APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Riverview School Inc. - Riverview Friends Forever Campus - Phase 2

Location / Address: 35 Scudder Ave

City / Town: Hyannis, MA 02601

Project Proponent

Name: Riverview School Inc. Riverview Friends Forever Campus

Address: 551 Route 6A

City/Town/Zip/Telephone: East Sandwich, MA 02537

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name	Type of License or funding (specify)
Cape Cod Commission	Review of DRI Application
Barnstable Site Plan Review Committee	Site Plan Review Permit
Barnstable Zoning Board of Appeals	To the extent necessary

Project Description (narrative):

Project proposes to convert the exiting 240 Hotel rooms into 130 residential units to be used for housing for the "Friends Together" participants and staff.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

No.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

Yes, proposed project is to convert the existing 240 hotel units into 130 residential units to be used for housing for the "Friends Together" participants and staff. These units will consist of studio apartments, one-bedroom and two-bedroom units. The hotel rooms will be used to create these apartments without removing any hotel room demising walls. No new square footage will be added to the exisiting building.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

No.

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

Applicant is unaware of any historic or archaeological properties know to exist within the project area.

What is the total acreage of the project area?

Woodland	0.0	acres	Productive Resources:		
Wetland	0.0	acres	Agriculture	0.0	acres
Floodplain	0.0	acres	Forestry	0.0	acres
Open space	0.0	acres	Mining/Extraction	0.0	acres
Developed	5.01	acres	Total Project Acreage	5.01	acres

What is the acreage of the proposed new construction? 0.0 acres

What is the present land use of the project area?

Hotel use consisting of 240 units.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

See USGS quadrangle map attached.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____ Date: 09/04/2026

Name: Jeffrey M. Ford, Esq. / Attorney for the Applicant

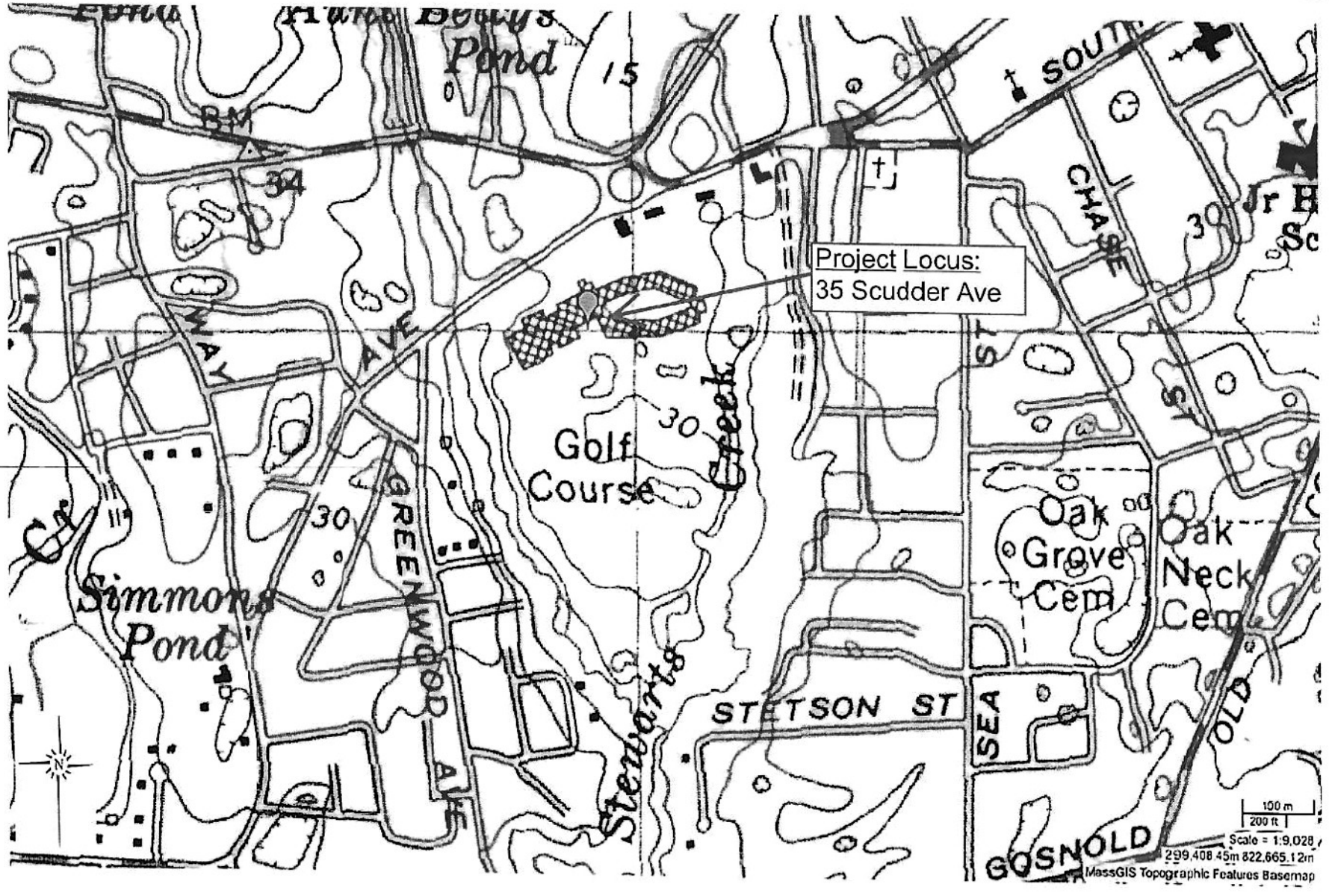
Address: Ford & Ford Attorneys at Law, 72 Main Street, PO Box 485

City/Town/Zip: West Harwich, MA 02671

Telephone: (508) 430 1900

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

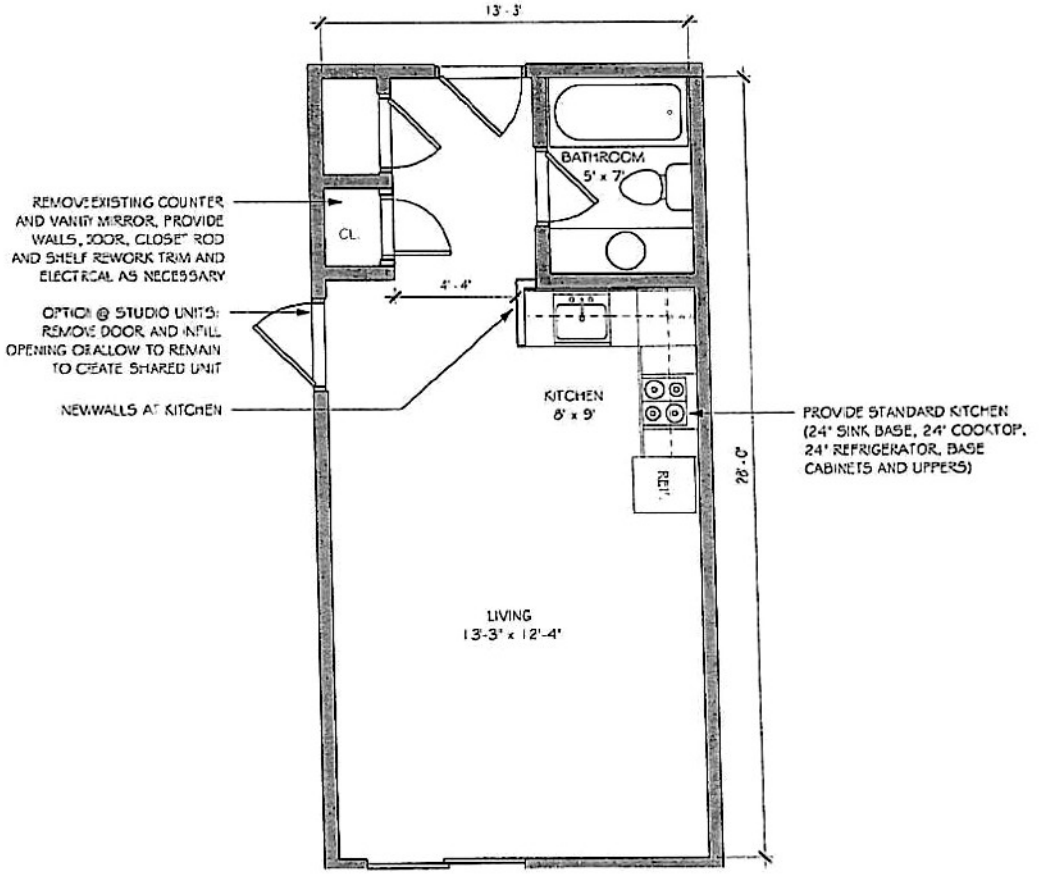


Pesce Engineering & Associates, Inc.
43 Porter Lane
West Dennis, MA 02670

USGS Topo Map (Hyannis Quad.)
35 Scudder Ave, Hyannis, MA

FLOOR PLAN LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW DOOR
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



1 STUDIO A
1/4" = 1'-0"

SV DESIGN

Riverview Friends Forever Hotel Reno... 35 Scudder Ave Barnstable, MA 02601

SV Design

126 Dodge Street Beverly, MA 01915 www.svdesign.com (978)927.3745 (978)927.6365

STUDIO A UNIT OPTION

Scale: 1/4" = 1'-0" Reference:

Date: 01/05/25

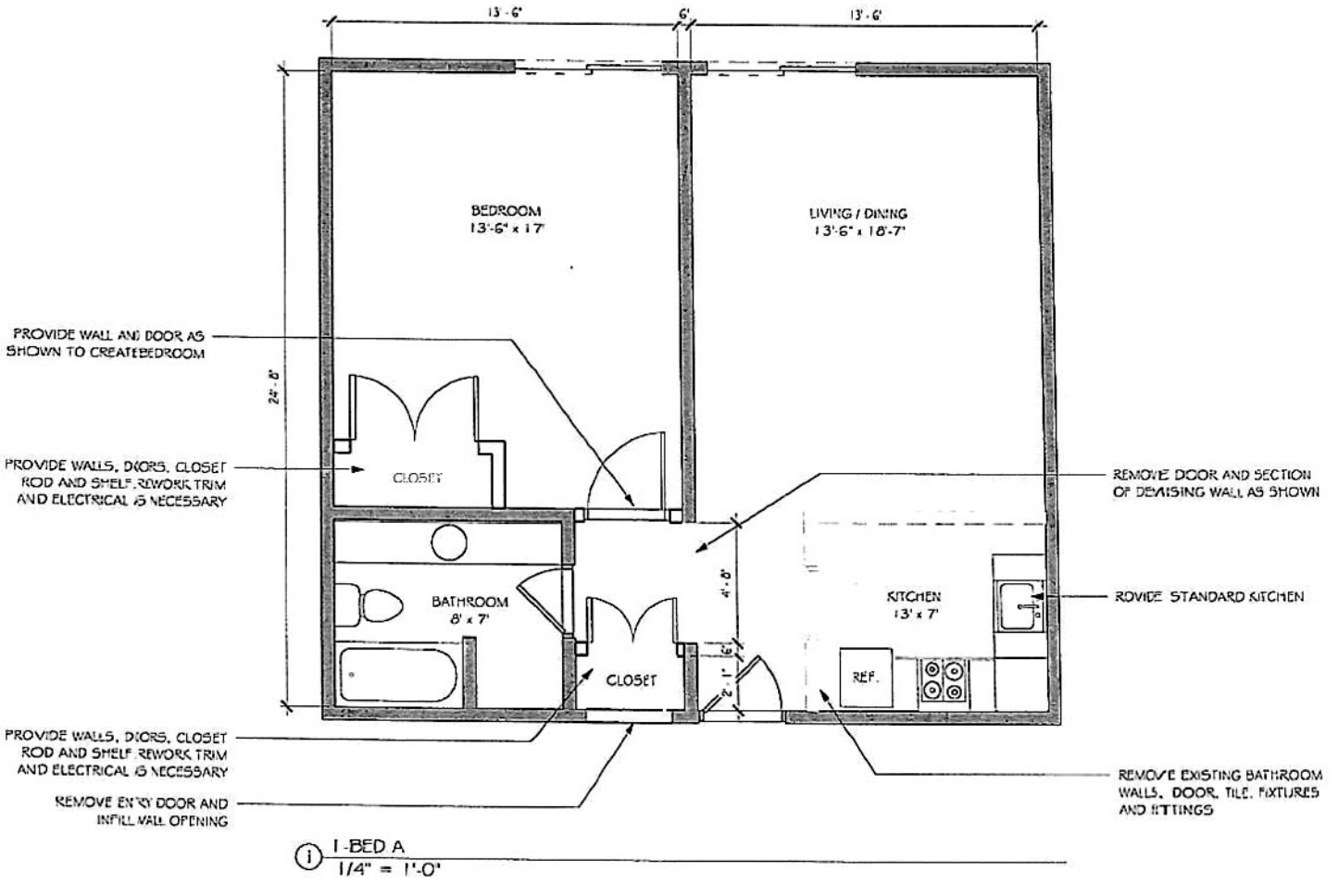
Issuance Date:

A0.001

© Sequoia Architects, Inc.

FLOOR PLAN LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW DOOR
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



1 1-BED A
1/4" = 1'-0"

SV DESIGN

Riverview Friends Forever Hotel Reno... 35 Scudder Ave Barnstable, MA 02601

SV Design

126 Dodge Street Beverly, MA 01915 www.svdesign.com t 978.927.3745 f 978.927.6565

1 BED A UNIT OPTION

Scale: 1/4" = 1'-0" | Reference:

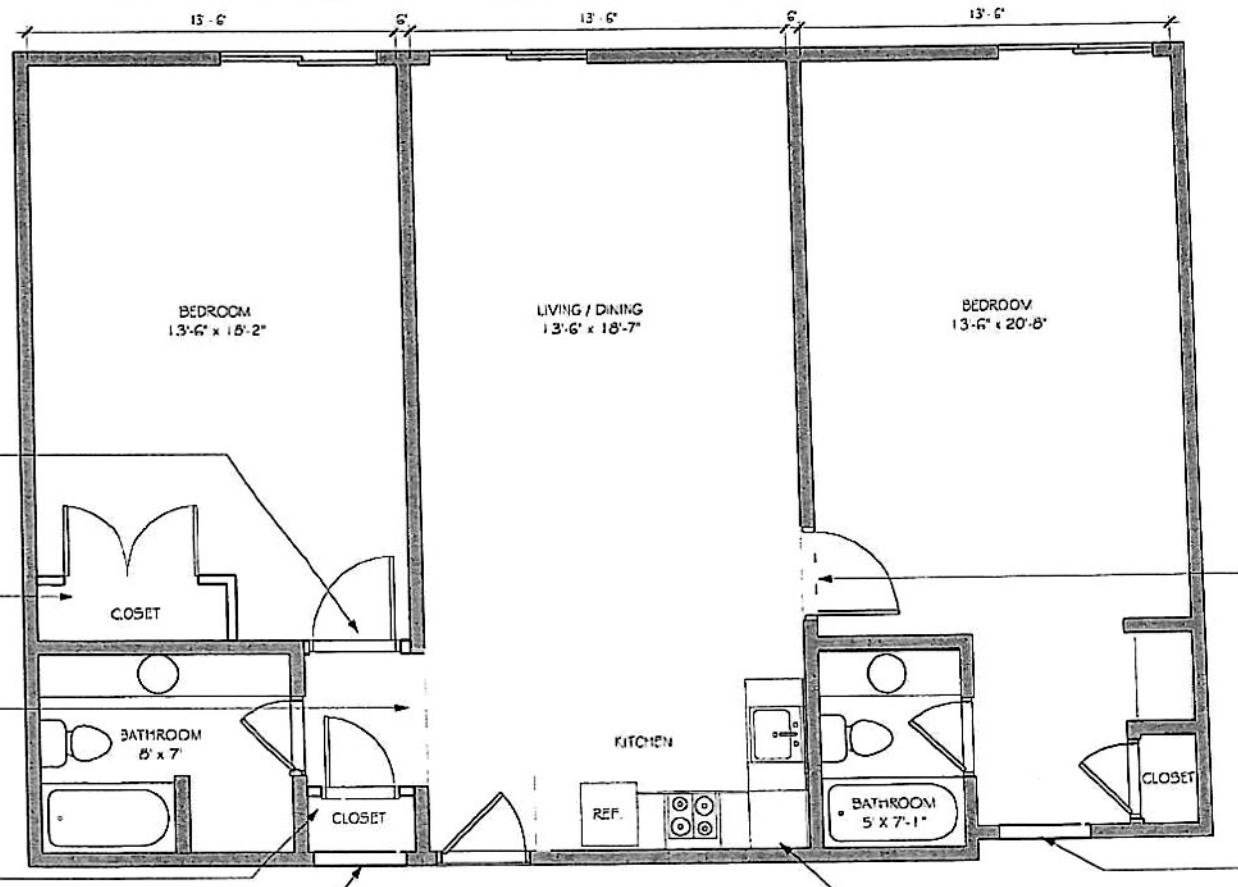
Date: 01/09/26

Issuance Date:

A0.005

FLOOR PLAN LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW DOOR
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



PROVIDE WALL AND DOOR AS SHOWN TO CREATE BEDROOM

PROVIDE WALLS, DOORS, CLOSET ROD AND SHELF, REWORK TRIM AND ELECTRICAL AS NECESSARY

REMOVE SECTION OF DEMISING WALL AS SHOWN

PROVIDE WALLS, DOORS, CLOSET ROD AND SHELF, REWORK TRIM AND ELECTRICAL AS NECESSARY

REMOVE ENTRY DOOR AND INFILL WALL OPENING

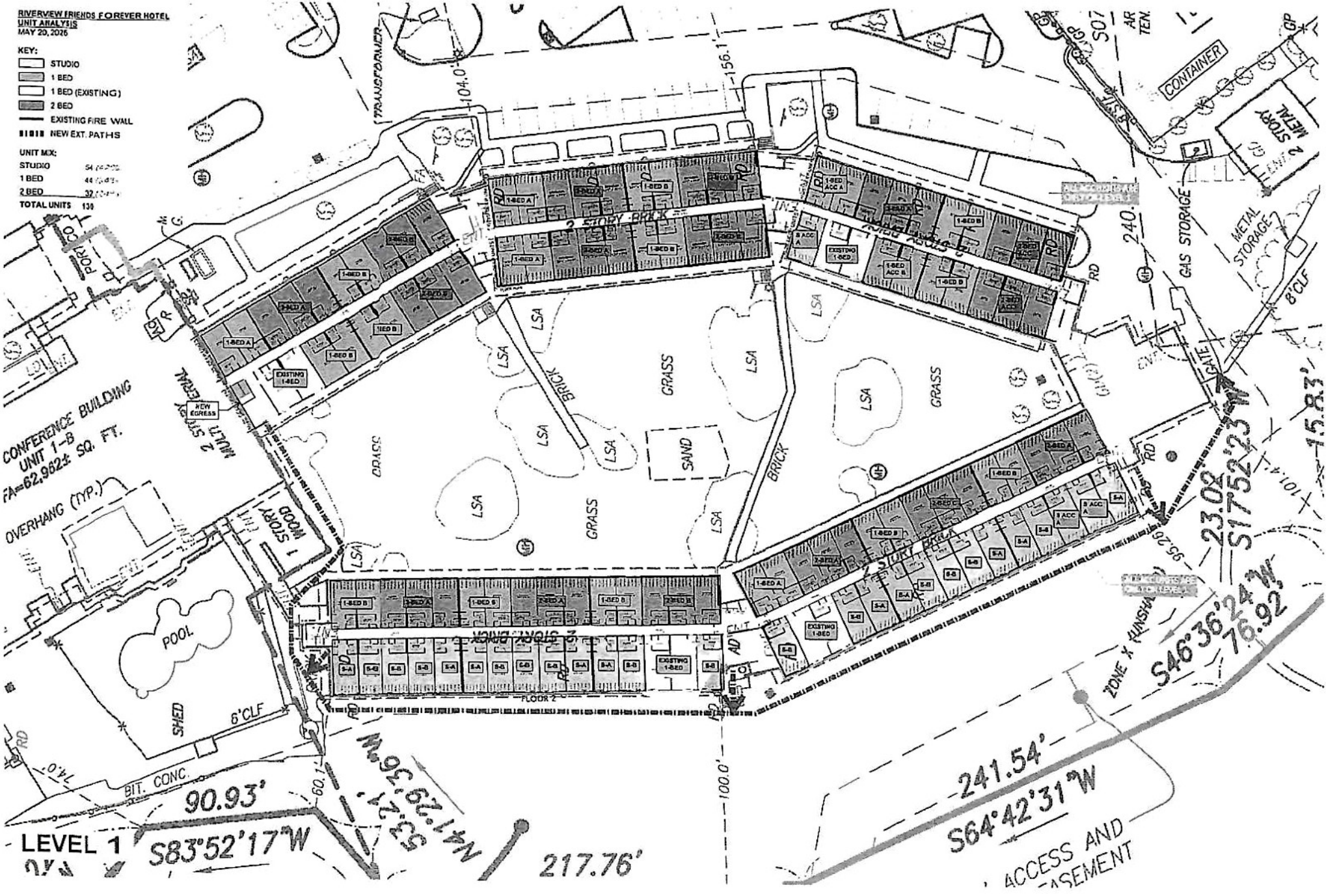
PROVIDE DOOR IN DEMISING WALL TO BEDROOM

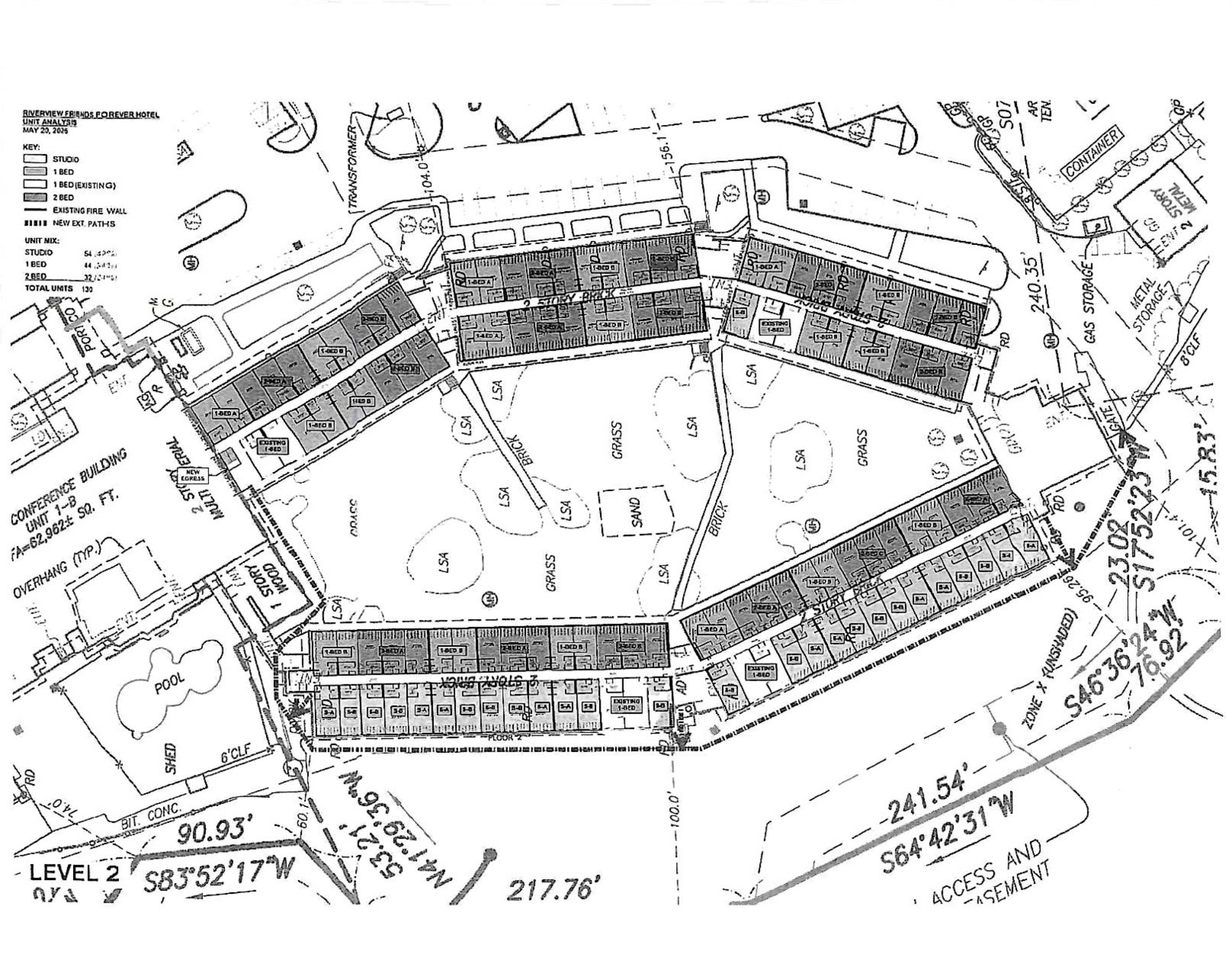
REMOVE ENTRY DOOR AND INFILL WALL OPENING

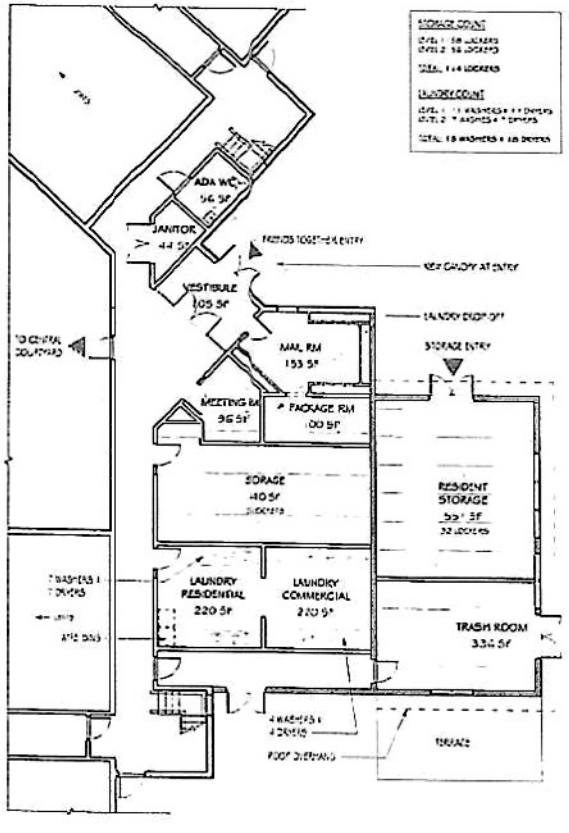
PROVIDE STANDARD KITCHEN

① 2-BED A
1/4" = 1'-0"

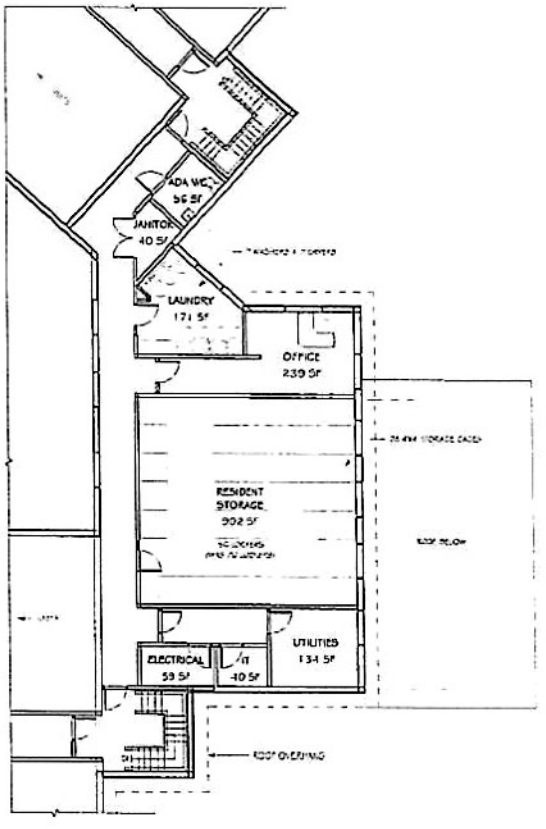
SV DESIGN	Riverview Friends Forever Hotel Reno... 35 Scudder Ave Barnstable, MA 02601	2 BED A UNIT OPTION	A0.010
	SV Design	Scale: 1/4" = 1'-0" Reference:	
	12a Dodge Street Beverly, MA 01915 www.svdesign.com (978) 927-3745 (978) 927-6365	Date: 01/08/25	
		Issuance Date:	


RIVERVIEW FRIENDS FOREVER HOTEL
UNIT ANALYSIS
MAY 20, 2026
KEY:
STUDIO
1 BED
1 BED (EXISTING)
2 BED
EXISTING FIRE WALL
NEW EXT. PATHS
UNIT MIX:
STUDIO
1 BED
2 BED
TOTAL UNITS 130
CONFERENCE BUILDING
UNIT 1-B
FA=62,962± SQ. FT.
OVERHANG (TYP.)
2 STORY WOOD
POOL
SHED
6'CLF
BIT. CONC.
90.93'
S83°52'17"W
217.76'
S64°42'31"W
241.54'
S46°36'24"W
76.92'
S17°52'23"W
23.02'
156.1'
104.0'
100.0'
240.
GRASS
SAND
LSA
BRICK
2 STORY BRICK
GAS STORAGE
METAL STORAGE
CONTAINER
2 STORY METAL
GATE
8'CLF
NEW EGRESS
TRANSFORMER
ZONE X
ACCESS AND
EASEMENT
LEVEL 1
FLOOR 2


RIVERVIEW FRIENDS FOREVER HOTEL
UNIT ANALYSIS
MAY 20, 2026
KEY:
STUDIO
1 BED
1 BED (EXISTING)
2 BED
EXISTING FIRE WALL
NEW EXT. PATHS
UNIT MIX:
STUDIO 54
1 BED 44
2 BED 32
TOTAL UNITS 130
CONFERENCE BUILDING
UNIT 1-B
FA=62,962± SQ. FT.
OVERHANG (TYP.)
2 STORY BRICK
1 STORY WOOD
POOL
SHED
6'CLF
BIT. CONC.
90.93'
S83°52'17"W
53.21'
N41°29'36"W
217.76'
100.0'
156.1'
104.0'
240.35'
241.54'
S64°42'31"W
ACCESS AND
EASEMENT
ZONE X (UNSHADED)
S46°36'24"W
76.92'
S17°52'23"W
23.02'
95.26'
15.83'
101.4'
LEVEL 2
TRANSFORMER
CONTAINER
METAL STORAGE
GAS STORAGE
GATE
8'CLF
GRASS
SAND
BRICK
LSA
NEW EGRESS
EXISTING 1-BED
1-BED A
1-BED B
2-BED A
2-BED B
2-BED C
RD
FLOOR 2



1 SCHEMATIC FLOOR PLAN - LEVEL 1, SCHEME 2
1/8" = 1'-0"



2 SCHEMATIC FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

Color Legend

- CIRCULATION
- CLASSROOMS
- COMMON SPACES
- MAINTENANCE
- OFFICE
- SALON
- UNITS

Revisions | Schematic Design | February 27, 2020

SD PLAN - LEVELS 1 & 2

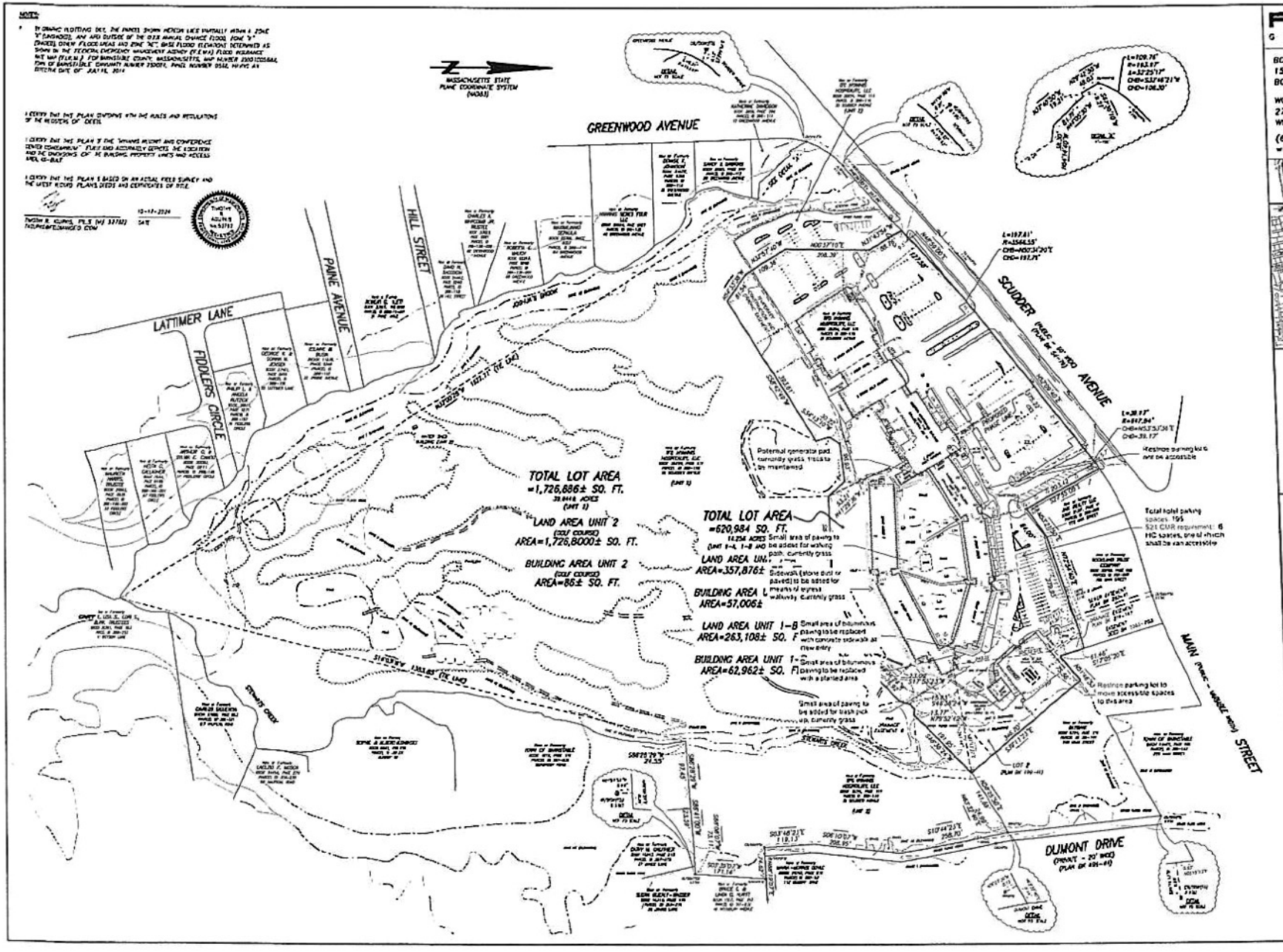
Riverview Amenities & Salon
85 Scudder Ave, Hyannis, MA 02601

SV DESIGN

SD PLAN LEVELS 1 & 2

SD-1.01

Autodesk Docs://Riverview Friends Forever Campus/85ScudderAveSalon_R23.rvt 6/15/2020 9:39:39 AM



NOTES:

1. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES PARTIALLY WITHIN A ZONE "A" (UNNUMBERED) AND AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD ZONE "X" (SHADED), AND AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD ZONE "X" (SHADED) OTHER FLOOD AREAS AND ZONE "X" (UNSHADED) AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (FIRM) # FOR BARNSTABLE COUNTY, MASSACHUSETTS, MAP NUMBER 25001C0536J, CITY OF BARNSTABLE COMMUNITY NUMBER 250001, PANEL NUMBER 0536J, HAVING AN EFFECTIVE DATE OF JULY 16, 2014

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

I CERTIFY THAT THIS PLAN IS THE SURVEYED RECORD AND CONFERENCE DEVICE CONSTRUCTED. FIXED AND ACCURATELY DEPICTS THE LOCATION AND THE DIMENSIONS OF THE BUILDING, PROPERTY LINES AND ACCESS AREA, AS-BUILT

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND DOCUMENTS OF TITLE.

Timothy R. Kilduff, PLS (#) 33781 — 10-17-2024 — DATE

TIMOTHY R. KILDUFF JR. 33781 REGISTERED LAND SURVEYOR

FELDMAN GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com

Rights From the Ground Up

LOCUS

LOCUS MAP NOT TO SCALE

RESERVED FOR REGISTRY USE

CONDOMINIUM SITE PLAN

35 SCUDDER AVENUE HYANNIS, MASS.

DATE: SEPTEMBER 16, 2024

REVISIONS:

FILENAME:	24093M-ALTA-CONDO.dwg		
RESEARCH:	TM	FIELD CHIEF:	DH
PROJ. MGR:	TM	APPROVED:	
CALC:	TM	CADD:	TM/DK
FIELD CHK:	DH/SP	CAD FILE:	24093M

100 0 50 100 200

SCALE: 1"=100'

SHEET NO. 1 OF 2



1 BUILDING A - EXTERIOR
1" = 1'-0"



2 BUILDING B - EXTERIOR
1" = 1'-0"



3 BUILDING C - EXTERIOR
1" = 1'-0"



4 LARGE KNUCKLE - EXTERIOR 1
1" = 1'-0"



5 LARGE KNUCKLE - EXTERIOR 2
1" = 1'-0"



6 LARGE KNUCKLE - EXTERIOR 3
1" = 1'-0"



7 BUILDING D - EXTERIOR
1" = 1'-0"

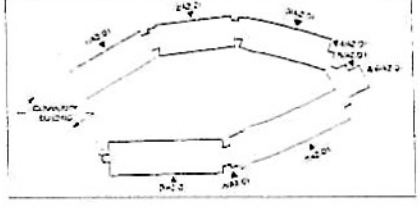


8 KNUCKLE BETWEEN BUILDINGS D & E (TYPICAL) - EXTERIOR
1" = 1'-0"



9 BUILDING E - EXTERIOR
1" = 1'-0"

KEY PLAN



Revisions
No. Description Date
Schematic Design May 22, 2020
Checked By

EXTERIOR ELEVATION PHOTOS

Riverview Friends Together Hotel
35 Scudder Ave Hyannis, MA 02601

Scale: As indicated
Drawn By: Author
Date: May 22, 2020
Checked By: Checker
Project #: 1510.01.001

SV DESIGN
135 Dedham Street Newton Massachusetts 02459 www.svdesign.com 617.630.3345

EXTERIOR ELEVATION PHOTOS

SD-2.01

Autodesk Docs://Riverview Friends Together Hotel/Riverview Friends Together Hotel.rvt 6/15/2020 8:53:00 AM



1 BUILDING A - COURTYARD
1" = 1'-0"



2 BUILDING B - COURTYARD
1" = 1'-0"



3 BUILDING C - COURTYARD
1" = 1'-0"

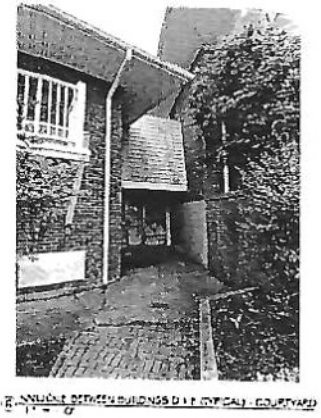


4 LARGE ANGLE - COURTYARD
1" = 1'-0"



5 BUILDING D - COURTYARD
1" = 1'-0"





6 ANGLE BETWEEN BUILDINGS D & E (TYPICAL) - COURTYARD
1" = 1'-0"



7 BUILDING E COURTYARD
1" = 1'-0"



KEY PLAN



Revisions | Schematic Design | May 22, 2026
No. | Date | Description | Checked By

COURTYARD ELEVATION PHOTOS

Scale: As indicated
Drawn By: AuYip
Date: May 22, 2026
Checked By: Checker
Project #: 11-012-047

Riverview Friends Together Hotel
35 Scudder Ave Hyannis, MA 02601

SV DESIGN | 128 Dorrance Street | Providence, Rhode Island 02903 | www.svdesignllc.com | 1.978.807.8745

SV DESIGN

COURTYARD ELEVATION PHOTOS

SD-2.02

Ford & Ford Attorneys At Law
72 Main Street / PO BOX 485
West Harwich, MA 02671

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MASS. 02125