



Hyannis Armory Exterior Restoration



Department of Public Works

June 5, 2025



Hyannis Armory Exterior Restoration Funding Request



The Department of Public Works is seeking funding in the amount of \$2,900,000 for exterior restoration of the Hyannis Armory.

Designed by Cape Cod Architect, Walter M. Gaffney, and constructed in 1958, the Hyannis Armory housed training facilities, storage, and administrative offices for the Massachusetts Army National Guard.

The Hyannis Armory rose to national prominence during the presidential campaign of John F. Kennedy when, on November 9, 1960, the day following the election, John F. Kennedy made his acceptance speech on a stage setup in the armory hall.

The building is located in the Hyannis Waterfront Historic District and is individually listed as a cultural resource on the Massachusetts Historical Commission website.

We are proposing exterior masonry restoration, window, door replacement, and flat roof replacements, in order to preserve the building and the location of this historic event.





Hyannis Armory Exterior Restoration

Historic Significance



The Barnstable (Hyannis) Armory was constructed in 1958 to serve as a training, meeting, administrative and equipment storage facility for the Massachusetts Army National Guard.

The Barnstable (Hyannis) Armory rose to national prominence during the presidential campaign of John F. Kennedy. At 12:30 p.m. on November 9, 1960, the day following the election, president-elect Kennedy received a telegram from Vice-President Nixon conceding the election and extending congratulations.

At 1:45 p.m. President-elect Kennedy, joined by his wife, parents, two brothers and three sisters, and read telegrams received from President Eisenhower and Vice-President Nixon.

Reading from a statement he had prepared earlier, Kennedy stated:

“It is a satisfying moment to me. I want to express my appreciation to the citizens of the country and to Mr. Nixon personally. The next four years will be difficult and challenging. There is general agreement by all our citizens that a supreme national effort is need to move this country safety through the 1960s. We need your help. All our energies will be devoted to the interests of the United States and the course of freedom around the world.”





Hyannis Armory Exterior Restoration Building Condition



Various exterior elements of the building are in a state of decay.

- Window and door lintels have corroded and expanded resulting in cracking of the masonry walls.
- Cracks in the masonry are allowing water into the system. The freeze thaw cycle continues to deteriorate the masonry.
- Water is leaking from the flat roof areas allowing water into the building
- Old steel windows have extensive corrosion and in danger of failure
- Asbestos exterior joint caulks have failed allowing water into building components.



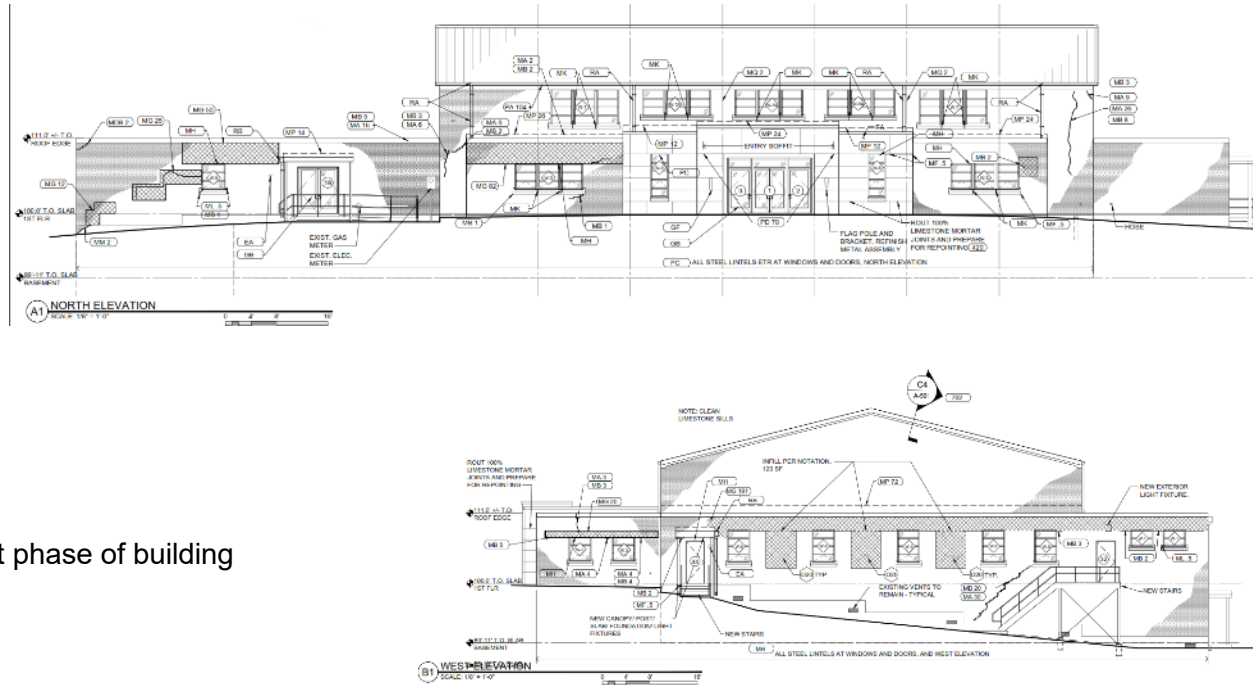


Hyannis Armory Exterior Restoration Project Scope



The project scope will include:

- Exterior Masonry Restoration
- Window and Door Lintel Replacement
- Window Replacement
- Door Replacement
- Flat Roof Replacement
- Exterior Hazardous Materials Abatement
- Exterior improvements required for the next phase of building restoration.





Hyannis Armory Exterior Restoration Work Already Accomplished



Work Already Accomplished:

In FY19 the Town Council appropriated \$867,175.00 for design and hazardous materials abatement of the facility.

Architectural / Engineering firm has been hired for design and construction documents for asbestos abatement and adaptive reuse of the building.

Interior asbestos has been abated to the greatest extent possible:

- Asbestos contaminated soil removal from the crawl space.

- Asbestos containing heating systems removal.

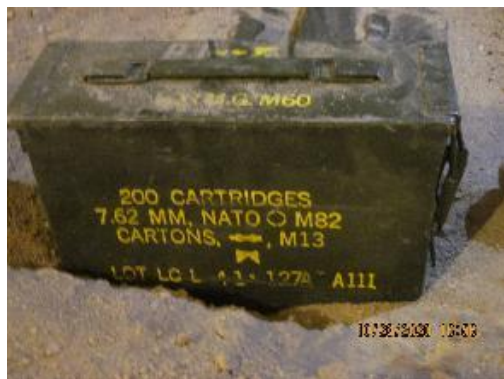
- Asbestos pipe insulation removal.

Discovery and removal of items left behind by the National Guard.





Hyannis Armory Exterior Restoration Work Already Accomplished





Hyannis Armory Exterior Restoration Community Preservation Fund Requirements



Project summary (description and goals):

Currently used for cold storage, this project continues the restoration of the historic and culturally significant Hyannis Armory. Funding provided in 2018 and 2019, began the multi-phase process of converting the armory from its existing state into a totally renovated space.

The Community Preservation Fund request addresses exterior restoration of the building. Work will include masonry repair, windows, door, and roof restoration / replacement work making the building weather tight in preparation for future improvements.

How does this project help preserve Barnstable's character?

In conformance with the General Project Criteria, the Barnstable Armory Project:

- Preserves the essential character of the town. This building is a stop on the Kennedy Legacy Trail.
- The restoration will save a resource that which is currently threatened.
- Demonstrates practicality in utilizing an existing town resource far below the budgets required to construct a new building.
- The adaptive reuse of existing historic buildings is a prime example of an advantageous cost/benefit value.
- The Community Preservation funding will help to leverage matching funds that have been previously provided for design and asbestos abatement.
- The Town of Barnstable and the Town Manager has been a consistent supporter of the effort to adaptively reuse the armory.



Hyannis Armory Exterior Restoration Community Preservation Fund Requirements



Partnership(s) Description:

The Town of Barnstable has already invested funding for in-house staff architectural development, architectural and engineering design and construction documentation for interior improvements, hazardous materials abatement of the interior of the building. Future funding will be sought through the general fund or other funding sources to complete interior adaptive reuse of the building.

Provide a detailed project timeline:

Design/Bid: Summer 2025
Construction: Spring 2026
Project Closeout: Fall Spring 2027

How does this project meet the General Criteria and Category Specific Criteria for CPC projects?

The exterior restoration of this culturally significant building will save an important town resource that continues to face the threat of demolition. For a relatively minimal investment the armory can be protected for future rehabilitation as a town facility. As a handsome, existing Mid-Century structure with a large, open interior space, it is far more advantageous to protect the town's interests by protecting the structure for future development.

Additionally, this project will preserve the location of the very important cultural event, the acceptance speech of president-elect John Kennedy, which led to what has been characterized in popular culture as the "Camelot" years at the White House, and which is now an important stop on the Kennedy Legacy Trail. The integral association of the Kennedy family with the village of Hyannis has, for over half a century, helped to establish the character of Hyannis, and Barnstable, as an open and accepting community with strong ties to the ideals of equality and fairness.



Hyannis Armory Exterior Restoration Questions





Hyannis Armory Exterior Restoration

Additional Slides



Town of Barnstable, Department of Public Works



Hyannis Armory Exterior Restoration Budget



FUNDING

Funding Source		
CPC Preservation Funding		\$ 2,900,000
Project Cost Breakdown		
Hard Costs		
Existing Conditions / Selective Demolition		\$ 72,154
Asbestos Abatement		\$ 31,980
Concrete		\$ 1,500
Masonry		\$ 748,788
Misc. & Ornamental Metals		\$ 28,060
Wood, Plastics & Composites		\$ 57,775
Finish Carpentry		\$ 1,722
Thermal and Moisture Protection		\$ 492,448
Openings		\$ 250,832
Finishes		\$ 6,153
Earthwork		\$ 63,964
Specialties		\$ 12,000
	Sub-total	\$ 1,767,376
General Conditions	10%	\$ 176,738
Bonds & Insurance	1.8%	\$ 31,813
Overhead & Profit	13%	\$ 229,759
Escalation	12.0%	\$ 212,085
Design Contingency	13%	\$ 229,759
	Hard Costs Total	\$ 2,647,529

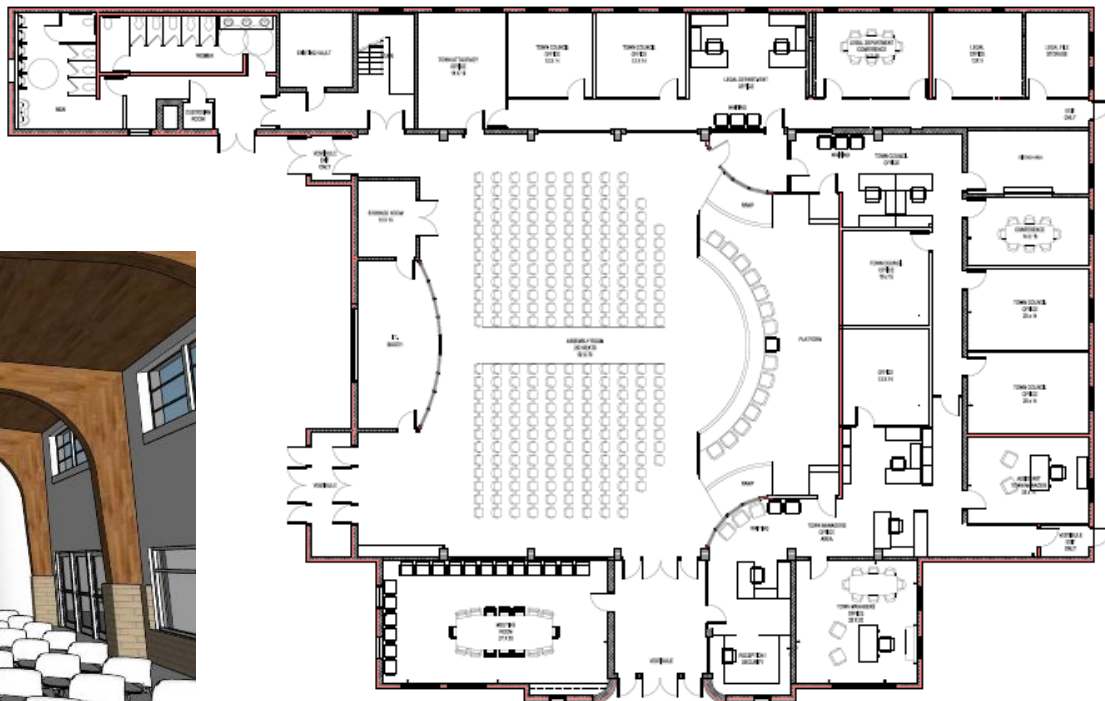
Soft Costs		
Architectural / Bid & CA	3.0%	\$ 79,426
Hazmat Testing		\$ 7,000
Hazmat Abatement - Construction Phase Monitoring		\$ 20,000
Advertising - Cape Cod Times		\$ 500
Printing		\$ 2,000
Utility Connection Charges		\$ 8,500
FF&E		\$ 8,750
Project Management	3%	\$ 79,426
Owner's Project Contingency LS	10%	\$ 264,753
	Total Soft Costs	\$ 205,602
Total Hard & Soft Costs		\$ 2,853,131
Total Funds Available		\$ 2,900,000

FY 19 - CIP Project 18096: Design & Hazmat Removal	\$ 200,175.00
FY19 - CIP Project 18063: Hazardous Materials	\$ 667,000.00



Hyannis Armory Exterior Restoration

Adaptive Re-use Vision

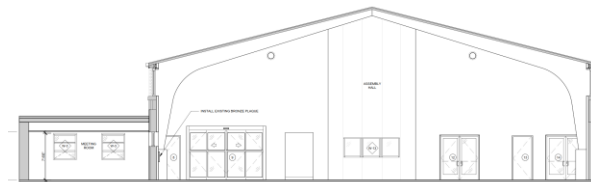
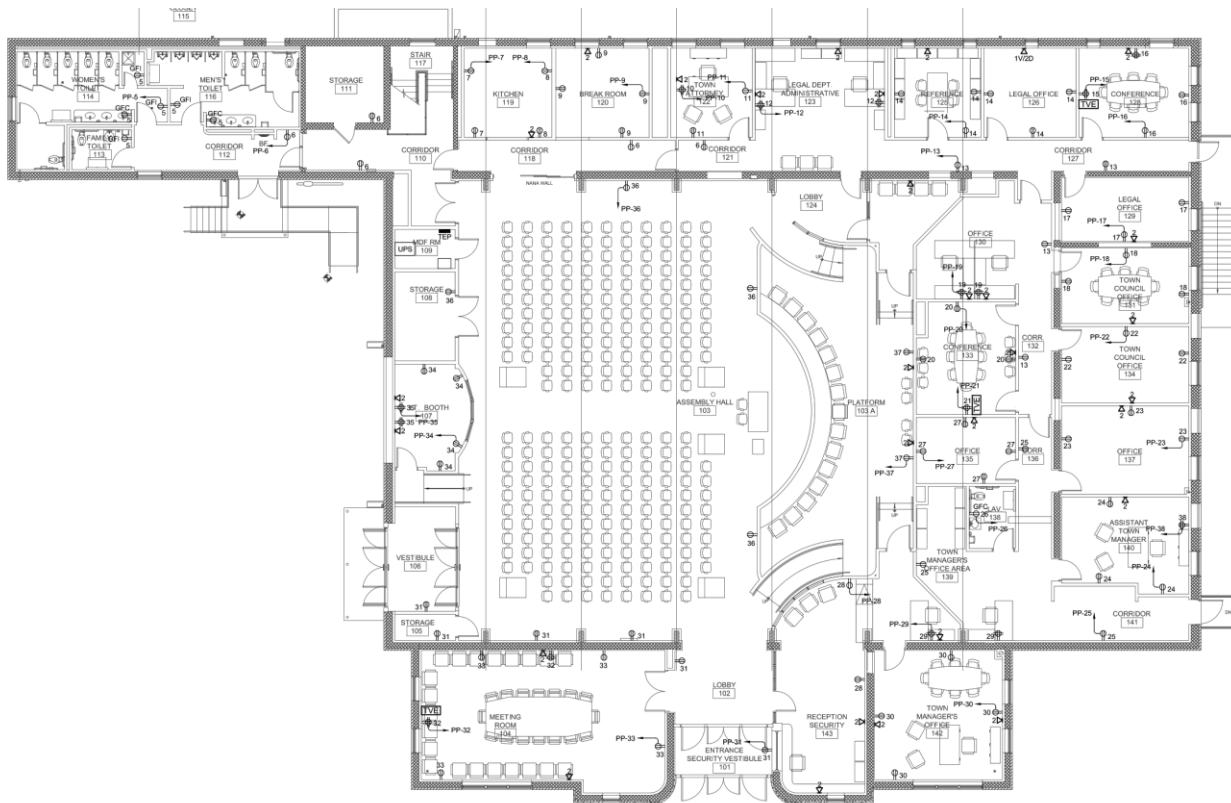


Town of Barnstable, Department of Public Works



Hyannis Armory Exterior Restoration

Adaptive Re-use Vision



- Administrative offices
- 299 seat meeting hall
- Adjacent kitchen facility
- Public restrooms
- Conference Rooms
- Upgraded utility connections
- New HVAC mechanical system



Hyannis Armory Exterior Restoration Adaptive Re-use Vision



Town of Barnstable, Department of Public Works



Hyannis Armory Exterior Restoration

Historic Significance



National Register of Historic Places Criteria Statement Form

Statement of Significance by Pauline Chase-Harrell and Edward Stanley, Boston Affiliates, Inc.

The criteria that are checked in the above sections must be justified here.

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

The Barnstable (Hyannis) Armory possesses integrity of design, setting, materials, workmanship, feeling and association. It appears to meet Criteria A, B and C for National Register listing. It is significant at the local level as a representative of the reorganization and modernization of the National Guard in the post-World War II period, and significant at the national level as the site of President-elect Kennedy's acceptance speech in the 1960 presidential election.

In relation to Criterion A, its construction in 1958 was made possible by the increased federal funding for armory facilities which reflected the increased integration of the National Guard into the national defense structure in this period, when US military forces were being reorganized to meet the changing needs of the emerging Cold War. In relation to Criterion C, its functional modern design is typical of Cold War era armory facilities in general, and more specifically of the spate of National Guard garages and armories constructed in Massachusetts in the 1950s.

The Armory also meets Criterion A for its association with the beginnings of the Kennedy administration and Criterion B for its associations with President John F. Kennedy himself. It is significant as the site of President-elect Kennedy's acceptance speech after winning the 1960 presidential election over Vice-President Nixon. This historic speech can be said to begin one of the most important administrations in the second half of the twentieth century. However, the Armory building is less than fifty years old, and the acceptance speech slightly younger than the building, and thus not ordinarily eligible for National Register consideration.

In relation to Consideration G, the fact that registration requirements for resources associated with the Cold War context have not yet been defined make the eligibility of the Barnstable (Hyannis) Armory difficult to evaluate at this time. The construction associations discussed above would suggest that in the normal course of events the Armory would become eligible at the local level of significance in 2008. In addition, however, its direct association, as the site of President-elect Kennedy's acceptance speech in the 1960 presidential election, with nationally significant events and personages in the Cold War era (1946-1989) may make it eligible at the national level under Criteria A and B when those requirements are defined.



Hyannis Armory Exterior Restoration Historic Significance



Massachusetts Cultural Resource Information System Scanned Record Cover Page

Inventory No: BRN.1738
Historic Name: Hyannis Army National Guard Armory - Battery D
Common Name: Barnstable Army National Guard Armory
Address: 225 South St

City/Town: Barnstable
Village/Neighborhood: Hyannis
Local No: 326-4, HYC-89
Year Constructed: 1958
Architect(s): Gaffney, Walter M. Associates
Architectural Style(s): No style
Use(s): Armory
Significance: Architecture; Military; Politics Government; Social History
Area(s): BRN.AB: South Street
BRN.AU: Hyannis Main Street Waterfront Historic District
Designation(s): Local Historic District (10/03/1996)
Building Materials(s): Roof: Sheet Metal; Synthetic Other
Wall: Brick; Cast Stone
Foundation: Concrete Unspecified



FORM B - BUILDING

Assessor's number: 326-004

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FEB 05 2003

Hyannis

Area(s): AU

Form Number: 1738

BRN.1738

MASS. HIST. COMM.

Place (neighborhood or village): Hyannis

Address: 225 South Street

Hyannis, MA 02601

Historic Name: Barnstable (Hyannis) Armory

Uses: Present: Armory

Original: Armory

Date of Construction: 1958

Source: MAARNG Statewide Armories Inventory

Style/Form: Modern functional

Architect/Builder: Walter Gaffney Associates

Exterior Material:

Foundation: Concrete

Wall/Trim: Brick/Concrete

Roof: Rubberized membrane, metal (standing seam)

Outbuildings/Secondary Structures: None

Major Alteration (with dates): None

Condition: Good

Moved: No ☒ Yes ☐ Date:

Acreage: 2.2 Acres

Setting: Set back from street approximately 20 feet, in area of municipal building complex; Town Hall, Hyannis Public Library, Kennedy Museum across street. Situated in the Hyannis Main Street/Waterfront Local Historic District

Recorded by: Edward Stanley

Organization: Boston Affiliates, Inc.

Date (month/day/year): 11/22/02