

September 12, 2017

James J. Sullivan, Jr. AIA  
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Boston, MA 02132  
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[Sullivanjj140@comcast.net](mailto:Sullivanjj140@comcast.net)

Town of Barnstable  
Hyannis Main Street Waterfront Historic District Commission  
Growth Management Department  
200 Main Street  
Hyannis, MA 02601

RE: The Captain Jacob Hawes House, 135 Main Street.

To whom it may concern,

The purpose of this letter is to inform the Hyannis Main Street Waterfront Historic District Commission that the project, the Captain Jacob Hawes House, located at 135 Main Street is active and moving forward!

To date the project has received an approval for demolition of the existing structure with conditions as noted in the decision letter dated October 27, 2016. See the attached document issued by the Historical Commission for reference.

Presently the architect as agent for the project is proceeding with submitting an application for a "Certificate of Appropriateness" design review to the Historical Commission. The application date is pending receipt of all the supporting documents but it is the intent by the agent to be on the roster for the October 18<sup>th</sup> Meeting (application submission due date: October 2).

Please inform me if there are any additional requirements in order to keep, **The Captain Jacob Hawes House Project, 135 Main Street, Hyannis** in an "Active" status.

I look forward to working with the Commission on the next phase of development towards gaining a building permit.

Thank you,

Sincerely,

James J Sullivan, Jr, AIA



710

**Town of Barnstable  
Hyannis Main Street Waterfront Historic District Commission**

[www.town.barnstable.ma.us/hyannismainstreet](http://www.town.barnstable.ma.us/hyannismainstreet)

BARNSTABLE TOWN CLERK  
2016 OCT 27 PM 1:57

**Decision – Certificate of Demolition  
135 Main Street**

The Hyannis Main Street Waterfront Historic District Commission, pursuant to the Code of the Town of Barnstable Chapter 112, Historic Properties, Article III, Hyannis Main Street Waterfront Historic District, hereby approves a Certificate of Demolition for the following property:

**Property Address:** 135 Main Street, Hyannis  
**Assessor's Map/Parcel:** 327/229

At the hearing on October 19, 2016, after consideration of the testimony given and materials submitted by the applicant and members of the public, the Commission found the proposed demolition would not impair the public interest or general welfare of the people of Barnstable and would not undermine the purpose and intent of the Historic District. The Commission found the structure had been substantially altered and did not contribute to the historic or maritime character of the District. The Commission found the building was so deteriorated that restoration was not structurally or economically feasible. The Commission considered the location, historical significance, and condition of the building in making these findings.

Based on these findings, the Commission voted to grant a certificate of demolition for 135 Main Street, structure subject to the following condition(s):

- 1. Suggestion to save whatever structure and/or brick that could be utilized/incorporated into the new proposed structure.**
- 2. Permits from the Building Division shall be required prior to demolition of the structure.**

Present and voting in the affirmative to grant the certificate of demolition were: Paul S. Arnold, Marina Atsalis, Taryn Thoman and John Alden

Opposed: None

Absent: David Colombo, Brenda Mazzeo and Timothy Ferreira

  
\_\_\_\_\_  
Paul S. Arnold, Chair

Hyannis Main Street Waterfront Historic District Commission

  
\_\_\_\_\_  
Date

cc: James Sullivan, Applicant  
Building Commissioner  
File

I, Ann Quirk, Clerk of the Town of Barnstable, Barnstable County, Massachusetts, hereby certify that twenty (20) days have elapsed since the Hyannis Main Street Waterfront Historic District Commission filed this decision and that no appeal of the decision has been filed in the office of the Town Clerk.

Signed and sealed this 17<sup>th</sup> day of NOVEMBER under the pains and penalties of perjury.

  
\_\_\_\_\_  
Ann Quirk, Town Clerk



**Town of Barnstable  
Hyannis Main Street Waterfront Historic District Commission**

**Application  
Certificate of Appropriateness**

Application is hereby made for the issuance of a Certificate of Appropriateness under M.G.L. Chapter 40C, The Historic Districts Act for proposed work as described below and on plans, drawings or photographs accompanying this application for:

Assessor's Map No. 327 Parcel No. 229

Address of Proposed Work 135 MAIN STREET, HYANNIS, MA 02601

Applicant Name JAMES J. SULLIVAN, JR. AIA

Applicant Mailing Address 140 THEODORE PARKER RD Town/State/Zip WEST ROXBURY, MA 02132

Applicant Phone Number 617-447-1163

Applicant E-Mail SULLIVANJJ140@COMCAST.ENT

Property Owner Name RICHARD L. SULLIVAN

Owner Mailing Address 8 MONADNOCK ROAD Town/State/Zip WELLESLEY HILLS, MA 02481

Owner Phone 617-610-0379

Agent or Contractor Name JAMES J. SULLIVAN, JR. AIA ARCHITECT

Agent or Contractor Address 140 THEODORE PARKER RD Town/State/Zip WEST ROXBURY, MA 02132

Agent or Contractor Phone 617-447-1163

Agent or Contractor E-Mail SULLIVANJJ140@COMCAST.ENT

**PROPOSED WORK**

Please check all categories that apply:

**Building Type:**

- Commercial  Residential  Accessory  
 Other MIXED USE: OFFICE AND RESIDENTIAL

**Work Proposed:**

1. Building Construction:  **New Building**  Addition  Alteration
2. Exterior Alteration:  Windows  Doors  Siding  Roof  
 Other \_\_\_\_\_
3. Exterior Painting:
4. Signs:  **NEW SIGN**  Alteration to existing sign
5. Accessory Improvement:  **FENCE**  Parking Lot  Outdoor Dining  
 Awning/Canopy
6. Other: \_\_\_\_\_

**Hyannis Main Street Waterfront Historic District Commission**

**BUILDING MATERIAL  
SPECIFICATION SHEET**

Please complete this sheet only if new building construction or alterations to an existing building are proposed.

Fill out all sections that are applicable to your project.  
Include materials, specifications, dimensions and/or colors to be used.

FOUNDATION: POURED CONCRETE WITH BRICK VENEER AT MAIN STREET ELEVATION

SIDING TYPE SIDING BORAL TRU EXTERIOR CLAPBOARD SIDING COLOR WHITE DOVE (BM)

CHIMNEY TYPE NOT APPLICABLE COLOR N/A

ROOF MATERIAL CERTAINTEED LANDMARK PRO ASPHALT SHINGLES COLOR: GRAY ("SILVERBIRCH)

ROOF PITCH 10:12 and 7:12

DOORS SIMPSON NANTUCKET COLLECTION DOUGLAS FIR COLOR PENDING

WINDOWS ANDERSEN A-SERIES DOUBLE HUNG FULL DIVIDED LIGHT COLONIAL COLOR WHITE

SHUTTERS ATLANTIC PREMIUM SHUTTERS LOUVERED COLONIAL STD. COLOR DEEP SEA BLUE 637

TRIM BORAL TRU EXTERIOR TRIM COLOR WHITE DOVE (BM)

GUTTERS BERGER K-GUTTER ALUMINUM SYSTEM WHITE

PATIO/PORCH/DECK PRESSURE TREATED LUMBER WITH BORAL TRU EXTERIOR TRIM

GARAGE DOORS NOT APPLICABLE COLOR \_\_\_\_\_

OTHER \_\_\_\_\_

## Hyannis Main Street Waterfront Historic District Commission

### DETAILED DESCRIPTION OF PROPOSED WORK

- Provide detailed specifications of the proposal.
- Include a detailed description of changes to existing conditions, if applicable.
- Describe proposed materials to be used, desired colors, manufacturer's specifications, etc.
- In the case of signs, give locations of existing signs and proposed locations of new signs.

Attach an additional sheet, if necessary.

135 Main Street also known as the Captain Jacob Hawes House is a proposed mixed use building that has been inspired by its history. The building program consists of a three level building with office space on the first floor and rental apartments on the second and third floors. Taking design cues from the Form B-Building Report of the Massachusetts Historical Commission (see the attached documents for reference), the original building was described as a Greek Revival style with a prominent gabled end and side ELL addition. The new building design solution proportionally defines its volume in the same way as the original structure of the mid-1800's with a prominent gable end volume and an adjacent lower side E.L.L. wing.

The new building has a prominent Greek Revival style gable that fronts on Main Street. This portion of the project has taller double hung windows with hinged shutters. At the ell portion which is recessed 5'0 back from the gable end portion, there is a farmer's porch that provides an accessible ramp to the main side door immediately adjacent to the front door. Clapboard siding is used on all sides to enclose the building. Simulated divided light double hung 6/6 windows are specified throughout the project. The main entrance door with sidelights is a nod back to the original home. Brick veneer is provided on the poured concrete foundation wall on Main Street; at grade there is about 18 inches of exposure between the clapboard siding and grade.

Brick pavers walkways will identify to pedestrians the locations of the front and back entrances to the building. The color will complement the brick veneer along the front foundation wall face.

The Traditional style clapboard siding that is field painted is a BORAL product which is a recycled material manufactured from fly-ash; the end product material from burning coal. This is a rot resistant product that does not absorb moisture and remains stable in all temperatures and has the look and feel of wood.

Plants were selected to enhance the building as well as the Historical district. See the site plan and planting schedule which is included in the application.

The color scheme will be white on white for clapboard, corner boards, and trim with deep navy for the shutters at the main entrance. The intent of the design is to complement the existing context of the Hyannis Main Street Waterfront District.

Please see the attached drawings for design clarification.

**Signed: James J. Sullivan, Jr. architect**

Applicant - Agent

Date **OCTOBER 16, 2017\_**



**Town of Barnstable**  
**Hyannis Main Street Waterfront Historic District Commission**  
www.town.barnstable.ma.us/HyannisMainStreet

**CERTIFICATE OF APPROPRIATENESS**  
**APPLICATION SUBMISSION REQUIREMENTS**

- Application – 3 Copies** Complete all sections and provide a detailed description of the proposal.
- Supporting Materials – 3 Copies**
- Samples** Material samples for all changes to exterior materials.  
Color samples (paint chips) for changes to exterior colors.  
Manufacturer's specification sheets for fixtures, furniture, fences, etc.  
(Note: If samples are too large to submit with the application, they may be brought to the hearing.)
- Photographs** Include pictures of the affected area.
- For new construction, redevelopment, rehabilitations, or additions:
- Plot Plan/Site Plan** A plan showing all structures on the lot and all additions or changes.
- Elevations** Detailed elevations of all building facades, including dimensions and material specifications.
- Landscape Plan** Detailed plan showing types, sizes, and quantities of plant material.
- \$75 Filing Fee** The \$75 fee must be submitted with the application.  
Checks should be made payable to the Town of Barnstable. We are unable to accept credit/debit cards.
- Postage Stamps** Contact the Growth Management Department for the number of required stamps.  
Stamps are required for abutter notification.

**IMPORTANT INFORMATION**

- All decisions of the Commission are subject to a 20 day appeal period. Approved applications may be picked up at 200 Main Street after the appeal period has ended. Please speak with staff for more information on the appeal period.
- Review the Historic District guidelines for information on recommended designs, materials, colors, etc.
- Providing all requested information with the application will prevent delays in processing and hearing your application.
- The applicant or a representative must be present at the scheduled hearing; delays or a denial may otherwise result.
- Approvals from the Historic Commission are required before you can apply to the Building Division for required permits.

**If you have any questions, please call the Growth Management Department at (508) 862-4665 or contact Elizabeth Jenkins at [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us).**

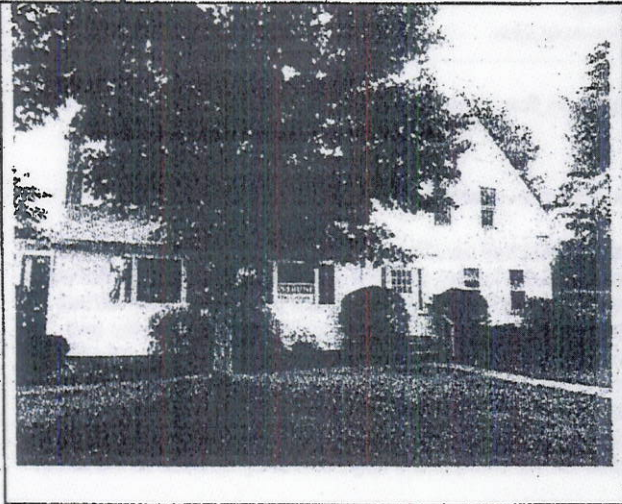
**FORM B - BUILDING**

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

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

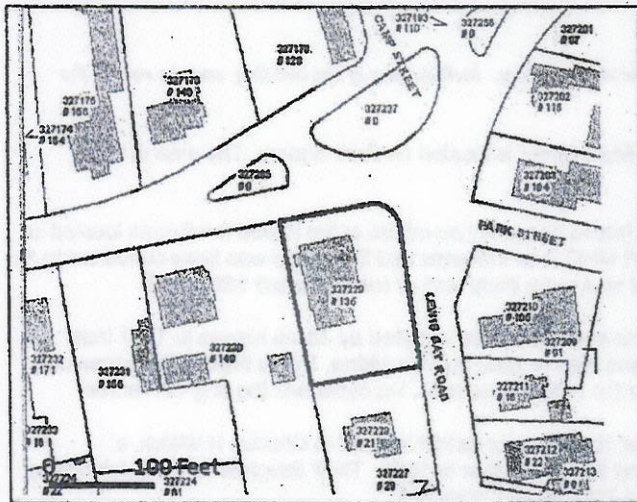
327 229		AU	506
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**Photograph**



**Town:** Barnstable  
**Place:** (*neighborhood or village*) Hyannis  
**Address:** 135 Main Street  
**Historic Name:** Capt Jacob Hawes House  
**Uses:** Present: Single Family Residential  
 Original: Single Family Residential  
**Date of Construction:** c. 1800  
**Source:** 1981 MHC form  
**Style/Form:** Greek Revival  
**Architect/Builder:** Unknown

**Topographic or Assessor's Map**



**Exterior Material:**  
**Foundation:** Granite & Concrete  
**Wall/Trim:** Vinyl Siding  
**Roof:** Asphalt Shingle  
**Outbuildings/Secondary Structures:** parking lot  
**Major Alterations (*with dates*):**  
 Exterior alterations (1820s)  
 Interior renovations (1920s)  
 Side ell addition & Replacement Windows & Siding (1981-2008)  
**Condition:** Fair  
**Moved:** no | x | yes | | **Date** \_\_\_\_\_  
**Acres:** .36  
**Setting:** Located on a relatively flat lot on the corner of Main Street and Lewis Bay Road on the edge of Park Square, in an area characterized by 19<sup>th</sup> Century residences and late 20<sup>th</sup> century infill and conversions to commercial uses.

**Recorded by:** Julie Ann Larry, ttl-architects  
**Organization:** Town of Barnstable  
**Date (month / year):** September 2008

**INVENTORY FORM B CONTINUATION SHEET**

BARNSTABLE 135 Main Street

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU 506

 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.*

The house at 135 Main Street is a one-and-a-half story three by four bay side hall dwelling with several additions to the east and south. The building is located at the corner of Main and Park Streets in an area known as Park Square. The dwelling retains the form and some details of its Greek revival Style, others have been lost to alterations. The main gable front faces Main Street; the gable of the ell faces Park Street; and all roofs are sheathed in asphalt shingles. The house and additions sit on granite and concrete foundations. The walls are clad in vinyl siding which has resulted in a loss of some Greek Revival detailing. The front door is flanked by sidelights and pilasters with a central groove. Fenestration includes 1/1 replacement sash windows. A one story addition onto the front of the eastern ell is flush with the main building form and features two large picture windows flanked by casement windows. A second story shed dormer indicates the former northern exterior wall of the original 19<sup>th</sup> cen. ell. The house features cornice returns, an exterior end chimney, a bay window on the west, and a large one story addition to the south facing the large paved parking lot.

The house at 135 Main Street is similar to other Greek Revival style homes in the area south of Main Street. It has been significantly altered by replacement materials, and change in use, and additions. It makes a minor contribution to the district.

**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.*

Formerly known as 45 Lewis Bay Road and 118 Main Street, 135 Main Street is located on Park Square. The area of Park Square was known in the 19<sup>th</sup> century as Lot Hallett's corner.

Although deed research and assessor records indicate a dwelling house owned by members of the Hallett family was located on this site as early as 1816 and possibly 1790 and although the 1981 MHC form indicates that the house was likely converted to its Greek Revival form in 1826; the style of this house indicates that it was more likely built or reconstructed 1835-1845.

In any case the property including a dwelling house, barn, store and saltworks were acquired by Jacob Hawes in 1837 from Belinda [Polly Buck] Hallett, the widow of Henry Hallett. Jacob Hawes died in 1840 and his widow, Sylvia lived in the house until ca. 1880. Jacob Hawes was a master mariner involved primarily in the Indo-China trade. He captained the brig *Cervantes*.

The house was then purchased from the Hawes family by Thatcher Hinckley who sold it in 1886 to Charles H Welch, a businessman from Portsmouth NH. Charles Welch died in 1894 and his wife Esther in 1896. Their daughter Lucy Welch owned the house 1881 until December of 1923 when it was sold to Alonzo Hamblin of Carver MA.

In 1925 the house was sold by Hamblin to Eliza Cushman, wife of William Cushman. In the 1930 Census William Cushman is retired and the couple live at 118 Main Street at the corner Lewis Bay Road. The couple do not appear on earlier census records in Barnstable, they possibly may be the William & Eliza H Cushman of Long Beach CA in 1920, when he was listed as a retired teacher. The Cushman's owned the house until 1941.

Additional owners include Clara Kelley, estate of William Cushman (1941) Philip Shuman (1941-1956); Robert Norwell Thomas (1946-1951); George & Ruth Schuman (1951); Robert Norwell Thomas (1956); Charles & Frances Reasby (1956-1971); Nils & Bertha Berglund (1971-1973); Joseph & Mary Dalton (1973 -1981); Daniel Sullivan (1981-2008)

**BIBLIOGRAPHY and/or REFERENCES**

Continuation sheet 1



**INVENTORY FORM B CONTINUATION SHEET**

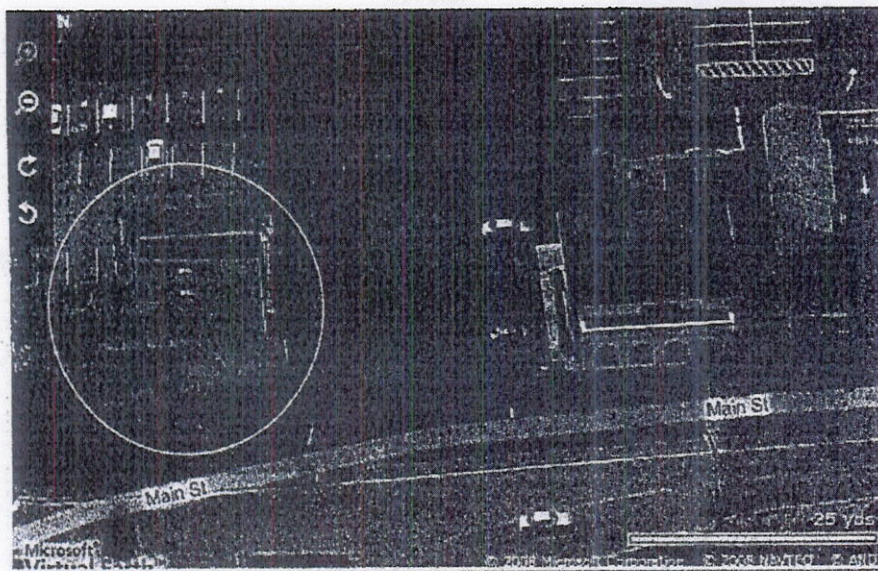
**BARNSTABLE 135 Main Street**

**MASSACHUSETTS HISTORICAL COMMISSION**  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	506
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- Childs, Edward. *45 Lewis Bay Road Massachusetts Historical Commission Inventory Form B*. Barnstable: Barnstable Historical Commission, 1993.
- Town of Barnstable. Assessors Records.
- 1880 Map of Barnstable. Published by G.H. Walker & Co. With inset details of Hyannis Village. [available online at historicmapworks](#)
- 1905 Map of Barnstable. Published by Walker Lithograph and Publishing Company. With inset details of Hyannis Village. [available online at historicmapworks](#)
- 1910 Map of Barnstable. Published by Walker Lithograph and Publishing Company. With inset details of Hyannis Village. [available online at historicmapworks](#)
- Sanborn Fire Insurance Maps*. May 1901; January 1906; September 1912; September 1919; November 1924; October 1932; 1949. [available online at sanborn.umi.com](#)



aerial image c 2007

FORM B - BUILDING

Area G	Form no. 159
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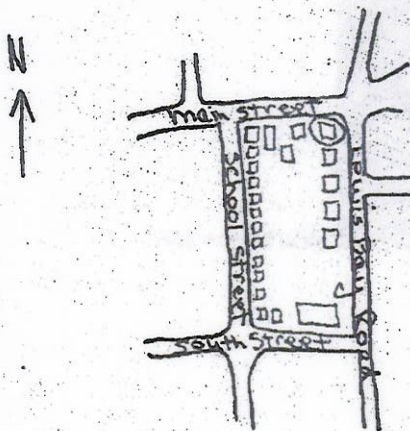
MASSACHUSETTS HISTORICAL COMMISSION  
294 Washington Street. Boston. MA 02108

327/229



Town Pleasant/ Barnstable (Hyannis- School Sts.)  
 Address 135 MAIN STREET  
~~45 Lewis Bay Rd-Park Street,~~  
 Hyannis  
 Historic Name Capt. Jacob Hawes House  
 Use: Original Residence \_\_\_\_\_  
 Present Residence \_\_\_\_\_  
 Ownership:  Private individual Joseph and Mary Dalton  
 Private organization \_\_\_\_\_  
 Public \_\_\_\_\_  
 Original owner Roland Hallett

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:

Date C.1800  
 Source Registry of Deeds-Barn. Cty.  
 Style Greek Revival  
 Architect \_\_\_\_\_  
 Exterior wall fabric wood clapboard  
 Outbuildings Garage, shed  
 Major alterations (with dates) \_\_\_\_\_  
 External alterations-1820's  
 Interior renovations-1971  
 Moved \_\_\_\_\_ Date \_\_\_\_\_  
 Approx. acreage .360a  
 Setting Residential-near Main St.  
 Commercial area \_\_\_\_\_  
 Photos: #25-14A-G159\*  
 #25-15A-G159

Recorded by Edward L. Childs  
 Organization Barnstable Historical Commission  
 Date May, 1981

(Staple additional sheets here)

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

This house bears similarities to other simple Greek Revival style homes in the area. The front door is sidelighted and flanked by pilasters which are designed with a central groove. A dormer on the right side has a fully pedimented gable over the top. An addition has been added to the rear. One of the first homes in this area, it is another example of the development of the mariner community in Hyannis.

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

In 1790 Joseph Hallett sold a rather large parcel (3 $\frac{1}{2}$ -4 acres) of land to Rowland Hallett, a yeoman. In 1816 Rowland sold the property, along with some adjoining property to his five sons, Rowland, Joshua, Henry, Sears and Nathan. Mentioned in the deed was a dwelling house and outbuildings whose location is proximate to this building. Henry, a housewright, probably renovated the home at this time, to the Greek Revival style. Henry died in 1826. His wife Polly was the administratrix of the will and sold the house along with a barn, store, and 2000 feet of salt works located on the southern end of the property, for \$1,560.00. The buyer was Jacob Hawes, a master mariner who commanded the brig CERVANTES. Capt. Hawes was involved primarily in the Indo-China trade. Hawes died in 1840. After his death his widow Sylvia continued to live at the residence until 1880. At this time Thatcher Hinckley, a neighbor purchased the home. In 1886, the home was sold to Charles W. Welch, a businessman from Portsmouth, N.H. Upon his death in 1894, and his wife Esther's death in 1896, the house was willed to their daughter Lucy. She kept the house until 1924, at which time it was sold to Alonzo P. Hamblin. Now owned by Joseph and Mary Dalton, this home is one of the first built that still exist in this area. It also lends itself as part of the mariner community that was so prominent a part of Hyannis.

BIBLIOGRAPHY and/or REFERENCES

Trayser, Donald G., Barnstable-Three Centuries of a Cape Cod Town, 1939.  
Registry of Deeds-Barnstable County  
Registry of Probate-Barnstable County  
Barnstable County Atlas 1858, 1880, 1907  
Seven Villages of Barnstable, 1976.

HY G-159

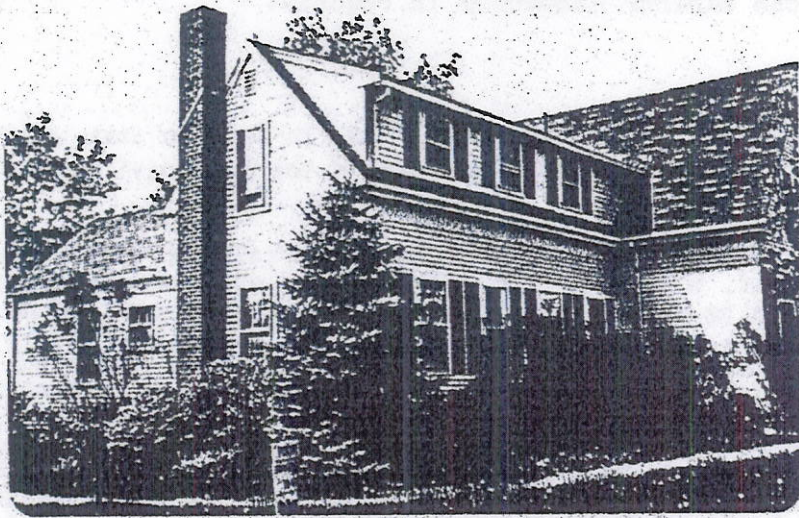


Photo #25-15A-G159

Mal 327 Parcel 229

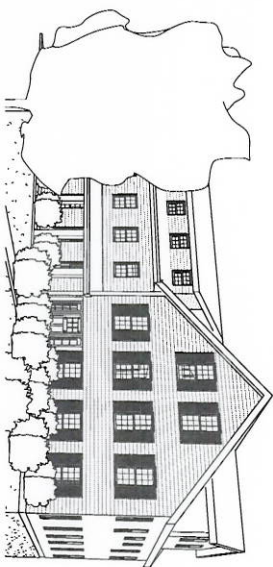
- 2x6 K.D. affected collar-ties 2nd Floor \*
- Appropriate Fiber glass insulation per area \*
- $\frac{1}{2}$ " gypsum Board per area affected \*
- Same Flooring, windows, lighting and fixtures.
- Exterior repairs made with same-to-same.
- Attach to Permit application

Stephan Boudreau  
9/18/15

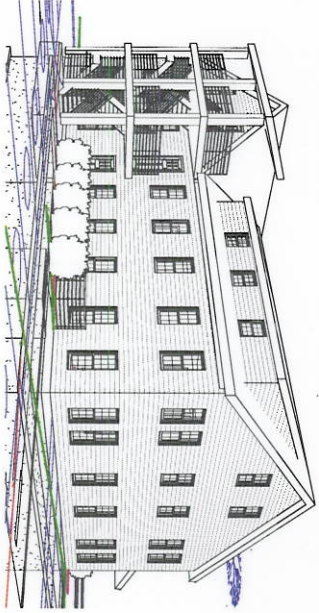
Repairs after  
fire damage →  
admin sign-off  
HHDC ok -  
all improved or  
like-to-like  
ESG  
9/18/15



1 3D View 6



2 3D View 8



3 3D View 4

**SWDD ARCHITECTS**

JAMES J. SULLIVAN, JR., AIA architect

jsullivan1375@gmail.com

**CAPTAIN JACOBS HAWES HOUSE**

No.	Description	Date

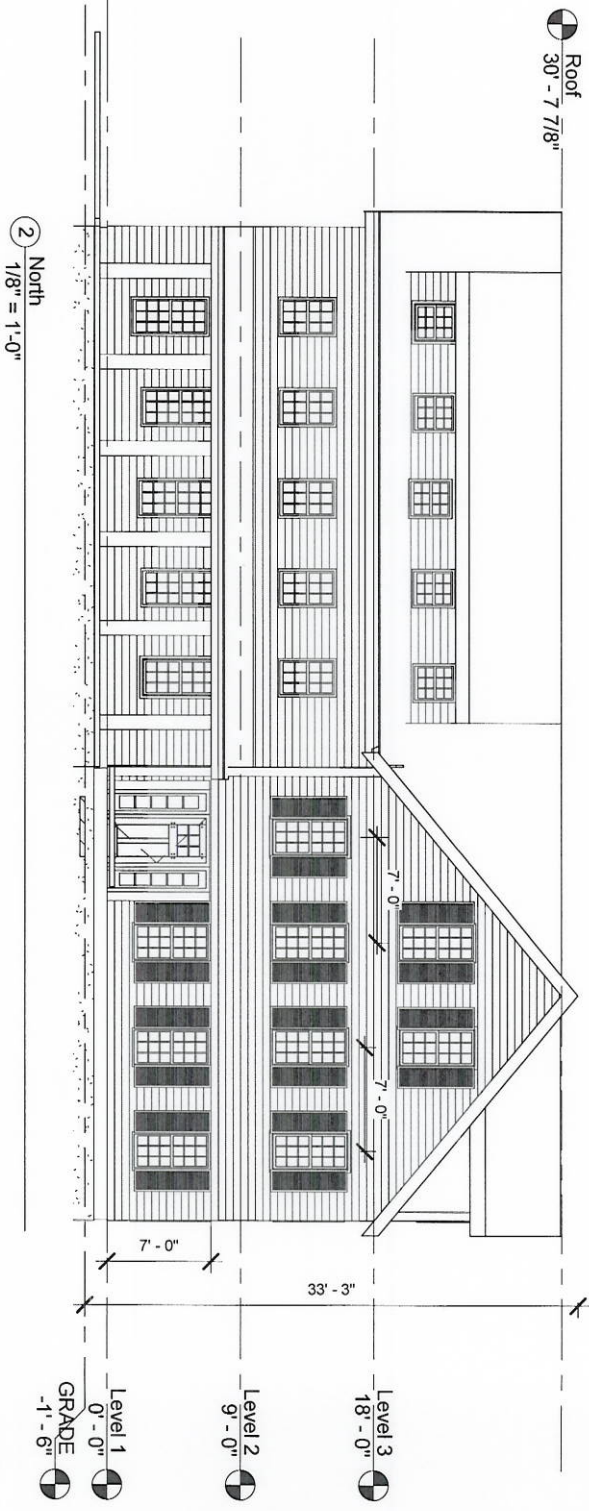
COVER		Scale
Project number	201602	A0
Date	OCTOBER 16, 2017	
Drawn by	Author	
Checked by	Checker	

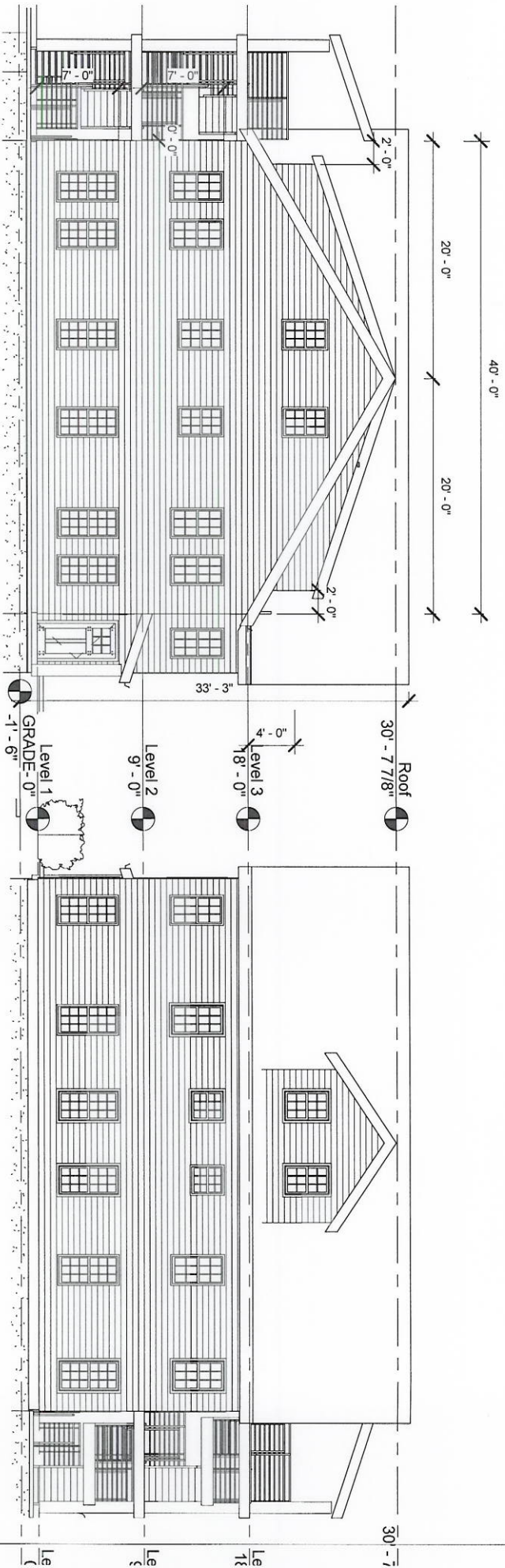
**SWDD ARCHITECTS**  
 JAMES J. SULLIVAN, JR. AIA architect  
 jsullivan1375@gmail.com

CAPTAIN JACOBS HAWES HOUSE  
**135 MAIN STREET**

No.	Description	Date

<b>NORTH Elevation</b>		<b>A4</b>
Project number	201602	
Date	OCTOBER 16, 2017	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"





1 East  
1/8" = 1'-0"

2 West  
1/8" = 1'-0"

**SMDD ARCHITECTS**  
 JAMES J. SULLIVAN, JR. AIA architect  
 jsullivan1375@gmail.com

CAPTAIN JACOBS HAWES HOUSE  
**135 MAIN STREET**

No.	Description	Date

**EAST & WEST Elevations**

Project number 201602  
 Date OCTOBER 16, 2017  
 Drawn by Author  
 Checked by Checker

**A5**  
 Scale 1/8" = 1'-0"

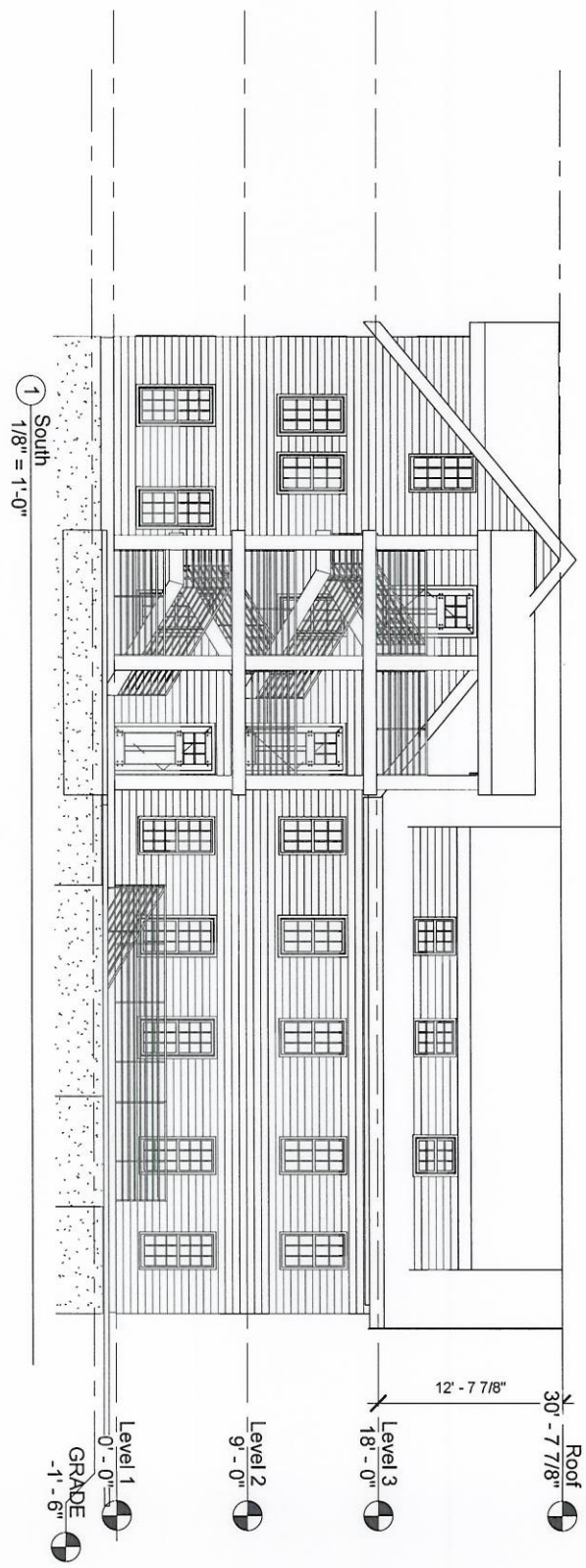


**SWDD ARCHITECTS**  
 JAMES J. SULLIVAN, JR., AIA architect  
 jsullivan1375@gmail.com

CAPTAIN JACOBS HAWES HOUSE  
 135 MAIN STREET

No.	Description	Date

<b>SOUTH ELEVATION.</b>	
Project number	201602
Date	OCTOBER 16, 2017
Drawn by	Author
Checked by	Checker
Scale 1/8" = 1'-0"	
<b>A6</b>	



A. KNOCKOUT ROSES



B. FORSYTHIA



C. KOUSA DOGWOOD



D. ANDROMEDA



E. DWARF HYDRANGEA



F. NIKKO BLUE HYDRANGEA



**SMDD ARCHITECTS**  
 JAMES J. SULLIVAN, JR. AIA architect  
 jsullivan1375@gmail.com

CAPTAIN JACOBS HAWES HOUSE  
**135 MAIN STREET**  
 HYANNIS, MA

No.	Description	Date

PLANTING SCHEDULE	
Project number	201602
Date	OCTOBER 16, 2017
Drawn by	Author
Checked by	Checker
Scale	<b>C3</b>

G. RHODODENDRON PJM



H. VIBURNUM



I. PRIVET



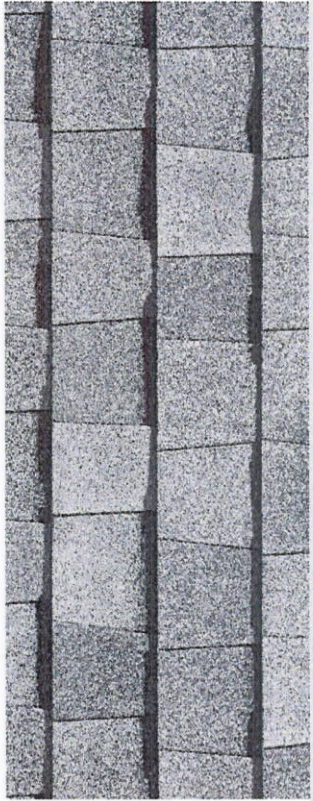
**SMDD ARCHITECTS**  
 JAMES J. SULLIVAN, JR. AIA architect  
 jsullivan1375@gmail.com.

CAPTAIN JACOBS HAWES HOUSE  
 135 MAIN STREET  
 HYANNIS, MA

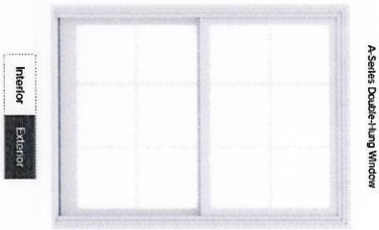
No.	Description	Date

PLANTING SCHEDULE		Scale
Project number	201602	C4
Date	OCTOBER 16, 2017	
Drawn by	Author	
Checked by	Checker	

**CERTAINTEED LANDMARK SERIES: SILVER BIRCH ARCHITECTURAL SHINGLES.**

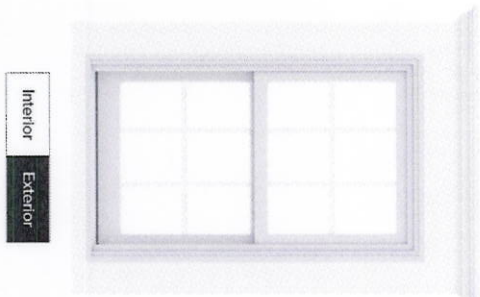


**ANDERSEN : A-SERIES SIMULATED DIVIDED LIGHTS**



A-Series Double-Hung Window

**ANDERSEN WINDOW - A-SERIES SIMULATED DIVIDED LIGHTS WITH CORNICE.**



A-Series Double-Hung Window

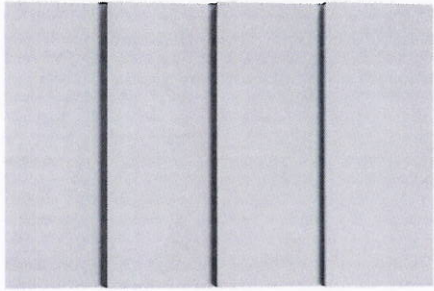
**FEATURES**

- No cracking or splitting from moisture
- Resists rot and termite attacks
- Maintains a high level of stability
- No need to prime end or field cuts
- Workability exceeds that of wood siding
- Installs with standard woodworking tools and methods
- Accepts a wide variety of fasteners
- Can be painted any color
- Made in the USA
- 20-year limited warranty
- 16ft lengths

**AVAILABILITY**

**TECHNICAL INFORMATION**

**BORAL CLAPBOARD SIDING : NOTE INDIVIDUAL CLAPBOARD STRIPS.**



**CAPTAIN JACOBS HAWES HOUSE**

**HYANNIS, MA**

**SWDD ARCHITECTS**  
 JAMES J. SULLIVAN, JR. AIA architect  
 jsullivan1375@gmail.com.

No.	Description	Date

MATERIAL SAMPLES	
Project number	201602
Date	OCTOBER 16, 2017
Drawn By	Author
Checked by	Checker
	Scale
<b>C5</b>	

**SAMPLE WINDOW WILL BE BROUGHT TO THE MEETING**







**Town of Barnstable  
Hyannis Main Street Waterfront Historic District Commission**



**Application  
Certificate of Appropriateness**

Application is hereby made for the issuance of a Certificate of Appropriateness under M.G.L. Chapter 40C, The Historic Districts Act for proposed work as described below and on plans, drawings or photographs accompanying this application for:

Assessor's Map No. 327 Parcel No. 247  
 Address of Proposed Work 255 Main Street, Hyannis  
 Applicant Name Cape Built Development  
 Applicant Mailing Address 11 Chestnut St, Suite M304 Town/State/Zip Amesbury, MA 01913  
 Applicant Phone Number 978-255-4600  
 Applicant E-Mail rob@capebuilt.com  
 Property Owner Name Cape Built Development  
 Owner Mailing Address 11 Chestnut St, Suite M304 Town/State/Zip Amesbury, MA 01913  
 Owner Phone 978-255-4600  
 Agent or Contractor Name Union Studio Architecture & Community Design  
 Agent or Contractor Address 140 Union Street Town/State/Zip Providence, RI 02903  
 Agent or Contractor Phone 401-272-4724  
 Agent or Contractor E-Mail paul@unionstudioarch.com

**PROPOSED WORK**

Please check all categories that apply:

- Building Type:**                     Commercial     Residential     Accessory  
     Other \_\_\_\_\_
- Work Proposed:**
1. Building Construction:         New Building    Addition         Alteration
2. Exterior Alteration:             Windows         Doors             Siding         Roof  
     Other demolition of a 1950's storefront addition & rear additions
3. Exterior Painting:
4. Signs:                                 New sign         Alteration to existing sign
5. Accessory Improvement:         Fence             Parking Lot         Outdoor Dining  
     Awning/Canopy
6. Other:                                new dormers

**Hyannis Main Street Waterfront Historic District Commission**

**BUILDING MATERIAL  
SPECIFICATION SHEET**

**Please complete this sheet only if new building construction or alterations  
to an existing building are proposed.**

Fill out all sections that are applicable to your project.  
Include materials, specifications, dimensions and/or colors to be used.

FOUNDATION existing: painted brick, see drawings; new: poured in place concrete

SIDING TYPE existing: wood to match existing;  
new: fiber-cemnt lap siding COLOR see drawings

CHIMNEY TYPE remove existing COLOR see drawings

ROOF MATERIAL 30 yr architectural asphalt shingles COLOR see drawings

ROOF PITCH existing: 9/12; new: 9/12

DOORS insulated metal at egress stairs;  
aluminum storefront at entry doors COLOR see drawings

WINDOWS aluminum clad wood double hung;  
aluminum storefront COLOR see drawings

SHUTTERS N/A COLOR \_\_\_\_\_

TRIM existing: repair in kind; new: composite wood by Boral COLOR see drawings

GUTTERS pre-finished aluminum ogee profile gutters & 4x5 downspouts

PATIO/PORCH/DECK patio: brick

GARAGE DOORS N/A COLOR \_\_\_\_\_

OTHER \_\_\_\_\_



# Hyannis Main Street Waterfront Historic District Commission

## DETAILED DESCRIPTION OF PROPOSED WORK

- Provide detailed specifications of the proposal.
- Include a detailed description of changes to existing conditions, if applicable.
- Describe proposed materials to be used, desired colors, manufacturer's specifications, etc.
- In the case of signs, give locations of existing signs and proposed locations of new signs.

Attach an additional sheet, if necessary.

The proposed project is a renovation of existing commercial building into a mixed-use building with a new 3,775 sf retail/commercial space on the ground floor and 10 apartments on the first and second floors.

Since the 1950's, the exterior has been significantly modified with a first floor storefront addition on the front and various additions on the rear. The proposed scope includes the demolition of these additions to restore the original storefront of the building and allow for a simple, architecturally compatible addition in the rear.

New dormers are proposed in the existing roof to provide air and light to the new apartments on the third floor.

All windows will be replaced with double hung aluminum clad wood windows. New windows will be the same. A new aluminum clad storefront system & doors will be installed at the front of the building.

Existing wood lap siding will be repaired and replaced in kind. New lap siding will be horizontal cementitious lap siding. Existing trim, eaves decorative brackets, corner boards will be repaired and/or replaced in kind. All new trim in new dormers and the addition will be a painted wood composite by Boral TruExterior Siding & Trim and match the existing in profile and dimension.

Associated site improvements include new landscaping, paving, striped parking spaces, tight board wood fence along property lines, wrought iron fence along sidewalk, concrete sidewalks and necessary utility upgrades.

New building signage & lighting will be in accordance with the Zoning Ordinance.

Signed



Applicant - Agent

Date

10/16/17



**Town of Barnstable**  
**Hyannis Main Street Waterfront Historic District Commission**

[www.town.barnstable.ma.us/HyannisMainStreet](http://www.town.barnstable.ma.us/HyannisMainStreet)

**CERTIFICATE OF APPROPRIATENESS**  
**APPLICATION SUBMISSION REQUIREMENTS**

- Application – 3 Copies** Complete all sections and provide a detailed description of the proposal.
- Supporting Materials – 3 Copies**
- Samples** Material samples for all changes to exterior materials.  
Color samples (paint chips) for changes to exterior colors.  
Manufacturer's specification sheets for fixtures, furniture, fences, etc.  
(Note: If samples are too large to submit with the application, they may be brought to the hearing.)
- Photographs** Include pictures of the affected area.
- For new construction, redevelopment, rehabilitations, or additions:
- Plot Plan/Site Plan** A plan showing all structures on the lot and all additions or changes.
- Elevations** Detailed elevations of all building facades, including dimensions and material specifications.
- Landscape Plan** Detailed plan showing types, sizes, and quantities of plant material.
- \$75 Filing Fee** The \$75 fee must be submitted with the application.  
Checks should be made payable to the Town of Barnstable. We are unable to accept credit/debit cards.
- Postage Stamps** Contact the Growth Management Department for the number of required stamps.  
Stamps are required for abutter notification.

**IMPORTANT INFORMATION**

- All decisions of the Commission are subject to a 20 day appeal period. Approved applications may be picked up at 200 Main Street after the appeal period has ended. Please speak with staff for more information on the appeal period.
- Review the Historic District guidelines for information on recommended designs, materials, colors, etc.
- Providing all requested information with the application will prevent delays in processing and hearing your application.
- The applicant or a representative must be present at the scheduled hearing; delays or a denial may otherwise result.
- Approvals from the Historic Commission are required before you can apply to the Building Division for required permits.

**If you have any questions, please call the Growth Management Department at (508) 862-4665 or contact Elizabeth Jenkins at [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us).**

# 255 MAIN STREET

255 Main St.  
Hyannis, Ma 02601

## CERTIFICATE FOR APPROPRIATENESS

10/16/2017

NUMBER	DATE
1	10/16/2017
2	10/16/2017
3	10/16/2017
4	10/16/2017
5	10/16/2017
6	10/16/2017
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98	10/16/2017
99	10/16/2017
100	10/16/2017



PROPOSED BUILDING - STREET PERSPECTIVE



UNION STUDIO  
ARCHITECTS & INTERIORS  
100 MAIN STREET  
HYANNIS, MA 02601  
TEL: 407.272.4224  
WWW.UNIONSTUDIO.COM

OWNER: \_\_\_\_\_

ARCHITECT:  
UNION STUDIO  
100 MAIN STREET  
HYANNIS, MA 02601  
TEL: 407.272.4224  
WWW.UNIONSTUDIO.COM

CONTRACTOR: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

MECHANICAL,  
ELECTRICAL &  
PLUMBING: \_\_\_\_\_

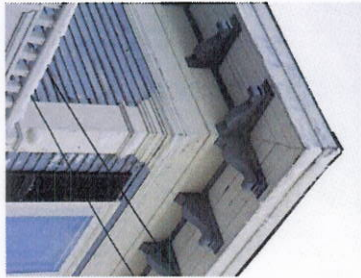
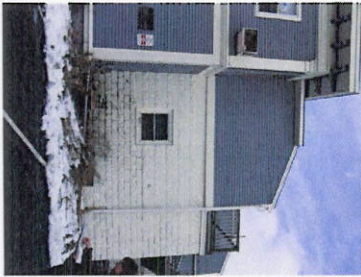
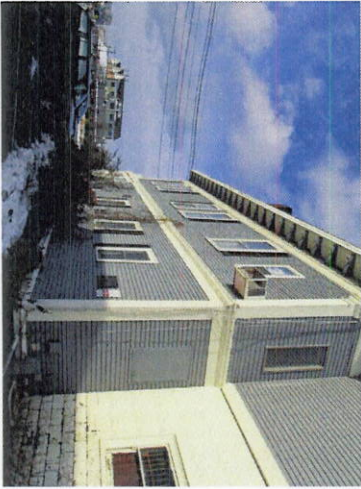
FIRE PROTECTION: \_\_\_\_\_

CIVIL: \_\_\_\_\_

LANDSCAPE: \_\_\_\_\_

G101

255 MAIN STREET



G102

EXISTING  
CONDITIONS  
PHOTOS

DATE: 10/16/2017  
SCALE:  
OWNER:

CERTIFICATE  
FOR  
APPROPRIATENESS

255 MAIN STREET

255 Main St  
Hyannis, Ma 02601

UNION STUDIO  
100 NORTH MAIN STREET, SUITE 100  
HYANNIS, MA 02601  
TEL: 508.978.1111  
WWW.UNIONSTUDIO.COM







UNION STUDIO  
ARCHITECTURE & INTERIOR DESIGN  
1000 WASHINGTON STREET, SUITE 200  
HYANNIS, MA 02601  
TEL: 781.871.1111  
WWW.UNIONSTUDIO.COM

OWNER:

255 MAIN STREET  
Hyannis, Ma 02601

CERTIFICATE  
FOR  
APPROPRIATENESS

JOB #: 17-130

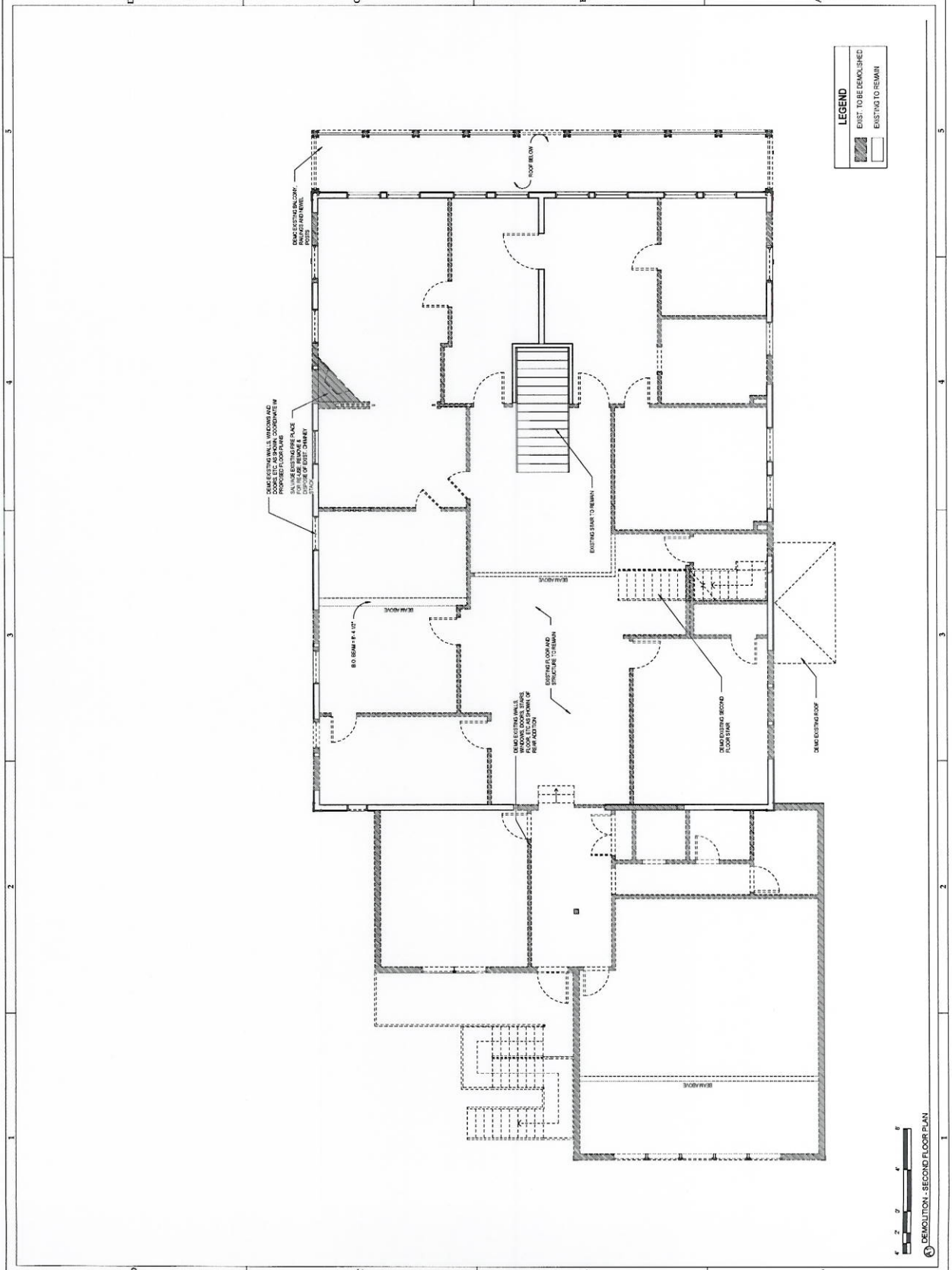
DATE: 10/16/2017

SCALE: SEE GRAPHIC SCALE

UNION STUDIO ARCHITECTURE & INTERIOR DESIGN  
1000 WASHINGTON STREET, SUITE 200  
HYANNIS, MA 02601  
TEL: 781.871.1111  
WWW.UNIONSTUDIO.COM

DEMOLITION -  
SECOND FLOOR  
PLAN

AD102



0 2 4 8  
DEMOLITION - SECOND FLOOR PLAN







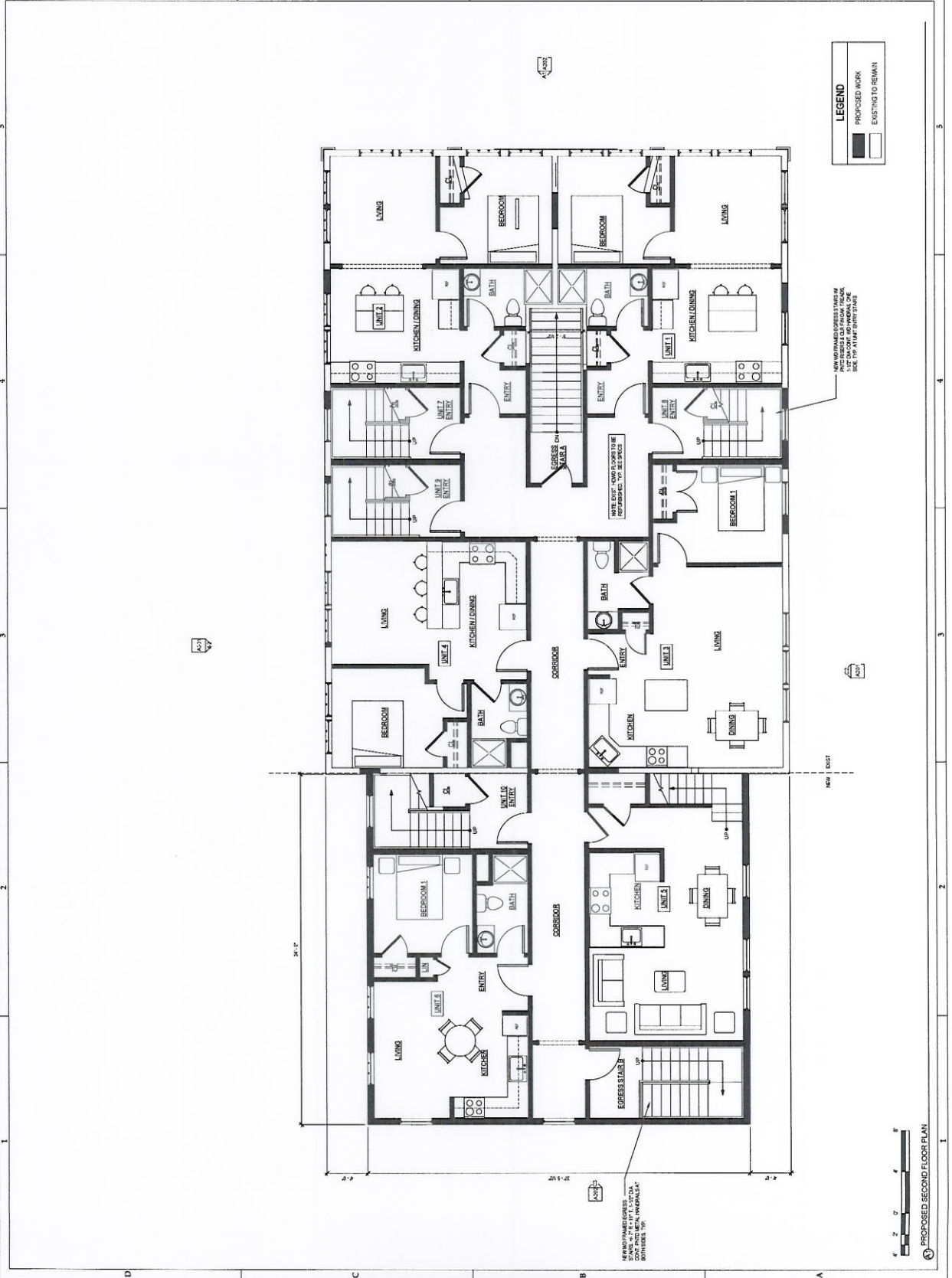














UNION STUDIO  
ARCHITECTS

OWNER:

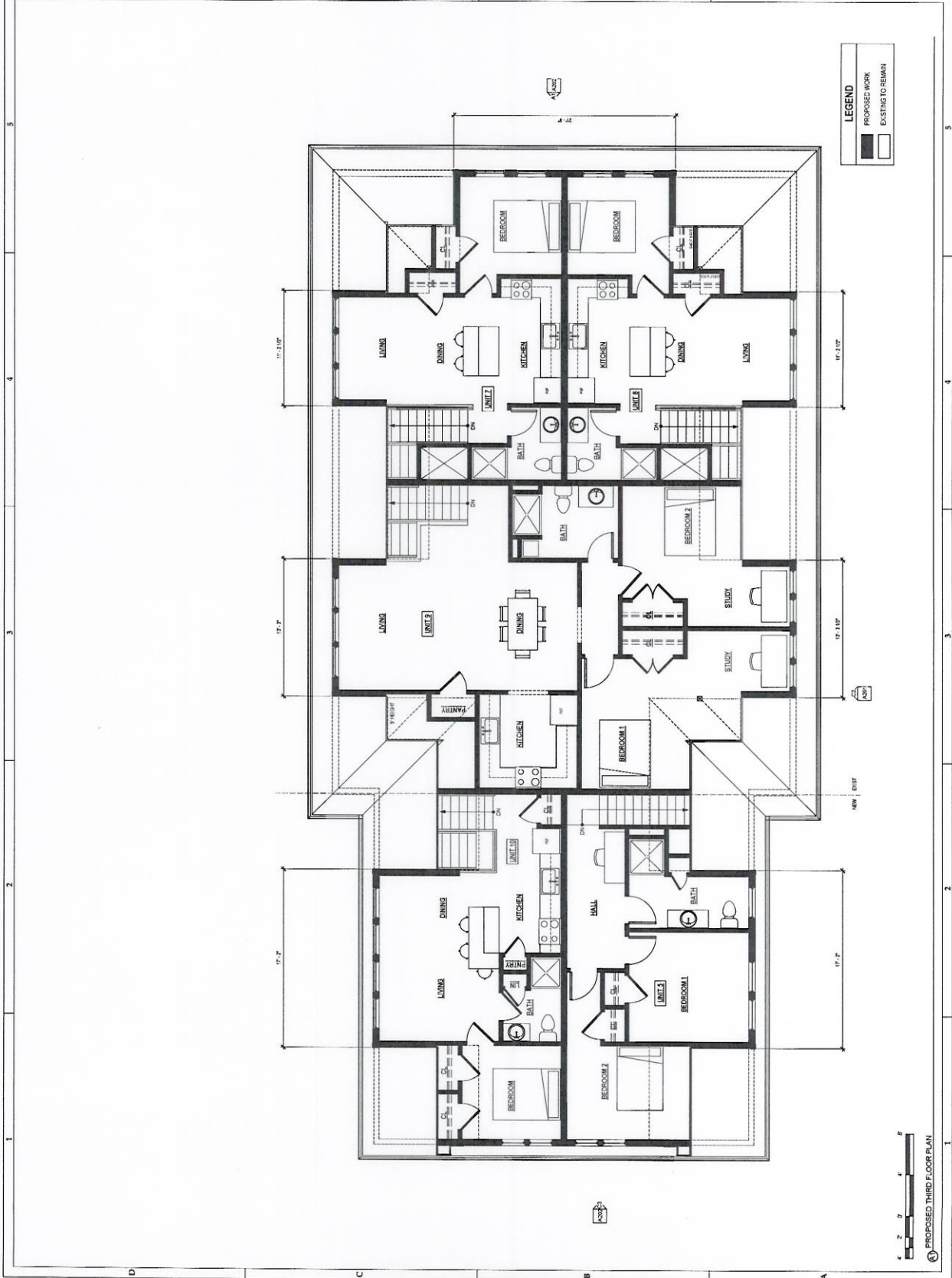
255 MAIN STREET  
17 years, Ma 02601

CERTIFICATE  
FOR  
APPROPRIATENESS

DATE: 10/10/2017  
SCALE: SEE GRAPHIC SCALE  
UNION STUDIO ARCHITECTS  
17 YEARS, MA 02601  
ARCHITECTS

PROPOSED THIRD  
FLOOR PLAN

A103

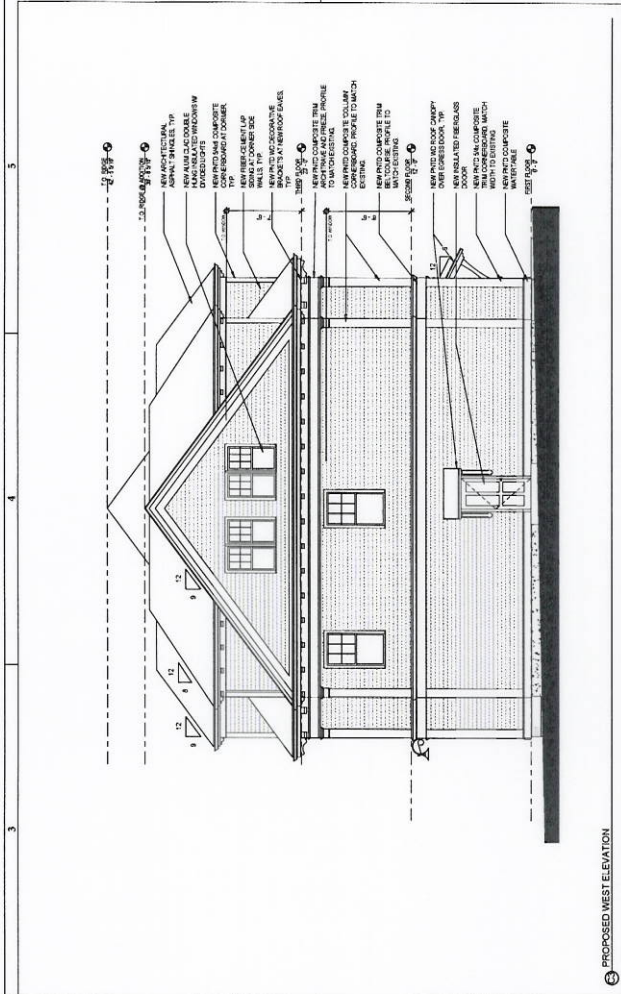


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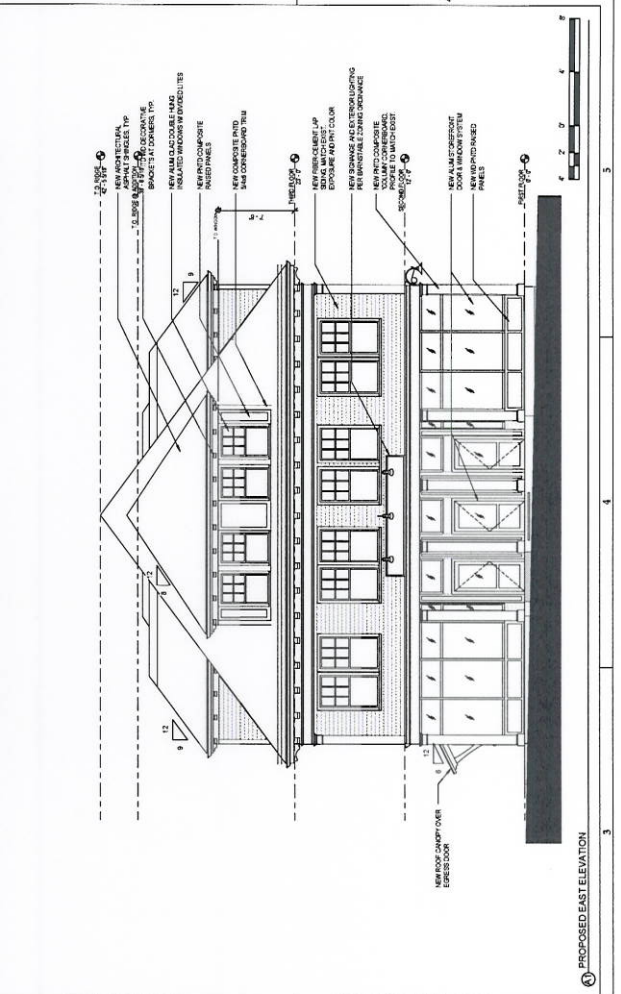




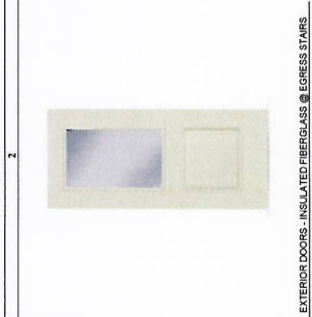




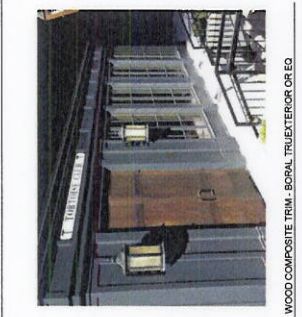
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



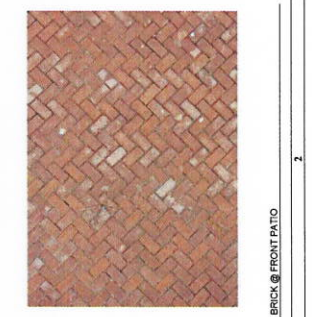
EXTERIOR DOORS - INSULATED FIBERGLASS @ EGRESS STAIRS



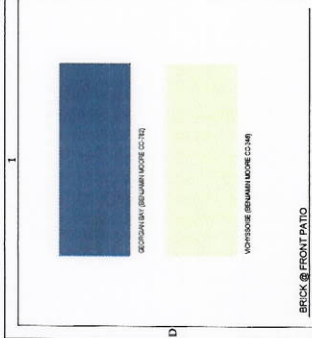
WOOD COMPOSITE TRIM - BORAL TRUEX EXTERIOR OR EQ



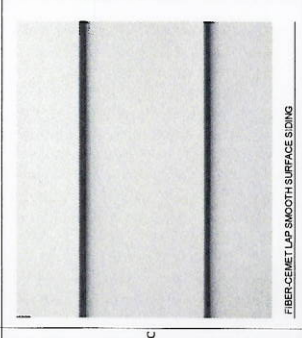
EXTERIOR LIGHTING - WALL SCONCES & SIGNAGE



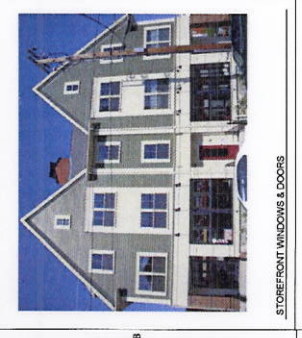
BRICK @ FRONT PATIO



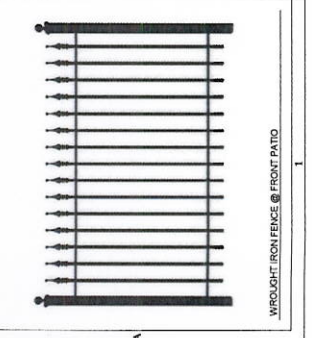
BRICK @ FRONT PATIO



FIBER-CEMENT LAP SMOOTH SURFACE SIDING



STOREFRONT WINDOWS & DOORS



WROUGHT IRON FENCE @ FRONT PATIO

# FORM B – BUILDING

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

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

327 247		AU	648
---------	--	----	-----

**Town:** Barnstable

**Place:** (*neighborhood or village*)  
Hyannis

**Address:** 255 Main Street

**Historic Name:** Saturday Night Club Building

**Uses: Present:** Commercial/Offices

**Original:** Commercial/Club

**Date of Construction:** ca. 1910

**Source:** 1985 MHC form

**Style/Form:** Colonial Revival

**Architect/Builder:** Unknown

**Exterior Material:**

**Foundation:** Brick

**Wall/Trim:** Clapboards

**Roof:** Asphalt Shingles

**Outbuildings/Secondary Structures:**  
None

**Major Alterations (*with dates*):**  
First Floor Store Front (1970)

**Condition:** Fair

**Moved:** no | x | yes | | **Date** \_\_\_\_\_

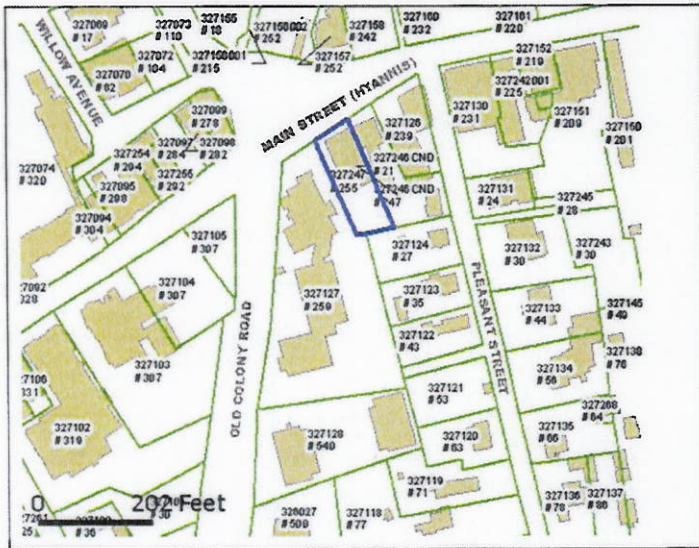
**Acreeage:** .28

**Setting:** Located on a relatively flat lot on Main Street near the corner of Old Colony Road in an area characterized by 19<sup>th</sup> Century residences converted to commercial uses and purpose built commercial, hotel, and industrial buildings.

## Photograph



## Topographic or Assessor's Map



**Recorded by:** Julie Ann Larry, ttl-architects

**Organization:** Town of Barnstable

**Date (*month / year*):** September 2008

**INVENTORY FORM B CONTINUATION SHEET**

BARNSTABLE 255 Main Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

648

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.*

This free standing wood frame commercial block rises two stories to an overhanging hip roof supported on brackets; a hip roof dormer pierces the front slope of the roof. Constructed in the Colonial Revival Style, character defining features include: the hip roof, central hip-roof dormer, corner boards, paired windows and eave brackets. Windows at the second story are paired and contain 1/1 sash. The projecting ground floor has been altered with brick veneer, now painted, but retains its wood entablature. The paneled parapet has been replaced by a narrow baluster with Contemporary Style posts and balusters. The original storefront consisted of recessed double entries flanked by show windows to either side. The existing shop front has a multi-pane display window with a recessed entrance to the east for the central entrance to the upper floor and a multi-pane display window to the west. The western shopfront entrance has been infilled with a clapboard sheathed wall with a multi-paned window.

The Saturday Night Club Building at 255-7 Main Street was built as a commercial building, but its first floor store front has been altered from its early appearance. It makes a moderate contribution to the district. A historic image of the building is located on page 33 of Longley's *Images of Hyannis and Hyannis Port*.

**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.*

The building at 257 Main Street was originally known as the Saturday Night Club. This organization, which was at first purely social, but eventually became the Barnstable Board of Trade organized in June of 1913. The Barnstable Patriot described it as an organization with "a large membership and attractive rooms in the S.N.C. Building opposite the railway station." The building likely housed commercial functions at the first story level from the beginning. (Jenkins, 1985)

The original officers of the Board of Trade were: William Lovell, Jr, President; Isaiah C Sears, Vice-President; John C Bearnse, Secretary; Irving W Cook, Treasurer. At first meetings were held monthly and out of town speakers often addressed the membership, "thus keeping the members in close touch with important questions and the attitude of prominent thinkers toward such questions." (Jenkins, 1985)

**BIBLIOGRAPHY and/or REFERENCES**

Jenkins, Candace. *257 South Street Massachusetts Historical Commission Inventory Form B*. Barnstable: Barnstable Historical Commission, 1985.

Town of Barnstable. Assessors Records.

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

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

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

# INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE 255 Main Street

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

648

*Sanborn Fire Insurance Maps.* May 1901; January 1906; September 1912; September 1919; November 1924; October 1932; 1949. [available online at sanborn.umi.com](http://sanborn.umi.com)



BRN. 648

327/247

FORM B - BUILDING

AREA	FORM NO.
HYF	128

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116



Town Barnstable (Hyannis-Main St. East)  
 Address 255 257 Main Street  
 Historic Name Saturday Night Club Building

Use: Present commercial  
 Original commercial/club

DESCRIPTION:

Date c. 1910  
 Source style; Barnstable Patriot

Style Colonial Revival

Architect unknown

Exterior wall fabric clapboard (brick)

Outbuildings none

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

first story storefronts c. 1970

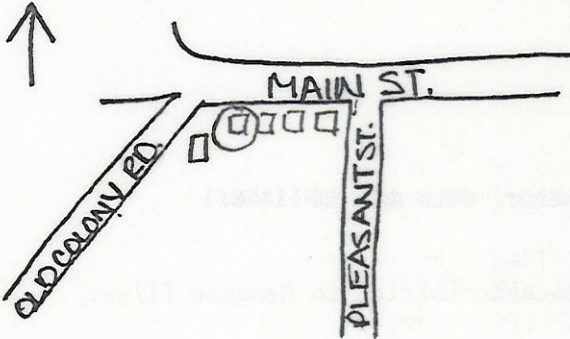
Moved no Date \_\_\_\_\_

Approx. acreage .28 327/247

Setting east end of Main Street commercial  
district- south side of street

Photo #91-33-F128

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



Recorded by Candace Jenkins

Organization Barnstable Historical Comm.

Date May 1985

(Staple additional sheets here)

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

This freestanding wood-frame commercial block rises two stories to an overhanging hip roof supported on brackets; a hip roof dormer pierces the front slope of the roof. Windows at the second story are paired and contain 1/1 sash. The projecting ground floor has been altered with multi-colored brick facing, but retains its wood cornice and paneled parapet. The original storefront consisted of recessed double entries flanked by show windows to either side.

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

This commercial block located opposite the railway depot, was originally known as the Saturday Night Club Building. This organization, which was at first purely social, eventually became the Barnstable Board of Trade organized June 1913. The Barnstable Patriot described it as an organization with "a large membership and attractive rooms in the S.N.C. Building opposite the railway station." The building likely housed commercial functions at the first story level from the beginning. The original officers of the Board of Trade were: William Lovell, Jr., President; Isaiah C. Sears, Vice President; John C. Bearse, Secretary; Irving W. Cook, Treasurer. At first meetings were held monthly and out of town speakers often addressed the membership, "thus keeping the members in close touch with important questions and the attitude of prominent thinkers toward such questions."

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

Bearse, Alvah, Physic Point. Patriot Press, Hyannis. 1982. -  
Hyannis Public Library. Undated article from the Barnstable Patriot in Hyannis files.





**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](mailto:erin.logan@town.barnstable.ma.us)



Commission Members

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

October 18, 2017

To: Town of Barnstable, Planning Board – Marry Barry, Chair  
c/o Karen Herrand, Administrative Assistant

Re: **Regulatory Agreement Application, Capebuilt Pleasant Street, LLC – Sea Captains Row**

The Barnstable Historical Commission (BHC) is writing regarding the proposed development of Sea Captains Row on Pleasant Street in Hyannis by Capebuilt Pleasant Street LLC.

Specific to our concerns, the developer is seeking relief from oversight by the BHC for Chapter 112 Article 1 and from the Hyannis Main Street Waterfront HDC for Chapter 9, Article III. We offer our comments as the Commission charged with “safeguarding the Town’s historical, cultural and architectural heritage.”

We feel that the plans submitted to date, while offering sorely needed housing opportunities in downtown Hyannis, unnecessarily jettison many historic buildings that might better be incorporated into the plan.

Despite erroneous reports to the contrary, the properties marked for demolition under the current plan (initially 43, 44 and 56 Pleasant Street) are all listed in the National Register of Historic Places and represent an important part of our sea-faring heritage. Constructed in the 1830s and 1840s, they are excellent examples of the Greek Revival architecture prevalent at the time. Although they may currently exhibit a state of disrepair, they appear to be structurally sound and could potentially form the basis for a unique and attractive architectural design for the proposed development.

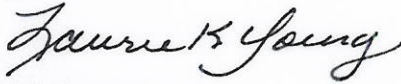
Further, these important historic properties are on the current Preservation Massachusetts list of the State’s Most Endangered Historic Resources. We strongly endorse their offer to work with the developer and the Town to involve appropriate structural professionals and explore Federal and State historic preservation tax credit opportunities.

Far too many unique, historic properties in this area have already been demolished or allowed to atrophy in the name of progress. Barnstable Historical Commissioners are not opposed to new development, but feel it should not come at the expense of our National Register assets, so we urge serious consideration of these important historic buildings as distinct components of this proposed new development, consistent with the Town’s adopted policies and plans.

To quote from the Town of Barnstable Historic Preservation Plan Update of 2010,  
"Preservation of Barnstable's built resources is integral in protecting the town's unique sense of place."

Thank you for your attention and concern. We at the BHC stand ready to provide any clarification or assistance that you request.

Sincerely,



Laurie K. Young  
Chair, Barnstable Historical Commission

CC:

*Barnstable Town Council c/o Cindy Lovell, Council Administrator*

*Town Manager - Mark Ells*

*Town Clerk - Ann Quirk*

*Building Commissioner - Brian Florence*

*Conservation Commission - Darcy Karle, Conservation Administrator*

*Board of Health - Thomas McKean, Director of Public Health*

*Zoning Board of Appeals c/o Carol Puckett, Administrative Assistant*

*Barnstable Housing Authority - Lorri Flinton, Executive Director*

*Cape Cod Commission c/o Sarah Korjeff*

*Greater Hyannis Civic Association – Deb Krau, President*

*Hyannis Main Street Waterfront Historic District Committee c/o Karen Herrand, Administrative Assistant*

*Preservation Massachusetts - James E. Igoe, President*

*Cape Cod Maritime Museum – Christopher Galazzi*

*Keepers of Sea Captains Row – Dominic Alessandra*