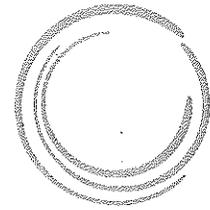


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**CAPE COD  
COMMISSION**

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**DATE:** May 4, 2010

**TO:** Gordon Clark III  
Northside Design Associates  
141 Main Street  
Yarmouthport, MA 02675

**FROM:** Cape Cod Commission

**RE:** Modification of the Development of Regional Impact Decision

**PROJECT:** Duane Historic Residence, 68 Dale Avenue, Hyannisport, MA

**APPLICANT:** Jon R. Duane and Catherine J. Friedman, Tr.  
c/o Michael D. Ford, Esquire  
72 Main Street, P. O. Box 485  
West Harwich, MA 02671

**PROJECT#:** TR08011

**BOOK & PAGE:** Book 339/Page 46

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**MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION**

Pursuant to Section 12 of the Cape Cod Commission Act (Act) c. 716 of the Acts of 1989, as amended, and Section 13(c)(i) of the Cape Cod Commission's Enabling Regulations Governing Review of Developments of Regional Impact (DRI), the Duane Historic Residence, 68 Dale Avenue Hyannisport DRI Decision dated February 5, 2009, is hereby amended to accommodate the removal of two casement windows located in the front most corners of the building, the addition of a boxed out section of the wall on the north side of the building, the elimination of the bedroom over the kitchen, and the sistering of the roof with 2x8s at 16 o.c. All findings and conditions attached to the original decision continue to apply, except as modified herein.

Minor Modification #1

Modified Conditions:

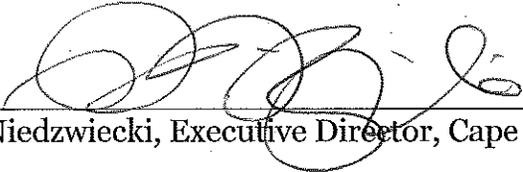
Condition 5 is hereby amended by adding the following plan references (as shown in bold) to the final approved plans:

The proposed new building will be constructed in accordance with those plans approved by the Commission entitled “~~Duane Residence option ‘B’, 68 Dale Avenue, Hyannisport, MA,~~” by Northside Design Associates, dated 5/29/08, stamped revised February 2, 2009, a copy of which are appended to this decision as ~~Exhibit A.~~ **plans entitled “Proposed Renovations Duane Residence 68 Dale Avenue, Hyannisport MA 02647”, by Northside Design Associates, dated 10/5/09 and revised on 4/23/10, which include:**

- Sheet No. A.0 Foundation Plan.**
- Sheet No. A.0.1 Basement Plan**
- Sheet No. A.1 First Floor Plan**
- Sheet No. A.2 Second Floor Plan**
- Sheet No. A.3 Elevations**
- Sheet No. A.4 Elevations**
- Sheet No. A.5 Elevations**
- Sheet No. A.6 Sections**
- Sheet No. A.7 Sections**
- Sheet No. A.8 Details**
- Sheet No. A.9 Details**
- Sheet No. A.10 Tie Down Connections**
- Sheet No. A.11 Roof Plan**
- Sheet No. S.0 Second Floor Framing**
- Sheet No. S.1 Roof Framing**
- Sheet No. R.1 First Floor Reflected Ceiling Fan**
- Sheet No. R.2 Reflected Ceiling Plan**
- Sheet No. D.1 1<sup>st</sup> Floor Demo Plan**
- Sheet No. D.2 2<sup>nd</sup> Floor Demo Plan**
- Sheet No. L.1 Elevations Details**
- Sheet No. E.0 Basement Electrical Plan**
- Sheet No. E.1 First Floor Electrical Plan**
- Sheet No. E.2 Second Electrical Plan**

The plans reflect changes to the interior of the building, which would include the removal of the two casement windows of that are in the front most corners on the north and south sides of the building and the shingling of those areas, as well as the addition of a boxed out section of the wall on the north side of the building vertically to accommodate a vent duct for the stove hood. On the interior, these plans reflect the elimination of the bedroom over the kitchen, with the area instead being opened up to a

cathedral look as well as the sistering of the roof with 2x8s at 16 o.c. which would be insulated with Icynene foam.



Paul Niedzwiecki, Executive Director, Cape Cod Commission

5/6/10  
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

May 6, 2010

Before me, the undersigned notary public, personally appeared Paul Niedzwiecki, in his/her capacity as Executive Director of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness, or  personal knowledge of the undersigned.

Gail P. Hanley  
Notary Public

My Commission Expires:

10.13.11