

# BARNSTABLE HISTORICAL COMMISSION

**August 18, 2020**

## TABLE OF CONTENTS

<b>2</b>	Agenda
<b>4</b>	58 Wianno Avenue, Osterville
<b>29</b>	20 Oyster Place Road, Osterville
<b>64</b>	113 West Bay Road, Osterville

For questions, please contact Erin Logan, Administrative Assistant  
[erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us) or by telephone at 508.862.4787



## Town of Barnstable

# Barnstable Historical Commission

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

### Commission Members

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

### Administrative Assistant

Erin K. Logan, [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

## AGENDA

**Tuesday, August 18, 2020, 4:00PM**

### Call to Order

### Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and public participation is available through this link <https://zoom.us/j/98973013448> or by dialing 888-475-4499 – Meeting ID: 98973013448 must inquire whether anyone is taping this meeting and to please make their presence known.

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

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

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

**Link: <https://zoom.us/j/98973013448>**

**Telephone Number: 888 475 4499 Meeting ID: 98973013448**

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

Copies of the applications are available for review by calling 508.862.4787 or emailing [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

---

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

### **Elections Continued from July 21, 2020**

Annual elections of Chair, Vice Chair, and Clerk positions

### **Continued Applications**

**Kaschuluk, Jeffrey, 58 Wianno Avenue, Osterville, Map 141, Parcel 003/000, Watson Adams House, built 1869, inventoried**

Partial demolition – demolish portions of the structure and relocate remaining structure

### **Applications**

**Hurley, Jesse, 20 Oyster Place Road, Cotuit, Map 035, Parcel 086/000, Levy Phinney House, built 1790, inventoried**

Partial demolition – remove front wall & roof of 1<sup>st</sup> floor connector; remove roof of existing 1<sup>st</sup> floor master family room; construct 2<sup>nd</sup> floor and roof of connector; enlarge connector for mudroom; add 2<sup>nd</sup> floor over family room; add screened porch with deck above

---

**Lai, Christopher & Shaunna, 113 West Bay Road, Osterville, Map 116, Parcel 032/000, John F. Adams house, built 1890, inventoried**

Partial demolition – remove front porch, remove rear one-story addition, remove and relocate shed; construct new two-story rear addition, new sunroom, covered porch, and new windows and doors

### **Other**

- Update – Community Preservation Committee
- Historic events open to the public

### **Approval of Minutes**

None at this time

### **Matters not reasonably anticipated by Chair**

### **Adjournment**

**Next Meeting Dates:** August 18, 2020 & September 15, 2020

### **Please Note:**

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



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

BARNSTABLE Town Clerk Stamp  
TOWN CLERK

20 FEB 21 P 2:59

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

Date of Application 2/19/20  Full Demotion  Partial Demolition

Building Address: 58 WIANNO AVENUE  
Number Street

Osterville 02655 Assessor's Map # 141 Assessor's Parcel # 003  
Village ZIP

Property Owner: JEFFREY KASCHULUK 508-317-2547  
Name Phone#

Property Owner Mailing Address (if different than building address) PO BOX 865  
OSTERVILLE, MA 02655

Property Owner e-mail address: JEFFREY@WESTBAYDI.COM

Contractor/Agent: N/A

Contractor/Agent Mailing Address: N/A

Contractor/Agent Contact Name and Phone #: N/A  
Name Phone #

Contractor/Agent Contact e-mail address: N/A

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: 1869 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  *"not contributing"*

[Signature]  
Property Owner/Agent Signature



**Relocation and Repurposing of 58 Wianno (historic portion only):**

The applicant to physically relocate the original house from the site, and place on a new site nearby. Therefore the demolition of this structure will be limited to the additions and the portions of the house that have deteriorated beyond repair. The front porch and single story lean-too roof over a portion of the kitchen will be removed and reconstructed at a later date. The attached 2-car garage will be razed and removed. Similarly, the second floor will need to be removed and rebuilt at the home's new location. The roofing, roof sheathing and some members of the roof framing are in very poor condition and will not survive a move nor will they be adequate when the home is repurposed. The two existing chimneys will be removed as these are single width of brick and not practical to reuse. Please note, the applicant will also seek appropriate permits from the Town of Barnstable Building Department for the relocation and reuse of the small cottage on the property known as 29 West Bay Road.

**Relocation and Repurposing of 554 Wianno (excludes existing 3-car garage):**

The applicant proposes to carefully disassemble the old Phelps Residence (*aka - The Beacon*) and relocate the house to a new location at 58 Wianno Ave. This application is therefore dependent on approval of the applicant's Notice of Intent Application at that address. The applicant will remove the porch structures, the chimneys and other non-significant features of the house. Please see the color-coded site plan attached to this application. The applicant proposes to remove and restore certain artifacts of the old house such as old true divided-light windows, French doors, and transom windows to be repurposed inside the reconstructed house. This effort will continue on the inside of the house where portions of the center stairs, newel posts, balustrades and other millwork will be salvaged, restored and repurposed. The house will need to be separated into several sections so that it can be transported 5,200 feet or 0.99 miles to its new home where it will be carefully reassembled. It is proposed that the ocean-facing front façade of Phelps House will be turned to front on Wianno Ave. The elevation currently viewed from Wianno Ave will then face West Bay Road. Please note the existing 3-car garage is not part of this application and will remain at 554 Wianno Ave. The history of this house will soon be improved and continued; it will become public and accessible and add historic character to the center of the village.



FORM B - BUILDING

141/003

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA 141/3 FORM NO. 32056  
0VB 2056 108  
47E1



Town Barnstable (Osterville)  
Address 59 Wianno Ave  
Historic Name Watson Adams

Use: Present residence  
Original residence

DESCRIPTION  
Date 1869  
Source Registry of Deeds  
Style Greek Revival  
Architect unknown

Exterior Wall Fabric clapboard and shingle  
Outbuildings garage

Major Alterations (with dates) 1885 - eel, 1889 - bay

Condition good

Moved no Date -

Acreage .41

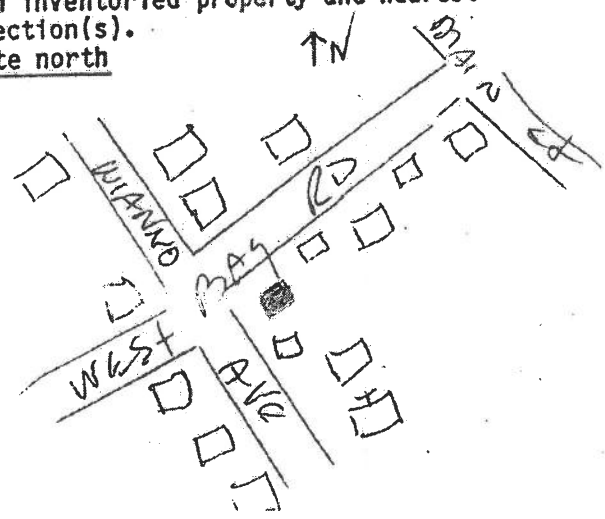
Setting Just inside village business area across from the library, post office and a bank.

Recorded by Barbara Crosby

Organization Barnstable Historical Com

Date 1993 revised 1998

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



UTM REFERENCE 18UUC 14 1999

USGS QUADRANGLE MASS. HIST. COM

SCALE 1:1000

BRN 2056

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

This is a two and a half story Greek Revival house under a steeply angled roof, gable end to the west three bays wide. On this west end the principal entrance is to the north. On the south side of the gable is a two story bay extending about two feet toward the street. At the east end of the house is a two story gabled extension, with peak lower than the main house. This has an open porch with square column across the south side, and an enclosed shed roof on the east side. Beyond this to the north is a one story passage extending to a gabled two story garage with two car doors facing east. The exterior is shingle, the roof composition shingle with two thin brick chimneys at the peaks of the main house and the east wing.

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

Watson F. Adams 1842-1903 went to sea as a youth serving in 1863 on the schooner "Lewis Spanier", Capt. Enoch Lewis of Centerville, when it was lost off the Jersey coast and also on the schooners "Hickman", "Pennsylvania" and "GL". He served in the Civil War and was an active member of the Charles Chipman Post, GAR of Sandwich for many years. In 1865 he married Susan West 1848-1901, daughter of Capt. Nathan E. West 1822-1913, the most reknowned sea captain of the village. He bought land in 1869 from Clarissa Lovell 1790-1870 and built this house. He did not register the deed until 1878 when he registered 12' of land on the west side of the property that he purchased from Clarissa Lovell's family after her death. His second wife, Carrie, inherited the home, married Samuel H. Ballard and sold the property in 1912 to Agnes Shields 1868-1933, wife of James Shields 1873-1951. Mr. Shields came from Balansloe County, Galway, Ireland to Boston in 1896 and in 1904 married Agnes Crane who had come from Triminie County, Sligo, Ireland in 1892. He was brought to Osterville by John S Twombly 1848-1922 of Brookline, in 1905, as his coachman. Mr. Twombly's wife, Lillian, was the daughter of Dr. Thomas R. Clement 1823-1898 who was the village doctor from 1880 to his death and left his home on East Bay Road (141/9.1) to her. After the probate of the estate of Mrs. Shields, the property went to her four children, then in 1947 to son, John Shields 1906-1995 and in 1950 to son, William Leo 1914-1962 and his wife, Margaret Hayden Shields. Mr. Shields was a Barnstable High School teacher and football coach. The football field was named after him. Mrs. Shields who was an elementary school teacher in the village still owns the property.

BIBLIOGRAPHY and/or REFERENCES

- Atlas - 1880, 1907
- Registry of Deeds, Registry of Probate
- Osterville, A Walk Through the Past 1979 Chesbro/Crosby
- Osterville, Vol I 1988, Vol II 1989 P. Chesbro
- Architecture - Dr. James Gould



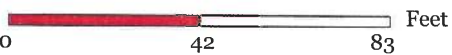




Legend

Road Names

Map printed on: 2/25/2020



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: 141-003

Location: 58 WIANNO AVENUE, Osterville

Owner: KASCHULUK, JEFFREY



Parcel  
141-003

Location  
58 WIANNO AVENUE

Village  
Osterville

Town sewer at address  
No

Developer lot:  
LOTS 1 & 2

Fire district  
C-O-MM

Road index  
1832

Secondary road  
WEST BAY ROAD

Interactive map



Owner: KASCHULUK, JEFFREY

Owner  
KASCHULUK, JEFFREY

Street1  
PO BOX 3433

City  
NANTUCKET

Co-Owner

Street2

State Zip Country  
MA 02584

Book page  
27423/ 232

Land

Acres  
0.44

Topography  
Level

Utilities  
Public Water,Gas,Septic

Use  
Multi Hses MDL-01

Street factor  
Paved

Location factor

Zoning  
BA

Town Zone of Contribution  
AP (Aquifer Protection Overlay District)

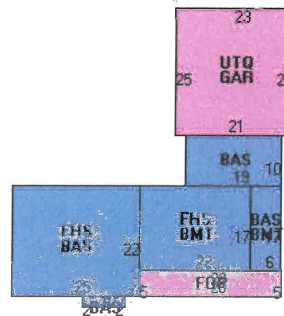
State Zone of Contribution  
OUT

Neighborhood  
0113

Construction

Building 1 of 2

Year built 1850	Roof structure Gable/Hip	Heat type Hot Water
Living area 1336	Roof cover Asph/F Gls/Cmp	Heat fuel Oil
Gross area 3564	Exterior wall Clapboard	AC type None
Style Cape Cod	Interior wall Plastered	Bedrooms 3 Bedrooms
Model Residential	Interior floor Pine/Soft Wood	Bath rooms 1 Full-1 Half
Grade Average	Foundation Mixed	Total rooms 6 Rooms
Stories 1 1/2 Stories		



Building 2 of 2

Year built 1955	Roof structure Gable/Hip	Heat type Hot Water
Living area 572	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 572	Exterior wall Wood Shingle	AC type Central
Style Cottage	Interior wall Drywall	Bedrooms 2 Bedrooms
Model Residential	Interior floor Carpet	Bath rooms 1 Full-0 Half
Grade Average	Foundation Blk/Pour Ftgs	Total rooms 4 Rooms
Stories 1 Story		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
02/26/2018	Sid/Wind/Roof/Door	18-565	\$0		REROOF (stripping old shingles)
02/07/2012	New Roof	201200692	\$10,000	06/30/2012	REROOF STRIPPING OLD-RESIDE-REPLC 22 WINDS 3 DRS

▼ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	05/31/2013	KASCHULUK, JEFFREY	27423/ 232	\$728,000
2	11/03/2005	JAXTIMER, ERNEST J TR	20439/ 26	\$975,000
3	03/24/2000	MITCHELL, HELEN & SHIELDS, M L TRS	12903/ 19	\$1
4	04/03/1950	SHIELDS, MARGARET L	746/ 150	\$0

▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2020	\$173,600	\$22,300	\$0	\$459,800	\$655,700
2	2019	\$153,900	\$22,300	\$0	\$438,900	\$615,100
3	2018	\$187,400	\$29,200	\$0	\$484,000	\$700,600
4	2017	\$177,800	\$29,400	\$0	\$484,000	\$691,200
5	2016	\$177,800	\$29,400	\$0	\$488,400	\$695,600
6	2015	\$217,700	\$33,600	\$0	\$476,700	\$728,000
7	2014	\$191,000	\$31,500	\$0	\$552,500	\$775,000
8	2013	\$191,000	\$31,500	\$0	\$547,500	\$770,000
9	2012	\$194,300	\$30,300	\$0	\$724,600	\$949,200
10	2011	\$230,800	\$3,300	\$0	\$724,600	\$958,700
11	2010	\$231,200	\$3,300	\$0	\$724,600	\$959,100
12	2009	\$291,600	\$2,600	\$0	\$757,200	\$1,051,400
13	2008	\$322,900	\$2,600	\$0	\$774,000	\$1,099,500
15	2007	\$358,300	\$2,600	\$0	\$774,000	\$1,134,900
16	2006	\$288,900	\$2,600	\$0	\$748,200	\$1,039,700
17	2005	\$255,700	\$2,400	\$0	\$677,100	\$935,200
18	2004	\$210,000	\$2,400	\$0	\$677,100	\$889,500
19	2003	\$206,900	\$2,400	\$0	\$121,400	\$330,700
20	2002	\$179,300	\$2,300	\$0	\$121,400	\$303,000
21	2001	\$179,300	\$2,400	\$0	\$152,100	\$333,800
22	2000	\$144,800	\$2,500	\$0	\$64,600	\$211,900
23	1999	\$144,800	\$2,500	\$0	\$64,600	\$211,900
24	1998	\$144,800	\$2,500	\$0	\$64,600	\$211,900
25	1997	\$144,500	\$0	\$0	\$64,500	\$209,000
26	1996	\$144,500	\$0	\$0	\$64,500	\$209,000
27	1995	\$144,500	\$0	\$0	\$64,500	\$209,000
28	1994	\$151,700	\$0	\$0	\$146,800	\$298,500
29	1993	\$151,700	\$0	\$0	\$146,800	\$298,500
30	1992	\$172,800	\$0	\$0	\$163,100	\$335,900
31	1991	\$181,700	\$0	\$0	\$230,500	\$412,200
32	1990	\$181,700	\$0	\$0	\$230,500	\$412,200
33	1989	\$181,700	\$0	\$0	\$230,500	\$412,200
34	1988	\$104,300	\$0	\$0	\$199,900	\$304,200
35	1987	\$104,300	\$0	\$0	\$199,900	\$304,200
36	1986	\$104,300	\$0	\$0	\$199,900	\$304,200

▼ Photos







File: ..\200700

Notes/Revision:

- 1.) The property line information shown was compiled from available record information.
- 2.) The topographic information was obtained from an on the ground survey performed on or between 19/DEC/05 and 25/JAN/06.
- 3.) The datum used is NGVD '29, a fixed mean sea level datum.

PREPARED FOR:

**JNJ Realty Trust**  
**48 Rosary Lane**  
**Hyannis Mass 02601**

PREPARED BY:

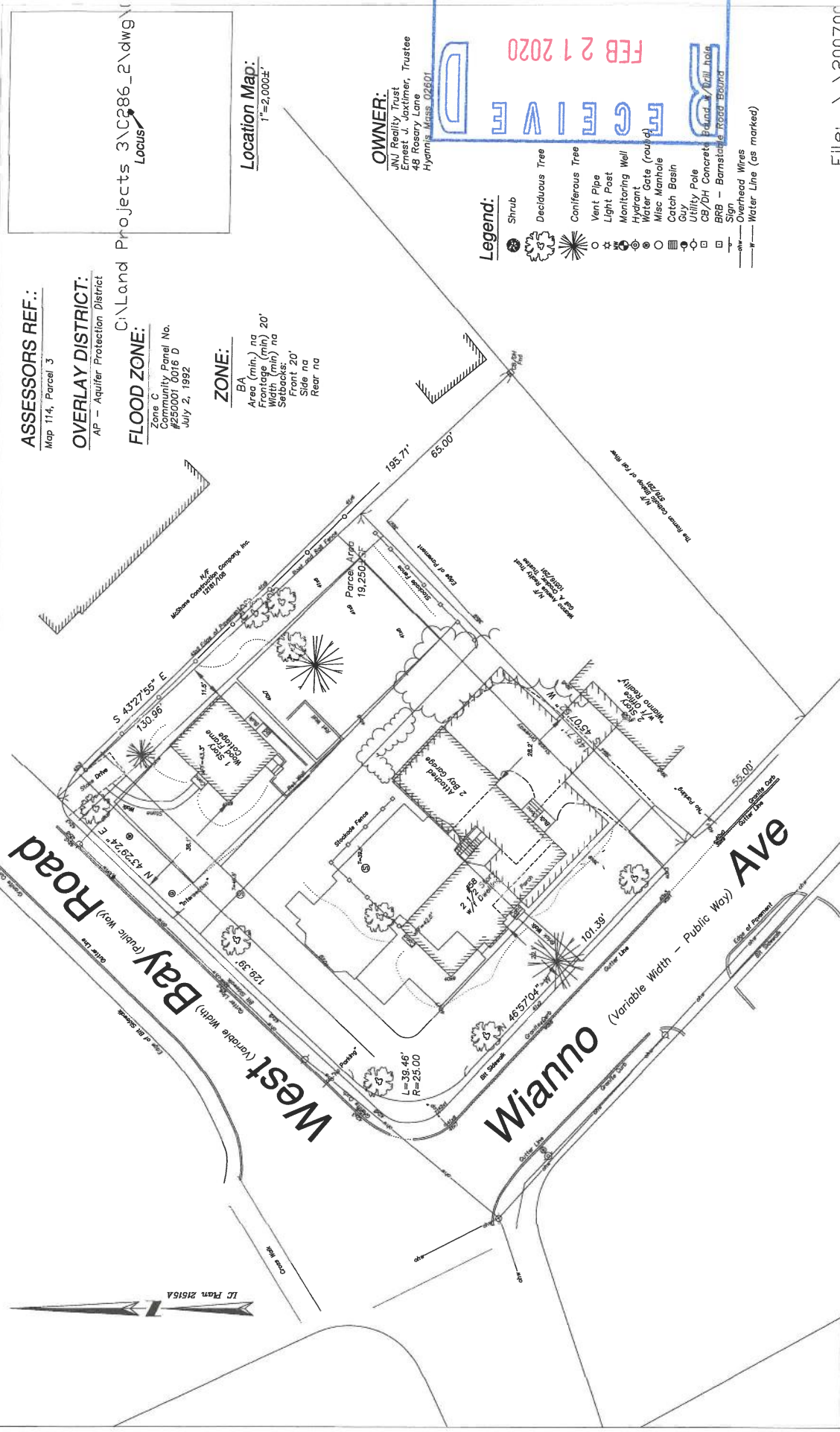
**Sullivan Engineering, Inc. CapeSury**  
 7 Parker Road  
 Osterville MA 02655  
 (508)428-3344 (508)428-3115 fax (508)428-3892 (508)428-3895 fax

Draft:	Field: WHK/JPM
Review:	Comp/Draft: JPM/RRL
Proj. #	Drawing # C286_2-1

Title:

**Existing Conditions**  
**Plan of Land at**  
**58 Wianno Avenue in**  
**Barnstable (Osterville) Mass.**

Date: January 30, 2006  
 Scale: 1"=20'



**ASSESSORS REF.:**  
 Map 114, Parcel 3

**OVERLAY DISTRICT:**  
 AP - Aquifer Protection District

**FLOOD ZONE:**  
 Zone City Panel No.  
 #250001 0016 D  
 July 2, 1992

**ZONE:**  
 BA  
 Area (min.) na  
 Height (min) 20'  
 Width (min) na  
 Setbacks:  
 Front 20'  
 Side na  
 Rear na


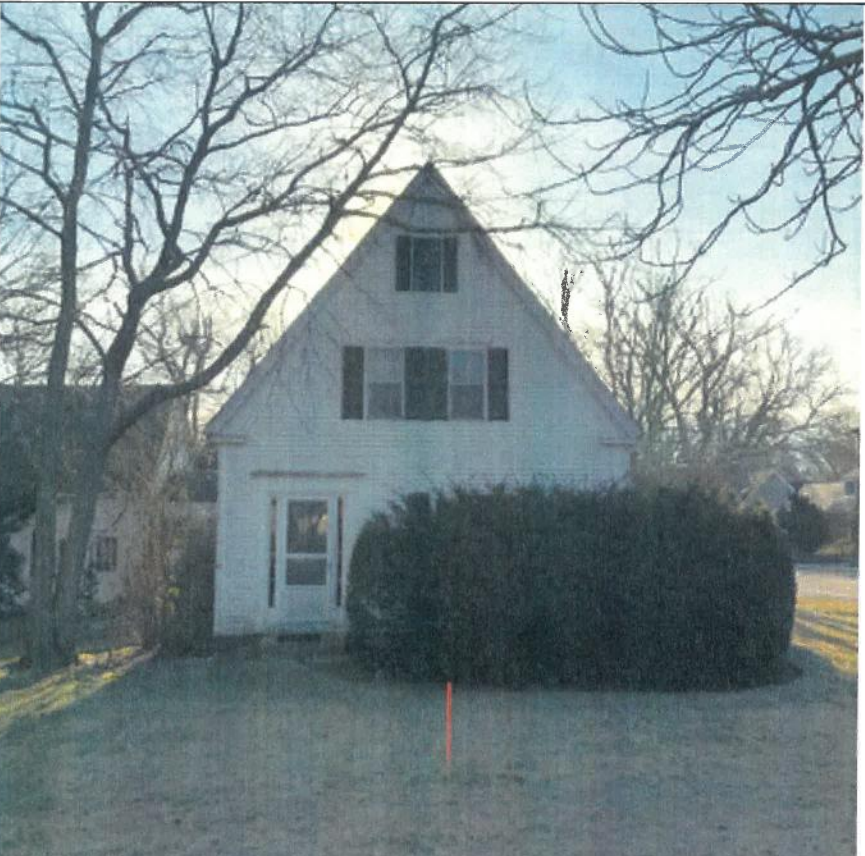
**Location Map:**  
 1"=2,000'

**OWNER:**  
 JNJ Realty Trust  
 c/o Est. J. Jaxtimer, Trustee  
 48 Rosary Lane  
 Hyannis, Mass. 02601





- Legend:**
- Shrub
  - Deciduous Tree
  - Coniferous Tree
  - Vent Pipe
  - Light Post
  - Monitoring Well
  - Hydrant
  - Water Gate (round)
  - Misc Manhole
  - Catch Basin
  - Guy
  - Utility Pole
  - CB/DH Concrete
  - BRB - Barnstable Road Bound
  - Sign
  - Overhead Wires
  - Water Line (as marked)





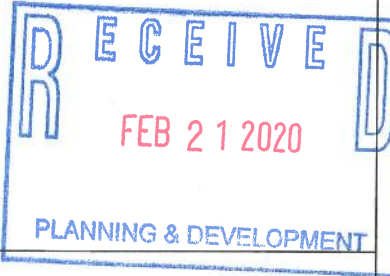
<p>Picture #1</p> 	<p>View from Library at the opposite corner of Wianno Ave &amp; West Bay Road</p>
<p>Picture #2</p> 	<p>North elevation facing West Bay Road</p>

RECEIVED  
FEB 21 2020  
PLANNING & DEVELOPMENT

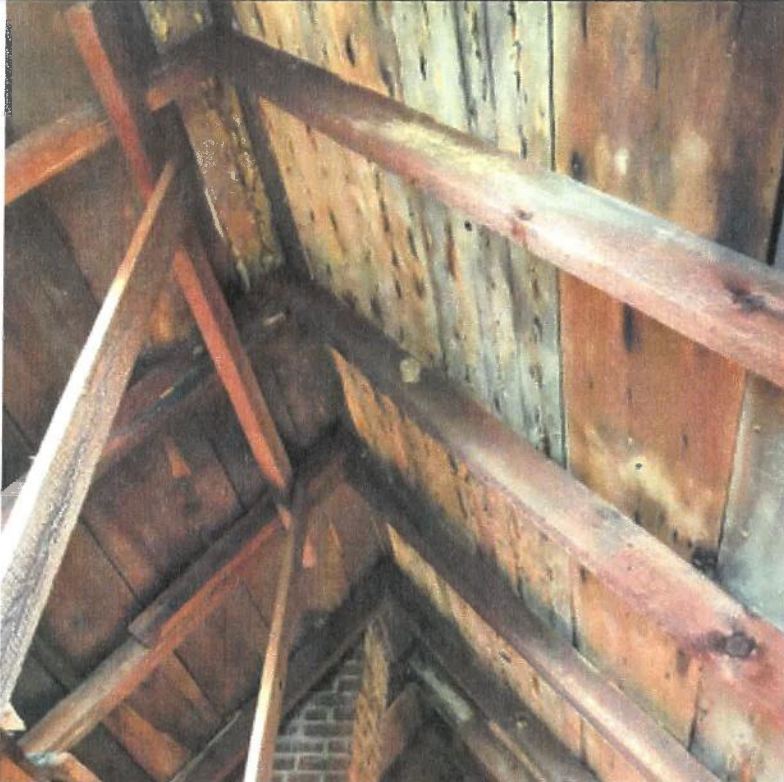




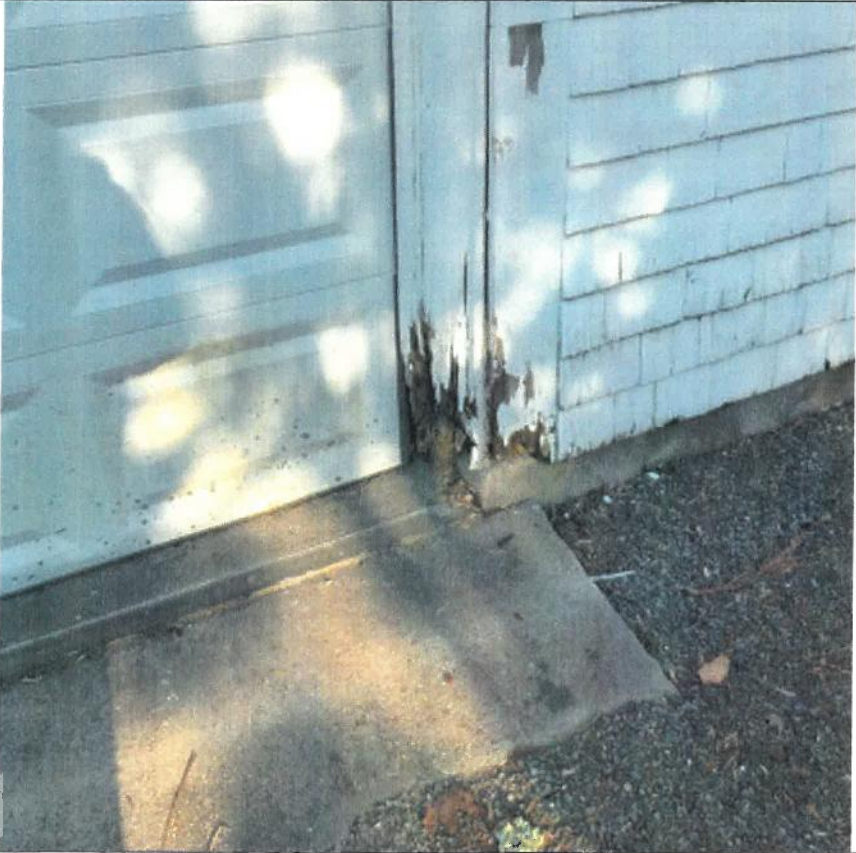
<p>Picture #3</p> 	<p>West elevation facing Wianno Road</p>
<p>Picture #4</p> 	<p>View from southwest</p>
	<p>RECEIVED FEB 21 2020 PLANNING &amp; DEVELOPMENT</p>

<p>Picture #5</p> 	<p>View of two story gable on west side with deteriorated roof shingles, failing shutters, and scaling paint</p>
<p>Picture #6</p> 	<p>Close up view of brick foundation on west side</p> <p>RECEIVED FEB 21 2020 PLANNING &amp; DEVELOPMENT</p>

<p>Picture #7</p>  A close-up photograph showing the corner of a porch. On the left, a weathered wooden post stands on a rough, uneven stone foundation. To the right, the porch deck is made of dark, aged wooden planks. A white cable runs across the ground in front of the foundation.	<p>Close up view of stone foundation at left side of west porch</p>
<p>Picture #8</p>  A close-up photograph of a porch deck. The wooden planks are severely rotted and discolored. Below the deck, the wooden framing is also decayed and crumbling. A concrete foundation is visible at the bottom of the frame.	<p>Close up view of rotten porch decking, framing below has also decayed beyond repair</p>  A blue rectangular stamp with the word "RECEIVED" in large, outlined letters. Below it, the date "FEB 21 2020" is stamped in red. At the bottom, the words "PLANNING & DEVELOPMENT" are stamped in blue.

<p>Picture #9</p> 	<p>Close up view of the main and porch roofs on the southwest corner. The fascia and soffit boards behind the gutter have failed and are open to the weather. Above the single width brick chimney will be removed as it is not strong enough to move or be compliant for reuse.</p>
<p>Picture #10</p> 	<p>South gable of main house above later kitchen expansion below shed roof</p> <p>RECEIVED FEB 21 2020 PLANNING &amp; DEVELOPMENT</p>

<p>Picture #11</p> 	<p>View inside main attic showing deteriorated wooden roof sheathing and undersized roof rafters. (2" x 5" @ +/- 28" OC)</p>
<p>Picture #12</p> 	<p>This photo shows the existing roof ratters resting on the raised plate in the eaves of the second floor, the applicant proposes to remove the roove above the plate and reconstruct at the new site.</p> <p>RECEIVED FEB 21 2020 PLANNING &amp; DEVELOPMENT</p>

<p>Picture #13</p> 	<p>South side of the garage, this is not part of the original historic house and will be razed.</p>
<p>Picture #14</p> 	<p>Rotten door jamb at the garage</p>

RECEIVED  
FEB 21 2020  
PLANNING & DEVELOPMENT



**ASSESSORS REF.:**

Map 114, Parcel 3

**OVERLAY DISTRICT:**

AP - Aquifer Protection District

**FLOOD ZONE:**

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

**ZONE:**

BA  
Area (min.) no Frontage (min) 20'  
Width (min) no Setbacks:  
Front 20'  
Side no  
Rear na

"BLUE SHADED AREA"  
EXISTING STAND ALONE COTTAGE AT 29 WEST BAY ROAD WILL BE RELOCATED UNDER SEPARATE PERMIT

"GREEN SHADED AREA"  
PORTION OF THE EXISTING HOUSE TO BE RELOCATED TO A NEW SITE. CROSSHATCH INDICATES AREA WHERE THE ROOF STRUCTURE WILL BE REMOVED AND REBUILT AT THE NEW SITE. SEE PHOTOS FOR MORE ABOUT CONDITION OF THE EXISTING ROOF FRAMING.

"PINK SHADED AREA"  
EXISTING AREAS THAT WILL BE REMOVED AND NOT RELOATED. INCLUDING THE 1-STORY LINK BETWEEN THE HOUSE AND GARAGE AND THE TWO CAR GARAGE AND LOFT ABOVE.

"ORANGE SHADED AREA"  
PORTIONS OF THE EXISTING INCLUDING THE FRONT PORCH AND LEAN-TO ON THE SOUTHEAST SIDE WILL BE REMOVED AND RECONSTRUCTED AT A NEW SITE AS THE CONDITION OF THESE AREAS IS POOR AND NOT STABLE ENOUGH TO BE MOVED. SIMILARLY THE 1-1/2 STORY BAY WINDOW WILL BE REMOVED AND REBUILT.

**Legend:**

- Shrub
- Deciduous Tree
- Coniferous Tree
- Vent Pipe
- Light Post
- Monitoring Well
- Hydrant
- Water Gate (round)
- Misc Manhole
- Catch Basin
- Guy
- Utility Pole
- CB/DH Concrete Bound w/Drill hole
- BRB - Barnstable Road Bound
- Sign
- Overhead Wires
- Water Line (as marked)

**TITLE:**  
Development Sketch  
Existing Conditions  
At  
58 & 68 Wianno Avenue  
Barnstable (Osterville) Mass.

**DATE:** January 16, 2020

**SCALE:** 1"=20'

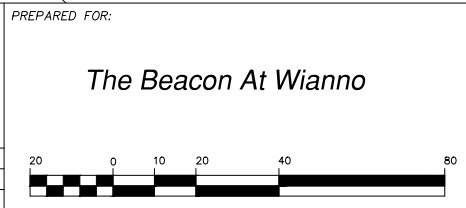
**PREPARED BY:**

**Sullivan Engineering & Consulting, Inc.**  
23 West Bay Rd, Suite G  
Osterville MA 02655  
(508) 420-3994 / 420-3995fax

**CapeSurv**  
23 West Bay Rd, Suite G  
Osterville MA 02655  
(508) 420-3994 / 420-3995fax

**PREPARED FOR:**  
The Beacon At Wianno

Draft:	Field: WHK/JPM
Review:	Comp/Draft: JPM/RRL
Proj. #	Drawing # C286_2g1

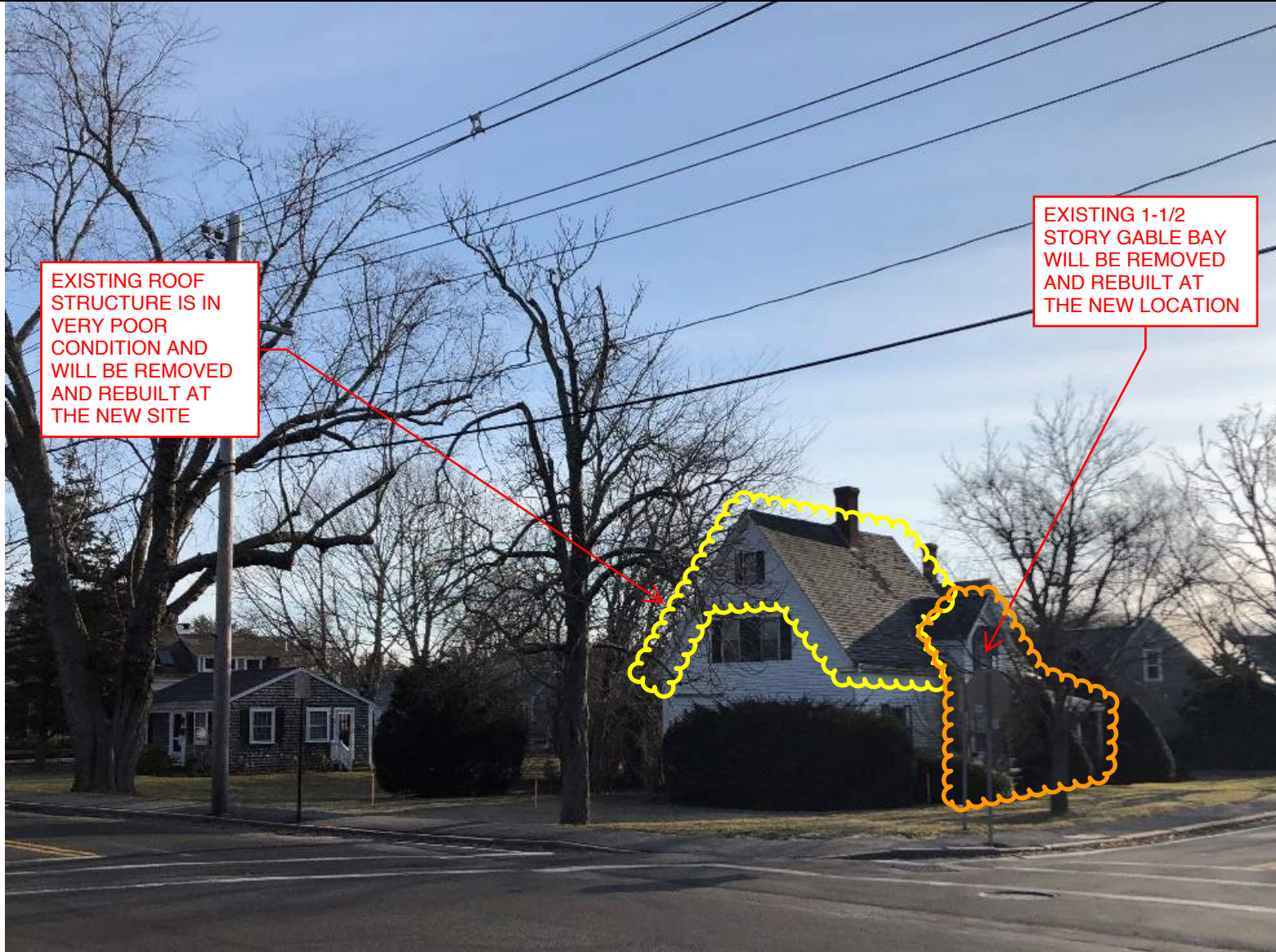


**NOTES:**

- 1.) The property line information shown was compiled from available record information.
- 2.) The topographic information was obtained from an on the ground survey performed on or between 19/DEC/05 and 25/JAN/06.
- 3.) The datum used is NGVD '29, a fixed mean sea level datum.

SHEET 1 OF 1

Perspective from Opposite Corner of Wianno Ave. & West Bay Road

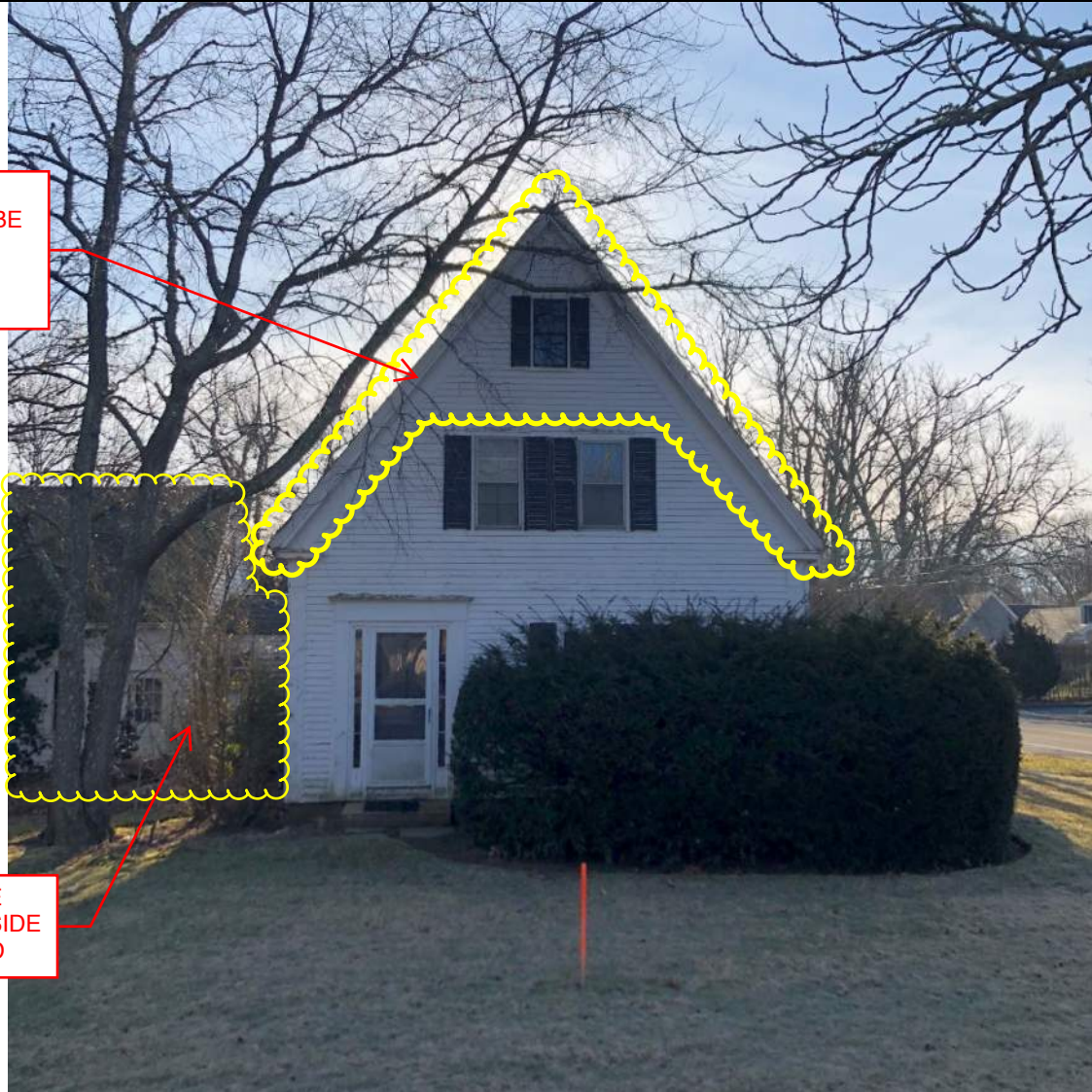


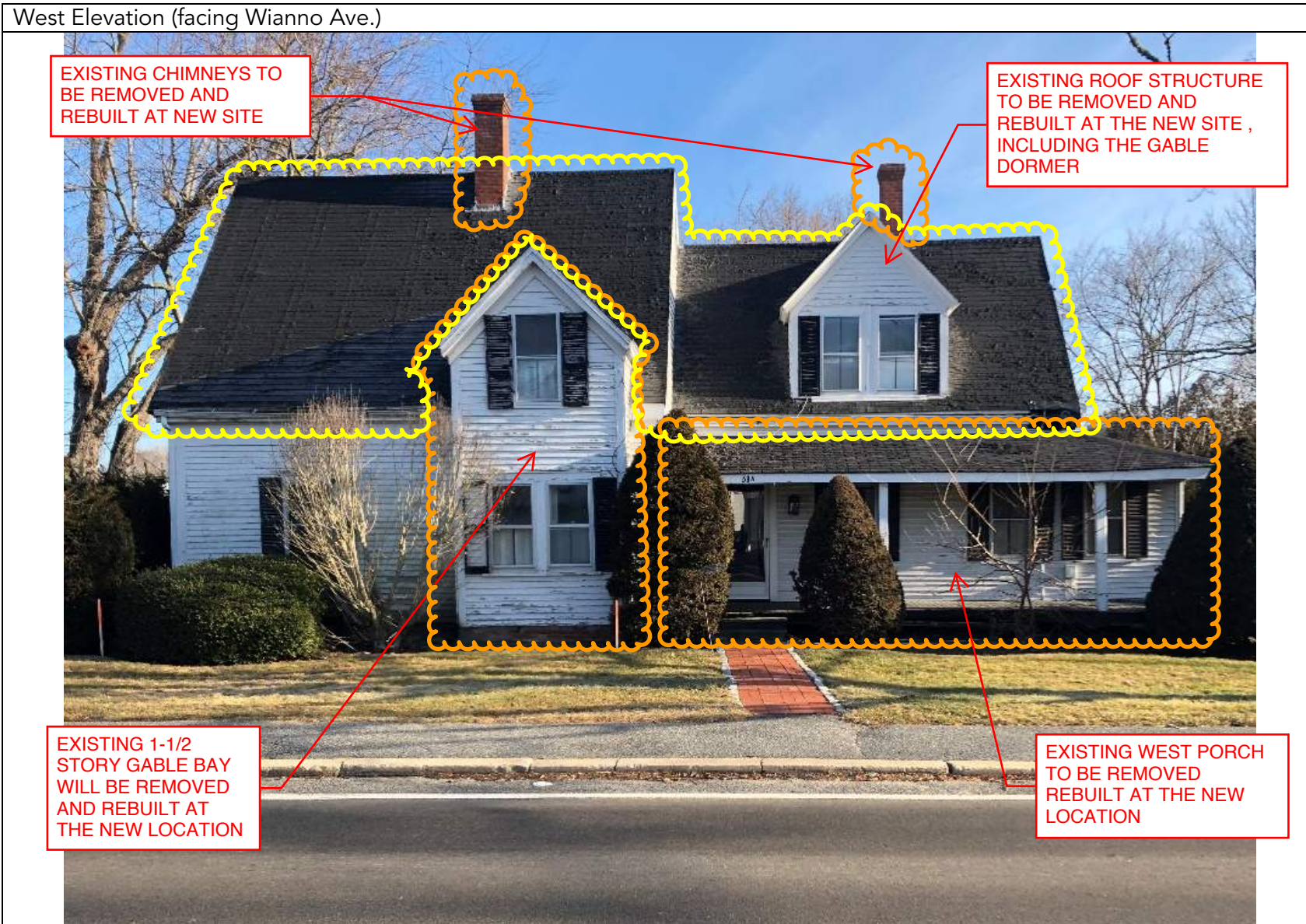


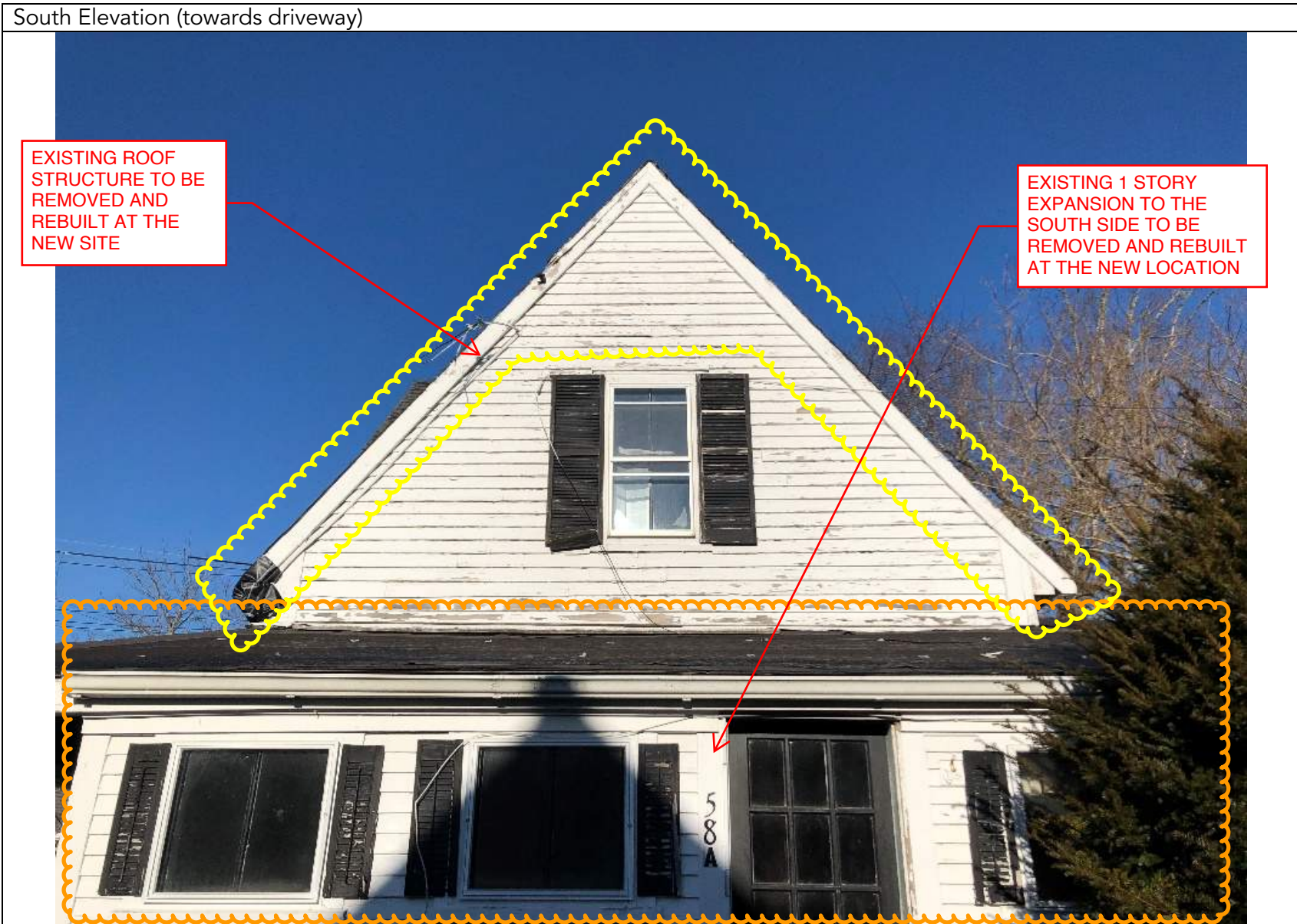
North Elevation (facing West Bay Road)

EXISTING ROOF  
STRUCTURE TO BE  
REMOVED AND  
REBUILT AT THE  
NEW SITE

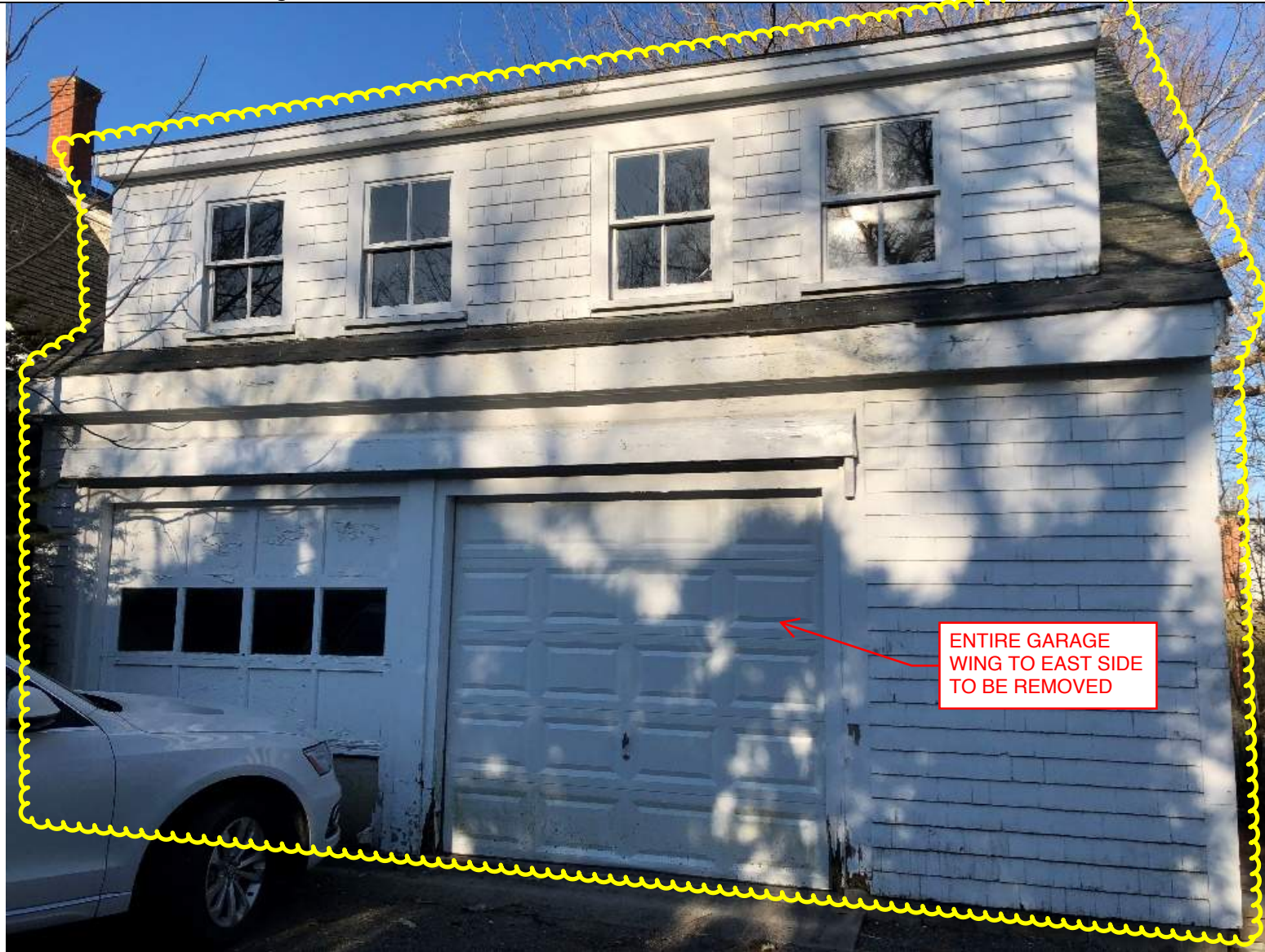
ENTIRE GARAGE  
WING TO EAST SIDE  
TO BE REMOVED







South Elevation of Later Garage





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

**Town Clerk Stamp**  
 2020 JUL 20 AM 10:53  
 BARNSTABLE TOWN CLERK

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

Date of Application 7/20/2020  Full Demotion  Partial Demolition

Building Address: 20 OYSTER PLAGE ROAD  
Number Street

COTUIT 02635 Assessor's Map # 035 Assessor's Parcel # 086  
Village ZIP

Property Owner: JESSE HURLEY 617-320-2106  
Name Phone#

Property Owner Mailing Address (if different than building address) 76 ARDSMOOR ROAD,  
MILROSE, MA 02176

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

Contractor/Agent: PETER PONETTI

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

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

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

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

1. REMOVE FRONT WALL & ROOF OF 1ST FLOOR CONNECTOR
2. REMOVE ROOF OF EXISTING 1ST FLOOR MASTER/FAMILY ROOM

Type of New Construction Proposed: 1. ADD 2ND FLOOR & ROOF OF CONNECTOR - ADD PATH  
2. ENLARGE CONNECTOR FOR HUB ROOM 3. ADD 2ND FLOOR OVER FAMILY ROOM  
FOR MASTER BEDROOM 4. ADD SCREENED PORCH W/ DECK ABOVE.

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

Year built: 1790 Additions Year Built: 2006

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

[Signature]  
 Property Owner/Agent Signature



035/086

BRN 349

**FORM B – BUILDING**

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

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

035 086	Cotuit	CTB	82A revised
---------	--------	-----	-------------

BRN.349

Town: BARNSTABLE

Place: COTUIT

Address: 20 Oyster Place, Cotuit, MA 02635  
AKA BOZA WAIN ST.

Historic Name: Levi Pinney Hous

Uses: Present: Residential

Original: Residence and former smithy

Date of Construction: 1790

Source: Santuit/Cotuit Historical Society

Style/Form: Full Cape cottage

Architect/Builder: Unknown, built for Levi Pinney

Exterior Material: Wood

Foundation: brick

Wall/Trim Wood: Shingle walls, wood trim

Roof: Gable roof with asphalt tile

Outbuildings/Secondary Structures:  
Guesthouse of unknown age, modern garage.

Major Alterations (with dates)

Restored 1946, 1980 Large façade dormer and rear ell added, date uncertain

Condition Good

Moved  no  yes Date

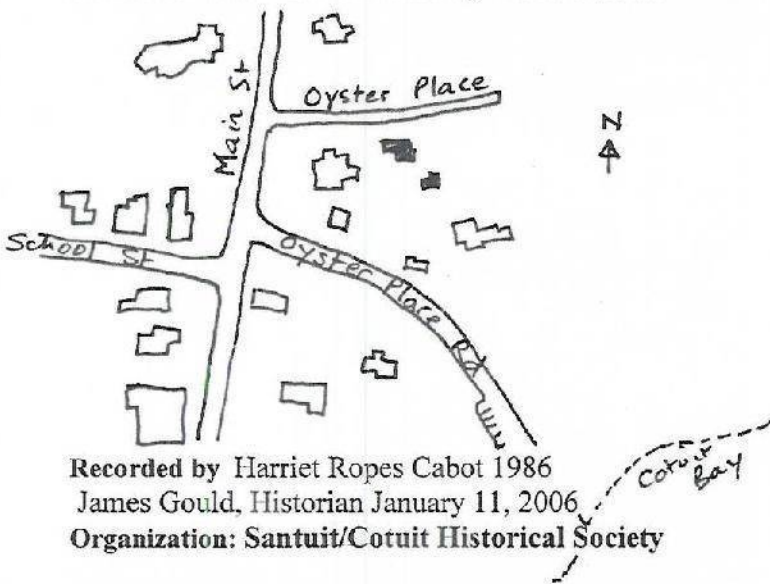
Acreage .55 acre

Setting: Located on a quiet residential street, in a moderately densely developed area. The cottage is located on a knoll overlooking Cotuit Bay. The lower portion of the lot fronts on Oyster Road, a historic way to the waters of Cotuit Bay.



**Sketch Map**

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Harriet Ropes Cabot 1986  
James Gould, Historian January 11, 2006  
Organization: Santuit/Cotuit Historical Society

Date June 1986 and revised April 2006

BRN 349

CTB 82A REVISED

349

**BUILDING FORM**

**ARCHITECTURAL DESCRIPTION** \_\_\_\_\_ *see continuation sheet*

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

This unusual Full Cape cottage preserves its basic form and structure as built about 1790 for Levi Phinney. The style is Federal, the architect unknown. The house is a five bay, center entrance, 1<sup>1/2</sup> story Cape cottage enclosed by a gable roof. The entry is framed by narrow, full-length side lights. Windows are simply framed and contain 6/6 sash with exposed wood muntins. The house retains most of its original design and is located in its original setting. It may have been turned one quarter on the same site; a rear ell was constructed sometime after 1880. More recently, a full facade dormer was added. The building is shingle clad with wood trim. Research indicates that this is probably the oldest house in Cotuit, and one of few remaining full Cape cottages dating from the 1700's in the town.

The house sits on a knoll overlooking the waters of Cotuit Bay with frontage on Oyster Place, a narrow lane. The lower portion of the lot has frontage on Oyster Place Road, a town way to water.

The secondary building located on the site is dated from the 1800's, according to the town assessor's records. The smithy is thought to have been located on the same lot.

**HISTORICAL NARRATIVE**  X  attached title *see continuation sheet,*

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

The main residence was built for Levi Phinney (1769-1821) and his wife Naomi Lewis (1772-1834). Levi Phinney was the village blacksmith, the most important craftsman in the village, supplying iron fittings for the two schooners built in Cotuit, as well as hardware for farm equipment and transport vehicles. The smithy may have been located on this site, below the house on Oyster Road which ran from Santuit to the waterfront, which is an historic way to water, and where the town dock is now located.

The main house was the birthplace of the nine children of Levi Phinney and Naomi Lewis. One of their sons was the noted pioneer steamship Captain Lot Phinney (1812-1881) and their second son, Elijah (born 1799), was Captain of the Nantucket packet. Other sons became captains of coasting schooners. Levi's son, Isaac inherited the house and he left it to his son, Irving (1842-1931). Later, Irving built a larger house in front of the original Full Cape cottage nearer Main Street.

**BIBLIOGRAPHY and/or REFERENCES** \_\_\_\_\_ *see continuation sheet*

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

1/95

Barnstable Historical Commission inventory recorded by Harriet Ropes Cabot, 1986

James Gould, Historian, Cotuit Historical Society, correspondence to the BHC dated Jan. 11 2006

James Gould, Historian, Cotuit Historical Society, Chain of Title, dated January 25, 2006

Recommended for listing in the National Register of Historic places

BEM 349

**INVENTORY FORM CONTINUATION SHEET**

Property Address

**BARNSTABLE**  
20 Oyster Place, Cotuit

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

Area(s) Form No.

CTB 82A revised

349

Chain of Title for the Levi Phinney House, 20 Oyster Place

5 Oct. 1979 Alfred H. Clifford sold property to Fred Claussen for \$94,000, shown on plan book 288/93 and 110/55 (not seen); Alice Clifford died 11 June 1976 per Book 2989 page 80-1 sale in Book 2993, page 122.

24 Sept. 1974 William H. Prentice sold to Alfred H. and Alice C. Clifford for \$70,000 (Book 2100/122).

5 June 1953 Helen Robinson sold to Doris H. Prentice who died 22 Aug. 1958 (Book 843/523).

6 July 1940 Olivia M. Phinney sold to Helen West Bradlee Robinson which she inherited from her father Irving B. Phinney (Book 567/512).

25 April 1924 Barnstable Probate 23600 will of Irving B. Phinney para.3 left real estate to his daughter Olivia. On 27 Oct. 1931 his homestead was assessed for \$12,000; no outbuildings named [this included the house on Main St.].

21 July 1862 Isaac Phinney died (gs) and left estate to son Irving B. Phinney (oral tradition recorded by Harriet Ropes Cabot on form B). No probate or deed found. In 1869 Irving received other property from estate of Elijah Phinney (book 94/69).

23 Nov. 1831 Levi Phinney died (gs) and left estate to son Isaac Phinney (oral tradition recorded by Harriet Ropes Cabot on form B). No probate or deed found. In 1832 Isaac Phinney is recorded as shipwright in Little River (Book 10/133).

1 April 1799 Levi Phinney, blacksmith and wife Naomi sold salt marsh in Great Marshes [W.Barnstable].

1856 The house is first identified on the Walling map of Barnstable, Cotuit Port insert, as "I. Phinney". It is in the approximate location of the present house, well back from Main St., where the mansard roofed house was built in 1867 (J.W.Gould "Mansard Ladies of Cotuit").

1880 Walker Atlas of Barnstable shows the "I. Phinney" property with three structures: the new 1867 house on the street, and two outbuildings to the east, in approximately the present location. The northernmost is shown as a rectangle with long axis E-W, as one would expect an eighteenth century house to be built, facing south. This indicates that the house may have been turned after 1880 one quarter, to face east.

1891 USCGS Map 1998 shows only two structures, the easternmost one with a possible addition.

1907 Walker map shows "I. Phinney" main house on the street with an outbuilding to the south.  
J.W.Gould



BEN 349

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

Community Property Address  
BARNSTABLE,  
20 OYSTER PLACE  
COTUIT

CTB	82A revised
-----	----------------

Area(s) Form No. 349

### 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 (POSSIBLE EXTENSION OF EXISTING COTUIT NATIONAL REGISTER DISTRICT)

Criteria:     A     B     C     D

Criteria Considerations:     A     B     C     D     E     F     G

Statement of Significance by Barbara Flinn, Vice Chairman, Barnstable Historical Commission

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

*National Register Criteria for evaluation. The quality of significance in American history and architecture, is present in the site, buildings, and structures that possess integrity of location, design, setting, materials, workmanship, feeling, and association.*

The Barnstable Historical Commission believes that the main house residence is eligible for listing on the National Register and worthy of preservation based upon the historical and architectural merits of a full Cape house built in 1790 and remaining today in much of its original form and design, and in its original setting. The workmanship and materials is consistent with the date of construction 1790.

It is believed that the site is also eligible for listing based upon the provenance of the early owners, a local craftsman who supplied iron work essential for the development of the maritime industries that became established along the shores of Cotuit Bay, and for his sons, one of whom became a captain of the Nantucket Packet, and the other, the pioneering captain of a steamship.

*(b) that are associated with the lives of persons significant in our past;*

The main residence was built for Levi Phinney (1769-1821) and his wife Naomi Lewis (1772-1834). Levi Phinney was the village blacksmith, the most important crafts man in the village, supplying iron fittings for the two schooners built in Cotuit, as well as hardware for farm equipment and transport vehicles. The smithy may have been located on this site, below the house on Old Oyster Road which ran from Santuit to the waterfront, which is an historic way to water, and where the town dock is now located.

The main house was the birthplace of the nine children of Levi Phinney and Naomi Lewis. One of their sons was the noted pioneer steamship Captain Lot Phinney (1812-1881) and their second son, Elijah (born 1799), was Captain of the Nantucket packet. Other sons became captains of coasting schooners. Levi's son, Isaac inherited the house and he left it to his son, Irving (1842-1931). Later, Irving built a larger house in front of the original Full Cape cottage nearer Main Street.

*(c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;*

The historic buildings located at 20 Oyster Place are located in the heart of historic Cotuit, one of the most scenic, historic village centers on the Cape Cod. While Main Street is the center of large-scale 19<sup>th</sup> houses built by sea captains, the Levi Phinney house is from an earlier period in Cotuit's history, at the beginning of the development of the maritime industry.

This unusual Full Cape cottage preserves its basic form and structure as built in 1790. The style is Federal, the architect unknown, except that has been documented that the house was constructed for Levi Phinney, the village blacksmith. The house is a five bay, center entrance, 1<sup>1/2</sup> story Cape cottage enclosed by a gable roof with a large dormer. The entry is framed by narrow, full-length side lights. The cottage may have been turned one quarter on the same site and a rear ell constructed sometime after 1880. More recently, a full façade dormer was added. The building is shingle clad with wood trim. Windows are simply framed and contain 6/6 sash with exposed wood muntins. Like the exterior, the interior remains largely intact, retaining the same design and materials, notably the fireplace and its surrounds.

Research indicates that this is probably the oldest house in Cotuit, and one of few remaining full Cape cottages dating from the 1700's in the town. The Levi Phinney House retains the feeling of early cottage life and its association with the sea. The house remains in its original setting on a knoll overlooking the waters of Cotuit Bay. The lower portion of the lot also has frontage on Oyster Place Road, a historic, town way to the waters of Cotuit Bay. The smithy is thought to have been located on the same lot; the location is unknown.

The secondary building located on the site is dated from the 1800's, according to the town assessor's records, and has been used as guest house, with substantial alterations.

**Sources:**

- Barnstable Historical Commission inventory recorded by Harriet Ropes Cabot, 1986
- James Gould, Historian, Cotuit Historical Society, correspondence to the BHC dated 11, Jan. 2006
- James Gould, Historian, Cotuit Historical Society, Chain of Title, dated January 25, 2006

Inclusion, Photographs from 1943, from Cotuit Historical Society

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION

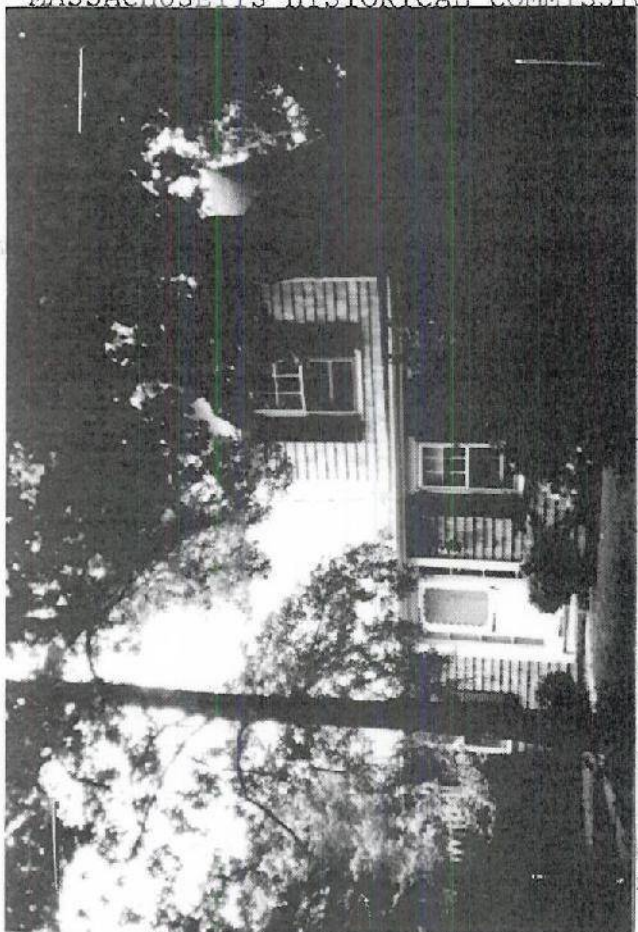
02108

AREA	FORM NO.
CTB	82 349

BEN 349

US-63-Cotuit

PI



Town Barnstable (Cotuit Port)

Address 882A Main St.

Historic Name Levi Phinney House

Use: Present dwelling

Original same

DESCRIPTION:

Date c1790

Source Santuit/Cotuit Historical Society

Style Federal

Architect unknown

Exterior wall fabric shingle

Outbuildings modern garage and guesthouse

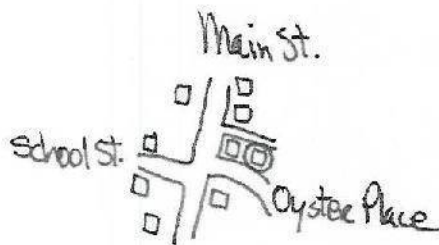
Major alterations (with dates) \_\_\_\_\_

restored 1946, 1980; large facade dormer

Moved no Date n/a

Approx. acreage .55 35/086

Setting residential village area



Recorded by Harriet Ropes Cabot

Organization Barnstable Historical Comm.

Date June 1986

Photo #119-20-CTB82

(Staple additional sheets here)

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

The Phinney House is a five bay, centerentrance, 1½story Cape cottage enclosed by a gable roof with large dormer. The entry is enframed by narrow full-length side lights. Windows are simply framed and contain 6/6 sash. The house is shingle clad.

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

The Phinneys moved to Cotuit from Barnstable Village in the late 18th century. They bought c.one-half acre of land from Hezekiah Coleman on the knoll overlooking what is now the town landing. The road along there was called Old Oyster Road. Here Levi Phinney built his home c1790 and here, in 1794, his first child, a daughter Ann, was born. This is one of the oldest houses in the village, reflecting Cotuit's rise over Santuit. In 1795, Levi was appointed Hog Reeve; in 1801 he was a blacksmith. Levi's son Isaac inherited the house and he left it to his son, Irving (1842-1931). Later, Irving built a larger house in front of the old house nearer the street. The old house stood idle for many years, being finally sold in 1940 to Mrs. Helen Robinson who restored it and added modern conveniences.

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

Barnstable County Atlases. 1858, 1880, 1907.



11 Jan. 2006

Historical Commission,  
Town of Barnstable

I urge that the Levi Phinney House at 20 Oyster Place in Cotuit be designated "Preferably Preserved".

This unusual Full Cape cottage preserves the basic form and structure as built about 1790 for Levi<sup>6</sup> Phinney (1769-1821) and his wife Naomi Lewis (1772-1834). This was the birthplace of their nine children, including the noted pioneer steamship Captain Lot Phinney (1812-1881). Elijah (b.1789), the second son, was Captain of the Nantucket packet. Other sons became captains of coasting schooners.

Levi Phinney was the village blacksmith, the most important craftsman, supplying the iron fittings for the schooners built in the two shipyards of Cotuit, as well as the hardware for farm equipment and transport vehicles. The smithy may have been located below the house, on Old Oyster Road, which ran down from Santuit to the waterfront that is now the Town Dock.

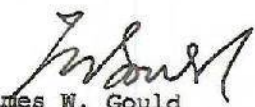
The history of the house was recorded in 1986 by Harriet Ropes Cabot, village historian who grew up in Cotuit, and served as chairperson of the Barnstable Historical Commission. In the inventory of form B (CTB 82) She records "This is one of the oldest houses in the village".

There are few eighteenth century Cape cottages remaining, and the demolition of this two hundred year old structure would be a great loss to the town as well as the village.

Of added interest is that for a quarter of a century (c. 1979 ff.) this was the residence of the Barnstable County Register of Probate, Frederick Claussen, grandson of the U.S. congressman Charles L. Gifford. Claussen is the longest serving Register in the state, having been reelected seven times.

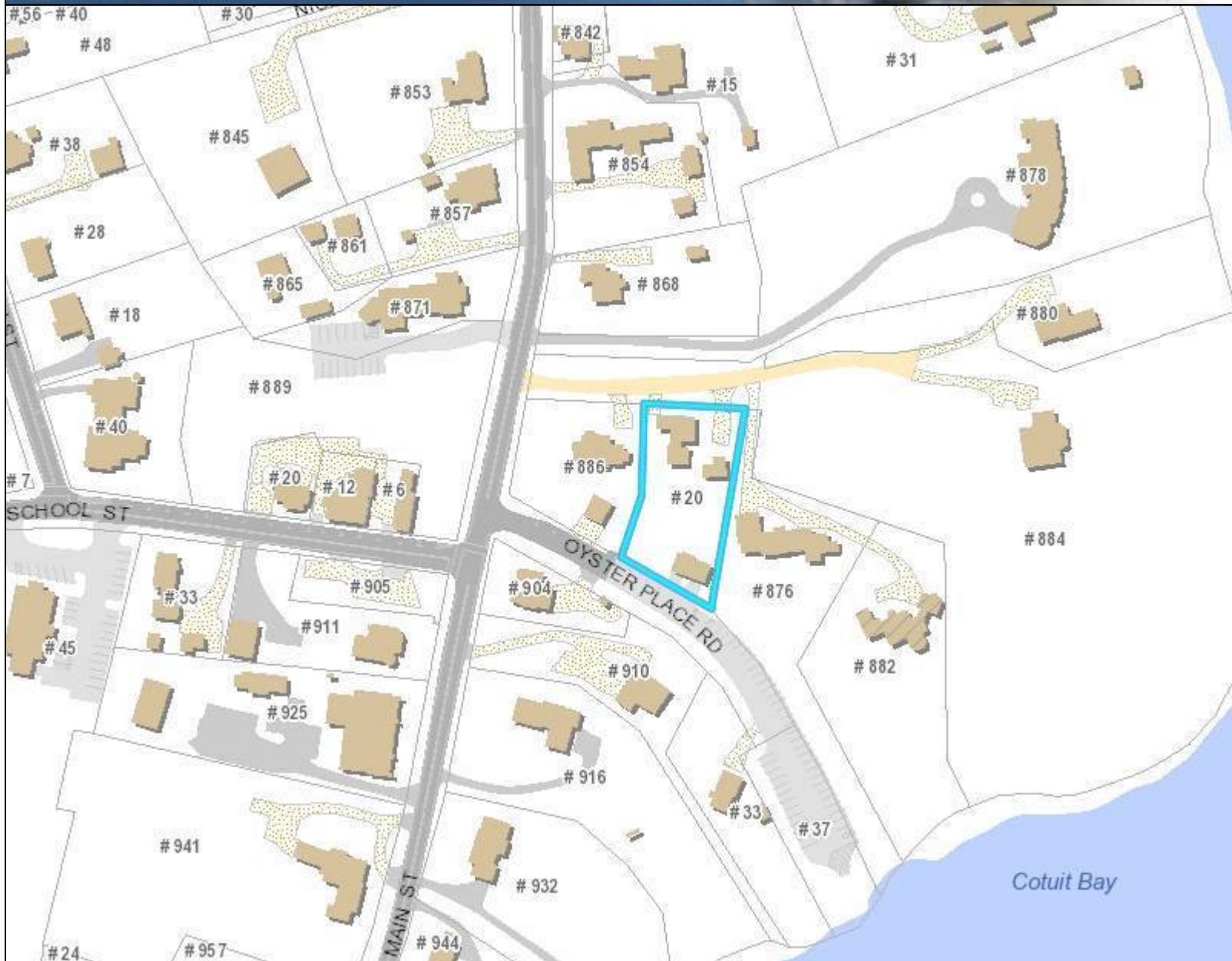
The building is a substantial contribution to the historical character of the village, and must be preserved.

Sincerely,

  
James W. Gould  
Historian, Cotuit Historical Society

TOWN OF BARNSTABLE  
2006 JAN 17 PM 1:35  
BAC  
DIVISION

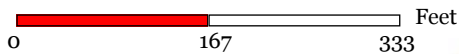




**Legend**

- 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: 7/31/2020



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





Legend

Road Names



Map printed on: 7/31/2020



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

## Historical Commission Abutter List for Subject Parcel 035086

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
03501200A	MARINO, THOMAS & JOSEPH T TRS	MARINO REALTY TRUST	4 CHASE LANE		FOXBOROUGH	MA	02035
03501200B	MEGATHLIN, DONALD E	%MEGATHLIN, DONALD E & KAREN B	PO BOX 125		COTUIT	MA	02635
03501200C	TAIT, JANE M	%TAIT, JANE M TR	925 MAIN STREET UNIT 3		COTUIT	MA	02635
03501200D	WALL, STEPHANIE G TR	STEPHANIE G WALL TRUST	PO BOX 840		COTUIT	MA	02635
03501200E	PAPADOPOULOS, ANGELA		277 BELGRADE AVE		ROSLINDALE	MA	02131
03501200F	TRAINOR, PETER J & COLLEEN A TRS	%SPINELLO, MICHAEL A	925 MAIN STREET UNIT 6		COTUIT	MA	02635
03501200G	MYERS, GLORIA Y		PO BOX 2034		COTUIT	MA	02635
03501200H	FITZGERALD, JASON W & KIMBERLY B		14 CHAMBERLAIN RUN		HINGHAM	MA	02043
03501200I	TSARAS, PENNY		45 BELLEVUE HILL RD		WEST ROXBURY	MA	02132
03501200J	JAMESON, W GEORGE & ALICE T		1639 MADDUX LANE		MCLEAN	VA	22101
035051	BARNSTABLE, TOWN OF (REC)		367 MAIN STREET		HYANNIS	MA	02601
035053	PATCHIN, DONALD L & CHRISTOPHER TRS	MERMAID REALTY TRUST	PO BOX 41		CENTERVILLE	MA	02632
035054	LUFF, TIMOTHY J TR	SIX SCHOOL ST REALTY TRUST	6 SCHOOL STREET		COTUIT	MA	02635

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035055	COTUIT LIBRARY ASSOC		MAIN STREET		COTUIT	MA	02635
035058	FIELD, PETER D		PO BOX 16		COTUIT	MA	02635
035074	ODENCE, L PHILIP & BETHANY J T		144 MOODY ST BLDG 15 #4		WALTHAM	MA	02453
035076	CHURBUCK, DAVID C & DAPHNE	CHURBUCK, HENRY C	854 MAIN ST		COTUIT	MA	02635
035077	METHODIST EPISCOPAL CHURCH	%TRUSTEES OF COTUIT FEDERATED CHURCH	40 SCHOOL STREET		COTUIT	MA	02635
035078	SLANEY, GORDON H JR & JANE TRS	SLANEY COTUIT NOMINEE TRUST	25 BARNYARD LANE		ABINGTON	MA	02351
035081	EASTMAN, THOMAS G & TERRY B		50 PIGEON HILL RD		WESTON	MA	02193
035082	COOPER, DONALD & GRIFFIN, J JR TRS	C/O TERRY EASTMAN	50 PIGEON HILL ROAD		WESTON	MA	02493-1640
035084	GROSS, JANE TR	882 MAIN STREET REALTY TRUST	P O BOX 2019		COTUIT	MA	02635
035085	PIKE, CHRISTOPHER C & LINDSAY J		66 BEAUMONT AVENUE		NEWTONVILLE	MA	02460
035086	TESA, ALEC R & AUBRIELLE	%TESA, AUBRIELLE	114 SHERWOOD TERRACE		PORTSMOUTH	RI	02871
035087	GARDNER, AMY L TR	%PORTER, BRIAN & SUSAN	88 TOWER ROAD		BROOKFIELD	CT	06804
035089	BARNSTABLE, TOWN OF (LDG)		367 MAIN STREET		HYANNIS	MA	02601
035090	MACKINNON, DONALD J TR	MCCM REALTY TRUST	PO BOX 152		HINGHAM	MA	02043
035091	HANESIAN, DERAN C & KAREN W		904 MAIN STREET		COTUIT	MA	02635
035092	BUNTING, CATHERINE L & LLYOD M ET AL		41 BOULDER ROAD		WELLESLEY	MA	02481

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035093	FIGRE, MICHAEL P ET AL TRS	C/O MARY FIGRE	30898 N. MANOR HILL ROAD		GRAYSLAKE	IL	60030
035098	BARNSTABLE, TOWN OF (MUN)		367 MAIN STREET		HYANNIS	MA	02601
035099	NORRIS, BRENDA R & SCUDDER, GLENN F TRS	B&G REALTY TRUST	45 VERA DRIVE		BRIDGEWATER	MA	02324
035101	MACKINNON, MATTHEW J TR	33 OYSTER PLACE REALTY TRUST	33 OYSTER PLACE ROAD		COTUIT	MA	02635

Parcel: 035-086

Location: 20 OYSTER PLACE ROAD, Cotuit

Owner: TESA, ALEC R & AUBRIELLE



Parcel  
035-086

Location  
20 OYSTER PLACE ROAD

Village  
Cotuit

Town sewer account  
No

Developer lot:  
UNNUM LOT

Road index  
1198

Fire district  
Cotuit

Secondary road

Interactive map



Asbuilt septic scan

[035086\\_1](#) , [035086\\_2](#) , [035086\\_3](#)

Owner: TESA, ALEC R & AUBRIELLE

Owner  
TESA, ALEC R & AUBRIELLE

Street1  
114 SHERWOOD TERRACE

City  
PORTSMOUTH

Co-Owner  
%TESA, AUBRIELLE

Street2

State Zip Country  
RI 02871

Book page  
29660/ 254

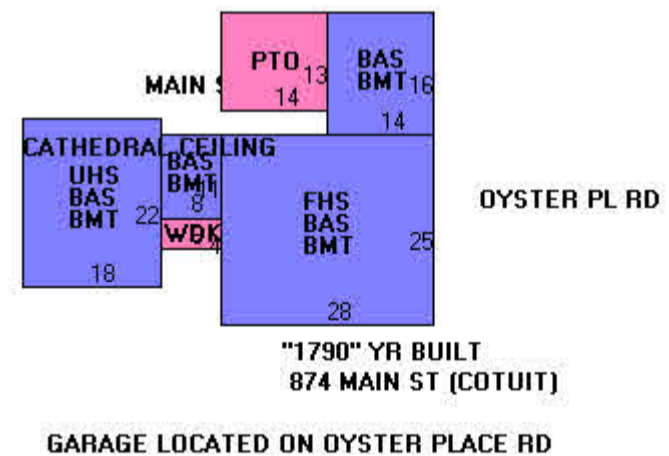
Land

Acres 0.55	Use Multi Hses M-01	Zoning RF	Neighborhood 0113
Topography Above Street	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Well,Septic	Location factor Marginal View	State Zone of Contribution OUT	

Construction

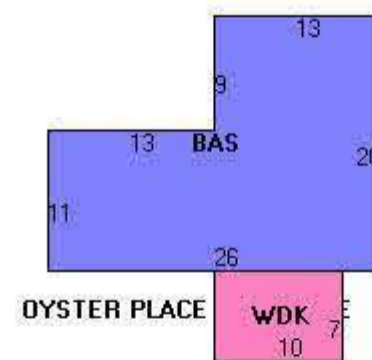
Building 1 of 2

Year built 1790	Roof structure Gable/Hip	Heat type Hot Air
Living area 1758	Roof cover Wood Shingle	Heat fuel Gas
Gross area 4126	Exterior wall Wood Shingle, Clapboard	AC type Central
Style Cape Cod	Interior wall Plastered	Bedrooms 3 Bedrooms
Model Residential	Interior floor Wide Pine	Bath rooms 1 Full-1 Half
Grade Average	Foundation Poured Conc.	Total rooms 7
Stories 1.4		



Building 2 of 2

Year built 1800	Roof structure Gable/Hip	Heat type Typical
Living area 403	Roof cover Asph/F Gls/Cmp	Heat fuel Electric
Gross area 473	Exterior wall Wood Shingle	AC type None
Style Cottage	Interior wall Plastered	Bedrooms 2 Bedrooms
Model Residential	Interior floor Carpet	Bath rooms 1 Full-0 Half
Grade Average	Foundation Conc. Slab	Total rooms 3 Rooms
Stories 1 Story		



Permit History

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

Issue Date	App/Permit	Permit Number	Amount	Inspection Date	Comments
05/25/2018	Addn	B31172	\$65,000	10/08/2019	EXPIRED - 1) Rebuild Single level as drawn 2) Remove existing windows and reconfigure as drawn 3) Remodel Bathroom utilizing all existing locations
01/05/2007	Repair Work	200700032	\$107,000	10/15/2007	REHAB WALLS, FLRS, ROOF TO CONFORM TO CODE, CONSTR 8X11 BREEZWAY & NEW 18X22 LIV AREA
07/31/2006	Other	20061709	\$30,000	06/30/2007	FOUNDATION
07/21/2006	New Roof	20062012	\$5,000	06/30/2007	STRP OLD SHINGLES
04/01/1988	Addition	B31827	\$4,000	01/15/1989	CO ADDN
09/02/1985	Addition	B28463	\$0	01/15/1986	CO ADDN
09/01/1985	Addition	B28463A	\$5,000	12/31/1986	CO ADDN

▼ Sale History

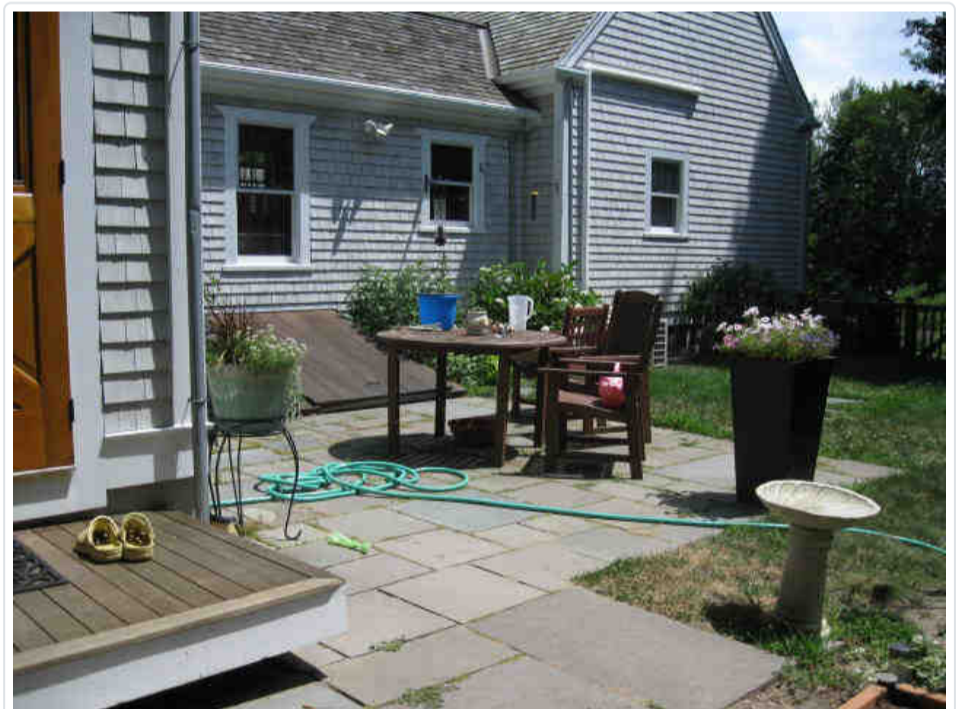
Line	Sale Date	Owner	Book/Page	Sale Price
1	05/19/2016	TESA, ALEC R & AUBRIELLE	29660/ 254	\$800,000
2	12/03/2014	MYCOCK, ELLEN F	28546/ 53	\$100
3	06/24/2011	MYCOCK, ELLEN L & RIFKIN, PAUL TRS	25525/ 222	\$1
4	06/02/2006	MYCOCK, ELLEN L	21062/ 22	\$525,000
5	10/05/1979	CLAUSSEN, FREDERIC P	2993/ 122	\$0
6	06/25/2020	HURLEY, JESSE & SHARON	33016/ 318	\$955,000
7	06/25/2020	TESA, AUBRIELLE	33016/ 315	\$1

▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2020	\$240,600	\$30,300	\$32,700	\$477,800	\$781,400
2	2019	\$210,400	\$30,300	\$31,400	\$456,100	\$728,200
3	2018	\$182,700	\$30,300	\$31,900	\$502,900	\$747,800
4	2017	\$172,800	\$31,400	\$30,600	\$502,900	\$737,700
5	2016	\$172,800	\$31,400	\$30,600	\$500,500	\$735,300
6	2015	\$205,300	\$33,700	\$31,100	\$498,100	\$768,200
7	2014	\$196,700	\$32,000	\$31,800	\$498,100	\$758,600
8	2013	\$196,600	\$32,200	\$29,500	\$498,100	\$756,400
9	2012	\$152,500	\$28,200	\$27,400	\$656,600	\$864,700
10	2011	\$178,900	\$5,500	\$25,700	\$656,600	\$866,700
11	2010	\$182,400	\$5,200	\$24,100	\$656,600	\$868,300
12	2009	\$194,200	\$3,700	\$18,600	\$598,400	\$814,900
13	2008	\$147,500	\$3,700	\$2,900	\$600,200	\$754,300
15	2007	\$147,500	\$3,700	\$2,900	\$600,200	\$754,300
16	2006	\$152,400	\$3,700	\$3,200	\$556,900	\$716,200
17	2005	\$143,600	\$3,500	\$3,800	\$482,600	\$633,500
18	2004	\$120,000	\$3,500	\$3,800	\$720,200	\$847,500
19	2003	\$99,700	\$3,500	\$3,800	\$426,200	\$533,200
20	2002	\$99,700	\$3,500	\$3,800	\$426,200	\$533,200
21	2001	\$99,700	\$3,500	\$3,800	\$426,200	\$533,200
22	2000	\$77,200	\$3,100	\$4,200	\$186,100	\$270,600
23	1999	\$77,200	\$3,100	\$3,600	\$186,200	\$270,100
24	1998	\$77,200	\$3,100	\$3,600	\$186,200	\$270,100
25	1997	\$76,800	\$0	\$0	\$186.100	\$264,800

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
26	1996	\$76,800	\$0	\$0	\$186,100	\$264,800
27	1995	\$76,800	\$0	\$0	\$186,100	\$264,800
28	1994	\$80,100	\$0	\$0	\$157,000	\$239,000
29	1993	\$80,100	\$0	\$0	\$157,000	\$239,000
30	1992	\$91,200	\$0	\$0	\$174,500	\$267,900
31	1991	\$105,400	\$0	\$0	\$232,700	\$344,000
32	1990	\$105,400	\$0	\$0	\$232,700	\$344,000
33	1989	\$105,400	\$0	\$0	\$232,700	\$344,000
34	1988	\$76,500	\$0	\$0	\$74,300	\$155,700
35	1987	\$76,500	\$0	\$0	\$74,300	\$155,700
36	1986	\$57,900	\$0	\$0	\$185,600	\$249,200

Photos











© 2018 - Town of Barnstable - ParcelLookup



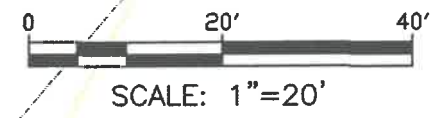
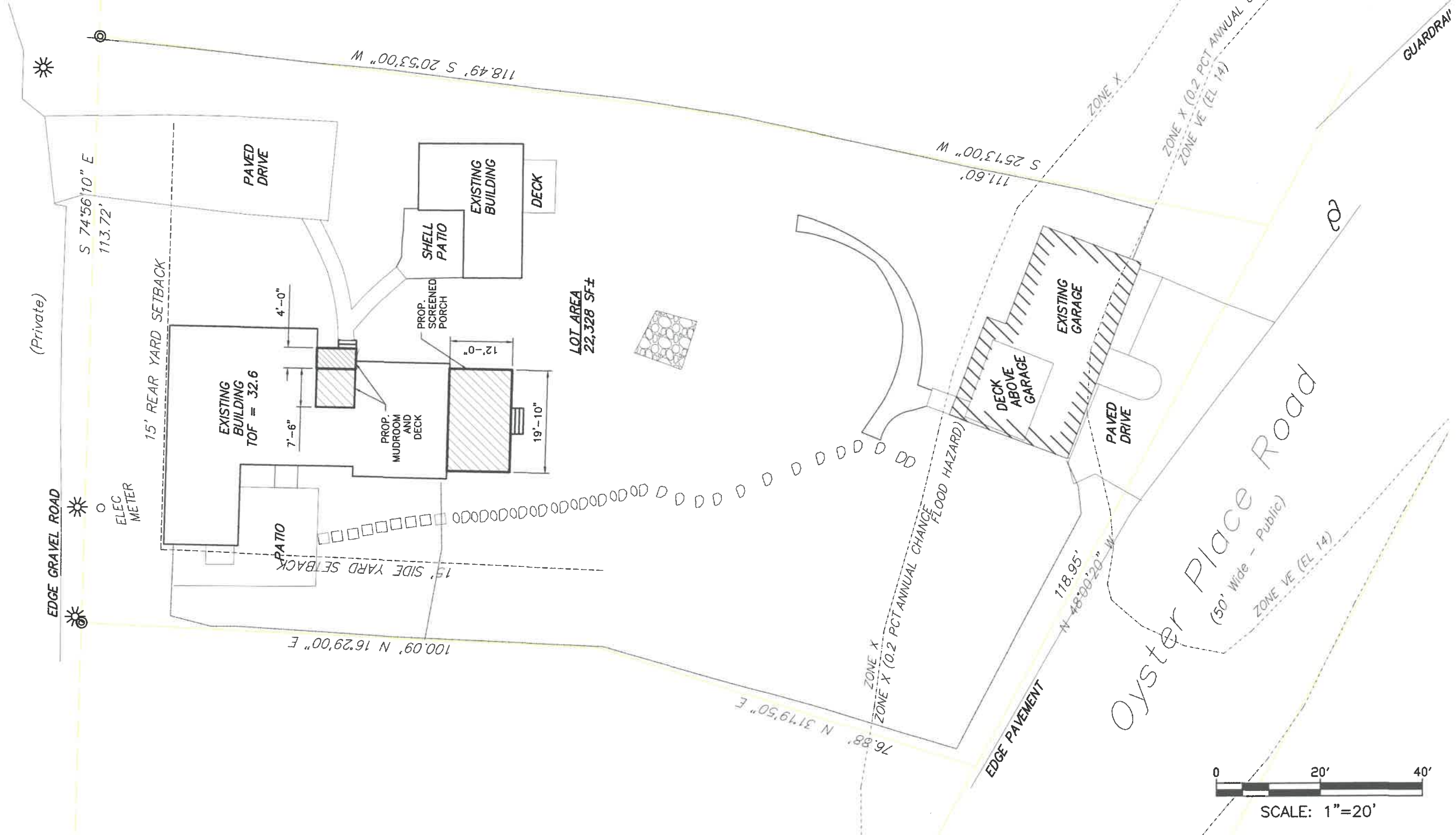






# PROPOSED SITE PLAN

## NEW WORK SHOWN SHADED



(508) 498-4219  
FAX (508) 428-4295

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

REVISIONS:

**PROJECT:**  
**HURLEY RESIDENCE**  
**20 OYSTER PLACE RD, COTUIT, MA**

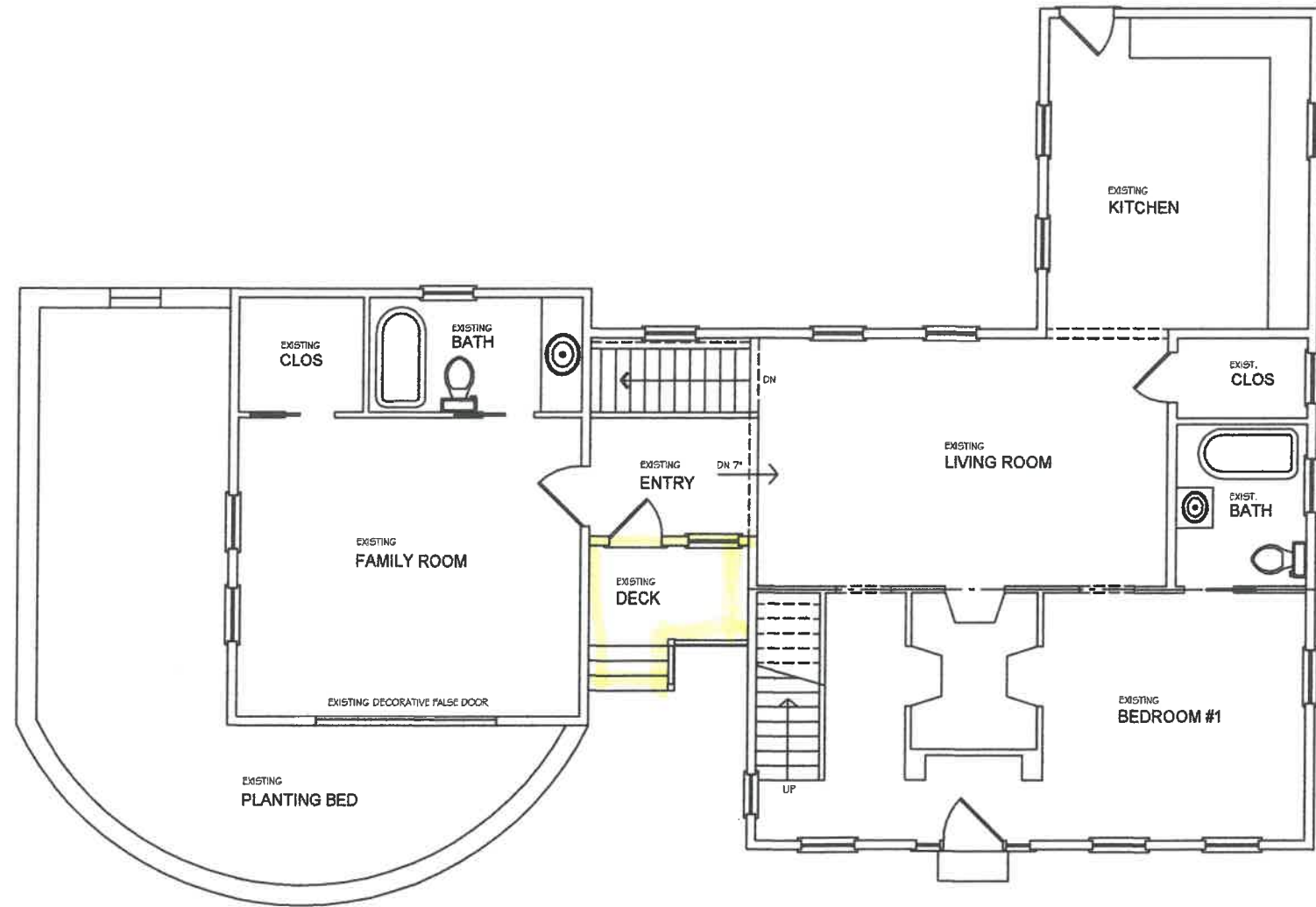
**TITLE:**  
**PROPOSED SITE PLAN**

DATE: 07/15/2020

SCALE: 1"=20'

DRAWING #:

**S1 - 1**



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

REVISIONS:

**PROJECT:**  
**HURLEY ADDITIONS**  
**20 OYSTER PLACE RD, COTUIT, MA**

**TITLE:**  
 EXISTING FIRST FLOOR PLAN

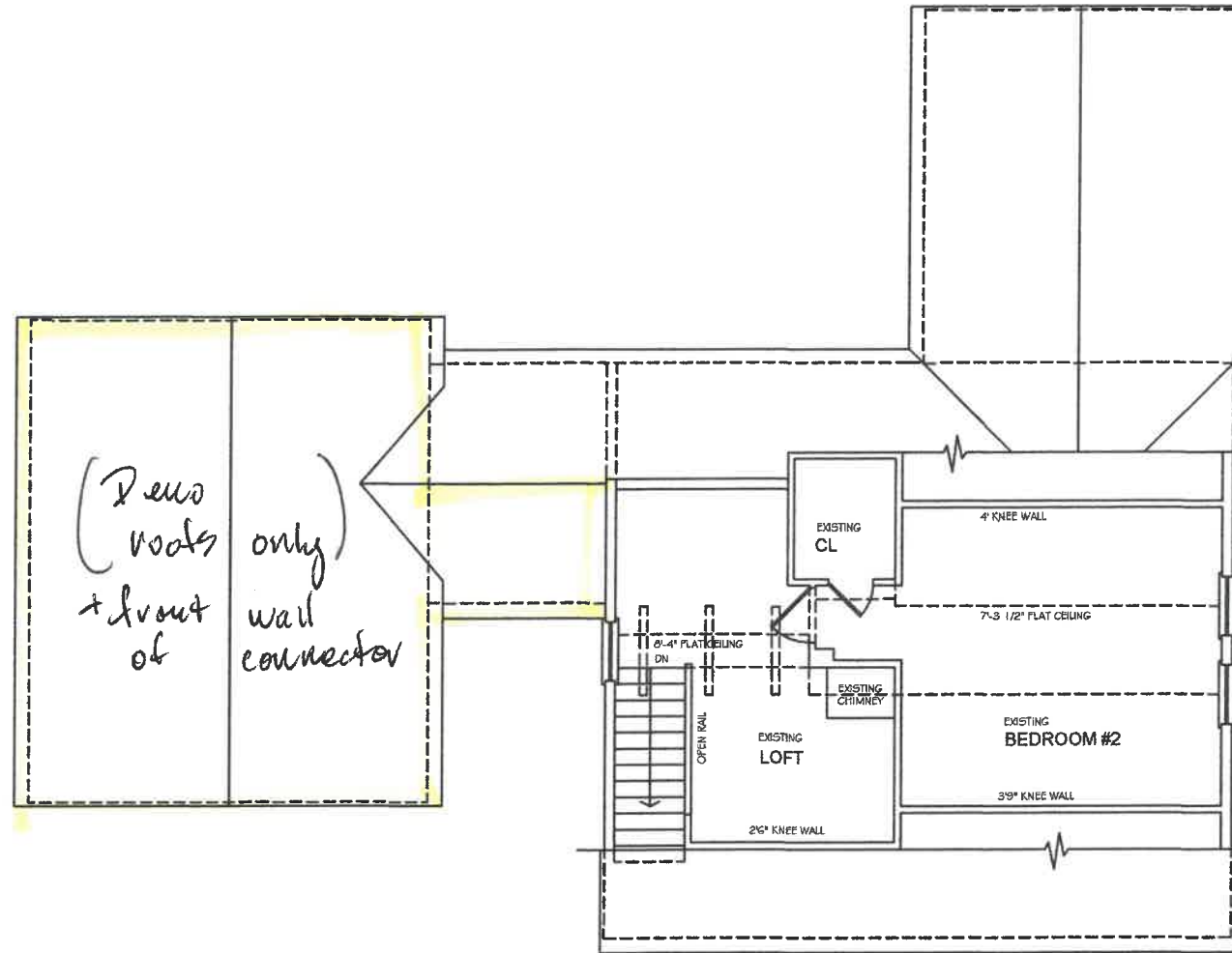
DATE: 07 / 13 / 2020

SCALE: AS NOTED

DRAWING #:

**E1 - 4**





*(Draw roots only)  
+ front of  
wall connector*

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

REVISIONS:

PROJECT:  
**HURLEY ADDITIONS**  
**20 OYSTER PLACE RD, COTUIT, MA**

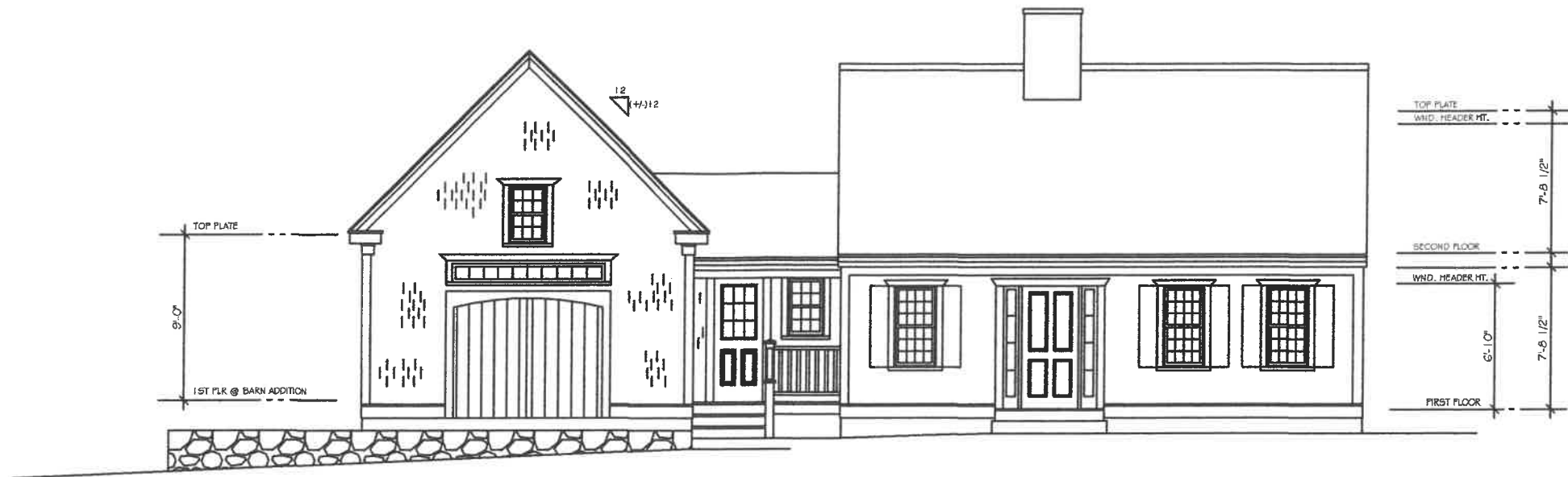
TITLE:  
EXISTING SECOND FLOOR PLAN

DATE: 07 / 13 / 2020

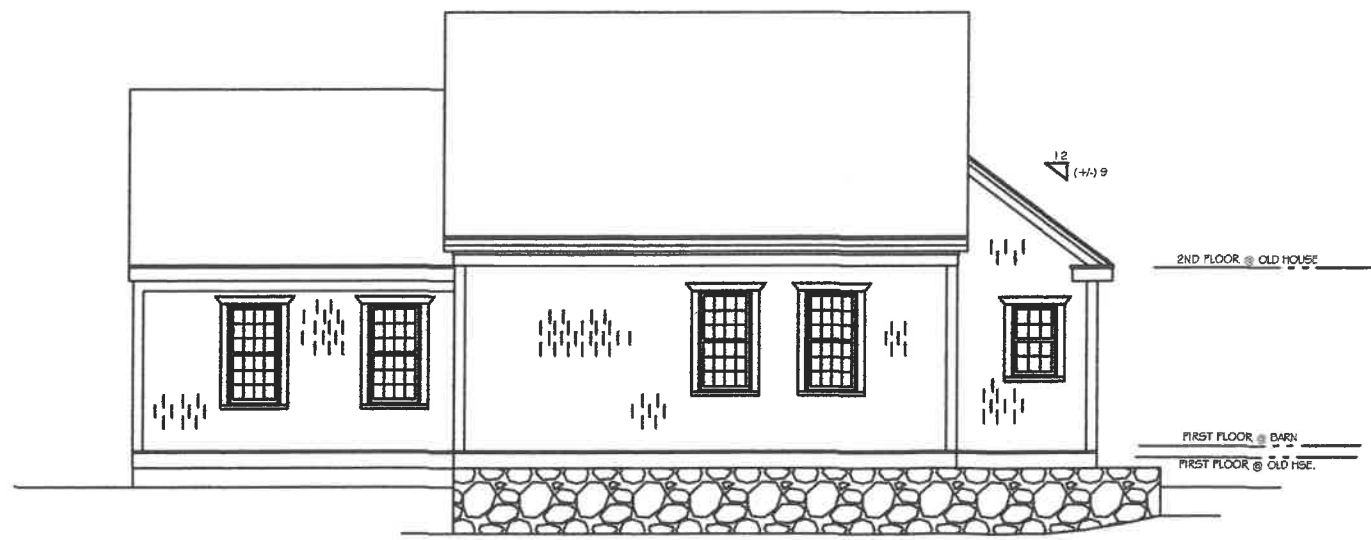
SCALE: AS NOTED

DRAWING #:

**E2 - 4**



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



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

REVISIONS:

**PROJECT:**  
**HURLEY ADDITIONS**  
**20 OYSTER PLACE RD, COTUIT, MA**

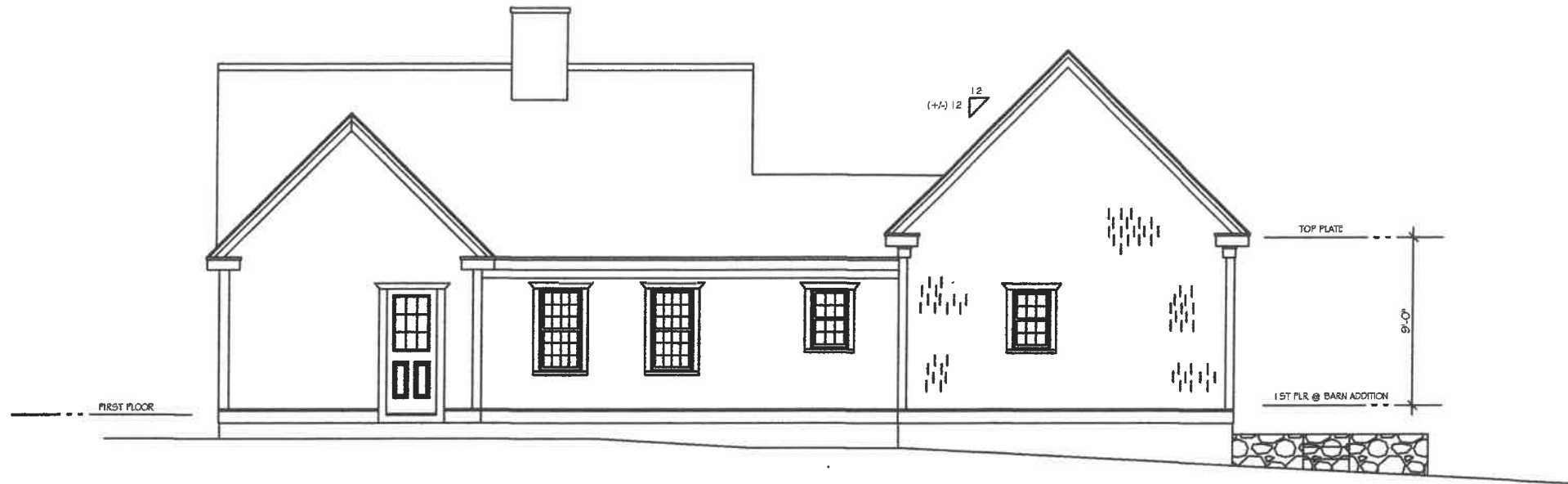
**TITLE:**  
 EXISTING EAST & SOUTH ELEVATIONS

DATE: 07 / 13 / 2020

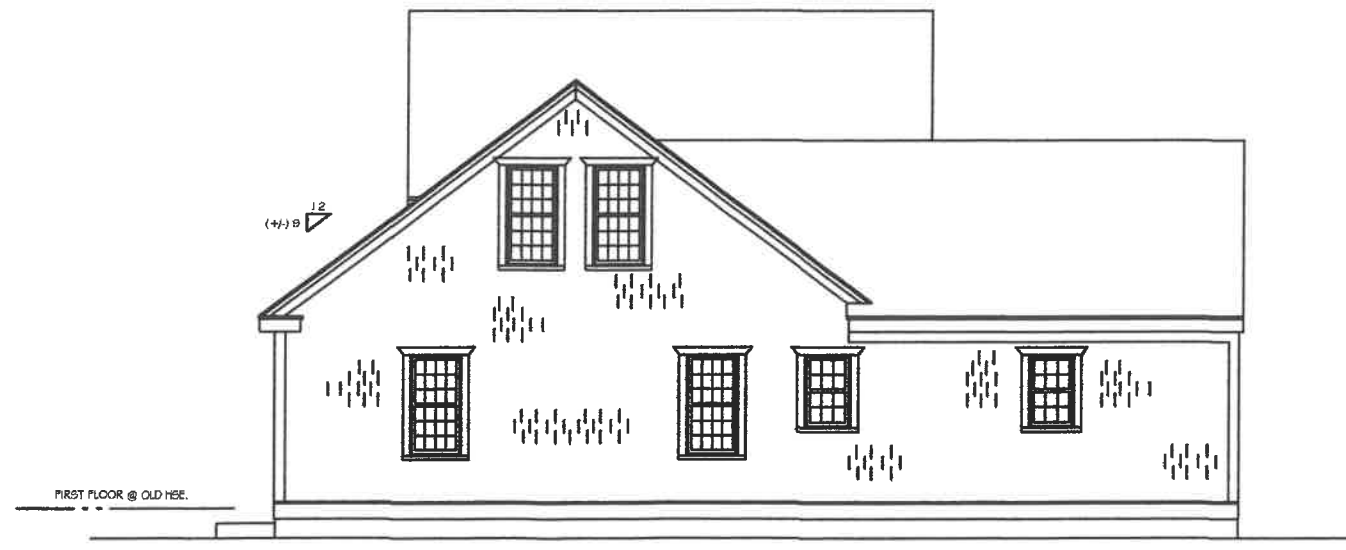
SCALE: AS NOTED

DRAWING #:

**E3 - 4**



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



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

(603) 428-4219  
 FAX: (603) 428-4295



**ARCHITECTURAL INNOVATIONS**  
 A DIVISION OF AI ENTERPRISES, INC.  
 P.O. BOX 20569, COTUIT, MA 02835

REVISIONS:

**PROJECT:**  
**HURLEY ADDITIONS**  
**20 OYSTER PLACE RD, COTUIT, MA**

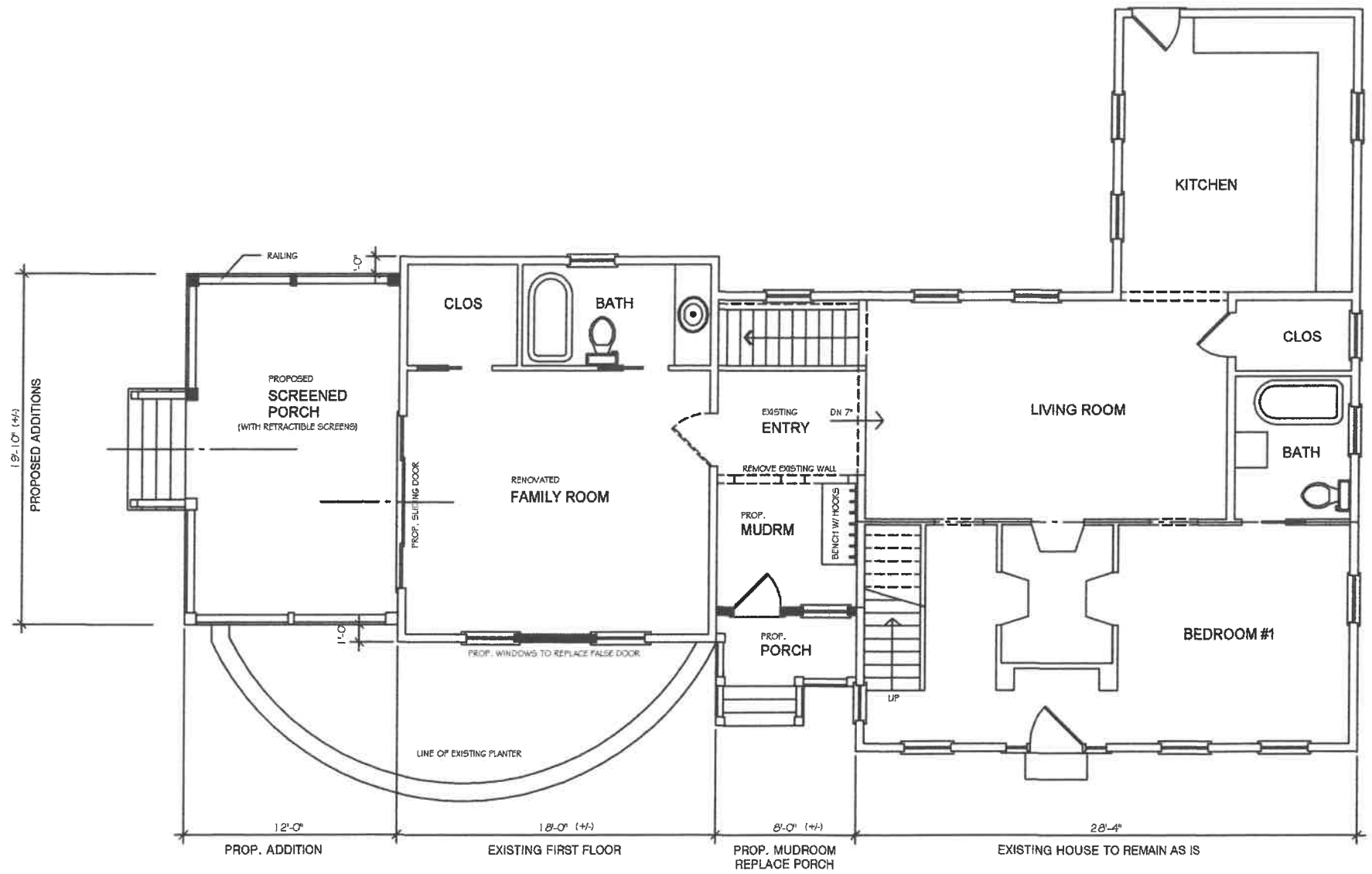
**TITLE:**  
 EXISTING WEST & NORTH ELEVATIONS

DATE: 07 / 13 / 2020

SCALE: AS NOTED

DRAWING #:

**E4 - 4**



PROPOSED  
**FIRST FLOOR PLAN**

1/4" = 1'-0"

WALL LEGEND	
EXISTING WALLS	
PROPOSED WALLS	

REVISIONS:

**PROJECT:**  
**HURLEY ADDITIONS**  
**20 OYSTER PLACE RD, COTUIT, MA**

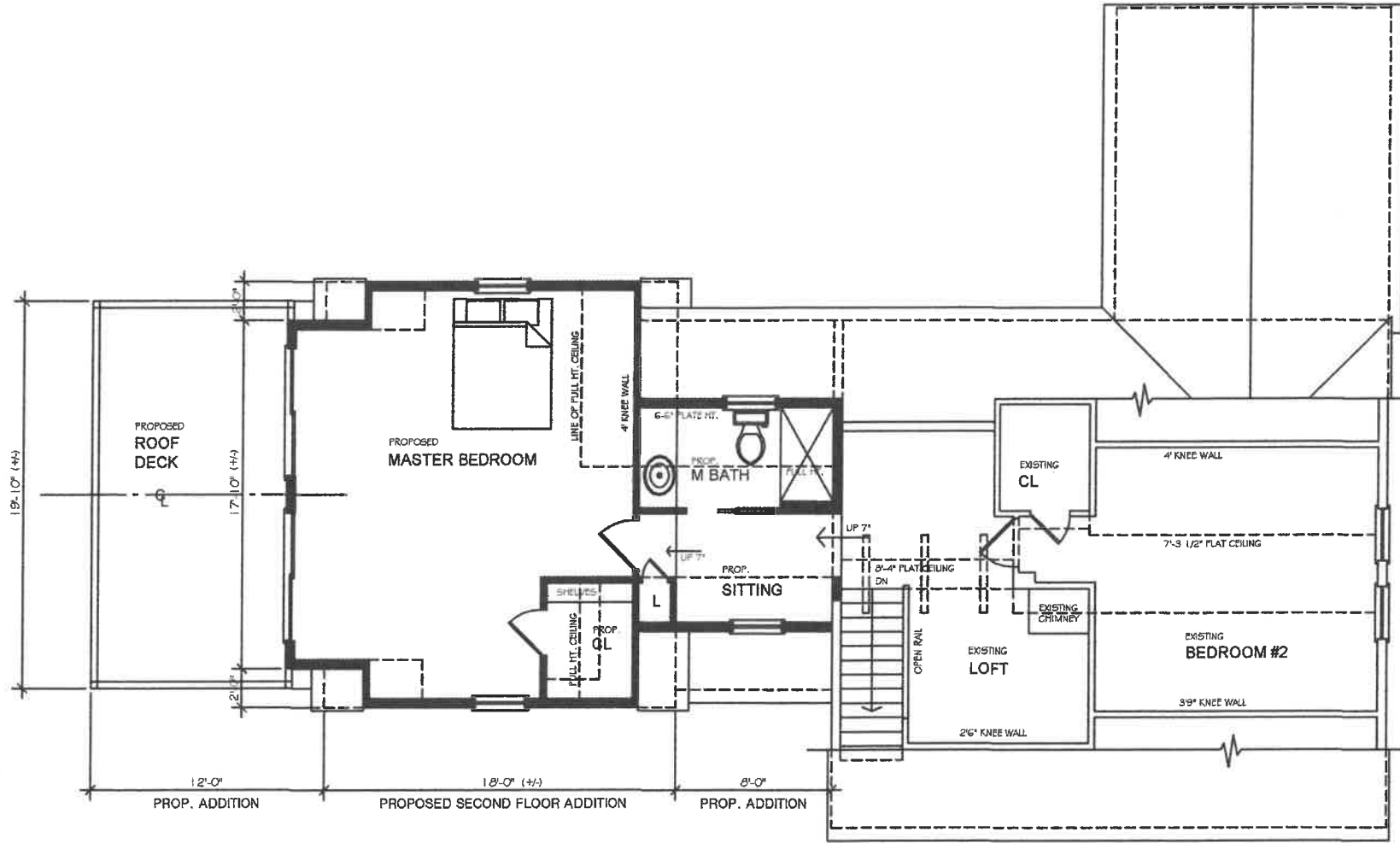
**TITLE:**  
**PROPOSED FIRST FLOOR PLAN**

DATE: 07 / 13 / 2020

SCALE: AS NOTED

DRAWING #:

**A1 - 4**



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

WALL LEGEND	
EXISTING WALLS	
PROPOSED WALLS	

REVISIONS:

PROJECT:  
**HURLEY ADDITIONS**  
**20 OYSTER PLACE RD, COTUIT, MA**

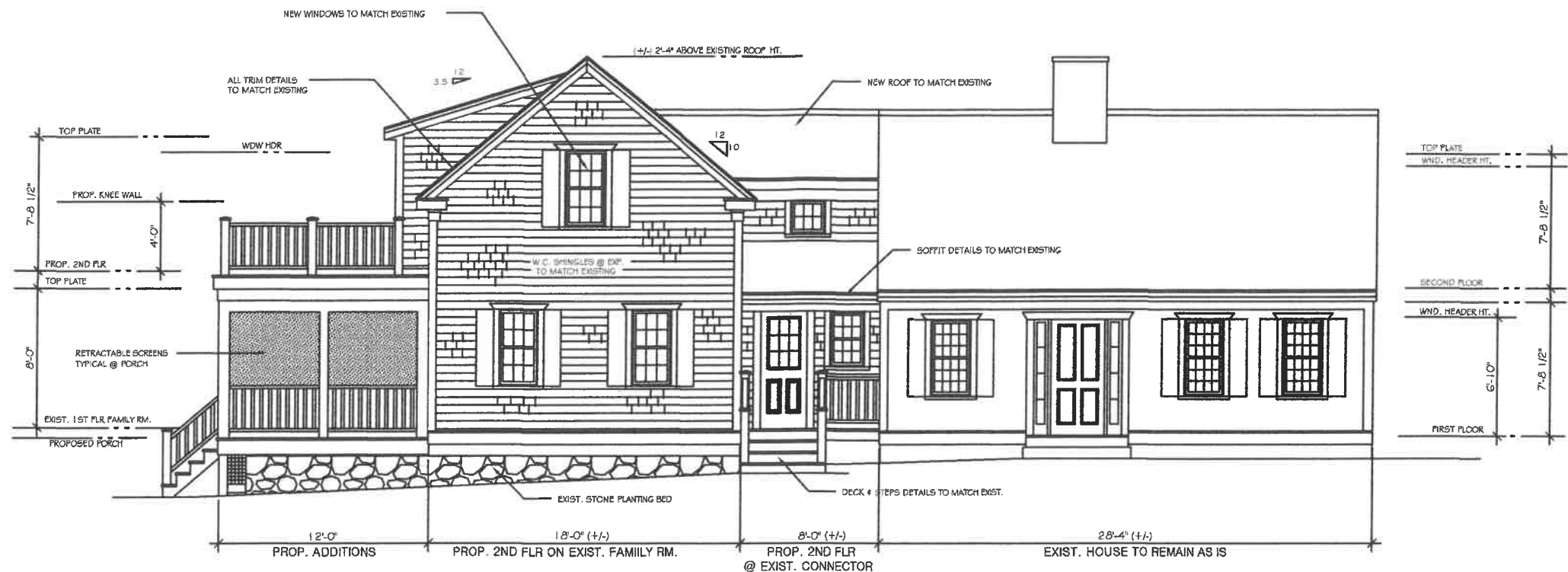
TITLE:  
 PROPOSED SECOND FLOOR PLAN

DATE: 07 / 13 / 2020

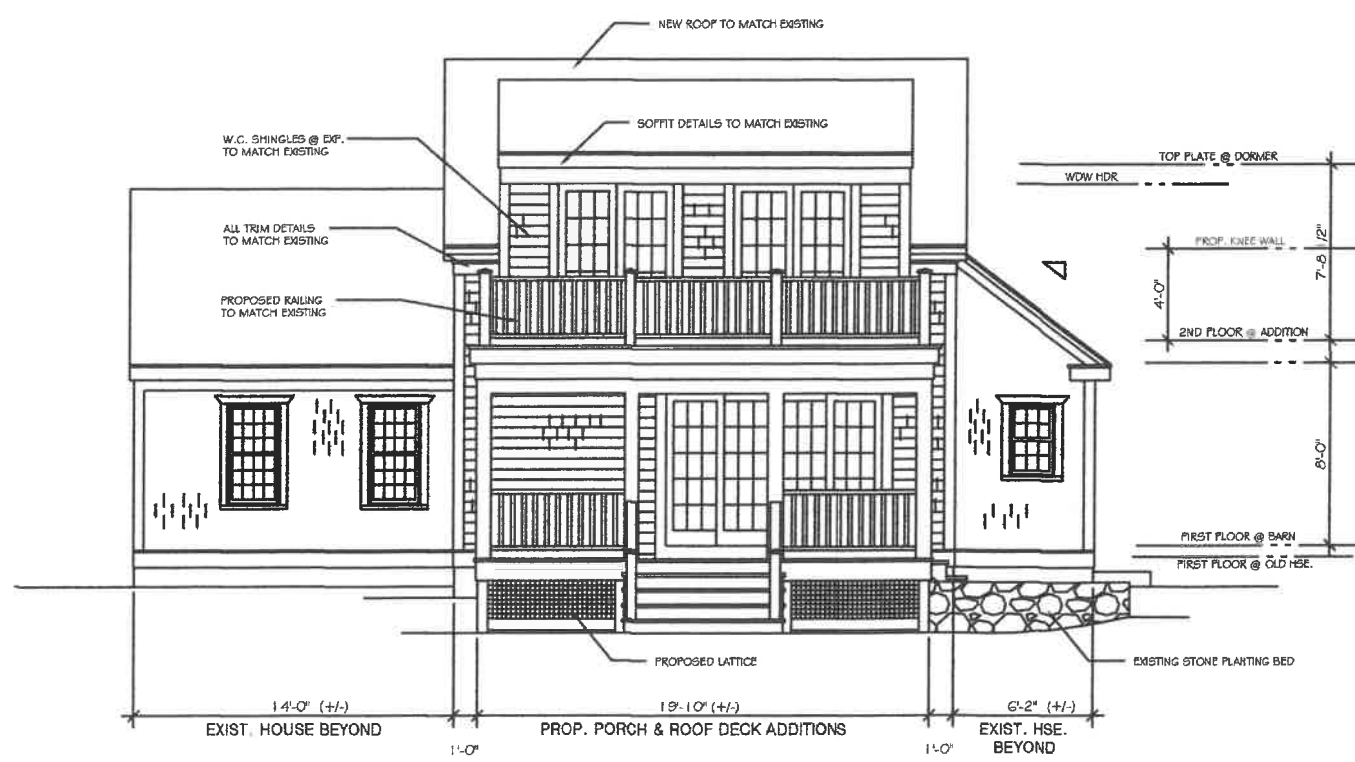
SCALE: AS NOTED

DRAWING #:

**A2 - 4**



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



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

REVISIONS:

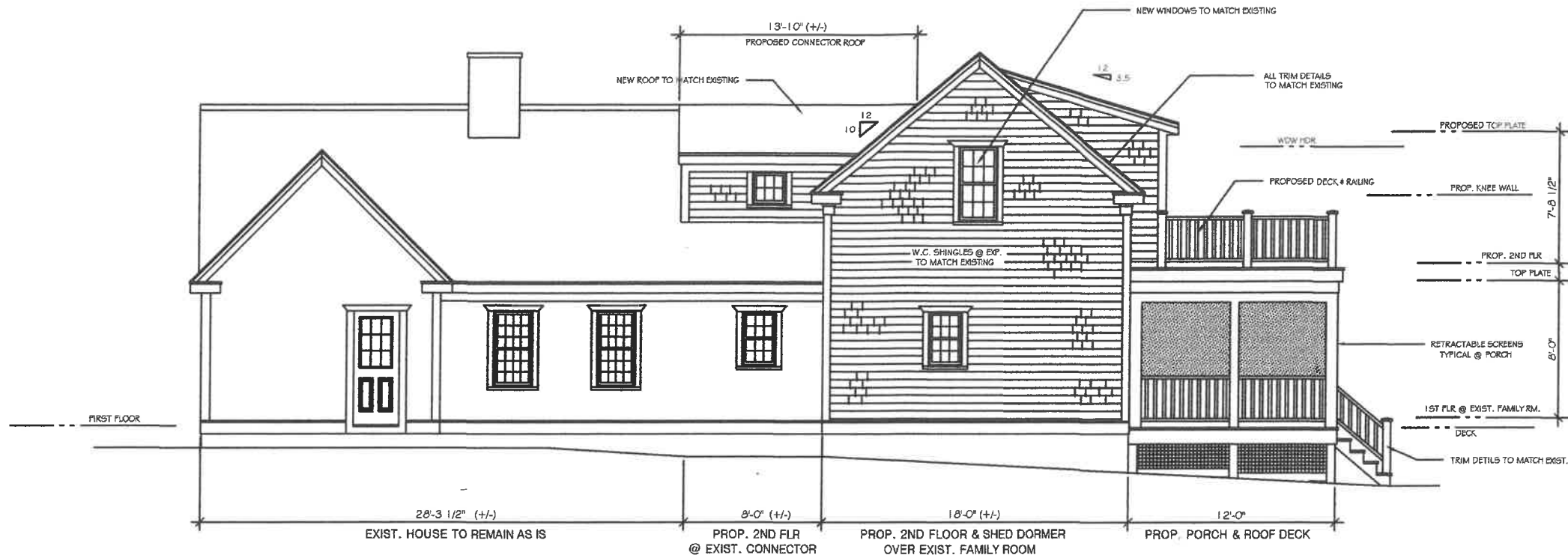
PROJECT:  
**HURLEY ADDITIONS**  
 20 OYSTER PLACE RD, COTUIT, MA

TITLE:  
 PROPOSED EAST & SOUTH ELEVATIONS

DATE: 07/13/2020

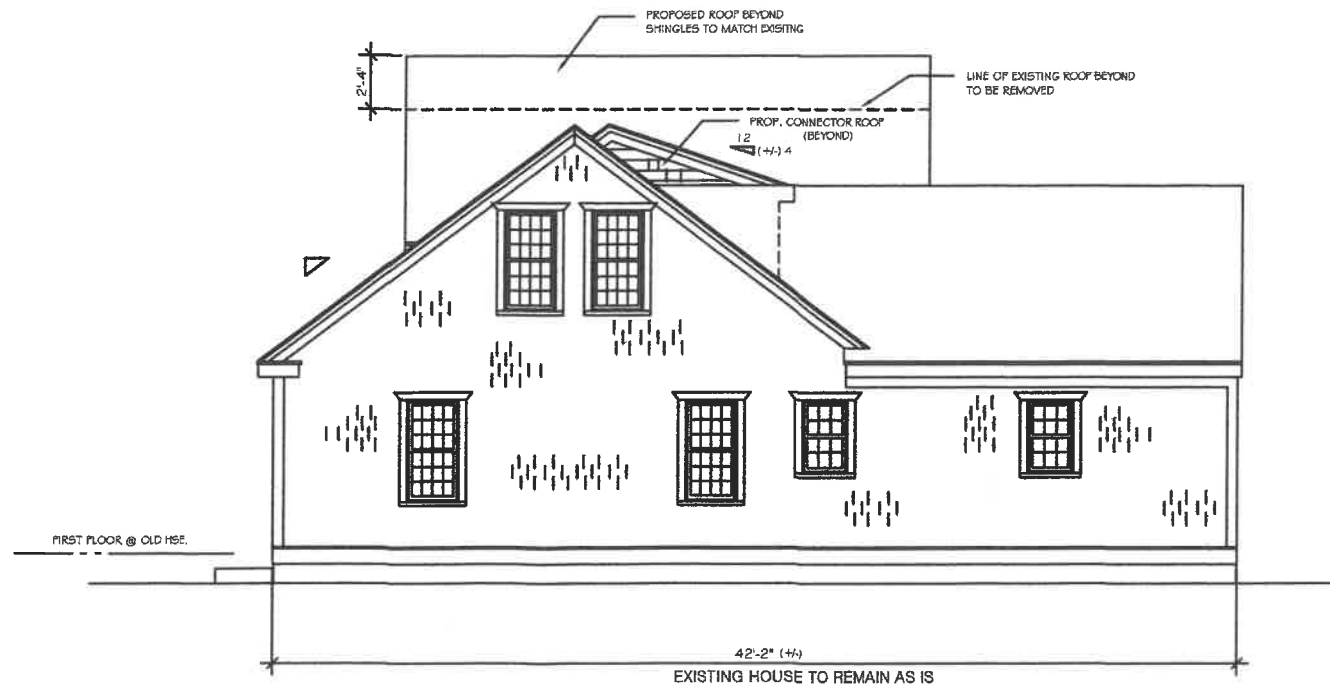
SCALE: AS NOTED

DRAWING #:



PROPOSED  
WEST ELEVATION

1/4"=1'-0"



PROPOSED  
NORTH ELEVATION

1/4"=1'-0"

REVISIONS:

PROJECT:  
**HURLEY ADDITIONS**  
**20 OYSTER PLACE RD, COTUIT, MA**

TITLE:  
PROPOSED WEST & NORTH ELEVATIONS

DATE: 07 / 13 / 2020

SCALE: AS NOTED

DRAWING #:

**A4 - 4**



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

**Town Clerk Stamp**  
 2020 JUL 27 AM 8:35  
 BARNSTABLE TOWN CLERK

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

Date of Application: 7/22/2020  Full Demotion  Partial Demolition

Building Address: 113 WEST BAY ROAD  
Number Street

OSTERVILLE 02655 Assessor's Map # 116 Assessor's Parcel # 032  
Village ZIP

Property Owner: CHRISTOPHER + SHAUNNA LAI 508-360-1522  
Name Phone#

Property Owner Mailing Address (if different than building address) 64 PARKER STREET  
NEWTON, MA 02459

Property Owner e-mail address: STCC99@GMAIL.COM

Contractor/Agent: COTUIT BAY DESIGN, LLC STEVE COOK

Contractor/Agent Mailing Address: 43 BREWSTER ROAD MASHPEE, MA 02649

Contractor/Agent Contact Name and Phone #: STEVE COOK 508-274-1166  
Name Phone #

Contractor/Agent Contact e-mail address: STEVE@COTUITBAYDESIGN.COM

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

REMOVE FRONT PORCH  
REMOVE REAR ONE STORY ADDITION  
RELOCATE SHED

Type of New Construction Proposed: TWO STORY REAR ADDITION, NEW SUNROOM AND COVERED PORCH, NEW WINDOWS/DOORS

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: 1950-1970

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

Steve Cook  
 Property Owner/Agent Signature







TO BE  
REMOVED





TO BE  
REMOVED





10 11 1967







Parcel: 116-032

Location: 113 WEST BAY ROAD, Osterville

Owner: FRANKLIN, SHAN E, DYMEK, TERRENCE M &



Parcel 116-032  
Location 113 WEST BAY ROAD  
Village Osterville  
Town sewer account No

Developer lot: UNNUM LOT  
Road index 1808  
Fire district C-O-MM

Secondary road

Interactive map



Asbuilt septic scan  
[116032\\_1](#)

Owner: FRANKLIN, SHAN E, DYMEK, TERRENCE M &

Owner FRANKLIN, SHAN E, DYMEK, TERRENCE M &	Co-Owner %LAI, CHRISTOPHER & SHAUNNA	Book page 29944/ 82
Street1 64 PARKER STREET	Street2	
City NEWTON	State MA	Zip 02459
	Country	

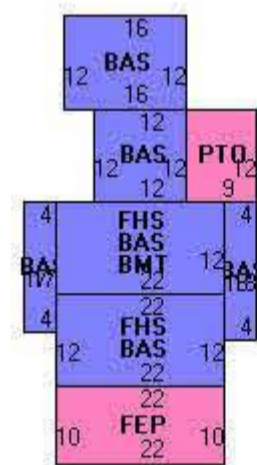
Land

Acres 0.27	Use Single Fam M-01	Zoning RC	Neighborhood 0111
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Septic,Gas,Public Water	Location factor	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1847	Roof structure Gable/Hip	Heat type Hot Air
Living area 1268	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 2124	Exterior wall Wood Shingle	AC type None
Style Conventional	Interior wall Drywall	Bedrooms 3 Bedrooms
Model Residential	Interior floor Carpet, Pine/Soft Wood	Bath rooms 1 Full-1 Half
Grade Average	Foundation Poured Conc.	Total rooms 7 Rooms
Stories 1 1/2 Stories		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
07/24/2017	Insulation	17-2234	\$5,000		Add R-49, R-44, and R-18 cellulose to the attic. Dense pack the walls with R-13 cellulose. Add 2" rigid insulation to the crawlspace. Air seal the attic plane and basement with expanding foam.
06/30/1999	New Roof	39467	\$5,000	04/26/2000	
06/27/1997	Addition	24060	\$10,000	09/01/1998	Frt Porch
04/30/1997	Repair Work	22757	\$2,000		Chimney r
12/01/1977	Remodel	B19842	\$0	01/15/1978	OS REMOD'

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
------	-----------	-------	-----------	------------

Line	09/20/2016	FRANKLIN, SHAN E, DYMEK, TERRENCE M &	29947/82	\$378,000
2	07/25/2014	BUDGE, NORMAN D TR	28284/ 71	\$0
3	07/25/2014	WHELDON, FRANK M TR	28284/ 69	\$0
4	06/24/2009	WHELDEN, FRANK M TRS & WHELDEN, EDITH C	23830/ 101	\$100
5	04/22/1977	WHELDEN, FRANK M & EDITH C	2497/ 169	\$34,000
6	04/03/2020	LAI, CHRISTOPHER & SHAUNNA	32806/ 113	\$549,000

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2020	\$125,100	\$14,600	\$2,500	\$322,400	\$464,600
2	2019	\$109,000	\$14,600	\$2,600	\$302,300	\$428,500
3	2018	\$80,900	\$14,600	\$500	\$350,000	\$446,000
4	2017	\$86,300	\$19,800	\$500	\$350,000	\$456,600
5	2016	\$86,300	\$19,800	\$500	\$357,200	\$463,800
6	2015	\$105,100	\$23,000	\$500	\$345,600	\$474,200
7	2014	\$105,100	\$23,000	\$600	\$345,600	\$474,300
8	2013	\$105,100	\$23,000	\$600	\$345,600	\$474,300
9	2012	\$103,900	\$21,800	\$500	\$345,600	\$471,800
10	2011	\$137,300	\$3,100	\$700	\$460,800	\$601,900
11	2010	\$137,200	\$3,100	\$1,000	\$460,800	\$602,100
12	2009	\$155,400	\$2,600	\$500	\$424,200	\$582,700
13	2008	\$139,600	\$2,600	\$500	\$442,000	\$584,700
15	2007	\$155,200	\$2,600	\$500	\$442,000	\$600,300
16	2006	\$124,700	\$2,600	\$500	\$404,800	\$532,600
17	2005	\$111,500	\$2,400	\$500	\$235,300	\$349,700
18	2004	\$83,900	\$2,300	\$500	\$235,300	\$322,000
19	2003	\$76,000	\$2,300	\$500	\$130,900	\$209,700
20	2002	\$76,000	\$2,300	\$500	\$130,900	\$209,700
21	2001	\$86,200	\$2,600	\$600	\$130,900	\$220,300
22	2000	\$63,300	\$2,300	\$300	\$69,700	\$135,600
23	1999	\$63,300	\$2,300	\$300	\$69,700	\$135,600
24	1998	\$59,000	\$0	\$0	\$69,700	\$128,700
25	1997	\$58,600	\$0	\$0	\$64,300	\$122,900
26	1996	\$58,600	\$0	\$0	\$80,400	\$139,000
27	1995	\$58,600	\$0	\$0	\$80,400	\$139,000
28	1994	\$60,200	\$0	\$0	\$60,300	\$120,500
29	1993	\$60,200	\$0	\$0	\$60,300	\$120,500
30	1992	\$68,500	\$0	\$0	\$67,000	\$135,500
31	1991	\$69,300	\$0	\$0	\$80,400	\$149,700
32	1990	\$69,300	\$0	\$0	\$80,400	\$149,700
33	1989	\$69,300	\$0	\$0	\$80,400	\$149,700
34	1988	\$59,100	\$0	\$0	\$58,100	\$117,200
35	1987	\$60,400	\$0	\$0	\$58,100	\$118,500
36	1986	\$60,400	\$0	\$0	\$58,100	\$118,500

Photos







© 2018 - Town of Barnstable - ParcelLookup

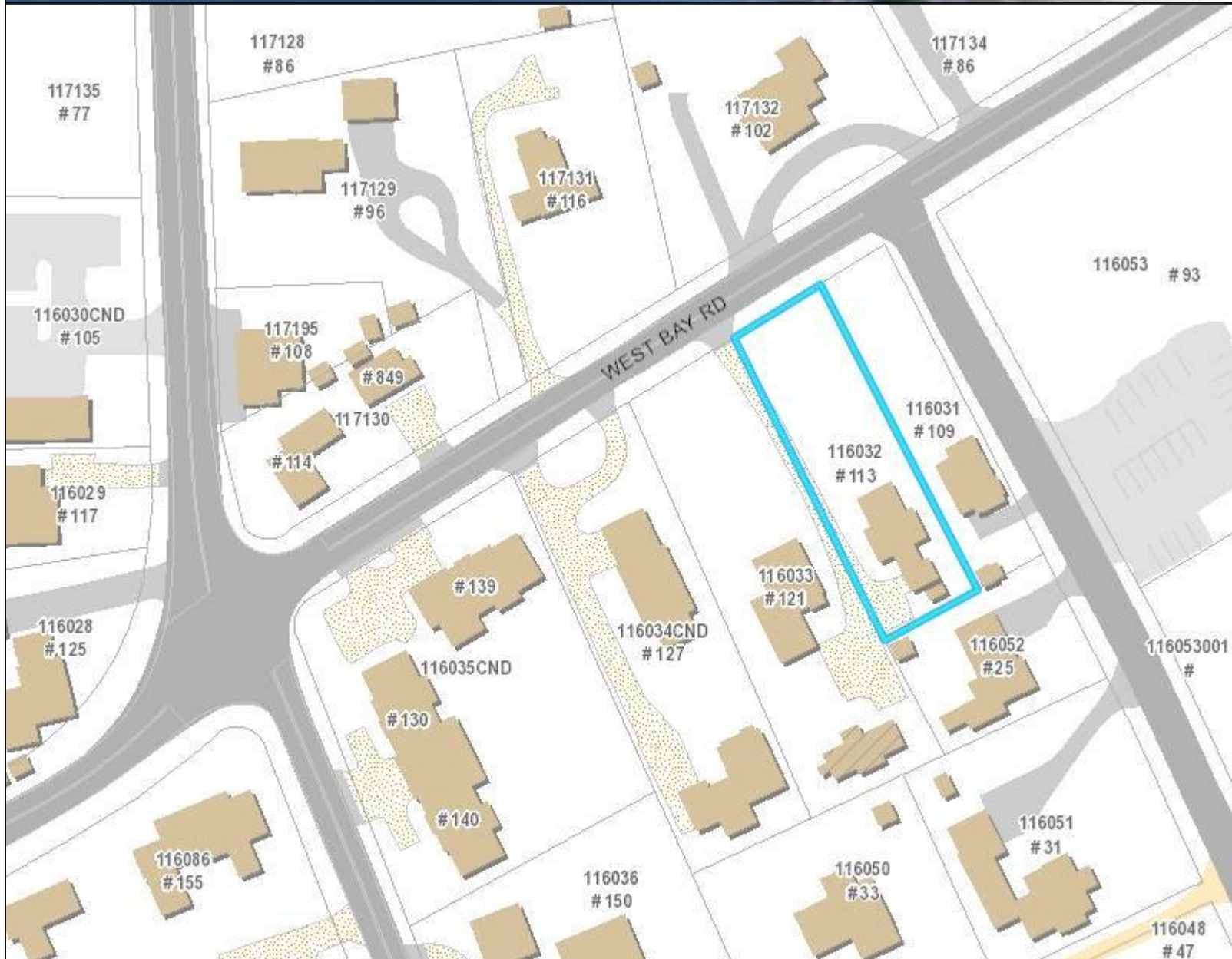
## Historical Commission Abutter List for Subject Parcel 116032

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
116031	DYMEK, TIMOTHY J & CAROL BOSCO		117 CENTRAL STREET		GARDNER	MA	01440
116032	FRANKLIN, SHAN E, DYMEK, TERRENCE M &	%LAI, CHRISTOPHER & SHAUNNA	64 PARKER STREET		NEWTON	MA	02459
116033	HODGKINSON, SUSAN TR	WEST BAY REALTY TRUST	118 HUNTINGTON AVE #405		BOSTON	MA	02116
11603400A	GUDAS, THOMAS F & ELYSIA M		127A WEST BAY ROAD		OSTERVILLE	MA	02655
11603400B	HOLDEN, MARK X TR & HOLDEN, LORETTA C TR	MARK X & LORETTA C HOLDEN LIV TRUSTS	24 SALISBURY DRIVE		WESTWOOD	MA	02090
11603500A	CORCORAN, KENNETH F JR & KAREN		P O BOX 304		OSTERVILLE	MA	02655
11603500B	COHEN, MARC A TR	ANNE F MCCOMACK IRREV TRUST	C/O COHEN ASSOCIATES	151 TREMONT ST., SUITE PH	BOSTON	MA	02111
11603500C	CLASSEN, THOMAS J TR	CLASSEN REALTY TRUST	18 EARLE RD		WELLESLEY	MA	02481
116036	EVANS, MARY ANN & DAVID E ET AL		170 OLDE FORGE ROAD		HANOVER	MA	02339
116037	TARDNICO, CHARLES & WELCH RONALD	%RYAN, FRANCIS J JR & KATRINA	387 FAR REACH ROAD		WESTWOOD	MA	02090
116038	MEADS, ANNE TR	AM REALTY TRUST	168 PARKER RD		OSTERVILLE	MA	02655
116048	COLEMAN, NAOMI		47 FIRST AVE		OSTERVILLE	MA	02655
116049	WYATT, SARAH A		PO BOX 250		OSTERVILLE	MA	02655-0250

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
116050	TULIP ACQUISITIONS LLC		33 FIRST AVE		OSTERVILLE	MA	02655
116051	FLEMING, RANDOLPH I & VIVIANNIA J		PO BOX 41		OSTERVILLE	MA	02655
116052	PICA, STEVEN J TR	STEVEN J PICA 2016 REVOCABLE TRUST	36 CONCORD SQUARE UNIT A		BOSTON	MA	02118
116053	BARNSTABLE, TOWN OF (SCH)	OSTERVILLE ELEMENTARY	PO BOX 955		HYANNIS	MA	02601
116053001	BARNSTABLE, TOWN OF (SCH)	OSTERVILLE ELEMENTARY	PO BOX 955		HYANNIS	MA	02601
117119	NEW ENGLAND TEL & TEL CO	C/O VERIZON NE DUFF & PHELPS	PO BOX 2749		ADDISON	TX	75001
117120	HOFFMAN, GLENN & LAURA L		4 ABBOTT LANE #6		CONCORD	MA	01742
117121	MONTO, PERNILLE FONSBY		21 SUNSET LN		OSTERVILLE	MA	02655
117122	KODL, MIRIAM WEBER		PO BOX 185		OSTERVILLE	MA	02655
117125	HEHIR, ELIZABETH P TR	BORU REAL ESTATE TRUST	55 SUNSET LN		OSTERVILLE	MA	02655
117128	SKELTON, WILLIAM & ZORA		3915 WENTWOOD DRIVE		DALLAS	TX	75225
117129	FOUGERE, JOSHUA J & SARAH G		96 PARKER ROAD		OSTERVILLE	MA	02655
117130	MCCARTHY, JAMES A MD & ANDREA		114 PARKER RD		OSTERVILLE	MA	02655
117131	HINCKLEY, DANA JODY		17 WESTBURY WAY		COTUIT	MA	02635
117132	MANNING, MARK G		102 WEST BAY ROAD		OSTERVILLE	MA	02655
117133	SKELTON, WILLIAM H & ZORA Y		3915 WENTWOOD DRIVE		DALLAS	TX	75225

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
117134	ODONNELL, WILLIAM P & ROSEMARY		111 CALLOWAY CROSSING		PEACHTREE CITY	GA	30269
117195	HINCKLEY, HOWARD P	%108 PARKER ROAD LLC	108 PARKER ROAD		OSTERVILLE	MA	02655



**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: 7/31/2020



Approx. Scale: 1 inch = 83 feet



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

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



**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



### Legend

Road Names



Map printed on: 7/31/2020



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.

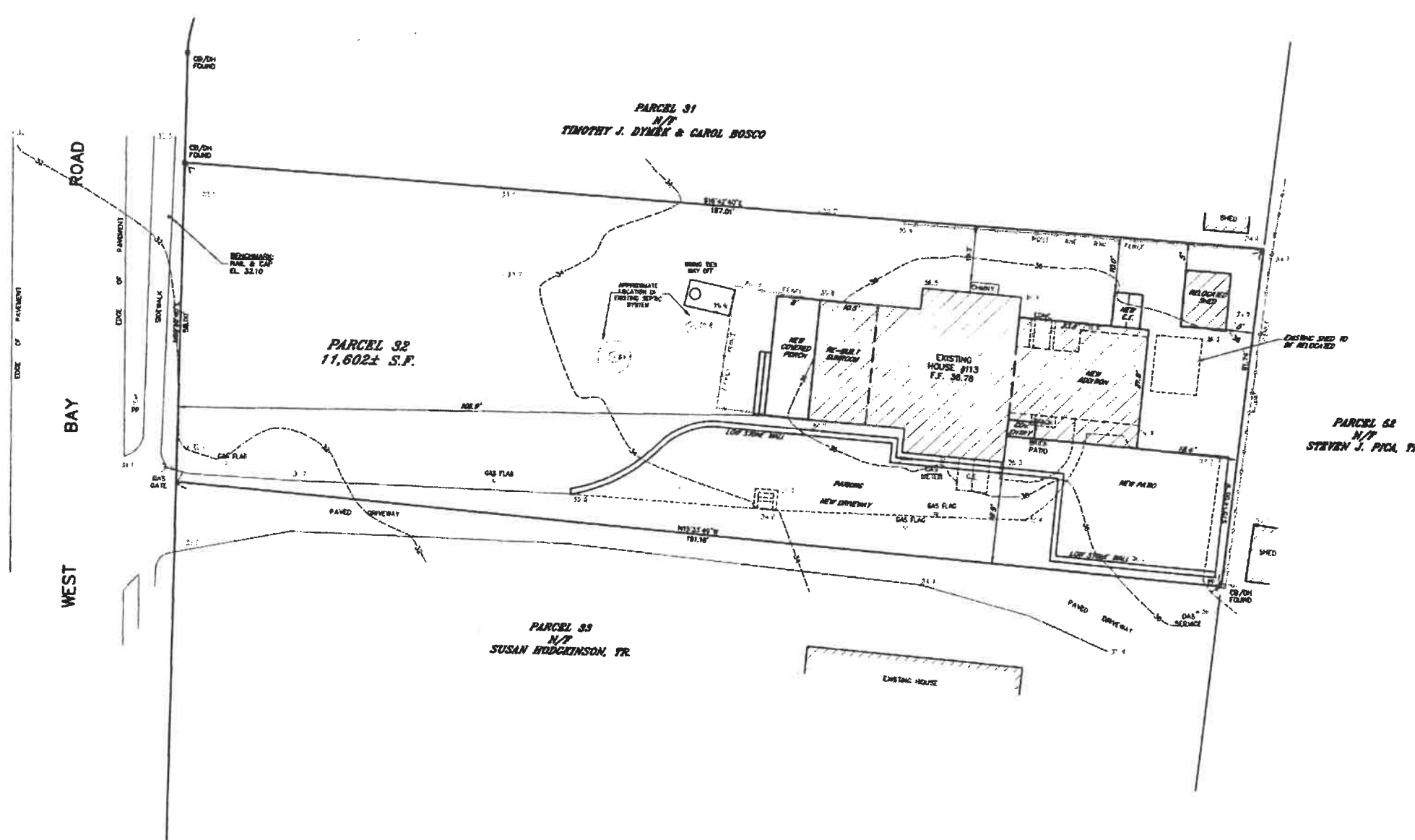
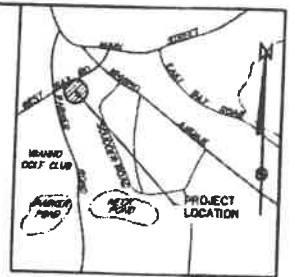


**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



- GENERAL NOTES:**
- HOUSE NUMBER: 113
  - ASSESSOR'S INFORMATION: MAP 116, PARCEL 032
  - FLOOD ZONE: X (PANEL NO. 250001 0544 J, DATED JULY 18, 2014)
  - ZONING DISTRICT: RC
  - LOT COVERAGE BY:
    - EXISTING STRUCTURES: 1,401 S.F. / 11,602 S.F. = 12.1%
    - EXISTING & PROPOSED STRUCTURES: 1,752 S.F. / 11,602 S.F. = 15.1%
  - TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND INSTRUMENT SURVEY
  - ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
  - SITE IS WITHIN AQUIFER PROTECTION OVERLAY DISTRICT

- LEGEND**
- 36 — EXISTING 2' CONTOUR
  - 75.1' EXISTING SPOT ELEVATION
  - PP 12 EXISTING UTILITY POLE
  - CONCRETE BOUND WITH DRILL HOLE

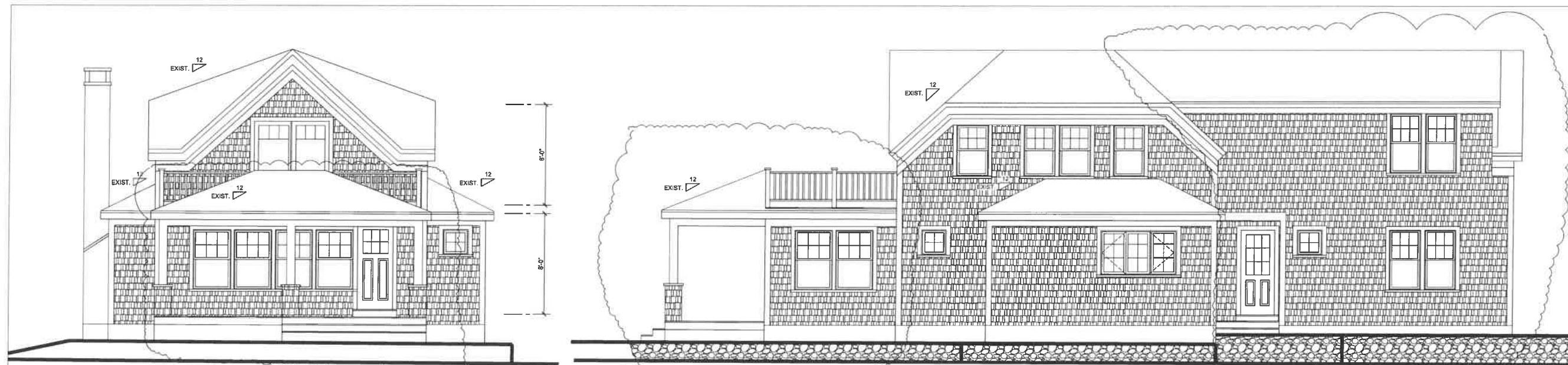


"PLAN REVISIONS"				
NO.	DATE	DESCRIPTION	BY	PL/PT
1	8/2/20	ADD NEW ADDRESS, PARK PARKING, RE. SHED	L.M.	
DRAWN BY: L.M., R.J.R.		DATE: 8/2/20		
CHECKED BY: G.S.		SHEET 1 OF 1		

**SITE PLAN**  
 FOR  
**CHRISTOPHER & SHAUNNA LAI**  
 #113 WEST BAY ROAD  
 OSTERVILLE, MA  
 Scale: 1"=10' Date: JUNE 2, 2020

**Warwick & Associates Inc.**  
 63 County Road Box 801  
 North Palmouth, Mass 02556  
 (508) 683 - 7777





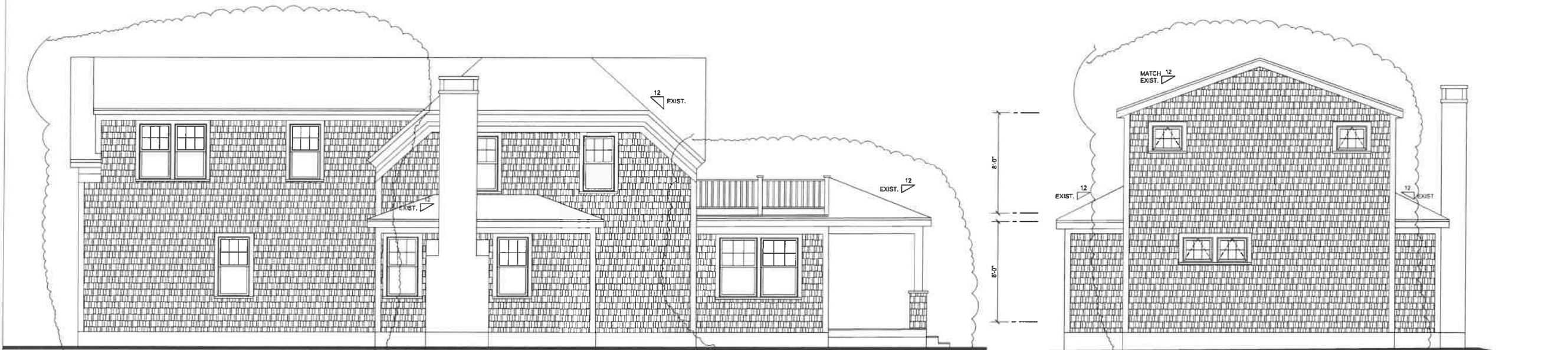
**FRONT ELEVATION**

DEMO EXISTING PORCH &  
CONSTRUCT NEW SUNROOM  
& COVERED PORCH

**RIGHT ELEVATION**

DEMO EXISTING SINGLE STORY  
REAR STRUCTURE & CONSTRUCT  
NEW TWO STORY ADDITION

ONLY ADDITION BUILT AFTER  
1950 WILL BE REMOVED. THE  
EXISTING 1800'S STRUCTURE  
TO REMAIN



**LEFT ELEVATION**

DEMO EXISTING SINGLE STORY  
REAR STRUCTURE & CONSTRUCT  
NEW TWO STORY ADDITION

DEMO EXISTING PORCH &  
CONSTRUCT NEW SUNROOM  
& COVERED PORCH

**REAR ELEVATION**

DEMO EXISTING SINGLE STORY  
REAR STRUCTURE & CONSTRUCT  
NEW TWO STORY ADDITION

COTUIT BAY DESIGN, LLC  
43 BREWSTER ROAD  
MASHPEE, MA, 02649  
PH. (508) 274-1166  
FAX (508) 539-9402



NEW ADDITION/REMODELING FOR:

LAI RESIDENCE

113 WEST BAY ROAD OSTERVILLE, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY  
CONSTRUCTION COMMENCES PRIOR TO START OF  
CONSTRUCTION. THE BUILDING CONTRACTOR  
OR ARCHITECT SHALL BE RESPONSIBLE FOR  
NOTIFYING THE DESIGNER IN THESE DRAWINGS IF CONSTRUCTION  
COMMENCES WITHOUT NOTIFYING THE  
DESIGNER. THESE DRAWINGS ARE SOLELY FOR THE USE  
OF THE OWNER. ANY OTHER USE OF  
THESE DRAWINGS WITHOUT THE WRITTEN  
CONSENT OF THE DESIGNER IS IN VIOLATION OF THE  
ARCHITECTURAL COPYRIGHT PROTECTION  
ACT OF 1990.

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

DATE:  
7/23/2020

DRAWING NO.:

**A2**