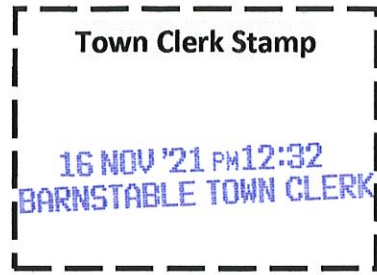




TOWN OF BARNSTABLE
Planning & Development Department
Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application NOVEMBER 16, 2021

Full Demotion

Partial Demolition

Building Address: 131 IRVING AVE
Number Street

HYANNIS PORT 02647 Assessor's Map # 287 Assessor's Parcel # 046/001
Village ZIP

Property Owner: CHARLES N. MILLS TR (CO-OWNER) 131 IRVING AVE TRUST
Name Phone#

Property Owner Mailing Address (if different than building address) 405 SHERIDAN ROAD
HIGHLAND PARK, IL 60035

Property Owner e-mail address: _____

Contractor/Agent: MARK GRENIER

Contractor/Agent Mailing Address: 61 HOMESTEAD LANE, YARMOUTH PORT, MA 02675

Contractor/Agent Contact Name and Phone #: _____ 508-364-5655
Name Phone #

Contractor/Agent Contact e-mail address: mgpencilpoints@gmail.com

Demolition Proposed - please itemize all changes:

REVISIONS/ADDITIONS ON PREVIOUS APPROVED PLANS:

- WINDOW CHANGES, FRONT ENTRANCE PORCH, SIDE ENTRANCE PORCH,
- THIRD FLOOR WALK OUT PORCH, ADD DORMER TO FRONT OF ROOF WALK,
- ADD BULKHEAD, DEMO EXISTING SUNROOM - ADD NEW FOUNDATION
- REMOVE CHIMNEY IN CENTER OF ROOF DECK

Type of New Construction Proposed: WOOD

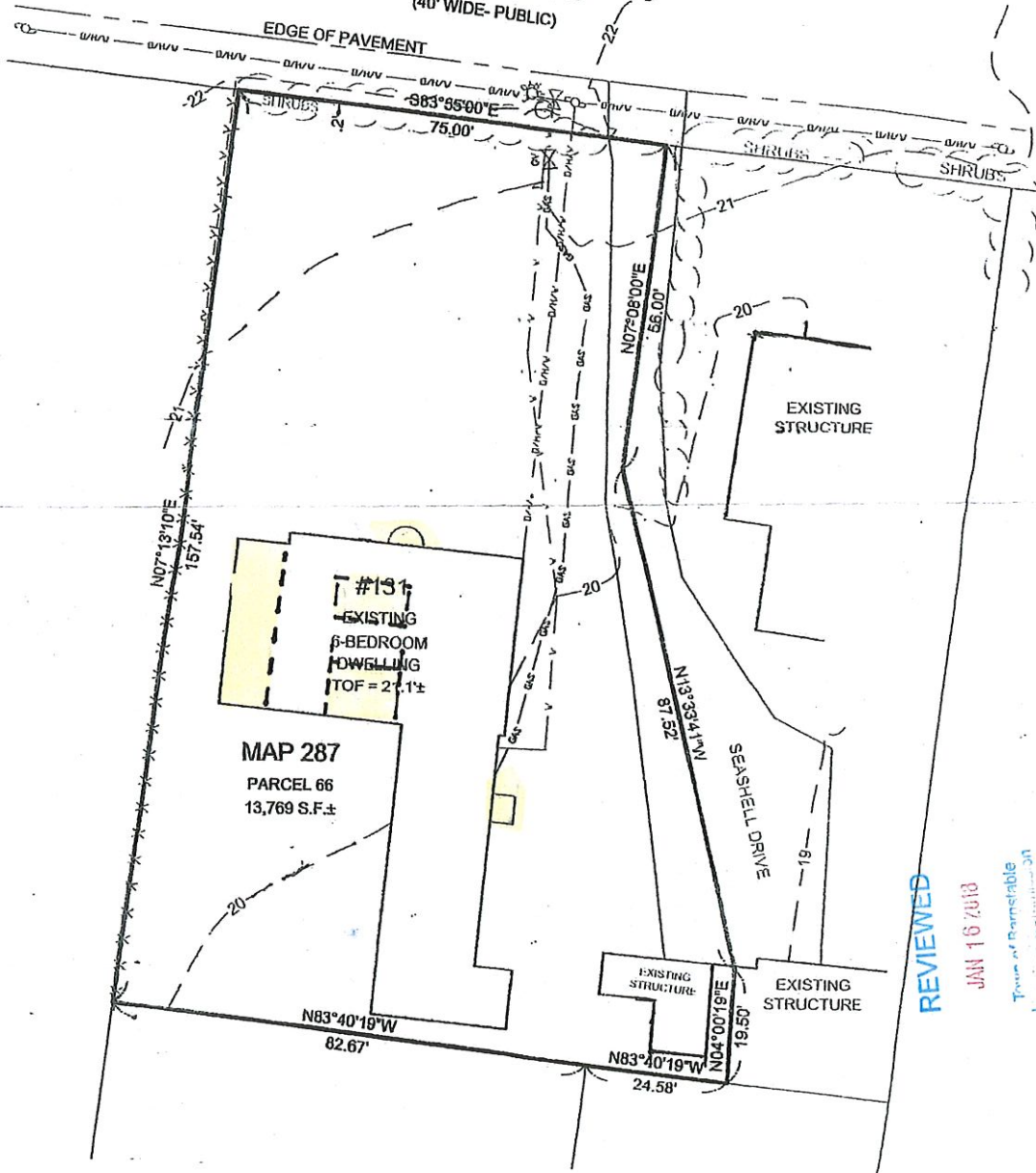
Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: PRE 1878 Additions Year Built: SEVERAL 80'S, 90'S, 2000'S

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

Mark Greiner
 Property Owner/Agent Signature

IRVING AVENUE
(40' WIDE - PUBLIC)



REVIEWED
JAN 16 2013
Town of Ramothville



Town of Barnstable
Planning & Development Department
Barnstable Historical Commission
200 Main Street, Hyannis, Massachusetts 02601
(508) 862-4787 Fax (508) 862-4784
erin.logan@town.barnstable.ma.us

BARNSTABLE TOWN CLERK

2018 JAN 22 PM 1:41



COMMISSION MEMBERS:

Laurie Young, Chair
Nancy Clark, Vice Chair
Marilyn Fifield, Clerk
George Jessop, AIA
Nancy Shoemaker
Elizabeth Mumford
Cheryl Powell

Elizabeth Jenkins, Director

DECISION

Summary: Demolition Delay Not Imposed Pursuant to Chapter 112 Historic Properties, Section 112-3 F

Applicant/Property Owner: Richard M. Horwood Trust
Subject Property: 131 Irving Avenue, Hyannis Port
Assessor's Map/Parcel: 287/066/001
Hearing Date: January 16, 2018

Pursuant to the Barnstable Historical Commission receiving your notice of intent on December 21, 2017, a duly advertised and noticed public hearing was held on January 16, 2018 to determine whether the significant structure identified as a single family structure on this property is preferably preserved significant building and whether demolition delay would be imposed for the partial demolition of this structure on the parcel addressed as 131 Irving Avenue, Hyannis Port.

After review and consideration of public testimony, application and record file, the Commission by a unanimous vote, found that in accordance with Chapter 112F the partial demolition of the single family structure is not a preferably preserved significant building.

In accordance with Chapter 112-3 F, the Commission determined by a unanimous vote that the partial demolition of the single family dwelling would not be detrimental to the historical, cultural or architectural heritage or resources of the Town.

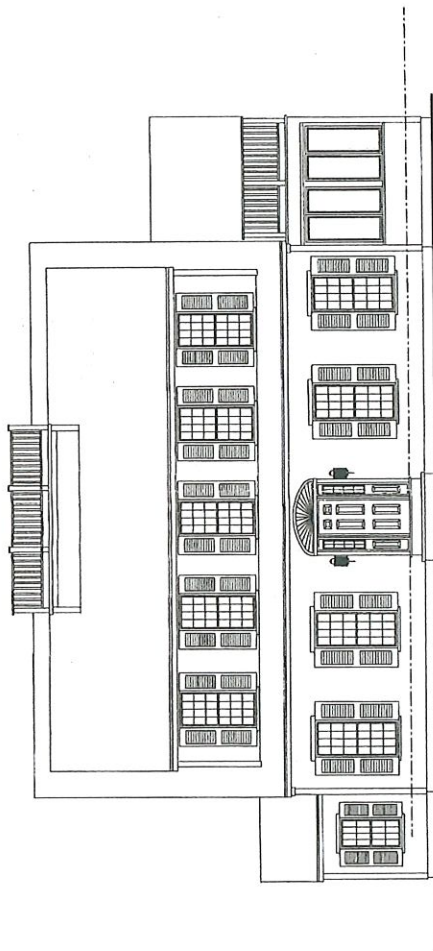


Nancy Clark, Vice Chair

1/22/18

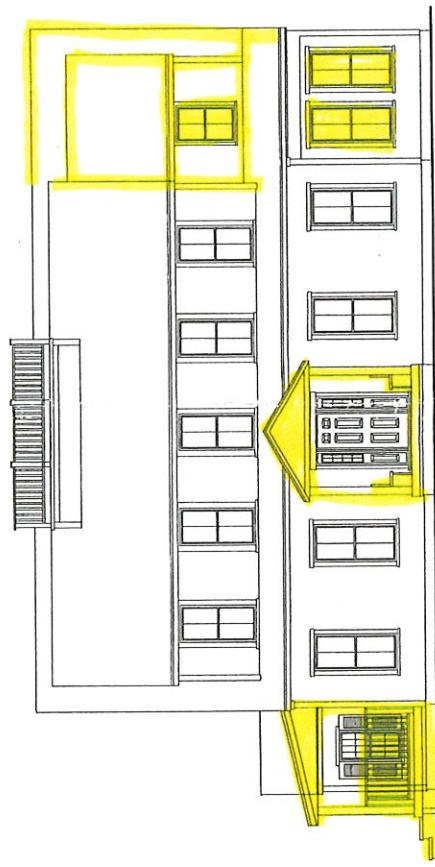
Date

cc: Brian Florence, Building Commissioner
Ann Quirk, Town Clerk



EXISTING FRONT (NORTH) ELEVATION

SCALE 1/4" = 1'-0"




PROPOSED FRONT (NORTH) ELEVATION

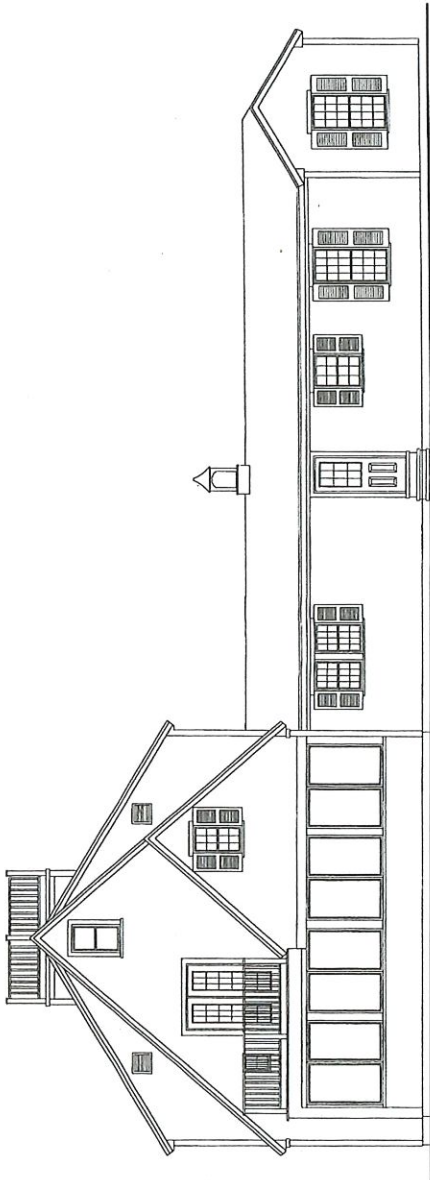
SCALE 1/4" = 1'-0"

REVIEWED

JAN 16 2018

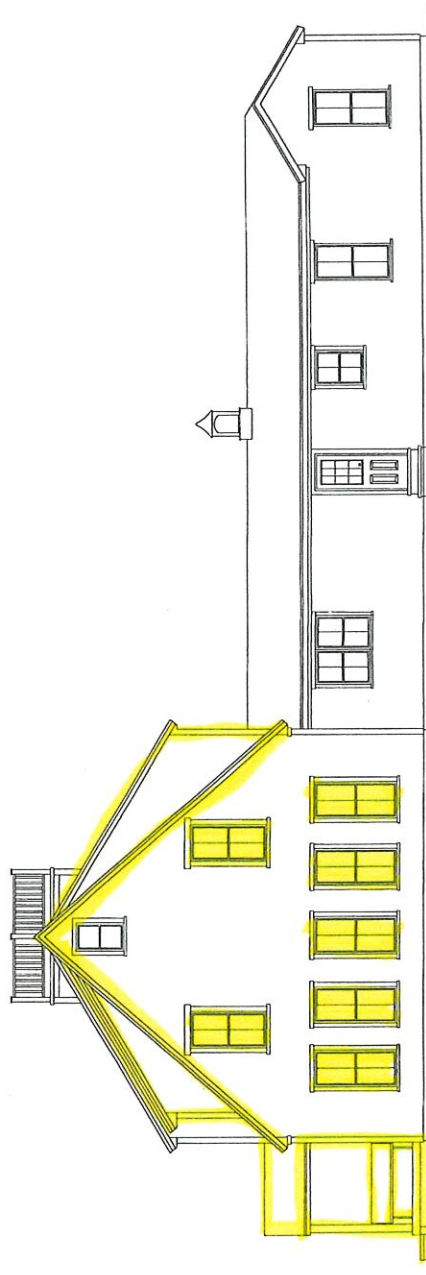
Town of Barnstable
Historical Commission

PROJECT: HINES KENNEDY RESIDENCE 131 IRVING AVENUE HYANNIS PORT, MASSACHUSETTS	ADDITION AND ALTERATIONS	 Mark Granier Architectural Design Build 110 Design Build, Inc. 61 Horseshoe Lane Yarmouth Port, MA 02678 Office: 508 - 362 - 7980 Mobile: 508 - 363 - 6494 email: mgdesignbuild@outlook.com	DATE: DEC. 22, 2017	PROJECT NO.:
			SCALE:	DRAWING NO.:
TITLE: SUNNYBANK	PERMITS:	PERMITS:	PERMITS:	PERMITS:
				HDC PERMIT
				A-1
				COPYRIGHT NOTICE These designs and drawings are property of the designer, Mark Granier, and may not be used without his express written authorization. All applicable copyright laws can be and are will be enforced.



EXISTING RIGHT SIDE (WEST) ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED RIGHT SIDE (WEST) ELEVATION

SCALE 1/4" = 1'-0"

REVIEWED

JAN 16 2018

Town of Barnstable
Historical Commission

PROJECT NO.:

DRAWING NO.:

A-2

HDC
PERMIT

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DATE: DEC. 22, 2011

SCALE:

DESIGNER: MG

Mark Granger
Architectural Design Build

61 Homestead Ln Yarmouth Port, Ma. 02675

Mobile: 508 - 363 - 6494

HG Design Build, Inc.
Office: 508 - 362 - 7900

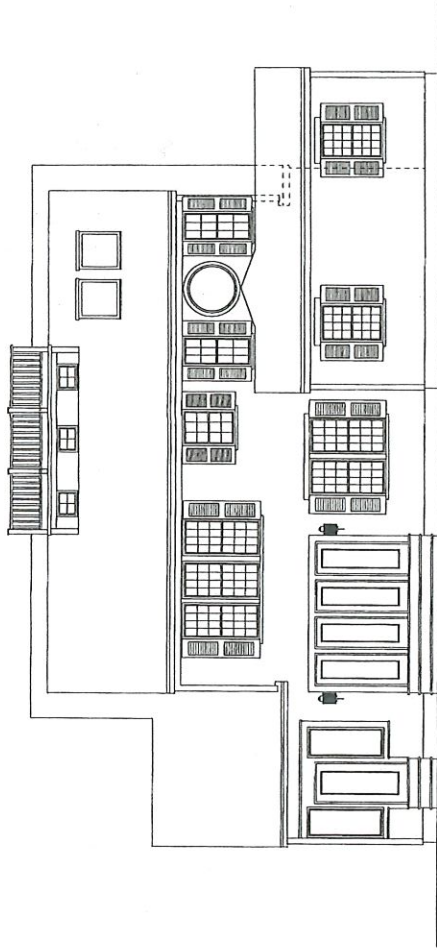
PROJECT:

ADDITION AND ALTERATIONS

TITLE:

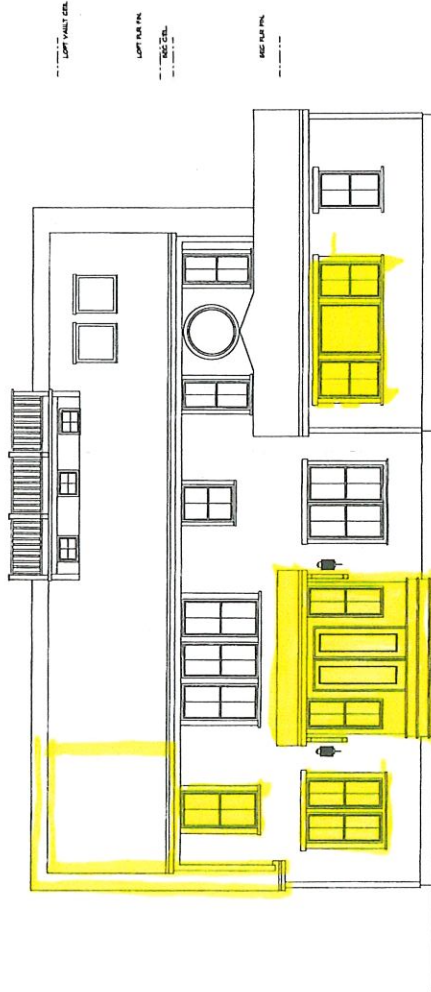
61 NINEVE ANN P

HINES KENNEDY RESIDENCE
131 IRVING AVENUE
HYANNIS PORT, MASSACHUSETTS



EXISTING REAR (SOUTH) ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED REAR (SOUTH) ELEVATION

SCALE 1/4" = 1'-0"

REVIEWED

JAN 13 2018

Town of Barnstable
Historical Commission

PROJECT:

HINES KENNEDY RESIDENCE
131 IRVING AVENUE
HYANNIS FORT, MASSACHUSETTS

ADDITION AND ALTERATIONS

TITLE:


SUNNYBANK


DATE: DEC. 21, 2017

SCALE:

DRAWN: MG

REV:

 NGS Design Build, Inc.
61 Honesdale Lane, Yarmouth Port, MA 02875
Office: 508 - 382 - 7900
Mobile: 508 - 383 - 6494
email: ngsdesignbuild@outlook.com

 Mark Center
Architectural Design Build
61 Honesdale Lane, Yarmouth Port, MA 02875
Mobile: 508 - 383 - 6494
email: mgc@designbuild@outlook.com

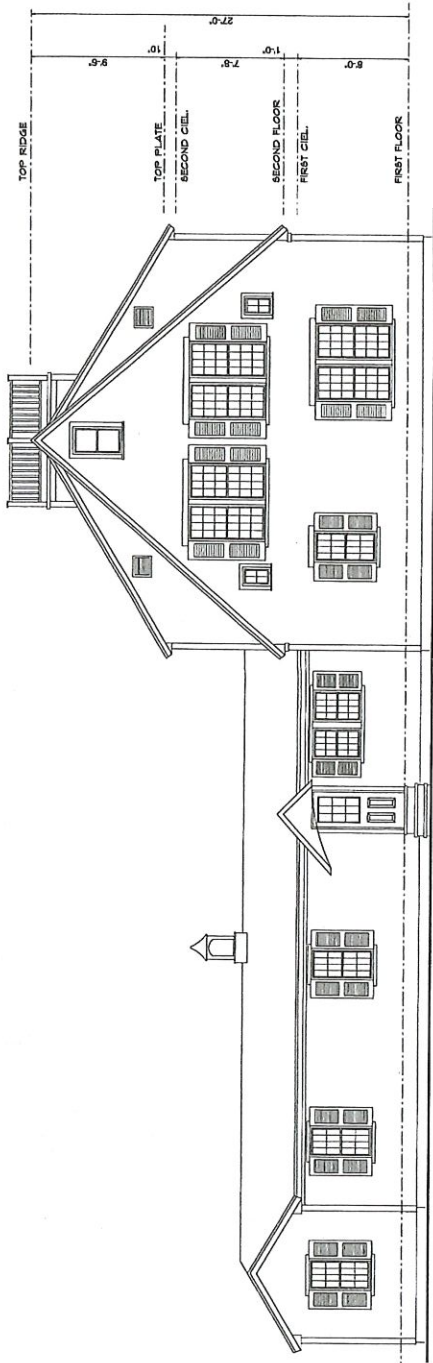
PROJECT NO.:

DRAWING NO.:

HDC
PERMIT

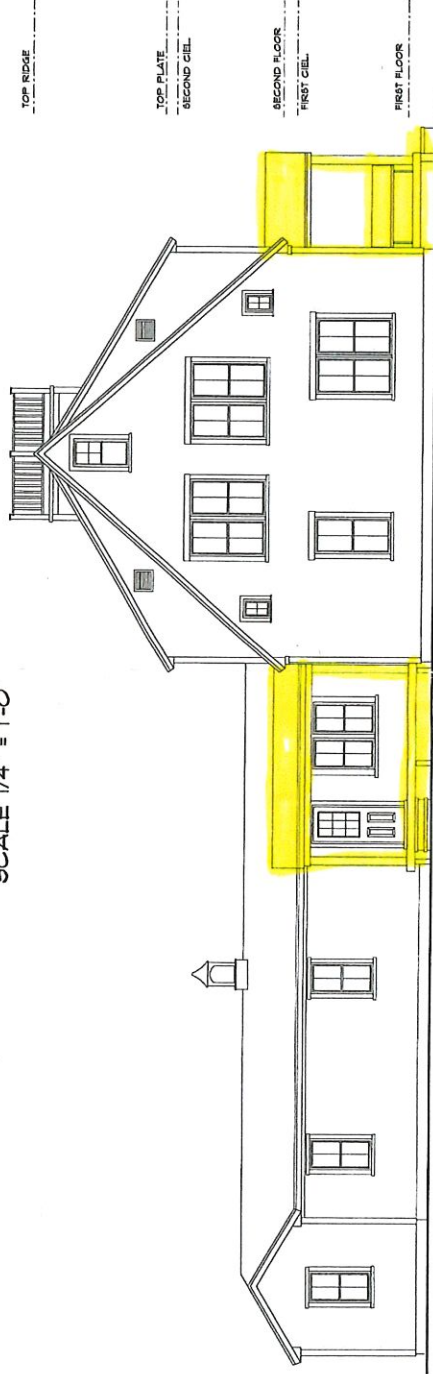
A-3

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EXISTING LEFT SIDE (EAST) ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED LEFT SIDE (EAST) ELEVATION

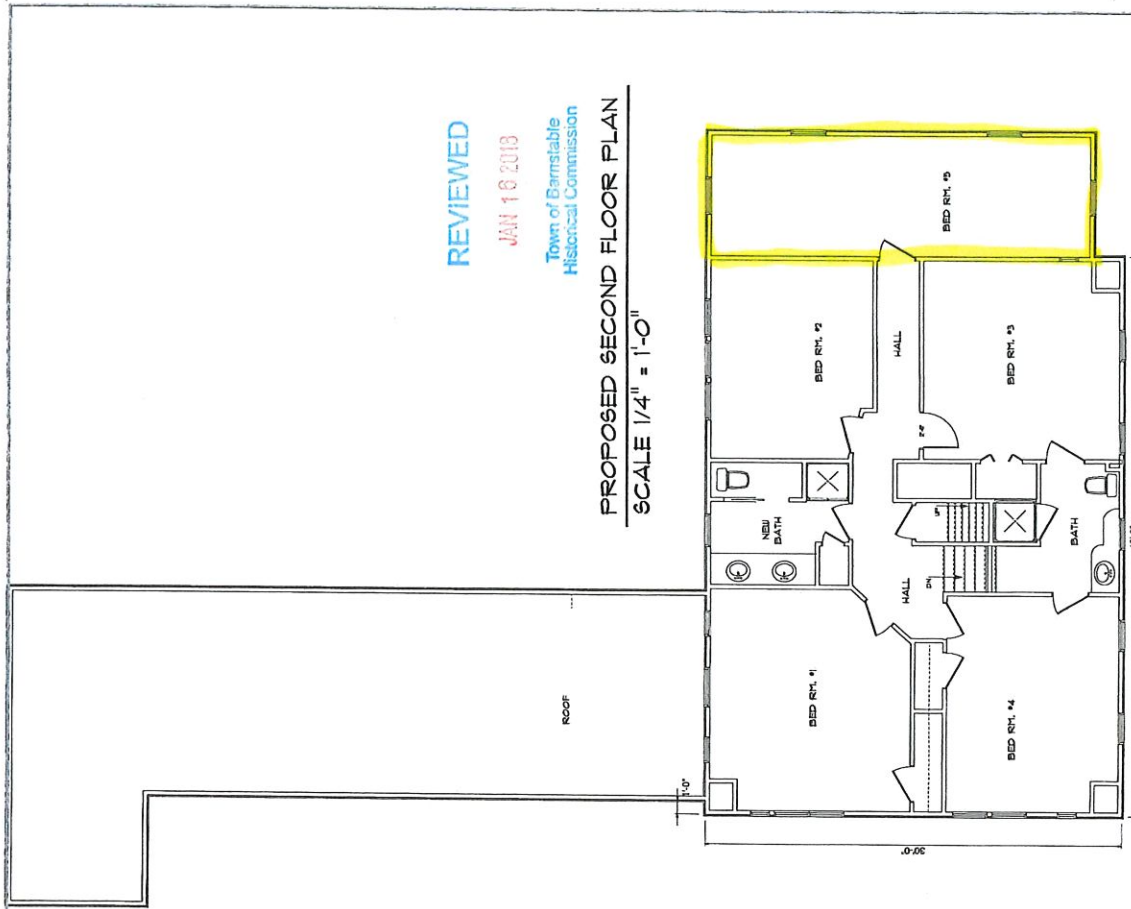
SCALE 1/4" = 1'-0"

REVIEWED

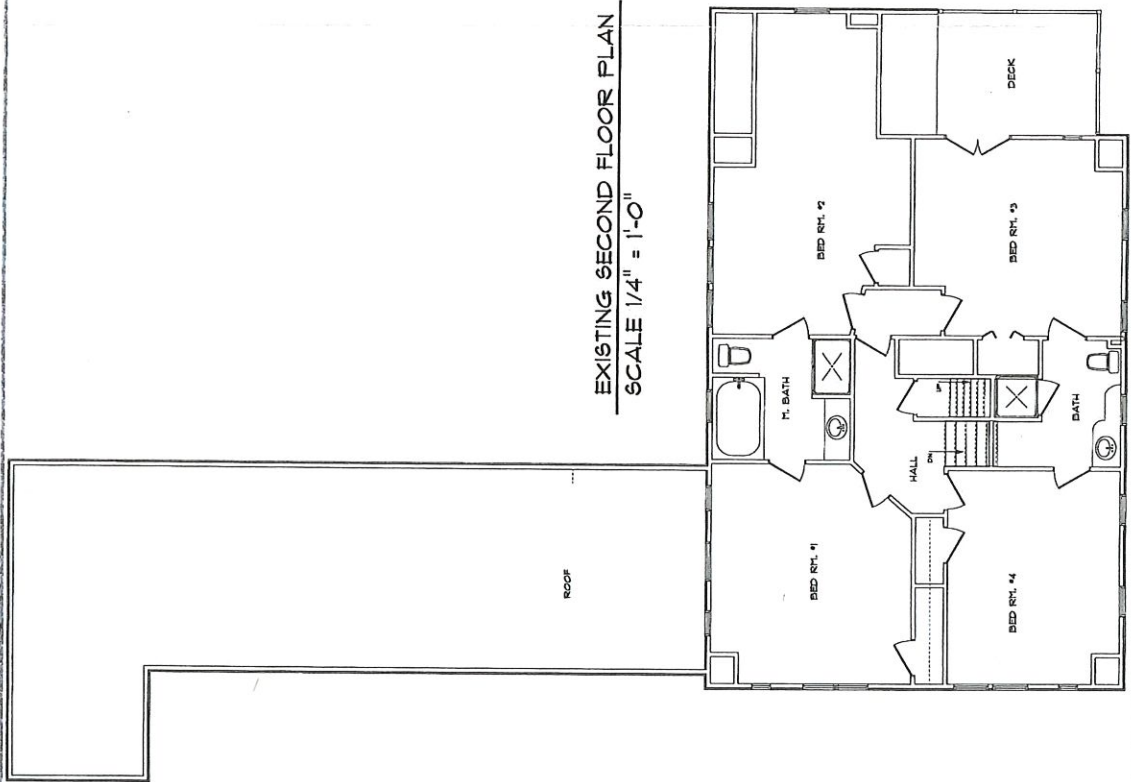
JAN 16 2018

Town of Barnstable
Historical Commission

HINES KENNEDY RESIDENCE 131 IRVING AVENUE HYANNIS PORT, MASSACHUSETTS	PROJECT: ADDITION AND ALTERATIONS	DATE: DEC. 22, 2017 SCALE: DRAWN: MG REV:	COPYRIGHT NOTICE These designs and drawings are property of the designer, Mark Grenier. No part of this drawing may be reproduced without the designer's authorization. All applicable copy right laws can be and will be enforced.	PROJECT NO.: DRAWING NO.: A-4
	TITLE: SUNNYBANK	Mark Grenier Architectural Design Build MGD Design Build, Inc. 61 Homestead Lane, Yarmouth Port, MA 02678 Office: 508 - 362 - 7900 Mobile: 508 - 363 - 6494 email: mgdesignbuild@outlook.com	HDC PERMIT	



EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

REVIEWED

JAN 16 2018

Town of Barnstable
Historical Commission

<p>HINES KENNEDY RESIDENCE 131 IRVING AVENUE HYANNIS PORT, MASSACHUSETTS</p>	<p>PROJECT: ADDITION AND ALTERATIONS</p>		<p>DATE: DEC. 22, 2017</p>	<p>HDC PERMIT</p>	<p>PROJECT NO.: DRAWING NO.: A-6</p>
	<p>TITLE: SUNNYBANK</p>		<p>SCALE: DRAWN: MG REV:</p>		
<p>Mark Grenier Architectural Design Build</p>			<p>COPYRIGHT NOTICE These designs and drawings are property of the designer, Mark Grenier, and may not be used without his express written approval. All applicable copy right laws can be and will be enforced.</p>		
<p>MG Design Build, Inc. 61 Honesand Lane Yarmouth Port, Ma. 02675 Office: 508 - 362 - 7500 Mobile: 508 - 363 - 6494 email: mgdesignbuild@outlook.com</p>					









16 NOV '21 PM 12:34
BARNSTABLE TOWN CLERK



EXISTING FRONT (NORTH) ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED FRONT (NORTH) ELEVATION

SCALE 1/4" = 1'-0"

DATE	OCT. 12, 2021	PROJECT:	ADDITION / ALTERATIONS
SCALE	1/4" = 1'-0"	DRAWN	MG
REV	NOV. 12, 2021	DRAWING NUMBER:	A-1

SUNNYBANK
131 IRVING AVE.
HYANNIS PORT, MA.

PENCIL POINTS, INC.
ARCHITECTURE & BUILDING
61 HOMESTEAD LANE
YARMOUTHPORT, MA. 02675
mjpencilpoints@gmail.com
508 364 5655



EXISTING RIGHT SIDE (WEST) ELEVATION

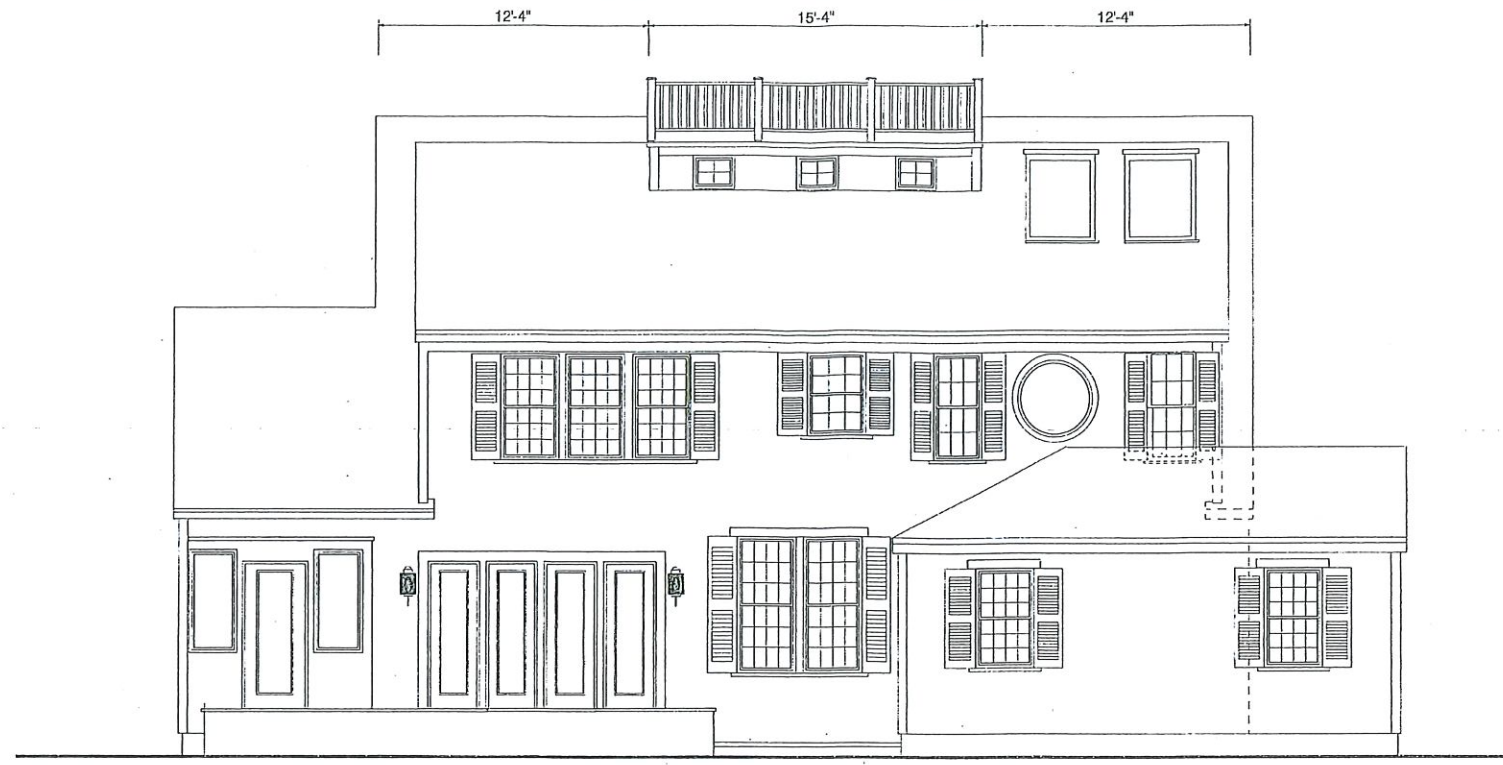
SCALE 1/4" = 1'-0"



PROPOSED RIGHT SIDE (WEST) ELEVATION

SCALE 1/4" = 1'-0"

DATE OCT. 12, 2021	PROJECT: ADDITION / ALTERATIONS	
	SCALE 1/4" = 1'-0"	DRAWING NUMBER: A-2
DRAWN MG	REV NOV. 12, 2021	
<p>SUNNYBANK 131 IRVING AVE. HYANNIS PORT, MA.</p>		
<p>PENCIL POINTS, INC. ARCHITECTURE & BUILDING 61 HOMESTEAD LANE YARMOUTHPORT, MA. 02675 mjpencilpoints@gmail.com 508 364 5655</p>		



EXISTING REAR (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED REAR (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"

DATE	OCT. 12, 2021	PROJECT:	ADDITION / ALTERATIONS
SCALE	1/4" = 1'-0"	DRAWING NUMBER:	A-3
DRAWN	MG		
REV	NOV. 12, 2021		

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HYANNIS PORT, MA.

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ARCHITECTURE & BUILDING
61 HOMESTEAD LANE
YARMOUTHPORT, MA. 02675
mgpencilpoints@gmail.com
508 364 5655



EXISTING LEFT SIDE (EAST) ELEVATION

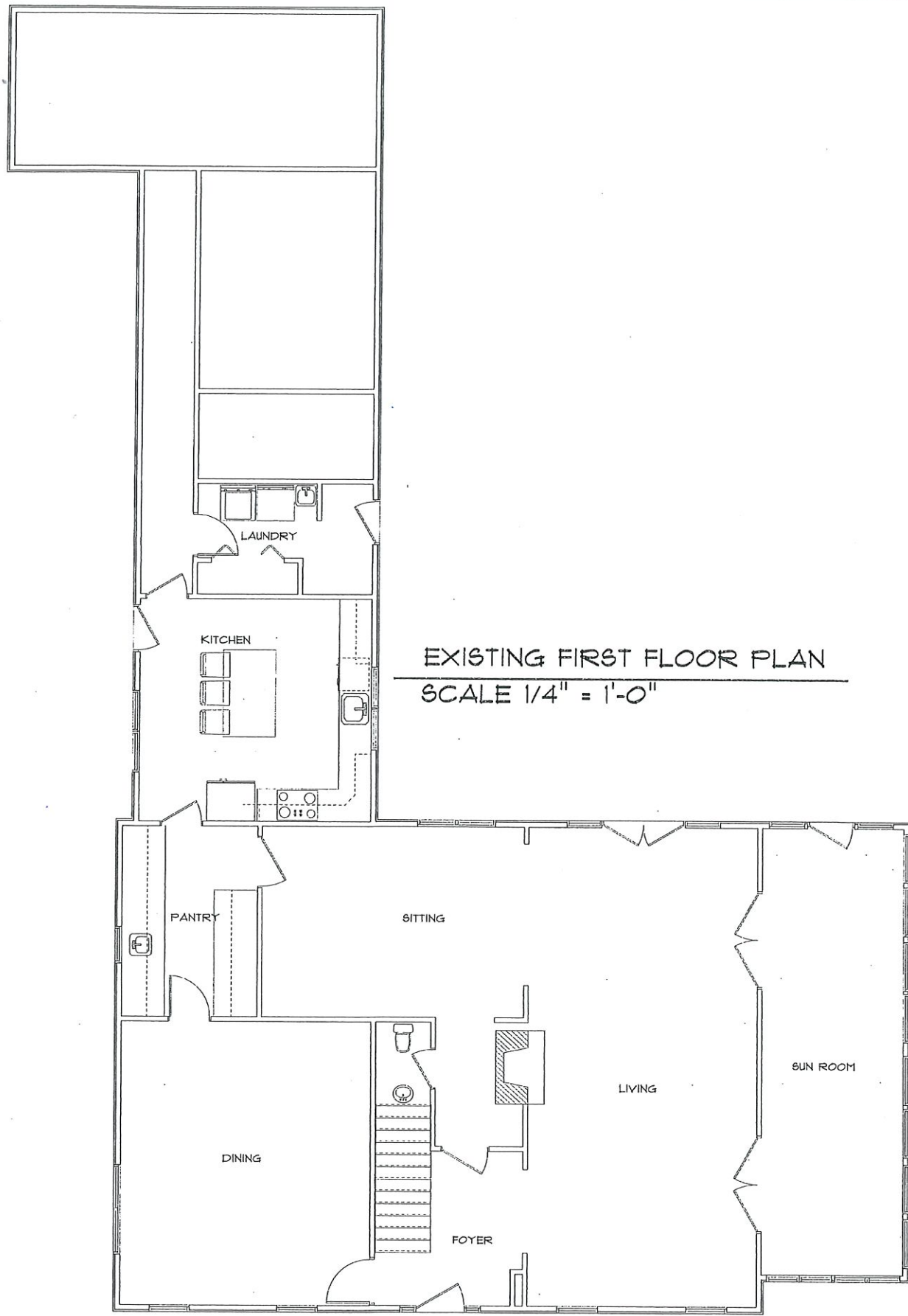
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PROPOSED LEFT SIDE (EAST) ELEVATION

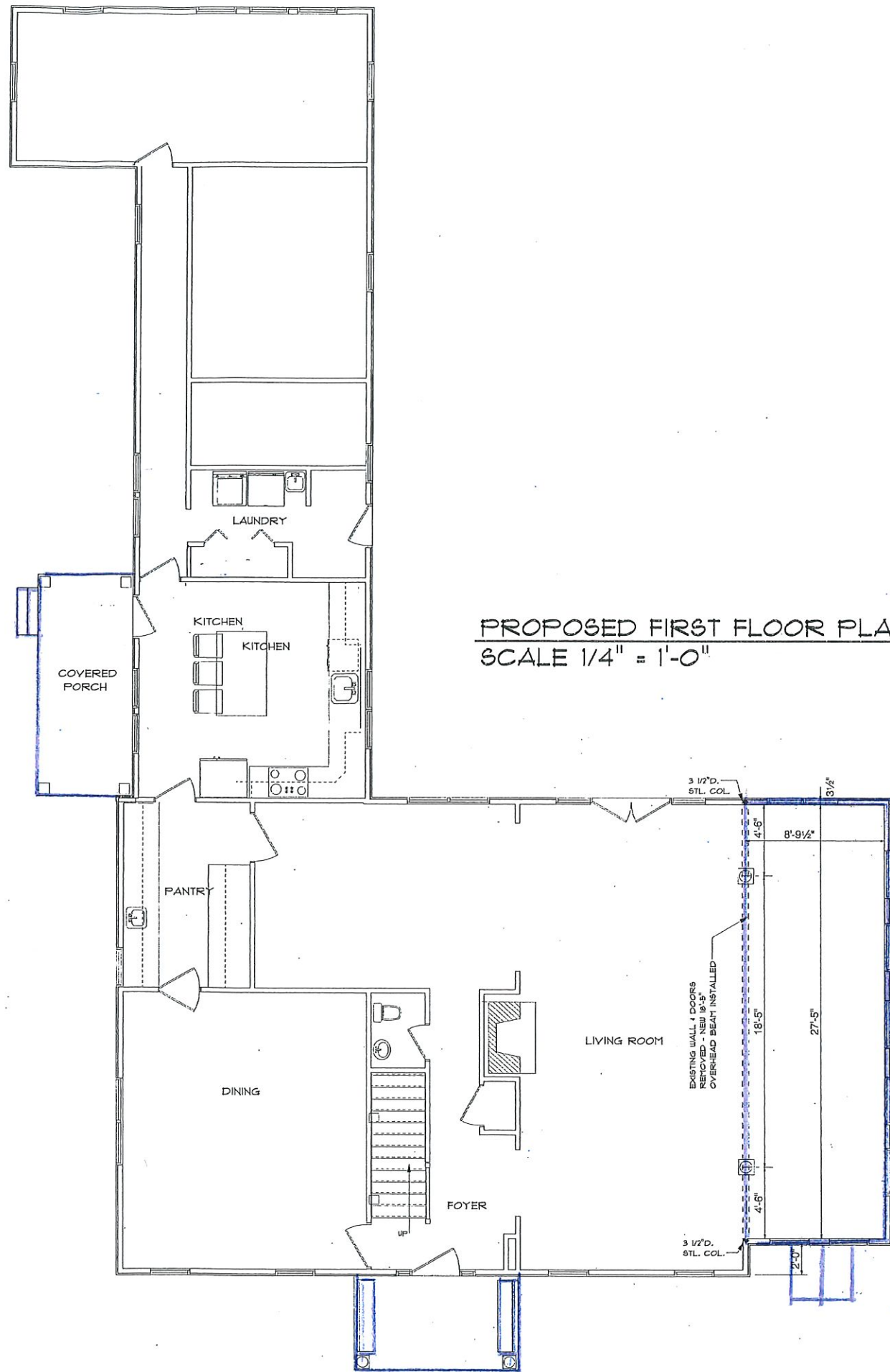
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DATE	OCT. 12, 2021	PROJECT:	ADDITION / ALTERATIONS
SCALE	1/4" = 1'-0"	DRAWN	MG
DRAWN	MG	REV	NOV. 12, 2021
<p>SUNNYBANK 131 IRVING AVE. HYANNIS PORT, MA.</p>		<p>PENCIL POINTS, INC. ARCHITECTURE & BUILDING 61 HOMESTEAD LANE YARMOUTHPORT, MA. 02675 mgpencilpoints@gmail.com 508 364 5655</p>	
		DRAWING NUMBER:	
		A-4	



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

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



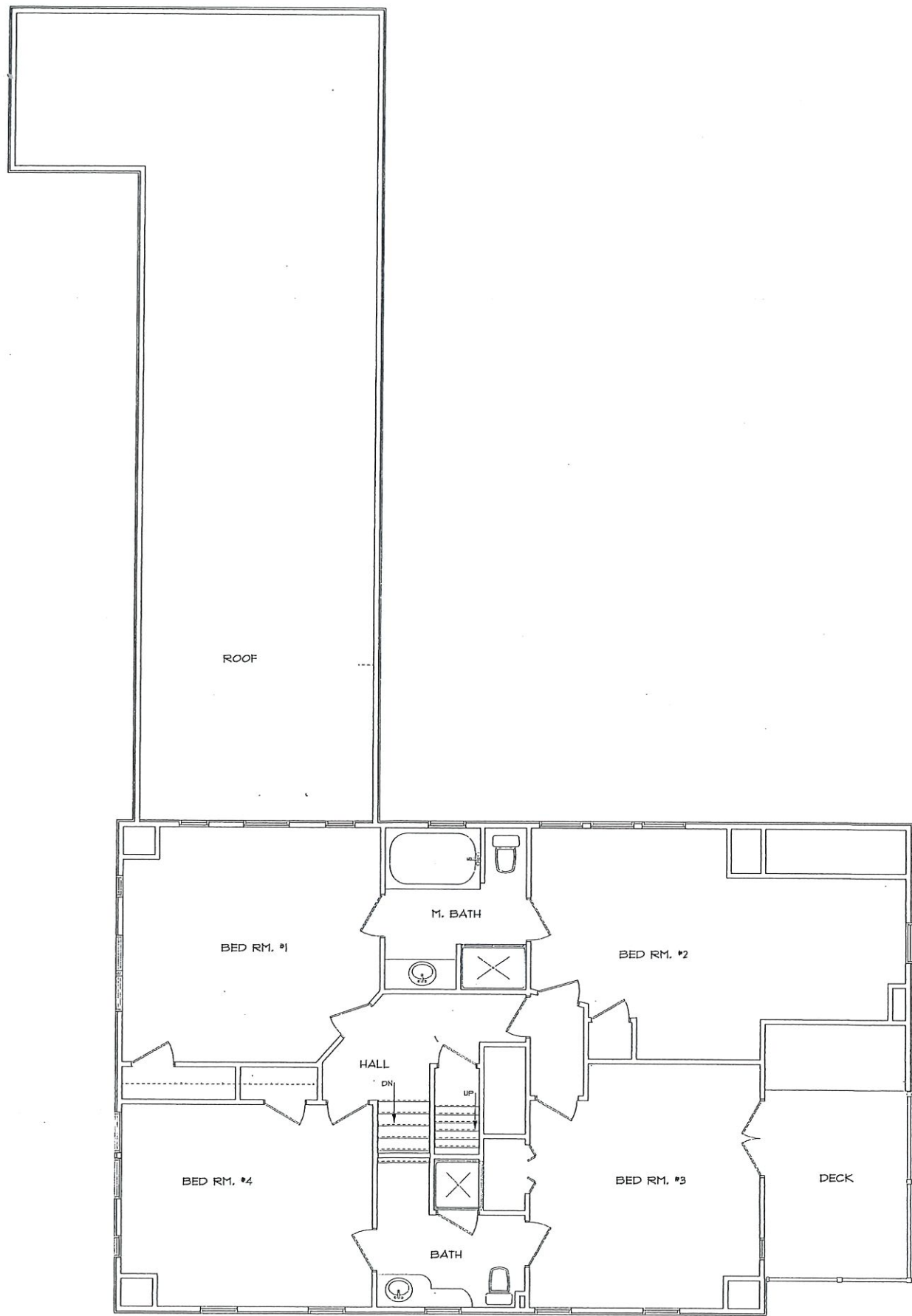
PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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

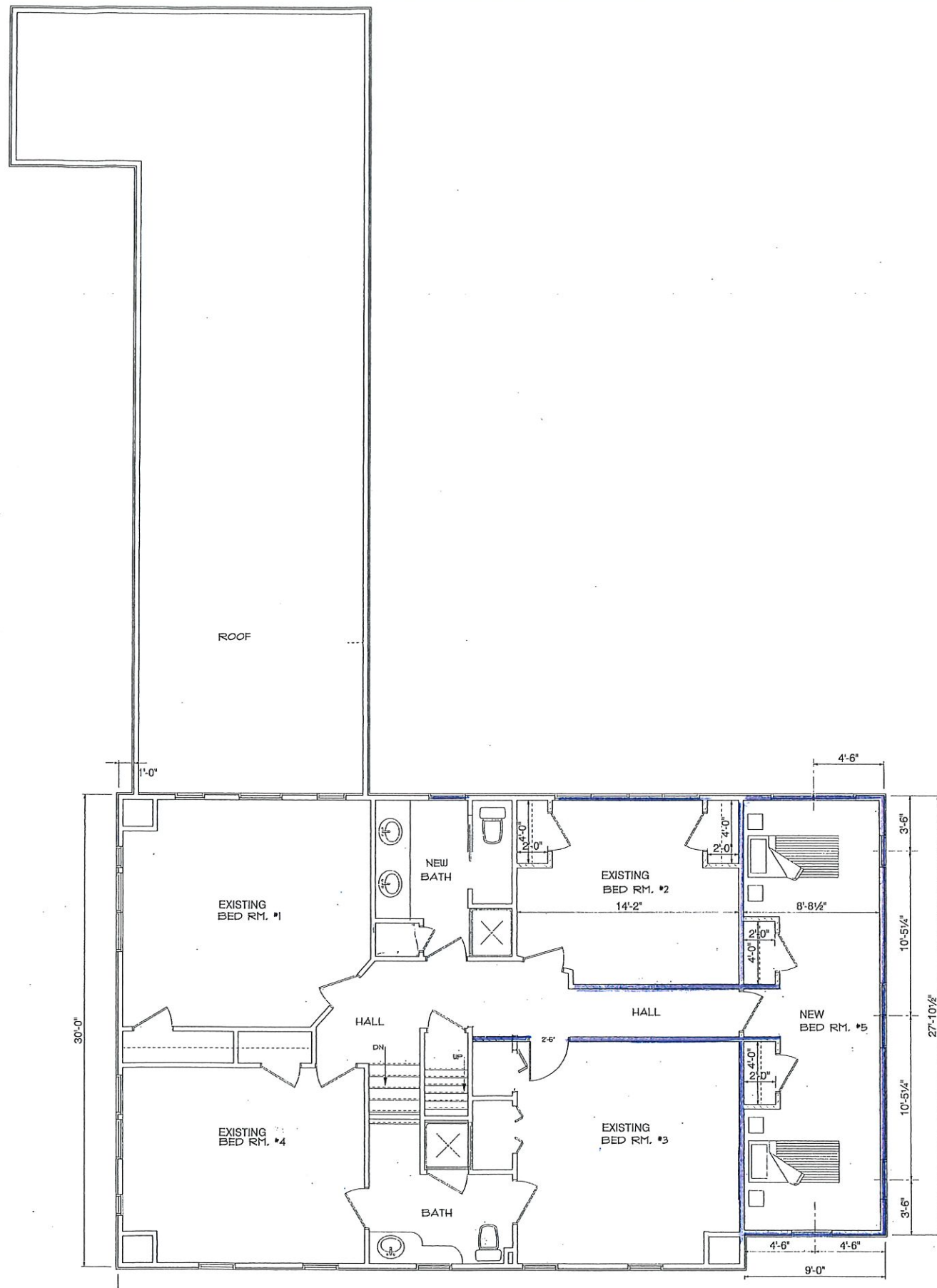
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SCALE	1/4" = 1'-0"	DRAWN	MG
REV	NOV.12, 2021	DRAWING NUMBER:	A-5

SUNNYBANK
131 IRVING AVE.
HYANNIS PORT, MA.

PENCIL POINTS, INC.
ARCHITECTURE & BUILDING
61 HOMESTEAD LANE
YARMOUTHPORT, MA. 02675
mgpencilpoints@gmail.com
508 364 5655



EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

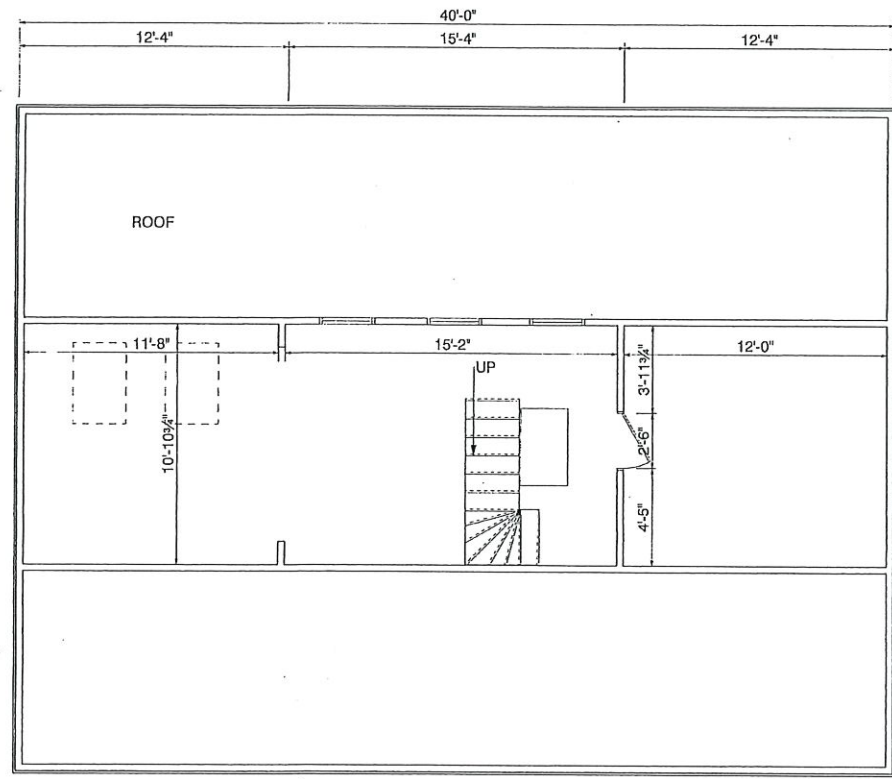


PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

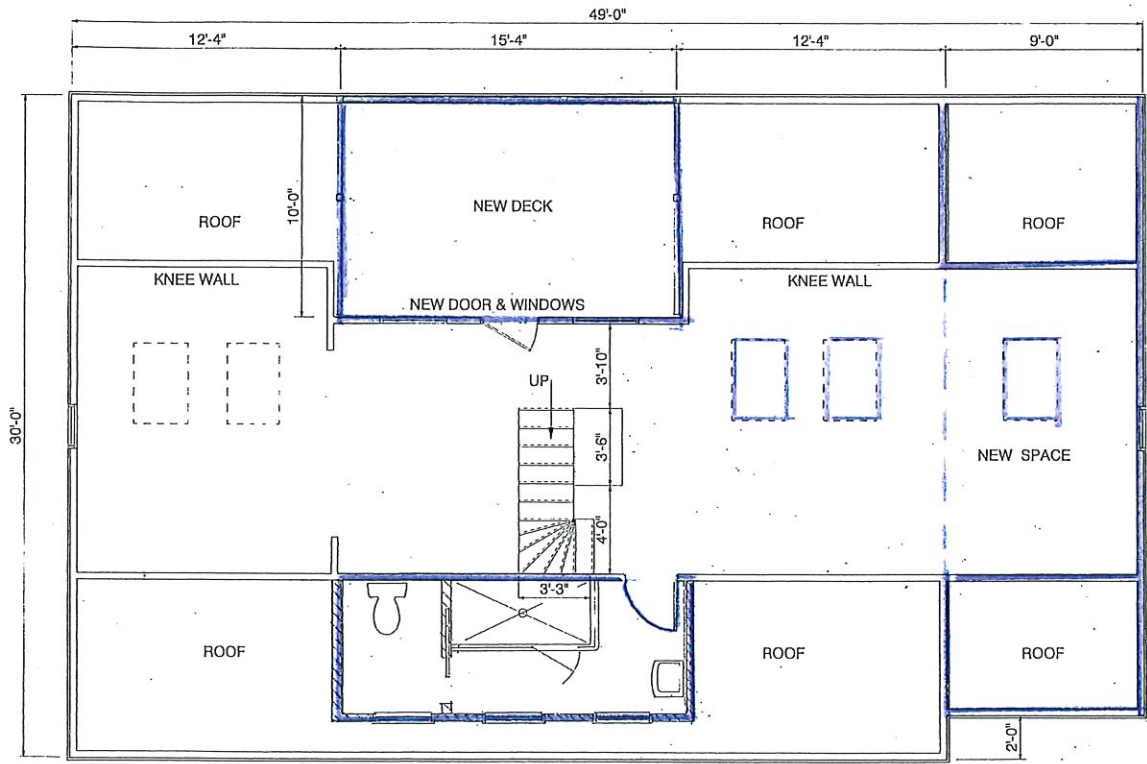
DATE	OCT. 12, 2021	PROJECT:	ADDITION / ALTERATIONS
SCALE	1/4" = 1'-0"	DRAWN	MG
REV	NOV 12, 2021	DRAWING NUMBER:	A-6

SUNNYBANK
131 IRYING AVE.
HYANNIS PORT, MA.

PENCIL POINTS, INC.
ARCHITECTURE & BUILDING
61 HOMESTEAD LANE
YARMOUTHPORT, MA. 02675
mgpencilpoints@gmail.com
508 364 5655



EXISTING THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

DATE	OCT. 12, 2021	PROJECT:	ADDITION / ALTERATIONS
SCALE	1/4" = 1'-0"	DRAWN	MG
REV		DRAWING NUMBER:	A-7
			NOV. 12, 2021

SUNNYBANK
131 IRVING AVE.
HYANNIS PORT, MA.

PENCIL POINTS, INC.
ARCHITECTURE & BUILDING
61 HOMESTEAD LANE
YARMOUTHPORT, MA. 02675
mjpencilpoints@gmail.com
508 364 5655

Legend

Road Names



Map printed on: 11/17/2021



Approx. Scale: 1 inch = 42 feet



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

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

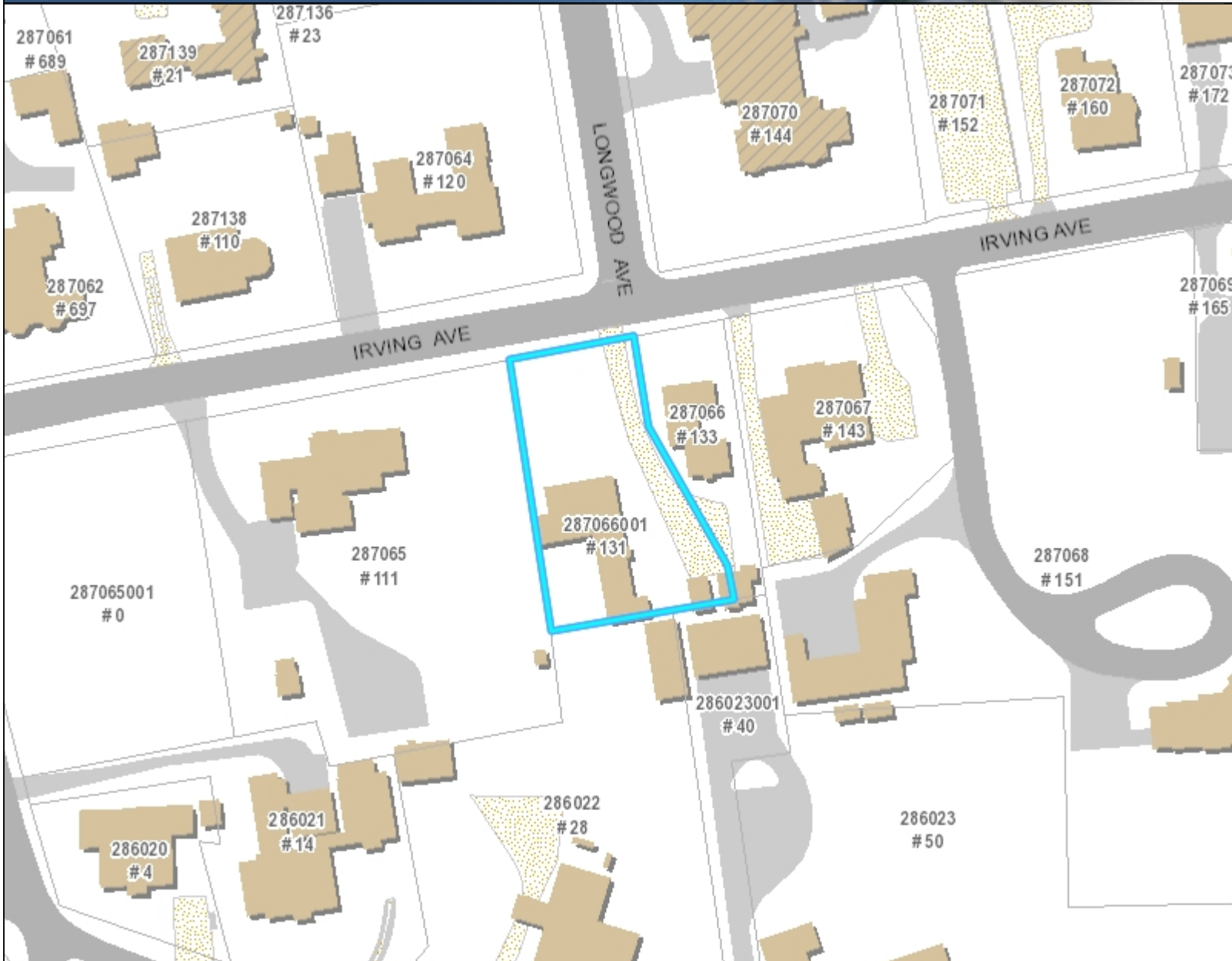


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

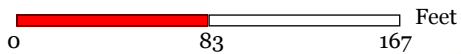
gis@town.barnstable.ma.us



Legend

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

Map printed on: 11/17/2021



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

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	BRN.703
Historic Name:	Hinckley, Capt. Wendell House
Common Name:	Sunnybank
Address:	Irving Ave
City/Town:	Barnstable
Village/Neighborhood:	Hyannis; Hyannisport
Local No:	10
Year Constructed:	c 1882
Architect(s):	
Architectural Style(s):	Colonial Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture; Maritime History
Area(s):	BRN.E: Hyannis Port Historic District BRN.N: Barnstable Multiple Resource Area
Designation(s):	Nat'l Register District (11/10/1987); Nat'l Register MRA (11/10/1987)
Building Materials(s):	Roof: Wood Shingle Wall: Wood; Wood Shingle



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

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

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

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

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

This file was accessed on: Wednesday, November 17, 2021 at 2:09: PM

FORM B - BUILDING

BRN 703

AREA A E, N	FORM NO. 10 703
----------------	--------------------

Pl - Hyannis
Hyannis Port
MRA-D-11/10/87



ON
02116

Town Barnstable (Hyannis Port)

Address Irving Ave., Hyannis Port

Historic Name "Sunnybank"

Owner: Rodger Currie

Use: Present Dwelling

Original Dwelling

DESCRIPTION:

Date Pre 1882

Source Registry of Deeds - Barn. Cty.

Style _____

Architect _____

Exterior wall fabric Wood shingles

Outbuildings Garage, Shed

Major alterations (with dates) Many

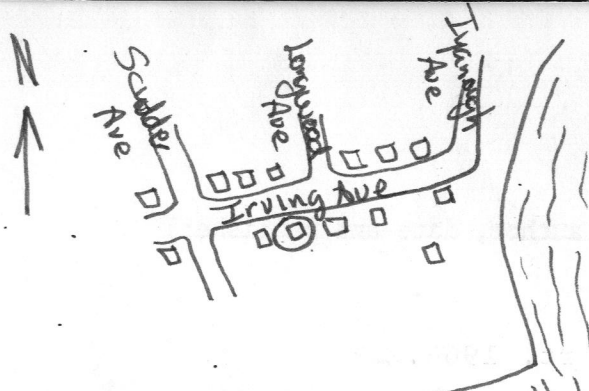
alterations since moving C. 1882

House has been completely turned around.

Moved from Hyannis & Date C1882
Maywood Aves.

Approx. acreage .48 ac.

Setting Private residential area



Recorded by Laurie P. Snowden

Organization Barnstable Historical Commission

Date June, 1981

(Staple additional sheets here)

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

This house is a large full Cape with full shed dormer across the front. The Windows are 12/12. The front door is flanked by side lights. There is a porch to the west side which appears to be a later addition. The exterior wall fabric is wood shingles.

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

Moses and Abbie Stratton owned the land on which this dwelling stands in 1877. In 1882 they sold the land to Isabell Hinckley, wife of Wendell Hinckley. Early in the 1800's; Captain Wendell Hinckley purchased this house for \$200.00 flaked it and brought the house to its current location on Irving Ave. by barge. Capt. Hinckley was captain of coastal vessels and later yachts. After Charles Falvey and Margaret Wright were married, they purchased "Sunnybank" from the Hinckley estate and turned it completely around. They also purchased "The Little House" just east (See Form #A-11).

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

Registry of Deeds-Barnstable County
Barnstable County Atlas 1880, 1907
Herrick, Paul & Newman, Larry, Old Hyannis Port, 1968.--

Parcel: 287-066-001

Location: 131 IRVING AVENUE, Hyannis

Owner: MILLS, CHARLES N TR



Parcel
287-066-001

Location
131 IRVING AVENUE

Village
Hyannis

Town sewer account
No

CWMP Sewer Expansion (subject to change with final engineering design)
None planned at this time

Developer lot:
LOT 1

Road type
Town

Fire district
Hyannis

Secondary road

Road index
0773

Interactive map



Asbuilt septic scan
[287066001_1](#) , [287066001_2](#)

Owner: MILLS, CHARLES N TR

Owner
MILLS, CHARLES N TR
Street1
405 SHERIDAN ROAD
City
HIGHLAND PARK

Co-Owner
131 IRVING AVENUE TRUST
Street2
State
IL Zip
60035 Country

Book page
32686/0121

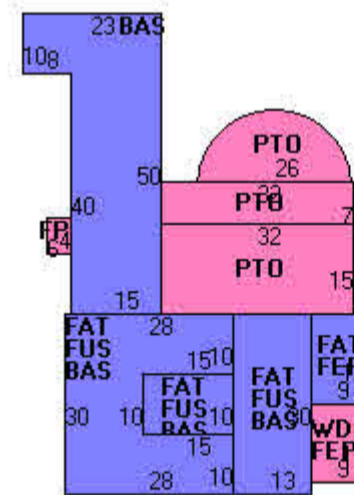
Land

Acres 0.32	Use Single Fam M-01	Zoning RF-1	Neighborhood 0119
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor Excel View	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1900	Roof structure Gable/Hip	Heat type Hot Air
Living area 3495	Roof cover Wood Shingle	Heat fuel Gas
Gross area 6142	Exterior wall Wood Shingle	AC type Central
Style Conventional	Interior wall Drywall	Bedrooms 6 Bedrooms
Model Residential	Interior floor Pine/Soft Wood	Bath rooms 2 Full-0 Half
Grade Custom Plus	Foundation	Total rooms 10 Rooms
Stories 2		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
01/21/2020	Sid/Wind/Roof/Door	20-192	\$103,250		siding, windows, doors (2) and roof - nauset disposal
05/21/2018	Alt-Int work-Res	18-1328	\$25,000	06/30/2018	2ND FLOOR BATH REMODEL. CLOSE OFF 2 DOOR, ADD HALL DOOR. BUILD TOILET ROOM WALL. REFRAME SHOWER WALL, ADD CLOSET. ADD 1ST FLOOR POWDER ROOM UNDER STAIRS. BUILD PWDR ROOM WALL ADD DOOR DEMO BACK OF CLOSET WALL
03/14/2017	Addn Alt-Res	16-3661	\$20,000	09/15/2017	New windows and door add insulation, enclose rinse station and build new bath
11/14/2016	Alt-Int work-Res	16-3185	\$20,000	09/15/2017	Remodel Bathroom, move bedroom wall, add built-in-closet tray ceiling
10/01/1992	Addition	B35425	\$1,500	01/15/1993	HP ADDIT'

06/01/1992	Addition	B35096	\$1,000	01/15/1993	HP WID WL
Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments

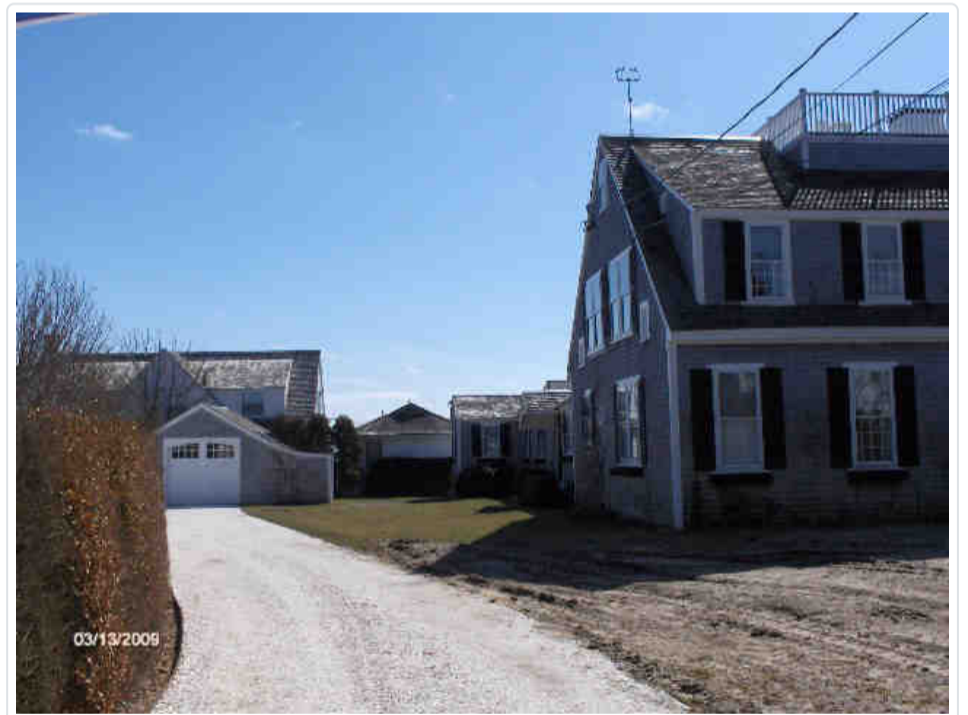
▼ Sale History

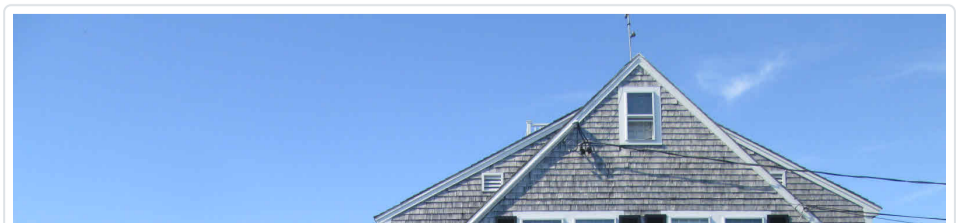
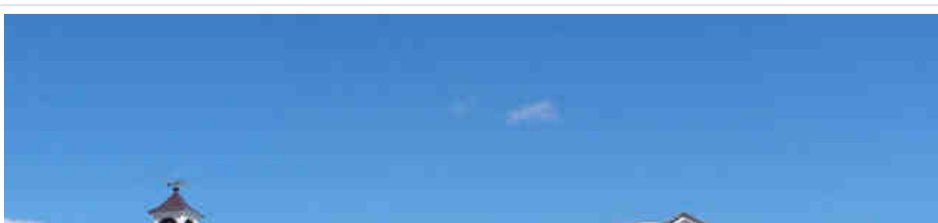
Line	Sale Date	Owner	Book/Page	Sale Price
1	02/12/2020	MILLS, CHARLES N TR	32686/0121	\$0
2	08/15/2008	HORWOOD, RICHARD M TR	23105/0287	\$2,500,000
3	08/27/1997	FREITAS, MARK E	10920/0092	\$1,150,000

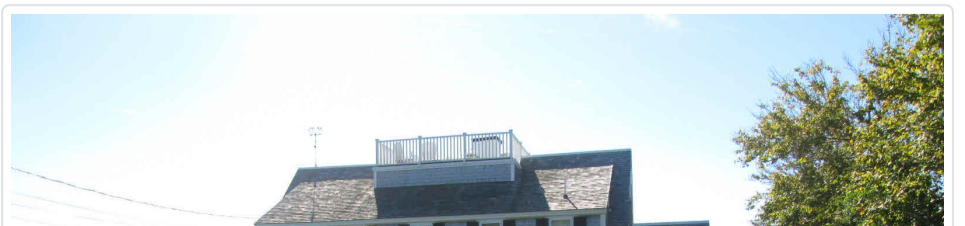
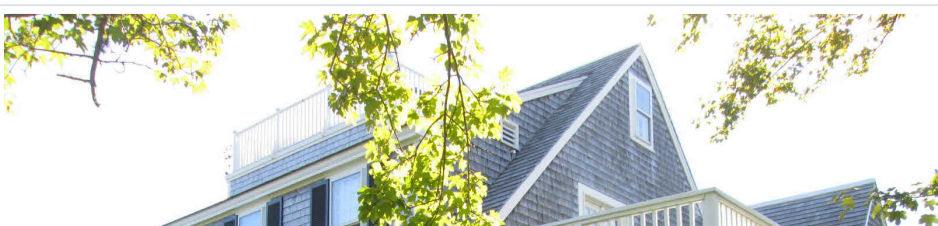
▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$521,800	\$17,900	\$33,700	\$1,196,900	\$1,770,300
2	2020	\$426,900	\$19,900	\$31,900	\$1,196,900	\$1,675,600
3	2019	\$426,900	\$19,900	\$31,900	\$1,242,700	\$1,721,400
4	2018	\$278,100	\$17,100	\$27,500	\$1,308,100	\$1,630,800
5	2017	\$271,800	\$16,600	\$12,700	\$1,308,100	\$1,609,200
6	2016	\$271,800	\$16,600	\$12,700	\$1,317,600	\$1,618,700
7	2015	\$308,900	\$18,900	\$12,800	\$1,273,600	\$1,614,200
8	2014	\$308,900	\$18,900	\$13,100	\$1,273,600	\$1,614,500
9	2013	\$308,900	\$18,900	\$13,400	\$1,273,600	\$1,614,800
10	2012	\$305,500	\$17,400	\$13,200	\$1,644,200	\$1,980,300
11	2011	\$381,900	\$3,600	\$9,100	\$1,644,200	\$2,038,800
12	2010	\$300,100	\$3,600	\$9,300	\$1,644,200	\$1,957,200

▼ Photos









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Property ID: 286020
DESAI. AMIT R & GITIKA MARATHAY
31 MILFORD STREET
BOSTON. MA 02118

Property ID: 286021
EVANS. DAVID C & TUTEN. MARGARET E
C/O MARGARET TUTEN
128 ASHWOOD RD
VILLANOVA. PA 19085

Property ID: 286022
KIDDER. STEPHEN W & ELEFANTE. MARK B
MARCHANT AVENUE REALTY TRUST
C/O HEMENWAY & BARNES
75 STATE ST 16TH FLOOR
BOSTON, MA 02109-1899

Property ID: 286023
EDWARD M KENNEDY INST US SENATE. INC
210 WILLIAM T MORRISSEY BLVD
BOSTON. MA 02125

Property ID: 286023001
FORD. MICHAEL D TR
MARCHANT AVENUE GARAGE QRTS TRUST
C/O VERDOLINO AND LOWEY
SUITE 101
FOXBORO, MA 02035

Property ID: 286025
CAPE BEACH HOUSE LLC
C/O PAUL/MCCOY FAM OFFICE SERV LLP
31 ST JAMES AVE. STE 740
BOSTON. MA 02116

Property ID: 286026
BABCOCK. CHRISTOPHER H&STEIN. PAMELA
%BABCOCK HOLDINGS LLC
11 MARCHANT AVENUE
HYANNIS PORT. MA 02647

Property ID: 287058
LLUBERES. KATHLEEN E TR
KATHLEEN E LLUBERES TRUST
3871 RODMAN STREET NW. APT A55
WASHINGTON. DC 20016

Property ID: 287062
DUNBAR POINT LLC
201 KING OF PRUSSIA RD STE 501
RADNOR. PA 19087

Property ID: 287064
SCALEA. ROBERT
PO BOX 25
HYANNIS PORT. MA 02647

Property ID: 287065
FORD. MICHAEL D TR
%KENNEDY. EDWARD M JR
111 IRVING AVENUE
HYANNISPORT, MA 02647

Property ID: 287065001
FORD. MICHAEL D TR
%KENNEDY. EDWARD M JR
111 IRVING AVENUE
HYANNISPORT, MA 02647

Property ID: 287066
MILLS. CHARLES N TR
133 IRVING AVENUE TRUST
405 SHERIDAN ROAD
HIGHLAND PARK. IL 60035

Property ID: 287066001
MILLS. CHARLES N TR
131 IRVING AVENUE TRUST
405 SHERIDAN ROAD
HIGHLAND PARK. IL 60035

Property ID: 287067
MUMFORD. ELIZABETH B TR
OVERFLOW REALTY TRUST
P O BOX 174
HYANNIS PORT. MA 02647

Property ID: 287068
WILSON. JOHN B & LESLIE Q TRS
155 IRVING AVE REALTY TRUST
155 IRVING AVENUE
BOX 327
HYANNIS PORT, MA 02647

Property ID: 287069
WOOD. KATHLEEN SINCLAIR TR
HOPEFIELD COTTAGE REALTY TRUST
BOX 334
HYANNIS PORT. MA 02647

Property ID: 287070
PAGE. CAROLE A TR
CAROLE A PAGE TRUST
10048 AURORA HUDSON ROAD
STREETSBORO. OH 44241

Property ID: 287071
HYANNISPORT CIVIC ASSOC
BOX 301
HYANNIS PORT. MA 02647

Property ID: 287072
160 IRVING LLC
2545 SOM CENTER ROAD
HUNTING VALLEY. OH 44022

Property ID: 287077
18 LONGWOOD LLC
17 EAST 89TH ST.. APT 7C
NEW YORK. NY 10128

Property ID: 287078
HUGHES FAMILY LP
C/O HUGHES. JAMES F
PO BOX 632
HYANNIS PORT. MA 02647

Property ID: 287136
FAIR. JAMES THOMAS & ALICE ELIZABETH
%23 LONGWOOD AVENUE LLC
23 LONGWOOD AVENUE
HYANNIS PORT. MA 02647

Property ID: 287138
OSULLIVAN. MICHAEL
3092 LAKESHORE ROAD
BURLINGTON ON L7N 1A1
CANADA. . .

Property ID: 287139
LEWIS. FARLEY S & ELIZABETH M
PO BOX 417
HYANNIS PORT. MA 02647

BARNSTABLE HISTORICAL COMMISSION
NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING
Application Requirements Checklist

- Application Hard Copies – 2 Copies** Complete all sections of the application and checklist. Clock two copies of the application and supporting documents with the Town Clerk at 367 Main Street, Hyannis, 1st Floor. The Town Clerk will retain one copy, the second clocked copy should be brought to the Planning & Development office on the 3rd Floor (367 Main Street, Hyannis)
- Application Electronic Copy** - Email the application & supporting documents to erin.logan@town.barnstable.ma.us
- Supporting Documents – 2 Copies - all plans should be on 11"X17" paper only**
- Project narrative** Detail of demolition proposed; type of new construction proposed; options explored other than demolition; a detailed explanation as to why demolition or partial demolition is necessary; any other information that will help the Commission understand the proposed project
- Photographs** Include photos of:
 Each elevation where demolition is proposed
 Structure from all abutting streets
- Site Plan** A plan showing: * No Change to Building Footprint*
 All structures on the lot
 All proposed demolition, additions or changes to those structures
 Existing & Proposed structure footprint
- Elevations** **Partial Demolitions Only** - Detailed elevations of all building facades outlining existing and proposed. An existing floor plan must be included highlighting the areas to be demolished.
- Reports (Optional)** **Full Demolitions Only** -Provide any expert reports including but not limited to; structural analysis, mold report, Flood reports; **Full or Partial Demo** - Cape Cod Commission Comments (for properties on the National Register)
- \$100 Filing Fee** \$100 fee shall be submitted with the application. Check made payable to the Town of Barnstable.
- \$39.68 Advertising Fee** The applicant shall pay the cost of the required two advertisements in the local newspaper. On a separate check, made payable to the Town of Barnstable.
- Postage Stamps** First class postage stamps are required for abutter notification. Please contact Commission support staff for the number of stamps required.

This application will not be placed on an agenda until the application is determined to be complete based on all of the above required information.



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

Town Clerk Stamp

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 11/4/2021 Full Demotion Partial Demolition

Building Address: 76 Washington Avenue
Number Street

Hyannis 02601 Assessor's Map # 287 Assessor's Parcel # 287096
Village ZIP

Property Owner: SHAY, JOSEPH F JR (508) 775-5486
Name Phone#

Property Owner Mailing Address (if different than building address) _____
9 PINE HILL ROAD, SOUTHBOROUGH MA 01772

Property Owner e-mail address: _____

Contractor/Agent: E.B Norris and Son, Inc

Contractor/Agent Mailing Address: 138 Osterville W. Barnstable Rd

Contractor/Agent Contact Name and Phone #: Craig Ashworth 508 243 5588
Name Phone #

Contractor/Agent Contact e-mail address: cashworth@ebnorris.com

Demolition Proposed - please itemize all changes:

* No Change to Building Footprint*
 All proposed work per drawings dated November 3rd, 2021 by Curl Simitis Architecture + Design, Inc. Work is inclusive of adding two additional dormers to the existing roof and a replacement of two new windows from the existing one window on the existing dormer seen on the East Elevation.
 One new dormer to be located on the view from Southeast.
 One new dormer to be located on the view from Southwest.

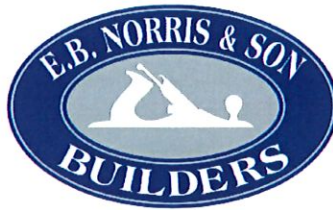
Type of New Construction Proposed: _____

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

Year built: 1890 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

Craig Ashworth Pres. EBNC
 Property Owner/Agent Signature



November 4th, 2021

ATTN: Grace Rogers
Barnstable Historic Commission

Project Narrative

Prepared for 76 Washington Avenue, Hyannis:

This note will serve as your narrative for the work being proposed at 76 Washington Avenue, Hyannis. All proposed work is seen on drawings dated November 3rd, 2021 by Curl Simitis Architecture + Design, Inc. Work is inclusive of adding two additional dormers to the existing roof and a replacement of two new windows from the existing one window on the existing dormer seen on the East Elevation. One new dormer to be located on the view from Southeast. One new dormer to be located on the view from Southwest.

Respectfully,

E.B. Norris Employee: *Matthew McTernan*

Title: *Project Manager*

Signature: *Mat McT*

Date: *11/4/21*



Property ID: 287082
SANTA-CRUZ. SUSAN C TR
2016 SUSAN C SANTA-CRUZ
5600 WISCONSIN AVENUE # 1004
CHEVY CHASE. MD 20815

Property ID: 287083
SHAY. SHANNON H TR & HAYDEN. ANDREW J
ANDREW HAYDEN & SHANNON SHAY 2020
20 CRESTWOOD ROAD
WEST NEWTON. MA 02465

Property ID: 287084
WACHUSETT PCK LLC
%SHEEHAN. ROBERT M & ROSEMARY
70 WALNUT STREET
ARLINGTON. MA 02476

Property ID: 287085
SHAY. JAMES P TR
THE HAYDEN FAMILY 2008 IRRECOV TRUST
20 BEACON RD
NEWTON. MA 02465

Property ID: 287092
HEAD. MARCELLA D & CHRISTOPHER R
46 WASHINGTON AVE
HYANNIS. MA 02601

Property ID: 287093
ALVERSON. KATHERINE G & HARRY L III TRS
KATHERINE ALVERSON MASS RES TRUST 1
180 BEACON ST. APT 5G
BOSTON. MA 02116

Property ID: 287094
ALVERSON. KATHERINE G & HARRY L III TRS
KATHERINE G ALVERSON MASS RES TRUST 2
180 BEACON ST. APT 5G
BOSTON. MA 02116

Property ID: 287095
HAWTHORNE COTTAGE LLC
C/O MORAVEC. AUGUSTA
9224 VENDOME DRIVE
BETHESDA. MD 20817

Property ID: 287096
SHAY. JOSEPH F JR
9 PINE HILL ROAD
SOUTHBOROUGH. MA 01772

Property ID: 287097
AUZENNE. TAMRA M TR
SHAY FAMILY 2009 IRREVOCABLE TRUST
9 WYNDEMERE DRIVE
SOUTHBOROUGH. MA 01772

Property ID: 287098
CAMPO. JOHN W JR & ELIZABETH G
PO BOX 401
HYANNIS PORT. MA 02647

Property ID: 287099
CHAPMAN. CRAIG EDWARD & SUSAN G
169 VALLEY ROAD
COS COB. CT 06807

Property ID: 287100
WHELAN. SUSAN HECHAVARRIA
%WHELAN. JAMES F & FLANAGAN. TIMOTHY L
1548 LANCASTER TERRACE
JACKSONVILLE. FL 32204

Property ID: 287113
KERR. MICHAEL T & MARGARET L TRS
THE KERR FAMILY TRUST
1017 RIDGEDALE DRIVE
BEVERLY HILLS. CA 90210

Property ID: 287114
GARRETT. MARK D & ALISON M ET AL
%GUSTAFSON. JAMES J & ELISE M P
636 30TH STREET
MANHATTAN BEACH. CA 90266

Property ID: 287115
RWM AND MBM LLC
PO BOX 1274
TIBURON. CA 94920

Property ID: 287116
MATTHEWS. NANCY L TR
112 REALTY TRUST II
ONE BOSTON PLACE #2600
BOSTON. MA 02108

Property ID: 287116001
SHORELINE PROPERTIES. LLC
1070 IYANNOUGH ROAD #212
HYANNIS. MA 02601

Property ID: 287132
BARNSTABLE. TOWN OF (BCH)
PARK & REC
367 MAIN STREET
HYANNIS. MA 02601

Historical Commission Abutter List for Subject Parcel 287096

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

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
287082	SANTA-CRUZ, SUSAN C TR	2016 SUSAN C SANTA-CRUZ QPRT-HYANNISPORT	5600 WISCONSIN AVENUE # 1004		CHEVY CHASE	MD	20815
287083	SHAY, SHANNON H TR & HAYDEN, ANDREW J TR	ANDREW HAYDEN & SHANNON SHAY 2020 QPRTS	20 CRESTWOOD ROAD		WEST NEWTON	MA	02465
287084	WACHUSETT PCK LLC	%SHEEHAN, ROBERT M & ROSEMARY	70 WALNUT STREET		ARLINGTON	MA	02476
287085	SHAY, JAMES P TR	THE HAYDEN FAMILY 2008 IRRECOV TRUST	20 CRESTWOOD RD		NEWTON	MA	02465
287092	HEAD, MARCELLA D & CHRISTOPHER R		46 WASHINGTON AVE		HYANNIS	MA	02601
287093	ALVERSON, KATHERINE G & HARRY L III TRS	KATHERINE ALVERSON MASS RES TRUST 1	180 BEACON ST, APT 5G		BOSTON	MA	02116
287094	ALVERSON, KATHERINE G & HARRY L III TRS	KATHERINE G ALVERSON MASS RES TRUST 2	180 BEACON ST, APT 5G		BOSTON	MA	02116
287095	HAWTHORNE COTTAGE LLC	C/O MORAVEC, AUGUSTA	9224 VENDOME DRIVE		BETHESDA	MD	20817
287096	SHAY, JOSEPH F JR		9 PINE HILL ROAD		SOUTHBOROUGH	MA	01772
287097	AUZENNE, TAMRA M TR	SHAY FAMILY 2009 IRREVOCABLE TRUST	9 WYNDEMERE DRIVE		SOUTHBOROUGH	MA	01772
287098	CAMPO, JOHN W JR & ELIZABETH G		PO BOX 401		HYANNIS PORT	MA	02647
287099	CHAPMAN, CRAIG EDWARD & SUSAN G		169 VALLEY ROAD		COS COB	CT	06807

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
287100	WHELAN, SUSAN HECHAVARRIA	%WHELAN, JAMES F & FLANAGAN, TIMOTHY L TRS	1548 LANCASTER TERRACE		JACKSONVILLE	FL	32204
287113	KERR, MICHAEL T & MARGARET L TRS	THE KERR FAMILY TRUST	1017 RIDGEDALE DRIVE		BEVERLY HILLS	CA	90210
287114	GARRETT, MARK D & ALLISON M ET AL	%GUSTAFSON, JAMES J & ELISE M P	636 30TH STREET		MANHATTAN BEACH	CA	90266
287115	RWM AND MBM LLC		PO BOX 1274		TIBURON	CA	94920
287116	MATTHEWS, NANCY L TR	112 REALTY TRUST II	ONE BOSTON PLACE #2600		BOSTON	MA	02108
287116001	SHORELINE PROPERTIES, LLC		1070 IYANNOUGH ROAD #212		HYANNIS	MA	02601
287132	BARNSTABLE, TOWN OF (BCH)	PARK & REC	367 MAIN STREET		HYANNIS	MA	02601

Historical Commission Abutter Map for Subject Parcel 287096

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

Town of Barnstable
GIS Unit
gis@town.barnstable.ma.us

Legend

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



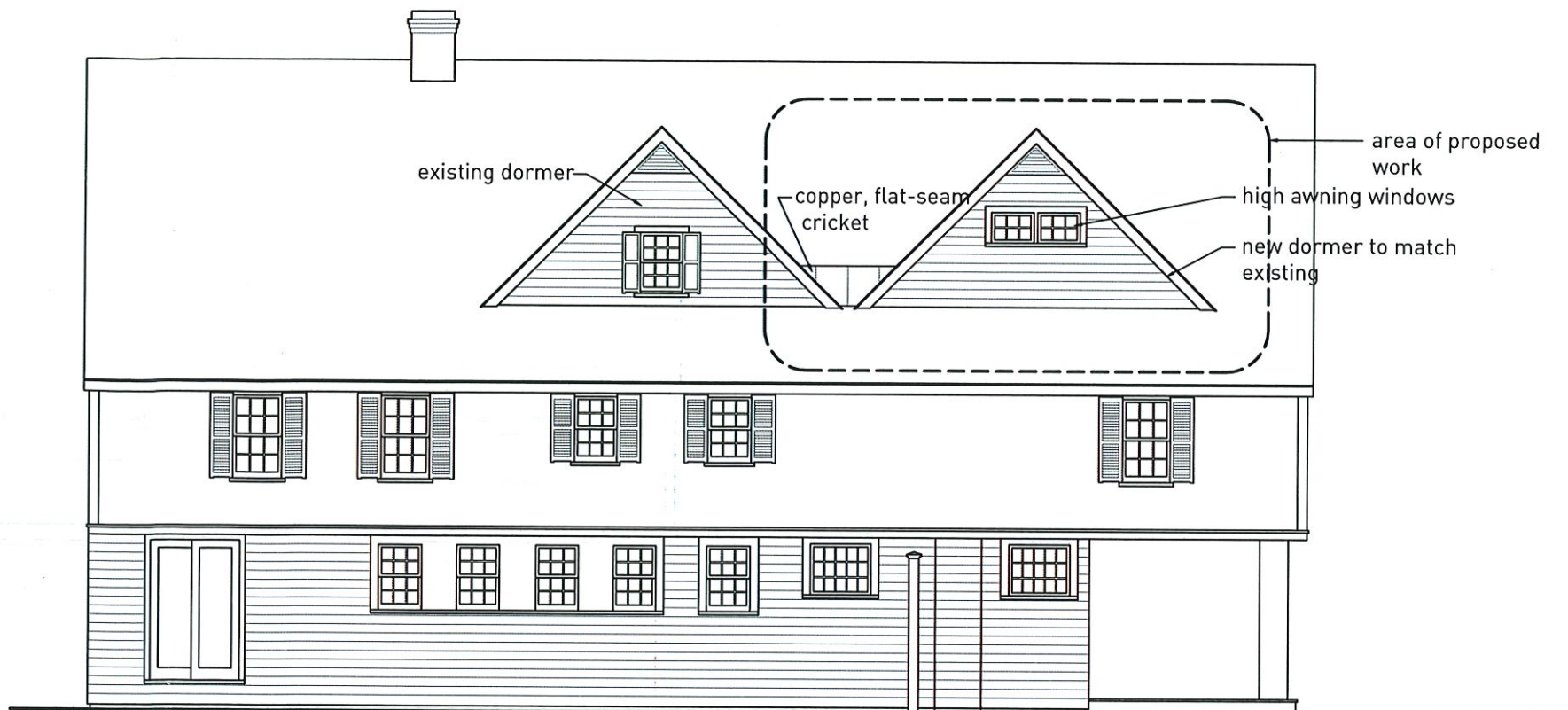
This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

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.

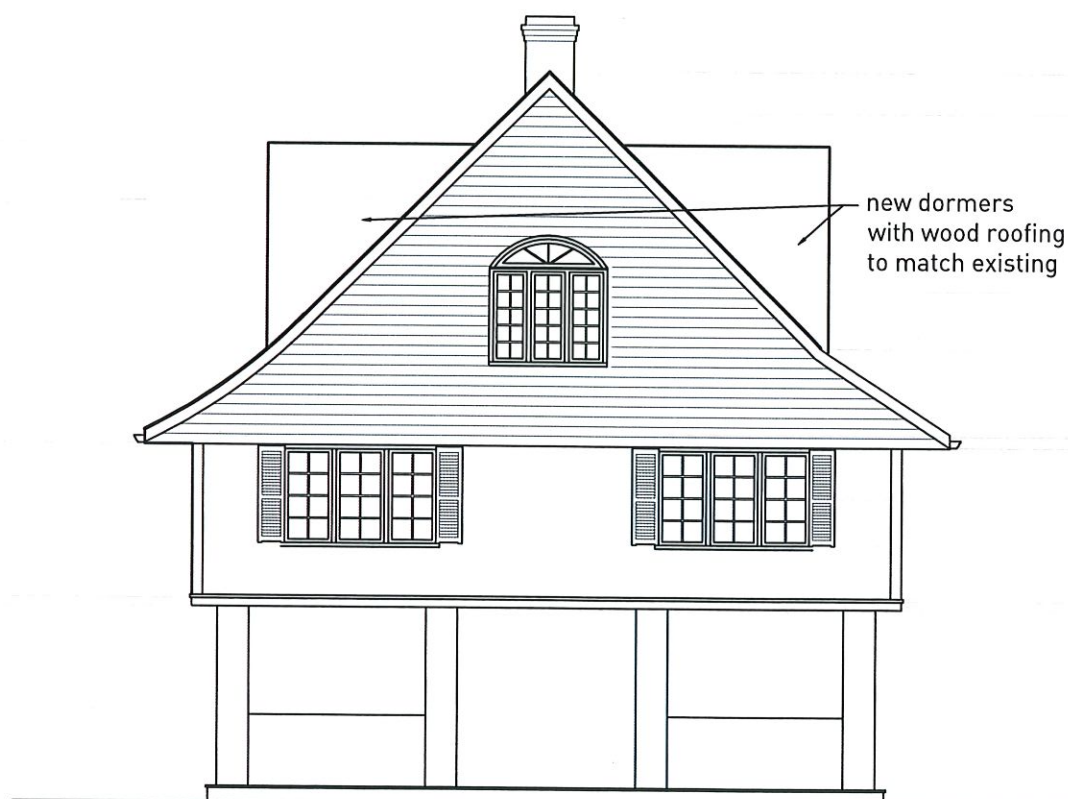
0 150 300 ft.
1 inch = approx. 300 ft.



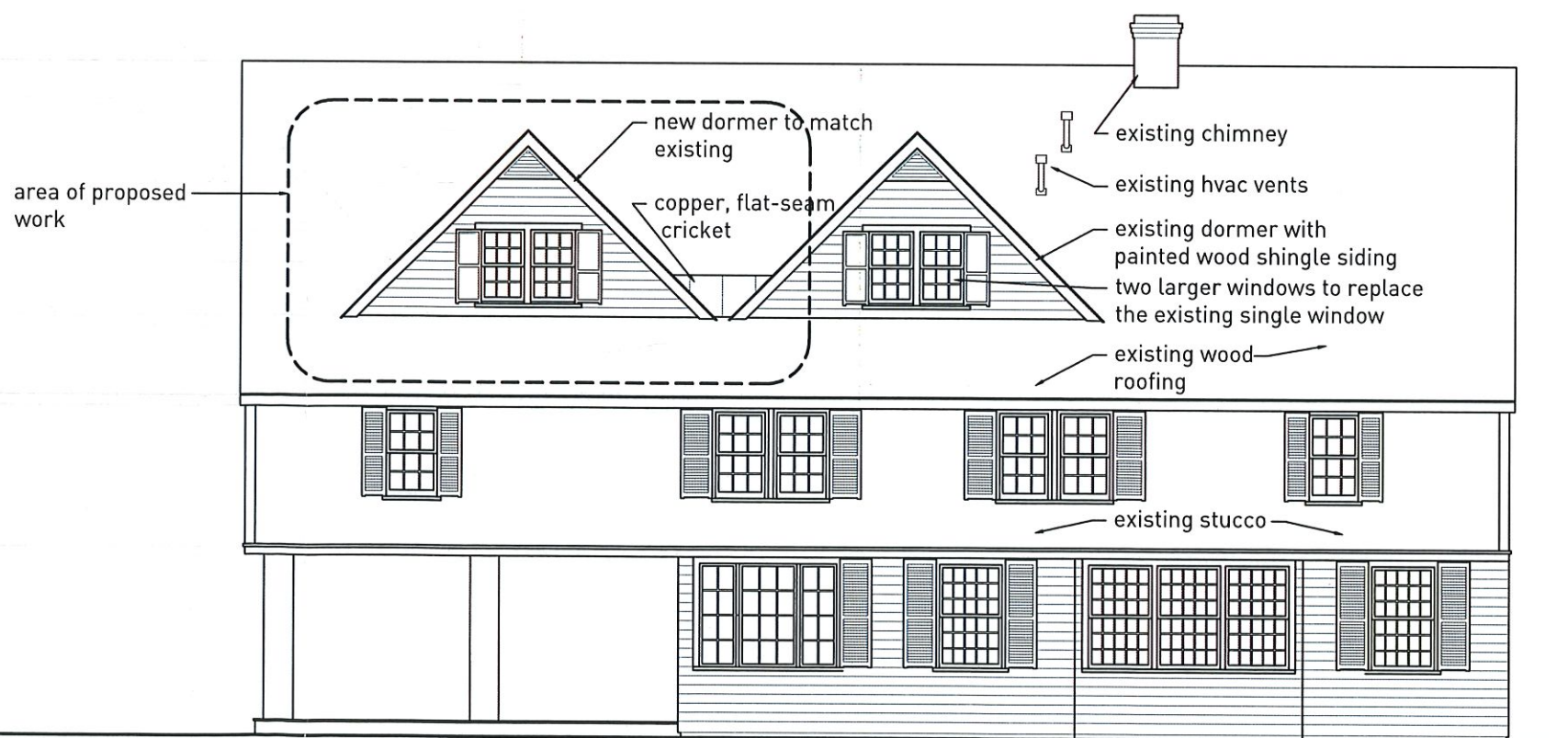
Printed on: 11/4/2021



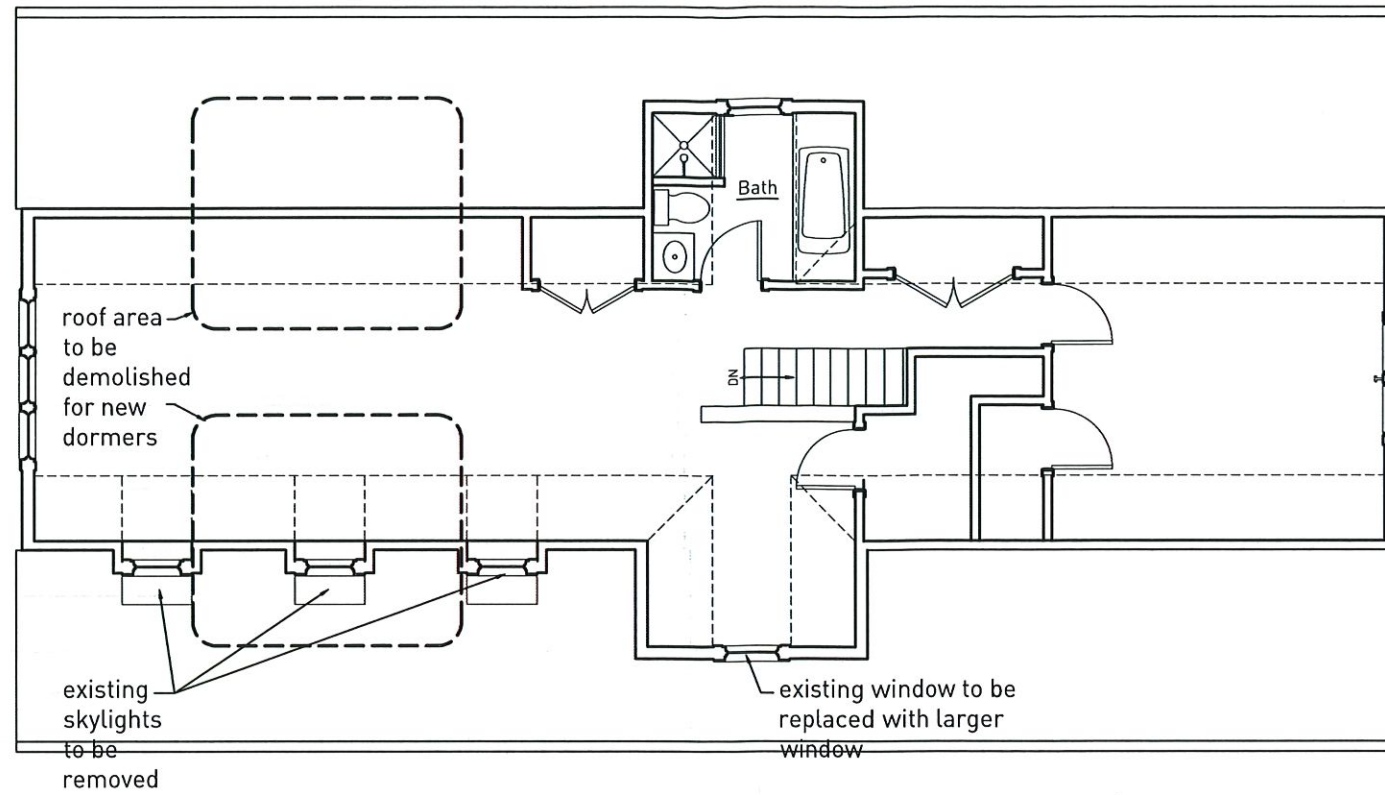
2. West Elevation



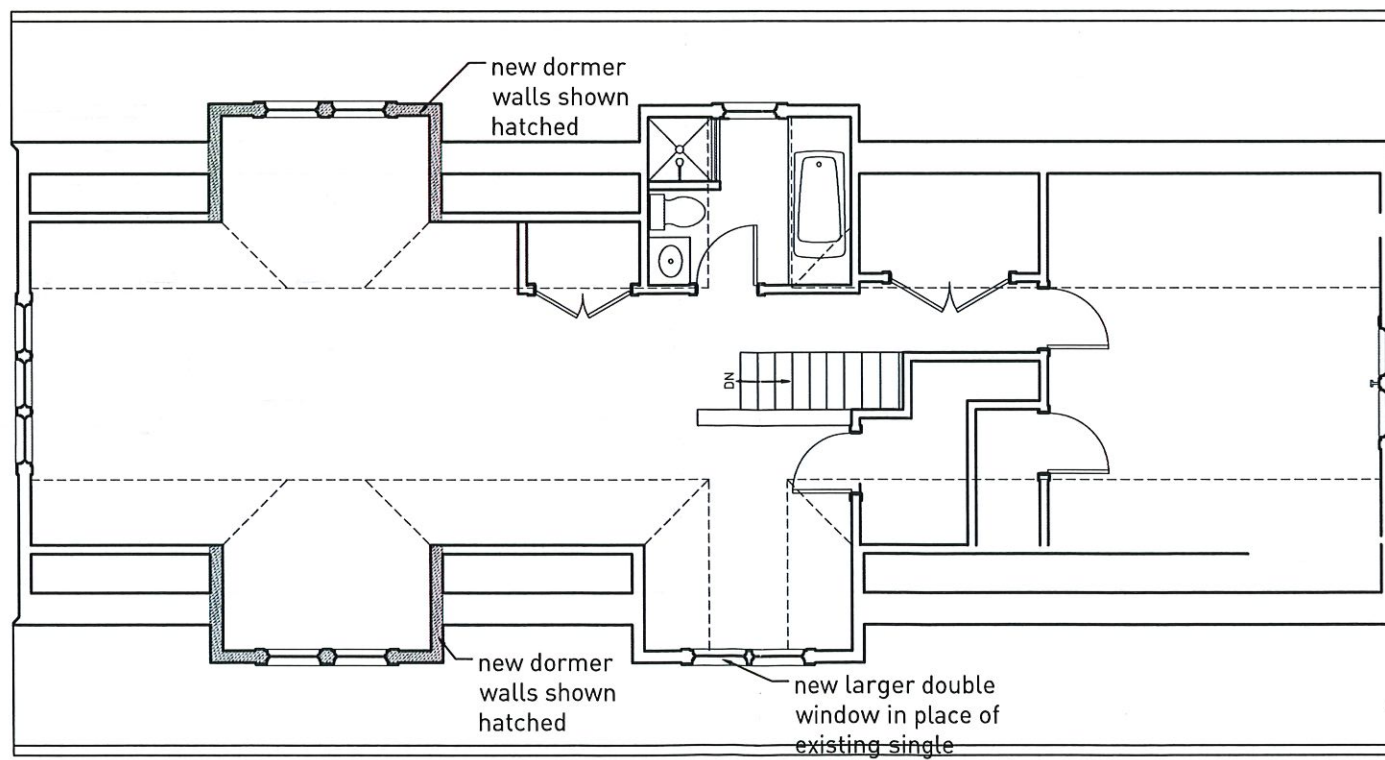
3. South (Wash. Ave.) Elevation



1. East (Mt. Vernon Ave.) Elevation



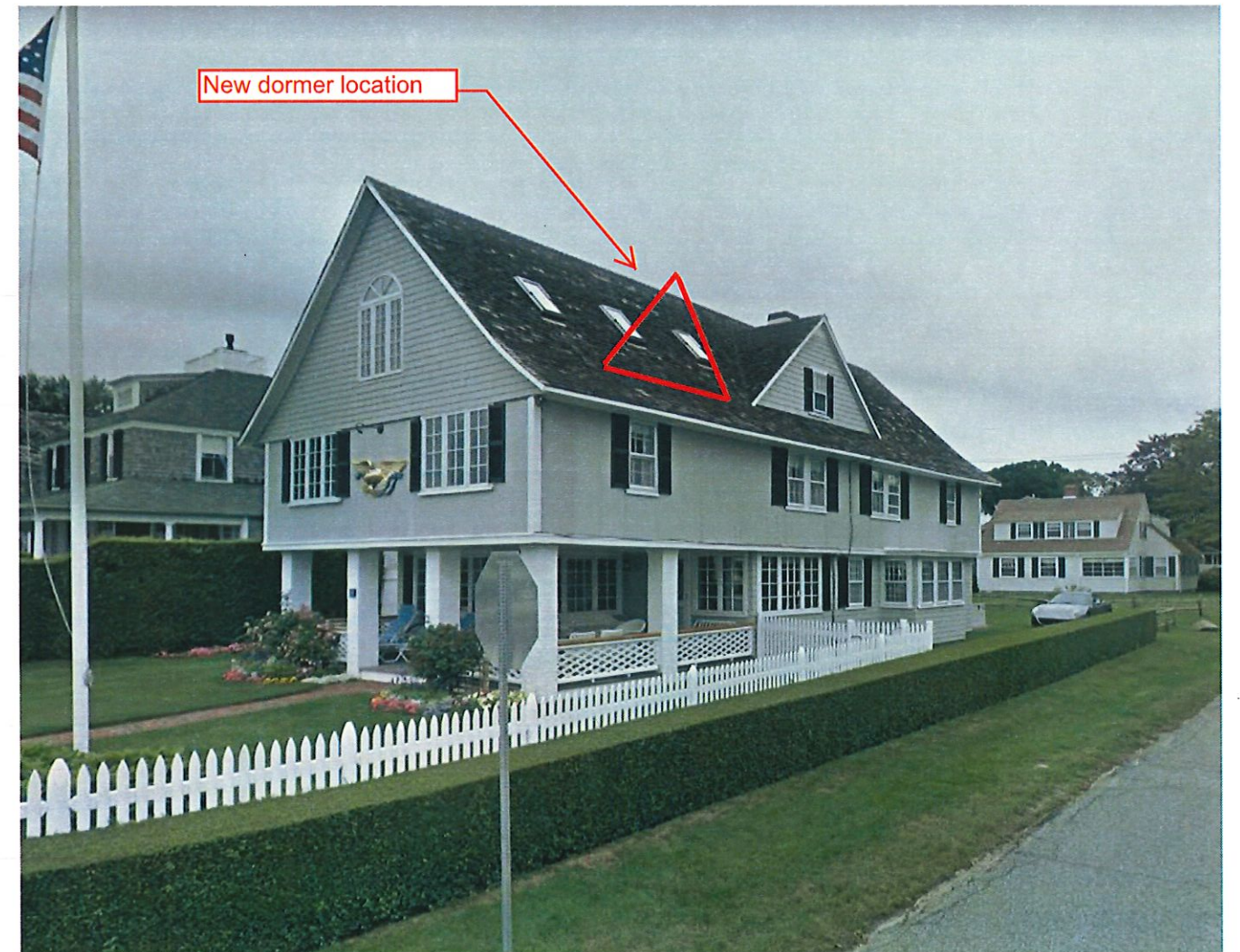
Existing Attic Plan



Proposed Attic Plan



View from Southwest



View from Southeast

Legend

Road Names



Map printed on: 11/17/2021



Approx. Scale: 1 inch = 42 feet



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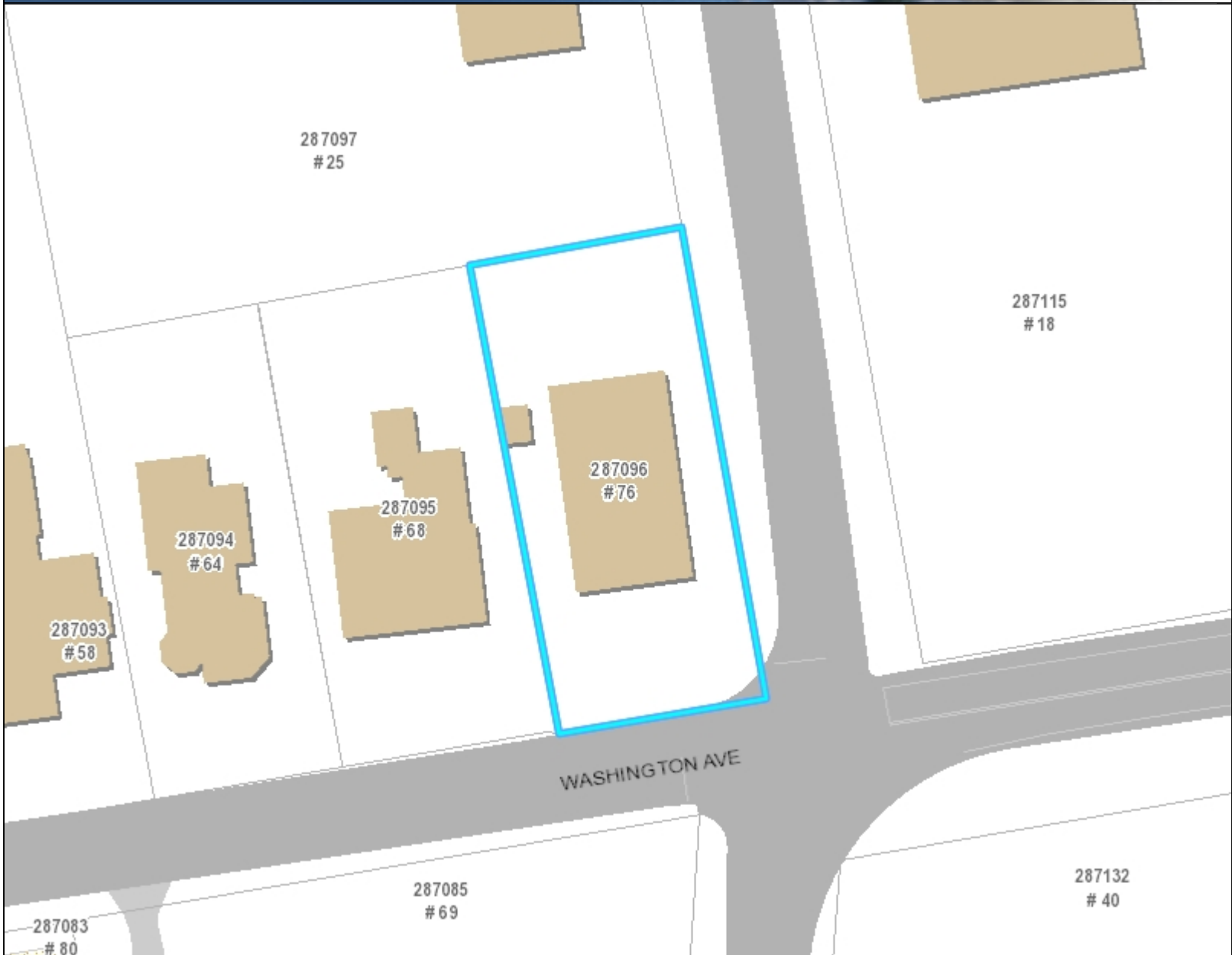


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

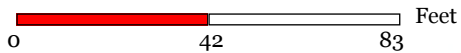
gis@town.barnstable.ma.us



Legend

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

Map printed on: 11/17/2021



Approx. Scale: 1 inch = 42 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

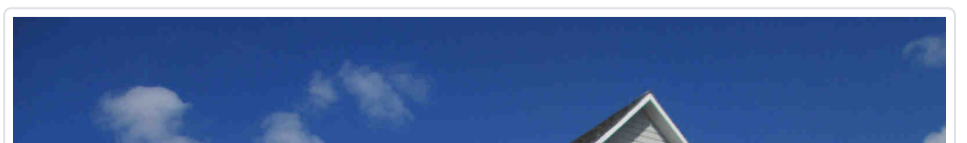
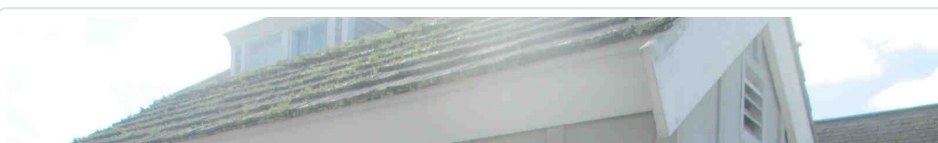
▼ Sale History

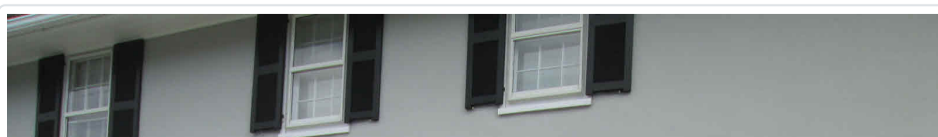
Line	Sale Date	Owner	Book/Page	Sale Price
1	08/27/2009	SHAY, JOSEPH F JR	23992/0072	\$1,200,000
2	12/17/2001	SHAY, MARY CONSTANCE TR	14586/0217	\$1
3	12/17/2001	SHAY, MARY C	14586/0210	\$1
4	11/20/1975	SHAY, JOSEPH F & MARY C	2273/0284	\$0

▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$469,100	\$17,500	\$5,200	\$829,400	\$1,321,200
2	2020	\$431,600	\$17,700	\$5,200	\$829,400	\$1,283,900
3	2019	\$375,900	\$17,700	\$5,400	\$758,300	\$1,157,300
4	2018	\$285,600	\$17,700	\$5,600	\$798,200	\$1,107,100
5	2017	\$279,200	\$17,200	\$4,400	\$798,200	\$1,099,000
6	2016	\$279,200	\$17,200	\$4,400	\$836,000	\$1,136,800
7	2015	\$354,800	\$20,200	\$4,500	\$782,800	\$1,162,300
8	2014	\$323,800	\$19,300	\$0	\$782,800	\$1,125,900
9	2013	\$323,800	\$19,300	\$0	\$841,500	\$1,184,600
10	2012	\$320,200	\$17,900	\$0	\$782,800	\$1,120,900
11	2011	\$377,200	\$3,800	\$800	\$782,800	\$1,164,600
12	2010	\$377,100	\$3,800	\$800	\$782,800	\$1,164,500
13	2009	\$463,700	\$2,600	\$400	\$921,300	\$1,388,000
14	2008	\$423,500	\$2,600	\$400	\$959,700	\$1,386,200
16	2007	\$423,500	\$2,600	\$400	\$959,700	\$1,386,200
17	2006	\$409,700	\$2,600	\$400	\$919,500	\$1,332,200
18	2005	\$351,100	\$2,400	\$400	\$812,200	\$1,166,100
19	2004	\$273,200	\$2,400	\$400	\$812,200	\$1,088,200
20	2003	\$227,700	\$2,400	\$400	\$754,800	\$985,300
21	2002	\$227,700	\$2,400	\$400	\$754,800	\$985,300
22	2001	\$227,700	\$2,900	\$400	\$754,800	\$985,800
23	2000	\$279,200	\$2,300	\$0	\$177,100	\$458,600
24	1999	\$273,200	\$2,300	\$0	\$177,100	\$452,600
25	1998	\$273,200	\$2,300	\$0	\$177,100	\$452,600
26	1997	\$269,600	\$0	\$0	\$177,100	\$446,700
27	1996	\$269,600	\$0	\$0	\$177,100	\$446,700
28	1995	\$269,600	\$0	\$0	\$177,100	\$446,700
29	1994	\$256,700	\$0	\$0	\$159,400	\$416,100
30	1993	\$256,700	\$0	\$0	\$159,400	\$416,100
31	1992	\$292,300	\$0	\$0	\$177,100	\$469,400
32	1991	\$308,000	\$0	\$0	\$212,500	\$520,500
33	1990	\$308,000	\$0	\$0	\$212,500	\$520,500
34	1989	\$308,000	\$0	\$0	\$212,500	\$520,500
35	1988	\$132,200	\$0	\$0	\$94,500	\$226,700
36	1987	\$132,200	\$0	\$0	\$94,500	\$226,700
37	1986	\$132,200	\$0	\$0	\$94,500	\$226,700

Photos







Property ID: 287082
SANTA-CRUZ. SUSAN C TR
2016 SUSAN C SANTA-CRUZ
5600 WISCONSIN AVENUE # 1004
CHEVY CHASE. MD 20815

Property ID: 287083
SHAY. SHANNON H TR & HAYDEN. ANDREW J
ANDREW HAYDEN & SHANNON SHAY 2020
20 CRESTWOOD ROAD
WEST NEWTON. MA 02465

Property ID: 287084
WACHUSETT PCK LLC
%SHEEHAN. ROBERT M & ROSEMARY
70 WALNUT STREET
ARLINGTON. MA 02476

Property ID: 287085
SHAY. JAMES P TR
THE HAYDEN FAMILY 2008 IRRECOV TRUST
20 CRESTWOOD RD
NEWTON. MA 02465

Property ID: 287092
HEAD. MARCELLA D & CHRISTOPHER R
46 WASHINGTON AVE
HYANNIS. MA 02601

Property ID: 287093
ALVERSON. KATHERINE G & HARRY L III TRS
KATHERINE ALVERSON MASS RES TRUST 1
180 BEACON ST. APT 5G
BOSTON. MA 02116

Property ID: 287094
ALVERSON. KATHERINE G & HARRY L III TRS
KATHERINE G ALVERSON MASS RES TRUST 2
180 BEACON ST. APT 5G
BOSTON. MA 02116

Property ID: 287095
HAWTHORNE COTTAGE LLC
C/O MORAVEC. AUGUSTA
9224 VENDOME DRIVE
BETHESDA. MD 20817

Property ID: 287096
SHAY. JOSEPH F JR
9 PINE HILL ROAD
SOUTHBOROUGH. MA 01772

Property ID: 287097
AUZENNE. TAMRA M TR
SHAY FAMILY 2009 IRREVOCABLE TRUST
9 WYNDEMERE DRIVE
SOUTHBOROUGH. MA 01772

Property ID: 287098
CAMPO. JOHN W JR & ELIZABETH G
PO BOX 401
HYANNIS PORT. MA 02647

Property ID: 287099
CHAPMAN. CRAIG EDWARD & SUSAN G
169 VALLEY ROAD
COS COB. CT 06807

Property ID: 287100
WHELAN. SUSAN HECHAVARRIA
%WHELAN. JAMES F & FLANAGAN. TIMOTHY L
1548 LANCASTER TERRACE
JACKSONVILLE. FL 32204

Property ID: 287113
KERR. MICHAEL T & MARGARET L TRS
THE KERR FAMILY TRUST
1017 RIDGEDALE DRIVE
BEVERLY HILLS. CA 90210

Property ID: 287114
GARRETT. MARK D & ALISON M ET AL
%GUSTAFSON. JAMES J & ELISE M P
636 30TH STREET
MANHATTAN BEACH. CA 90266

Property ID: 287115
RWM AND MBM LLC
PO BOX 1274
TIBURON. CA 94920

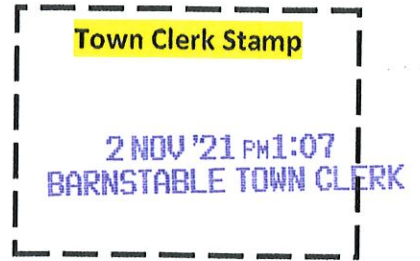
Property ID: 287116
MATTHEWS. NANCY L TR
112 REALTY TRUST II
ONE BOSTON PLACE #2600
BOSTON. MA 02108

Property ID: 28716001
SHORELINE PROPERTIES. LLC
1070 IYANNOUGH ROAD #212
HYANNIS. MA 02601

Property ID: 287132
BARNSTABLE. TOWN OF (BCH)
PARK & REC
367 MAIN STREET
HYANNIS. MA 02601



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



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 8/25/21 Full Demotion Partial Demolition

Building Address: 401 OCEAN ST.
Number Street

HYANNIS 02601 Assessor's Map # 325 Assessor's Parcel # 010
Village ZIP

Property Owner: ZHANG, YING & WANG, YINGLI 650-388-6627
Name Phone#

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

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

Contractor/Agent: KEVIN WERNER - FINE LINE DESIGN

Contractor/Agent Mailing Address: BOX 163 CUMMAQUID, MA 02637

Contractor/Agent Contact Name and Phone #: KEVIN WERNER 508-420-1296
Name Phone #

Contractor/Agent Contact e-mail address: kevin@finelinearchitectural.com

Demolition Proposed - please itemize all changes:

Demolish existing multi-family residence and accessory building.

Type of New Construction Proposed: Multi-family Residential New England shingle style wood frame

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: 1915 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

Property Owner/Agent Signature _____

BARNSTABLE HISTORICAL COMMISSION
NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING
Application Requirements Checklist

Application Hard Copies – 2 Copies Complete all sections of the application and checklist. Clock two copies of the application and supporting documents with the Town Clerk at 367 Main Street, Hyannis, 1st Floor. The Town Clerk will retain one copy, the second clocked copy should be brought to the Planning & Development office on the 3rd Floor (367 Main Street, Hyannis)

Application Electronic Copy - Email the application & supporting documents to erin.logan@town.barnstable.ma.us

Supporting Documents – 2 Copies - all plans should be on 11"X17" paper only

Project narrative Detail of demolition proposed; type of new construction proposed; options explored other than demolition; a detailed explanation as to why demolition or partial demolition is necessary; any other information that will help the Commission understand the proposed project

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 & Proposed structure footprint

Elevations **Partial Demolitions Only** - Detailed elevations of all building facades outlining existing and proposed. An existing floor plan must be included highlighting the areas to be demolished.

Reports (Optional) **Full Demolitions Only** -Provide any expert reports including but not limited to; structural analysis, mold report, Flood reports; **Full or Partial Demo** - Cape Cod Commission Comments (for properties on the National Register)

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

\$39.68 Advertising Fee The applicant shall pay the cost of the required two advertisements in the local newspaper. On a separate check, made payable to the Town of Barnstable.

Postage Stamps First class postage stamps are required for abutter notification. Please contact Commission support staff for the number of stamps required.

This application will not be placed on an agenda until the application is determined to be complete based on all of the above required information.

FINE LINE design

October 25, 2021

Barnstable Historic Commission

Email: Grayce.Rogers@town.barnstable.ma.us

Re: Project Narrative
Full Demolition and rebuild
2908 Main Street, Barnstable, MA

Dear Commission,

I have been engaged by the owners of 401 Ocean St. Hyannis to explore the feasibility of completely demolishing the existing structures and rebuilding. We are seeking Historic Commission approval to demolish for the following reasons:

1. Historic Appearance
Even though the main structure was built in 1915, subsequent renovations have buried the original character of the residence. None of the old façade is visible therefore contributes nothing of historic value to the town.
2. Structural Issues
At some point, the original residence was converted into a multi-family configuration by adding a second story and a half above. This questionable second-floor apartment addition has created structural problems as it far exceeds the bearing capacity of the original first floor. The floors of the second-floor apartment are now buckling, and the front dormer wall has significantly shifted out of plumb. A building permit has been issued to repair these issues and more issues have been discovered while uncovering existing finishes. The cost of structural repair is projected to exceed the value of the structure. Repair has been halted.
3. Flood Zone
The property is within the coastal flood zone. To achieve FEMA elevation compliance, the first floor would have to be raised significantly which is not possible with the existing structural issues. The owners would benefit by demolishing the existing structures and rebuilding with a new building or buildings that completely comply with the FEMA guidelines.



Kevin Werner
Fine Line Design











395

325010
401

now's Creek

Legend

Road Names



Map printed on: 11/17/2021



Approx. Scale: 1 inch = 42 feet



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

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

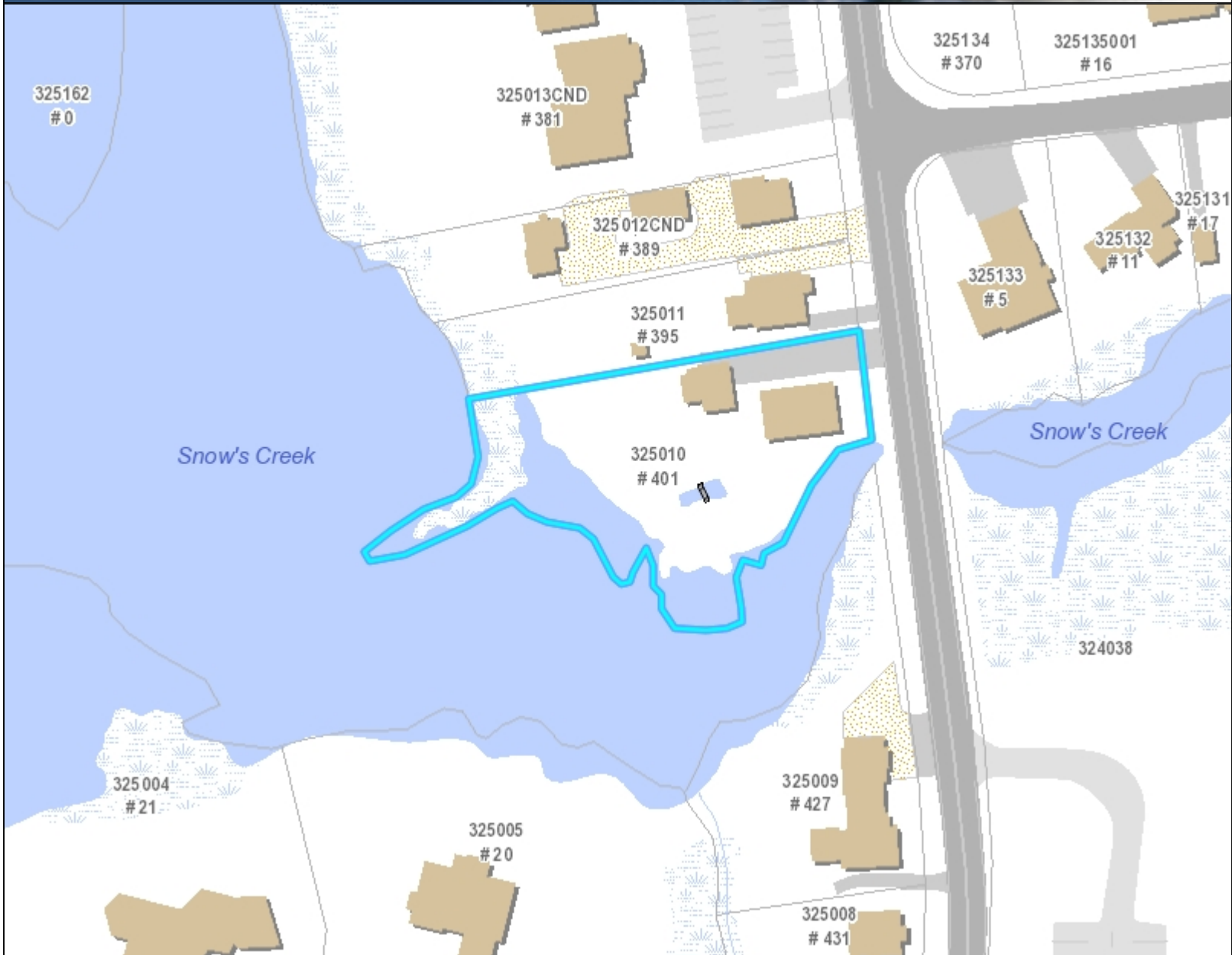


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

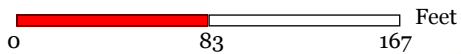
gis@town.barnstable.ma.us



Legend

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

Map printed on: 11/17/2021



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

Parcel: 325-010

Location: 401 OCEAN STREET, Hyannis

Owner: ZHANG, YING & WANG, YINGLI



Parcel
325-010

Location
401 OCEAN STREET

Village
Hyannis

Town sewer account
Active

CWMP Sewer Expansion (subject to change with final engineering design)
None planned at this time

Developer lot:

Road type
Town

Fire district
Hyannis

Secondary road

Road index
1133

Interactive map



Sewer connection files
[card_1](#)

Owner: ZHANG, YING & WANG, YINGLI

Owner ZHANG, YING & WANG, YINGLI	Co-Owner	Book page 33322/0260
Street1 1018 LOS ROBLES AVE	Street2	
City PALO ALTO	State Zip Country CA 94306	

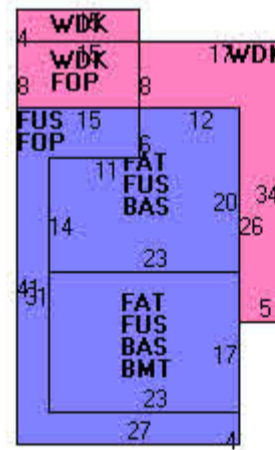
Land

Acres 0.65	Use Multi Hses M-01	Zoning RB	Neighborhood 0109
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities All Public	Location factor Lake/Pond Front	State Zone of Contribution OUT	

Construction

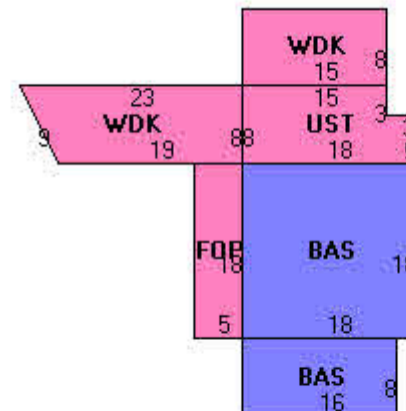
Building 1 of 2

Year built 1915	Roof structure Gable/Hip	Heat type Hot Water
Living area 2010	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 3956	Exterior wall Wood Shingle	AC type None
Style Conventional	Interior wall Drywall	Bedrooms 5 Bedrooms
Model Residential	Interior floor Vinyl/Asphalt, Carpet	Bath rooms 2 Full-0 Half
Grade Custom	Foundation	Total rooms 11 Rooms
Stories 2		



Building 2 of 2

Year built 1995	Roof structure Gable/Hip	Heat type None
Living area 452	Roof cover Asph/F Gls/Cmp	Heat fuel None
Gross area 965	Exterior wall Wood Shingle, Vinyl Siding	AC type None
Style Cottage	Interior wall Drywall	Bedrooms 1 Bedroom
Model Residential	Interior floor Carpet	Bath rooms 1 Full-0 Half
Grade Average	Foundation	Total rooms 2 Rooms
Stories 1		



Permit History

Permit

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
09/08/2021	Addn Alt-Res	BLDR-21-1049	\$39,000		Provide structural repairs to existing duplex per engineers plan stamped and dated 7-27-21.
04/02/2018	Sid/Wind/Roof/Door	18-850	\$1,100		re roof stripping old
12/03/2015	Addition	201508103	\$5,200	05/11/2016	ADD 8' TO EXISTING ACCESSORY STRUCTURE 12X24
08/18/2015	New Roof	201505282	\$350	06/30/2016	REROOF (HURRICAN NAILED)
03/29/2012	Remodel	201201542	\$700	06/30/2012	BD & BTH IN DETACHED STRUCTURE
08/03/2010	Out Building	201003851	\$500	11/02/2010	REPAIR SHED
11/02/1994	Addition	B37230	\$0	06/30/1995	HY REMODE
11/01/1994	Addition	B37230A	\$8,011	06/30/1995	HY REMODE

▼ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	10/02/2020	ZHANG, YING & WANG, YINGLI	33322/0260	\$828,000
2	12/17/2019	WEITZ, VIRGINIA M	33322/0257	\$0
3	12/14/2011	WEITZ, VIRGINIA M & GERALD L	25919/0164	\$1
4	12/14/2011	WEITZ, DEREK	25919/0162	\$1
5	11/12/2008	WEITZ, GERALD L & VIRGINIA TRS	23262/0223	\$1
6	10/07/1994	WEITZ, GERALD L & VIRGINIA	9398/0188	\$145,000
7	08/17/1982	LEVAS, SOTERIOS A & EVAGELIA L	3538/0220	\$0

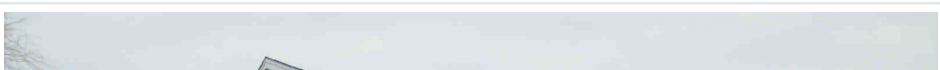
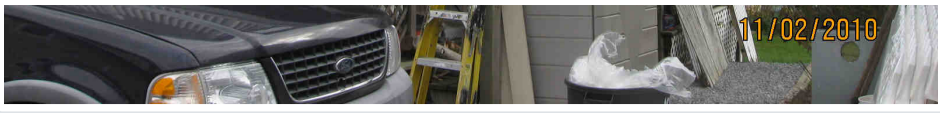
▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$278,200	\$29,400	\$17,300	\$259,700	\$584,600
2	2020	\$262,800	\$25,500	\$15,800	\$259,700	\$563,800
3	2019	\$232,000	\$25,500	\$16,500	\$270,900	\$544,900
4	2018	\$195,500	\$25,500	\$17,000	\$273,300	\$511,300
5	2017	\$178,800	\$25,300	\$14,300	\$273,300	\$491,700
6	2016	\$178,100	\$25,000	\$5,100	\$267,400	\$475,600
7	2015	\$208,600	\$27,800	\$6,200	\$270,700	\$513,300
8	2014	\$208,600	\$27,800	\$6,300	\$270,700	\$513,400
9	2013	\$208,600	\$27,800	\$6,500	\$270,700	\$513,600
10	2012	\$203,400	\$27,300	\$5,100	\$270,700	\$506,500
11	2011	\$245,900	\$0	\$0	\$270,700	\$516,600
12	2010	\$247,900	\$0	\$0	\$276,600	\$524,500
13	2009	\$279,700	\$0	\$0	\$268,200	\$547,900
14	2008	\$255,200	\$0	\$0	\$303,500	\$558,700
16	2007	\$254,900	\$0	\$0	\$303,500	\$558,400
17	2006	\$252,800	\$0	\$0	\$293,900	\$546,700
18	2005	\$233,500	\$0	\$0	\$270,700	\$504,200
19	2004	\$198,100	\$0	\$0	\$213,400	\$411,500
20	2003	\$159,200	\$0	\$0	\$104,800	\$264,000
21	2002	\$106,300	\$0	\$5,600	\$104,800	\$216,700
22	2001	\$106,300	\$0	\$5,600	\$104,800	\$216,700
23	2000	\$45,200	\$0	\$5,800	\$70,700	\$121,700
24	1999	\$43,700	\$0	\$4,800	\$70,700	\$119,200
25	1998	\$43,700	\$0	\$4,800	\$70,700	\$119,200

Sale #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
26	1997	\$53,200	\$0	\$0	\$43,300	\$97,500
27	1996	\$53,200	\$0	\$0	\$43,300	\$97,500
28	1995	\$53,200	\$0	\$0	\$43,300	\$97,500
29	1994	\$62,500	\$0	\$0	\$77,900	\$141,400
30	1993	\$62,500	\$0	\$0	\$77,900	\$141,400
31	1992	\$71,300	\$0	\$0	\$86,500	\$158,900
32	1991	\$72,600	\$0	\$0	\$97,300	\$172,300
33	1990	\$72,600	\$0	\$0	\$97,300	\$172,300
34	1989	\$72,600	\$0	\$0	\$97,300	\$172,300
35	1988	\$56,300	\$0	\$0	\$36,600	\$96,200
36	1987	\$56,300	\$0	\$0	\$36,600	\$96,200
37	1986	\$0	\$0	\$0	\$36,600	\$41,600

Photos







Property ID: 324038
BARNSTABLE. TOWN OF (BCH)
367 MAIN STREET
HYANNIS. MA 02601

Property ID: 325004
CAREY. DAVID S & ELAINE M
21 STANLEY PLACE
HYANNIS. MA 02601

Property ID: 325005
CAREY. SHERIDAN F & EILEEN CENCI
20 STANLEY PLACE
HYANNIS. MA 02601

Property ID: 325007
CONNER. ROBERT
433 OCEAN STREET
HYANNIS. MA 02601

Property ID: 325008
GEORGE. MARY F
33 ST MARGARET STREET
DORCHESTER. MA 02125

Property ID: 325009
ST ONGE. RICHARD D & VALERIE C
427 OCEAN STREET
HYANNIS. MA 02601

Property ID: 325010
ZHANG. YING & WANG. YINGLI
1018 LOS ROBLES AVE
PALO ALTO. CA 94306

Property ID: 325011
SORDILLO. ELEANOR TR
ELEANOR SORDILLO 2015 TRUST
14 PACIFIC ST
SOUTH BOSTON. MA 02127

Property ID: 32501200A
PARMATER. SUSAN S & JENKINS. JOANN
389 OCEAN STREET A
HYANNIS. MA 02601

Property ID: 32501200B
HANLON. DENNIS J
389 OCEAN STREET UNIT B
HYANNIS. MA 02601

Property ID: 32501200C
PISACANO. CHARLES J & MARGO W
P O BOX 126
HYANNIS PORT. MA 02647

Property ID: 32501300A
BRENDLI. PHILIP & KAREN A
381 OCEAN STREET APT 1
HYANNIS. MA 02601

Property ID: 32501300B
ARMSTRONG. KATHLEEN E TR
KATHLEEN E ARMSTRONG REVOCABLE
37 MINGO STREET
MILTON. MA 02186

Property ID: 32501300C
MYNTTINEN. AIRA K
%APPLETON GROVE LLC
177 HUNTINGTON AVE
SUITE 1700 #150
BOSTON, MA 02115

Property ID: 32501300D
SYLVESTER. GEORGE M JR & BARBARA L
35 HARVESTWOOD DRIVE
WEST BRIDGEWATER. MA

Property ID: 32501300E
SACHS. MARILYN E TR
MARILYN E SACHS 2002 FAMILY TRUST
381 OCEAN STREET - UNIT 5
HYANNIS. MA 02601

Property ID: 32501300F
DELUGA. RONALD J & CELIA R
4 SPARROW ROAD
NORFOLK. MA 02056

Property ID: 32501300G
RODICK. ROSALIE
1074 W WASHINGTON STREET #104
HANSON. MA 02341

Property ID: 32501300H
SANDS. CARLTON C JR & CHRISTINE A
11 FOLLY HILL LANE
HANOVER. MA 02339

Property ID: 32501300I
NOLAN. BRUCE P TRS & NOLAN. MAUREEN
172 JARVIS CIRCLE
NEEDHAM. MA 02492-2045

Property ID: 325014
DUFOUR. LLOYD
15 WARREN STREET APT 1
CAMBRIDGE. MA 02141

Property ID: 325130
ROGERS. JANET M
27 HARBOR BLUFFS ROAD
HYANNIS. MA 02601

Property ID: 325131
MCLEAN. DAVID R
50 LEDGEVIEW WAY APT 2203
WRENTHAM. MA 02093

Property ID: 325132
CANDELLA. LYNN
11 HARBOR BLUFFS ROAD
HYANNIS. MA 02601

Property ID: 325133
DILORENZO. LEONARD & GARCEAU.
LEONARD DILORENZO LIVING TRUST
5 HARBOR BLUFFS ROAD
HYANNIS. MA 02601

Property ID: 325134
ANESTIS. NICHOLAS J ESTATE OF
C/O CYNTHIA A TESTO
134 SHAWMUT AVENUE
NORTH HAVEN. CT 06473

Property ID: 325135001
MINICHIELLO. PIETRO&IMMACOLATO
221A SCHOOL ST
SOMERVILLE. MA 02145

Property ID: 325135002
BEATTY. JAMES B & JO ANNE
15 IYANOUGH RD
HYANNIS. MA 02601

Property ID: 325136
JASINSKI. GLENN J
24 HARBOR BLUFFS RD
HYANNIS. MA 02601

Property ID: 325156
LAMB. PAUL TERRENCE TR
2019 2ND RESTATEMENT OF PTL REV TR
C/O FUREY DOOLAN & ABELL LLP
7600 WISCONSIN AVE STE 600
BETHESDA, MD 20814

Property ID: 325160

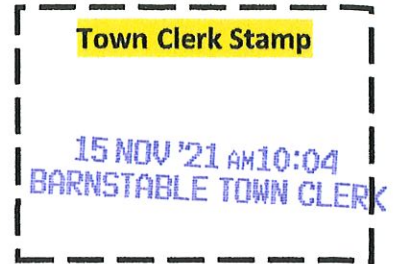
REGELMAN, ROMAN & MARINA
73 ROLLING LANE
WESTON, MA 02493

Property ID: 325162

BARNSTABLE, TOWN OF (CON)
CONSERVATION COMMISSION
200 MAIN STREET
HYANNIS, MA 02601



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



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 11-5-21 Full Demotion Partial Demolition

Building Address: 910 MAIN STREET
Number Street

COTUIT 02635 Assessor's Map # 035 Assessor's Parcel # 090
Village ZIP

Property Owner: DONALD J. MACKINNON 617-429-5025
Name Phone#

Property Owner Mailing Address (if different than building address) PO Box 152
HINGHAM, MA 02043

Property Owner e-mail address: djm@atlantidevelopment.com

Contractor/Agent: PETER POMETTI

Contractor/Agent Mailing Address: PO Box 2056, COTUIT, MA 02635

Contractor/Agent Contact Name and Phone #: PETER POMETTI 508-776-2573
Name Phone #

Contractor/Agent Contact e-mail address: p.pometti@comcast.net

Demolition Proposed - please itemize all changes:

SEE ATTACHED NARRATIVE

Type of New Construction Proposed: SEE ATTACHED NARRATIVE

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: 1922 Additions Year Built: NOT KNOWN

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

Peter Pometti
 Property Owner/Agent Signature

910 Main Street, Cotuit, MA

DEMOLITION

1. West Elevation- Remove existing deck and stairs, remove existing front door and sidelights, remove shutters, remove and relocate 4 existing windows & remove roof of existing 1 story portion of house.
2. North Elevation- Remove existing cantilevered portion of 1st floor, remove shutters, remove existing poured concrete foundation and remove some existing windows and doors to accommodate construction of new garage and 1 story addition.
3. East Elevation- Remove existing roof over sun porch for new 2nd floor deck. Remove existing decks, doors, windows and shutters to accommodate construction of new decks, doors and windows.
4. South Elevation- Remove existing doors and windows to accommodate construction of new fireplaces and chimney, second floor deck and new windows and doors.

NEW CONSTRUCTION

1. West Elevation- Construct new front entry vestibule, new 2nd floor decorative deck and handrails and new windows and doors for more unified design.
2. North Elevation- Construct new garage and 1st floor master bedroom suite.
3. East Elevation- Construct new 1st floor deck and patio, second floor deck and new exterior doors and transoms.
4. South Elevation- Construct new patio, brick fireplace and chimney, second floor deck, new exterior doors and windows and curved bay window.





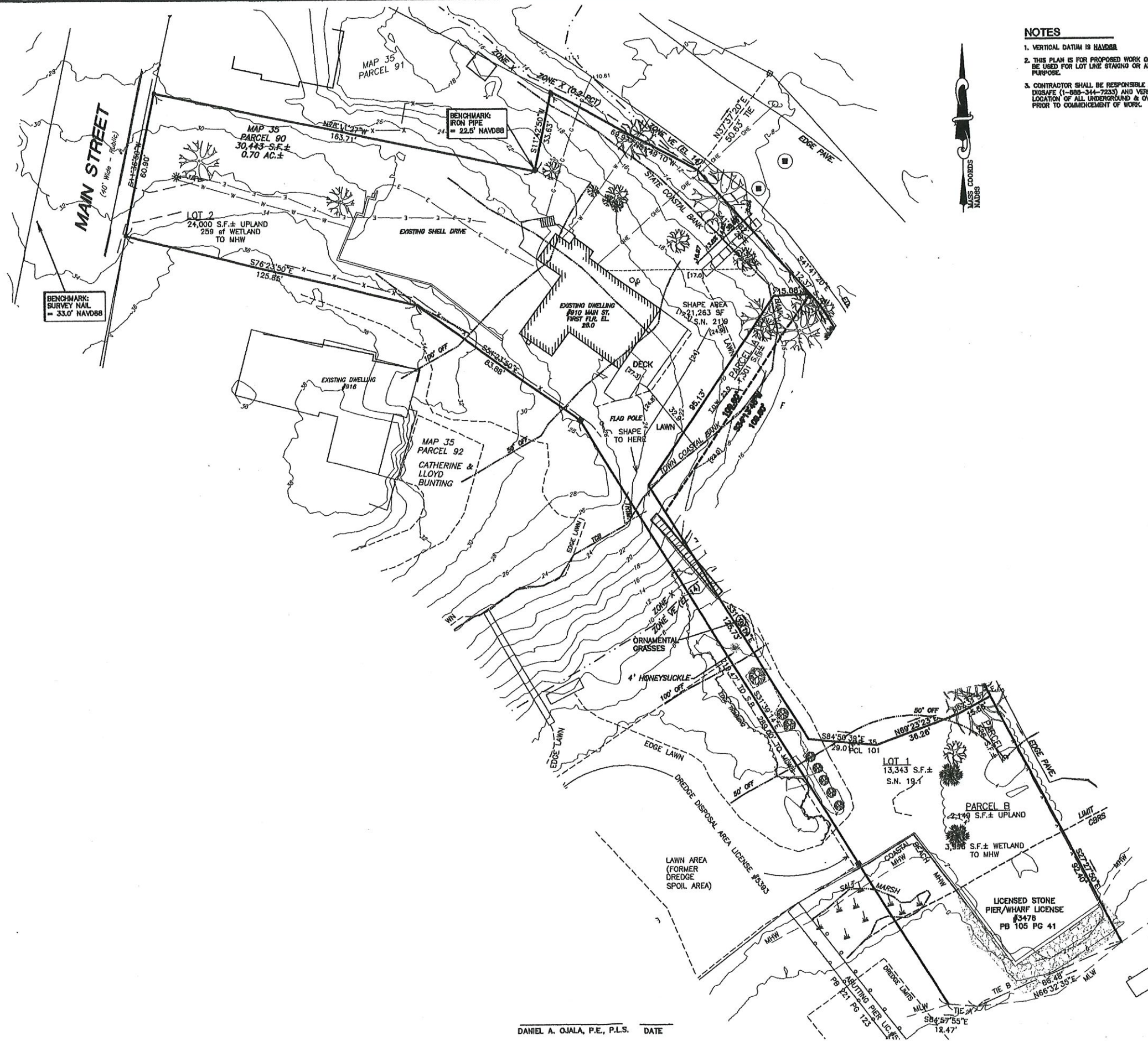




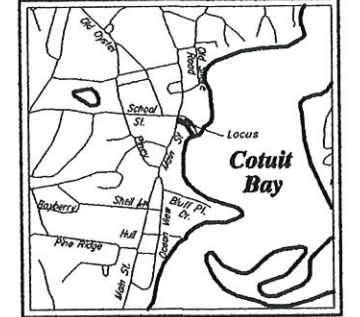
LEGEND

- 99 - EXISTING CONTOUR
- X 99.1 - EXIST. SPOT ELEV.
- (Tree symbol) - EXIST. TREE
- TH1 - TEST HOLE
- (Circle with cross) - SLOPE OF GROUND
- (Circle with dot) - UTILITY POLE
- (Circle with X) - FIRE HYDRANT

NOTES: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



- NOTES**
1. VERTICAL DATUM IS NAVD83
 2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIOSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.



LOCUS MAP
SCALE 1"=2000'±

ASSESSORS MAP 35 PARCELS 90 & 101

ZONING DISTRICT: RF-1, RPOD, DOCKS & PIERS OVERLAY, AP
LOT AREA: 43,560 SF (87,120 SF RPOD)
FRONTAGE REQUIRED: 150'
FRONT YARD SETBACK: 30'
SIDE/REAR SETBACK: 15'

FLOOD ZONES PER PLAN- FEMA FLOOD ZONES VE (EL 14) AND ZONE X AS SHOWN ON COMMUNITY PANEL #260010756J DATED 7/16/2014.

ASSESSORS MAP 35 PARCEL 90
OWNER #910 : MCCM REALTY TRUST
DONALD J. MACKINNON, TR.
P.O. BOX 162 HINGHAM, MA 02043
DEED BOOK 32145 PG 257
DEED BOOK 34339 PG 105 (PCL B)

ASSESSORS MAP 35 PARCEL 101
OWNER #33 MATTHEW J. MACKINNON TR.
DEED BOOK 32388 PG 322
DEED BOOK 34339 PG 103 (PCL A)

REFERENCE ZBA VARIANCE #2021-029 RECORDED IN DEED BOOK 34339 PG 99

- PLAN REFERENCES:
- PB 691 PG 68
 - PB 307 PG 40
 - PB 303 PG 98
 - PB 66 PG 139
 - PB 105 PG 41
 - PB 15 PG 19

**EXISTING CONDITIONS
SITE PLAN**
OF

**#910 MAIN STREET
COTUIT, MA**

PREPARED FOR
DENNIS J. MACKINNON

DATE: 11-4-2021



Scale: 1"=20'

off 508-362-4511
fax 508-362-9890
downscope.com

down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

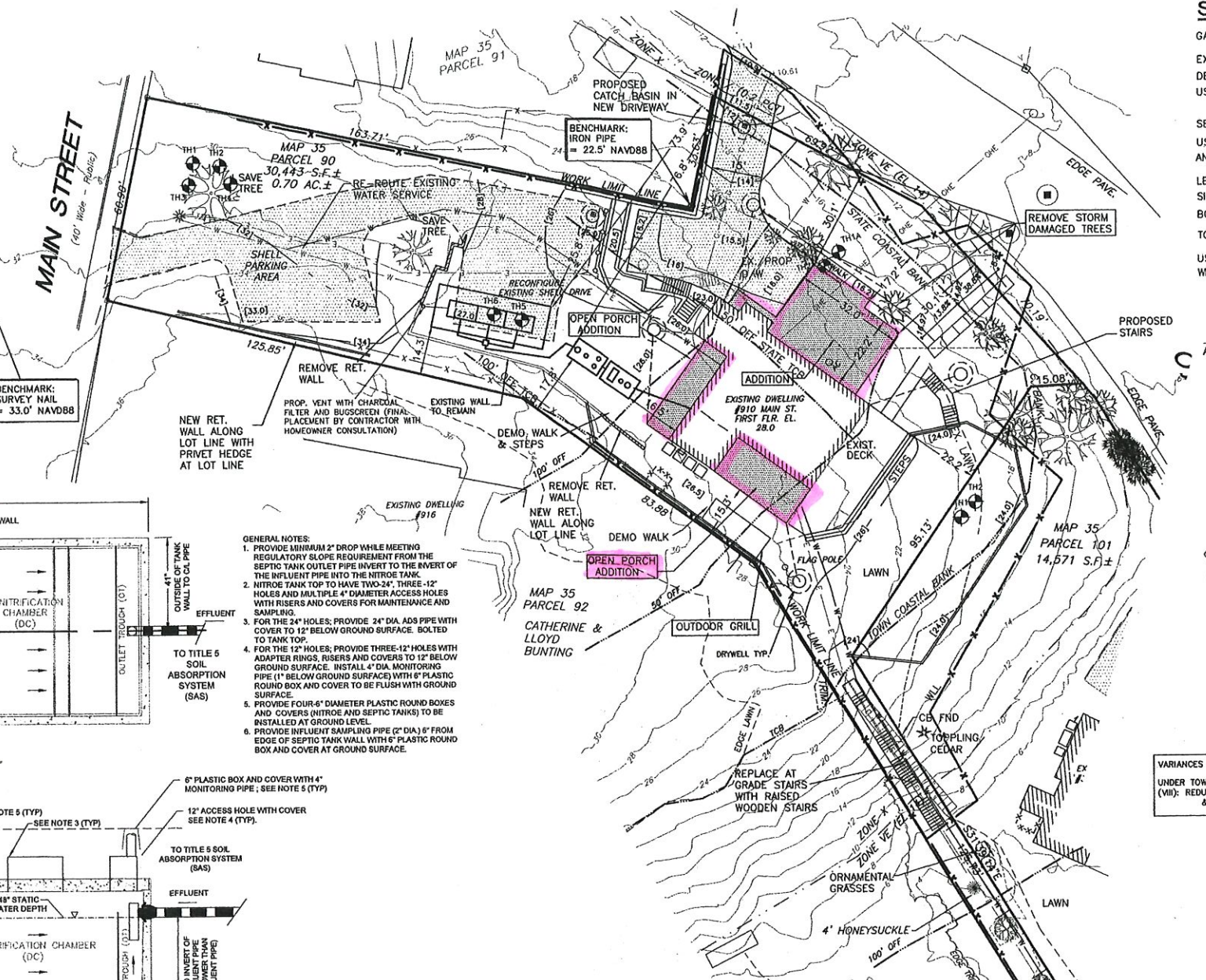
DANIEL A. OJALA, P.E., P.L.S. DATE

LEGEND

---	EXISTING CONTOUR
X	EXIST. SPOT ELEV.
---	PROPOSED CONTOUR
(98.4)	PROPOSED SPOT EL.
TH1	TEST HOLE
2%	SLOPE OF GROUND
○	UTILITY POLE
⊕	FIRE HYDRANT

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

- NOTES**
- DATUM IS NAVD 88
 - MUNICIPAL WATER IS EXISTING
 - MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
 - DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20 SAS (H-10 TANKS)
 - PIPE JOINTS TO BE MADE WATERTIGHT.
 - CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5).
 - THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
 - PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
 - COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DISSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED 5' BENEATH AND AROUND THE PROPOSED LEACHING FACILITY.
 - EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.



SYSTEM DESIGN:

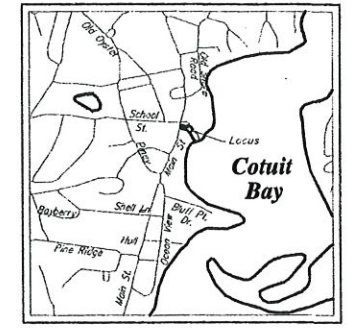
GARBAGE DISPOSER IS NOT ALLOWED

EXISTING 4 BEDROOM DWELLING
DESIGN FLOW: 4 BEDROOMS @ 110 GPD = 440 GPD
USE A 440 GPD DESIGN FLOW

SEPTIC TANK: 440 GPD (2) = 880
USE A 1500 GAL. SEPTIC TANK
AND A 1500 GAL. NITROE TANK

LEACHING:
SIDES: $2(33.5 + 12.83) \cdot 2 \cdot (.74) = 137 \text{ GPD}$
BOTTOM: $33.5 \times 12.83 \cdot (.74) = 318 \text{ GPD}$
TOTAL: 615 S.F. 455 GPD

USE (3) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL)
WITH 4" STONE ALL AROUND



LOCUS MAP

SCALE 1"=2000'±
ASSESSORS MAP 35 PARCEL 90

HOME IS NOT WITHIN FEMA FLOOD ZONE VE (EL 14) AS SHOWN ON COMMUNITY PANEL #25001C0756J DATED 7/16/2014.

TEST HOLE LOGS

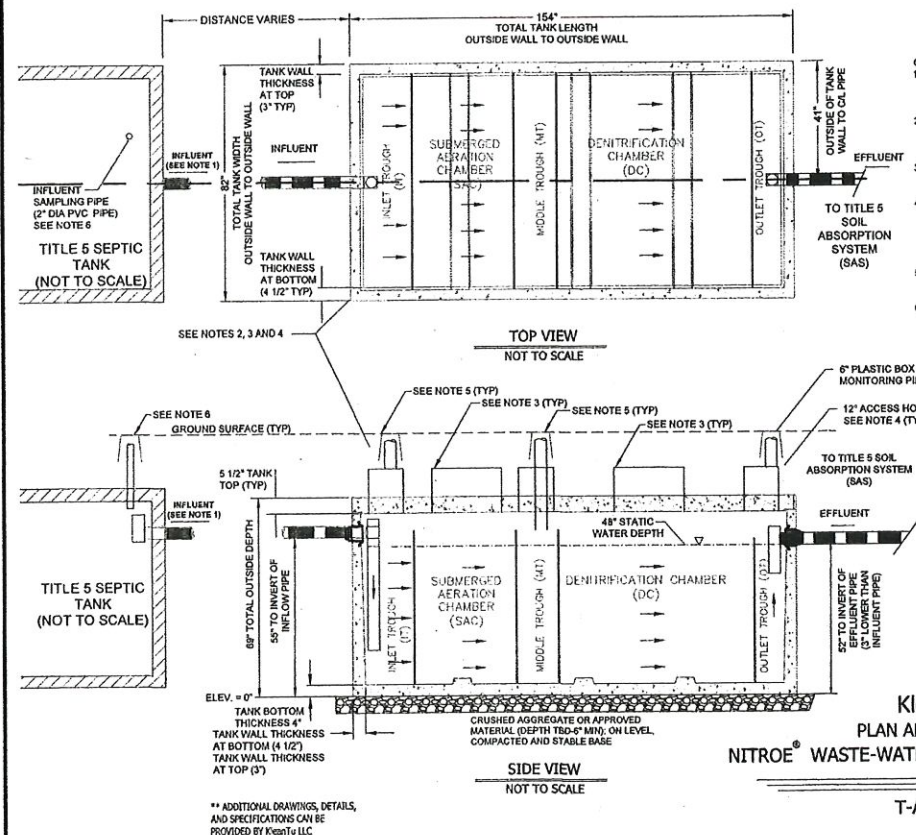
ENGINEER: CRAIG J. FERRARI, SE #13871 REFERENCE P#14799
WITNESS: DONALD DESMARAIS FOR TH1A & TH2A
DATE: 12/7/2020 FOR TH1A & TH2A

PERC. RATE = < 2 MIN/INCH REFERENCE P#15167 FOR TH1-4

CLASS I SOILS P# 192602

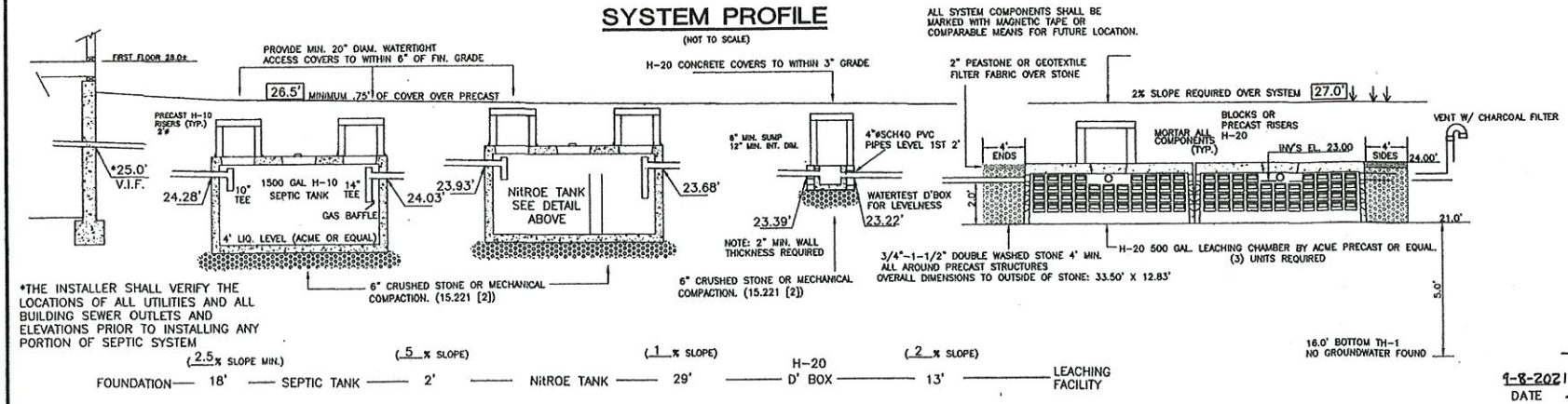
DEPTH	SOILS	PERC. RATE
0' - 6"	FILL	
6" - 26.5'	C	
26.5' - 9"	MS	
9" - 26.3'	C	
26.3' - 17'	MS	
17' - 132"	MS	
132" - 16'	MS	

NO GROUNDWATER ENCOUNTERED



- GENERAL NOTES:**
- PROVIDE MINIMUM 2" DROP WHILE MEETING REGULATORY SLOPE REQUIREMENT FROM THE SEPTIC TANK OUTLET PIPE INTO THE INVERT OF THE INFLUENT PIPE INTO THE NITROE TANK.
 - NITROE TANK TOP TO HAVE TWO 24", THREE-1/2" HOLES AND MULTIPLE 4" DIAMETER ACCESS HOLES WITH RISERS AND COVERS FOR MAINTENANCE AND SAMPLING.
 - FOR THE 24" HOLES, PROVIDE 24" DIA. ADS PIPE WITH COVER TO 12" BELOW GROUND SURFACE. BOLTED TO TANK TOP.
 - FOR THE 1 1/2" HOLES, PROVIDE THREE-1/2" HOLES WITH ADAPTER RINGS, RISERS AND COVERS TO 12" BELOW GROUND SURFACE. INSTALL 4" DIA. MONITORING PIPE (1" BELOW GROUND SURFACE) WITH 6" PLASTIC ROUND BOX AND COVER TO BE FLUSH WITH GROUND SURFACE.
 - PROVIDE FOUR 6" DIAMETER PLASTIC ROUND BOXES AND COVERS (NITROE AND SEPTIC TANKS) TO BE INSTALLED AT GROUND LEVEL.
 - PROVIDE INFLUENT SAMPLING PIPE (2" DIA.) 6" FROM EDGE OF SEPTIC TANK WALL WITH 6" PLASTIC ROUND BOX AND COVER AT GROUND SURFACE.

KleanTu LLC
PLAN AND PROFILE VIEW
NITROE® WASTE-WATER TREATMENT SYSTEM (WWTS)
T-AS2000-H10



*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM

DANIEL A. OJALA
REGISTERED PROFESSIONAL ENGINEER
NO. 40980
STATE OF MASSACHUSETTS

DANIEL A. OJALA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 14502
STATE OF MASSACHUSETTS

1-8-2021
DATE DANIEL A. OJALA, P.E., P.L.S.

SITE PLAN
OF
**#910 MAIN STREET
COTUIT, MA**

PREPARED FOR
**DONALD J. MACKINNON, TRUSTEE,
MCCM REALTY TRUST**

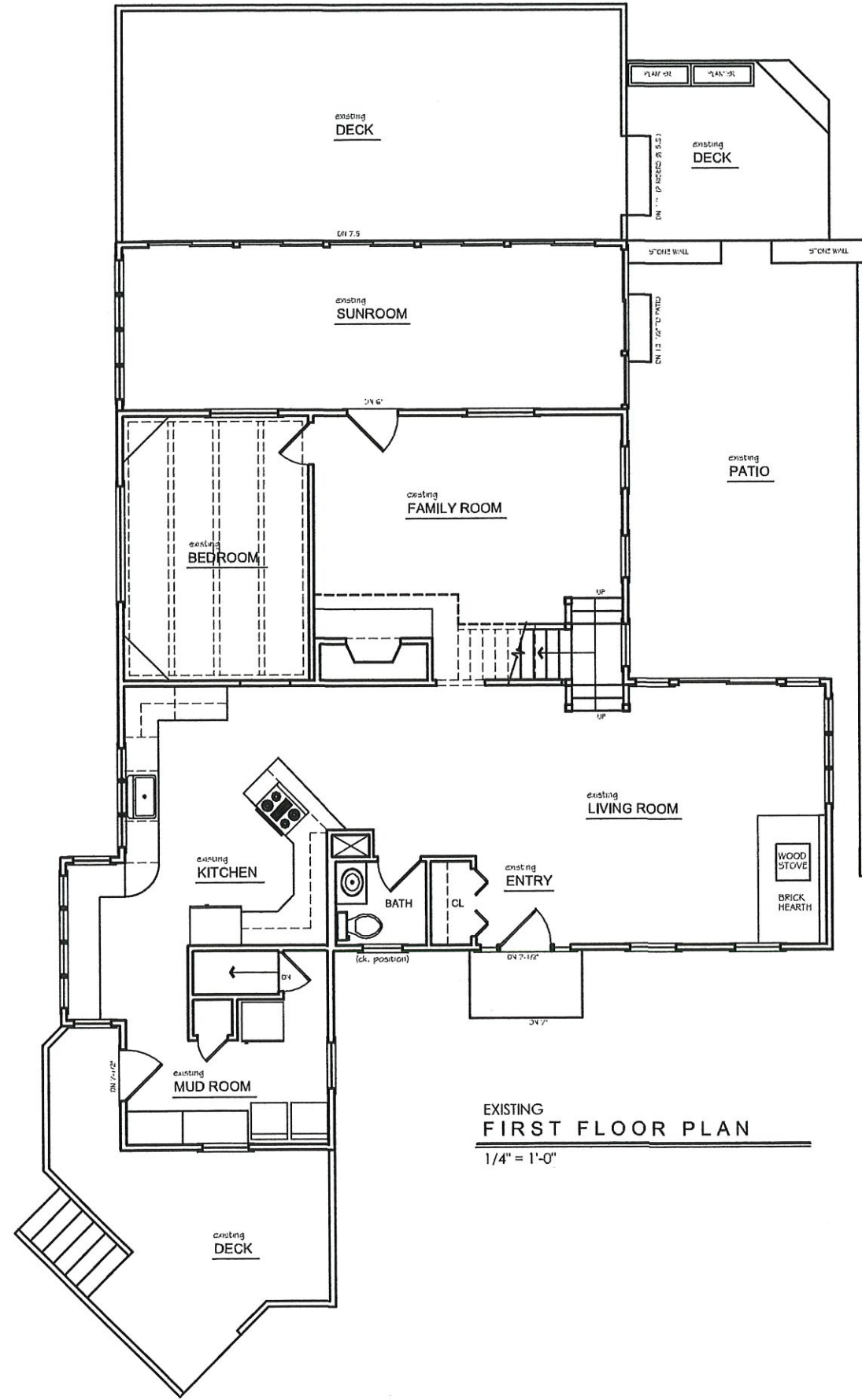
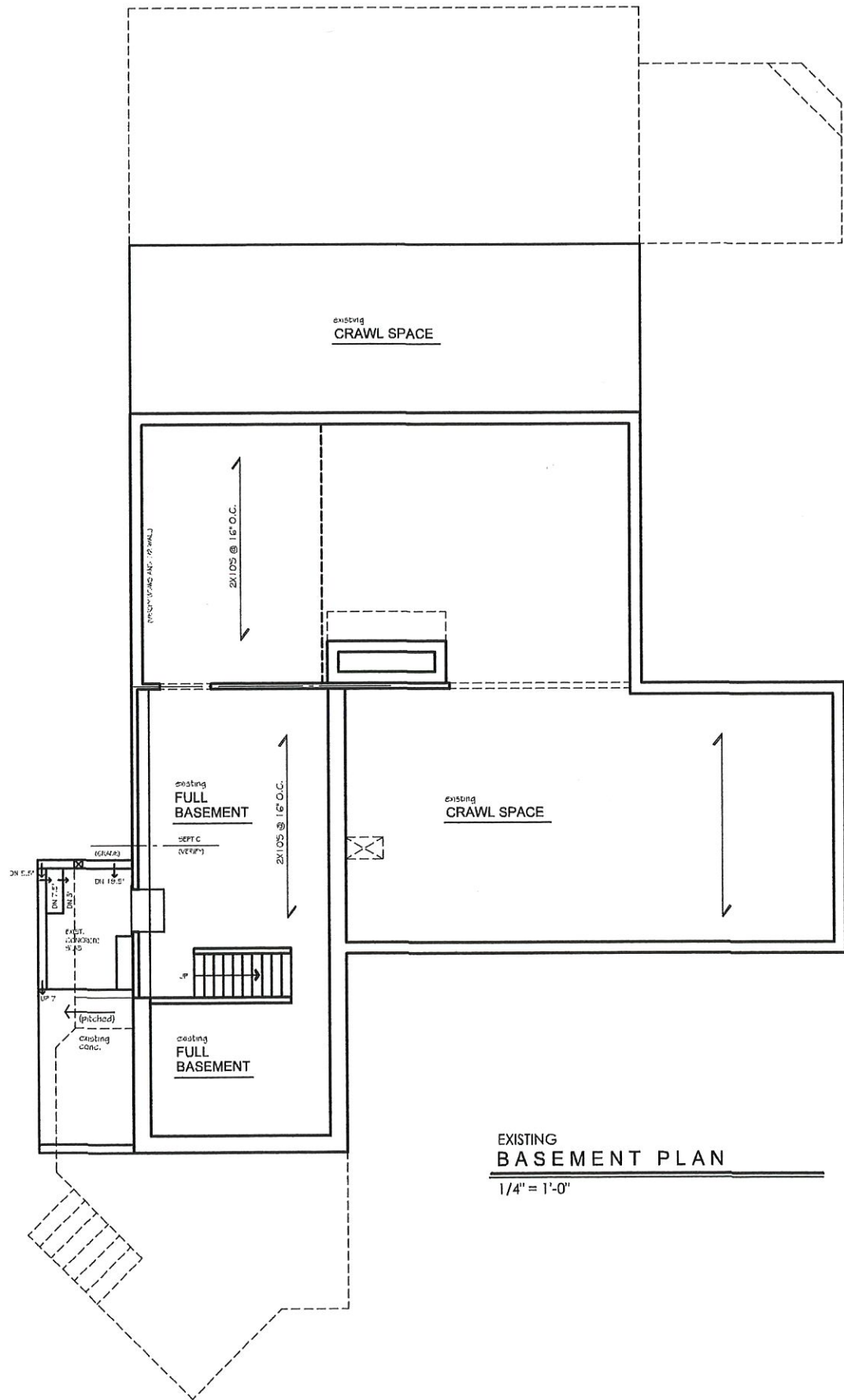
DATE: SEPTEMBER 8, 2021

Scale: 1"=20'

0 10 20 30 40 50 FEET

off 508-362-4541
fax 508-362-9880
downcape.com ©

down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675



(508) 428-4219
FAX (508) 428-4285



ARCHITECTURAL INNOVATIONS
A DIVISION OF AI ENTERPRISES, INC.
P.O. BOX 2056, COTUIT, MA 02635

REVISIONS:

PROJECT: **MACKINNON**
910 MAIN STREET, COTUIT, MASSACHUSETTS

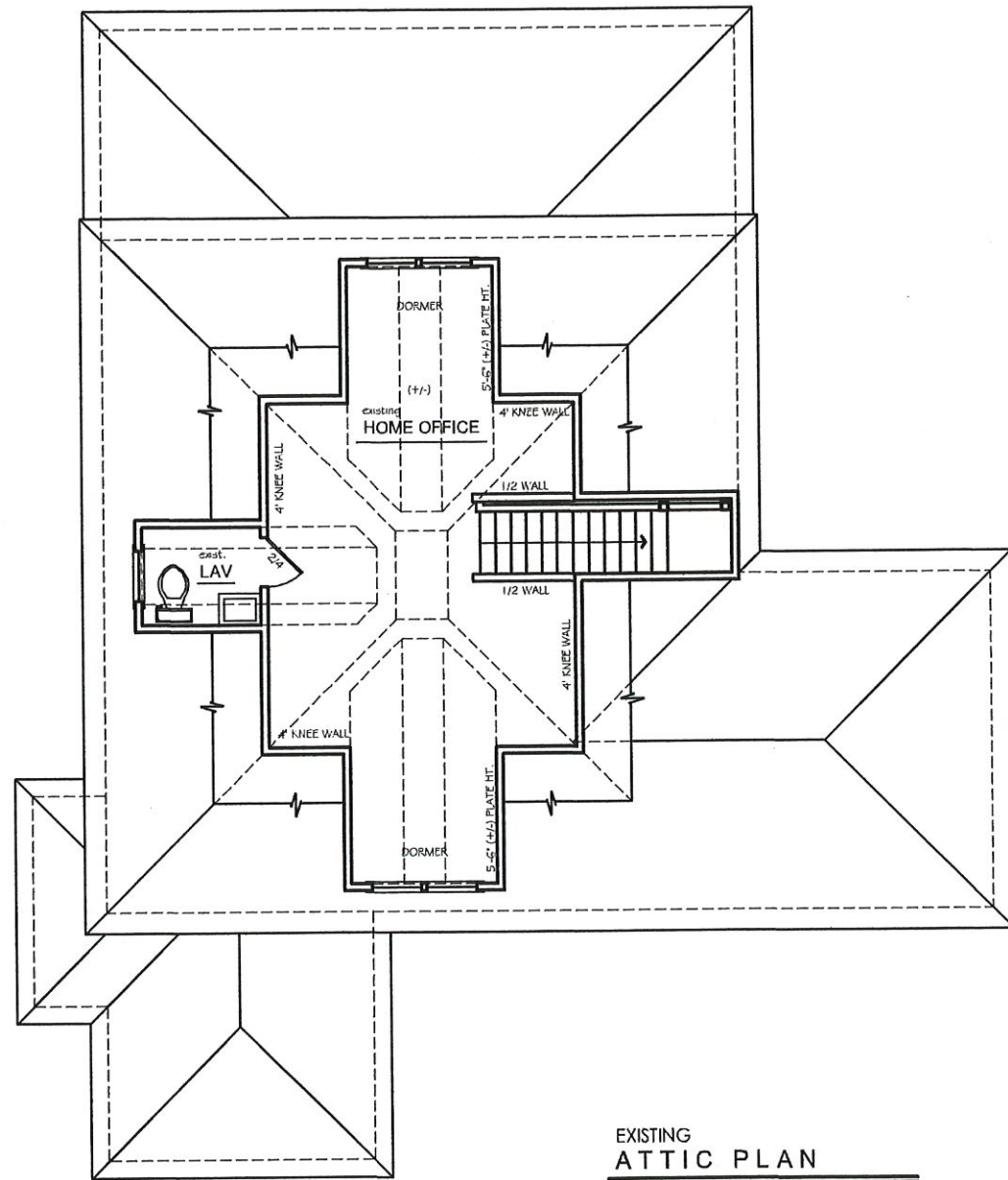
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DATE: 11/11/2021

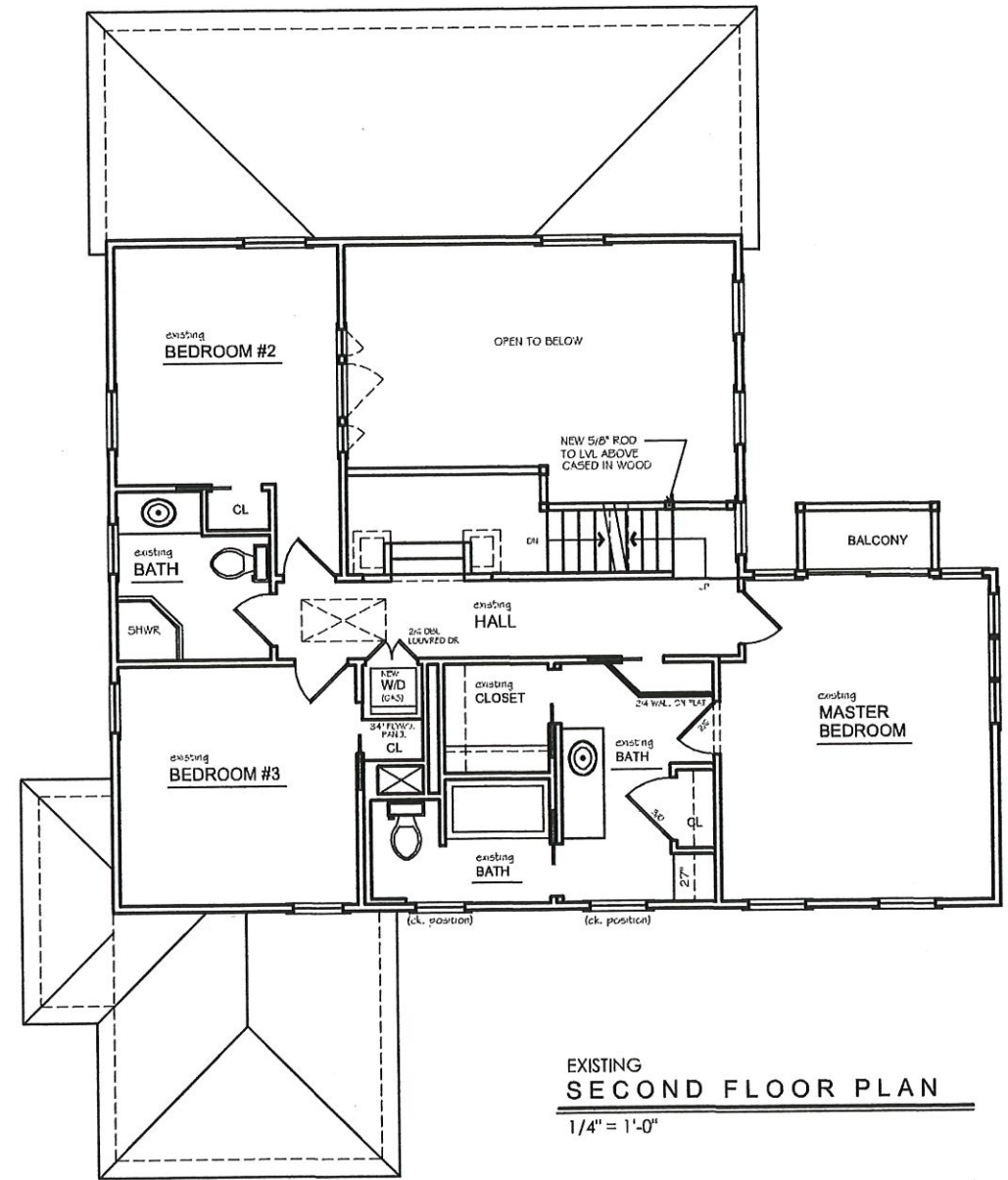
SCALE: AS NOTED

DRAWING #:

E1 - 4



EXISTING
ATTIC PLAN
1/4" = 1'-0"



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

REVISIONS:
08/31/2021 SECOND FLOOR REVISIONS

PROJECT:
MACKINNON
910 MAIN STREET, COTUIT, MASSACHUSETTS
TITLE:
EXISTING SECOND FLOOR & ATTIC

DATE: 11/11/2021
SCALE: AS NOTED
DRAWING #:



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



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

(508) 428-4219
 FAX (508) 428-4285

ARCHITECTURAL INNOVATIONS
 A DIVISION OF AI ENTERPRISES, INC.
 P.O. BOX 2066, COTUIT, MA 02635

REVISIONS:
 03/31/2021 SECOND FLOOR REVISIONS

PROJECT: **MACKINNON**
 910 MAIN STREET, COTUIT, MASSACHUSETTS
 TITLE: EXISTING FRONT & SIDE ELEVATIONS

DATE: 11/11/2021
 SCALE: AS NOTED
 DRAWING #:

E3 - 4



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



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

(508) 428-4219
 FAX (508) 428-4285

ARCHITECTURAL INNOVATIONS
 A DIVISION OF AI ENTERPRISES, INC.
 P.O. BOX 2086, COTUIT, MA 02656

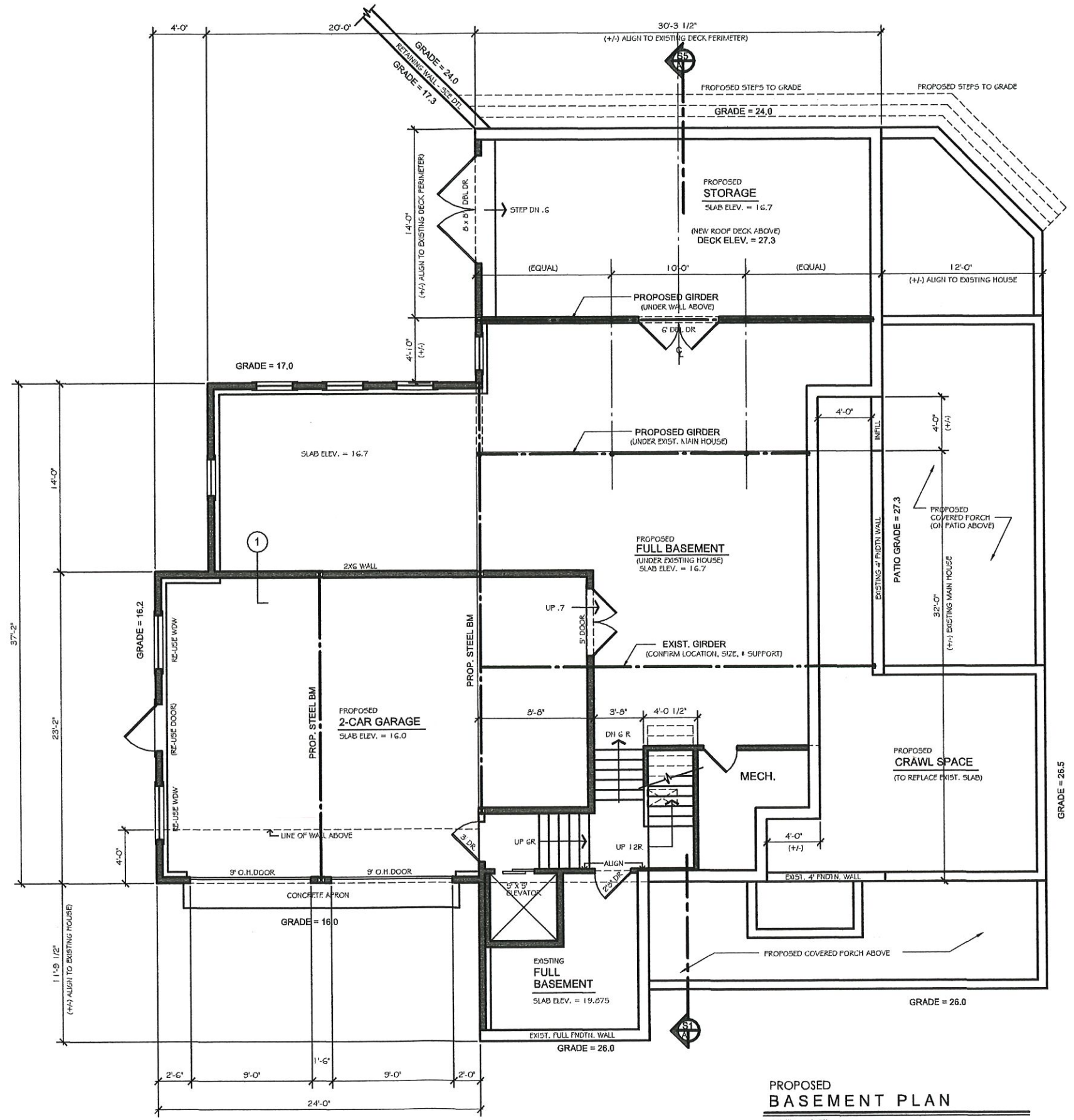
REVISIONS:
 03/31/2021 SECOND FLOOR REVISIONS

PROJECT:
MACKINNON
 910 MAIN STREET, COTUIT, MASSACHUSETTS
 TITLE:
 EXISTING REAR & SIDE ELEVATIONS

DATE: 11/11/2021
 SCALE: AS NOTED

DRAWING #:
E4 - 4

LEGEND	
	EXISTING FNDTN WALLS
	NEW FNDTN WALLS
	NEW WOOD FRAME WALLS



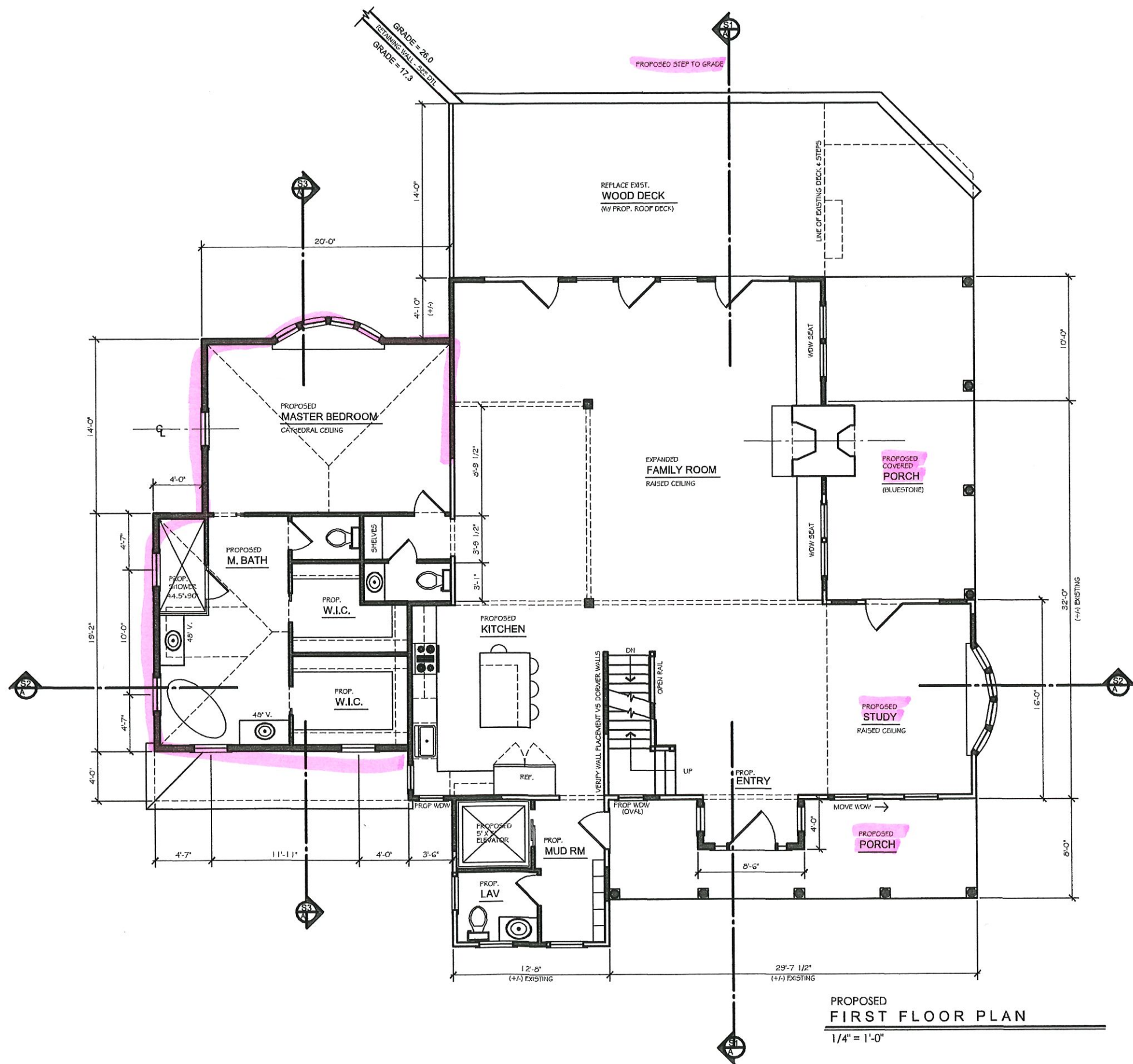
PROPOSED BASEMENT PLAN
 1/4" = 1'-0"

(508) 428-4219
 FAX (508) 428-4285

ARCHITECTURAL INNOVATIONS
 A DIVISION OF AI ENTERPRISES, INC.
 P.O. BOX 2068, COTUIT, MA 02635

PROJECT: **MACKINNON**
 910 MAIN STREET, COTUIT, MASSACHUSETTS
 TITLE: **PROPOSED BASEMENT PLAN**

REVISIONS:
 DATE: 11/08/2021
 SCALE: AS NOTED
 DRAWING #:



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

REVISIONS:

PROJECT:
MACKINNON
910 MAIN STREET, COTUIT, MASSACHUSETTS

TITLE:
PROPOSED FIRST FLOOR PLAN

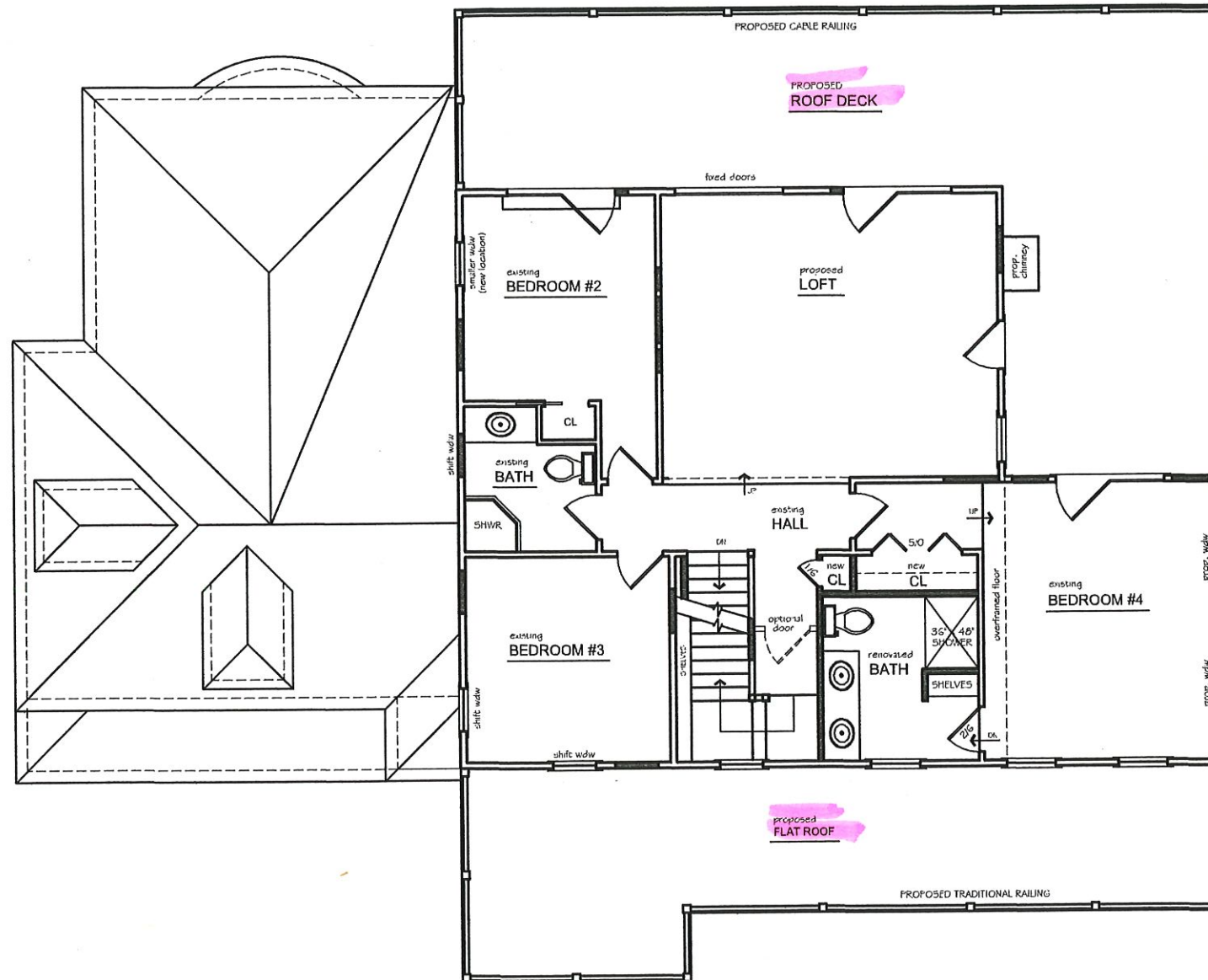
DATE: 11 / 08 / 2021

SCALE: AS NOTED

DRAWING #:

(508) 428-4219
FAX (508) 428-4285

ARCHITECTURAL INNOVATIONS
A DIVISION OF AI ENTERPRISES, INC.
P.O. BOX 2806, COTUIT, MA 02606

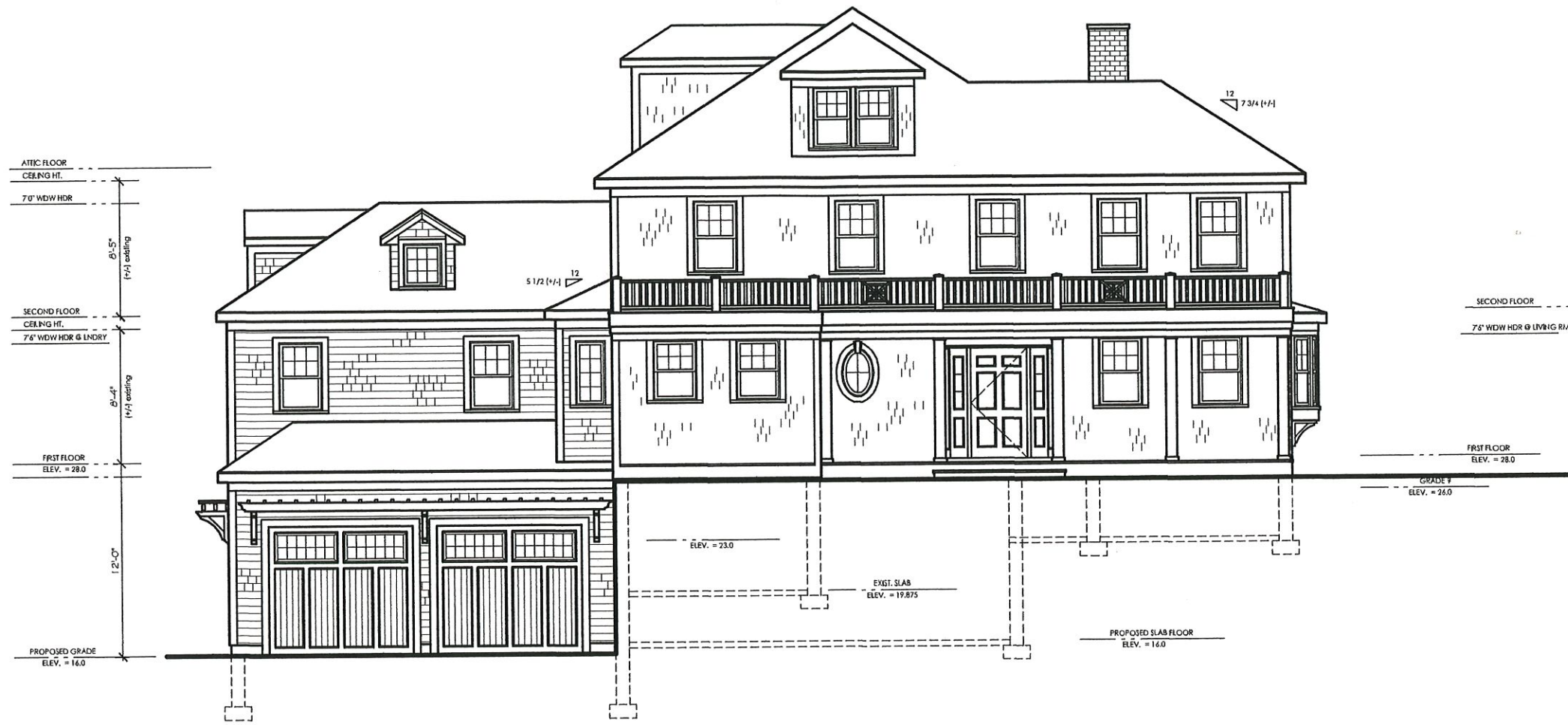


PROPOSED
SECOND FLOOR PLAN
 1/4" = 1'-0"

REVISIONS:

PROJECT: **MACKINNON**
 910 MAIN STREET, COTUIT, MASSACHUSETTS
 TITLE: **PROPOSED SECOND FLOOR PLAN**

DATE: 11 / 08 / 2021
 SCALE: AS NOTED
 DRAWING #:



ATLIC FLOOR
CEILING HT.
7'0" WDW HDR

8'-5"
(1-1/2) existing

SECOND FLOOR
CEILING HT.
7'6" WDW HDR & LNDRY

8'-4"
(1-1/2) existing

FIRST FLOOR
ELEV. = 28.0

12'-0"

PROPOSED GRADE
ELEV. = 16.0

SECOND FLOOR
7'5" WDW HDR @ LIVING RM

FIRST FLOOR
ELEV. = 28.0

GRADE 1
ELEV. = 26.0

ELEV. = 23.0

EXGT. SLAB
ELEV. = 19.875

PROPOSED SLAB FLOOR
ELEV. = 16.0

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

(508) 428-4219
FAX (508) 428-4285

ARCHITECTURAL INNOVATIONS
A DIVISION OF AI ENTERPRISES, INC.
P.O. BOX 2056, COTUIT, MA 02636

REVISIONS:

PROJECT:
MACKINNON
910 MAIN STREET, COTUIT, MASSACHUSETTS

TITLE:
PROPOSED FRONT ELEVATION

DATE: 11/08/2021

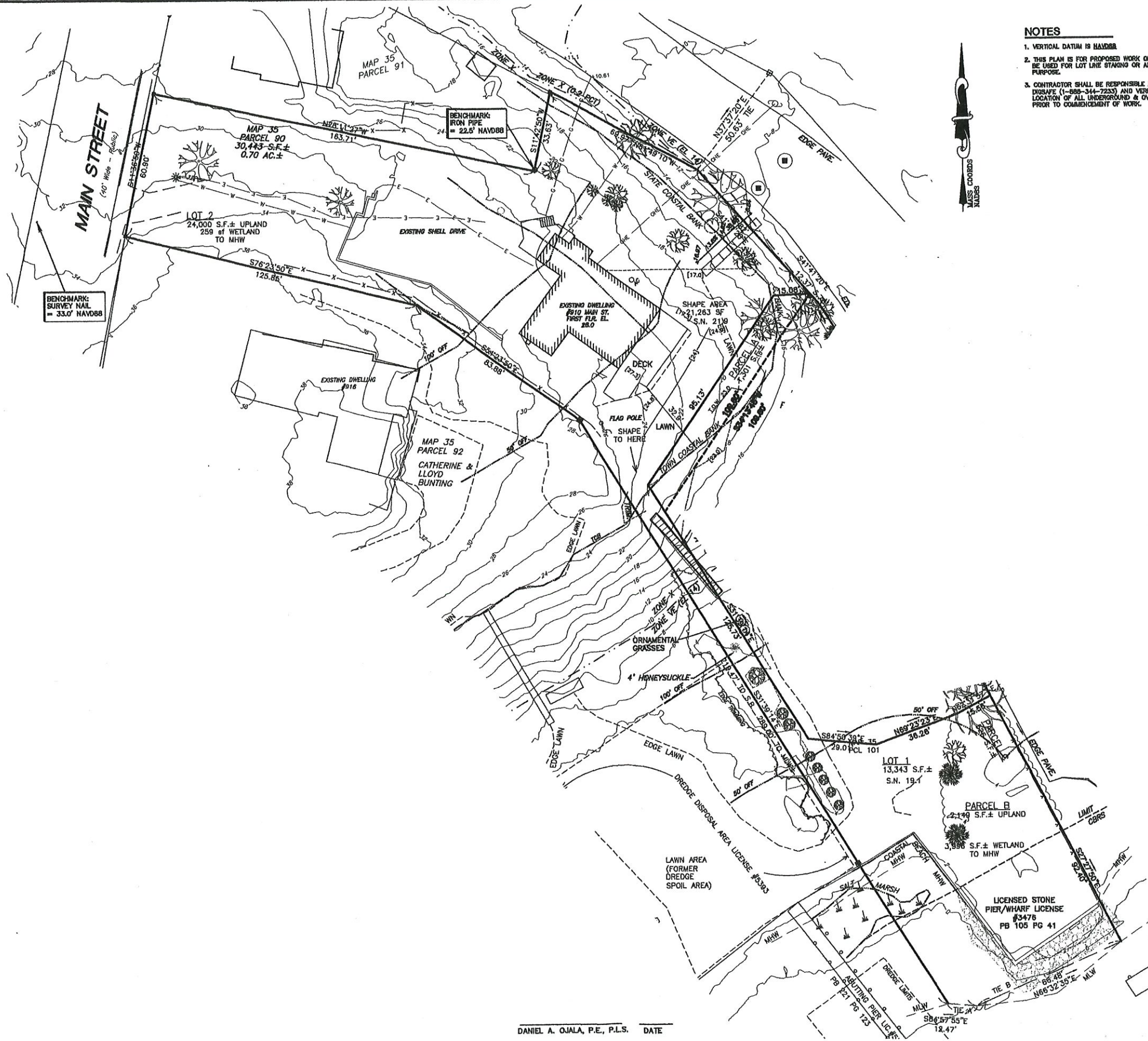
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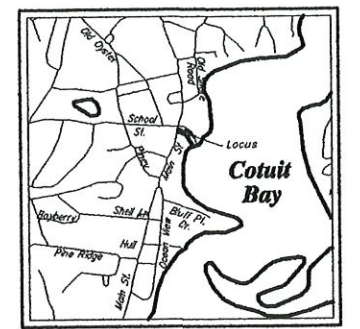
LEGEND

- 99 — EXISTING CONTOUR
- X 99.1 EXIST. SPOT ELEV.
- EXIST. TREE
- TH1 TEST HOLE
- SLOPE OF GROUND
- UTILITY POLE
- FIRE HYDRANT

NOTES: NOT ALL SYMBOLS MAY APPEAR IN DIVISION



- NOTES**
1. VERTICAL DATUM IS NAVD83
 2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIOSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.



LOCUS MAP
SCALE 1"=2000'±

ASSESSORS MAP 35 PARCELS 90 & 101

ZONING DISTRICT: RF-1, RPOD, DOCKS & PIERS OVERLAY, AP
LOT AREA: 43,560 SF (87,120 SF RPOD)
FRONTAGE REQUIRED: 150'
FRONT YARD SETBACK: 30'
SIDE/REAR SETBACK: 15'

FLOOD ZONES PER PLAN—FEMA FLOOD ZONES VE (EL. 14) AND ZONE X AS SHOWN ON COMMUNITY PANEL #250010755J DATED 7/16/2014.

ASSESSORS MAP 35 PARCEL 90
OWNER #910 : MCCM REALTY TRUST
DONALD J. MACKINNON, TR.
P.O.BOX 162 HINGHAM, MA 02043
DEED BOOK 32145 PG 257
DEED BOOK 34339 PG 105 (PCL B)

ASSESSORS MAP 35 PARCEL 101
OWNER #933 MATTHEW J. MACKINNON TR.
DEED BOOK 32388 PG 322
DEED BOOK 34339 PG 103 (PCL A)

REFERENCE ZBA VARIANCE #2021-029 RECORDED IN DEED BOOK 34339 PG 99

PLAN REFERENCES:
PB 691 PG 68
PB 307 PG 40
PB 303 PG 98
PB 68 PG 139
PB 105 PG 41
PB 15 PG 19

**EXISTING CONDITIONS
SITE PLAN**
OF
**#910 MAIN STREET
COTUIT, MA**

PREPARED FOR
DENNIS J. MACKINNON

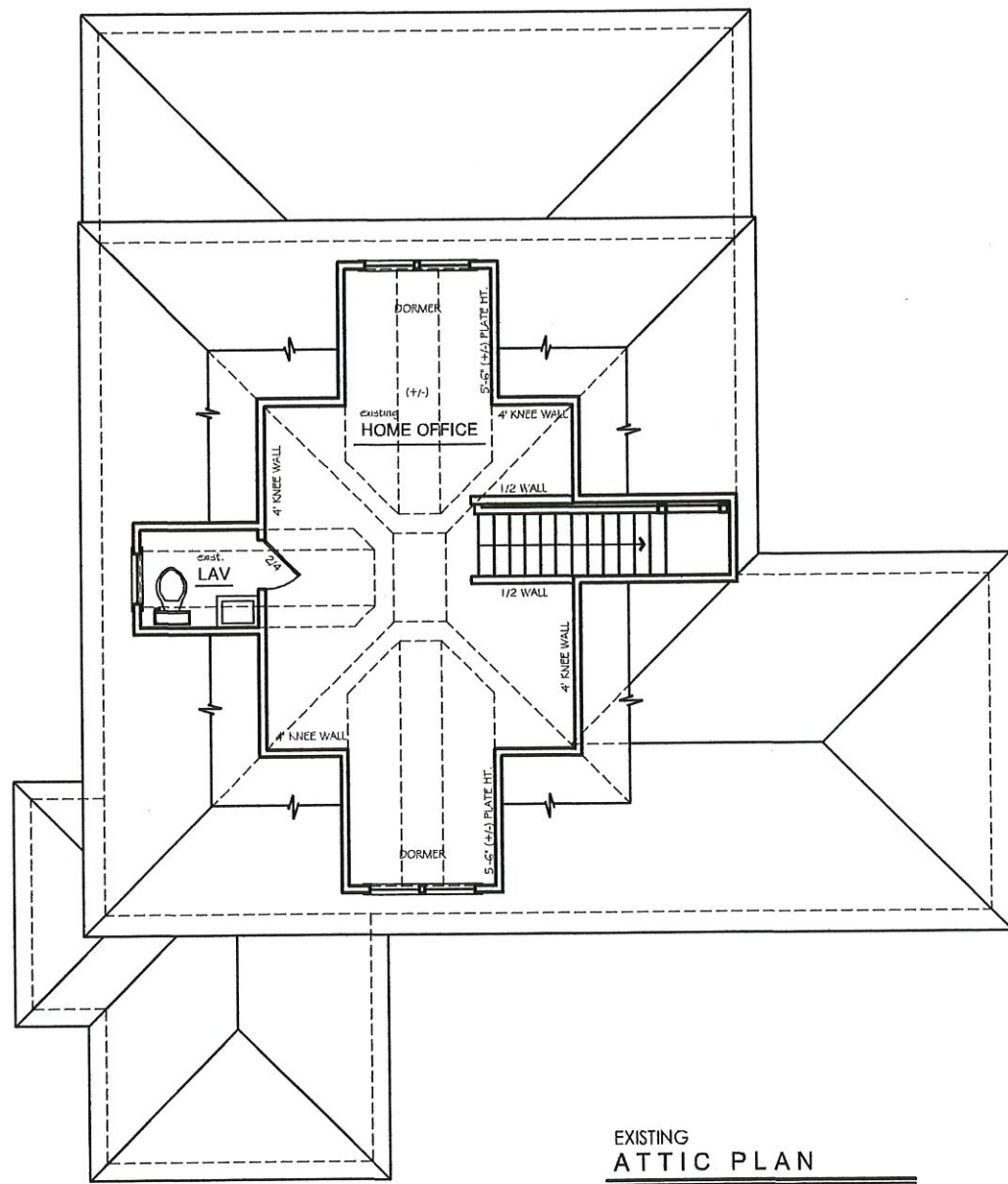
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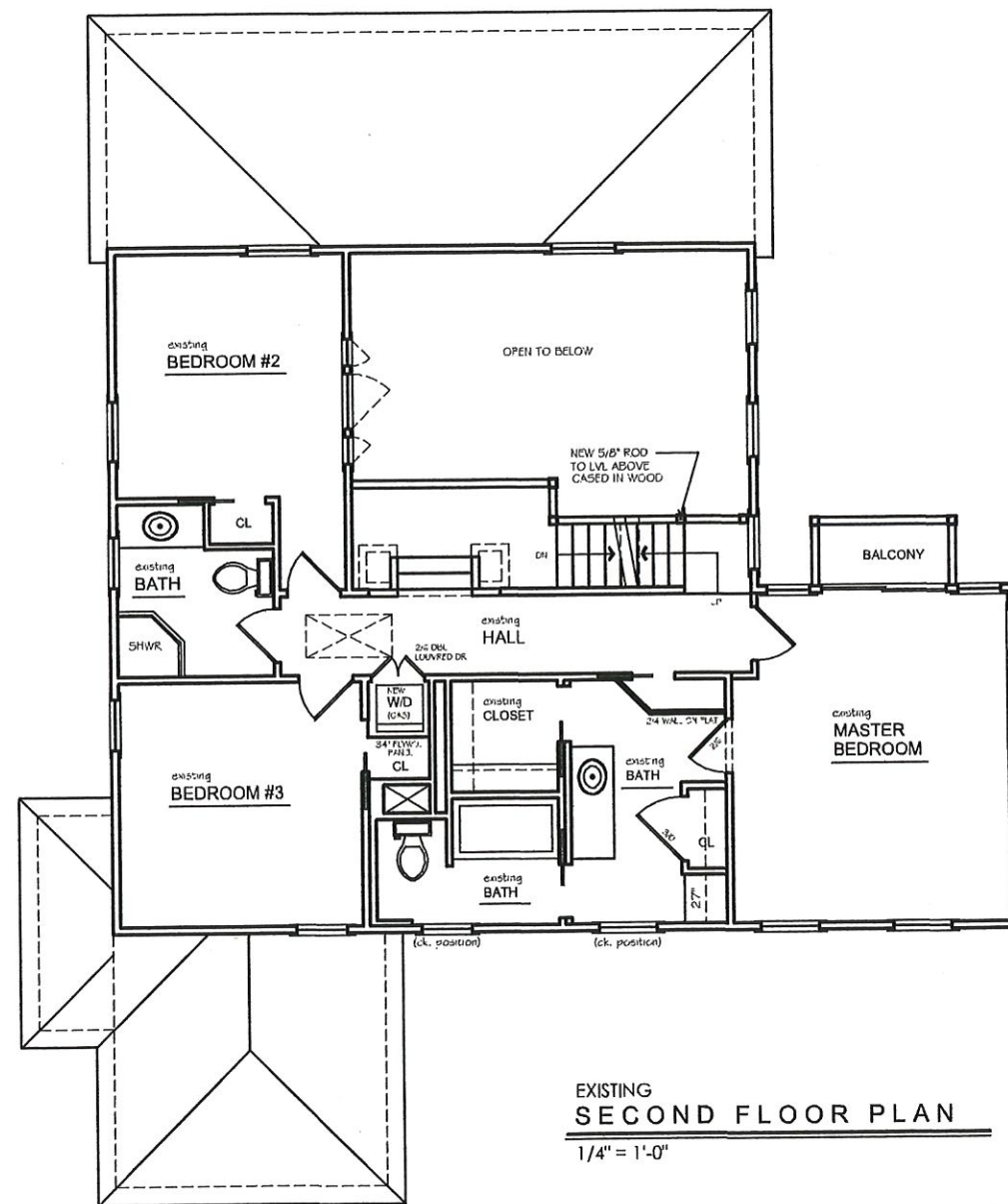
down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

off 508-362-4541
fax 508-382-9880
downcape.com

DANIEL A. OJALA, P.E., P.L.S. DATE

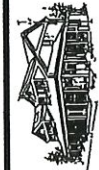


EXISTING
ATTIC PLAN
1/4" = 1'-0"



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

(508) 428-4219
FAX (508) 428-4285



ARCHITECTURAL INNOVATIONS
A DIVISION OF AI ENTERPRISES, INC.
P.O. BOX 2066, COTUIT, MA 02635

REVISIONS:
03/31/2021 SECOND FLOOR REVISIONS

PROJECT: **MACKINNON**
910 MAIN STREET, COTUIT, MASSACHUSETTS

TITLE: EXISTING SECOND FLOOR & ATTIC

DATE: 11/11/2021

SCALE: AS NOTED

DRAWING #:

E2 - 4

E1-4

DRAWING #:

SCALE: AS NOTED

DATE: 11/11/2021

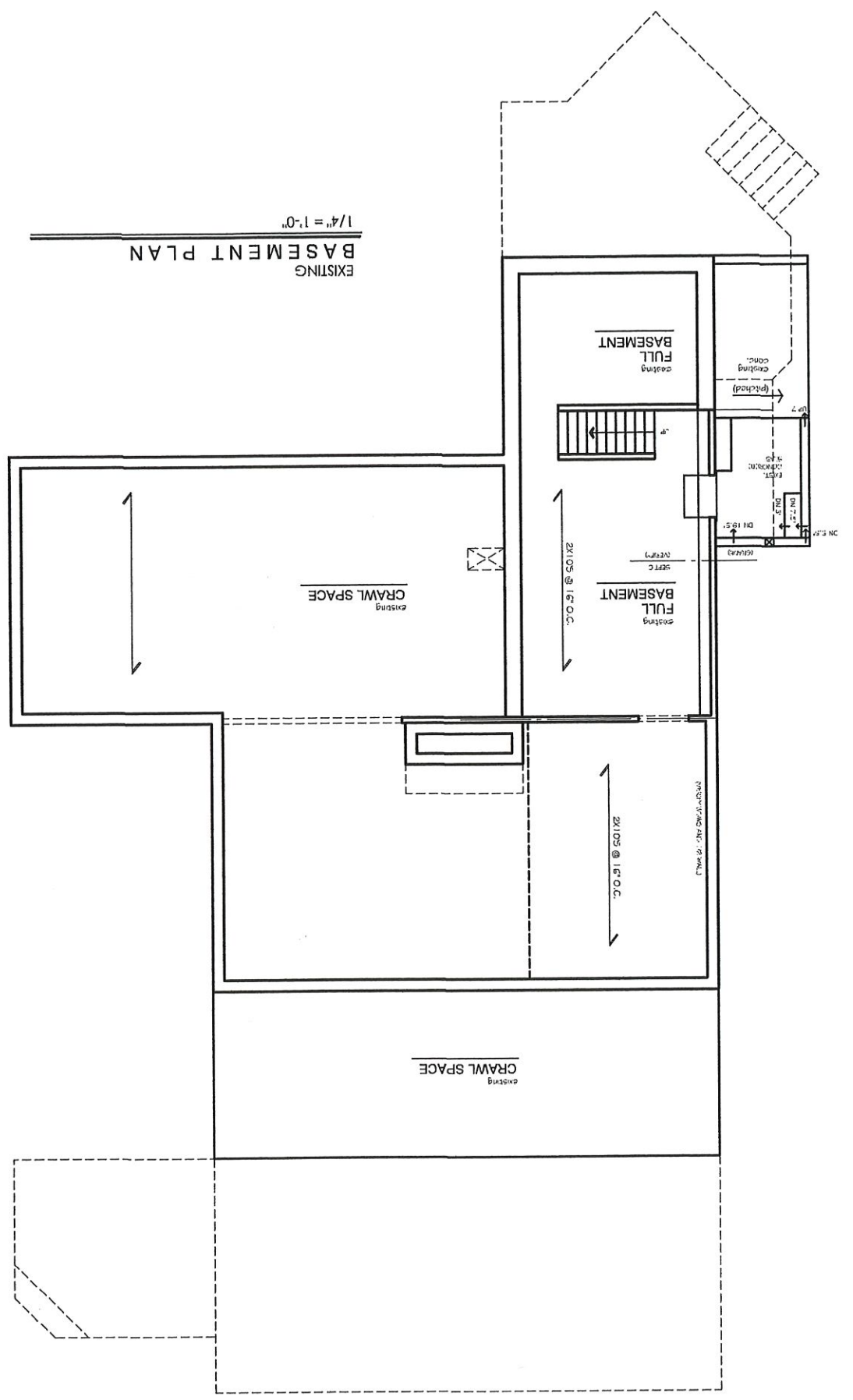
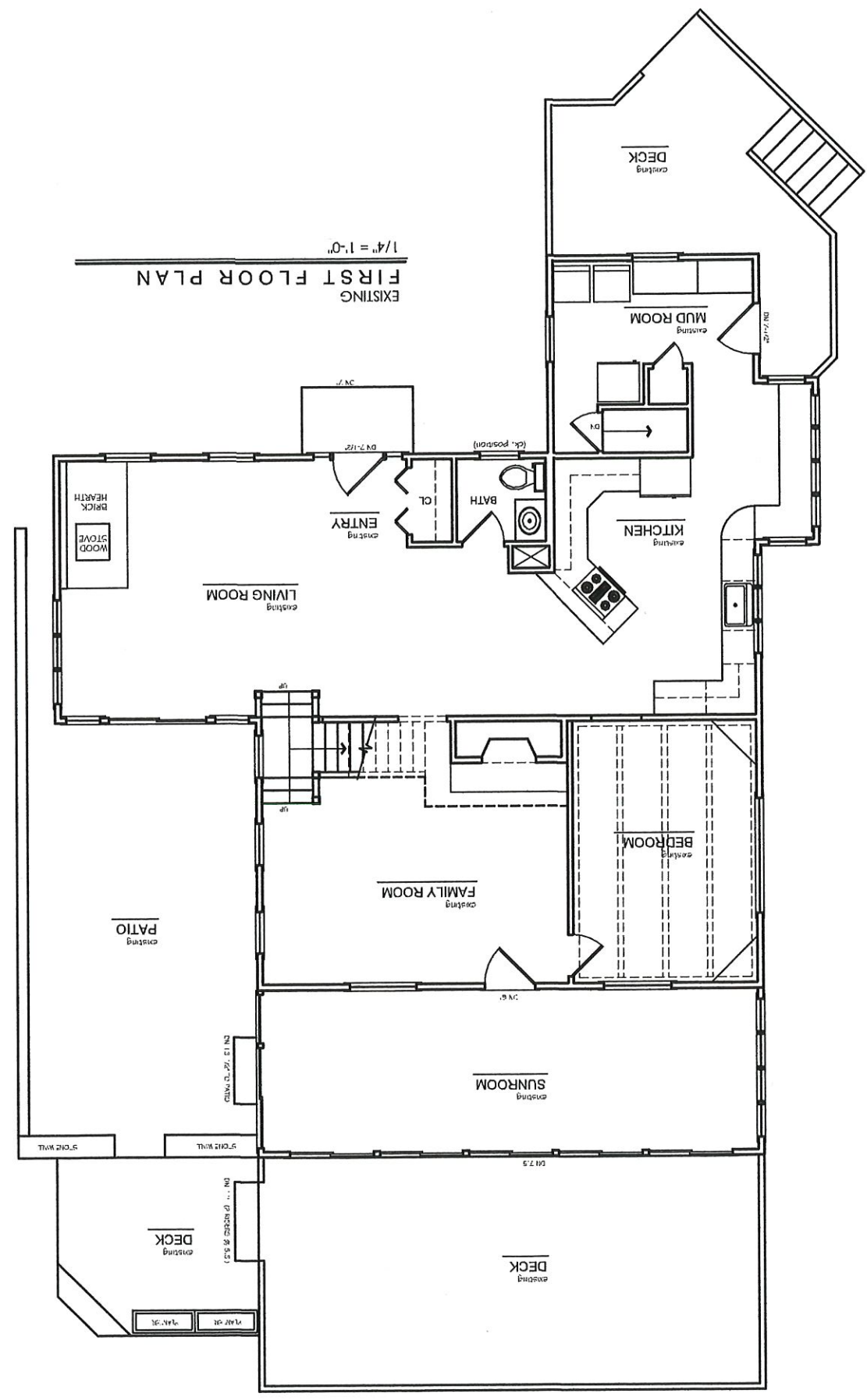
PROJECT:
MACKINNON
 910 MAIN STREET, COITUIT, MASSACHUSETTS

TITLE:
 EXISTING FIRST FLOOR & FOUNDATION

REVISIONS:

ARCHITECTURAL INNOVATIONS
 A DIVISION OF M ENTERPRISES, INC.
 P.O. BOX 2058, COITUIT, MA 02535

(508) 428-4218
 FAX (508) 428-4285





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



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

REVISIONS:
 03/31/2021 SECOND FLOOR REVISIONS

PROJECT:
MACKINNON
 910 MAIN STREET, COTUIT, MASSACHUSETTS

TITLE:
 EXISTING FRONT & SIDE ELEVATIONS

DATE: 11/11/2021

SCALE: AS NOTED

DRAWING #:

E3 - 4



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



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

(508) 428-4219
 FAX (508) 428-4285

ARCHITECTURAL INNOVATIONS
 A DIVISION OF AI ENTERPRISES, INC.
 P.O. BOX 2066, COTUIT, MA 02636

REVISIONS:
 03/31/2021 SECOND FLOOR REVISIONS




PROJECT:
MACKINNON
 910 MAIN STREET, COTUIT, MASSACHUSETTS
 TITLE:
 EXISTING REAR & SIDE ELEVATIONS

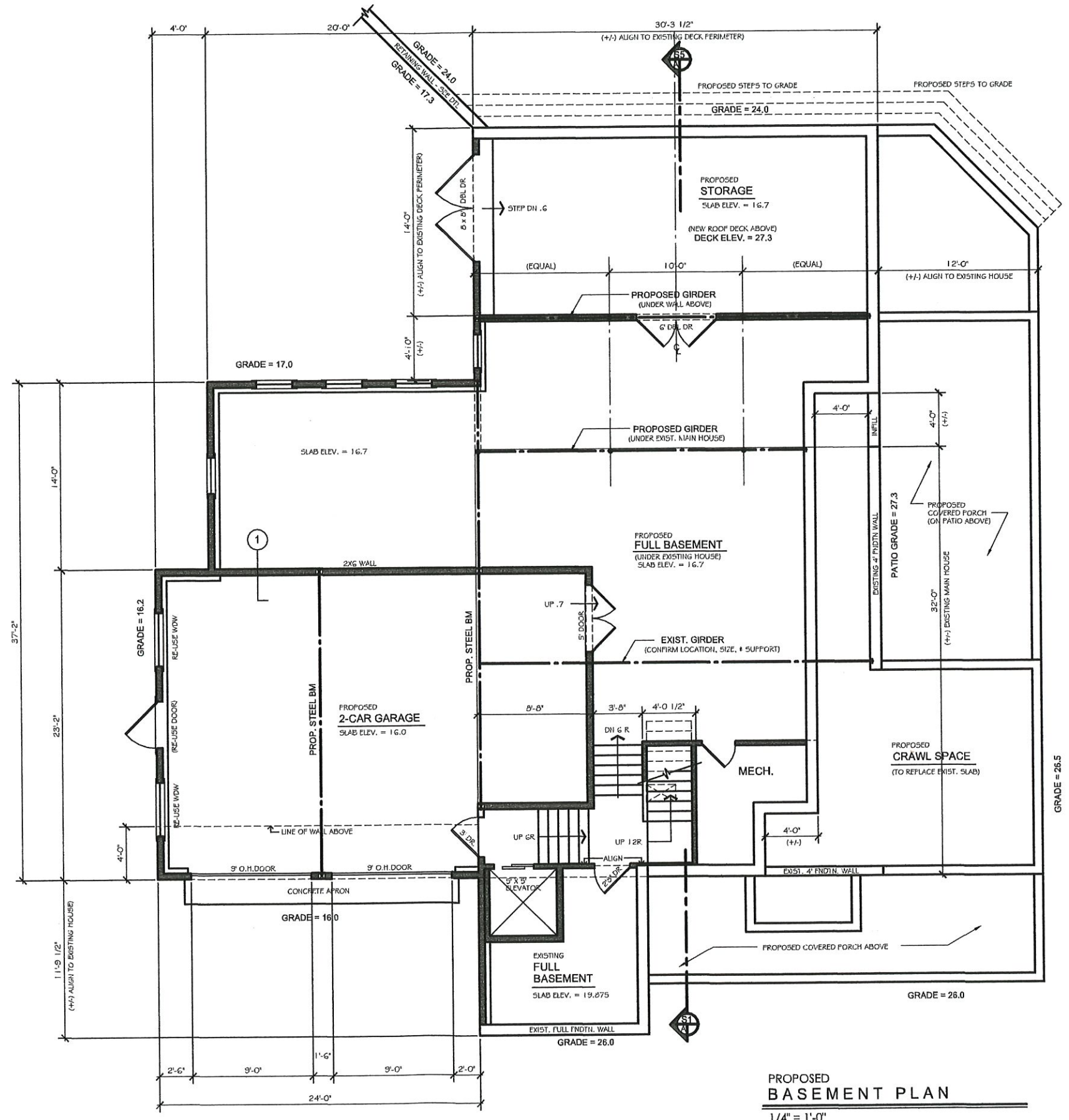
DATE: 11/11/2021

SCALE: AS NOTED

DRAWING #:

E4 - 4

LEGEND	
	EXISTING FNDTN WALLS
	NEW FNDTN WALLS
	NEW WOOD FRAME WALLS



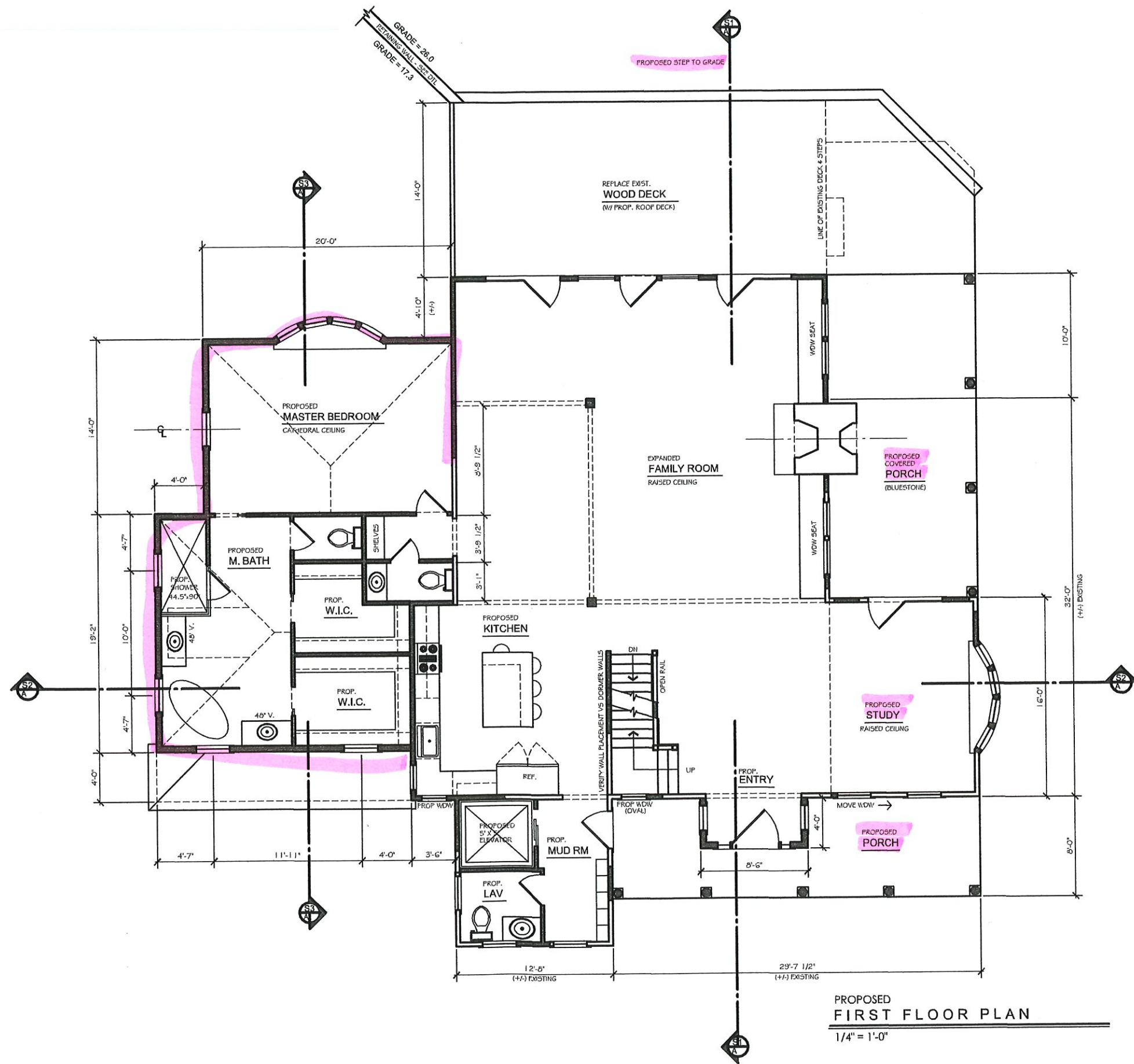
**PROPOSED
BASEMENT PLAN**
1/4" = 1'-0"

REVISIONS:

PROJECT:
MACKINNON
910 MAIN STREET, COTUIT, MASSACHUSETTS

TITLE:
PROPOSED BASEMENT PLAN

DATE: 11 / 08 / 2021
SCALE: AS NOTED
DRAWING #:

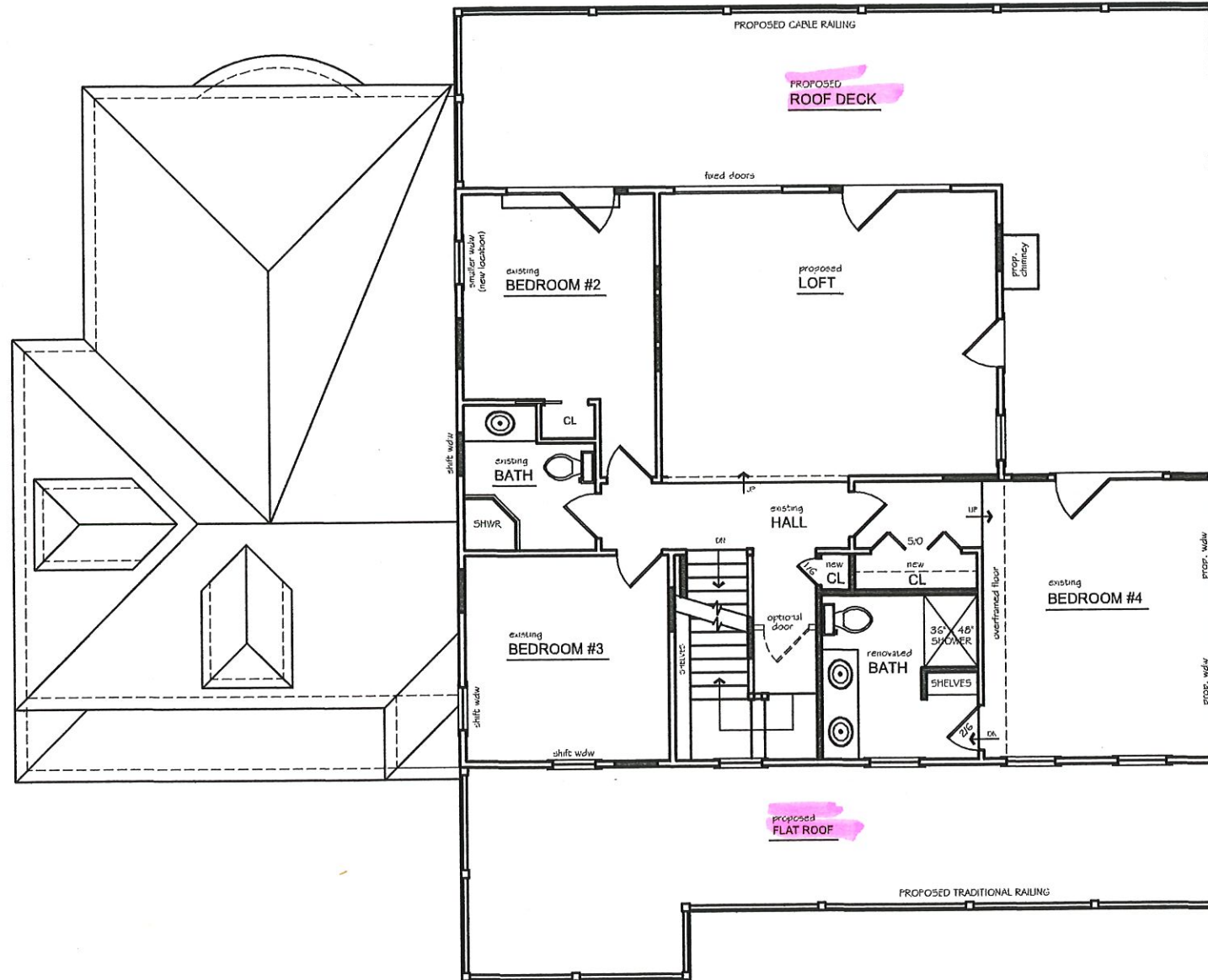


PROPOSED
FIRST FLOOR PLAN
1/4" = 1'-0"

REVISIONS:

PROJECT:
MACKINNON
 910 MAIN STREET, COTUIT, MASSACHUSETTS
TITLE:
 PROPOSED FIRST FLOOR PLAN

DATE: 11/08/2021
 SCALE: AS NOTED
 DRAWING #:



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

REVISIONS:

PROJECT: **MACKINNON**
 910 MAIN STREET, COTUIT, MASSACHUSETTS

TITLE: **PROPOSED SECOND FLOOR PLAN**

DATE: 11 / 08 / 2021

SCALE: AS NOTED

DRAWING #:



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

(508) 428-4219
 FAX (508) 428-4285

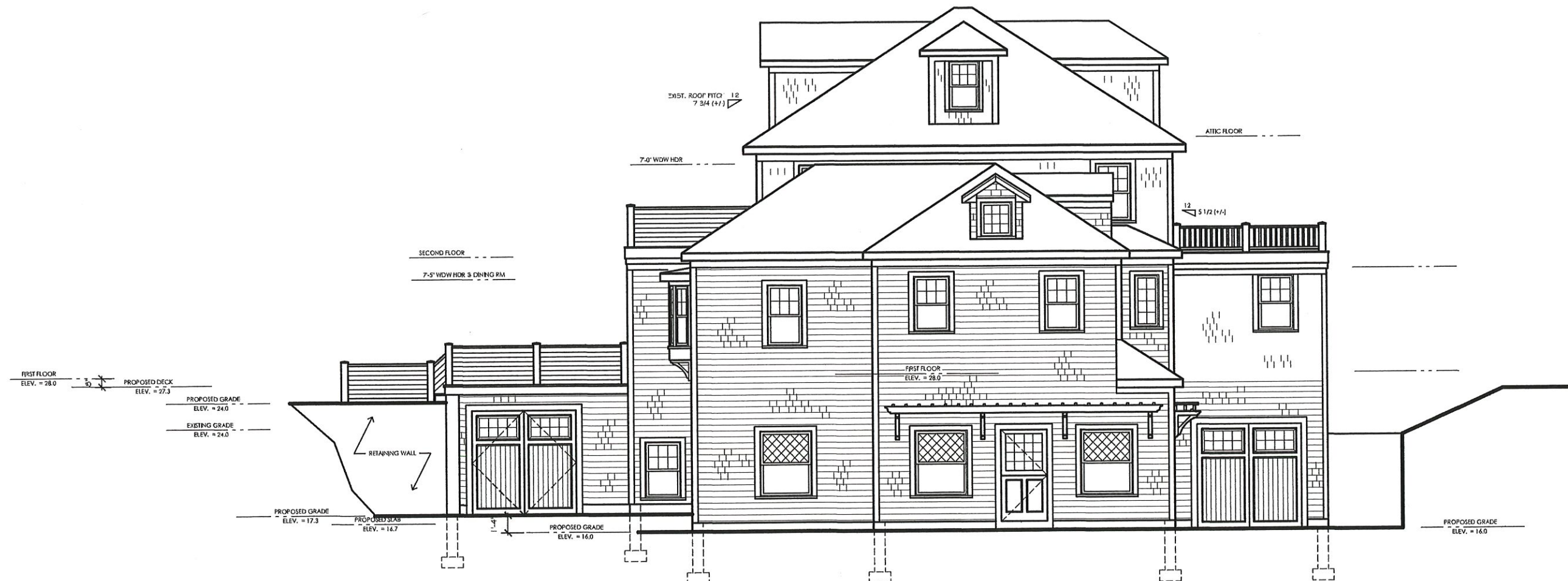
ARCHITECTURAL INNOVATIONS
 A DIVISION OF AI ENTERPRISES, INC.
 P.O. BOX 2056, COTUIT, MA 02636

REVISIONS:

PROJECT:
MACKINNON
 910 MAIN STREET, COTUIT, MASSACHUSETTS

TITLE:
 PROPOSED FRONT ELEVATION

DATE: 11/08/2021
 SCALE: AS NOTED
 DRAWING #:



PROPOSED
NORTH ELEVATION

1/4" = 1'-0"

(508) 428-4219
 FAX (508) 428-4295

ARCHITECTURAL INNOVATIONS
 A DIVISION OF AJ ENTERPRISES, INC.
 P.O. BOX 2066, COTUIT, MA 02635

REVISIONS:

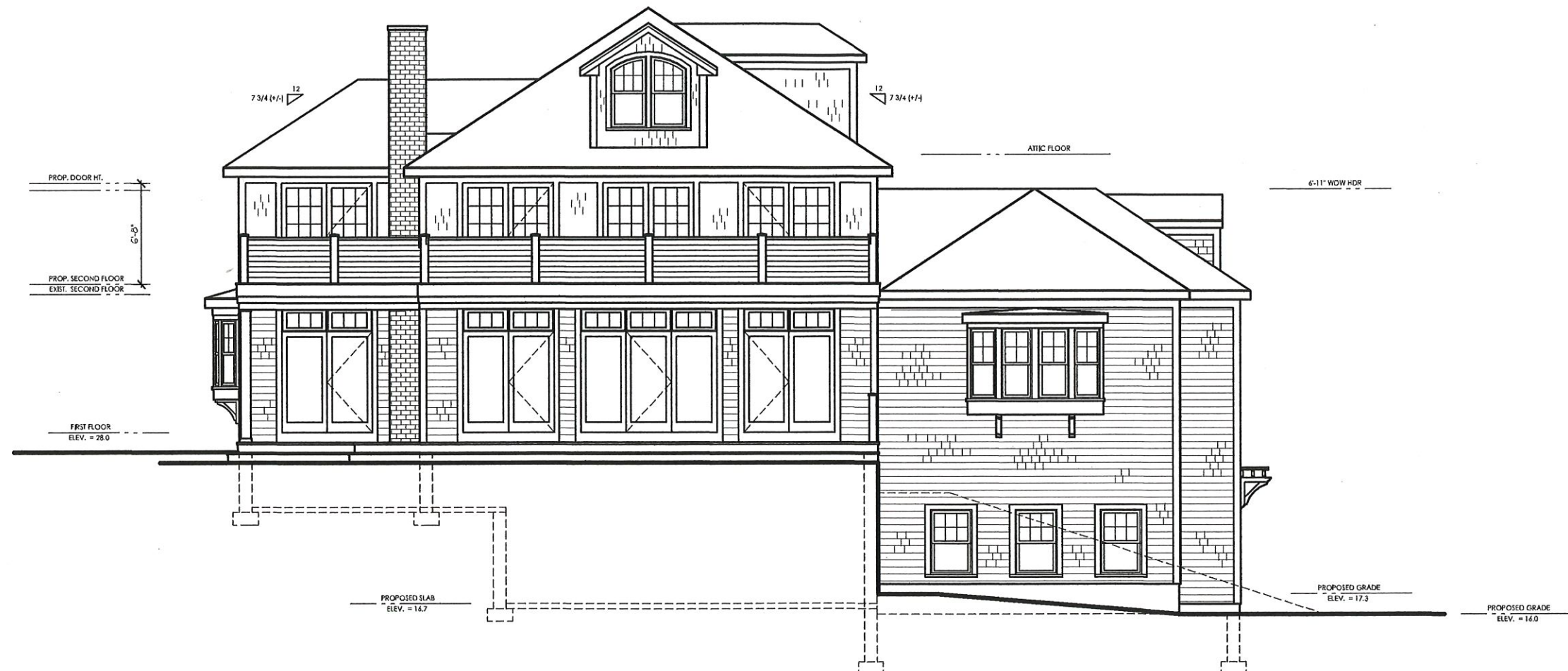
PROJECT:
MACKINNON
 910 MAIN STREET, COTUIT, MASSACHUSETTS

TITLE:
 PROPOSED LEFT SIDE ELEVATION

DATE: 11/08/2021

SCALE: AS NOTED

DRAWING #:



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

(508) 428-4219
 FAX (508) 428-4285

ARCHITECTURAL INNOVATIONS
 A DIVISION OF AI ENTERPRISES, INC.
 P.O. BOX 2056, COTUIT, MA 02635

REVISIONS:

PROJECT:
MACKINNON
 910 MAIN STREET, COTUIT, MASSACHUSETTS

TITLE:
PROPOSED REAR ELEVATION

DATE: 11/08/2021

SCALE: AS NOTED

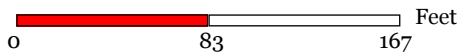
DRAWING #:

Legend

Road Names



Map printed on: 11/17/2021



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

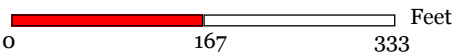
gis@town.barnstable.ma.us



Legend

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

Map printed on: 11/17/2021



Approx. Scale: 1 inch = 167 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

Parcel: 035-090 Location: 910 MAIN STREET (COTUIT), Cotuit Owner: MACKINNON, DONALD J TR



Parcel 035-090	Developer lot: LOT A-1	Secondary road
Location 910 MAIN STREET (COTUIT)	Road type Town	Road index 0951
Village Cotuit	Fire district Cotuit	Interactive map 
Town sewer account No		
CWMP Sewer Expansion (subject to change with final engineering design) Stage 2		

Asbuilt septic scan
[035090_1](#)

Owner: MACKINNON, DONALD J TR

Owner MACKINNON, DONALD J TR	Co-Owner %MACKINNON, MATTHEW J TR	Book page 32145/0257
Street1 PO BOX 152	Street2	
City HINGHAM	State MA	Zip 02043
		Country

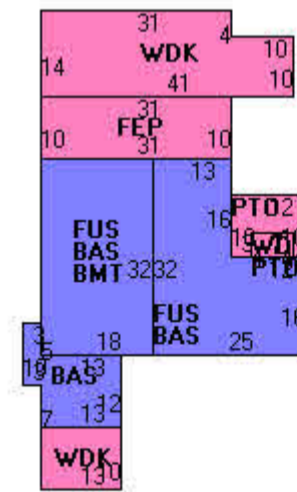
Land

Acres 0.6	Use Single Fam M-01	Zoning RF	Neighborhood 0117
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor Waterfront	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1922	Roof structure Gable/Hip	Heat type Hot Air
Living area 2601	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 4568	Exterior wall Wood Shingle	AC type Central
Style Colonial	Interior wall Drywall	Bedrooms 4 Bedrooms
Model Residential	Interior floor Carpet, Hardwood	Bath rooms 2 Full-2 Half
Grade Luxury	Foundation	Total rooms 8 Rooms
Stories 2		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
01/27/2021	Addn Alt-Res	TB-20-3197	\$45,000	06/30/2021	add 1 dormer, add 1/2 bath on 3rd floor/attic. finish 3rd floor attic for home office
04/03/2020	Addn Alt-Res	20-729	\$25,000	07/29/2020	Remove 2 existing doghouse dormers on the thrid floor unfinished attic and replace with two larger doghouse dormers in the same location. remove 2 non functioning chimneys to a point below the roof lines in order to install new roofing.
03/12/2020	Sheet Metal	20-785	\$43,000	07/29/2020	INSTALLING HVAC SYSTEM 2 HYDRO AIRHANDLER WITH DUCTWORK 1-IN ATTIC 1 IN BASEMENT
04/01/1986	Wood Deck	B29255	\$1,200	01/15/1987	CO DECK

▼ Sale History

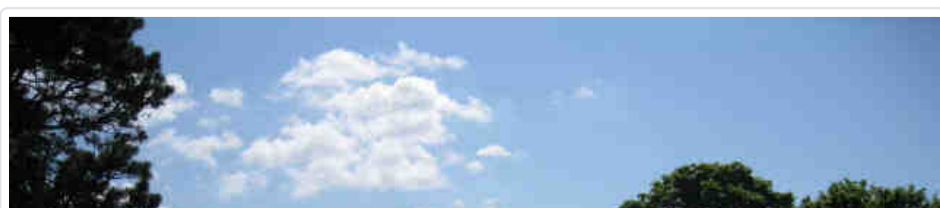
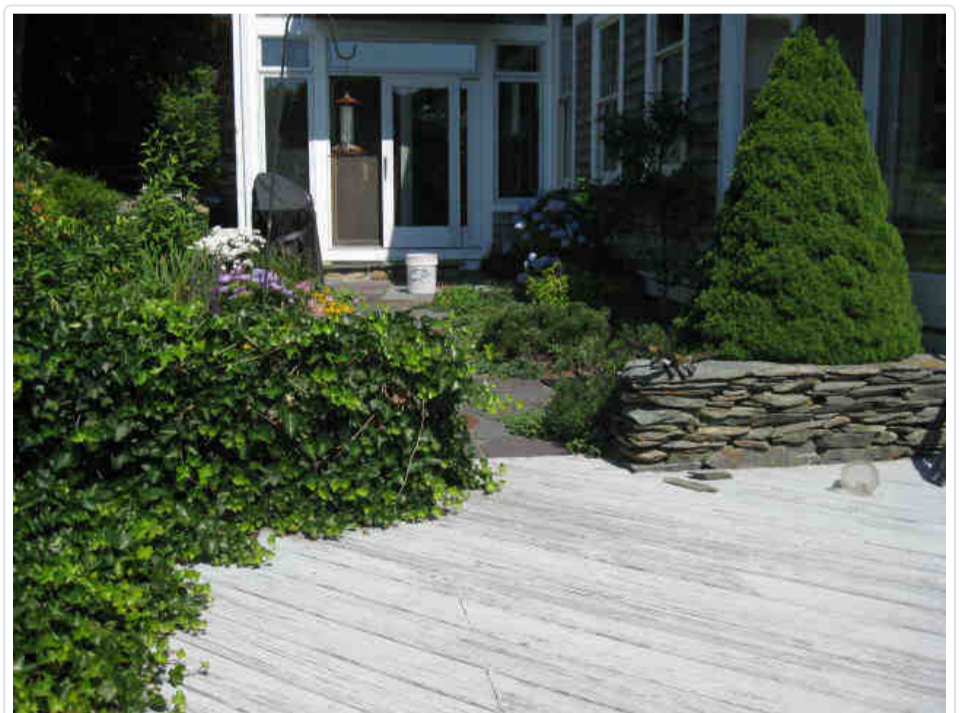
Line	Sale Date	Owner	Book/Page	Sale Price
1	07/29/2021	MACKINNON, MATTHEW J TR	34339/103	\$1
2	07/10/2019	MACKINNON, DONALD J TR	32145/0257	\$1,650,000
3	11/03/2015	BASS, MICHAEL A TR	29249/0075	\$1,285,000
4	08/09/2011	WICKWIRE, NANCY L & ANDREW D TRS	25610/0087	\$1
5	01/14/2004	WICKWIRE, NANCY L & WALDRON, LAURI L	18126/0184	\$0
6	12/22/2003	LORD, RICHARD W & LAYLA ET AL	18058/0224	\$0
7	11/25/2002	WICKWIRE, NANCY L & WALDRON, LAURI L	15978/0126	\$1
8	04/19/2001	WICKWIRE, NANCY L & WALDRON, LAURI L	13742/0097	\$1
9	01/14/2000	WICKWIRE, NANCY L & WALDRON, LAURI L	12781/0277	\$1
10	12/21/1999	WICKWIRE, NANCY L & WALDRON, LAURI L	12736/0304	\$1
11	01/08/1998	LORD, RICHARD W & LAYLA M ET AL	11158/0133	\$0
12	12/23/1997	LORD, RICHARD W ET AL	11132/0298	\$0
13	02/15/1996	LORD, RICHARD W & LAYLA M ET AL	10073/0190	\$1
14	12/15/1995	LORD, RICHARD W & LAYLA M &	9986/0279	\$1
15	12/15/1994	LORD, RICHARD W & LAYLA M	9475/0205	\$1
16	12/15/1993	LORD, RICHARD W & LAYLA M	8957/0204	\$1
17	12/29/1992	LORD, RICHARD W & LAYLA M	8382/0089	\$1
18	11/18/1991	LORD, RICHARD W & LAYLA M	7759/0299	\$1
19	01/23/1990	LORD, RICHARD W & LAYLA M	7033/0174	\$1
20	12/27/1989	LORD, RICHARD W & LAYLA M	7005/0049	\$1
21	12/27/1989	LORD, RICHARD W & LAYLA M	7005/0048	\$1
22	11/27/1989	LORD, RICHARD W & LAYLA M	6968/0214	\$1
23	05/27/1987	LORD, RICHARD W & LAYLA M	5743/0069	\$1
24	09/25/1979	LORD, RICHARD W & LAYLA M	2988/0252	\$0

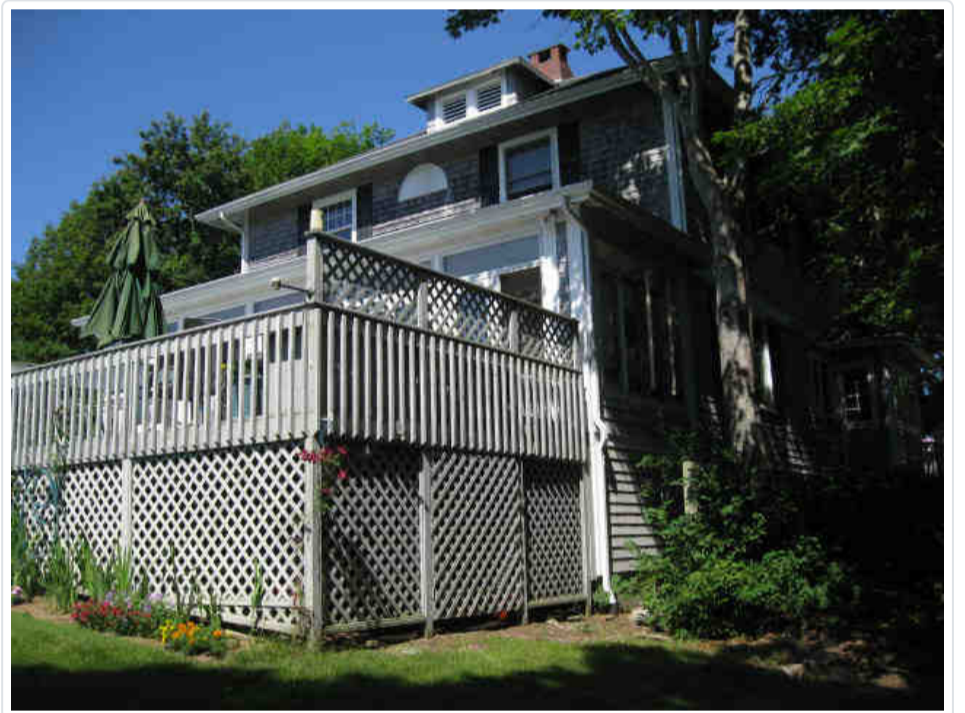
▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$481,500	\$27,200	\$7,100	\$974,200	\$1,490,000
2	2020	\$381,500	\$35,700	\$5,800	\$974,200	\$1,397,200
3	2019	\$354,600	\$35,700	\$6,400	\$890,700	\$1,287,400
4	2018	\$295,500	\$35,700	\$6,600	\$937,600	\$1,275,400
5	2017	\$283,700	\$35,800	\$6,600	\$937,600	\$1,263,700
6	2016	\$169,300	\$25,400	\$6,600	\$1,403,000	\$1,604,300
7	2015	\$191,000	\$28,100	\$7,400	\$1,416,400	\$1,642,900
8	2014	\$191,000	\$28,100	\$7,700	\$1,416,400	\$1,643,200
9	2013	\$191,000	\$27,800	\$6,900	\$1,416,400	\$1,642,100
10	2012	\$195,400	\$26,500	\$5,400	\$1,364,200	\$1,591,500
11	2011	\$232,000	\$3,300	\$0	\$1,364,200	\$1,599,500
12	2010	\$232,500	\$3,300	\$0	\$1,364,200	\$1,600,000
13	2009	\$329,700	\$2,600	\$0	\$1,502,800	\$1,835,100
14	2008	\$335,100	\$2,600	\$0	\$1,566,200	\$1,903,900
16	2007	\$334,500	\$2,600	\$0	\$1,566,200	\$1,903,300
17	2006	\$309,800	\$2,600	\$0	\$1,500,800	\$1,813,200
18	2005	\$263,900	\$4,800	\$0	\$1,500,800	\$1,769,500
19	2004	\$214,900	\$4,800	\$0	\$1,364,400	\$1,584,100

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
20	2003	\$192,300	\$4,800	\$0	\$784,000	\$981,100
21	2002	\$192,300	\$4,800	\$0	\$784,000	\$981,100
22	2001	\$192,300	\$5,100	\$0	\$784,000	\$981,400
23	2000	\$120,000	\$4,400	\$0	\$335,200	\$459,600
24	1999	\$120,000	\$4,400	\$0	\$335,200	\$459,600
25	1998	\$120,000	\$4,400	\$0	\$335,200	\$459,600
26	1997	\$124,600	\$0	\$0	\$335,200	\$459,800
27	1996	\$124,600	\$0	\$0	\$335,200	\$459,800
28	1995	\$124,600	\$0	\$0	\$335,200	\$459,800
29	1994	\$119,400	\$0	\$0	\$326,800	\$446,200
30	1993	\$119,400	\$0	\$0	\$326,800	\$446,200
31	1992	\$135,800	\$0	\$0	\$363,100	\$498,900
32	1991	\$156,200	\$0	\$0	\$419,000	\$575,200
33	1990	\$156,200	\$0	\$0	\$419,000	\$575,200
34	1989	\$156,200	\$0	\$0	\$598,500	\$754,700
35	1988	\$110,200	\$0	\$0	\$207,400	\$317,600
36	1987	\$107,500	\$0	\$0	\$207,400	\$314,900
37	1986	\$99,800	\$0	\$0	\$345,600	\$445,400

Photos









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Property ID: 035011
SCUDDER. SCOTT M & ALICE H
PO BOX 333
COTUIT. MA 02635

Property ID: 03501200A
MARINO. THOMAS & JOSEPH T TRS
MARINO REALTY TRUST
4 CHASE LANE
FOXBOROUGH. MA 02035

Property ID: 03501200B
MEGATHLIN. DONALD E & KAREN B
PO BOX 125
COTUIT. MA 02635

Property ID: 03501200C
TAIT. JANE M TR
JANE M TAIT TRUST
PO BOX 1473
COTUIT. MA 02635

Property ID: 03501200D
WALL. STEPHANIE G TR
STEPHANIE G WALL TRUST
PO BOX 840
COTUIT. MA 02635

Property ID: 03501200E
PAPADOPOULOS. ANGELA
277 BELGRADE AVE
ROSLINDALE. MA 02131

Property ID: 03501200F
SPINELLO. MICHAEL A
925 MAIN STREET UNIT 6
COTUIT. MA 02635

Property ID: 03501200G
MYERS. GLORIA Y
PO BOX 2034
COTUIT. MA 02635

Property ID: 03501200H
FITZGERALD. JASON W & KIMBERLY B
%KELLY. JACQUELYN M
PO BOX 237
225 HUBBARDSTON ROAD
PRINCETON, MA 01541

Property ID: 03501200I
TSARAS. PENNY
45 BELLEVUE HILL RD
WEST ROXBURY. MA 02132

Property ID: 03501200J
JAMESON. W GEORGE & ALICE T
1639 MADDUX LANE
MCLEAN. VA 22101

Property ID: 035013
RAPP. CHRIS P & ELAINE D TRS
CHRIS P&ELAINE D RAPP REVOCABLE TR
3 FOXGLOVE COURT
NASHUA. NH 03062

Property ID: 035051
BARNSTABLE. TOWN OF (REC)
367 MAIN STREET
HYANNIS. MA 02601

Property ID: 035052
MYCOCK. RONALD J
PO BOX 437
COTUIT. MA 02635

Property ID: 035053
PATCHIN. DONALD L & CHRISTOPHER TRS
MERMAID REALTY TRUST
PO BOX 41
CENTERVILLE. MA 02632

Property ID: 035054
LUFF. TIMOTHY J TR
SIX SCHOOL ST REALTY TRUST
6 SCHOOL STREET
COTUIT. MA 02635

Property ID: 035078
SLANEY. GORDON H JR & JANE TRS
SLANEY COTUIT NOMINEE TRUST
25 BARNYARD LANE
ABINGTON. MA 02351

Property ID: 035082
COOPER. DONALD & GRIFFIN. J JR TRS
C/O TERRY EASTMAN
50 PIGEON HILL ROAD
WESTON. MA 02493-1640

Property ID: 035084
GROSS. JANE TR
882 MAIN STREET REALTY TRUST
P O BOX 2019
COTUIT. MA 02635

Property ID: 035085
PIKE. CHRISTOPHER C & LINDSAY J
66 BEAUMONT AVENUE
NEWTONVILLE. MA 02460

Property ID: 035086
HURLEY. JESSE & SHARON
PO BOX 66
COTUIT. MA 02635

Property ID: 035087
PORTER. BRIAN & SUSAN
886 MAIN STREET
COTUIT. MA 02635

Property ID: 035089
BARNSTABLE. TOWN OF (LDG)
367 MAIN STREET
HYANNIS. MA 02601

Property ID: 035090
MACKINNON. DONALD J TR
%MACKINNON. MATTHEW J TR
PO BOX 152
HINGHAM. MA 02043

Property ID: 035091
HANESIAN. DERAN C & KAREN W
904 MAIN STREET
COTUIT. MA 02635

Property ID: 035092
BUNTING. CATHERINE & LLOYD M ET AL
%BUNTING. CATHERINE & LLOYD M ET AL
41 BOULDER ROAD
WELLESLEY. MA 02481

Property ID: 035093
FIORE. MICHAEL P ET AL TRS
C/O MARY FIORE
30898 N. MANOR HILL ROAD
GRAYSLAKE. IL 60030

Property ID: 035094
GROVE. KATHLEEN K & WALLACE S TRS
KATHLEEN K GROVE REVOCABLE TRUST
11 WESTWOOD AVENUE #101
TEQUESTA. FL 33469

Property ID: 035095
POZEN. DANIEL J & GARNI. HEATHER P TRS
960 MAIN TRUST
37 CROTON STREET
WELLESLEY. MA 02481

Property ID: 035098
BARNSTABLE. TOWN OF (MUN)
367 MAIN STREET
HYANNIS. MA 02601

Property ID: 035099

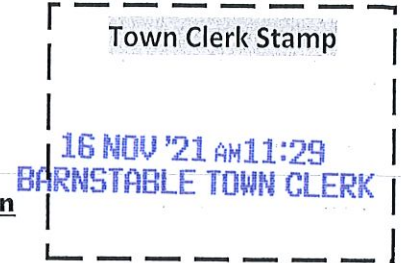
NORRIS, BRENDA R & SCUDDER, GLENN F
B&G REALTY TRUST
45 VERA DRIVE
BRIDGEWATER, MA 02324

Property ID: 035101

MACKINNON, MATTHEW J TR
%MACKINNON, DONALD J TR
PO BOX 152
HINGHAM, MA 02043



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



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application November 15, 2021 Full Demotion Partial Demolition

Building Address: 74 Summerbell Avenue
Number Street

Centerville 02632 Assessor's Map # 226 Assessor's Parcel # 064
Village ZIP

Property Owner: Sheree P. Kay, Trustee of the SPK Family Realty Trust
Name Phone#

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

Property Owner e-mail address: _____

Contractor/Agent: Michael F. Schulz

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

Contractor/Agent Contact Name and Phone #: _____
Name Phone #

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

Demolition Proposed - please itemize all changes:

The partial demolition includes the removal of wall shingles, remnants of the small side porch and stoop, along with some exterior trim.

Type of New Construction Proposed: The Applicant seeks to construct a 14'x18' carriage shed to the existing dwelling for the purpose of housing an antique vehicle.

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

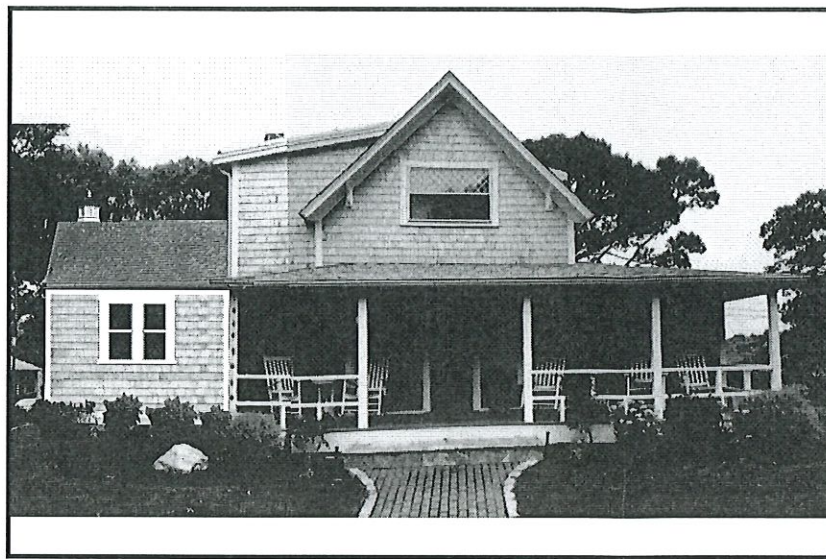
Year built: approx. 1875 Additions Year Built: _____

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

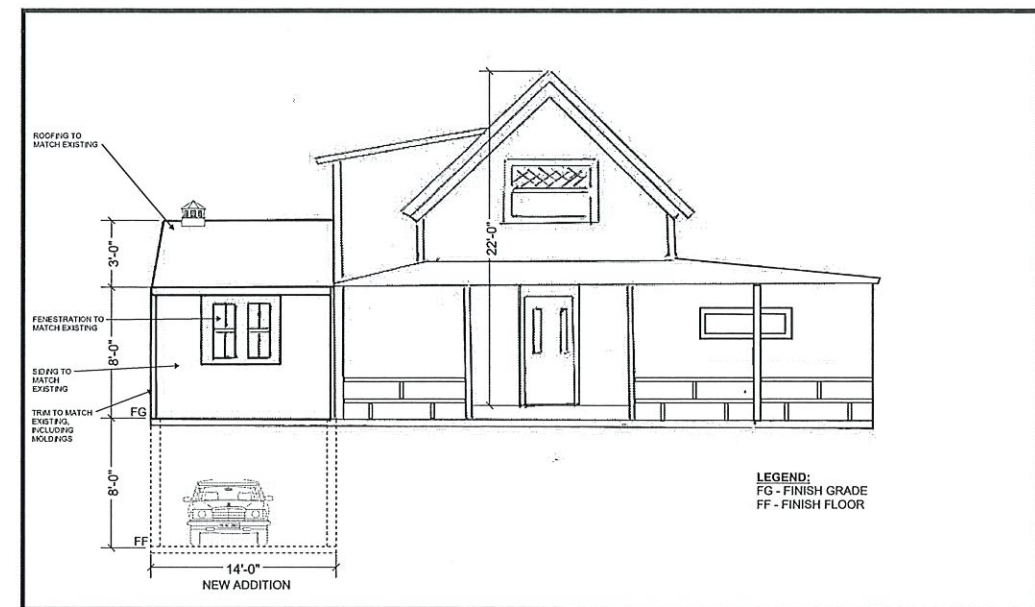
Michael F. Schulz
 Property Owner/Agent Signature



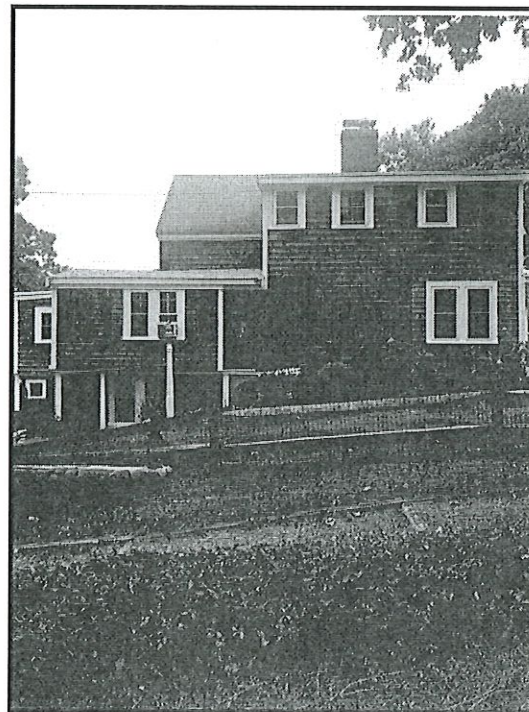
EXISTING EAST ELEVATION



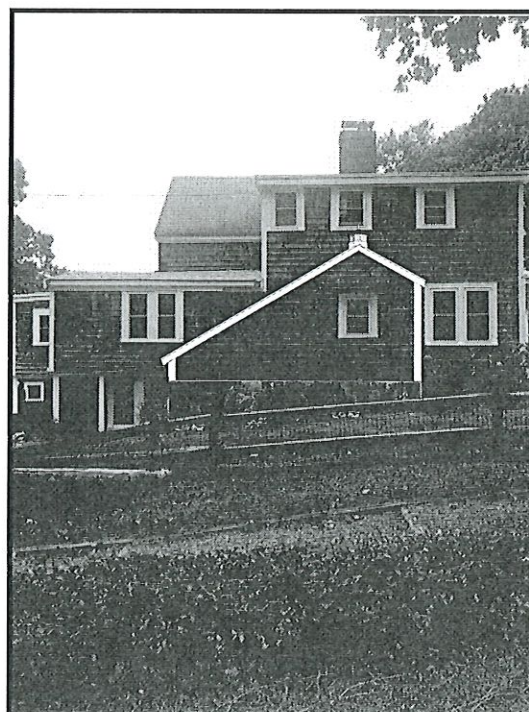
PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

ASSESED OWNER:

SHEERE P. KAY TR
 SPK FAMILY REALTY TRUST
 74 SUMMERBELL AVENUE
 CENTERVILLE, MA, 02632

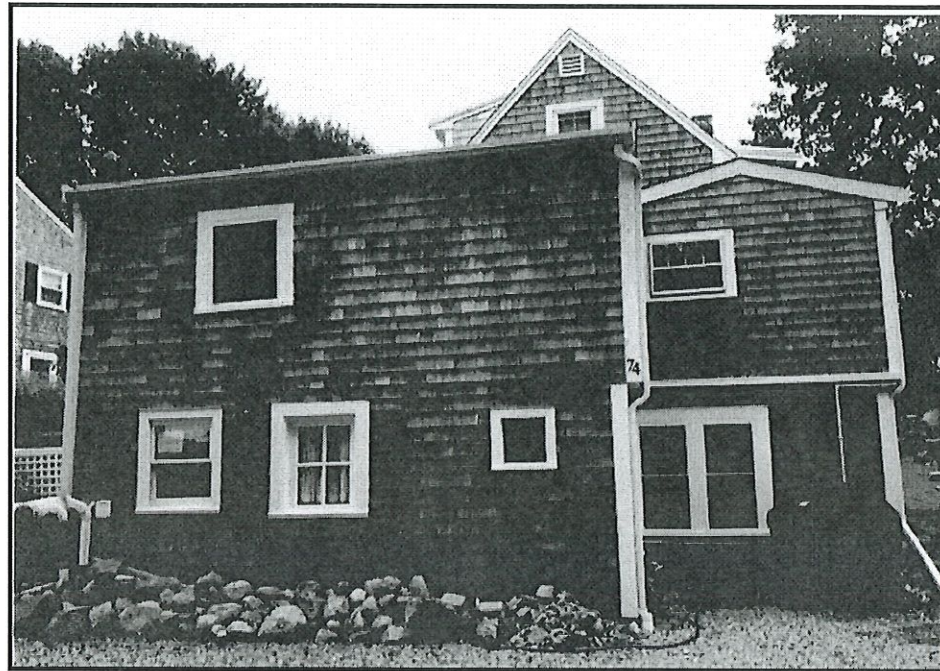
PROJECT DESCRIPTION:

PROPOSED 252 SF CARRIAGE SHED ADDITION
 74 SUMMERBELL AVENUE
 CENTERVILLE, MA, 02632

No.	Revisions/Submissions	Date:
▲		
▲		
▲		

Drawing Title
EXISTING & PROPOSED EXTERIOR EAST & SOUTH ELEVATIONS

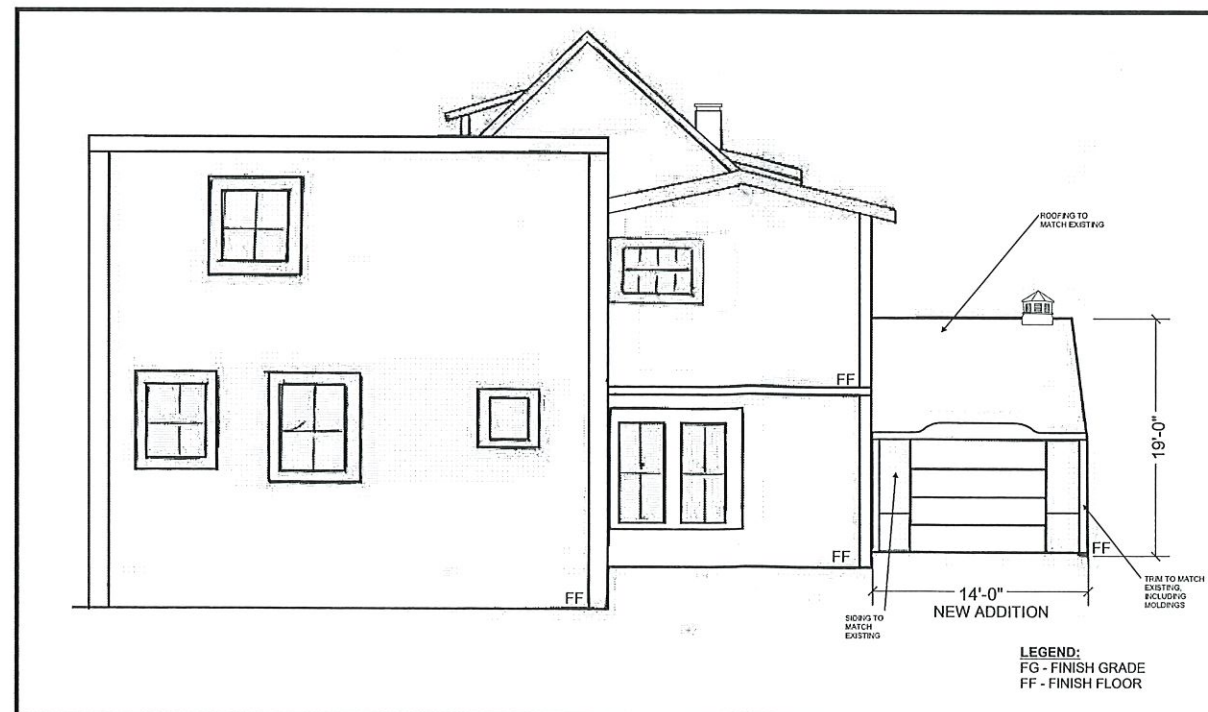
Designed:	Project No.
Drawn:	#01 - 2021
Checked:	Scale:
Reviewed:	N.T.S.
Date:	Drawing No.
11/12/2021	A1.0



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED WEST ELEVATION

ASSESSED OWNER:

SHEERE P. KAY TR
 SPK FAMILY REALTY TRUST
 74 SUMMERBELL AVENUE
 CENTERVILLE, MA, 02632

PROJECT DESCRIPTION:

PROPOSED 252 SF CARRIAGE SHED ADDITION
 74 SUMMERBELL AVENUE
 CENTERVILLE, MA, 02632

No.	Revisions/Submissions	Date:
▲		
▲		
▲		

Drawing Title
EXISTING & PROPOSED EXTERIOR WEST ELEVATIONS

Designed:	Project No.
Drawn:	#01-2021
Checked:	Scale:
Reviewed:	N.T.S.
Date:	Drawing No.
11/12/2021	A2.0

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	BRN.2343
Historic Name:	Fenno, Norton N. - Weston, John B. House
Common Name:	Turtle, Martha Potter - Hill, Duncan B. House
Address:	74 Summerbell Ave
City/Town:	Barnstable
Village/Neighborhood:	Craigville
Local No:	
Year Constructed:	c 1875
Architect(s):	
Architectural Style(s):	No style
Use(s):	Single Family Dwelling House; Secondary Dwelling House
Significance:	Architecture; Recreation
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle Foundation: Concrete Unspecified



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

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

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

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

This file was accessed on: Wednesday, November 17, 2021 at 3:58: PM

FORM B – BUILDING

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

226064 [] [] 2343

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

Town: Barnstable

Place: (*neighborhood or village*)
Centerville

Address: 74 Summerbell Avenue

Historic Name: Norton and Fatima Fenno House

Uses: Present: Single-Family Residential
Original: Single-Family Residential

Date of Construction: c 1875

Source: Historic Maps and Deeds

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete Pier

Wall/Trim: Wood Shingles

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Replacement windows – twentieth century

Condition: Fair

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

Acreage: .07 acre

Setting: The building faces east and is setback approximately ten feet from the east side of Summerbell Avenue.

Photograph



Topographic or Assessor's Map



Recorded by: Geoffrey E Melhuish, ttl-architects

Organization: Town of Barnstable

Date (*month / year*): August 2009

RECEIVED
DEC 16 2011
MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE 74 Summerbell Avenue

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BRN.2343
--	----------

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

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

ARCHITECTURAL DESCRIPTION:

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

74 Summerbell Avenue (BRN-2343) is a one-and-one-half story wood-frame cottage. The building adopts an irregular plan on a concrete pier foundation. The three-by-three bay building faces east and is setback approximately ten feet from the east side of Summerbell Avenue. The building terminates in a front gable roof sheathed with asphalt shingles. Nearly full width shed roof dormers are along the north and south roof planes. A multi-light over single light double-hung wood sash window is featured in the gable. A simple wood surround highlights the window. The residence is clad with wood shingles. A partially enclosed wrap-around porch is located along the façade and continues down the north elevation. Metal frame jalousie windows resting on a shingled knee wall are featured on the northeast and north elevations of the porch. 74 Summerbell Avenue is a modest late-nineteenth century wood frame residence.

HISTORICAL NARRATIVE

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

In 1871 The New England Convention of the Christian Church purchased and established a camp meeting known as Camp Christian on the 160 acre Perry Farm in Centerville. In 1872 the Christian Camp Meeting Association (CMMA) was established with the purpose: "to hold and encourage others to hold religious services." Camp Christian was renamed Craigville in 1881 in honor of the life and ministry of Dr. J. Austin Craig, a prominent leader of the Christian Church (Christian Camp Meeting Association Brochure).

Situated on a bluff overlooking Nantucket Sound, with the Centerville River to the west and Lake Elizabeth and Red Lilly Pond on the east, it served as a spectacular spot for a retreat from everyday life. Families were able to buy or lease the 288 small lots, with clergy getting theirs free. They initially erected tents or built small shelters, and as time and means allowed, small cottages were constructed.

Today, the area is densely developed, with many cottages occupied year round. Craigville attracts a variety of visitors, both religious and secular, to its Conference Center throughout the year, one being the Cape Cod Writers' Center Annual Workshop. The conference Center is owned by the Christian Camp Meeting Association and managed by the Massachusetts Conference of the United Church of Christ.

74 Summerbell Avenue (BRN-2343) appears to have been constructed c 1875 by Norton N. Fenno (B. 1837) and his wife, Fatima (B. 1837). The Fenno's, who were living in Fall River at the time, had purchased a lot of land from Melintha Nooning in 1873. Norton Fenno is listed in the census records as a railroad engineer. The Fenno's sold the property to John B. Weston (B. 1821) in 1882. Mr. Weston, a teacher from Stanford Township, New York, owned the property until 1903 at which time it was sold to Martha Potter Turtle. The property changed hands again in 1917 when it was purchased by B. Duncan Hill. The Hill family owned the property until 1952 when it was purchased by the Booker family. The property is currently owned by Lt. General Fletcher C. Booker.

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE

74 Summerbell Avenue

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BRN.2343

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds.

FamilySearch

Grounds of the CCMA at Craigville, Barnstable Co., MA, 1895

Grounds of the CCMA at Craigville, Barnstable Co., MA, copy made 1928

Map of Barnstable - Craigville. Published by Walker Lithograph and Publishing Company, 1910.

Perry's Plan of Cottage Lots, Christian Camp Ground, 1872

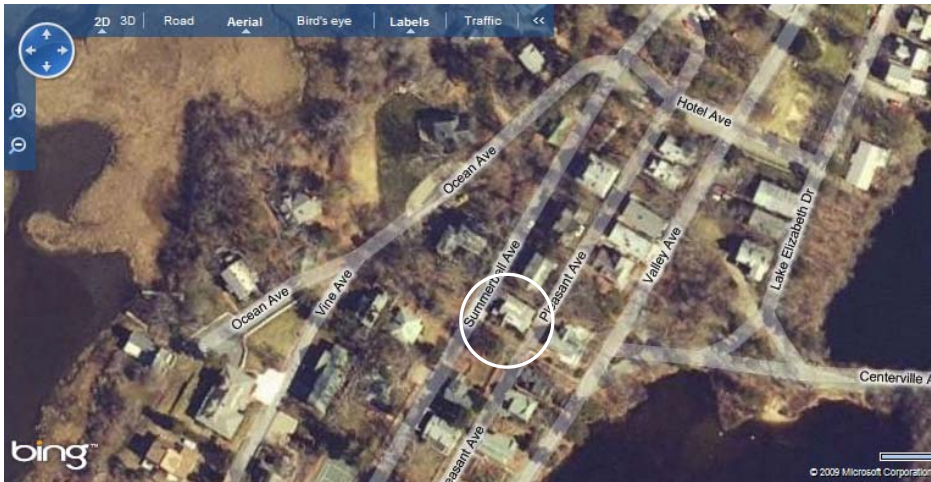
Perry's Plan of Cottage Lots, Christian Camp Ground, copy made 1937

Plan of Land in Barnstable, MA, 1924

Town of Barnstable. Assessors Records.

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

Vuilleumier, Marion. Cape Cod's Craigville. A History of Craigville Massachusetts. 1972.



INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE 74 Summerbell Avenue

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Julie Ann Larry & Geoff Melhuish, Turk Tracey & Larry Architects, LLC
The criteria that are checked in the above sections must be justified here.

74 Summerbell Avenue would be a contributing building in an expanded Craigville Historic District. The property retains a moderate to high degree of architectural integrity and is locally significant for its association with the Christian Camp Meeting Association and its development at the turn of the 20th century. The inclusion of approximately 31 additional properties in the National Register District would expand the boundaries to include properties on Butler Avenue, Clark Avenue, Craigville Beach Road, Lake Elizabeth Drive, Ocean Avenue, Summerbell Avenue, Valley Avenue, and Vine Avenue.

Legend

Road Names



Map printed on: 11/17/2021



Approx. Scale: 1 inch = 42 feet



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

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

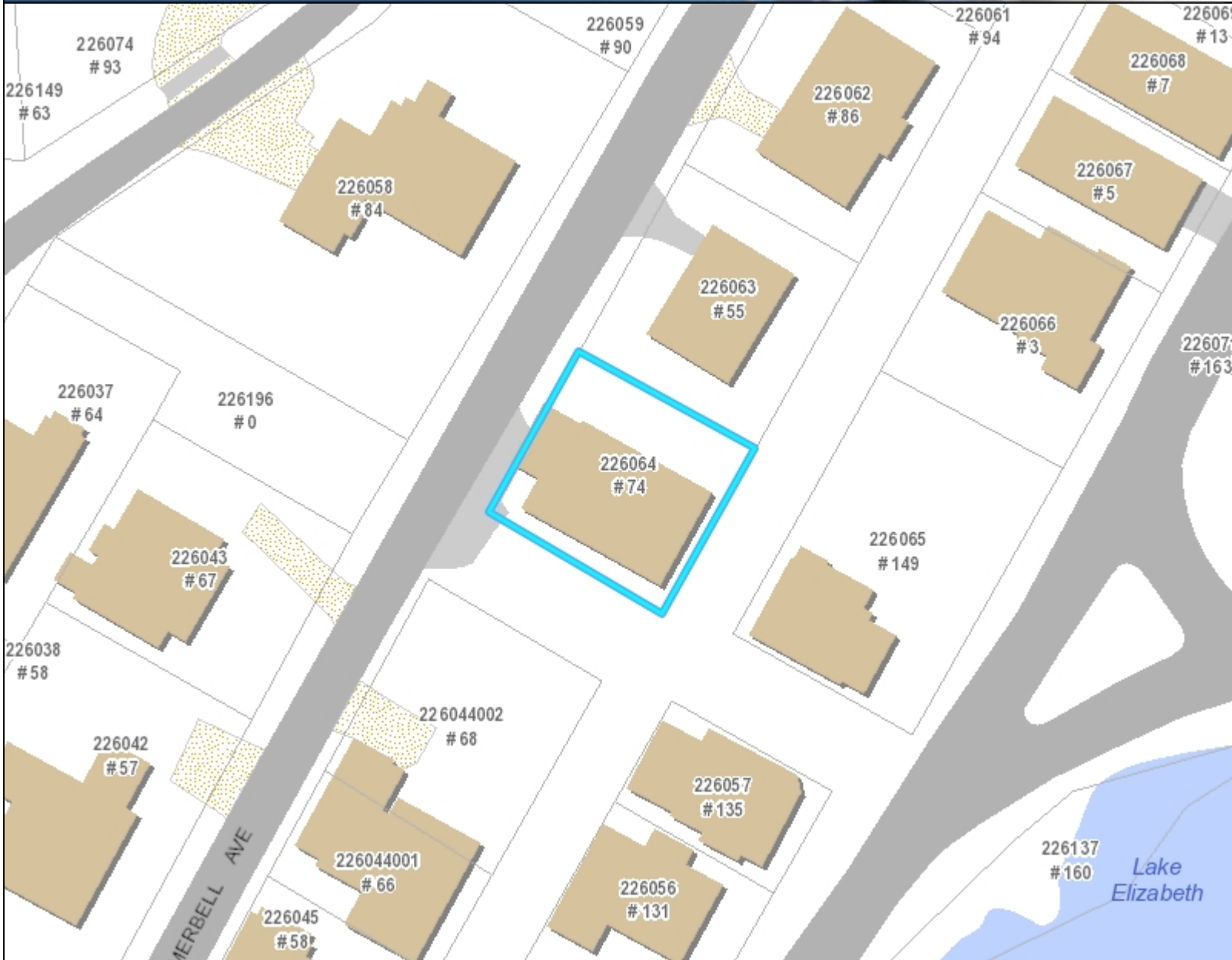


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Legend

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

Map printed on: 11/17/2021



Approx. Scale: 1 inch = 42 feet



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

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



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Parcel: 226-064

Location: 74 SUMMERBELL AVENUE, Centerville

Owner: KAY, SHEREE P TR



Parcel
226-064

Location
74 SUMMERBELL AVENUE

Village
Centerville

Town sewer account
No

CWMP Sewer Expansion (subject to change with final engineering design)
Phase 1 (0-10 years)

Developer lot:
LOT 142 & STHRN 1/2 OF LOT 145

Road type
Private

Fire district
C-O-MM

Secondary road
SPRING AVENUE

Road index
1558

Interactive map



Asbuilt septic scan
[226064_1](#)

Owner: KAY, SHEREE P TR

Owner
KAY, SHEREE P TR

Street1
74 SUMMERBELL AVENUE

City
CENTERVILLE

Co-Owner
SPK FAMILY REALTY TRUST

Street2

State Zip Country
MA 02632

Book page
31835/0069

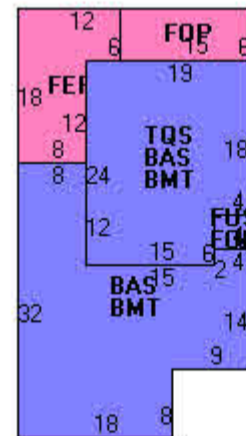
Land

Acres 0.07	Use Single Fam M-01	Zoning CBDCV	Neighborhood 0113
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1875	Roof structure Gable/Hip	Heat type Hot Water
Living area 1301	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 2730	Exterior wall Wood Shingle	AC type Heat Pump
Style Conventional	Interior wall Drywall	Bedrooms 4 Bedrooms
Model Residential	Interior floor Hardwood, Carpet	Bath rooms 3 Full-0 Half
Grade Average Plus	Foundation	Total rooms 8 Rooms
Stories 1.75		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
07/16/2020	Sid/Wind/Roof/Door	20-1855	\$4,500		Re-roof
06/22/2018	Insulation	18-1984	\$2,014		weatherization
10/30/2017	Addn Alt-Res	17-3026	\$4,000		remove existing jalosie windows windows @front/side porch. restore front door and porch to original double hung windows

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	02/14/2019	KAY, SHEREE P TR	31835/0069	\$1
2	12/17/2015	KAY. JOHN F JR & SHEREE P	29342/0108	\$550.000

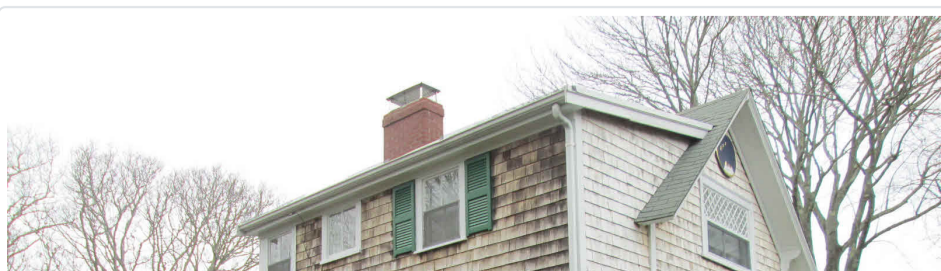
Line	Sale Date	Owner	Book/Page	Sale Price
3	09/22/2004	BOOKER, FLETCHER C III & GARDNER, SALLY	19055/0131	\$1
4	07/15/1995	BOOKER, FLETCHER C JR	9764/0331	\$1
5	07/15/1995	BOOKER, FLETCHER C JR & LOVE, WINIFRED B	9764/0330	\$1
6	11/08/1978	BOOKER, FLETCHER C JR & LOVE, WINIFRED B	2816/0015	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$201,700	\$54,000	\$0	\$320,600	\$576,300
2	2020	\$187,300	\$51,700	\$0	\$320,600	\$559,600
3	2019	\$163,100	\$51,700	\$0	\$306,000	\$520,800
4	2018	\$133,200	\$53,400	\$0	\$337,500	\$524,100
5	2017	\$131,200	\$54,000	\$0	\$337,500	\$522,700
6	2016	\$98,400	\$36,400	\$0	\$447,700	\$582,500
7	2015	\$114,800	\$40,700	\$0	\$307,100	\$462,600
8	2014	\$114,800	\$40,700	\$0	\$307,100	\$462,600
9	2013	\$114,800	\$40,700	\$0	\$307,100	\$462,600
10	2012	\$116,500	\$38,500	\$0	\$307,100	\$462,100
11	2011	\$168,000	\$8,700	\$0	\$307,100	\$483,800
12	2010	\$168,000	\$8,700	\$0	\$307,100	\$483,800
13	2009	\$220,400	\$11,400	\$0	\$382,200	\$614,000
14	2008	\$198,000	\$11,400	\$0	\$397,500	\$606,900
16	2007	\$203,900	\$11,400	\$0	\$397,500	\$612,800
17	2006	\$178,900	\$11,400	\$0	\$376,500	\$566,800
18	2005	\$157,300	\$10,700	\$0	\$264,000	\$432,000
19	2004	\$127,800	\$10,700	\$0	\$69,000	\$207,500
20	2003	\$133,700	\$10,700	\$0	\$53,600	\$198,000
21	2002	\$137,000	\$11,400	\$0	\$53,600	\$202,000
22	2001	\$137,000	\$11,600	\$0	\$53,600	\$202,200
23	2000	\$119,300	\$12,700	\$0	\$41,400	\$173,400
24	1999	\$119,300	\$11,300	\$0	\$41,400	\$172,000
25	1998	\$119,300	\$11,300	\$0	\$41,400	\$172,000
26	1997	\$143,600	\$0	\$0	\$41,300	\$184,900
27	1996	\$143,600	\$0	\$0	\$41,300	\$184,900
28	1995	\$143,600	\$0	\$0	\$41,300	\$184,900
29	1994	\$137,700	\$0	\$0	\$37,100	\$174,800
30	1993	\$137,700	\$0	\$0	\$37,100	\$174,800
31	1992	\$157,000	\$0	\$0	\$41,300	\$198,300
32	1991	\$163,400	\$0	\$0	\$41,300	\$204,700
33	1990	\$163,400	\$0	\$0	\$41,300	\$204,700
34	1989	\$163,400	\$0	\$0	\$41,300	\$204,700
35	1988	\$89,900	\$0	\$0	\$24,000	\$113,900
36	1987	\$89,900	\$0	\$0	\$24,000	\$113,900
37	1986	\$89,900	\$0	\$0	\$24,000	\$113,900

Photos







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Property ID: 226030
GOROLL. ALLAN MD & WASSERMAN. PHYLLIS
37 SUMMER ST
WESTON. MA 02193

Property ID: 226036
IRELAND. RICHARD H & BARBARA TRS
57 OCEAN AVE TRUST
21 WALLIS DRIVE
WENHAM. MA 01984

Property ID: 226037
QUIRK. HELEN
153 SPRING MEADOW WAY
HANOVER. MA 02339

Property ID: 226038
DEYTON. PATRICIA H TR
PATRICIA H DEYTON 2010 FAMILY TRUST
58 VINE AVENUE
CENTERVILLE. MA 02632

Property ID: 226039
PINTO. GREGORY J & JULIANNE P TRS
JDC VINE AVENUE REALTY TRUST
76 RANDLETT PARK
WEST NEWTON. MA 02465

Property ID: 226041
CHRISTIAN CAMP MEETING ASSOC
39 PROSPECT AVE
CENTERVILLE. MA 02632

Property ID: 226042
POWER. MICHAEL F & KATHLEEN R. TRS
POWER REALTY TRUST
4 CHICKERING LANE
WALPOLE. MA 02081

Property ID: 226043
CALDERA. PETER G & KATHLEEN M TRS
67 SUMMERBELL AVENUE REALTY TRUST
19 STANDLEY ROAD
NORTH EASTON. MA 02356

Property ID: 226044001
PLONOWSKI. THADDEUS J & KATHLEEN F ET
23 DORSET LANE
MILL VALLEY. CA 94941

Property ID: 226044002
PLONOWSKI. THADDEUS J & KATHLEEN F ET
23 DORSET LANE
MILL VALLEY. CA 94941

Property ID: 226045
REILLY. WILLIAM E JR
71 CHURCH STREET
SOUTH EASTON. MA 02375

Property ID: 226047
SHEA. KEVIN D & BLAKE. KIMBERLY S
167 SALT MEADOW ROAD
FAIRFIELD. CT 06824

Property ID: 226053
CRORY. ROBERT R & LAUREN C
39 THOMSON ROAD
WEST HARTFORD. CT 06107

Property ID: 226054
GATES. BARBARA H & CLARK R
%GATES. BARBARA H & CLARK R TRS
8219 N FAIRWAY VIEW DRIVE
TUSCON. AZ 85742

Property ID: 226055
BROUILLARD. JOHN C & ELAINE F TRS
BROUILLARD LIVING TRUST
270 GREEN DUNES DRIVE
WEST HYANNIS PORT. MA 02672

Property ID: 226056
DELANEY. RYAN TR
DELANEY FAMILY NOMINEE TRUST
250 FIRST AVE APT 437
CHARLESTOWN. MA 02129

Property ID: 226057
PARKE. AVIS-ANN S
135 LAKE ELIZABETH DRIVE
CENTERVILLE. MA 02632

Property ID: 226058
HARTUNIAN. NELSON S & JOANNE G
84 OCEAN AVE
CENTERVILLE. MA 02632-0922

Property ID: 226059
CHRISTIAN CAMP MEETING ASSOC
39 PROSPECT AVE
CENTERVILLE. MA 02632

Property ID: 226060
GAHAN. JOHN W III & CATHERINE M
7 OLDHAM RD
ARLINGTON. MA 02474

Property ID: 226061
JANTZEN. PETER J & DENISE P
126 PARTRIDGE LANE
CONCORD. MA 01742

Property ID: 226062
LANE. JAMES S & BRADFORD S & COURTNEY
STUART H TRS
LANE FAM IRREV INCOME ONLY TR
86 SUMMERBELL AVENUE
CENTERVILLE, MA 02632

Property ID: 226063
LONGO. PAUL & TAMMY
185 STANFORD DRIVE
WESTWOOD. MA 02090

Property ID: 226064
KAY. SHEREE P TR
SPK FAMILY REALTY TRUST
74 SUMMERBELL AVENUE
CENTERVILLE. MA 02632

Property ID: 226065
WALTERS. GARY D & SUSAN B
128 SAYRE DRIVE
PRINCETON. NJ 08540

Property ID: 226066
MATTHIJSSSEN. JUDITH E
8 SKINNER TRAIL
CHESTER. NJ 07930

Property ID: 226067
LYNCH. EDWARD JR & CARROLL
4 VALLEY AVE
CENTERVILLE. MA 02632

Property ID: 226068
OATES. DALE C
75 WARREN ST WEST UNIT 16
RAYNHAM. MA 02767

Property ID: 226069
MASCIA. ANTHONY F
610 OCEANVIEW ROAD
BRIELLE. NJ 08730

Property ID: 226070
MURPHY. SANDRA L TR
SANDRA L MURPHY 2018 LIVING TRUST
5220 BONITA BEACH RD APT 305
BONITA SPRINGS. FL 34134

Property ID: 226071

BARKSDALE, KENNETH P & LISA F
947 SPERRY WAY
SYKESVILLE, MD 21784

Property ID: 226072

BROWN, STEPHEN, ALICE, AMELIA & LISA
ROBERTSON & MCLENNAN FAM TR II
173 LAKE ELIZABETH DRIVE
CENTERVILLE, MA 02632

Property ID: 226073

HANSON, CANDACE & RAMSAY & EMERY ET
12623 W LAKE BUTLER ROAD
WINDEMERE, FL 34786

Property ID: 226074

WESSEL, WILLIAM W & VICTORIA F
93 OCEAN AVENUE
CENTERVILLE, MA 02632

Property ID: 226075

MCCORMICK, DAVID W JR & ELIZABETH A
226 OLD LANCASTER ROAD
SUDBURY, MA 01776-2212

Property ID: 226075001

MCCORMICK, DAVID W JR & ELIZABETH A
226 OLD LANCASTER ROAD
SUDBURY, MA 01776-2212

Property ID: 226076

VESTER, NANCY N TR
NORWOOD REALTY TRUST
P O BOX 182
ST ALBANS BAY, VT 05481

Property ID: 226082

NORWOOD, STANLEY W TR
C/O VESTER, NANCY NORWOOD
PO BOX 182
ST ALBANS BAY, VT 05481

Property ID: 226090

CHRISTIAN CAMP MEETING ASSOC
39 PROSPECT AVE
CENTERVILLE, MA 02632

Property ID: 226091

CHRISTIAN CAMP MEETING ASSOC
39 PROSPECT AVE
CENTERVILLE, MA 02632

Property ID: 226137

CHRISTIAN CAMP MEETING ASSOC
39 PROSPECT AVE
CENTERVILLE, MA 02632

Property ID: 226149

PINTO, GREGORY J & JULIANNE P TRS
JDC OCEAN AVENUE REALTY TRUST
76 RANDLETT PARK
NEWTON, MA 02465

Property ID: 226189

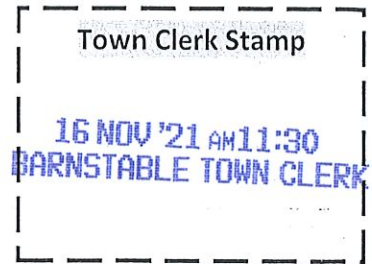
CARDARELLI, PATRIZIO Q TR
PATCO NOMINEE TRUST
208 PERCIVAL AVENUE
MONTREAL WEST QC H4X 1T9
CANADA, .

Property ID: 226196

CHRISTIAN CAMP MEETING ASSOC
39 PROSPECT AVE
CENTERVILLE, MA 02632



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



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application November 16, 2021 Full Demotion Partial Demolition

Building Address: 67 Long Beach Road
Number Street

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

Property Owner: Robert Gould Phone# _____
Name

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

Property Owner e-mail address: _____

Contractor/Agent: Michael F. Schulz

Contractor/Agent Mailing Address: Schulz Law Offices, LLC, 1340 Main Street, Osterville, MA 02655

Contractor/Agent Contact Name and Phone #: _____ 508-428-0950
Name Phone #

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

Demolition Proposed - please itemize all changes:

The Applicant proposes to alter the roof line, replace windows, remove/replace siding in accordance with the plans drawn by Northside Design Associates.

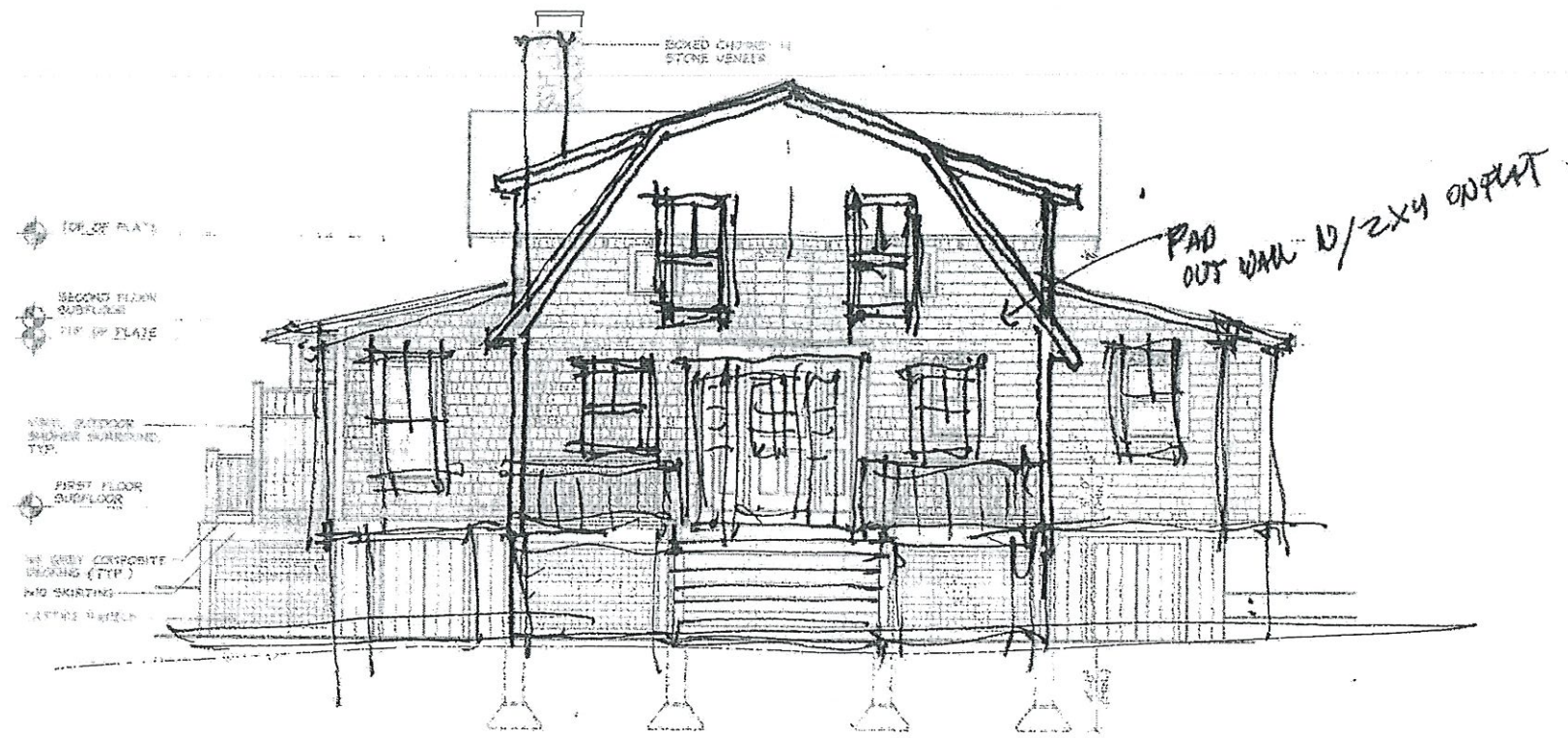
Type of New Construction Proposed: The Applicant seeks to renovate the second floor in accordance with the plans drawn by Northside Design Associates.

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

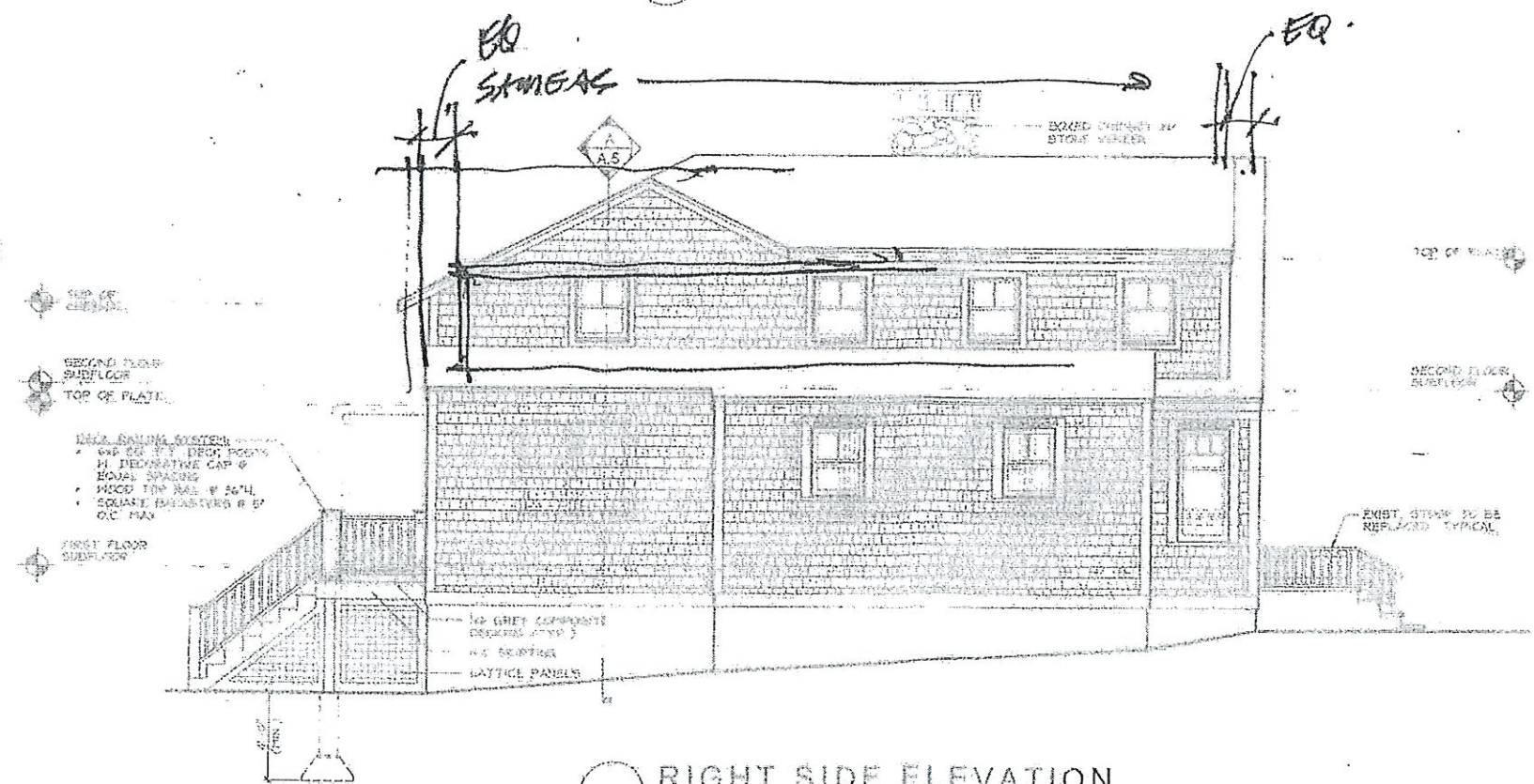
Year built: approx. 1930 Additions Year Built: _____

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

Michael F. Schulz
 Property Owner/Agent Signature



FRONT ELEVATION



RIGHT SIDE ELEVATION

GENERAL NOTES

1. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY MISSING OR INCORRECT DIMENSIONS NOT BROUGHT TO THE ATTENTION OF THE DESIGNER.

NO.	REVISION	DATE
1	REVISION	2/21/20
2	ENG. REVIEW	1/15/21

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NORTHSIDE HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT.
THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF NORTHSIDE DESIGN ASSOCIATES.

BUILDER:

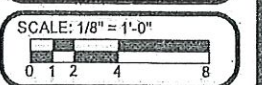
DESIGNER: **NORTHSIDE DESIGN ASSOCIATES**
 DISTINCTIVE RESIDENTIAL & COMMERCIAL DESIGN
 141 MAIN STREET * YARMOUTH PORT * MA 02675
 (508) 362-2210 (508) 362-9802
 NORTHSIDEDESIGN.COM
 NORTHSIDE1@COMCAST.NET

STRUCTURAL ENGINEER:
TAYLOR DESIGN LLC

STAMP:

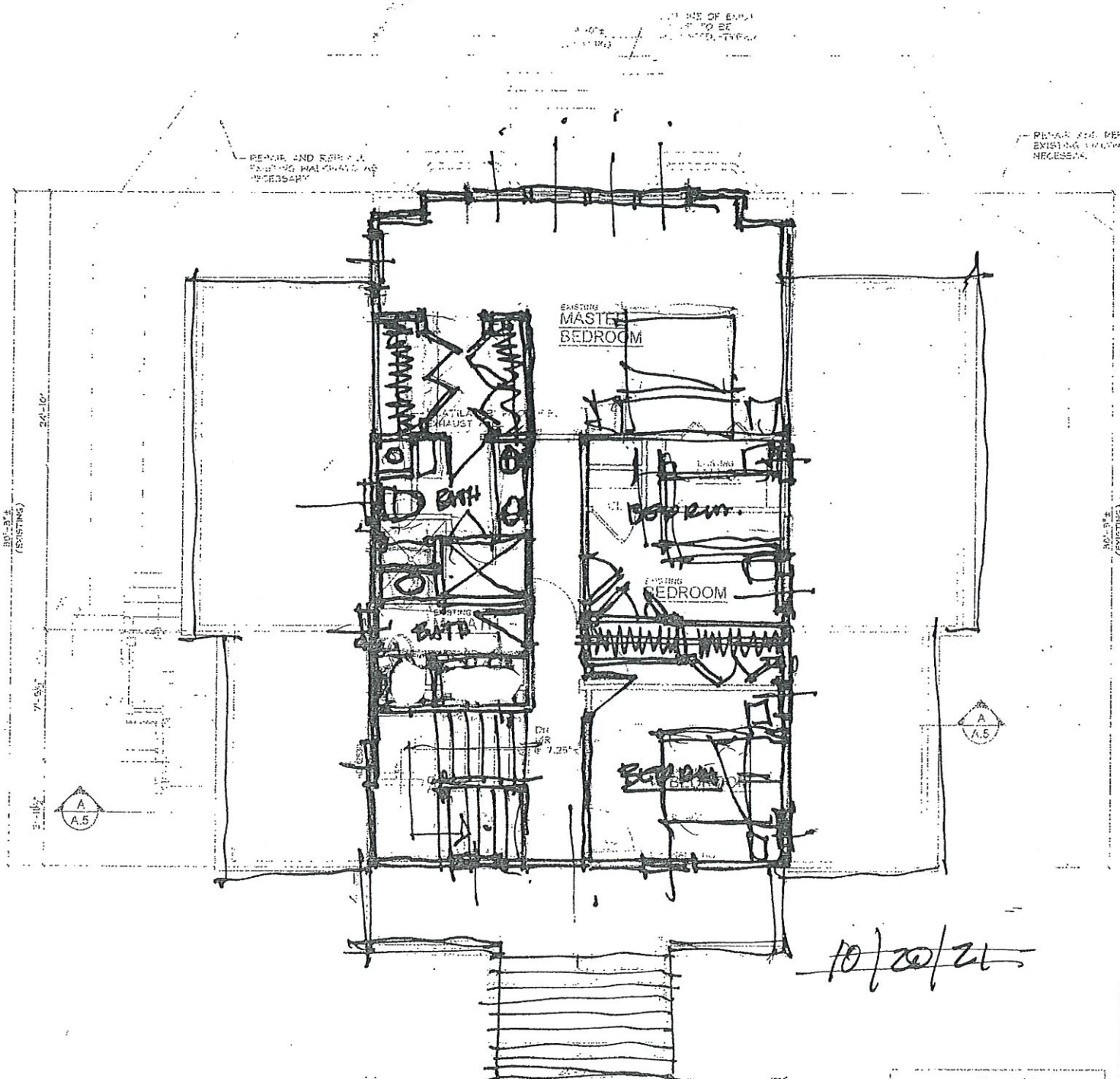
PROJECT:
PROPOSED
GOULD RESIDENCE
67 LONG BEACH ROAD
CENTERVILLE, MA.

TITLE:
ELEVATIONS



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

FOR CONSTRUCTION



SECOND FLOOR PLAN

10/20/21

"A"

PROPOSED AREA	
FIRST FLOOR LIVING	1531 SF
SECOND FLOOR LIVING	826 SF
TOTAL LIVING AREA	2357 SF
GARAGE	400 SF
APARTMENT ABOVE GARAGE	367 SF
FRONT PORCH	125 SF
DECK	216 SF
TOTAL AREA	3467 SF

REMOVE	(Symbol)
EXISTING	(Symbol)
PROPOSED	(Symbol)

- GENERAL NOTES**
1. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY MISSING OR INCORRECT DIMENSIONS NOT BROUGHT TO THE ATTENTION OF THE DESIGNER.

NO.	REVISION	DATE
1	REVISION	2/21/20
2	ENG. REVIEW	1/15/21

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BUILDER:

DESIGNER: NORTHSIDE DESIGN ASSOCIATES

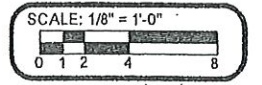
DISTINCTIVE RESIDENTIAL & COMMERCIAL DESIGN
341 MAIN STREET YAMMOUTHPORT • MA 02475
(508) 362-2210 (508) 362-9802
NORTHSIDEDESIGN.COM
NORTHSIDE1@COMCAST.NET

STRUCTURAL ENGINEER: TAYLOR DESIGN LLC

STAMP:

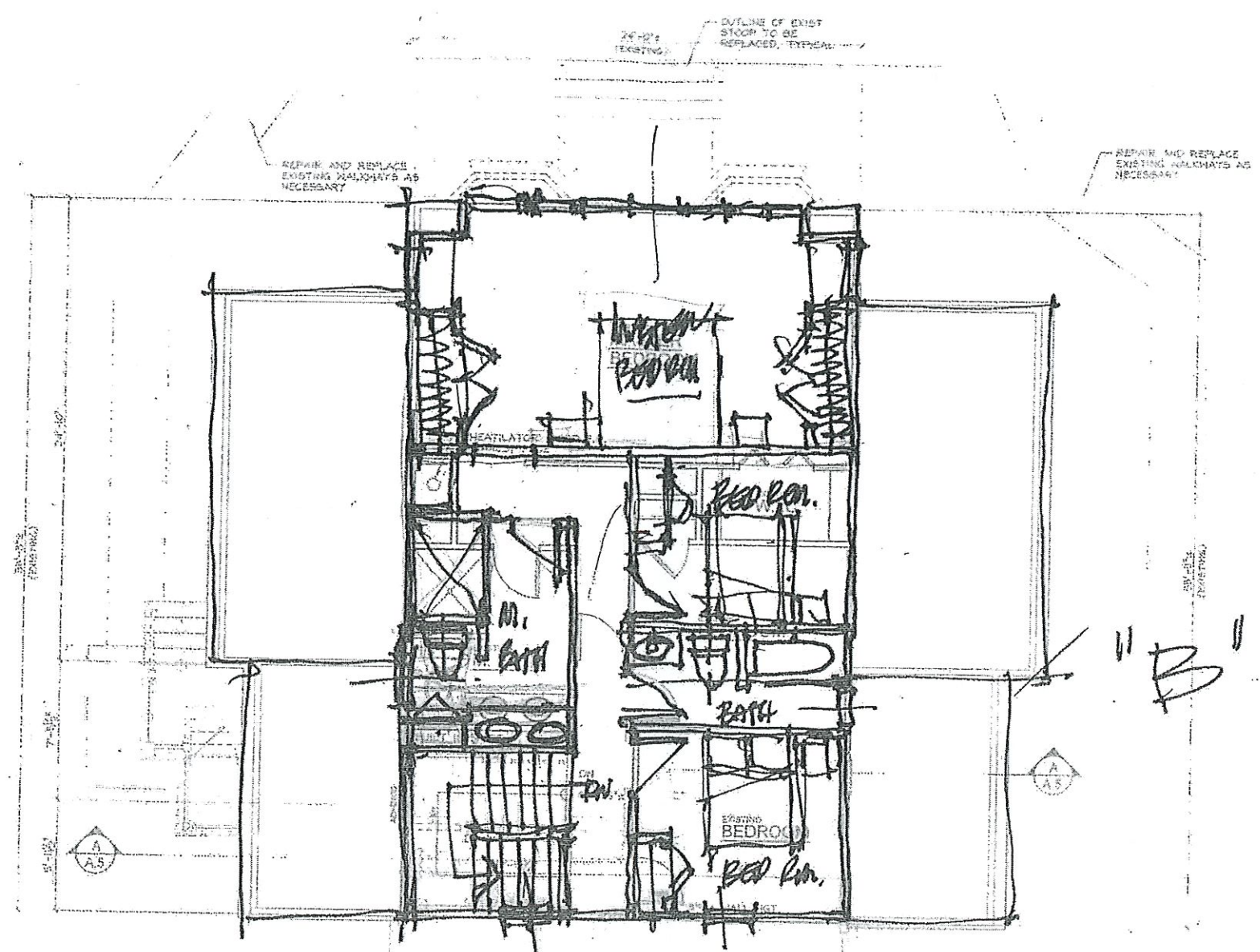
PROJECT: PROPOSED GOULD RESIDENCE
67 LONG BEACH ROAD CENTERVILLE, MA.

TITLE: SECOND FLOOR PLAN



PROJECT #:	20-25	SHEET	A.2
DATE:	12/14/20	OF	9

FOR CONSTRUCTION



SECOND FLOOR PLAN

WALL KEY

	EXISTING WALLS
	WALLS TO BE REMOVED
	PROPOSED WALLS

PROPOSED AREA:

FIRST FLOOR LIVING	1531 SF
SECOND FLOOR LIVING	828 SF
TOTAL LIVING AREA	2359 SF
GARAGE	400 SF
APARTMENT ABOVE GARAGE	367 SF
FRONT PORCH	125 SF
DECK	216 SF
TOTAL AREA	3467 SF

- GENERAL NOTES**
1. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY MISSING OR INCORRECT DIMENSIONS NOT BROUGHT TO THE ATTENTION OF THE DESIGNER.

NO.	REVISION	DATE
1	REVISION	2/21/20
2	ENG. REVIEW	1/15/21

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 NORTHSIDE HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT.
 THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF NORTHSIDE DESIGN ASSOCIATES.

BUILDER:

DESIGNER: NORTHSIDE DESIGN ASSOCIATES
 DISTINCTIVE RESIDENTIAL & COMMERCIAL DESIGN
 141 MAIN STREET * YARMOUTHPORT * MA 02575
 (508) 362-2210 (508) 362-9802
 NORTHSIDEDESIGN.COM
 NORTHSIDE1@COMCAST.NET

STRUCTURAL ENGINEER:
 TAYLOR DESIGN LLC

STAMP:

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

TITLE:
 SECOND FLOOR PLAN

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

PROJECT #: 20-25	SHEET A.2
DATE: 12/14/20	OF 9

FOR CONSTRUCTION



Legend

Road Names

Map printed on: 11/17/2021



Approx. Scale: 1 inch = 42 feet



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

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



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Parcel: 206-019 Location: 67 LONG BEACH ROAD, Centerville Owner: GOULD, ROBERT & SHELLY



Parcel
206-019

Location
67 LONG BEACH ROAD

Village
Centerville

Town sewer account
No

CWMP Sewer Expansion (subject to change with final engineering design)
Phase 1 (0-10 years)

Developer lot:
DEED DESCRIPTION & PARCEL 3

Road type
Town

Fire district
C-O-MM

Secondary road

Road index
0912

Interactive map



Asbuilt septic scan
[206019_1](#)

Owner: GOULD, ROBERT & SHELLY

Owner
GOULD, ROBERT & SHELLY

Street1
67 LONG BEACH RD

City
CENTERVILLE

Co-Owner
%GOULD, ROBERT

Street2

State Zip Country
MA 02632

Book page
33270/0336

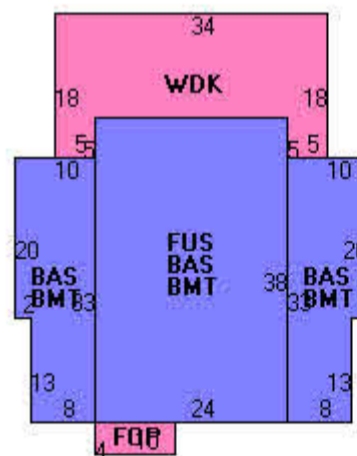
Land

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

Construction

Building 1 of 1

Year built 1930	Roof structure Gable/Hip	Heat type Hot Water
Living area 2432	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 4635	Exterior wall Wood Shingle	AC type None
Style Conventional	Interior wall Drywall	Bedrooms 4 Bedrooms
Model Residential	Interior floor Pine/Soft Wood, Carpet	Bath rooms 3 Full-0 Half
Grade Average	Foundation	Total rooms 10 Rooms
Stories 2		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
03/15/2021	Addn Alt-Res	BLDR-21-245	\$165,000		Relocate kitchen on first floor and stairs to second floor. Replace/relocate first floor windows and doors as per plans. Remove interior partitions per plan remove Chimney and install chase for gas fireplace install beams and post per plan, Utili
02/11/2021	Alt-Int work-Res	BLDR-21-177	\$15,500		Removing existing bedroom wall,relocate existing bathroom as per plan.
10/10/2020	Sid/Wind/Roof/Door	20-2955	\$21,000	06/30/2021	Remove and Replace existing vinyl windowsRemove and replace existing steel doorsStrip and re-roof roof with asphalt roof shinglesStrip and re-sidewallrepair rotted trim as needed
12/30/2015	Insulation	201508672	\$2,400	06/30/2016	10 HRS AIR SEALING 12" R-38 TO 50 10 R35 TO 296 OPEN ATTIC SPACE 50 R R-19 ENCAPSULATE BASEMENT CEILING

05/01/1993 New Roof Permit
 Issue Date Purpose Number
 \$2,000 01/15/1994 CE RE-ROO
 Amount InspectionDate Comments

▼ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	04/22/2021	GOULD, ROBERT	34036/135	\$100
2	09/18/2020	GOULD, ROBERT & SHELLY	33270/0336	\$2,200,000
3	12/11/2015	OLIVERI, JOYCE MATTHEWS TR	29329/0040	\$100
4	04/12/2001	OLIVERI, JOYCE M	13721/0084	\$2,450,000
5	02/14/1990	MCCULLAGH, CHARLES B	7061/0153	\$1
6	02/14/1990	MCCULLAGH, CHARLES B	7061/0151	\$1
7	02/01/1988	MCCULLAGH, LINDA M	6123/0092	\$1
8	03/19/1984	MCCULLAGH, CHARLES B JR	4040/0144	\$0
9	10/16/1981	MCCULLAGH, CHARLES B	3380/0157	\$210,000

▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$234,200	\$30,800	\$28,600	\$1,489,300	\$1,782,900
2	2020	\$210,400	\$26,500	\$25,700	\$1,383,000	\$1,645,600
3	2019	\$183,300	\$26,500	\$26,600	\$1,462,700	\$1,699,100
4	2018	\$139,300	\$26,500	\$27,200	\$1,539,700	\$1,732,700
5	2017	\$137,100	\$27,400	\$21,200	\$1,539,700	\$1,725,400
6	2016	\$137,100	\$27,400	\$21,200	\$1,550,300	\$1,736,000
7	2015	\$160,800	\$28,900	\$25,700	\$1,524,600	\$1,740,000
8	2014	\$160,800	\$28,900	\$26,100	\$1,524,600	\$1,740,400
9	2013	\$160,800	\$28,900	\$26,600	\$1,524,600	\$1,740,900
10	2012	\$159,100	\$28,500	\$26,700	\$1,524,600	\$1,738,900
11	2011	\$214,000	\$3,300	\$23,600	\$1,524,600	\$1,765,500
12	2010	\$214,000	\$3,300	\$24,200	\$1,524,600	\$1,766,100
13	2009	\$248,000	\$2,400	\$24,500	\$1,902,700	\$2,177,600
14	2008	\$254,500	\$2,400	\$0	\$1,982,800	\$2,239,700
16	2007	\$258,500	\$2,400	\$0	\$1,982,800	\$2,243,700
17	2006	\$238,900	\$2,400	\$0	\$1,879,300	\$2,120,600
18	2005	\$208,800	\$2,300	\$0	\$2,602,100	\$2,813,200
19	2004	\$221,200	\$2,300	\$0	\$2,602,100	\$2,825,600
20	2003	\$192,900	\$2,300	\$0	\$1,283,500	\$1,478,700
21	2002	\$192,900	\$2,300	\$0	\$1,283,500	\$1,478,700
22	2001	\$194,800	\$2,400	\$0	\$1,283,500	\$1,480,700
23	2000	\$149,000	\$2,200	\$0	\$490,600	\$641,800
24	1999	\$149,000	\$2,200	\$0	\$490,700	\$641,900
25	1998	\$149,000	\$2,200	\$0	\$490,700	\$641,900
26	1997	\$134,200	\$0	\$0	\$377,400	\$511,600
27	1996	\$134,200	\$0	\$0	\$377,400	\$511,600
28	1995	\$134,200	\$0	\$0	\$377,400	\$511,600
29	1994	\$121,500	\$0	\$0	\$441,600	\$563,100
30	1993	\$121,500	\$0	\$0	\$441,600	\$563,100
31	1992	\$138,400	\$0	\$0	\$490,600	\$629,000

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
32	1991	\$158,500	\$0	\$0	\$566,100	\$724,600
33	1990	\$158,500	\$0	\$0	\$566,100	\$724,600
34	1989	\$158,500	\$0	\$0	\$566,100	\$724,600
35	1988	\$141,800	\$0	\$0	\$212,700	\$354,500
36	1987	\$141,800	\$0	\$0	\$212,700	\$354,500
37	1986	\$141,800	\$0	\$0	\$212,700	\$354,500

Photos







Property ID: 205016
MURPHY. JOAN E TR
MURPHY FAMILY REALTY TRUST
93 LONG BEACH ROAD
CENTERVILLE. MA 02632

Property ID: 205017
GAUTRAU. DOMINICK M & JUDITH F TRS
GAUTRAU - LONG BEACH REALTY TRST
103 LONG BCH RD
CENTERVILLE. MA 02632

Property ID: 206006
MONAHAN. SHARON O & CUSHING. CAROL
6 PICKWICK ROAD
MARBLEHEAD. MA 01945

Property ID: 206007
HUGHES. HELEN M
392 WOODLAND STREET
PO BOX 49
SOUTH GLASTONBURY. CT 06073

Property ID: 206008
DRISCOLL. JOAN M
75 LONG BEACH RD
CENTERVILLE. MA 02632

Property ID: 206009
CROTEAU. DANIEL C & KATHRYN F
22 JARVIS AVENUE
HINGHAM. MA 02043

Property ID: 206010
RONCONE. JOHN TR
%GOLDBERG. JONATHAN
73 WINDSOR ROAD
BROOKLINE. MA 02445

Property ID: 206011
DURANTE ENTERPRISES INC
440 SALISBURY STREET
HOLDEN. MA 01520

Property ID: 206012
BEACH CLUB OF CRAIGVILLE INC
P O BOX 297
CENTERVILLE. MA 02632

Property ID: 206016
BEACH CLUB OF CRAIGVILLE INC
P O BOX 297
CENTERVILLE. MA 02632

Property ID: 206017
WALKER. WALTER H III & ANNE M
604 SEMINARY DR
MILL VALLEY. CA 94941

Property ID: 206018
SPAGNUOLO. RICHARD F X ET UX
RICHARD FX SPAGNUOLO TRUSTS
230 POND STREET
JAMAICA PLAIN. MA 02130-2429

Property ID: 206019
GOULD. ROBERT & SHELLY
%GOULD. ROBERT
67 LONG BEACH RD
CENTERVILLE, MA 02632

Property ID: 206020
DRISCOLL. JOHN H & JOAN M
C/O DRISCOLL. JOAN M
75 LONG BEACH RD
CENTERVILLE. MA 02632

Property ID: 206022
PREFONTAINE. MICHAEL P & NICOLE
8 STAGECOACH WAY
HOPKINTON. MA 01748

22 November 2021

RE: Notice of Additional Public Scoping process for the Environmental Impact Statement for the New England Wind (formerly Vineyard Wind South) Project Offshore Massachusetts

Dear Consulting Party,

On June 30, 2021, the Bureau of Ocean Energy Management (BOEM) published the “Notice of Intent to Prepare an Environmental Impact Statement for the Vineyard Wind South Project Offshore Massachusetts” in the Federal Register (86 CFR 34782). The Notice of Intent (NOI) announced that BOEM will prepare an environmental impact statement (EIS) as part of its review of a construction and operations plan (COP) submitted by Vineyard Wind, LLC (Vineyard Wind) and provided project information. The name of the project has been changed to the New England Wind project.

The purpose of this letter is to inform you that BOEM has published a supplemental Federal Register Notice (86 CFR 66334) regarding an additional EIS scoping process to account for updated project information regarding the Phase 2 Offshore Export Cable Corridor (OECC) and landfall site(s) as identified on the enclosed map. This notice seeks comment and input on the new information under section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations. Detailed information about the proposed wind energy facilities, including the COP, can be found on BOEM’s website at: www.BOEM.gov/New-England-Wind.

This Notice initiates another 30-day comment period for the Project.

BOEM is providing a pre-recorded virtual public scoping presentation for the New England Wind EIS that highlights the new information at [https:// www.BOEM.gov/New-England-Wind/](https://www.BOEM.gov/New-England-Wind/). The video can be viewed any time after publication of this notice.

Comments are due to BOEM no later than December 22, 2021.

Through this notice, BOEM seeks comment and input regarding the identification of consulting parties and historic properties and/or potential effects to historic properties from activities associated with approval of the Project, as well as reasonable alternatives (e.g., size, geographic, or other restrictions on construction and siting of facilities and activities), and potential mitigation measures to be analyzed in the EIS, as well as provide additional information.

As you may recall from our prior correspondence, BOEM is using the NEPA substitution for Section 106 as laid out in the regulations at 36 CFR § 800.8.

Comments can be submitted the following ways:

- In written form, delivered by mail or delivery service, enclosed in an envelope labeled, “NEW ENGLAND WIND COP EIS” and addressed to Program Manager, Office of Renewable Energy, Bureau of Ocean Energy Management, 45600 Woodland Road, Sterling, Virginia 20166; or
- Through the regulations.gov web portal: Navigate to <http://www.regulations.gov> and search for Docket No. BOEM-2021-0047. Click on the “Comment” button to the right of the document link. Enter your information and comment, then click “Submit.”

Comments should be received or postmarked no later than December 22, 2021. If your comments contain confidential or sensitive information or to obtain more information on the Project or BOEM's policies associated with the notice, please contact Danna Allen at ERM.NANewEnglandWindProjectSection106@erm.com or (678) 904-4399. While comments can be submitted at any time, we encourage you to submit these during the scoping comment period, thus allowing BOEM to consider these comments in the development of the Draft EIS.

Please contact me if you require additional information. We look forward to your continued participation.

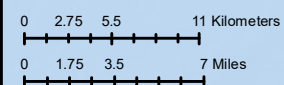
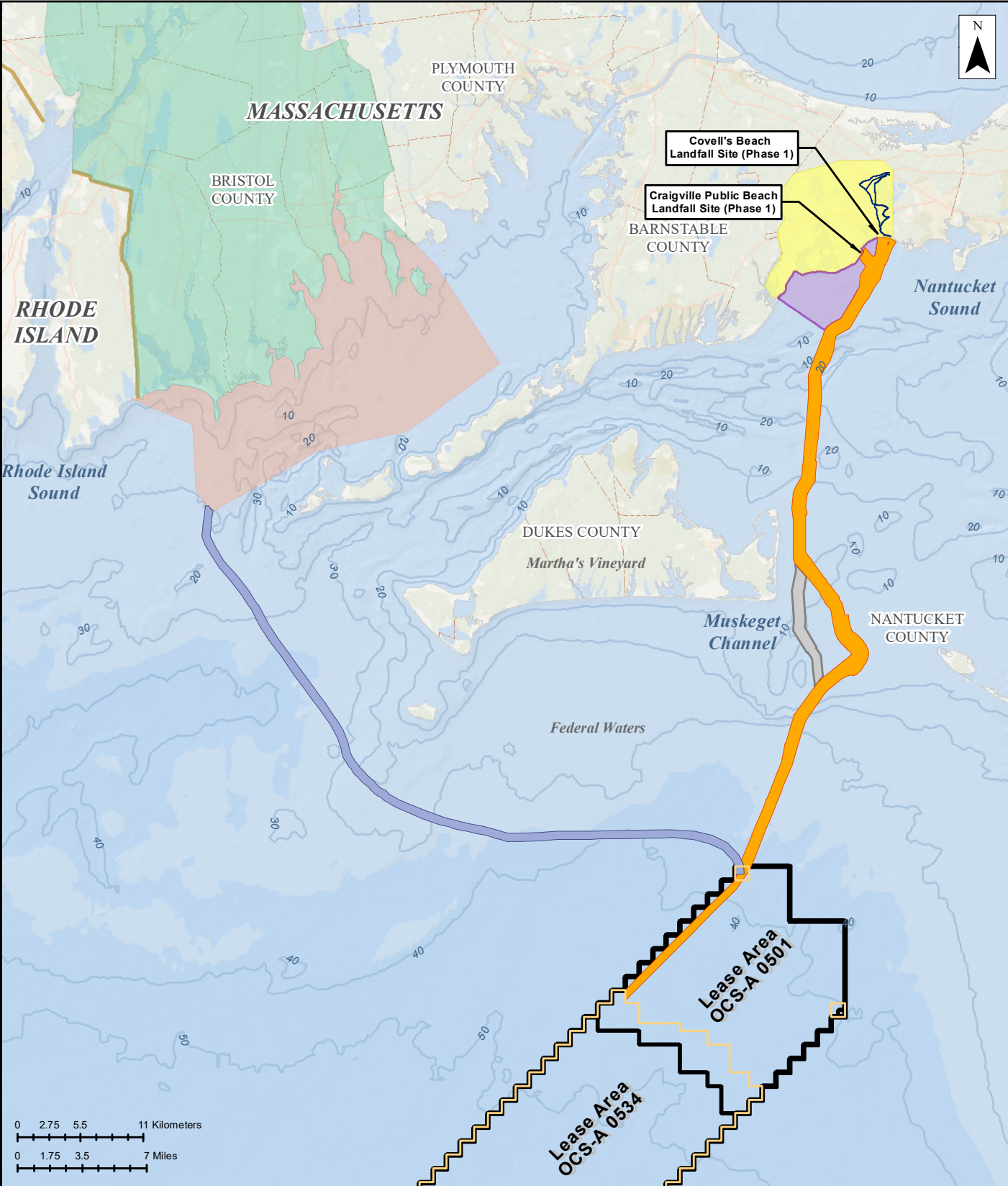
Sincerely,



Danna Allen
Principal Consultant, Cultural Resources
ERM

Enclosure

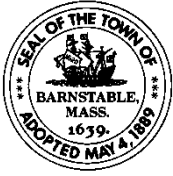
DRAWN BY: GIS
 Q:\Rolling Meadows\Team\GIS\Projects\New England Wind\MXD\Index5_NEnqW_Phase 2 Export Corridor Variants_20211020.mxd...REVISED: 10/27/2021...SCALE: 1:475,545 when printed at 8.5x11



- Legend**
- Lease Area
 - Maximum Size of Wind Development Area
 - Offshore Export Cable Corridor
 - Phase 2 OECC South Coast Variant
 - Phase 2 OECC Western Muskeget Variant
 - Preliminary Phase 2 Nearshore OECC Envelope
 - Phase 1 Onshore Export Cable
 - Phase 2 South Coast Variant Offshore Routing Envelope
 - Phase 2 South Coast Variant Onshore Routing Envelope
 - Phase 2 Onshore Routing and Substation Envelope
 - Town Boundary
 - State Boundary

New England Wind Project





Town of Barnstable

Planning & Development Department

BARNSTABLE HISTORICAL COMMISSION

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

2022

Public Hearing Schedule & Submission Deadlines

Hearing Date - <i>Tuesday</i>	Filing Deadline - <i>Tuesday</i>
January 18 th	December 7, 2021
February 15 th	January 19 th
March 15 th	February 16 th
April 19 th	March 23 rd
May 17 th	April 20 th
June 21 th	May 18 th
July 19 th	June 29 th
August 16 th	July 10 th
September 20 st	August 24 th
October 18 th	September 21 st
November 15 th	October 19 th
December 20 th	November 16 th

All hearings will begin at **3:00PM** and will be held remotely via Zoom Meetings unless otherwise advised.

[CLICKABLE LINKS](#)

[Historical Commission Webpage](#)

[Notice of Intent to Demolish or Move - Application](#)

[Guide – How to Submit an Application](#)