 FOR WALL FRAMING ELEVATIONS.

**NOBLIN & ASSOCIATES, LLC**  
CONSULTING ENGINEERS

4 FIRST STREET  
BRIDGEWATER, MA 02324  
PHONE (508) 279-0655

6 MERRILL INDUSTRIAL DRIVE, UNIT 10  
HAMPTON, NH 03842  
PHONE (603) 740-9400

**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

PROJECT  
STRUCTURAL ENGINEERING CONSULTATION  
EXISTING WATER TOWER  
10 HYANNIS AVENUE  
HYANNIS, MA 02601

OWNER  
GAVIN & SULLIVAN ARCHITECTS  
128 WARREN STREET  
LOWELL, MA 01852

NO.	NOTE	DESCRIPTION	BY

PROJECT NO.	19.02.059
CADD FILE	19.02.059-XS.dwg
DESIGNED BY:	MNK/CJG
DRAWN BY:	JNL
CHECKED BY:	MNK
DATE:	03/28/2019
DRAWING SCALE	3/8" = 1'-0"
GRAPHIC SCALE	

SHEET TITLE

FRAMING PLAN  
THIRD FLOOR

DRAWING NO.

XS-08  
**40**

3 OF 6



**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

PROJECT  
STRUCTURAL ENGINEERING CONSULTATION  
EXISTING WATER TOWER  
10 HYANNIS AVENUE  
HYANNIS, MA 02601

OWNER  
GAVIN & SULLIVAN ARCHITECTS  
128 WARREN STREET  
LOWELL, MA 01852

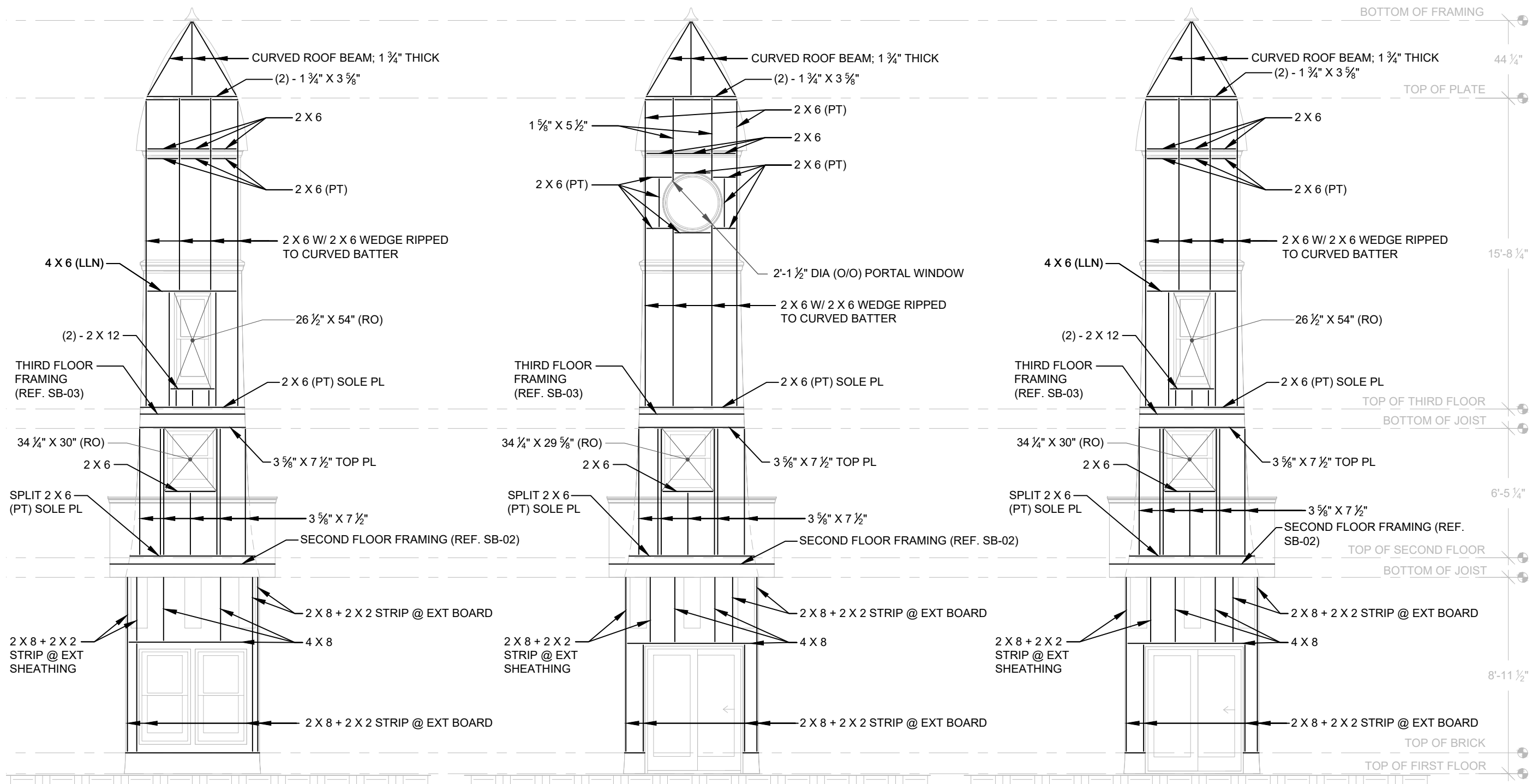
NO.	NOTE	DESCRIPTION	BY

PROJECT NO.	19.02.059
CADD FILE	19.02.059-XS.dwg
DESIGNED BY:	MNK/CJG
DRAWN BY:	JNL
CHECKED BY:	MNK
DATE:	03/28/2019
DRAWING SCALE	3/8" = 1'-0"
GRAPHIC SCALE	

SHEET TITLE

FRAMING ELEVATION  
SHEET 2 OF 3

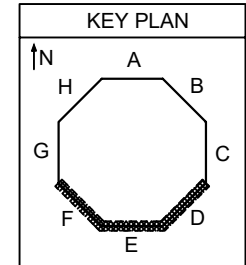
DRAWING NO.	XS-05
	42
	5 OF 6



**D ELEVATION: WALL - D**  
SCALE: 3/16" = 1'-0"  
LOOKING NORTHWEST

**E ELEVATION: WALL - E**  
SCALE: 3/16" = 1'-0"  
LOOKING NORTH

**F ELEVATION: WALL - F**  
SCALE: 3/16" = 1'-0"  
LOOKING NORTHEAST



NOTE:  
1. EXISTING WALL STUDS EQUALLY SPACED  
ALONG EXTERIOR WALL TOP PLATE AND SOLE  
PLATE UNLESS NOTED OTHERWISE.





April 17, 2020

Performance Building Company  
Attn: Mr. Jim McClutchy  
11 Alpha Road  
Chelmsford, MA 01824

**Re: 10 Hyannis Avenue  
Hyannisport, MA**

Mr. McClutchy,

As requested, we have visited the Light House building located at 10 Hyannis Avenue in Hyannisport, MA. The purpose of our visit was to review the condition of the existing structure.

It is our understanding that the building was originally used as a water tower but has been unused for several years now. The foundation has failed and needs to be replaced.

In order to rebuild the foundations, it will be necessary to move or rebuild the superstructure.

Our initial objective, when reviewing the structure, was to determine if the structure could be moved or rebuilt utilizing the existing timber framing with minimal replacement or reinforcing. However, based on our observations and calculations, we do not feel that the existing structure is adequate for reuse. The existing building is in very poor shape, with numerous failing or failed components. We do not believe that the building could be safely moved as an intact structure.

Due to its close proximity to the ocean coastline, it has been exposed to many years of harsh environment. The heavy winds and marine air have taken their toll on the building. In addition, our calculations show that the current structure, even at full capacity, is inadequate for current building code loads. In our opinion, there is no practical way to reinforce the existing structure for the substantial wind loads at that location.

It is our recommendation that the superstructure be rebuilt utilizing new framing and designed for current code requirements. The new building will still look like the original light tower but will be a much safer structure.

Sincerely,  
TFMoran, Inc.

Thomas E. Lamb, P.E.  
Senior Structural Project Manager

Paul E. Sbacchi, P.E.  
Chief Structural Engineer



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
AMENDMENT / ADVISORY DETERMINATION**



Instructions: This page must bear the applicant's original signature and must be dated. NPS Project Number  
40331

1. **Property Name** George Benson (G.B.) Holbrook House  
**Property Address** 10 Hyannis Avenue, Hyannis Port, MA 02601

2. **This form**  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that phase \_\_\_\_ of \_\_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_ Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here; continue on following page if necessary.

*Amendment #2: Windows + the lighthouse*

3. **Project Contact** (if different from applicant)  
**Name** Mary Nastasi **Company** MacRostie Historic Advisors LLC  
**Street** 313 Washington Street, Suite 308 **City** Newton **State** MA  
**Zip** 02458 **Telephone** (617) 531-7160 **Email Address** mnastasi@mac-ha.com

4. **Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
**Name** Dana McCoy **Signature** (Sign in ink) *Dana McCoy* **Date** 12-30-19  
**Applicant Entity** Hyannis Rotary LLC **SSN** \_\_\_\_\_ **or TIN** 46-1334871  
**Street** 500 Clark Road **City** Tewksbury **State** MA  
**Zip** 01876 **Telephone** (978) 858-0321 **Email Address** dana@sch-cpa.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

**Advisory Determinations:**

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

4/14/2020 **Date** *[Signature]* **National Park Service Authorized Signature (Sign in ink)**

NPS conditions or comments attached

**RECORDS RETENTION - PERMANENT.** Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
STATE HISTORIC PRESERVATION OFFICE  
REVIEW & RECOMMENDATION SHEET  
REHABILITATION - PART 2 / PART 3



SECTION 1. APPLICATION INFORMATION

PROJECT NUMBER 40331

Property Name George Benson (G.B.) Holbrook House

Property Address 10 Hyannis Avenue, Hyannis Port, MA 02601

Certified Historic Structure (select one)  Yes  Pending

Part 2

- Preliminary (date)
- Applying for state tax credit

Part 3 (Part 2 previously reviewed)

- Completed rehabilitation work conforms to work previously approved
- Completed rehabilitation work differs substantively from work previously approved (describe divergences from Part 2 scope of work in Section 5)

Part 3 (Part 2 not previously reviewed)

Amendment (pt. 2) (#3)

Advisory determination that a phase meets the Standards

Date application received by SHPO 3/27/2020

Date(s) additional information requested by SHPO \_\_\_\_\_

Date complete information received by SHPO \_\_\_\_\_

Date of transmittal to NPS 4/7/20

Property visited by State staff (dates): Before \_\_\_\_\_, during \_\_\_\_\_, and/or after \_\_\_\_\_ rehab

SHPO REVIEW SUMMARY

- No outstanding concerns
- In-depth NPS review requested
- Applicant informed of SHPO recommendation

SECTION 2. APPLICATION MATERIALS

Sent previously  Photographs  Other (list)

Attachments  Photographs  Rolled plans  Flat plans, large size  Flat plans, 11" x 17" or smaller  Other (list)

Sent separately  Photographs  Rolled plans  Flat plans, large size  Flat plans, 11" x 17" or smaller  Other (list)

Documentation remaining on file in SHPO (e.g., masonry repointing samples, specifications)

SECTION 3. SHPO RECOMMENDATION

LINDA SANTORO

who meets the Secretary of the Interior's Professional Qualification Standards has reviewed this application.

The rehabilitation work (select only one):

- meets the Standards.
- meets the Standards with concerns.
- meets the Standards *only* if the attached conditions are met (Part 2 only).
- does not meet Standard number(s) \_\_\_\_\_ for the reasons described in Section 5.
- does not meet Standard number(s) \_\_\_\_\_ as completed, but could be brought into conformance with the Standards if the remedial work recommended in Section 5 is completed (Part 3 only).
- warrants denial for lack of information.
- is being forwarded without recommendation.

4/7/20

Date

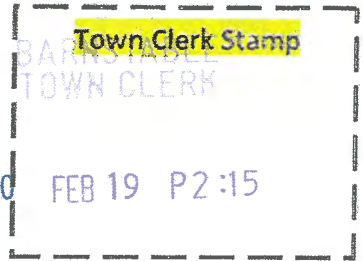
Brona Simon SHPO

State Historic Preservation Office Signature

This is a review sheet only and does not constitute an official certification of rehabilitation.



**TOWN OF BARNSTABLE**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)



**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**

Date of Application 2.19.20  Full Demotion  Partial Demolition

Building Address: 621 MAIN STREET  
Number Street

COTHIT 02635 Assessor's Map # 036 Assessor's Parcel # 062  
Village ZIP

Property Owner: PEARSON CHILDRENS TRUST 954.294.7151 (HICK)  
Name Phone#  
NICHOLAS PEARSON - TRUSTEE 954.683.1706 (GIAN)

Property Owner Mailing Address (if different than building address) \_\_\_\_\_  
1431 SOUTH OCEAN BLVD, UNIT 20, VALDERDALE BY THE SEA, FL, 33062

Property Owner e-mail address: HICK@PEARSON.NET

Contractor/Agent: ARCHI-TECH ASSOC. INC.

Contractor/Agent Mailing Address: 6 SCHOOL STREET, COHIT, MA 02635

Contractor/Agent Contact Name and Phone #: TIMOTHY LUFF 508.420.17335  
Name Phone#

Contractor/Agent Contact e-mail address: TLUFF@ARCHITECHASSOCIATES.COM

**Demolition Proposed - please itemize all changes:**

REMOVE STORY AND A HALF WING ON THE SOUTH WEST SIDE OF THE STRUCTURE CLOSEST TO THE GARAGE. THIS WING WAS MOVED IN 1904-1905 TO ITS CURRENT LOCATION AND THE MIDDLE PORTION (EXISTING) WAS ADDED TO CONNECT THEM.

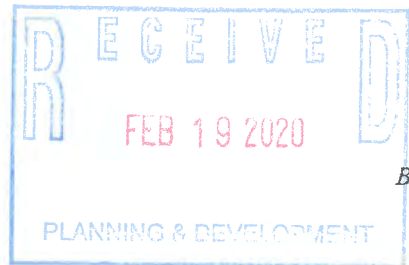
Type of New Construction Proposed: RE-CONSTRUCT A 1 1/2 STORY WING THAT CONNECTS TO THE HOUSE AND ADDING A WORKSHOP THAT CONNECT TO THE GARAGE (EXISTING)

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: 1885 TWIN HOUSE Additions Year Built: 1904-1905

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 \_\_\_\_\_





036/062

FORM B - BUILDING

AREA	FORM NO.
CTB	14

BRN. 305

MASSACHUSETTS HISTORICAL COMMISSION  
294 WASHINGTON STREET, BOSTON, MA 02108



Town Barnstable (Cotuit-Cotuit Port)

Address 621 Main Street

Historic Name Henry Hodges House

Use: Present dwelling

Original dwelling; shop

DESCRIPTION:

Date c. 1885

Source Santuit/Cotuit Historical Society

Style Greek Revival

Architect Henry Hodges (builder)

Exterior wall fabric clapboard

Outbuildings former Santuit schoolhouse  
(now cottage)

Major alterations (with dates) \_\_\_\_\_

replacement of first story facade windows

c. 1960; insulation blown in 1982.

Moved no Date \_\_\_\_\_

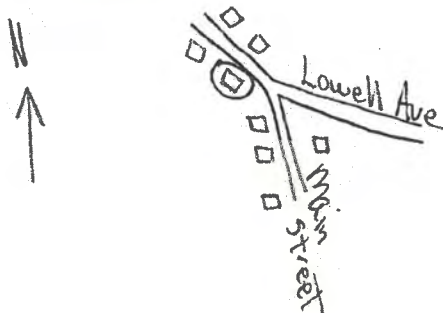
Approx. acreage 1.25

Setting residential village area

Photo #82-3-B14

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Harriet R. Cabot

Organization Barnstable Historical Comm.

Date May 1985

(Staple additional sheets here)

**ARCHITECTURAL SIGNIFICANCE** (Describe important architectural features and evaluate in terms of other buildings within the community.)

If the 1885 construction date is correct, this is an extremely late example of the Greek Revival style, signified primarily by its very vertical proportions. Its major stylistic features are the shaped lintels over the entry and original windows, and the 6/6 sash. The Hodges House is a 2½ story, three bay, one room deep structure enclosed by a gable roof and extended by a rear ell. Its three bay facade is centered around a very simple entry with shaped lintel, but no side lights or transom; its door with arched lights is typical of the Italianate style. The facade has unfortunately been altered by replacement of first story windows by multi-paned bay windows.

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

This house was built in 1885 as a two family dwelling perhaps accounting for its retardataire use of the Greek Revival style. Its original owners were Henry Hodges (1835-1921) and Eliza Baxter who occupied one-half and had a store at the front. There was a large barn at the rear and Mr. Hodges had bought an abandoned schoolhouse at Santuit and had it moved to the south of the house. The southern half of the house was occupied by his sister Emma (1846-1914) who had married Rowland Howland (1840-1909). Mr. Harlow did heavy teaming, having several work horses and also ran a stable with horses for hire. After sale of the house to Dr. Peirson in 1903-04, the very old schoolhouse was moved to the north and set up in a field owned by Mr. Hodges and there he kept store for a time. Later he bought the Samuel Nickerson store and house at the junction of Main St. and Ocean View Ave. and continued to sell shoes and drygoods. The old barn was destroyed by hurricane of 1938. The schoolhouse has been moved once more to a lot adjoining the large house, and combined with another small building, has been made into an attractive small cottage.

Dr. Pierson married Genevieve Shreve and their son Benjamin married Elizabeth Gilbert in 1930.

**BIBLIOGRAPHY and/or REFERENCES** (name of publication, author, date and publisher)

Barnstable County Atlas. 1907.  
Santuit/Cotuit Historical Society. Cotuit Library.

In 1865 this was a two-family dwelling built by Henry Hodges 1835-1921  
Eliza Baxter

who occupied one-half and had a store at the front. There was a large barn at the rear and Mr. Hodges had bought an abandoned schoolhouse at Santuit and had it moved to the south of the house.

The southern half of the house was occupied by his sister Enza 1846-1914 who had married Rowland Harlow 1840-1909

Mr. Harlow did heavy teaming, having several work horses and also ran a stable with horses for hire.

After the sale of this house to Dr. Pierson in 1903-4 the very old schoolhouse was moved to the north and set up in a field owned by Mr. Hodges and there he kept store for a time. Later he bought the Samuel Nickerson store and house at the junction of Main Street and Oceanview Avenue (Dr. Cahil House) and continued to sell shoes and drygoods.

earlier period

The old barn was destroyed by the hurricane of 1938. The schoolhouse has been moved once more to a lot adjoining the large house and combined with another small building has been made into an attractive small cottage. The store windows are still in place at the front of the Pierson house. Dr. Pierson married Genevieve Shreve and their son Benjamin married Elizabeth Gilbert in 1930. They are the present owners.



Mr. and Mrs. Rowland Harlow, Ernest Harlow, Mrs. Hodges, Eunice, Roland Harlow, Jr. and Mr. Hodges.

The small <sup>older</sup> house on the back (west) of the main house was used for a kitchen and connected to the main house by a large <sup>open</sup> dining room by the Peirsone.

The front house was remodeled in 1962 when Mrs. Benjamin Peirsone retired & came to live here year round. She had <sup>been</sup> owned by Mr. & Mrs. Edward (Mod) J. Peirsone. The schoolhouse is occupied by Mr. Benjamin Peirsone (with wife) in 1985

1985

Parcel: 036-062

Location: 621 MAIN STREET (COTUIT), Cotuit

Owner: PEIRSON, ELIZABETH L & NICHOLAS D TRS



Parcel 036-062  
Location 621 MAIN STREET (COTUIT)  
Village Cotuit  
Town sewer at address No

Developer lot: LOT 2A & 1B & 1C  
Fire district Cotuit  
Road index 0951  
Secondary road



Asbuilt septic scan  
[036062\\_1](#), [036062\\_2](#)

Owner: PEIRSON, ELIZABETH L & NICHOLAS D TRS

Owner PEIRSON, ELIZABETH L & NICHOLAS D TRS  
Street1 975 MAIN STREET  
City COTUIT

Co-Owner PEIRSON CHILDRENS TRUST  
Street2  
State MA Zip 02635 Country

Book page 23599/ 257

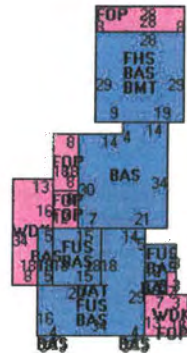
Land

Acres 1.44 Use Single Fam MDL-01 Zoning RF Neighborhood 0109  
Topography Street factor Town Zone of Contribution WP (Wellhead Protection Overlay District)  
Utilities Location factor State Zone of Contribution IN

Construction

Building 1 of 1

Year built 1880 Roof structure Gable/Hip Heat type Hot Water  
Living area 4610 Roof cover Asph/F Gls/Cmp Heat fuel Gas  
Gross area 7765 Exterior wall Vinyl Siding AC type None  
Style Conventional Interior wall Drywall Bedrooms 4 Bedrooms  
Model Residential Interior floor Carpet, Hardwood Bath rooms 4 Full-1 Half  
Grade Custom Foundation Mixed Total rooms 10 Rooms  
Stories 2 Stories



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
07/31/2018	Sid/Wind/Roof/Door	18-2152	\$4,367		replace 1 door
09/06/2017	Sid/Wind/Roof/Door	17-3065	\$5,332		replacement windows Uvalue .30 (3)
01/15/2010	Other	200906323	\$75,000	05/26/2010	RES ELEVATOR
08/01/1990	Addition	B33904	\$15,000	01/15/1991	CO GARAGE
06/02/1985	Addition	B27978	\$35,000	01/15/1986	CO ADD'N
06/01/1985	Addition	B27978A	\$0	01/15/1986	CO ADD'N

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	04/09/2009	PEIRSON, ELIZABETH L & NICHOLAS D TRS	23599/ 257	\$1
2	09/15/1993	PEIRSON, SUSAN R TR	8783/ 261	\$1

Line	Sale Date	Owner	Book/Page	Sale Price
3	09/15/1993	PEIRSON, SUSAN R	8783/ 236	\$1
4	10/15/1990	PEIRSON, EDWARD L & SUSAN R	7316/ 316	\$1
5	12/15/1982	PEIRSON, EDWARD L	3639/ 238	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2020	\$469,900	\$63,100	\$80,600	\$301,900	\$915,500
2	2019	\$409,200	\$63,100	\$84,400	\$315,100	\$871,800
3	2018	\$311,000	\$63,100	\$86,000	\$317,900	\$778,000
4	2017	\$306,200	\$63,200	\$90,200	\$317,900	\$777,500
5	2016	\$306,200	\$63,200	\$90,200	\$318,100	\$777,700
6	2015	\$369,600	\$79,600	\$92,600	\$305,100	\$846,900
7	2014	\$369,600	\$79,600	\$94,600	\$305,100	\$848,900
8	2013	\$357,500	\$80,700	\$92,600	\$305,100	\$835,900
9	2012	\$345,700	\$78,600	\$80,600	\$315,100	\$820,000
10	2011	\$458,000	\$48,300	\$78,400	\$315,100	\$899,800
11	2010	\$459,300	\$8,400	\$72,400	\$322,000	\$862,100
12	2009	\$608,400	\$6,300	\$49,900	\$326,900	\$991,500
13	2008	\$546,600	\$6,300	\$54,000	\$369,900	\$976,800
15	2007	\$545,600	\$6,300	\$54,000	\$369,900	\$975,800
16	2006	\$532,400	\$6,300	\$54,700	\$363,400	\$956,800
17	2005	\$393,600	\$6,300	\$54,200	\$191,200	\$645,300
18	2004	\$339,600	\$6,300	\$54,800	\$191,200	\$591,900
19	2003	\$272,800	\$6,300	\$56,100	\$122,100	\$457,300
20	2002	\$272,800	\$6,300	\$56,100	\$122,100	\$457,300
21	2001	\$272,800	\$7,300	\$56,100	\$122,100	\$458,300
22	2000	\$267,200	\$6,600	\$44,800	\$80,100	\$398,700
23	1999	\$251,000	\$6,200	\$38,700	\$80,100	\$376,000
24	1998	\$251,000	\$6,200	\$38,700	\$80,100	\$376,000
25	1997	\$272,900	\$0	\$0	\$68,400	\$359,400
26	1996	\$228,000	\$0	\$0	\$68,400	\$314,500
27	1995	\$283,400	\$0	\$0	\$68,400	\$371,900
28	1994	\$229,300	\$0	\$0	\$51,300	\$301,400
29	1993	\$229,300	\$0	\$0	\$52,000	\$302,100
30	1992	\$261,400	\$0	\$0	\$57,000	\$342,100
31	1991	\$294,500	\$0	\$0	\$102,200	\$404,600
32	1990	\$294,500	\$0	\$0	\$102,200	\$404,600
33	1989	\$294,500	\$0	\$0	\$102,200	\$404,600
34	1988	\$156,000	\$0	\$0	\$44,700	\$207,400
35	1987	\$156,000	\$0	\$0	\$44,700	\$207,400
36	1986	\$123,200	\$0	\$0	\$44,200	\$174,100

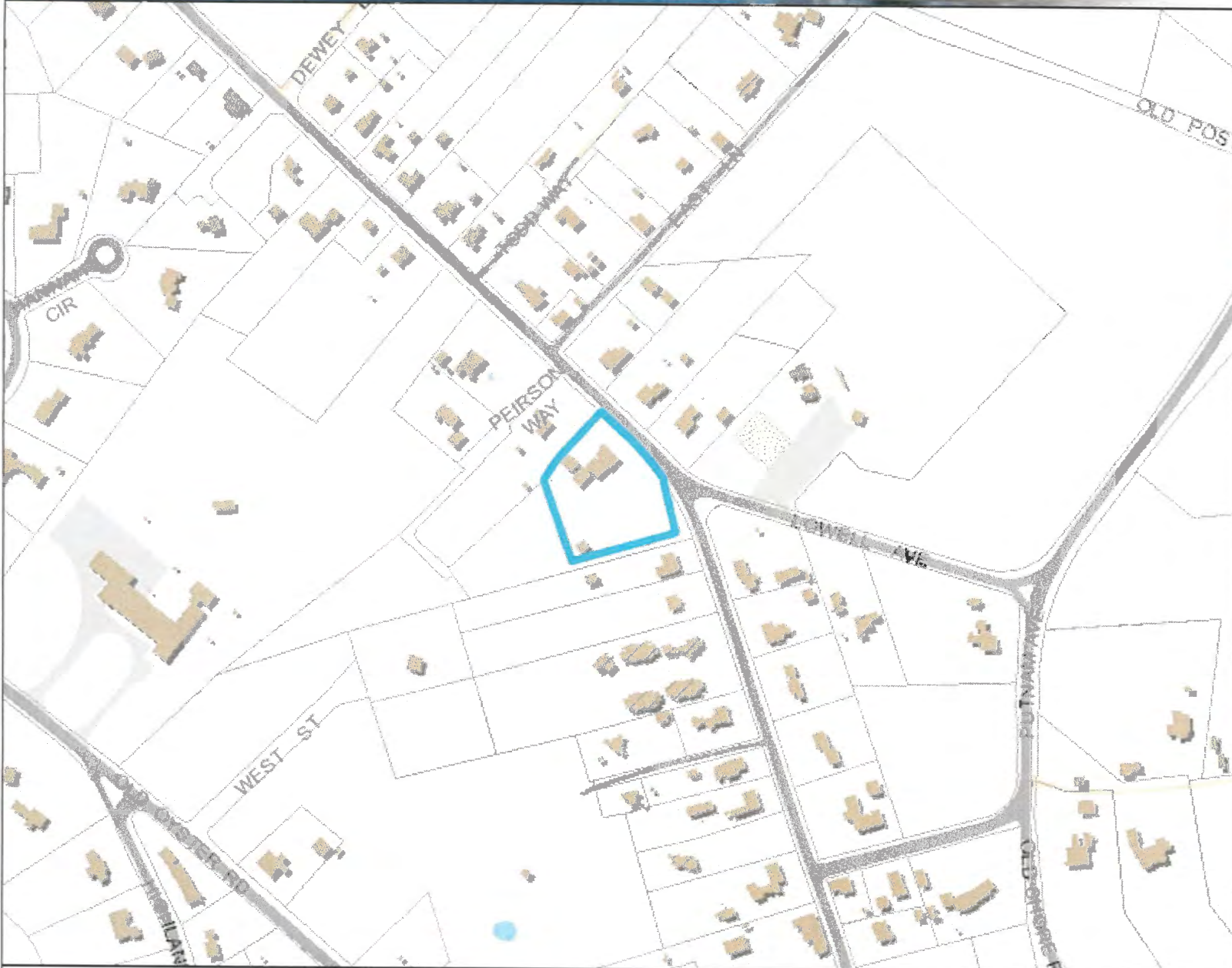
Photos












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: 2/20/2020

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: 2/20/2020



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.

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

Existing Front Elevation



PLANNING & DEVELOPMENT

FEB 19 2020

Existing Left Elevation



RECEIVED  
FEB 19 2020

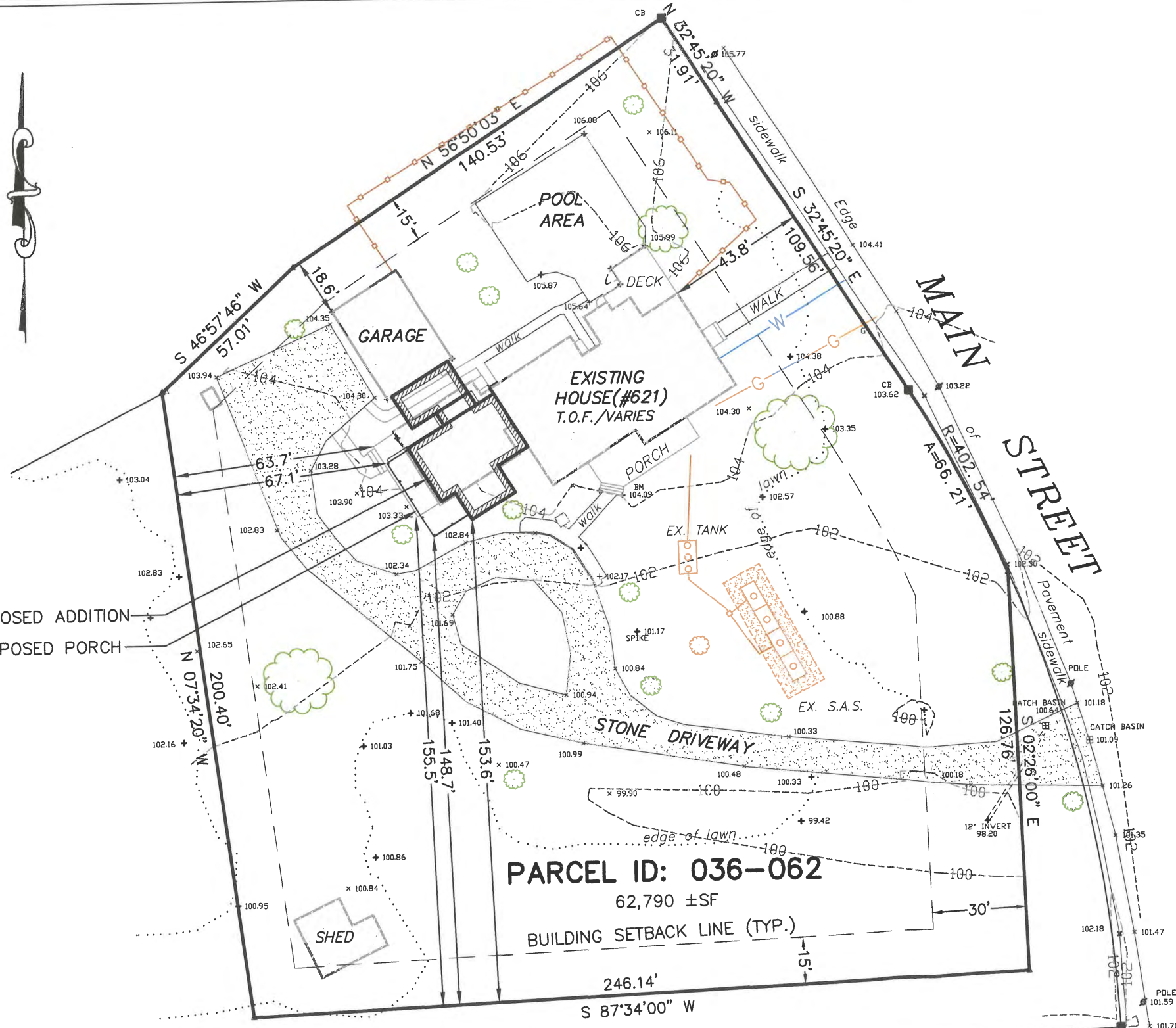
Existing Rear Elevation



Existing Right Elevation

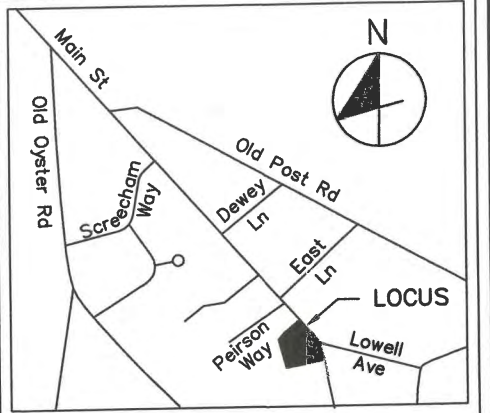


PLANNING & DESIGN  
FEB 19 2020



**LEGEND**

--- 98 ---	EXISTING CONTOUR
x 100.98	EXISTING SPOT GRADE
--- 62 ---	PROPOSED CONTOUR
--- O.H.W. ---	OVERHEAD WIRES
--- W ---	EXISTING WATER SERVICE
--- G ---	EXISTING GAS SERVICE
⊙	TEST PIT
⊕	BENCHMARK



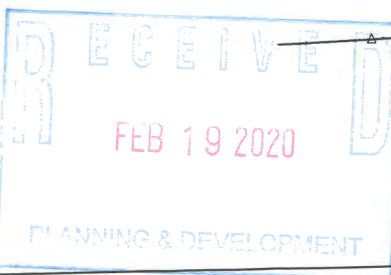
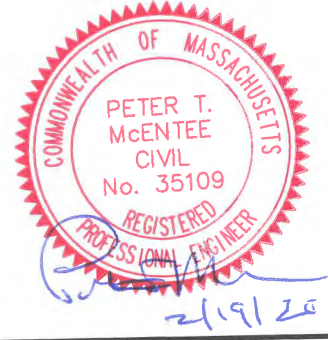
**FLOOD ZONE DESIGNATION**  
 FLOOD MAP 25001C0756J  
 EFFECTIVE 7/16/14  
 NON HAZARD-ZONE X

**ZONING CLASSIFICATION: ZONE RF**  
 SETBACKS: FRONT YARD=30'  
 SIDE/REAR YARD=15'  
 LOT AREA = 87,120 SF

**WATER RESOURCE PROTECTION**  
 SALTWATER ESTUARY PROTECTION  
 WELLHEAD PROTECTION (WP)  
 STATE DESIGNATED ZONE II

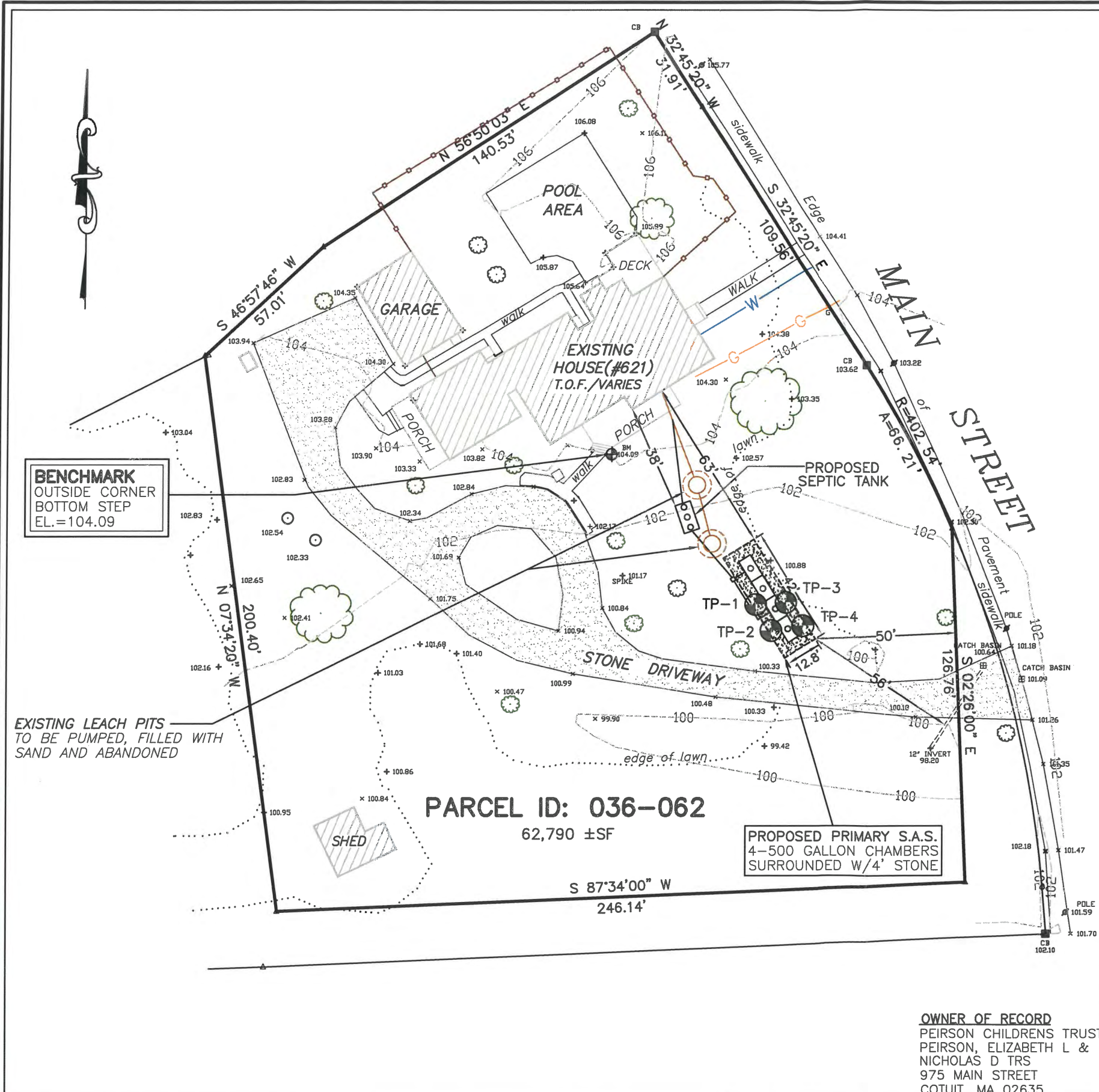
**OVERLAY DISTRICT**  
 RESOURCE PROTECTION  
**WIND EXPOSURE CATEGORY**  
 Exposure B

- NOTES:
- 1) TOTAL NUMBER OF BEDROOMS SHALL NOT EXCEED 5.
  - 2) ALL ELEVATIONS ARE BASED ON AN ASSUMED DATUM.



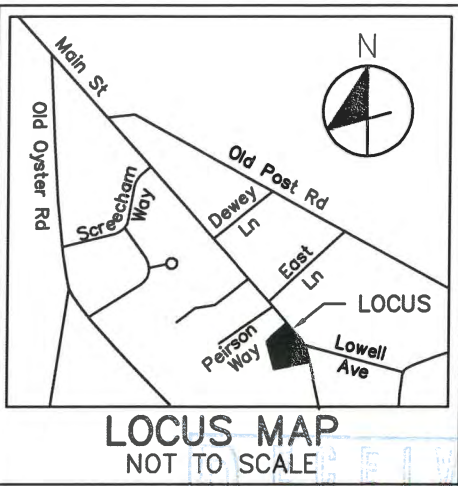
**OWNER OF RECORD**  
 PEIRSON CHILDRENS TRUST  
 PEIRSON, ELIZABETH L &  
 NICHOLAS D TRS  
 975 MAIN STREET  
 COTUIT, MA 02635

<b>PROPOSED BUILDING ADDITION</b>			
<b>621 MAIN STREET, COTUIT, MA</b>			
Prepared for: ARCHI-TECH ASSOCIATES, INC, 6 School St., Cotuit, MA 02635			
Engineering by:	SCALE	DRAWN	JOB. NO.
<b>Engineering Works, Inc.</b>	1"=40'	P.T.M.	131-20
12 West Crossfield Road, Forestdale, MA 02644	DATE	CHECKED	SHEET NO.
(508) 477-5313	2/19/20	P.T.M.	1 of 1



**LEGEND**

— 98 —	EXISTING CONTOUR
x 100.98	EXISTING SPOT GRADE
— 62 —	PROPOSED CONTOUR
— O.H.W. —	OVERHEAD WIRES
— W —	EXISTING WATER SERVICE
— G —	EXISTING GAS SERVICE
⊕	TEST PIT
⊕	BENCHMARK



RECEIVED  
FEB 19 2020  
PLANNING & DEVELOPMENT

**GENERAL NOTES:**

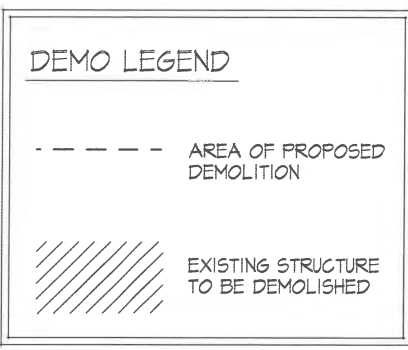
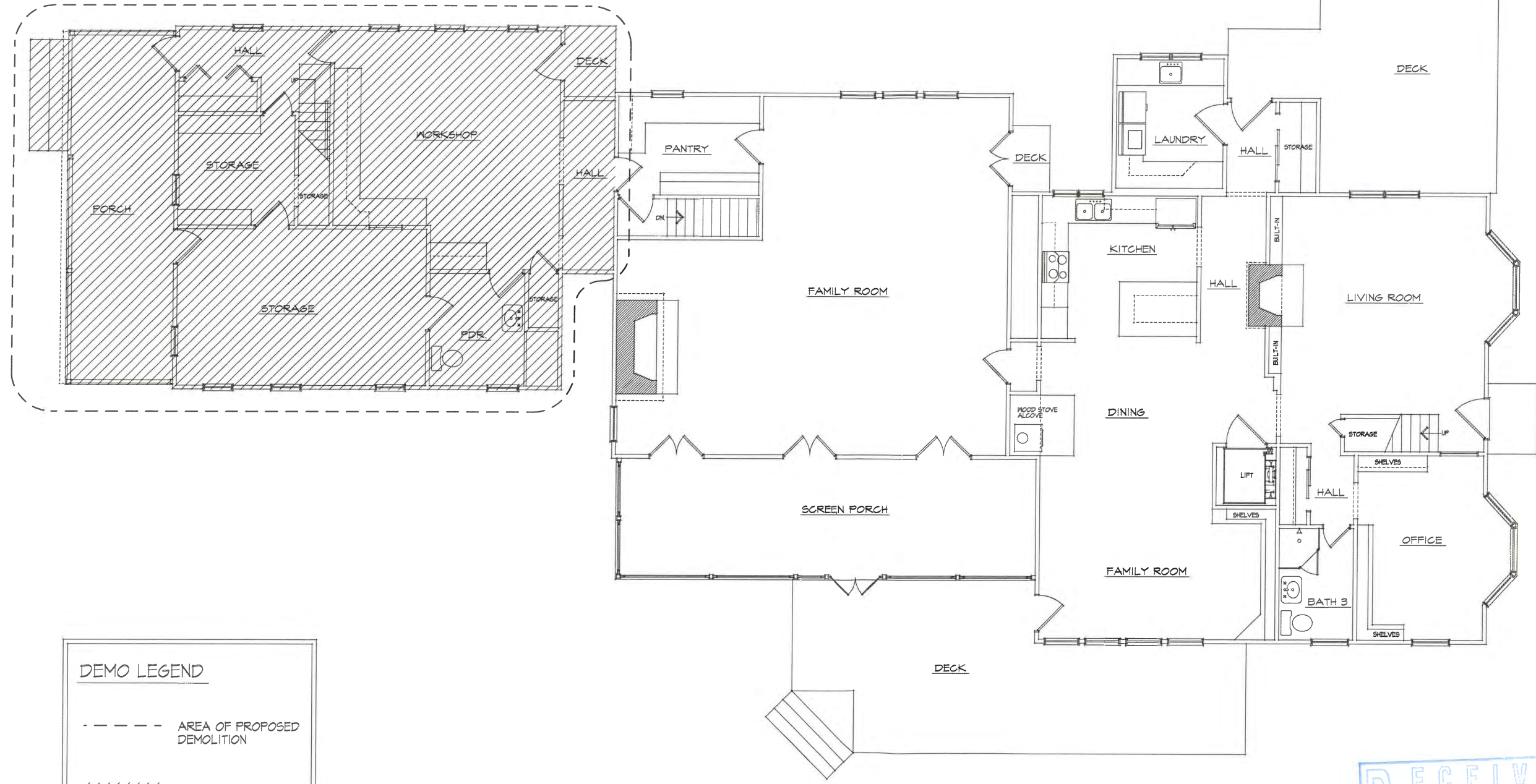
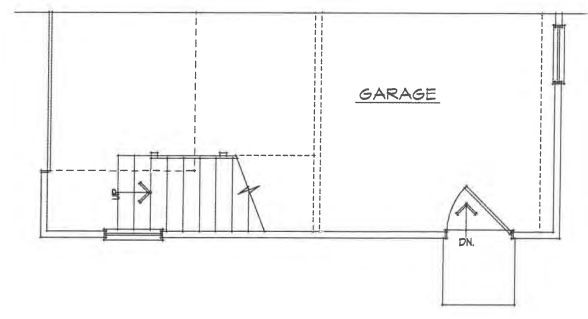
1. ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE LOCAL BOARD OF HEALTH AND THE DESIGN ENGINEER.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE STATE ENVIRONMENTAL CODE, TITLE V, AND ANY APPLICABLE LOCAL RULES AND REGULATIONS.
3. THE SEWAGE DISPOSAL SYSTEM SHALL NOT BE BACKFILLED PRIOR TO INSPECTION AND APPROVAL BY THE BOARD OF HEALTH AND THE DESIGN ENGINEER.
4. ANY CONDITIONS ENCOUNTERED DURING CONSTRUCTION DIFFERING FROM THOSE SHOWN HEREON SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION CONTINUES.
5. ALL ELEVATIONS BASED ON AN ASSUMED DATUM.
6. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR OR OWNER TO NOTIFY THE LOCAL BOARD OF HEALTH FOR PROPER INSPECTIONS DURING CONSTRUCTION.
7. WATER SUPPLY PROVIDED BY TOWN WATER SERVICE.
8. THERE ARE NO WELLS WITHIN 150' OF THE PROPOSED S.A.S.
9. ALL AREAS CLEARED FOR CONSTRUCTION SHALL BE RESTORED AS AGREED UPON BY OWNER AND CONTRACTOR OR AS OTHERWISE DIRECTED BY THE APPROVING AUTHORITIES.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PRIOR TO BEGINNING CONSTRUCTION.
11. WHERE REQUIRED, CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN THE AREA BENEATH AND FOR 5' ON ALL SIDES OF THE S.A.S. AND REPLACE WITH CLEAN SAND AS SPECIFIED IN 310 CMR 255(3).
12. AREAS REQUIRING STRIPOUT OF UNSUITABLE MATERIALS SHALL BE INSPECTED BY DESIGN ENGINEER PRIOR TO BACKFILL.
13. THIS PLAN IS TO BE USED FOR SEPTIC SYSTEM PURPOSES ONLY AND NOT CONSIDERED TO BE A PROPERTY LINE SURVEY.
14. THE ENGINEER IS NOT RESPONSIBLE FOR ANY UNDOCUMENTED SEPTIC SYSTEM COMPONENTS NOT SHOWN ON THE PLAN.

**PROPOSED SEPTIC SYSTEM UPGRADE PLAN  
621 MAIN STREET, COTUIT, MA**

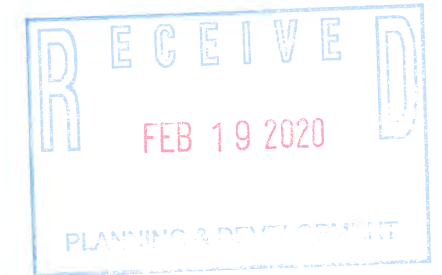
Prepared for: Susan Peirson, 1431 S. Ocean Blvd. 20, Lauderdale By The Sea, FL 33062			
Engineering by: <b>Engineering Works, Inc.</b>		SCALE 1"=40'	DRAWN P.T.M.
12 West Crossfield Road, Forestdale, MA 02644 (508) 477-5313		DATE 3/14/18	CHECKED P.T.M.
		JOB. NO. 115-18	SHEET NO. 1 of 2

**OWNER OF RECORD**  
PEIRSON CHILDRENS TRUST  
PEIRSON, ELIZABETH L &  
NICHOLAS D TRS  
975 MAIN STREET  
COTUIT, MA 02635





**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 FIRST FLOOR LIVING AREA = 3,000 SQ. FT. (INCLUDED STAIRS)



**ARCHI-TECH ASSOCIATES**  
 residential design  
 6 school street  
 cotuit, ma 02635  
 t 508.420.5335 f 508.420.5304  
 e info@architechassociates.com  
 architechassociates.com



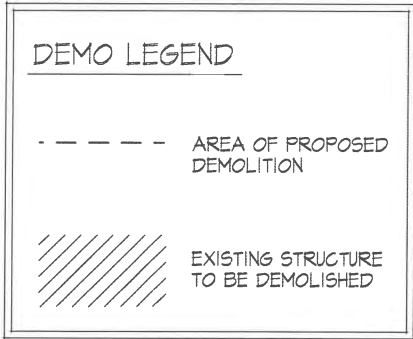
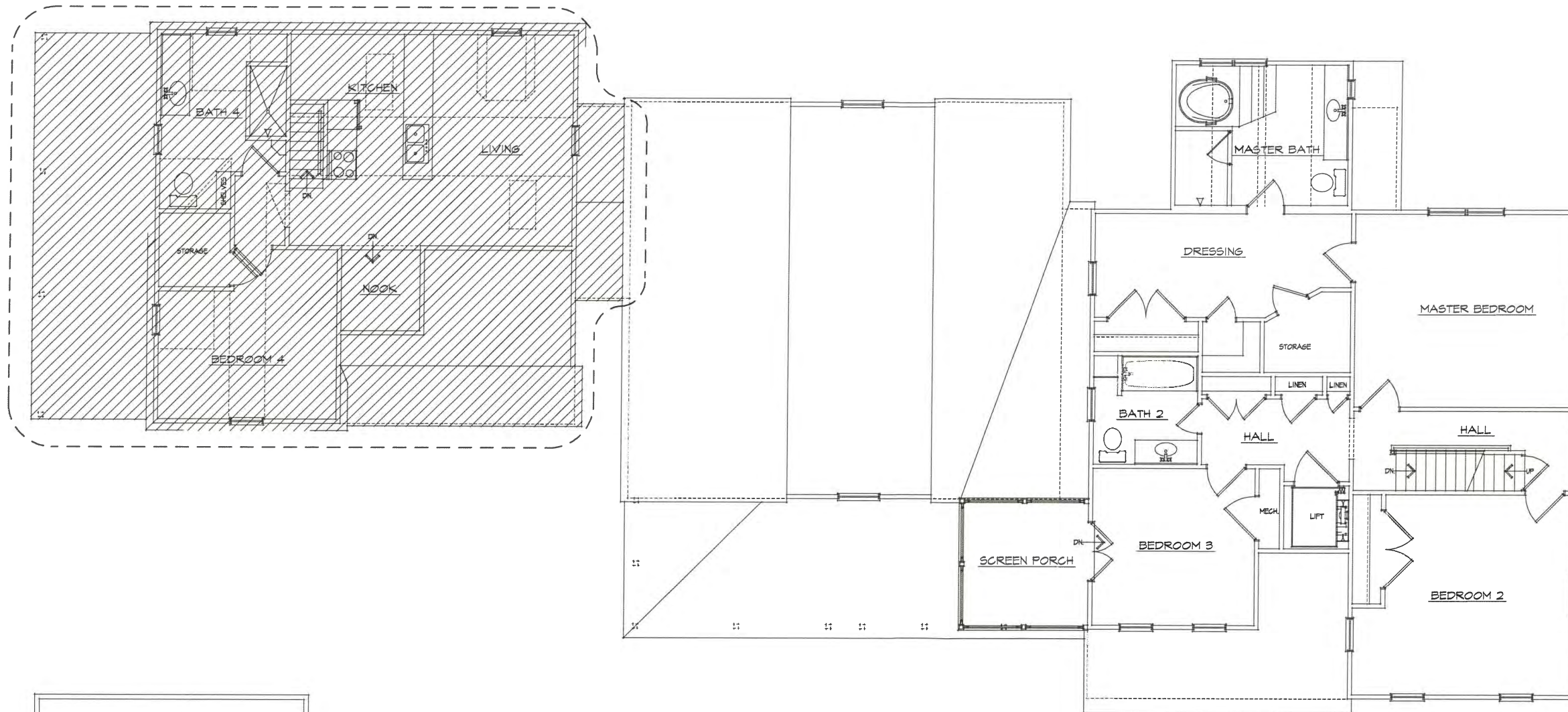
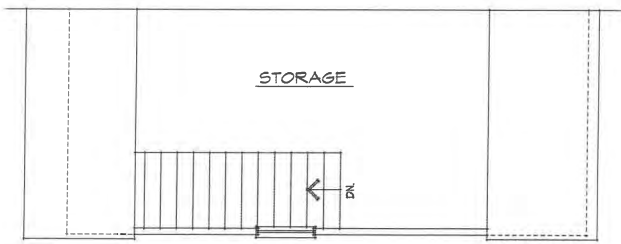
Archi-Tech Associates, Inc. hereby certifies that these drawings were prepared by its duly licensed professional staff in accordance with the Massachusetts Board of Registration of Professional Engineers and Architects. Any errors, omissions or alterations made by anyone other than the original author of these drawings shall be brought to the attention of Archi-Tech Associates, Inc. immediately upon discovery. The drawings are to be used, do not scale drawings.

Existing Conditions at the  
**Peirson Residence**  
 621 Main Street  
 Cotuit, Massachusetts  
**First Floor Plan**

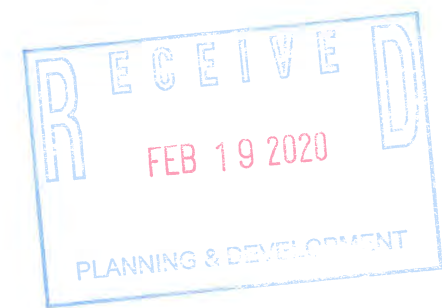
job no. : 1916  
 date : 11 FEBRUARY 2020  
 scale : AS NOTED  
 drawn : ELC  
 rev. :  
 rev. :

**EX-1**

2/11/2020 9:44 PM



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 SECOND FLOOR LIVING AREA = 1,760 SQ. FT.



**ARCHI-TECH ASSOCIATES**  
 residential design

6 school street ☎ 508.420.5335 ☏ 508.420.5304  
 cotuit, ma 02635 @ info@architechassociates.com

architechassociates.com

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Existing Conditions at the  
**Peirson Residence**  
 621 Main Street  
 Cotuit, Massachusetts  
**Second Floor Plan**

job no.: 1918  
 date : 11 FEBRUARY 2020  
 scale : AS NOTED  
 drawn : ELC  
 rev. :  
 rev. :

**EX-2**  
 sht of

ISSUED FOR REVIEW

**DEMO LEGEND**

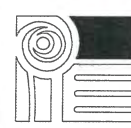
 EXISTING STRUCTURE TO BE DEMOLISHED
  AREA OF PROPOSED DEMOLITION



**EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



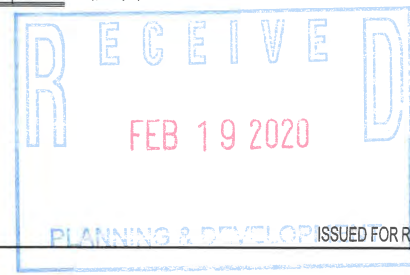
**ARCHITECT ASSOCIATES**  
residential design

6 school street | 508.420.5335 | 508.420.5304  
cotuit, ma 02635 | info@architectassociates.com  
architectassociates.com

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additions & alterations at the  
**Peirson Residence**  
621 Main Street  
Cotuit, Massachusetts  
Proposed & Existing Elevations

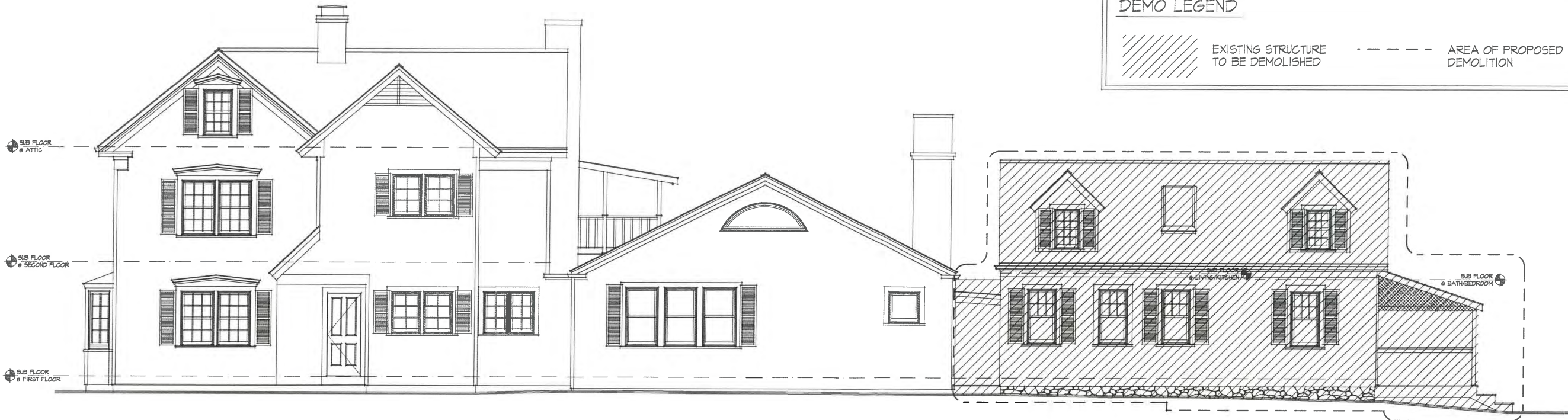
job no.:	1918
date:	11 FEBRUARY 2020
scale:	AS NOTED
drawn:	ELC, JAL
rev.:	
rev.:	
<b>A-3</b>	
sht	of



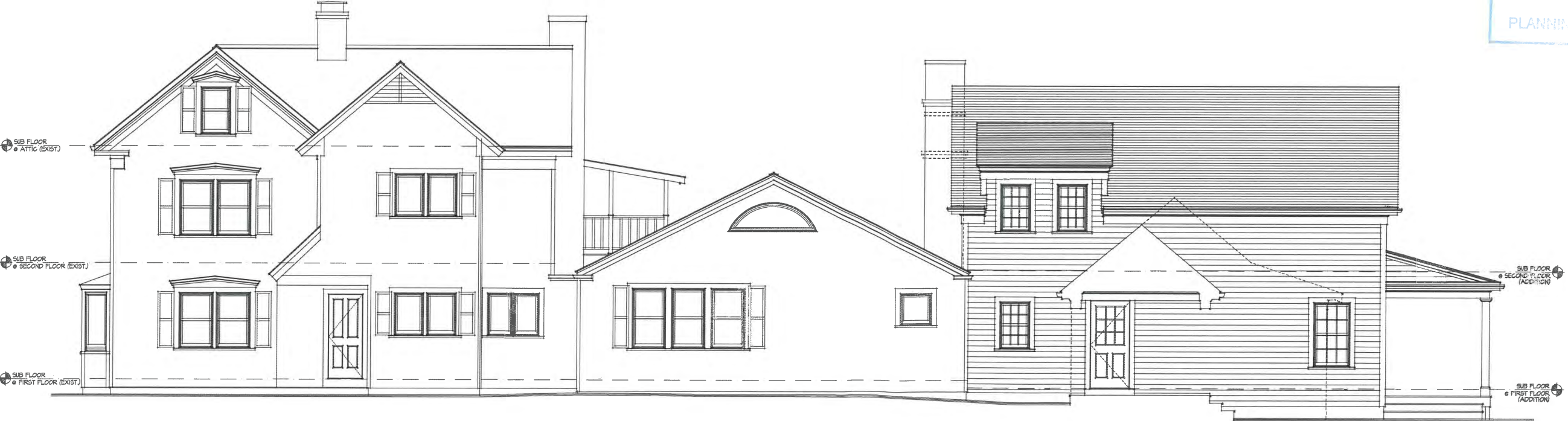
2/11/2020 3:55 PM

**DEMO LEGEND**

 EXISTING STRUCTURE TO BE DEMOLISHED
  AREA OF PROPOSED DEMOLITION



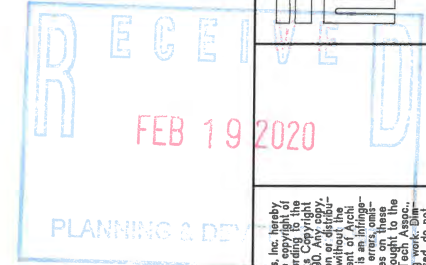
**EXISTING RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

6 school street ☎ 508.420.5335 ☎ 508.420.5304  
cotuit, ma 02335 @ info@architecthassociates.com

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residential design



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additions & alterations at the  
**Peirson Residence**  
621 Main Street  
Cotuit, Massachusetts  
Proposed & Existing Elevations

job no. : 1916  
date : 11 FEBRUARY 2020  
scale : AS NOTED  
drawn : ELC, JAL  
rev. :  
rev. :

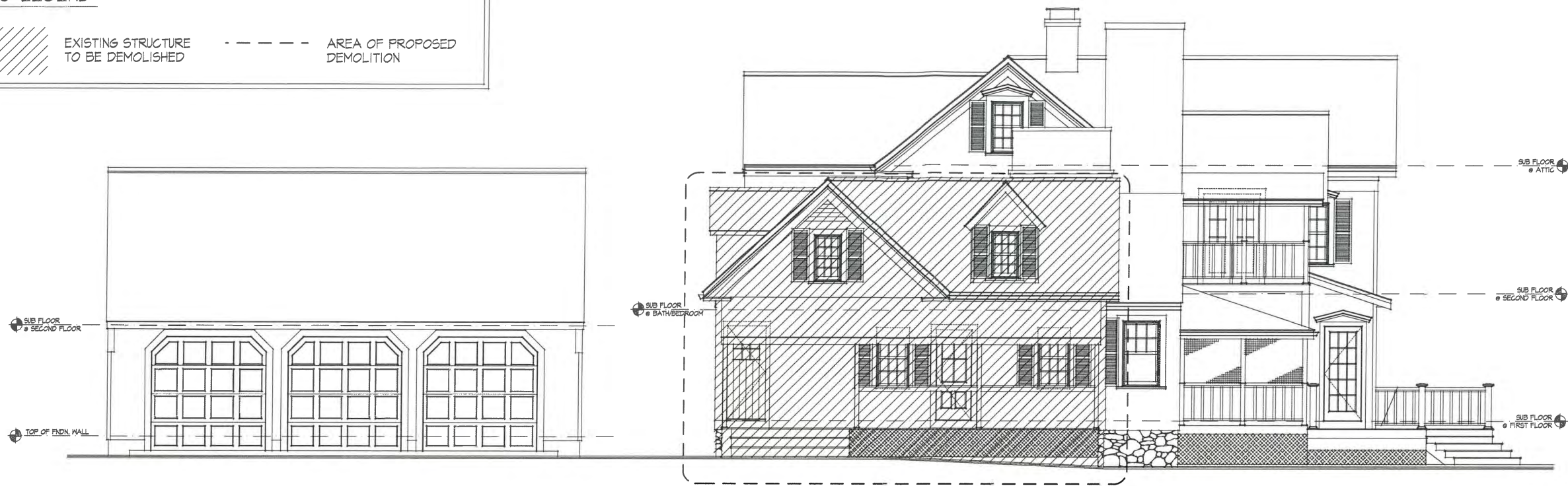
**A-4**  
sht of

ISSUED FOR REVIEW

2/11/2020 9:55 PM

DEMO LEGEND

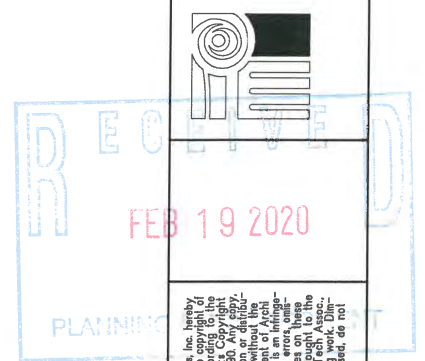
EXISTING STRUCTURE TO BE DEMOLISHED      AREA OF PROPOSED DEMOLITION



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



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



6 school street ☎ 508.420.5335 ☎ 508.420.5304  
cotuit, ma 02535 @ info@architechassociates.com  
architechassociates.com

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additions & alterations at the  
**Peirson Residence**  
621 Main Street  
Cotuit, Massachusetts  
Proposed & Existing Elevations

job no.: 1916  
date : 11 FEBRUARY 2020  
scale : AS NOTED  
drawn : ELG, JAL  
rev. :  
rev. :

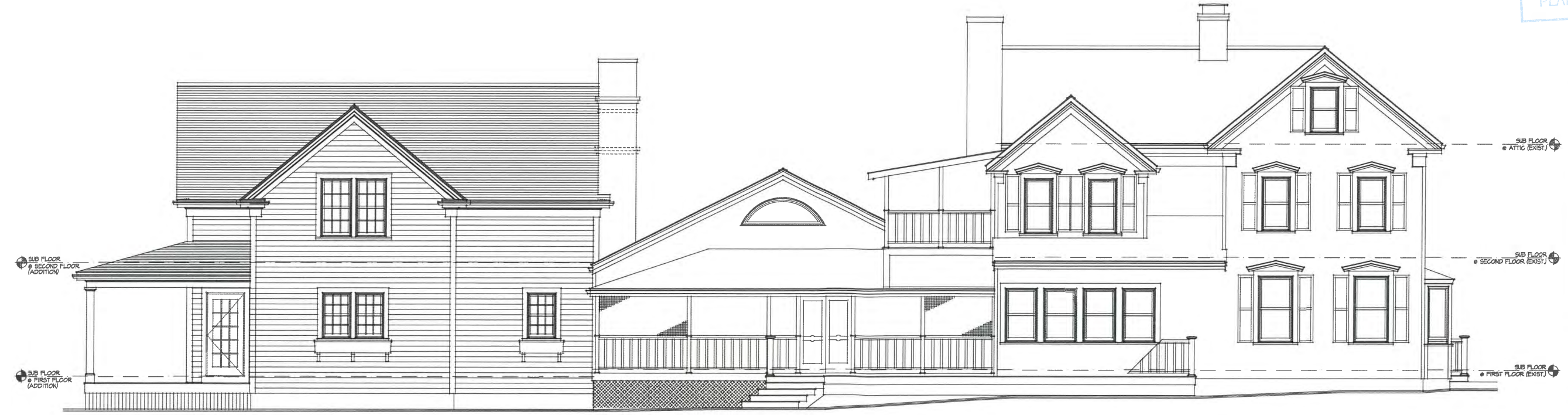
**A-5**

**DEMO LEGEND**

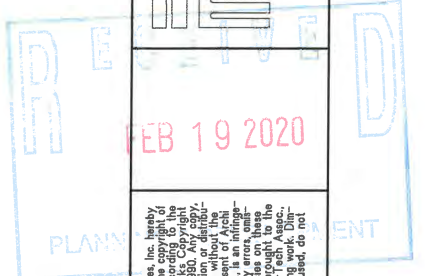
EXISTING STRUCTURE TO BE DEMOLISHED      AREA OF PROPOSED DEMOLITION



**EXISTING LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



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additions & alterations at the  
**Peirson Residence**  
621 Main Street  
Cotuit, Massachusetts  
Proposed & Existing Elevations

job no.: 1918  
date : 11 FEBRUARY 2020  
scale : AS NOTED  
drawn : ELC, JAL  
rev. :  
rev. :

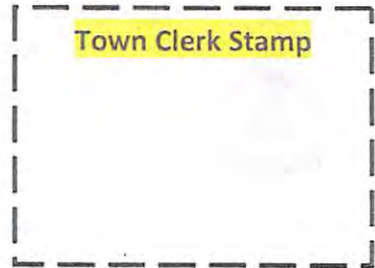
**A-6**  
sht of

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architechassociates.com

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residential design



**TOWN OF BARNSTABLE**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)



**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**

Date of Application 4/27/20  Full Demotion <sup>(COTTAGE)</sup>  Partial Demolition

Building Address: 183 OSTERVILLE W. BARNSTABLE RD  
Number Street

OSTERVILLE 02655 Assessor's Map # 120 Assessor's Parcel # 003/002  
Village ZIP

Property Owner: JOYCE GRESH 508-776-4067  
Name Phone#

Property Owner Mailing Address (if different than building address) \_\_\_\_\_

Property Owner e-mail address: JGRESH52@GMAIL.COM

Contractor/Agent: DOUG MULLEN

Contractor/Agent Mailing Address: PO BOX 1274 MALSTONS MILLS MA 02648

Contractor/Agent Contact Name and Phone #: DOUG MULLEN 774-487-6775  
Name Phone #

Contractor/Agent Contact e-mail address: DOUG@MULLENBUILDING.COM

**Demolition Proposed - please itemize all changes:**

- ① DEMOLISH GARAGE / DINING ROOM (LEFT ELEVATION)
- ② DEMOLISH COTTAGE IN BACK OF HOUSE.

Type of New Construction Proposed: KITCHEN ADDITION WITH BEDROOM 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: 1935 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

[Signature]  
 Property Owner/Agent Signature



**TOWN OF BARNSTABLE**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)

**DO NOT TIME STAMP THIS SHEET**

Town Clerk's stamp is to be placed on the first page of the application which is page 2 of this packet.

Thank you.

**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**  
**Application Requirements**

**Application – 3 Copies** Complete all sections of the application form including "detail of demolition proposed" and "type of new construction proposed" narratives. Three copies of the application shall be submitted to and stamped by the Town Clerk at 367 Main Street, Hyannis. One copy of the application remains with the Clerk, two copies shall then be filed with the Barnstable Historical Commission, at 200 Main Street, Hyannis. **Please be sure to stamp the application, not this checklist.**

**Supporting Materials – 3 Copies**

**Photographs** Include photos of:  
Each elevation where demolition is proposed  
Structure from all abutting streets

**Site Plan** A plan showing:  
All structures on the lot  
All proposed demolition, additions or changes to those structures  
Existing structure footprint  
Proposed structure footprint

**Elevations** Detailed elevations of all building facades outlining existing and proposed. An existing floor plan must be included **highlighting** the areas to be demolished. **(please provide three large scale and three 11X17 copies of the plans)**

**\$100 Filing Fee** \$100 fee shall be submitted with the application. Check made payable to the Town of Barnstable.

**\$34.50 Advertising Fee** The applicant shall pay the cost of the required two advertisements in the local newspaper. Check made payable to the Barnstable Patriot.

**Postage Stamps** First class postage stamps are required for abutter notification. Commission support staff in the Planning & Development Department will provide the number of stamps required.

**\*\*Should the Barnstable Historical Commission Chair determine that a hearing is not required, both the Barnstable Patriot fee and postage stamps will be returned to the applicant\*\***

**ADDITIONAL INFORMATION**

- To prevent delays in processing, please provide all requested information with the application
- The applicant or a representative must be present at the public hearing

Please contact the Planning & Development Department at 200 Main Street, Hyannis,  
(508) 862-4787 or contact Erin Logan at [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us) with any questions



SET RB/YPC (TYP)

72.50'



THE EXISTING NON-CONFORMITY IS DECREASED BY THE REMOVAL OF THE EX. ATTACHED GARAGE AND THE EX. COTTAGE

SEPTIC FROM ASBUILT ON FILE AT THE TOWN HEALTH DEPARTMENT BUILDER TO CONFIRM

EX. GARAGE

EX. BIT CONC. DRIVE

286.00'

286.00'

EX. COTTAGE TO BE DEMO'D

DETAIL

PROP. DECK EXPANSION

12.65'

EX. DECK

11.53'

14.33'

PROP. BH

5.60'

EX. GARAGE TO BE DEMO'D

9.58'  
4.17'

PROP. ADDITION

EX. DWELLING

12.65'

11.53'

5.60'

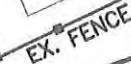
9.58'  
4.17'

EX. DECK

EX. DWELLING

TANK

LF



EX. FENCE

72.50'

OSTERVILLE-WEST BARNSTABLE RD.

CERTIFIED PLOT PLAN

I CERTIFY THAT THE IMPROVEMENTS SHOWN HAVE BEEN LOCATED BY A FIELD SURVEY.

*Robb Sykes* 3-30-20

ROBB SYKES, P.L.S.

DATE



MBLU 120-003-002  
183 OSTERVILLE-WEST BARNSTABLE RD.  
OSTERVILLE, MA

DATE: 3-30-2020  
SCALE: 1"=40'

DRAWN: RBS  
JOB #: S673  
DWG. CPP



EASTBOUND  
LAND SURVEYING, INC.

P.O. BOX 442  
FORESTDALE, MA 02644  
508-477-4511



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Stefan Richman

Design

phone: 508-280-5738

e-mail: stefanrichman@hotmail.com

Note:

Any/all discrepancies, errors, and/or omissions to the notes, dimensions, and/or drawings shall be brought to the attention of the designer prior to start of construction. Going forward with construction constitutes acceptance of these plans and any discrepancies, errors, and/or omissions become the sole responsibility of the building contractor and/or home owner. All construction to conform to current edition of the Mass. building code in it's entirety

Job:

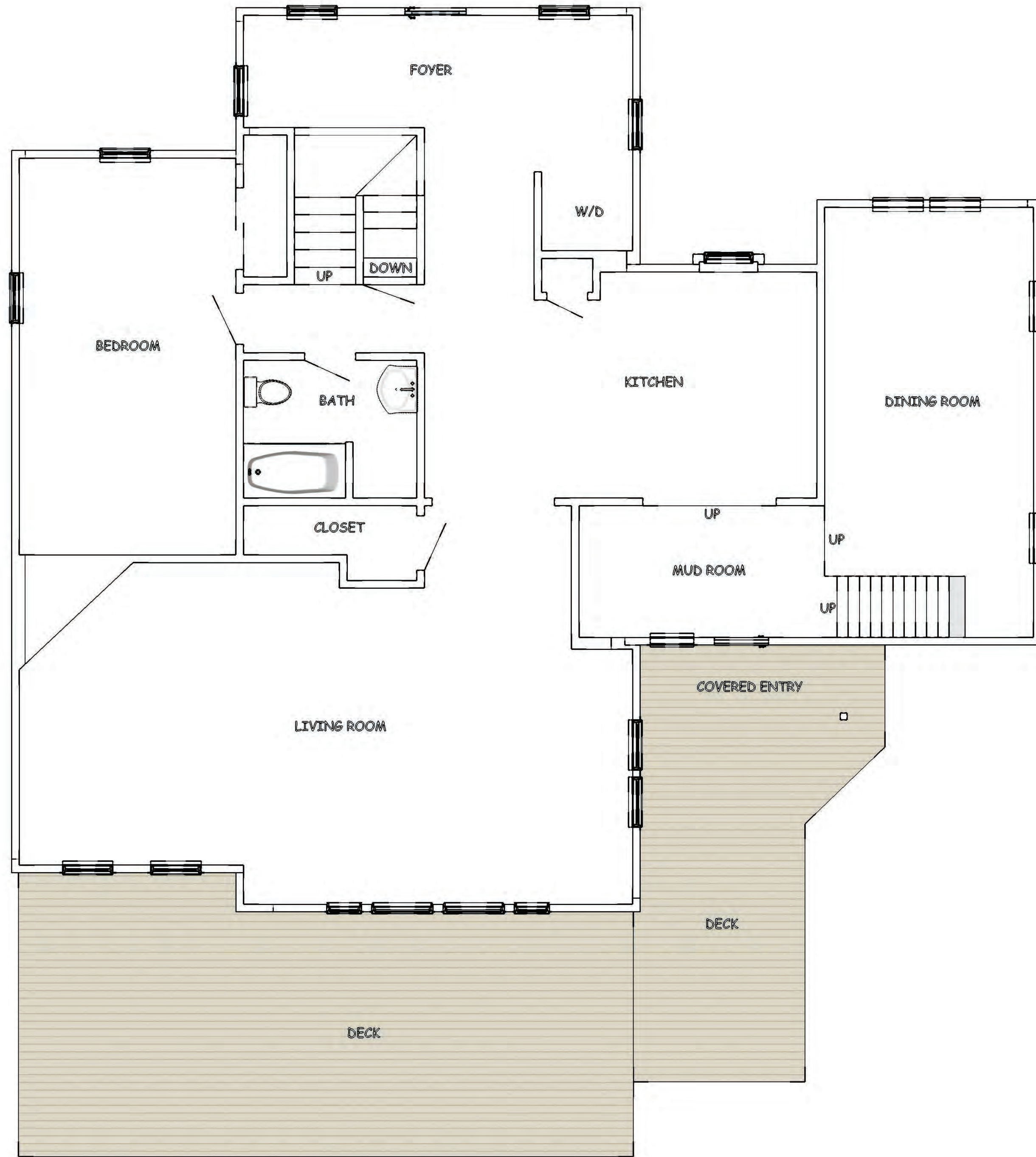
EXISTING CONDITIONS @  
183 OSTERVILLE-WEST BARSTABLE RD.  
BARNTABLE, MA

Title: ELEVATIONS

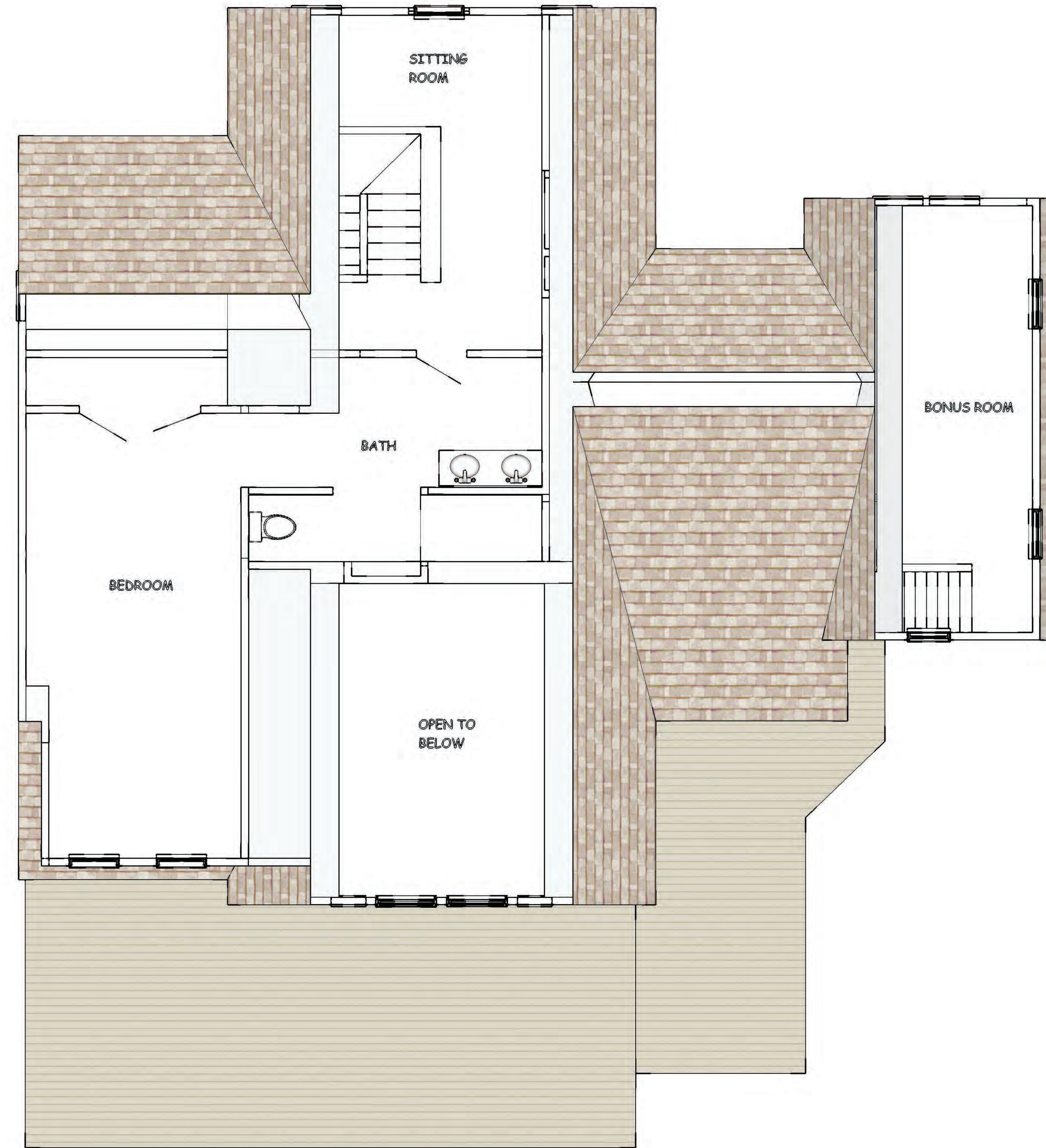
Scale: 1/4" = 1'0"

Date: 11 - 22 - 18

Revisions:



1ST FLOOR PLAN



2ND FLOOR PLAN

Stefan Richman

Design

phone: 508-280-5738

e-mail: stefanrichman@hotmail.com

Note:

Any/all discrepancies, errors, and/or omissions to the notes, dimensions, and/or drawings shall be brought to the attention of the designer prior to start of construction. Going forward with construction constitutes acceptance of these plans and any discrepancies, errors, and/or omissions become the sole responsibility of the building contractor and/or home owner. All construction to conform to current edition of the Mass. building code in it's entirety

Job:

EXISTING CONDITIONS @  
183 OSTERVILLE-WEST BARSTABLE RD.  
BARNSTABLE, MA

Title: 1ST & 2ND FLOOR PLANS

Scale: 1/4" = 1'0"

Date: 11 - 22 - 18

Revisions:



Stefan Richman

Design

phone: 508-280-5738

e-mail: stefanrichman@hotmail.com

Note:

Any/all discrepancies, errors, and/or omissions to the notes, dimensions, and/or drawings shall be brought to the attention of the designer prior to start of construction. Going forward with construction constitutes acceptance of these plans and any discrepancies, errors, and/or omissions become the sole responsibility of the building contractor and/or home owner. All construction to conform to current edition of the Mass. building code in it's entirety

Job:

PROPOSED ADDITION @  
183 OSTERVILLE-W. BARNSTABLE RD  
BARNSTABLE, MA

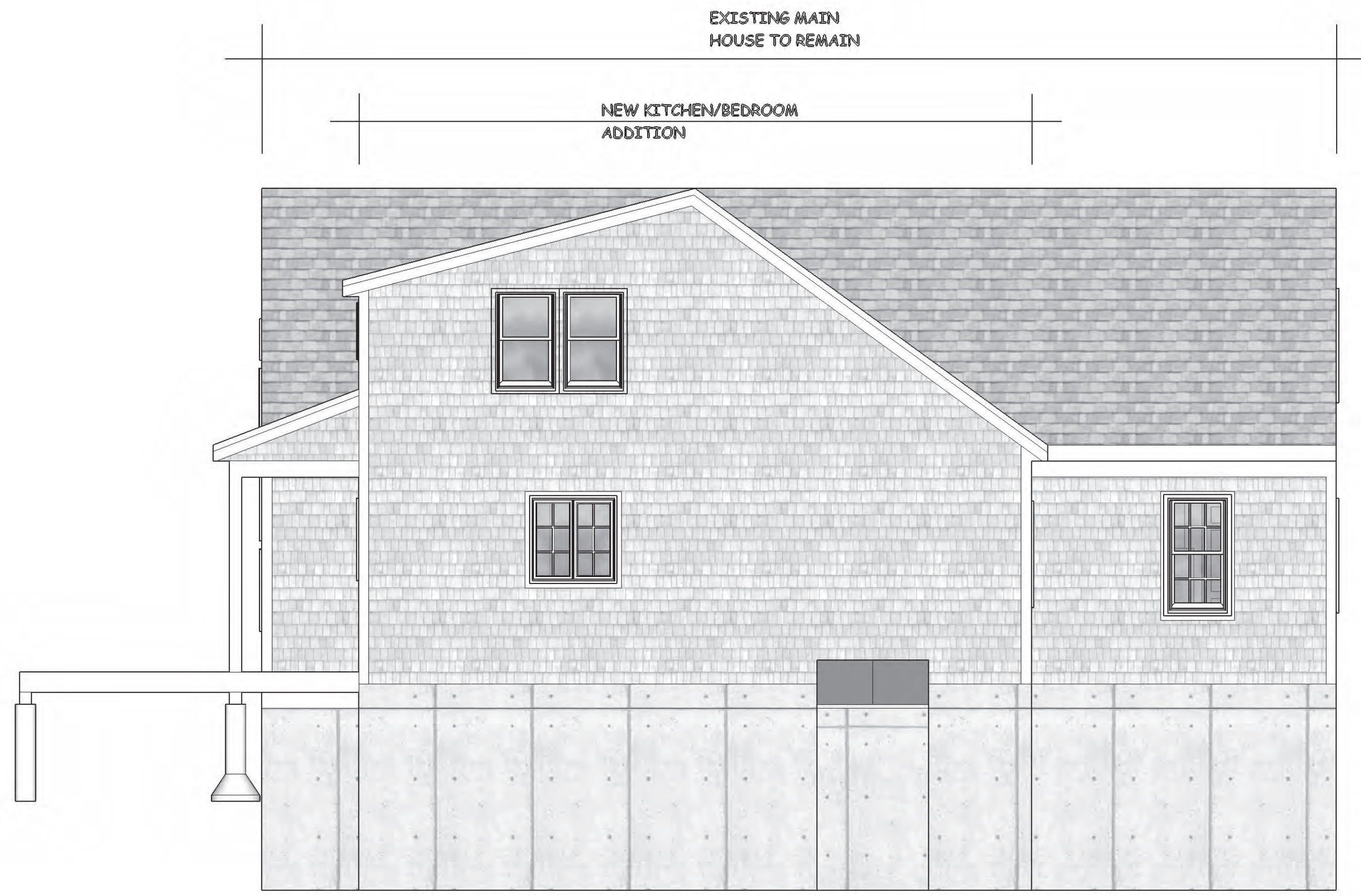
Title: COVER

Scale: 1/4" = 1'0"

Date: 10 - 14 - 19

Revisions:

12 - 20 - 19



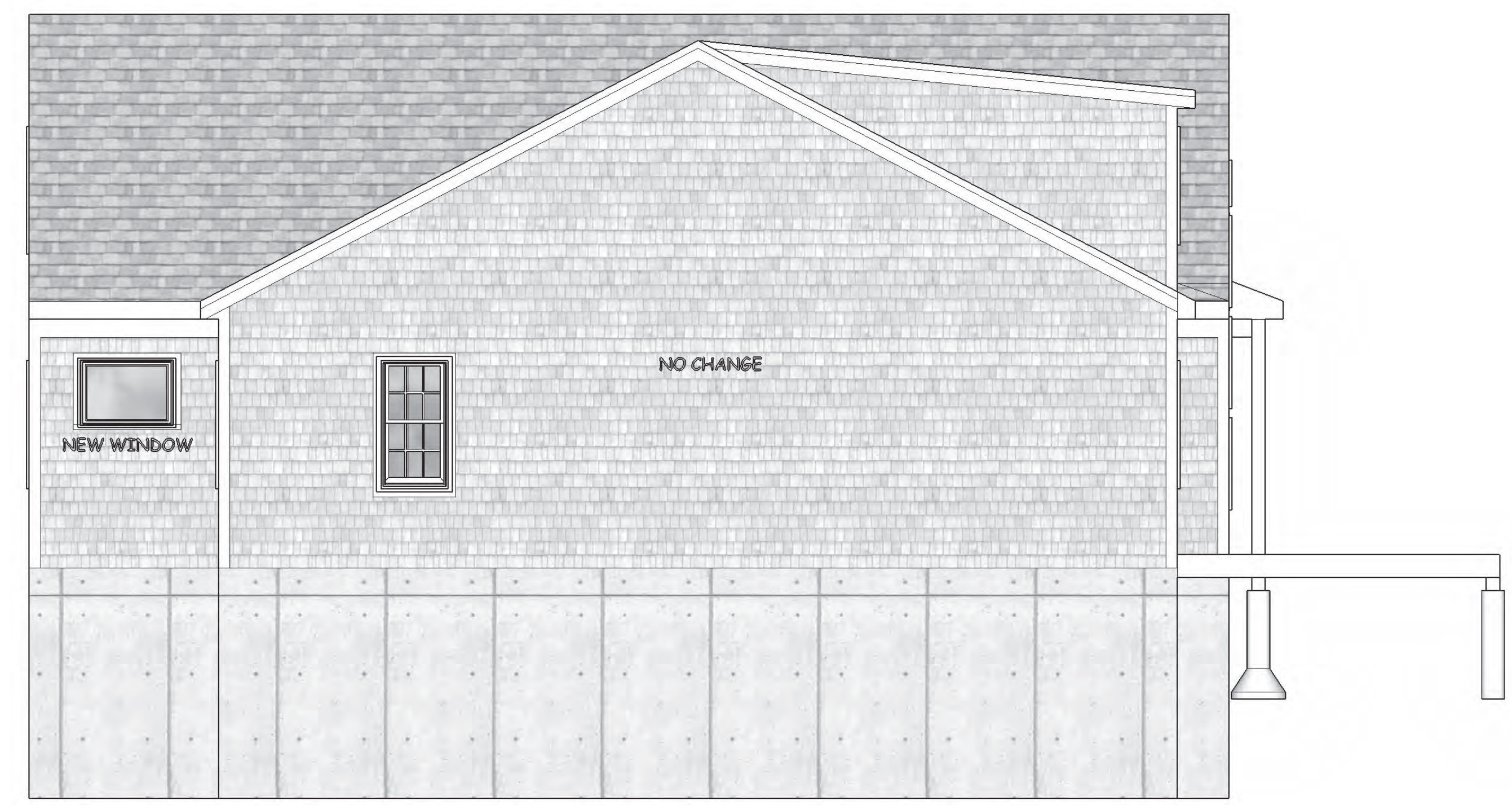
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Stefan Richman

Design

phone: 508-280-5738

e-mail: stefanrichman@hotmail.com

Note:

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Job:

PROPOSED ADDITION @  
183 OSTERVILLE-W. BARNSTABLE RD  
BARNSTABLE, MA

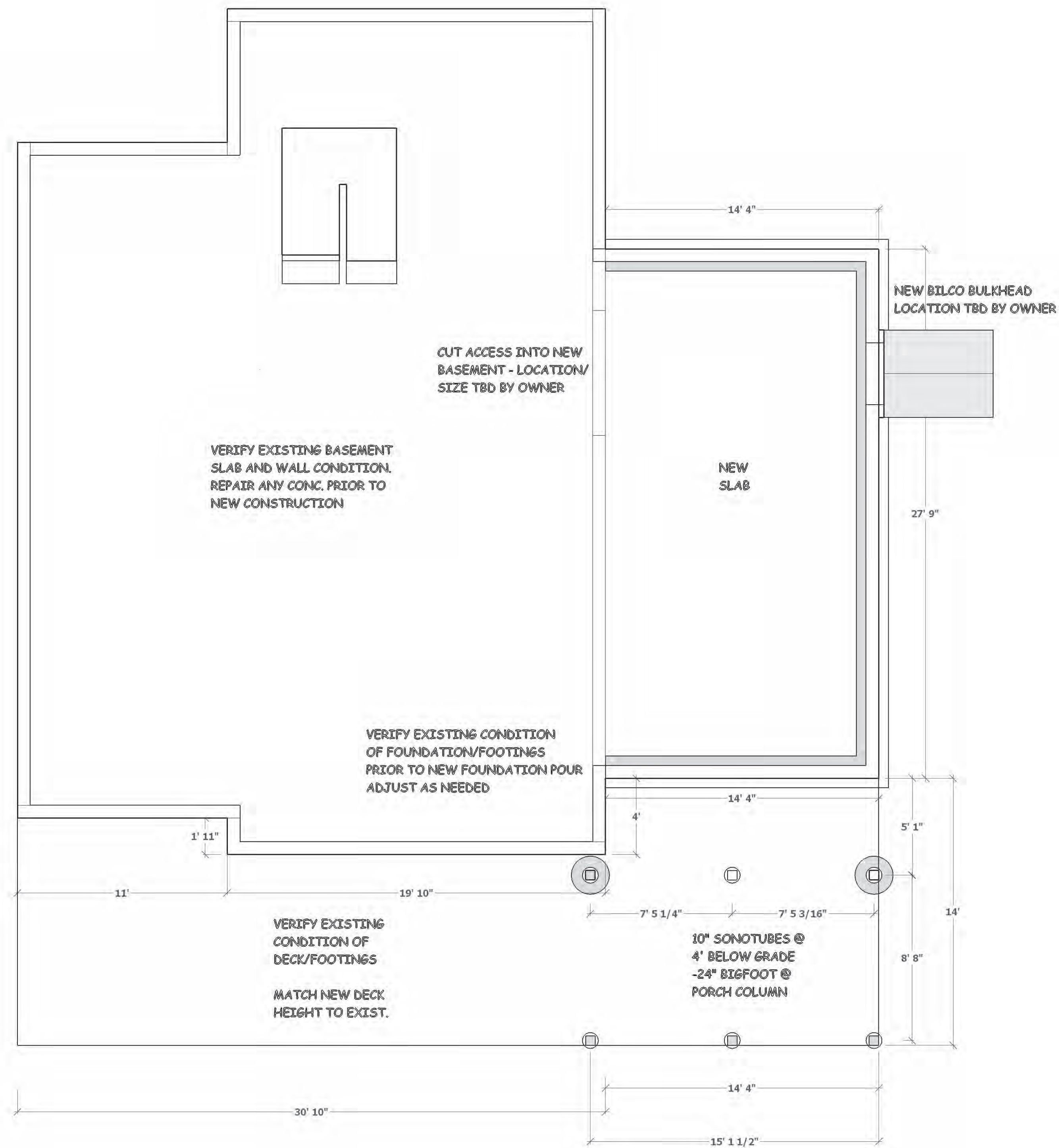
Title: ELEVATIONS

Scale: 1/4" = 1'0"

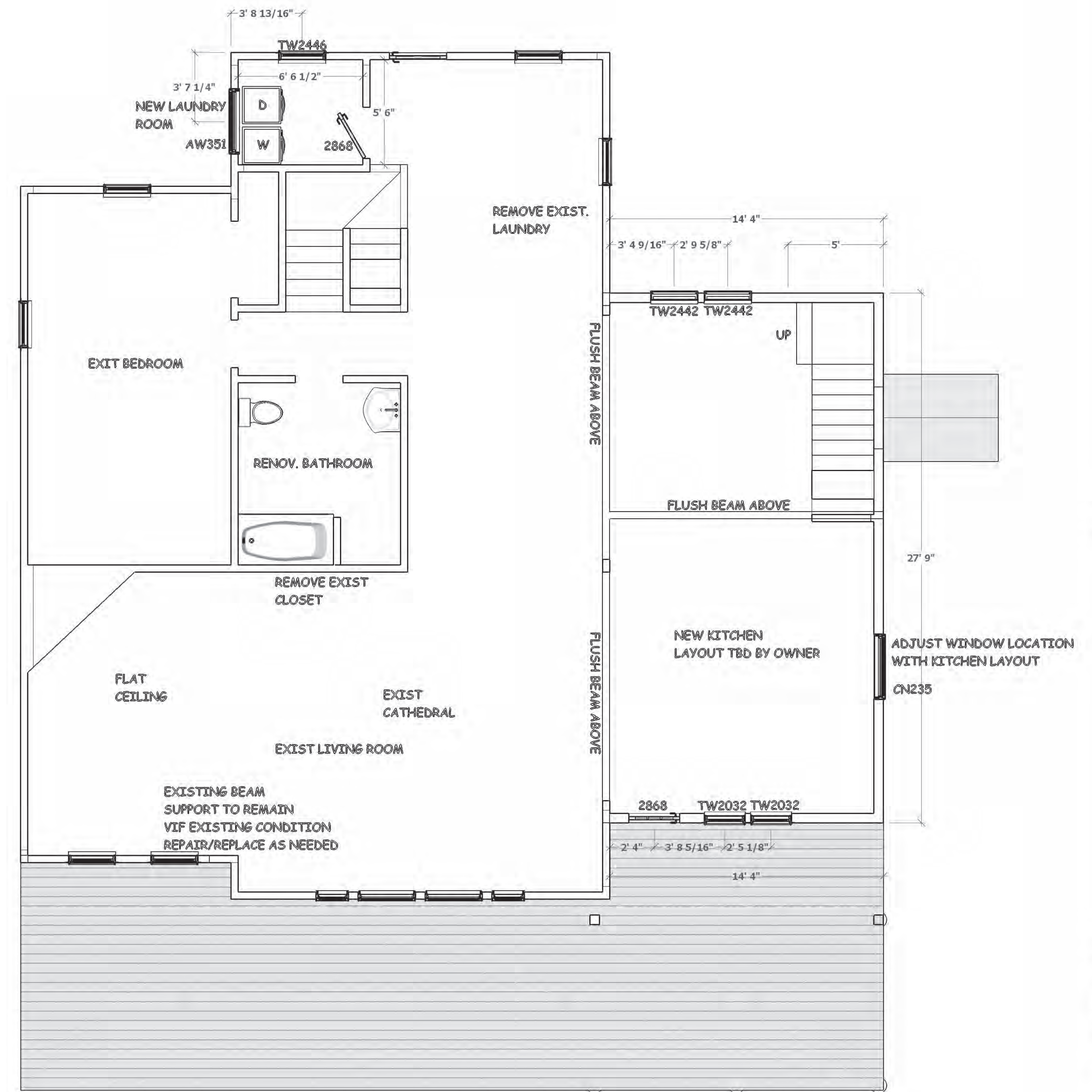
Date: 10 - 14 - 19

Revisions:

12 - 20 - 19



FOUNDATION PLAN



1ST FLOOR PLAN

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Job:

PROPOSED ADDITION @  
183 OSTERVILLE-W. BARNSTABLE RD  
BARNSTABLE, MA

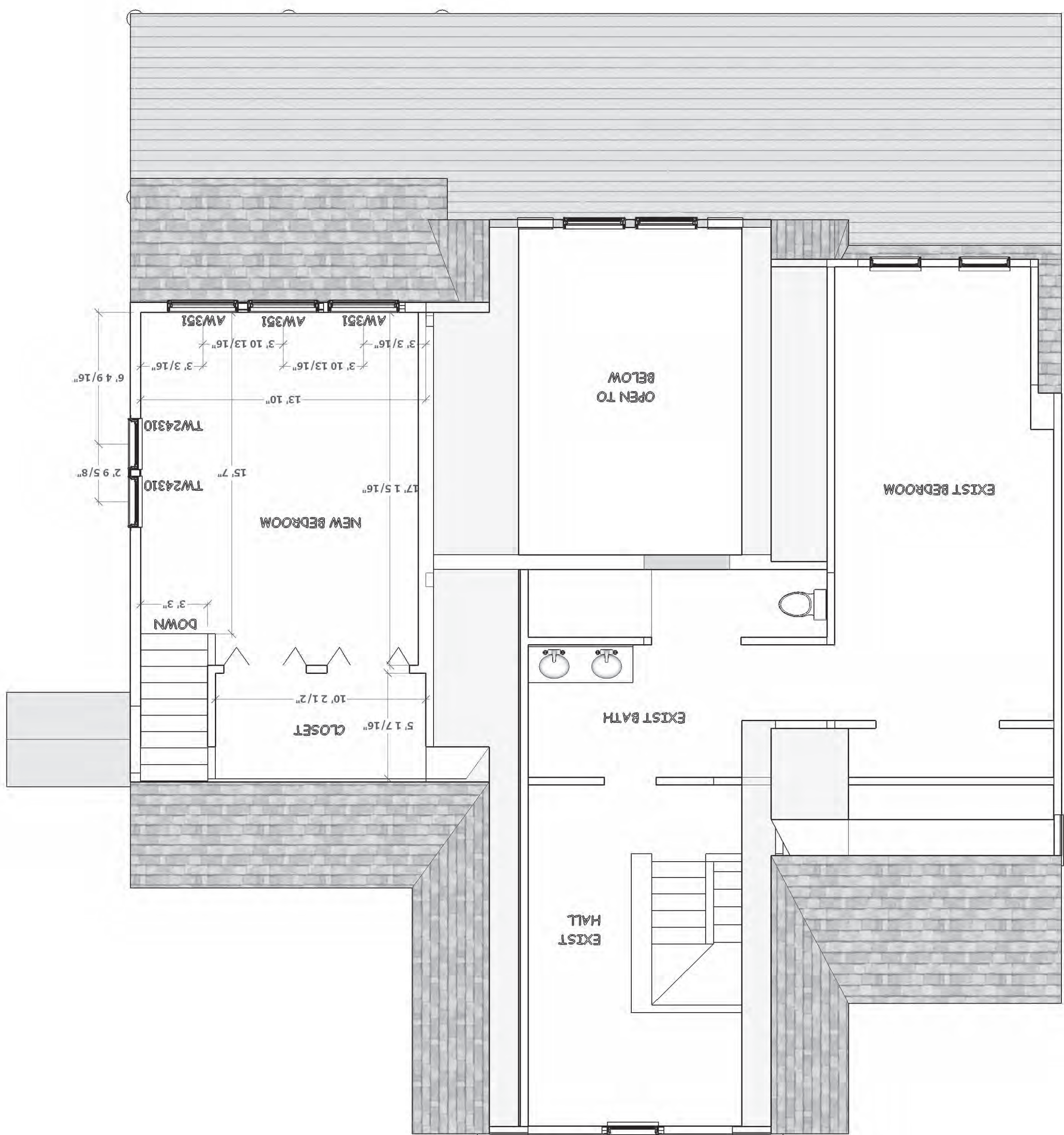
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Scale: 1/4" = 1'0"

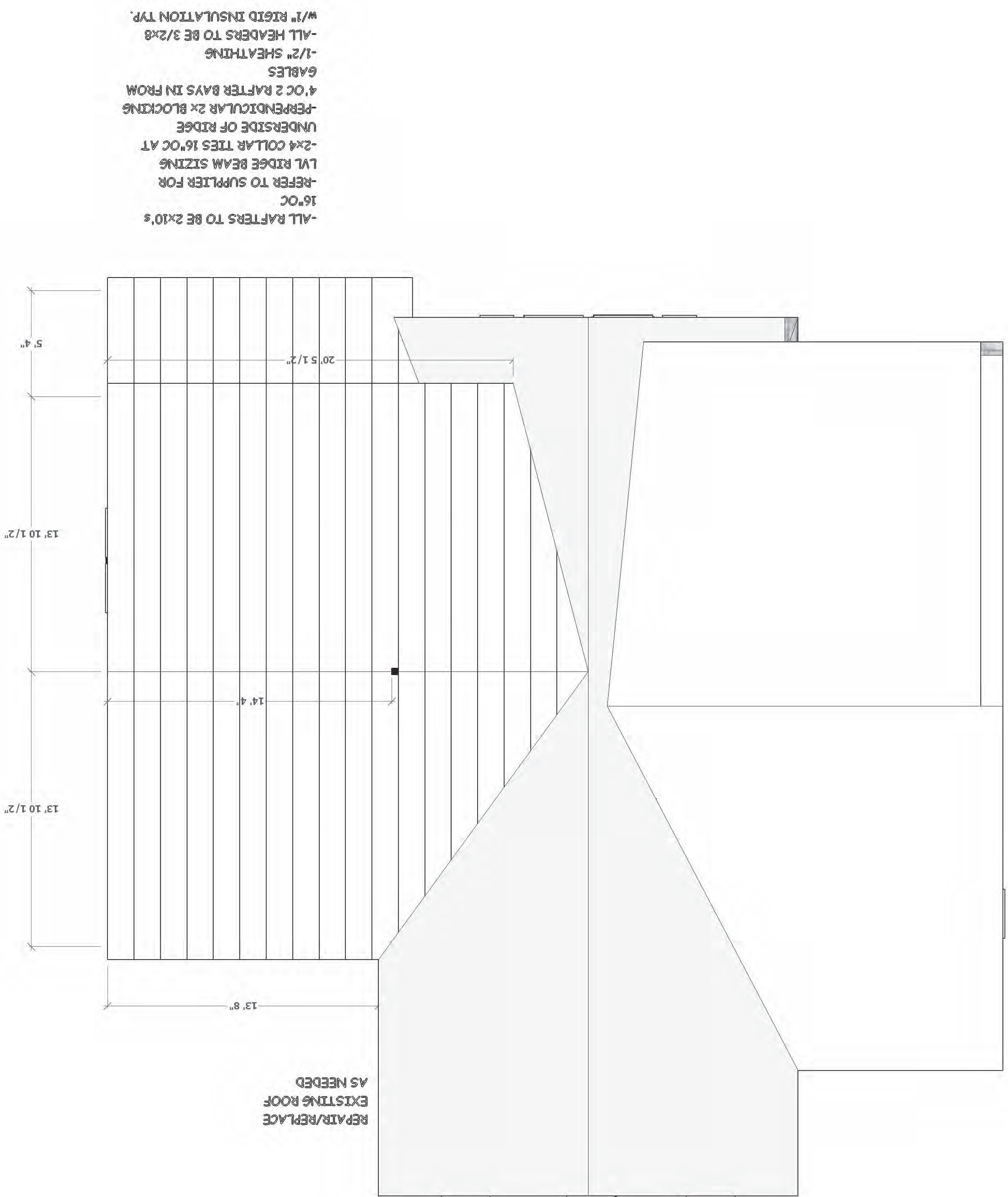
Date: 10 - 14 - 19

Revisions:  
12 - 20 - 19

2ND FLOOR PLAN



ROOF PLAN



Revisions: 12 - 20 - 19

Date: 10 - 14 - 19

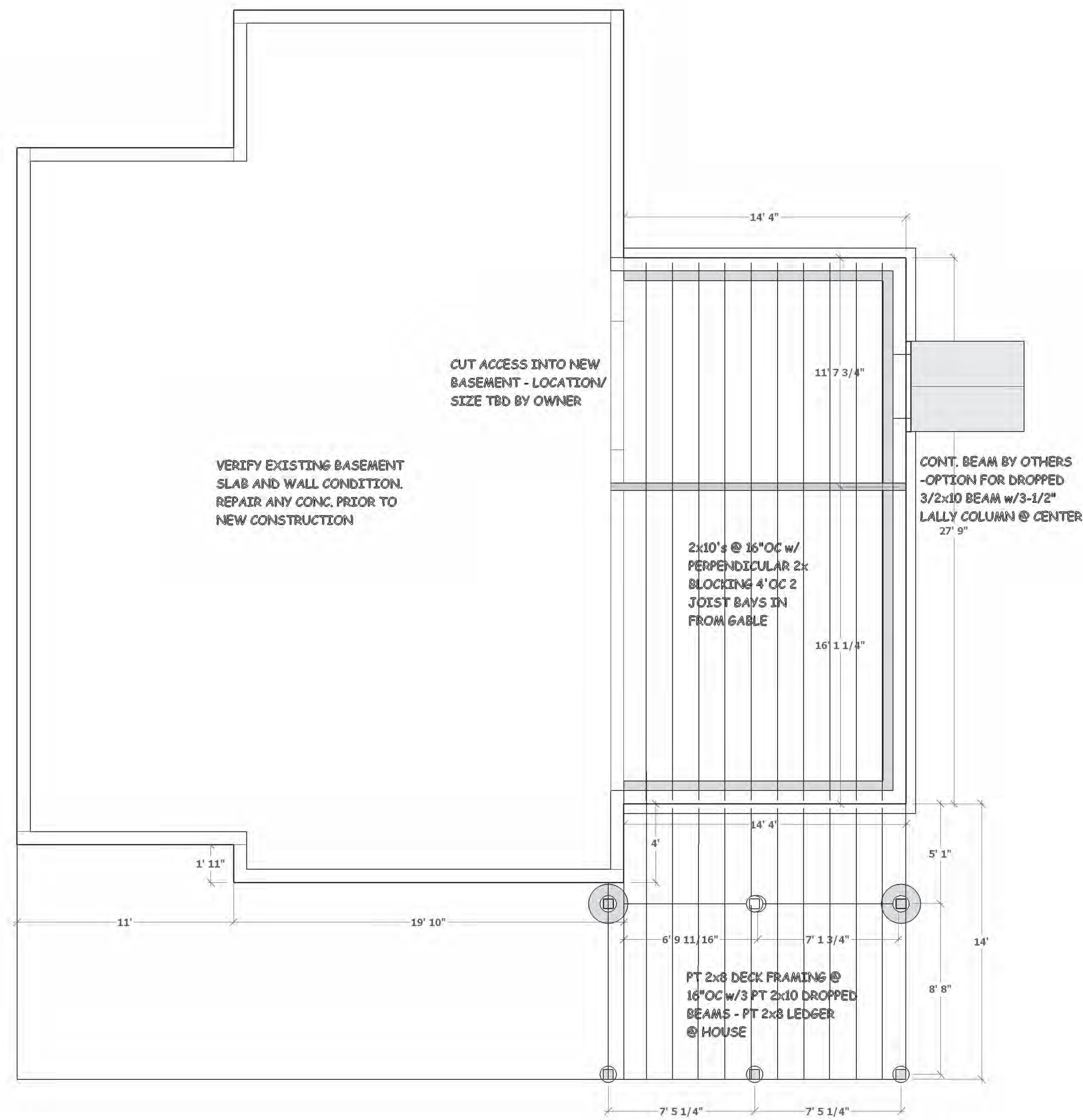
Scale: 1/4" = 1'0"

Job: PROPOSED ADDITION @ 183 OSTERVILLE-W. BARNSTABLE RD BARNSTABLE, MA

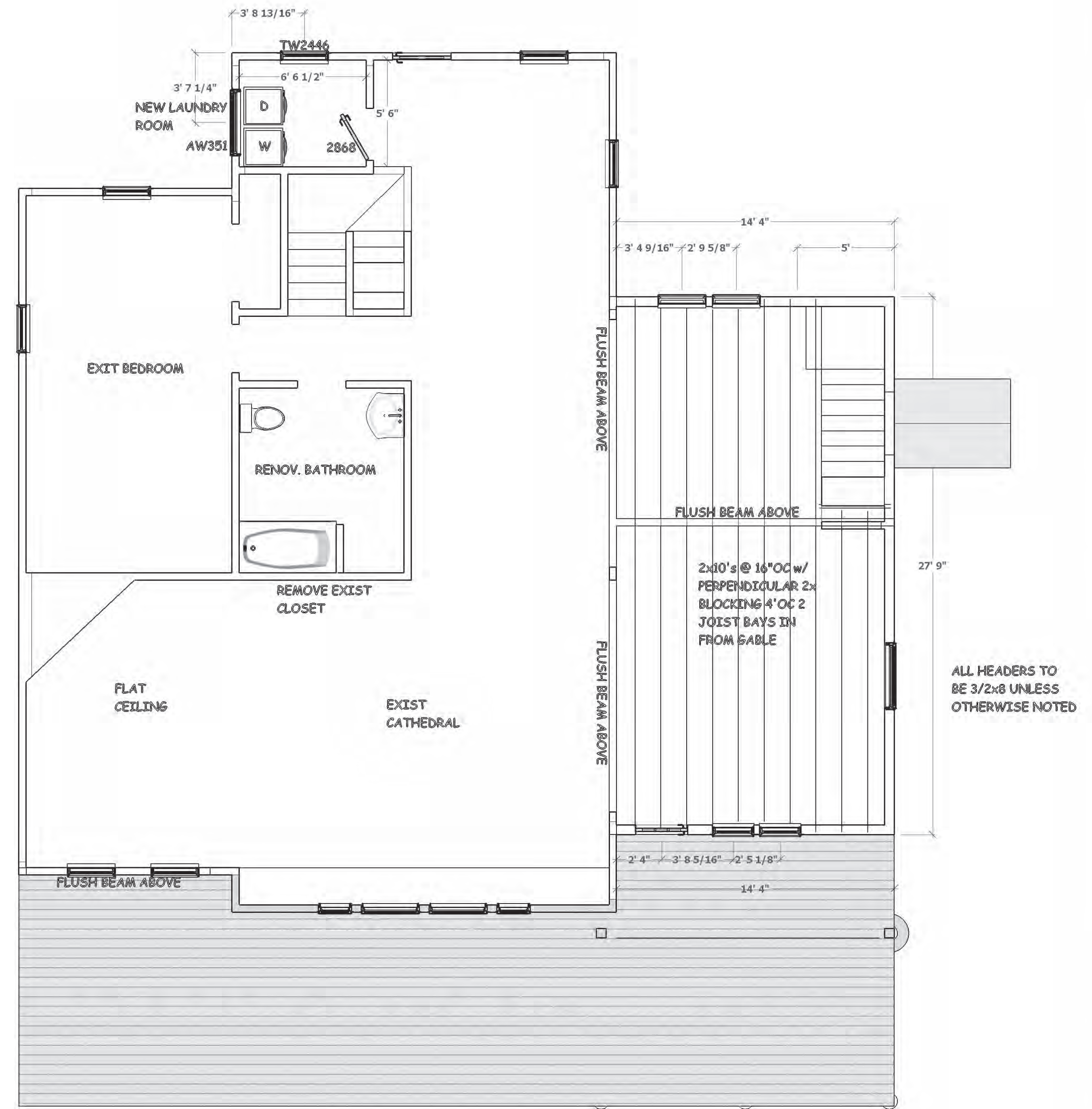
Title: 2ND FLOOR PLAN/ROOF PLAN

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Stefan Richman Design  
phone: 508-280-5738  
e-mail: stefanrichman@hotmail.com



1ST FLOOR FRAMING



2ND FLOOR FRAMING

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Job:

PROPOSED ADDITION @  
183 OSTERVILLE-W. BARNSTABLE RD  
BARNSTABLE, MA

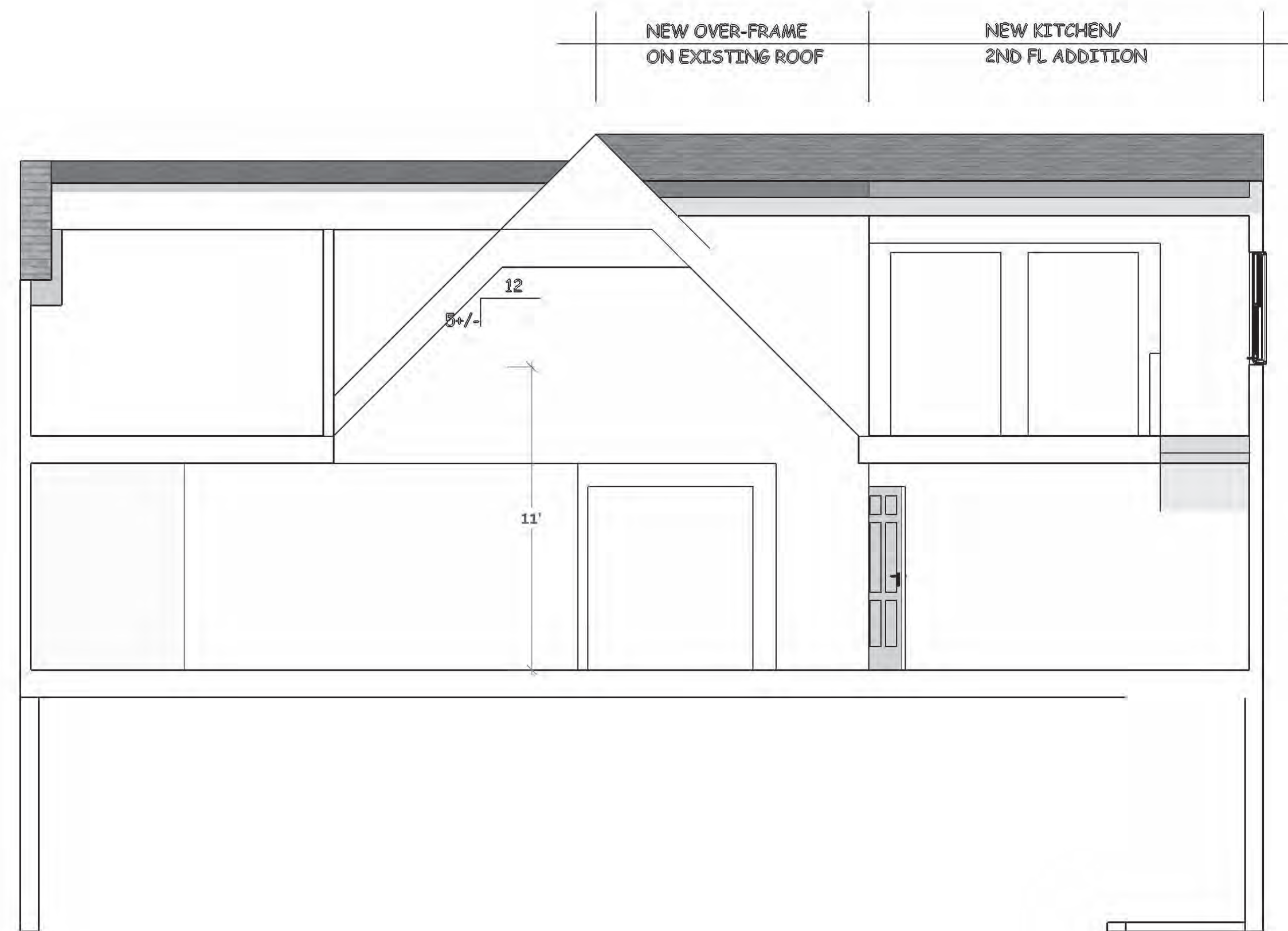
Title: 1ST & 2ND FLOOR FRAMING

Scale: 1/4" = 1'0"

Date: 10 - 14 - 19

Revisions:  
12 - 20 - 19





FAMILY ROOM CROSS SECTION

**EXTERIOR FINISHES**  
 - WC SHINGLES 5' TTW OVER RAINSCREEN  
 - ALL NEW TRIM TO BE 1x AZEK TO MATCH EXIST DETAILS  
 - ALL NEW ROOFING TO MATCH EXIST. COLOR/TYPE OVER MIN 15# FELT W/ICE & WATER @ EAVES & VALLEYS W/ALUM. DRIP EDGE & VENT @ RIDGE

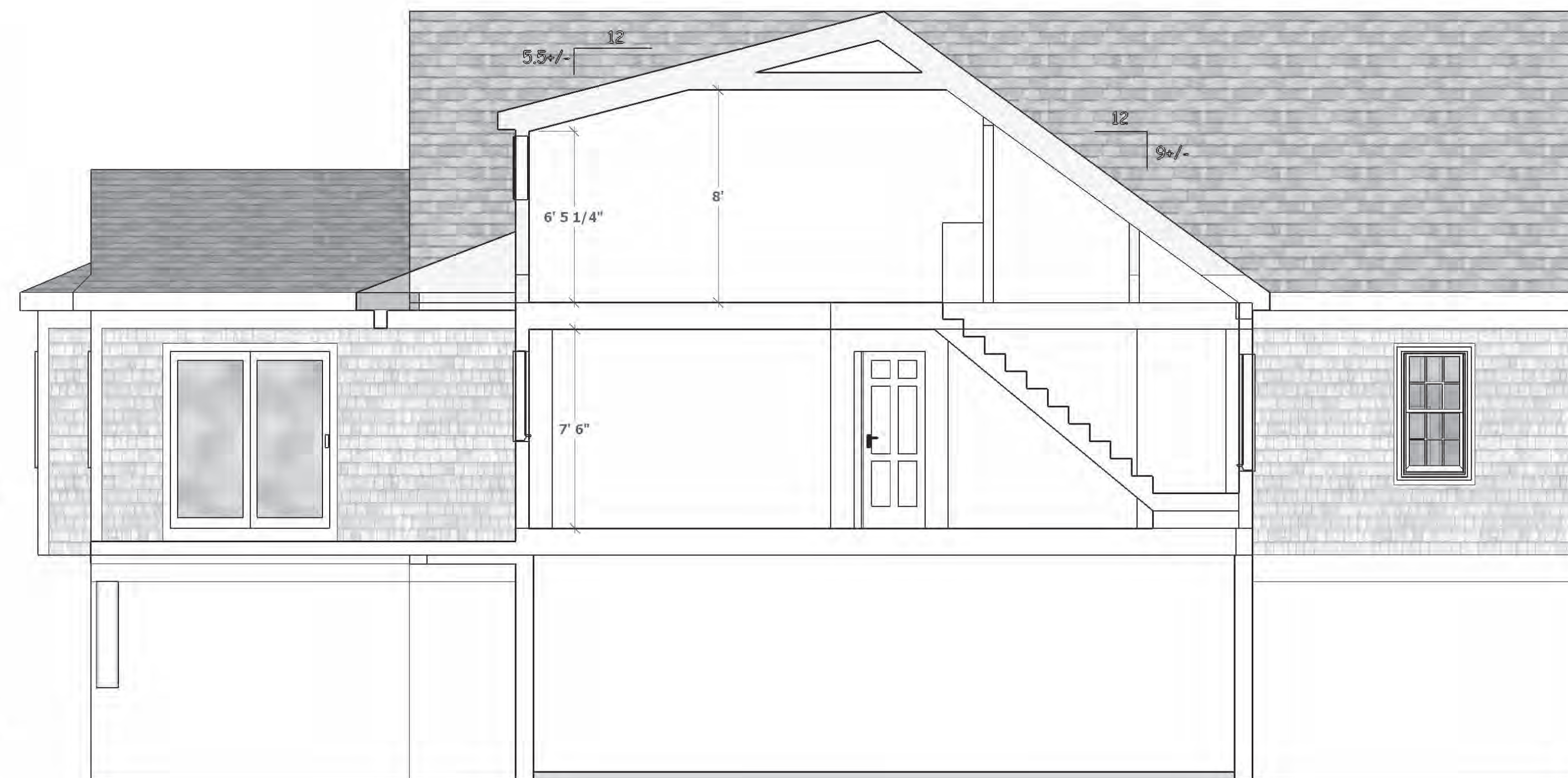
**MISC. PORCH/DECK DETAILS**  
 - NEW 5/4x6 COMP. DECKING W/HIDDEN FASTENING SYSTEM  
 - 1x AZEK POST WRAP OVER PT 6x6 POSTS W/1x6 T&G CEILING @ PORCHES  
 - 1x AZEK TRIM @ ALL DECK PERIMETERS

**MISC. DETAILS**  
 - 1x3 STRAPPING @ CEILING S W/1/2" GYPSUM  
 - MIN. R-38 INSUL @ CEILING/ROOF  
 - MIN. R-30 INSUL @ 1ST FLOOR SYSTEM W/ 1/2" GYPSUM INSTALLED @ UNDERSIDE OF JOIST FOR FIRE PROTECTION  
 - INSTALL 1" RIGID INSUL IN ALL NEW WINDOW/DOOR HEADERS

**FLOOR/ROOF SYSTEMS**  
 - REFER TO SUPPLIER FOR EWP JOIST/BEAM LAYOUTS  
 - REFER TO SUPPLIER FOR FLUSH/DROPPED CEILING/ROOF BEAMS

**WALL ASSEMBLY**  
 - 2x6 STUDS 16"OC W/SINGLE BOTTOM & DBL TOP PLATES. MIN 4' BETWEEN SPLICES IN PLATES  
 - 1/2" VERT SHEATHING INSTALLED FROM BOTTOM OF PT SILL UP TO 1-1/2" INTO 2ND FLOOR SYSTEM. THEN UP TO TOP OF TOP PLATE OF 2ND FL WALLS  
 - MIN R-19 INSUL. W/VAPOR BARRIER  
 - 1/2" GYPSUM W/SKIMCOAT

**FOUNDATION**  
 - 8" CONC. WALLS ON 16"x8" CONC. FOOTINGS w/KEYWAY  
 - REFER TO FOUNDATION INSTALLER FOR RECOMMENDED FASTENING NEW TO OLD FOUNDATION WALLS  
 - 4" CONC. SLAB OVER COMPACTED FILL w/6x6 WWM AND VAPOR BARRIER  
 - SEAL EXTERIOR OF WALL UP TO MIN. OF ROUGH GRADE  
 - CUT ACCESS OPENINGS FROM OLD TO NEW - LOCATION/SIZE TBD BY OWNER  
 - 5/8"x10" ANCHOR BOLTS INSTALLED @ 32"OC w/ 3x3x1/4" PLATE WASHERS  
 - SHIM SILL/SEAL AS NEEDED TO ALIGN NEW TO EXISTING FLOORS



KITCHEN/BEDROOM CROSS SECTION

Stefan Richman

Design

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e-mail: stefanrichman@hotmail.com

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Job:

PROPOSED ADDITION @  
 183 OSTERVILLE-W. BARNSTABLE RD  
 BARNSTABLE, MA

Title: CROSS SECTIONS

Scale: 1/4" = 1'0"

Date: 10 - 14 - 19

Revisions:  
 12 - 20 - 19











April 17, 2020

## The Commonwealth of Massachusetts

Janet Milkman  
Executive Director  
Barnstable Land Trust  
1540 Main Street  
West Barnstable, MA 02668

William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

RE: 28 Falcon Road 15.96-Acre Parcel Conservation Property Acquisition & Conservation Restriction Project, Barnstable, MA. MHC #RC.67553.

Dear Ms. Milkman:

Thank you for your inquiry to the Massachusetts Historical Commission (MHC) for the project referenced above.

The project location is within the Old King's Highway Regional Historic District (MHC #BRN.O), listed in the State Register of Historic Places. Funding for the project will be sought from the Massachusetts Division of Conservation Services Conservation Partnership Grant and the Conservation Land Tax Credit program. For the state-funded project, on January 27, 2020, the MHC determined that the project will have "no adverse effect" (950 CMR 71.07(2)(b)(2)) on the Old King's Highway Regional Historic District. The project is also seeking local funding through the Barnstable Community Preservation Committee.

The parcel is located in a favorable environmental setting for ancient and historical period land use. Its location amidst several major ponds, associated wetlands, and related natural resources would have been attractive for resource gathering expeditions and other activities. Some of the wetlands were later transformed to cranberry bogs. Along the parcel is a former cartpath and road that has been historically remembered as the location of an ancient Native-made trail. Wampanoag cultural educator Ramona Peters provided a narrative summary of Native trail establishment and maintenance, and expectations of the types of cultural resources that are associated with Native travelways. Terrestrial and waterway trails connected important Native places near and far. Ancient and historical period Native sites have been identified nearby the parcel. Importantly, less than a mile from the parcel is Shootflying Hill, an ancient and probably also early historical period Native occupation area that provides expansive views of Wequaquet Lake, the Great Marshes, Sandy Neck, Cape Cod Bay, and Nantucket Sound. The hill was reportedly visited by Bartholomew Gosnold in 1602.

Acquisition of the parcel for conservation has several benefits to preserve significant cultural, historic, and archaeological resources that could be adversely affected if the parcel were to be developed. The addition of the 15.96-acre parcel to the surrounding conservation land parcels held by the town and the Barnstable Land Trust assists to protect and preserve the setting of the historic district.

Should you have any questions or require further information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Bell".

Edward L. Bell  
Deputy State Historic Preservation Officer  
Senior Archaeologist  
Massachusetts Historical Commission

xc:

Ramona Peters, Native Land Conservancy

Mark Robinson, The Compact of Cape Cod Conservation Trusts, Inc.

Tom Anderson & Melissa Cryan, EEA/DCS

Old King's Highway Regional Historic District Commission, Barnstable

Barnstable Historical Commission

Barnstable Community Preservation Committee

220 Morrissey Boulevard, Boston, Massachusetts 02125

(617) 727-8470 • Fax: (617) 727-5128

[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)