Application Cover Sheet

CAPE COD COMMISSION

Cape Cod Commission
3225 Main Street, PO Box 226
Barnstable, MA 02630
Tel: (508) 362-3828 • Fax: (508) 362-3136

For Commission Use Only
Date Received:
Fee ($):
Check No:
File No:

A Type of Application (check all that apply)

- ☑ Development of Regional Impact (DRI)
- ☐ DRI Scoping
- ☐ DRI Exemption
- ☐ Hardship Exemption
- ☐ Jurisdictional Determination
- ☐ Request for Joint MEPA/DRI Review
- ☐ Decision Extension
- ☐ Decision Modification

B Project Information

Project Name: Additions and Renovations - 75 Holway Street
Total Site Acreage: 10,551 sq. ft.
Project/Property Location: 75 Holway St., Chatham, MA
Zoning: R-20

Brief Project Description:
Include total square footage of proposed and existing development, gross floor area, number of lots existing or to be created, specific uses, description of existing conditions, as applicable (attach additional sheets if necessary).

The Gross Floor Area of the existing structure is 2,151 sq. ft.. The proposed addition is 535 sq. ft. The structure is a single family home on one existing lot

C Owner(s) of Record

List the following information for all involved parcels. Provide copies of each Deed and Purchase and Sale Agreement and/or evidence of leasehold interest, if applicable, for all involved parcels. Proof of ownership/legal rights for Applicant(s) to proceed with the proposed development must be documented prior to the Commission deeming any application complete. List the local, state, or federal agencies from which permits or other actions have been/will be filed (attach additional sheets if necessary).

Map/Parcel	Owner's Name	Lot & Plan	Land Court Certificate of Title #	Registry of Deeds Book/Page #
Map 17C Parcel 22	Joan Anne Barsamian	Lot 1 LCP 20125B	181376	

There **ARE/ARE NOT** (circle one) court claims, pending or completed, involving this property (if yes, please attach relevant information).

Is there an existing CCC Decision for the Property? ☐ yes ☑ no (if so, recording information for decision, please attach relevant information).

D Certification

I hereby certify that all information provided on this application form and in the required attachments is true and accurate to the best of my knowledge. I agree to notify the Cape Cod Commission of any changes on the information provided in this application, in writing, as soon as is practicable. I understand failure to provide the required information and any fees may result in a procedural denial of my project.
NOTE: For wireless communication facilities, a licensed carrier should be either an applicant or a co-applicant.

APPLICANT
Applicant(s) Name: Joan Anne Barsamian Tel: _____ Fax: _____
Address: 32 Elizabeth Circle, Newton, MA 02465
Signature: _____ Date: _____

CO-APPLICANT
Co-Applicant(s) Name: _____ Tel: _____ Fax: _____
Address: _____
Signature: _____ Date: _____

CONTACT
Contact: William F. Riley Tel: 508-945-5400 Fax: 508-945-4110
Address: PO Box 707, 156 Crowell Rd, Chatham, MA 02633
Signature: _____ Date: 4-25-25

PROPERTY OWNER
Property Owner: Joan Anne Barsamian Tel: _____ Fax: _____
Address: 32 Elizabeth Circle, Newton, MA 02465
Signature: _____ Date: _____

BILLABLE ENTITY
Name: _____ Tel: _____ Fax: _____
Address: _____

REQUEST FOR ABUTTER'S LIST

DATE REQUESTED:	4/25/2025
LOCATION OF **SUBJECT** PROPERTY	75 Holway St.
REQUEST FOR ABUTTERS WITHIN ***HOW MANY*** FEET OF SUBJECT PROPERTY	300
PURPOSE FOR ABUTTERS' LIST	Cape Cod Commission DRI Application
NAME OF PERSON(S) REQUESTING ABUTTERS' LIST:	William F. Riley
PHONE:	508-945-5400
SIGNATURE:	

FOR ASSESSOR'S USE ONLY

ABUTTERS' LIST COMPLETED BY:	Melanie Taylor
DATE COMPLETED:	4/25/2025
PARCEL ID OF SUBJECT PROPERTY:	17C-26-22
	3.00 PAID ONLINE
*AMOUNT DUE:	

CERTIFIED

*Option to pay online https://epay.cityhallsystems.com?key=chatham.ma.us&type=a1

APR 25 2025

BOARD OF ASSESSORS
TOWN OF CHATHAM

CERTIFIED

APR 25 2025

BOARD OF ASSESSORS
TOWN OF CHATHAM

TOWN OF CHATHAM, MA
BOARD OF ASSESSORS
549 MAIN STREET CHATHAM MA 02633

Town of CHATHAM Abutters Within 300 feet of Parcel 17C/26/22/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
13087	17C-49-C10B-0-R	LSM REALTY TRUST MANN STANLEY M TRUSTEE	66 WATCH HILL WAY	66 WATCH HILL WAY	CHATHAM	MA	02633
4094	17C-10-27-0-E	TOWN OF CHATHAM TAX COLLECTOR	0 ANDREW HARDING LN	549 MAIN ST	CHATHAM	MA	02633
4096	17C-13-28A-0-R	LONG CHARLES W	43 ANDREW HARDING LN	121 WALPOLE ST	DOVER	MA	02030
4105	17C-22-50-0-R	HRUSOVSKY E KEVIN & NANCY	43 HOLWAY ST	12 BRIDGETON WAY	HOPKINTON	MA	01748
4106	17C-23-51-0-R	APRIL A MCENTEE QPRT 1/2 MCENTEE APRIL A TRUSTEE	47 HOLWAY ST	185 E SADDLE RIVER	SADDLE RIVER	NJ	07458
4107	17C-24-52-0-R	CIOFFI CARLO & JENNIFER	55 HOLWAY ST	2150 LYNNWOOD DR	NISKAYUNA	NY	12309
4108	17C-25-53-0-R	65 HOLWAY ST LLC DE	65 HOLWAY ST	845 CHURCH RD	WAYNE	PA	19087-4714
4109	17C-25A-53A-0-R	WHELAN CHARLES CHRISTOPHER WEBER MERRITT WHELAN	0 HOLWAY ST	14A LAUREL RD	ESSEX	CT	06426-1084
4110	17C-26-22-0-R	BARSAMIAN JOAN ANNE	75 HOLWAY ST	32 ELIZABETH CIR	NEWTON	MA	02465
4111	17C-27-28-0-R	CHAPMAN JOHN C & DIANA B	81 HOLWAY ST	12 MONMOUTH CT	BROOKLINE	MA	02446
4112	17C-28-26-0-R	73 HOLWAY ST LLC	73 HOLWAY ST	14A LAUREL RD	ESSEX	CT	06426
4113	17C-29-30-0-R	HEARLE MICHAEL J & MCKEE MARY WINN	83 HOLWAY ST	2 ACORN ST	BOSTON	MA	02108-3501
4114	17C-30-23-0-R	BARSAMIAN JOAN ANNE	0 HOLWAY ST	32 ELIZABETH CIR	NEWTON	MA	02465
4115	17C-31-20-0-R	BUTLER JUDITH C/O SANDRA BUTLER GARDNER	0 HOLWAY ST	220A ALLANDALE RD	CHESTNUT HILL	MA	02467
4116	17C-32-21-0-R	WITHERBEE FAMILY REALTY TRUST C/O WITHERBEE DAVID	66 HOLWAY ST	195 HEATH BRIDGE RD	CONCORD	NH	01742
4117	17C-33-19-0-R	WHEELER FAMILY IRREVOCABLE TRUST WHEELER KENT TRUSTEE	58 HOLWAY ST	13 ELMWOOD RD	MARBLEHEAD	MA	01945
4119	17C-35-17-0-R	50 HOLWAY STREET REALTY TRUST C/O PATHSTONE	50 HOLWAY ST	50 PARK ROW WEST STE 113	PROVIDENCE	RI	02903-1114
4121	17C-37-16A-0-R	MCMANUS DAVID A & MICHELE A	34 HOLWAY ST	34 HOLWAY ST	CHATHAM	MA	02633

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4128	17C-43-C5-0-R	71 WATCH HILL WAY REALTY TRUST DOWD JAMES L TRUSTEE	71 WATCH HILL WAY	71 WATCH HILL WAY	CHATHAM	MA	02633
4131	17C-46-C8-0-R	BURROUGHS PROPERTY LLC	80 WATCH HILL WAY	80 WATCH HILL WAY	CHATHAM	MA	02633
4132	17C-48-C9-0-R	CLANCY SHEILA J	70 WATCH HILL WAY	303 TAINTOR DR	SOUTHPORT	CT	06890-1340
4133	17C-49-C10-0-R	LSM REALTY TRUST MANN STANLEY M TRUSTEE	58 WATCH HILL WAY	66 WATCH HILL WAY	CHATHAM	MA	02633

CERTIFIED

APR 25 2025

BOARD OF ASSESSORS
TOWN OF CHATHAM

17C-49-C10B-0-R

LSM REALTY TRUST
MANN STANLEY M TRUSTEE
66 WATCH HILL WAY
CHATHAM, MA 02633

17C-10-27-0-E

TOWN OF CHATHAM
TAX COLLECTOR
549 MAIN ST
CHATHAM, MA 02633

17C-13-28A-0-R

LONG CHARLES W
121 WALPOLE ST
DOVER, MA 02030

17C-22-50-0-R

HRUSOVSKY E KEVIN & NANCY
12 BRIDGETON WAY
HOPKINTON, MA 01748

17C-23-51-0-R

APRIL A MCENTEE QPRT 1/2
MCENTEE APRIL A TRUSTEE
185 E SADDLE RIVER
SADDLE RIVER, NJ 07458

17C-24-52-0-R

CIOFFI CARLO & JENNIFER
2150 LYNNWOOD DR
NISKAYUNA, NY 12309

17C-25-53-0-R

65 HOLWAY ST LLC DE
845 CHURCH RD
WAYNE, PA 19087-4714

17C-25A-53A-0-R

WHELAN CHARLES CHRISTOPHER
WEBER MERRITT WHELAN
14A LAUREL RD
ESSEX, CT 06426-1084

17C-26-22-0-R

BARSAMIAN JOAN ANNE
32 ELIZABETH CIR
NEWTON, MA 02465

17C-27-28-0-R

CHAPMAN JOHN C & DIANA B
12 MONMOUTH CT
BROOKLINE, MA 02446

17C-28-26-0-R

73 HOLWAY ST LLC
14A LAUREL RD
ESSEX, CT 06426

17C-29-30-0-R

HEARLE MICHAEL J & MCKEE MARY WINN
2 ACORN ST
BOSTON, MA 02108-3501

17C-30-23-0-R

BARSAMIAN JOAN ANNE
32 ELIZABETH CIR
NEWTON, MA 02465

17C-31-20-0-R

BUTLER JUDITH
C/O SANDRA BUTLER GARDNER
220A ALLANDALE RD
CHESTNUT HILL, MA 02467

17C-32-21-0-R

WITHERBEE FAMILY REALTY TRUST
C/O WITHERBEE DAVID
195 HEATH BRIDGE RD
CONCORD, NH 01742

17C-33-19-0-R

WHEELER FAMILY IRREVOCABLE TRUST
WHEELER KENT TRUSTEE
13 ELMWOOD RD
MARBLEHEAD, MA 01945

17C-35-17-0-R

50 HOLWAY STREET REALTY TRUST
C/O PATHSTONE
50 PARK ROW WEST STE 113
PROVIDENCE, RI 02903-1114

17C-37-16A-0-R

MCMANUS DAVID A & MICHELE A
34 HOLWAY ST
CHATHAM, MA 02633

17C-43-C5-0-R

71 WATCH HILL WAY REALTY TRUST
DOWD JAMES L TRUSTEE
71 WATCH HILL WAY
CHATHAM, MA 02633

17C-46-C8-0-R

BURROUGHS PROPERTY LLC
80 WATCH HILL WAY
CHATHAM, MA 02633

17C-48-C9-0-R

CLANCY SHEILA J
303 TAINTOR DR
SOUTHPORT, CT 06890-1340

17C-49-C10-0-R

LSM REALTY TRUST
MANN STANLEY M TRUSTEE
66 WATCH HILL WAY
CHATHAM, MA 02633

CERTIFIED

APR 25 2025

BOARD OF ASSESSORS
TOWN OF CHATHAM

Issued To Chatham Historic District Commission

February 4, 2025



PATRICK AHEARN
ARCHITECT

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F: 617.266.2276

Nevin Square
17 Winter Street
Edgartown, MA 02539
P: 508.939.9312
F: 508.939.9038

www.patrickahearn.com

Additions & Renovations to

75 Holway Street, Chatham, MA

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Index of Drawings

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Pages 4-8	Property Analysis --Siteplan --Aerial Views --Project Location & Existing Photographs --Context - Holway Street
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Pages 20-32	Appendix --Square Footage Analysis --Material Loss Calculations --Additional Existing Conditions Photographs --MACRIS & Assessor's information

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Project Brief

The owners of 75 Holway Street are seeking to renovate and add an addition to the existing dwelling on the property. The objective of the design is to increase living space of the dwelling and to take advantage of the water views, while preserving the character of the cottage. The addition is 538sf, which is a 25% addition to the gross square footage of the dwelling.

Design Approach

Built in 1930, the main dwelling was originally a 1-story, shingle style ranch, with cedar shingle siding, asphalt shingle roof, white trim, and concrete cinderblock foundation walls. The house is in the Chatham Old Village District, and was added to the National Register District in 2001. The house has had multiple modifications starting in 2005 including elevating the structure; adding living space under the existing structure; adding decks & porches; and replacing siding, trim, windows, doors, and roofing. Many of the neighboring homes are larger is scale and we feel the changes proposed to not push the house out of the context of the neighboring structures and represent no detrimental effect to the neighborhood or the structure itself

This application proposed the following changes to the structure:

1. Change the interior layout on the 2nd story. Bedroom changed to sitting room with fireplace
2. Extending the porch on the south facade to connect to the front entry
3. Adding a partial 3rd story
4. One new window North Facade 2nd story
5. New windows on East Facade ground story

Thank for your time and consideration of this application.



c. 1930 Shingle Style Ranch



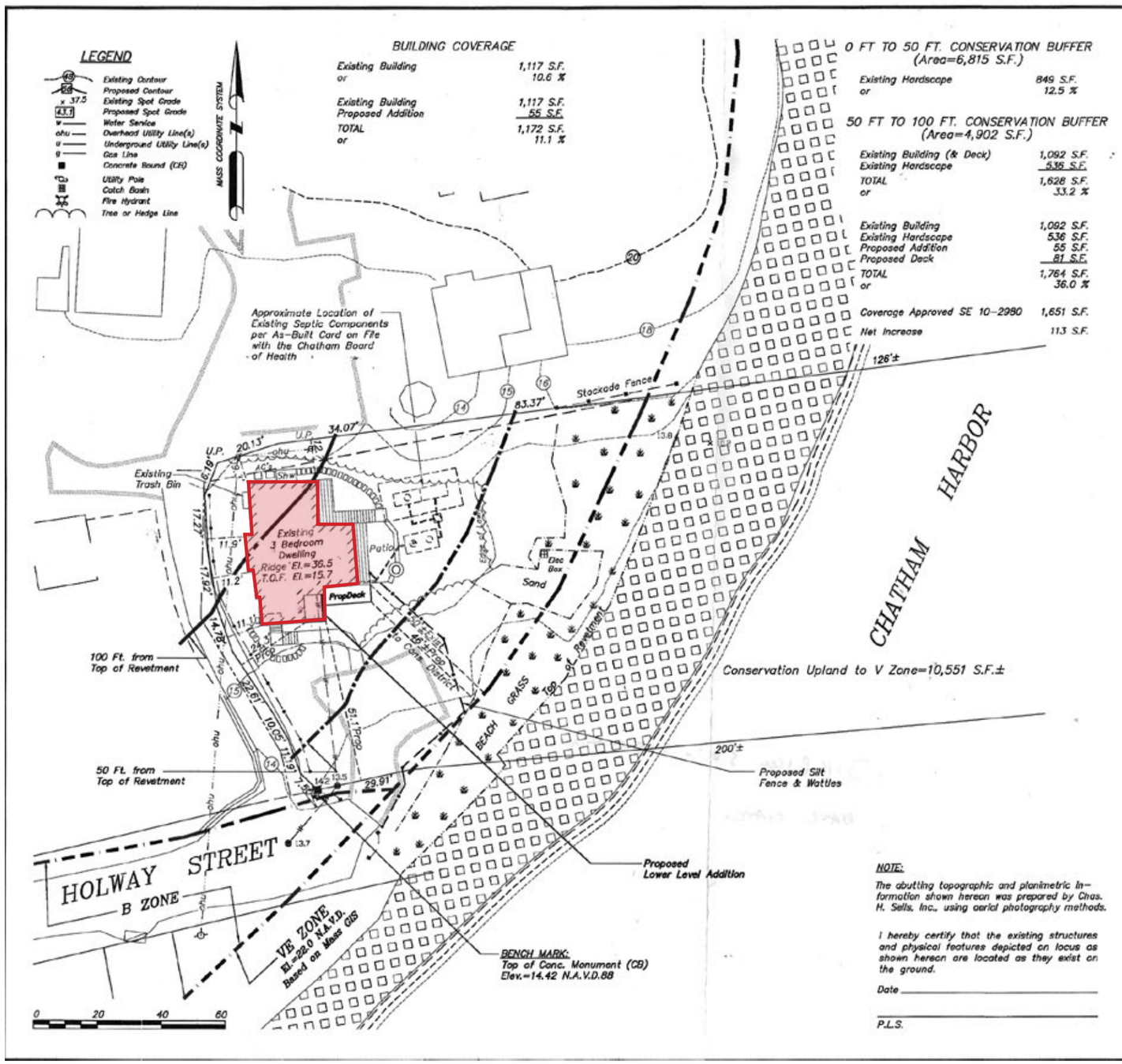
Present Day, shingle style cottage

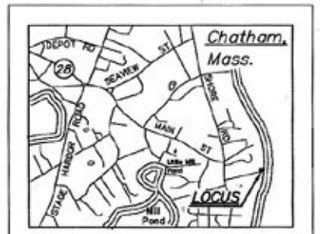
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Property Analysis

75 Holway Street

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LOCUS PLAN

ZONING REQUIREMENTS

Zone	R-20
Front Yard Setback	25 Ft.
Side and Rear Yard Setbacks	15 Ft.
Maximum Lot Coverage	N/A
Maximum Building Coverage	15 %

Assessors' Map 17C, Parcel 22

OWNER OF RECORD:
Joan Anne Barsamian
Certificate No 181376
Land Court Plan 20125B, Lot 1
Deed Book 21444, Page 167
Plan Book 146, Page 119, Parcel A

ROBERT BARSAMIAN
JOAN ANNE BARSAMIAN

CLARK ENGINEERING LLC
156 Crowell Road Suite B, Chatham, MA. 02633
Tel.: (508) 945-5454; Fax.: (508) 945-5458

OUTERMOST LAND SURVEY, INC.
46 Main Street, Brewster, MA 02631
Tel.: (508) 255-0477

SITE PLAN
75 Holway Street, Chatham, MA

Rev. #	Description of Revision	Date

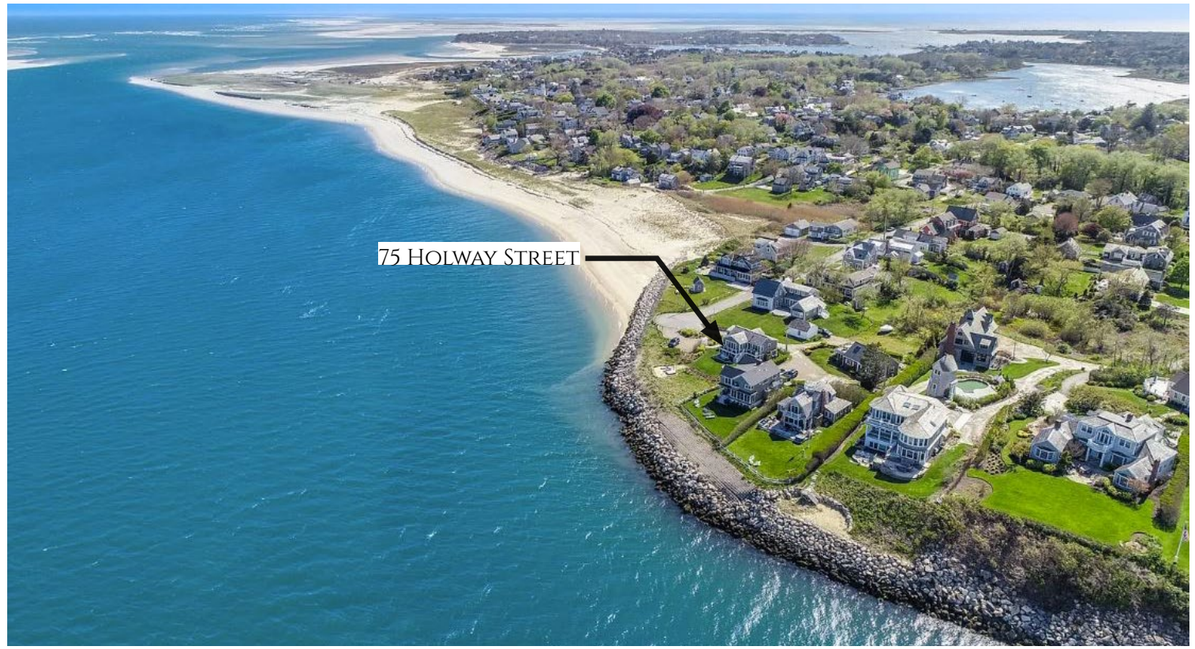
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Sheet No.: 1 of 1

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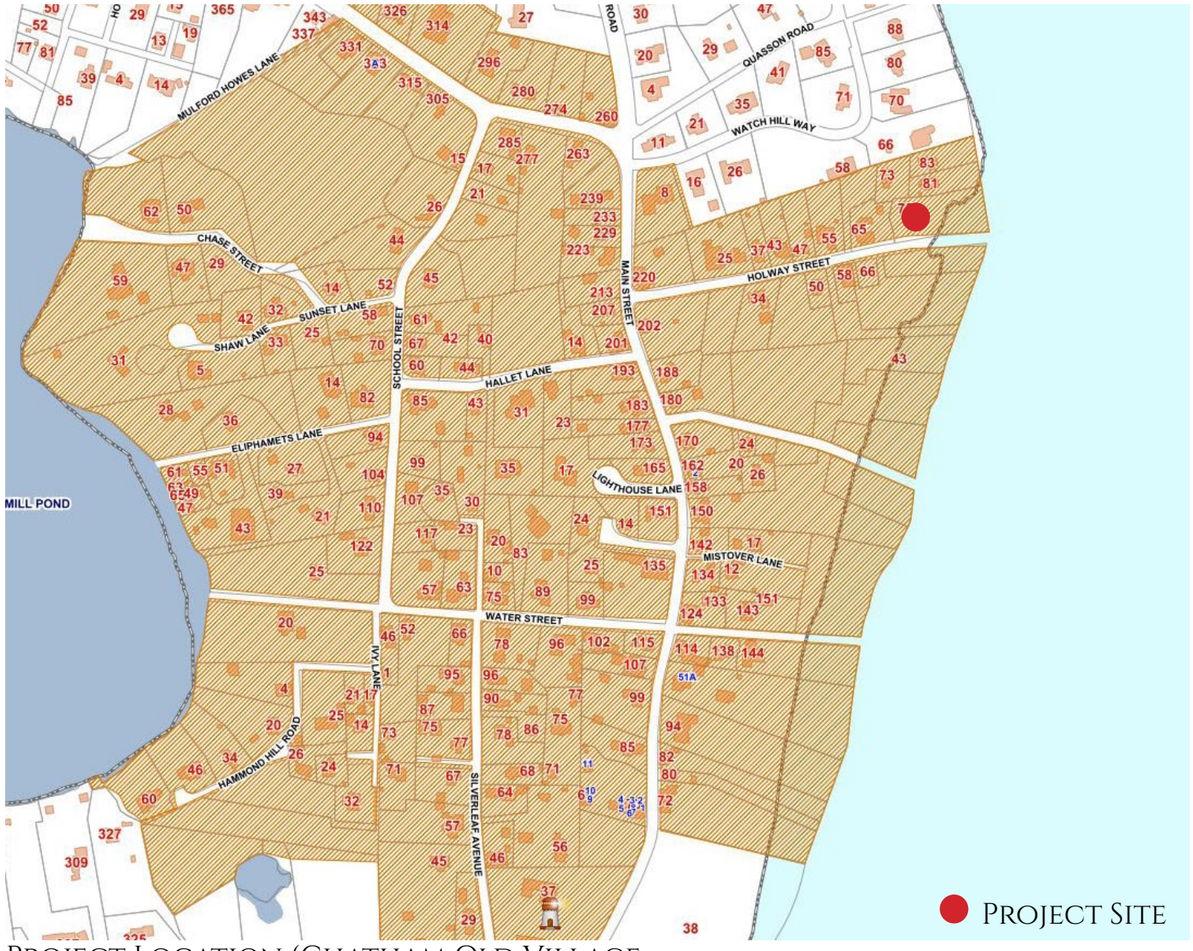


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Aerial Views

Additions & Renovations
75 Holway Street, Chatham, MA

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Project Location (Chatham Old Village



View From South



View from Northeast



View from West

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50 Holway Street
Year Built: 2002
NET AREA: 2,228



37 Holway Street
Year Built: 1850
NET AREA: 2,212

43 Holway Street
Year Built: 1850
NET AREA: 2,849



Map Locator



47 Holway Street
Year Built: 1880
NET AREA: 1,483



83 Holway Street
Year Built: 1900
NET AREA: 1,891



81 Holway Street
Year Built: 1900
NET AREA: 2,017



55 Holway Street
Year Built: 1850
NET AREA: 2,450



65 Holway Street
Year Built: 1820
NET AREA: 2,716

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Context - Holway Street

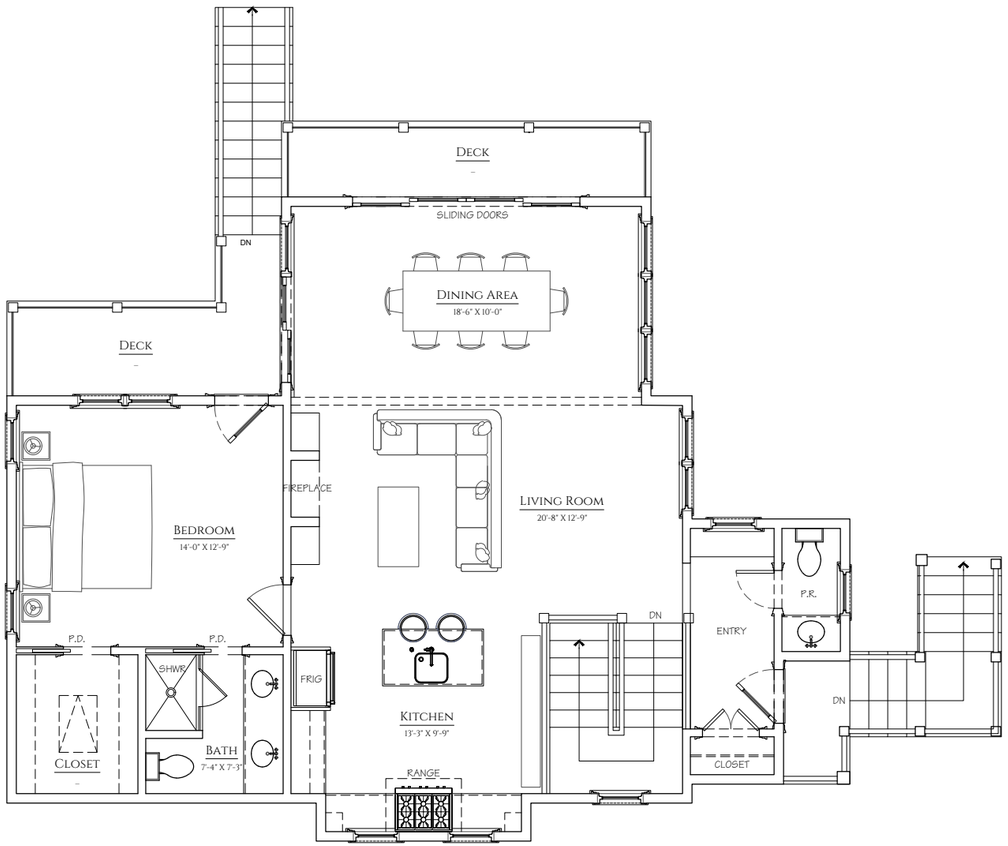
Additions & Renovations
75 Holway Street, Chatham, MA

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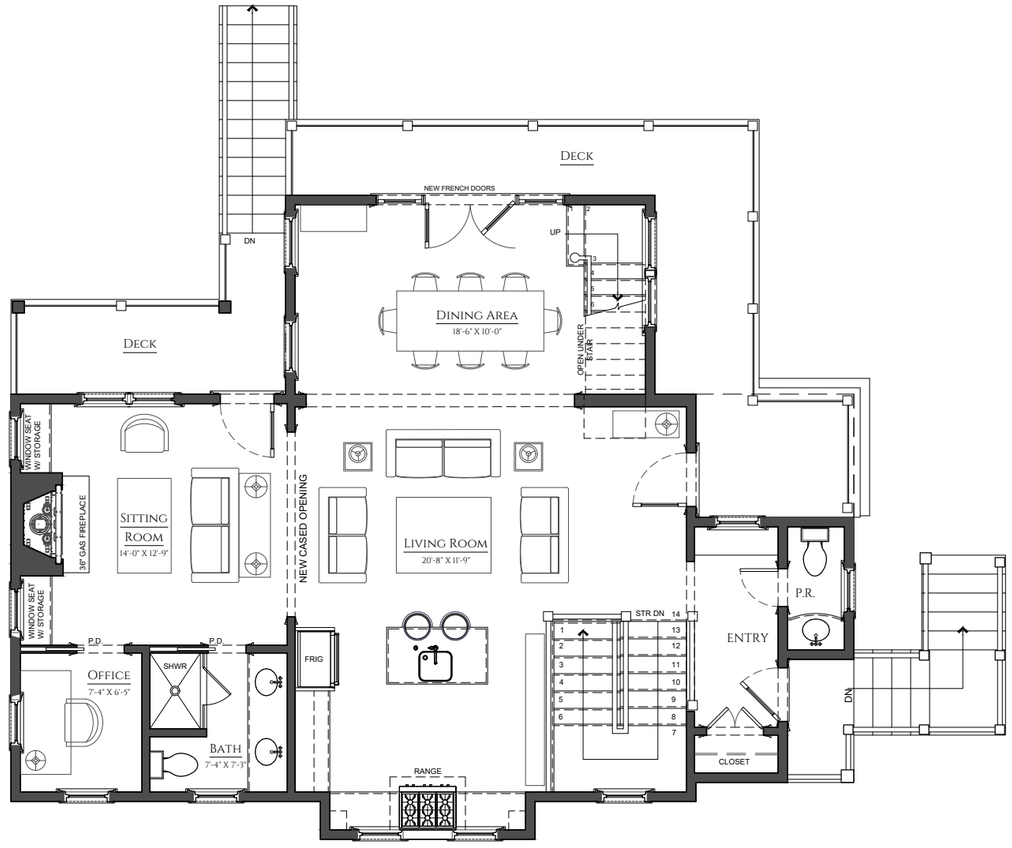
Proposed Design

75 Holway Street

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EXISTING



PROPOSED

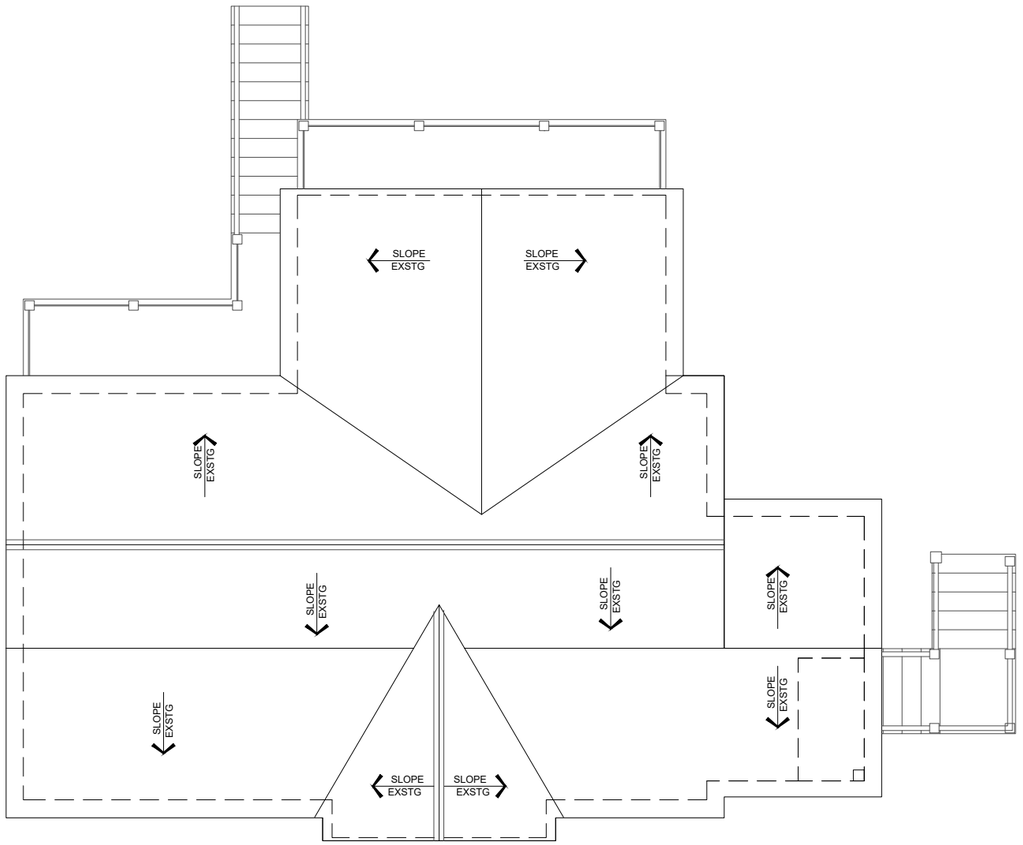
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DRAWING SCALE

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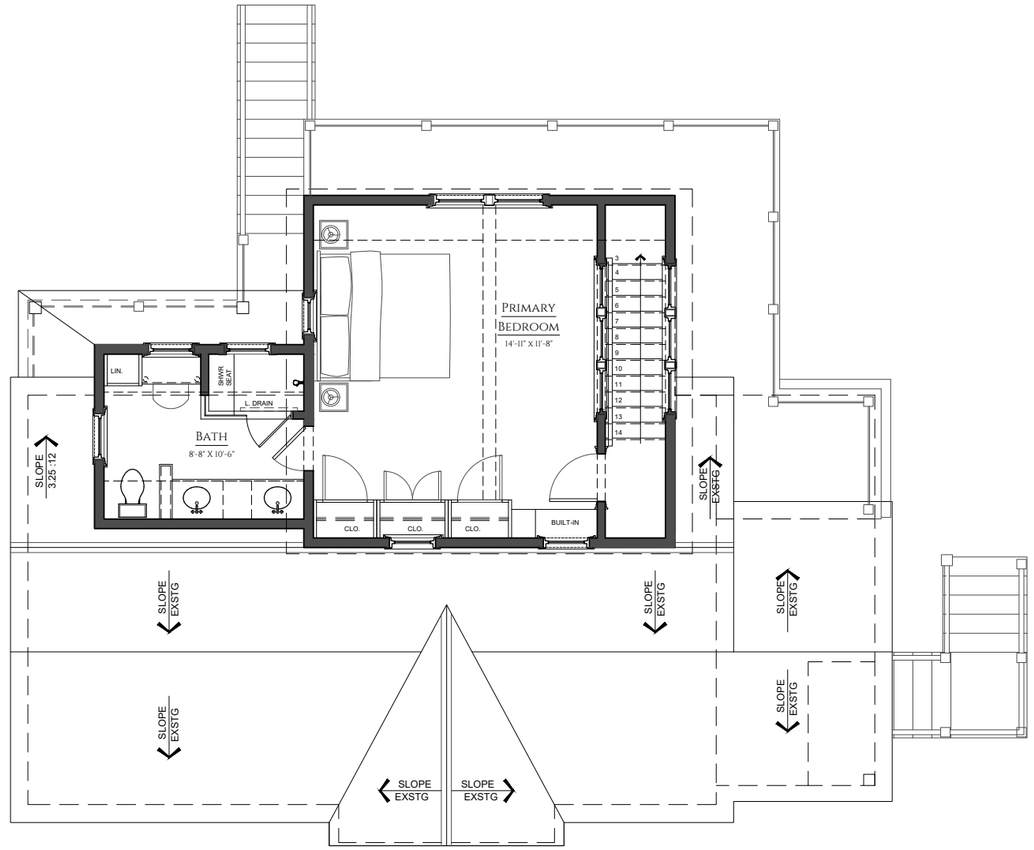
EXISTING & PROPOSED | 1ST FLOOR PLANS

ADDITIONS & RENOVATIONS
75 HOLWAY STREET, CHATHAM, MA

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Existing



Proposed

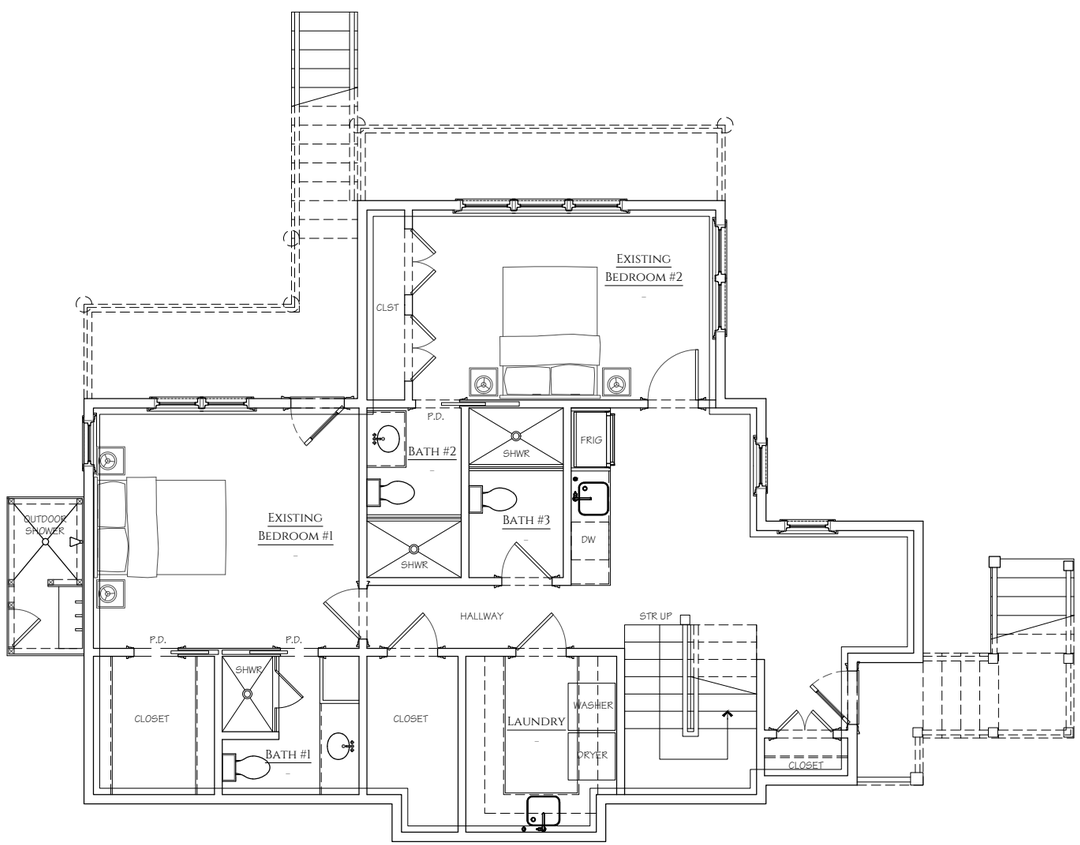
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Drawing Scale

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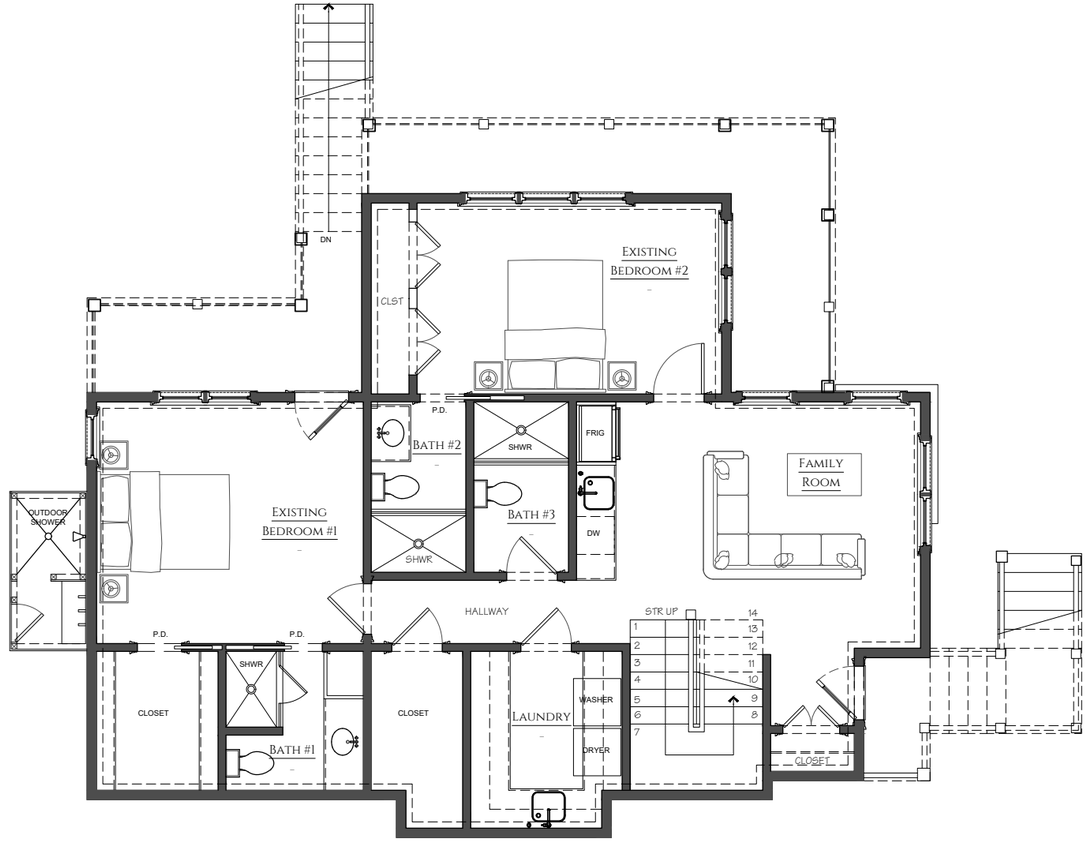
Existing & Proposed | 2nd Floor Plans

Additions & Renovations
75 Holway Street, Chatham, MA

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EXISTING



PROPOSED

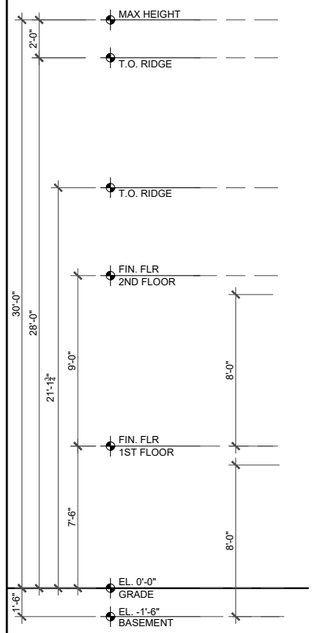
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DRAWING SCALE

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EXISTING & PROPOSED | LOWER LEVEL PLANS

ADDITIONS & RENOVATIONS
75 HOLWAY STREET, CHATHAM, MA
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North Elevation (Side)



East Elevation (Water)

0’ 8’
Drawing Scale

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Proposed Exterior Elevations

Additions & Renovations
75 Holway Street, Chatham, MA

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South Elevation (Side)



West Elevation (Holway Street)

0' 8'

Drawing Scale

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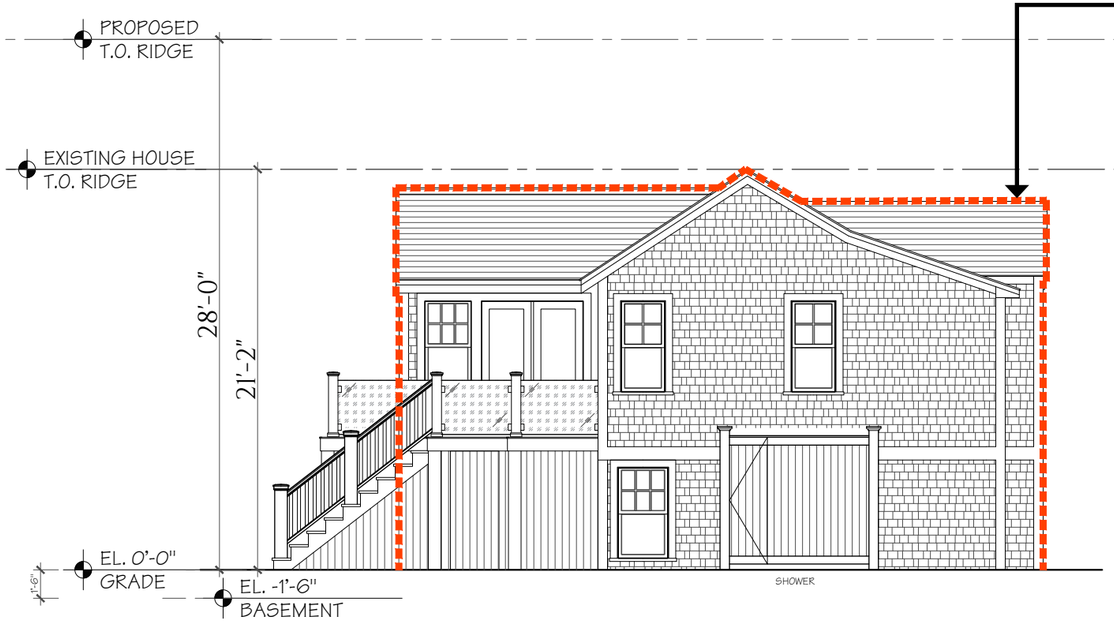
Proposed Exterior Elevations

Additions & Renovations

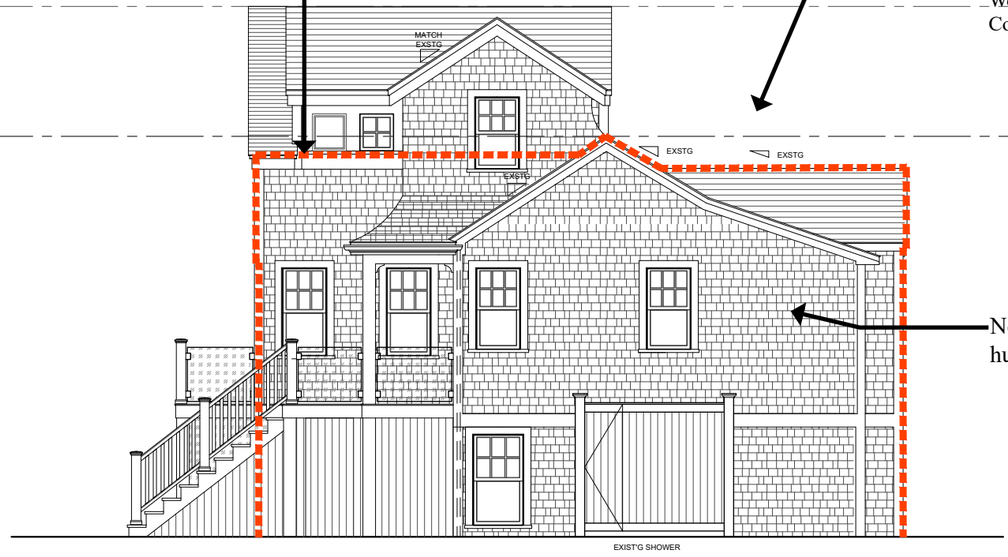
75 Holway Street, Chatham, MA

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EXISTING



PROPOSED

0' 8'
DRAWING SCALE

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EXISTING & PROPOSED | NORTH ELEVATION

ADDITIONS & RENOVATIONS
75 HOLWAY STREET, CHATHAM, MA

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PROFILE OF
EXISTING HOUSE

ADDITION:
Gable Roof with shed dormers
Cedar Shingle Walls
Cedar Shingle Roof
Composite Trim & Railings
Copper Lanterns
Wood/Clad Doors & Windows
Composite Shutters

PROPOSED
T.O. RIDGE

EXISTING HOUSE
T.O. RIDGE

28'-0"

21'-2"

EL. 0'-0"
GRADE

EL. -1'-6"
BASEMENT

Composite Trim & Railings
Wood/Clad Windows

EXISTING

PROPOSED

0' 8'
DRAWING SCALE

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ARCHITECT

EXISTING & PROPOSED | EAST ELEVATION

ADDITIONS & RENOVATIONS
75 HOLWAY STREET, CHATHAM, MA

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EXISTING

PROPOSED

0' 8'

DRAWING SCALE

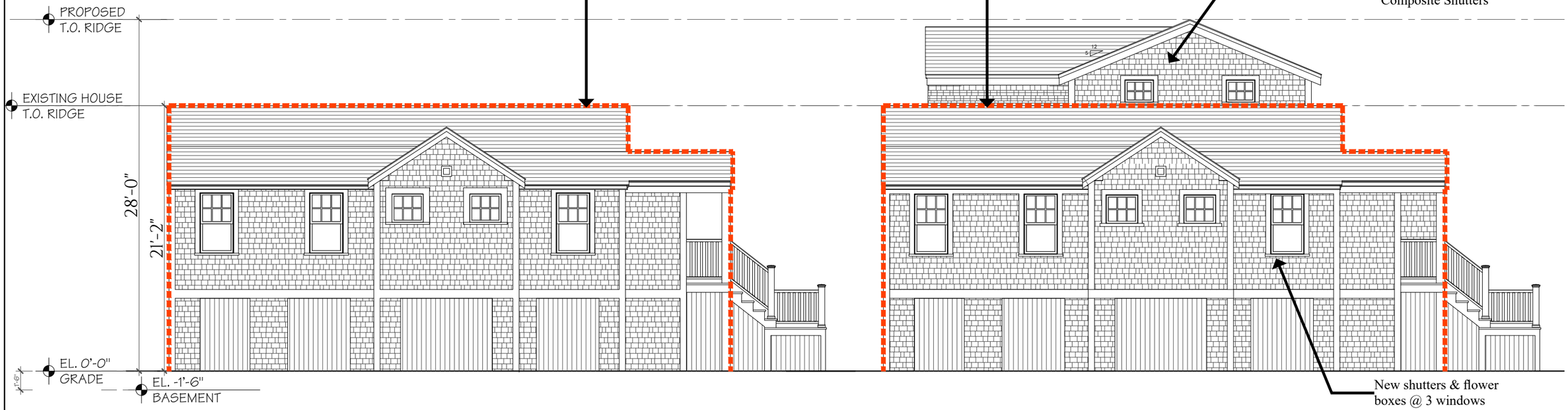
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ARCHITECT

EXISTING & PROPOSED | SOUTH ELEVATION

ADDITIONS & RENOVATIONS
75 HOLWAY STREET, CHATHAM, MA

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© PATRICK AHEARN FAIA ARCHITECTS



EXISTING

PROPOSED

0' 8'

DRAWING SCALE

PATRICK AHEARN
ARCHITECT

EXISTING & PROPOSED | WEST ELEVATION

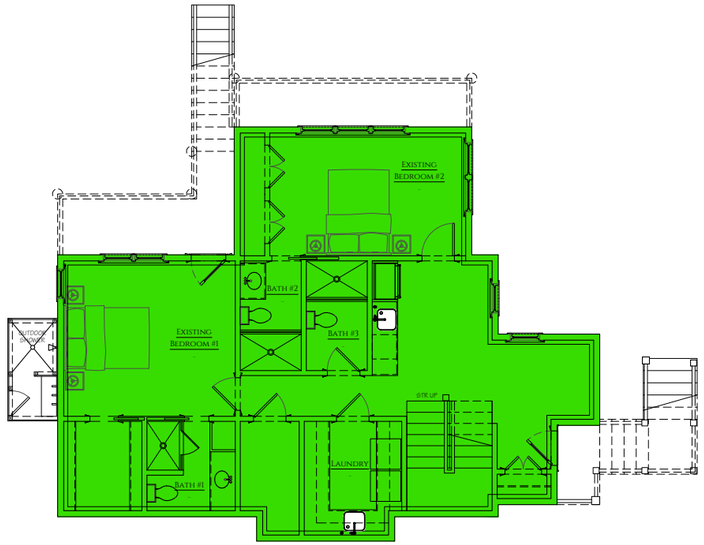
ADDITIONS & RENOVATIONS
75 HOLWAY STREET, CHATHAM, MA

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Appendix

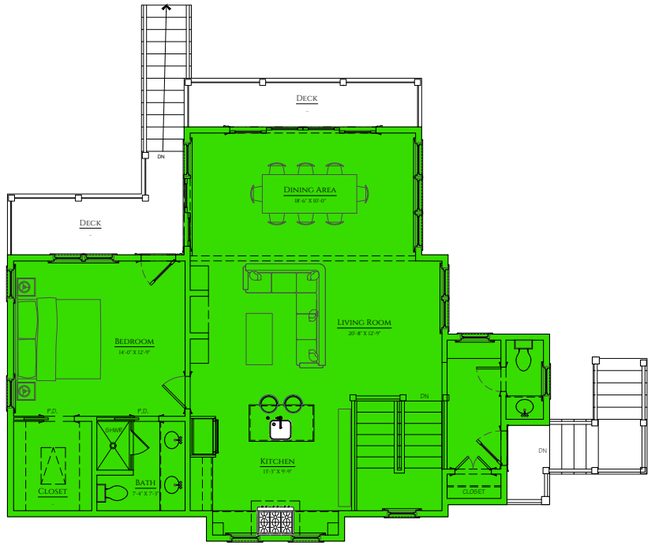
75 Holway Street

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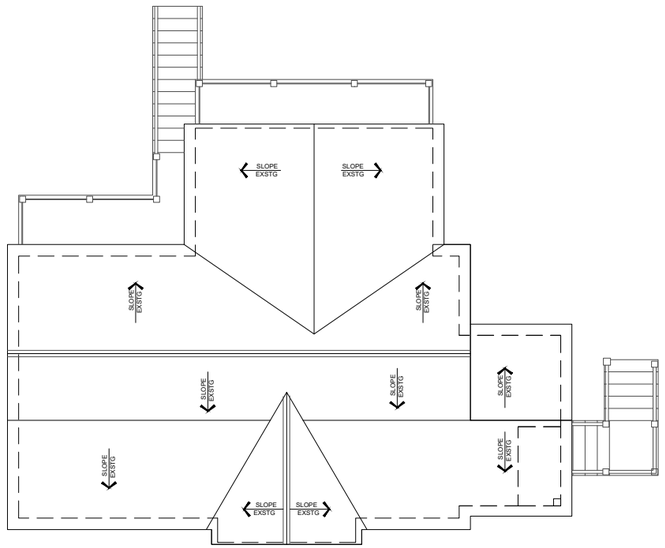
Lower Level SF:

☐ Gross SF : 1,099



First Floor SF:

☐ Gross SF : 1,099



Second Floor SF:

☐ Gross SF : 0

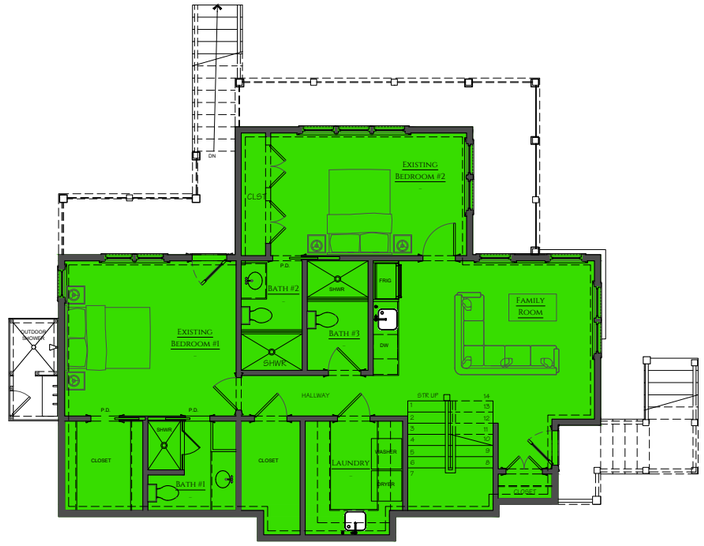
MAIN HOUSE	DESCRIPTION	GROSS FLOOR AREA
	FIRST FLOOR - GROSS	1,099 SQ. FT.
	SECOND FLOOR - GROSS	0 SQ. FT.
	LOWER LEVEL - GROSS	1,099 SQ. FT.
	TOTALS	2,198 SQ. FT.

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Existing Square Footage Analysis

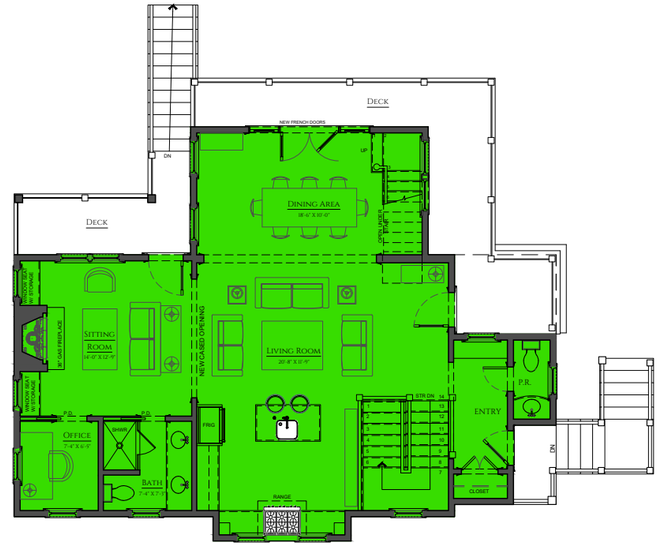
Additions & Renovations
75 Holway Street, Chatham, MA

© Patrick Ahearn FAIA Architects



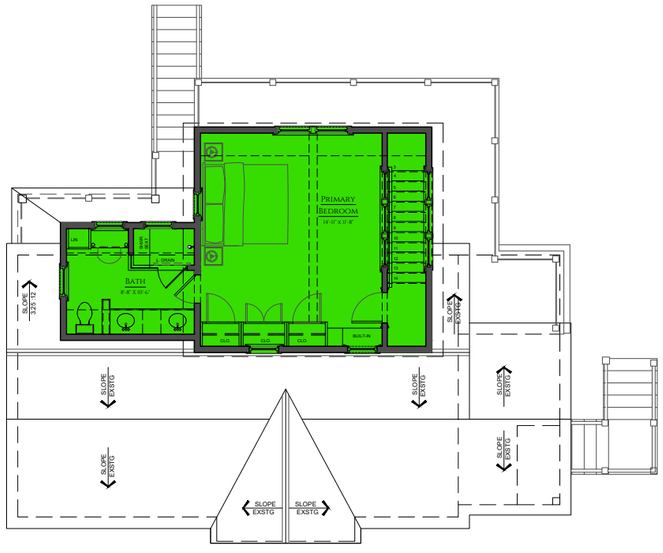
Lower Level SF:

☐ Gross SF : 1,153



First Floor SF:

☐ Gross SF : 1,099



Second Floor SF:

☐ Gross SF : 467

GROSS AREA:
2ND FLOOR: 467 SF ; (< THEN ALLOWED 50% OF FIRST FLOOR)
1ST FLOOR: 1,099 SF x $\frac{1}{2}$ = 549 SF MAX.

	DESCRIPTION	GROSS FLOOR AREA
MAIN HOUSE	FIRST FLOOR - GROSS	1,099 SQ. FT.
	SECOND FLOOR - GROSS	467 SQ. FT.
	BASEMENT - GROSS	1,053 SQ. FT.
	TOTALS	2,619 SQ. FT.

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Proposed Square Footage Analysis

Additions & Renovations
75 Holway Street, Chatham, MA

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Material Loss Calculations

75 Holway Street

© Patrick Ahearn FAIA Architects

Material Lost Calculations - Totals

Total Wall Area: 2,454 sf
Total Roof Area: 1,246 sf
Total Area: 3,700 sf

Area To Be Removed:
Walls: 64 sf
Windows: 33.5 sf
Doors: 39 sf
Roof: 448 sf

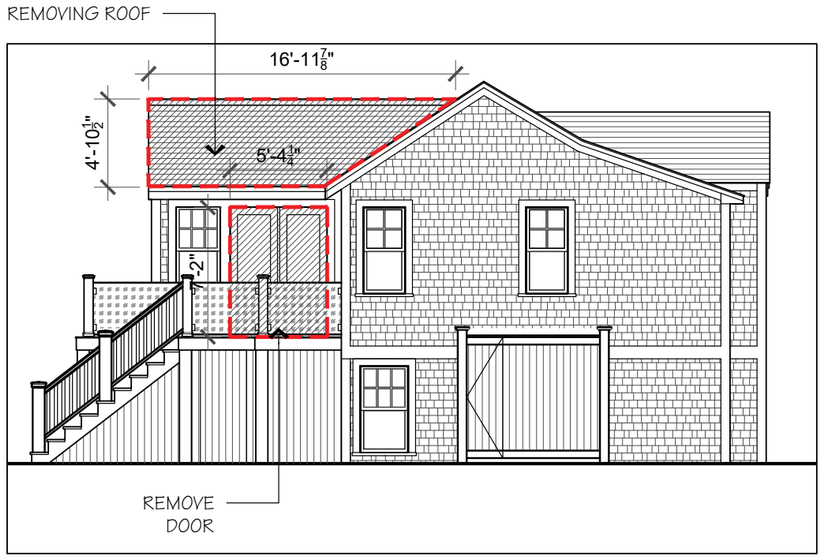
Total Materials to Be Removed: 584.5 sf (16%)

Material Lost Calcs - North Wall

Total Wall Area: 555 sf

Area To Be Removed:
Walls: 0 sf
Windows: 0 sf
Doors: 39 sf

Total Materials to Be Removed: 39sf



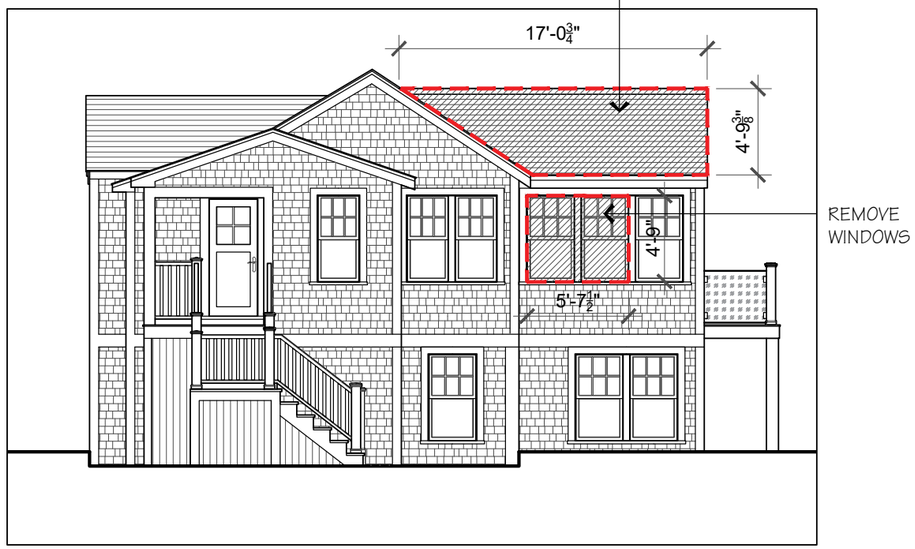
North Elevation (Side)

Material Lost Calcs - South Wall

Total Wall Area: 573 sf

Area To Be Removed:
Walls: 0 sf
Windows: 27sf
Doors: 0 sf

Total Materials to Be Removed: 27 sf



South Elevation (Side)

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Material Loss Calculations

Additions & Renovations
75 Holway Street, Chatham, MA

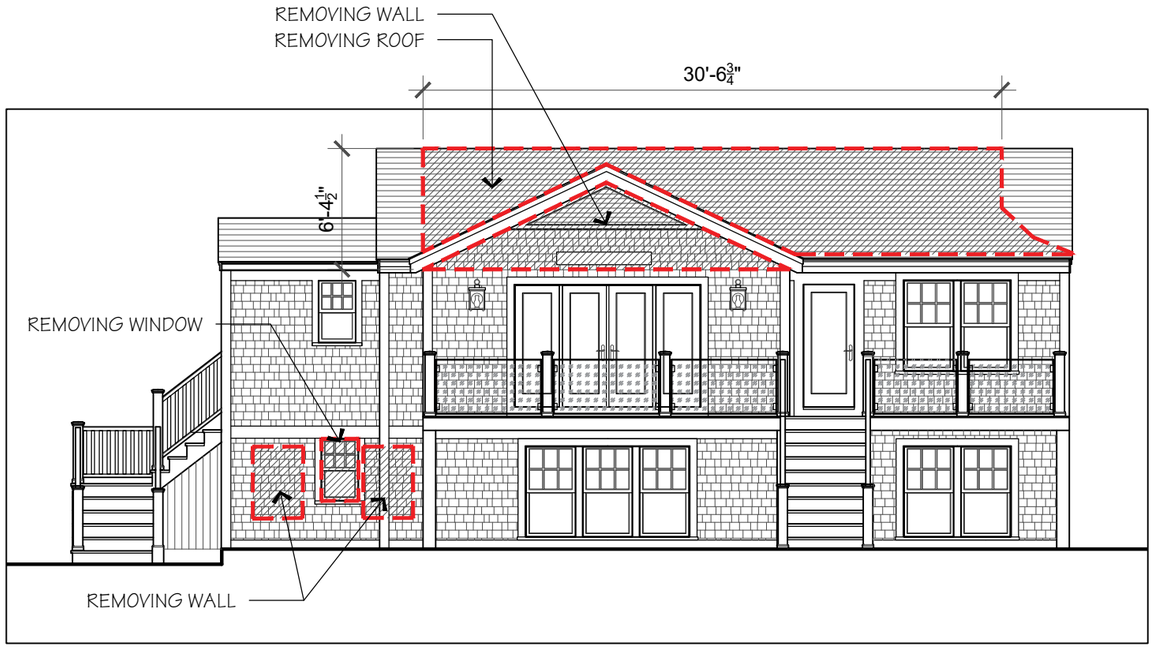
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Material Lost Calcs - East Wall

Total Wall Area: 702 sf

Area To Be Removed:
Walls: 64 sf
Windows: 6.5 sf
Doors: 0 sf

Total Materials to Be Removed: 70.5 sf



East Elevation (Water)

Material Lost Calcs - West Wall

Total Wall Area: 624 sf

Area To Be Removed:
Walls: 0
Windows: 0
Doors: 0

Total Materials to Be Removed: 0 sf



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65 Holway Street



65 Holway Street



47 Holway Street



65 Holway Street

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Existing Conditions Photographs

Additions & Renovations
75 Holway Street, Chatham, MA

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37 Holway Street



58 Holway Street



55 Holway Street



81 Holway Street

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Existing Conditions Photographs

Additions & Renovations
75 Holway Street, Chatham, MA

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Existing Conditions Photographs

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Existing Conditions Photographs

Additions & Renovations
75 Holway Street, Chatham, MA

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Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CHA.48
Historic Name:	Holway, Willie House
Common Name:	
Address:	75 Holway St
City/Town:	Chatham
Village/Neighborhood:	Chatham Village;
Local No:	17C-26-22; 244;
Year Constructed:	1930
Architectural Style(s):	No style;
Use(s):	Abandoned or Vacant; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	CHA.A
Designation(s):	Nat'l Register District (12/17/2001);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Cinderblock; Concrete Unspecified;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, August 22, 2022 at 3:46 PM

CHA.48

FORM B - BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
		A	CHA 48

Town Chatham

Place *(neighborhood or village)* Old Village



ss 75 Holway Street

c Name Willie Holway House

Present Residence

Original Summer residence

f Construction 1930

Chatham assessor's records

orm

ect/Builder

Exterior Material:

Foundation Concrete and conrete block

Wall/Trim Shingle

Roof Asphalt shingle

Outbuildings/Secondary Structures

Major Alterations *(with dates)* Slate patio;

Enlarged, 1960's

Condition Fair; (currently unlivable/boarded up

Moved [x] no [ ] yes Date

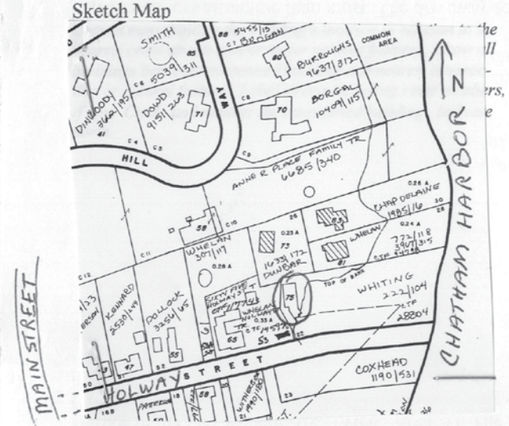
Acreage Less than one acre

Setting House faces the ocean at the end of

Holway Street; close to driveway for 81 and 83

Holway Street; on the north side of the street.

Sketch Map



Recorded by Donald M. Freeman

Organization Chatham Historical Commission

Date (month/year) 9/99

RECEIVED
OCT 20 2000
MASS. HIST. COMM

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form

© Patrick Ahearn FAIA Architects

CHA.48

BUILDING FORM

ARCHITECTURAL DESCRIPTION [ ] *see continuation sheet*
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Willie Holway House stands on the north side of Holway Street at its eastern terminus overlooking Chatham Harbor. Holway Street is one of several dead-end streets that run east from Main Street to Chatham Harbor in the Old Village Area (MHC Area A). The house is dated at 1930 but closely resembles historic "full-Capes" with its weathered shingle siding, low-slung side-gable roof with large chimney centered on the ridge, and rear lean-to.

HISTORICAL NARRATIVE [ ] *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.

Willie Holway was the original owner. When he sold the house at 65 Holway Street, he bought this lot from Mrs. Spaulding next door (see # 81 and 83 Holway Street) and built a shack on it. "Willie liked to sit with his feet hanging out of the window. Since he was called 'the man with lumps all over him', his feet were considered less attractive than most. The driveway to 81 and 83 Holway Street ran close to Willie's shack and Mrs. Spaulding's friends and family got a good look at Willie's feet. Of course they were bare - who wears shoes in the summer time. Willie went lobstering and dug clams now and then and enjoyed life. Willie also hooked rugs for a living, making up his own patterns that have gotten mixed reviews". (Clair Baisley, 1980)

After the North Beach break in 1991, the house, then owned by Marion Whiting of Hillsboro, NH, was seriously threatened by erosion, and one wing had to be demolished to prevent its falling into the water. The remainder of the house still stands, but all utilities are cut off, the septic system is unusable, and the house is boarded up. It is now protected by the revetment built by the Town at the end of Holway Street. The house is still owned by the Whiting family.

BIBLIOGRAPHY and/or REFERENCES [ ] *see continuation sheet*

Chatham Assessor's office
Clair L. Baisley
Tom Buckley

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

1/95

CHA.48

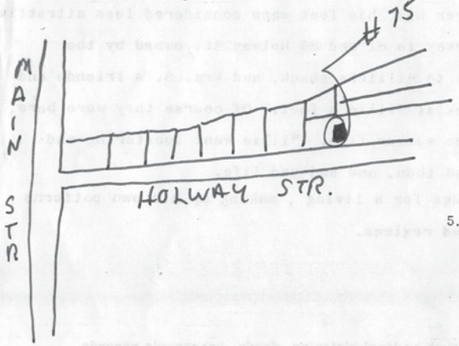
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no.
A	244



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



1. Town Chatham
Address 75 Holway Street
Name
Present use summer dwelling
Present owner Fairfield Whiting

3. Description:
Date
Source c.l. baisly
Style ----
Architect --
Exterior wall fabric shingle
Outbuildings (describe) none
Other features
Altered enlarged Date 1965
Moved no Date

5. Lot size:
One acre or less ____ Over one acre ____
Approximate frontage 200 feet
Approximate distance of building from stre
20 feet

6. Recorded by C.L. Baisly T Buckley
Organization Chatham Hist. Comm.
Date 1980

(over)

CHA.48

7. Original owner (if known) Willie Holway
Original use dwelling
Subsequent uses (if any) and dates

8. Themes (check as many as applicable)

Aboriginal	____	Conservation	____	Recreation	____
Agricultural	____	Education	____	Religion	____
Architectural	____	Exploration/ settlement	____	Science/ invention	____
The Arts	____	Industry	____	Social/ humanitarian	____
Commerce	____	Military	____	Transportation	____
Communication	____	Political	____		
Community development	____				

9. Historical significance (include explanation of themes checked above)

When Willie Holway sold 65 Holway Street he bought this lot from Mrs. Spaulding and built a shack on it. Willie liked to sit with his feet hanging out of the window, and since he was called "the man with lumps all over him" his feet were considered less attracti than most. The driveway to 81 and 83 Holway St., owned by the Spauldings, ran close to Willie's shack, and Mrs. S.'s friends and family got a good look at Willie's feet. Of course they were bare, who wears shoes in the summer ti e. Willie went lobstering and dug some clams now and then, and enjoyed life. Willie also hooked rugs for a living , making up his own patterns that have gotten mixed reviews.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

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Key: 4110

Town of CHATHAM - Fiscal Year 2022

9/15/2021 9:23 am SEQ #: 8,221

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BARSAMIAN JOAN ANNE **32 ELIZABETH CIR** **NEWTON, MA 02465**	**17C-26-22**	**75 HOLWAY ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BARSAMIAN JOAN ANNE	10/18/2006	A	825,000	(181376)
WHITING MARION M	01/13/1971	A	1	(50371)
WHITING	07/02/1962	N		1163-325

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-008	07/29/2021	75	SPECIAL PERM				100	100
19-008	02/28/2019	75	SPECIAL PERM				100	100
14-783	12/18/2014	3	Renovations	375,000	06/24/2016	WFF	100	100
14-722	11/21/2014	9	Foundation	25,000	05/04/2015	MW	100	100
	02/20/2009	50	Meas & List			CE	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,286	CH 1.00	65 0.65	100 1.00	2,183,610	1.41	100 1.00	OF6 11.00			1,860,970

TOTAL	26,286 SF	ZONING	R20	FRNT	0
Nbhd	CHATHAM	NOTE	ABUTS TOWN ACCESS TO WATER, EASEMENT		
Infl1	65				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,861,000	1,691,600
BUILDING	329,300	299,900
DETACHED	0	0
OTHER	0	0
TOTAL	**2,190,300**	**1,991,500**

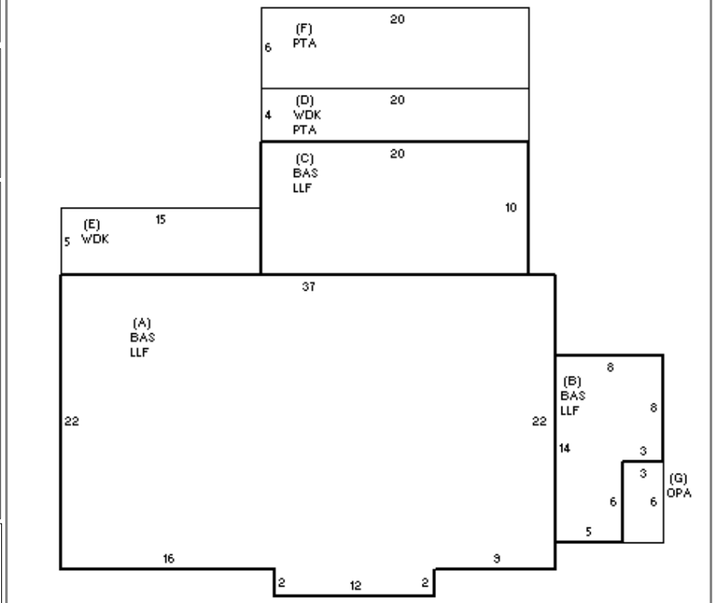
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/24/2016



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/24/2016	WFF
LIST	6/24/2016	EST
REVIEW	7/19/2016	TD

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,132	DETAIL ADJ	0.884
$NLA(RCN)	$297	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	8	$6,790
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	N	LOWER LEVEL FIN	1,132		117.20	132,673
A	BAS	L	BAS AREA	838	1930	159.23	133,432
+	BAS	L	BAS AREA	294	2014	159.22	46,812
+	PTA	N	PATIO/STOOP	200		13.44	2,688
+	WDK	N	WOOD DECK	155		43.92	6,808
G	OPA	N	OPEN PORCH	18		57.27	1,031
	GFP	O	GAS LOG/FP/E FP	1		4,677.60	4,678
	ODS	O	OUT DOOR SHWR-A	1		1,110.00	1,110

TOTAL RCN	336,020

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2018 / 2		
COND	2	2 %	
FUNC	0		
ECON	0		
DEPR	2	% GD	98
RCNLD			$329,300

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ARCHITECT

Town Assessors Property Card

Additions & Renovations
75 Holway Street, Chatham, MA

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TOWN OF CHATHAM - PROPERTY SUMMARY REPORT

PARCEL	17C-26-22	KEY:	4110	LOCATION:	75 HOLWAY ST

CURRENT OWNER	FY 2022 PARCEL VALUE	
BARSAMIAN JOAN ANNE,	LAND VAL:	$1,861,000.00
32 ELIZABETH CIR	BUILDING VAL:	$329,300.00
	DETACH VAL:	$0.00
NEWTON, MA 02465	APPR VAL:	$2,190,300.00
	TAX VAL:	$2,190,300.00



STATE CLASS:	1010	ZONING:	R20
DESCRIPTION:	SINGLE FAMILY	BILL SQ FT:	26286

SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
BARSAMIAN JOAN ANNE	A	CTF 181376	18-Oct-2006	$ 825,000
WHITING MARION M	A	CTF 50371	13-Jan-1971	$ 1
WHITING	N	1163 / 325	02-Jul-1962	$ 0

BUILDING	1	KEY:	4110	LOCATION:	75 HOLWAY ST
YEAR BUILT	1930				
STYLE	RANCH				
QUALITY	+				
NET SF	1132				

DATE MEASURED	24-Jun-2016
DATE LISTED	24-Jun-2016

ELEMENT	DESCRIPTION	CD
FOUNDATION	FLR & WALL	4
EXT. COVER	WOOD SHINGLE	1
ROOF SHAPE	GABLE	1
ROOF COVER	WOOD SHIN	2
FLOOR COVER	HARDWOOD	1
INT. FINISH	DRYWALL	2
HEATING/COOL	WARM/COOL AIR	9
FUEL SOURCE	GAS	2

CAPACITY	UNIT
STORIES	1
ROOMS	5
BEDROOMS	3
FULL BATHS	2
1/2 BATHS	0
FIXTURES	8
UNITS	1

TOWN OF CHATHAM - PROPERTY SUMMARY REPORT







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