



January 20, 2026

Jordan Velozo, Chief Regulatory Officer
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Sent via email to jordan.velozo@capecodcommission.org

Dear Jordan,

Per your request, SV Design has prepared this narrative regarding the elevation design at the Friends Forever building located at 35 Scudder Road in Hyannis.

The façade of the existing building is being altered and improved utilizing several strategies. The first is the removal of the existing large overhangs and second floor mansard roof structure. The reasoning for this is that these features currently provide a dated and unevenly massed appearance to the existing structure.

The second part of the design approach is to add new entry features at each of the main entries. At the primary Friends Forever entry door (at the left-most side of the facade), a small 2-story addition is being proposed with a sloped standing seam metal roof. Additionally, a covered porch which wraps around that portion of the building and has the same standing seam roof is also included in the proposed design. Lastly, several small façade “bump outs” have been added to this portion of the building. The combination of these moves creates some undulation of the façade at this area. These design strategies break up the mass of that large section of the façade and add visual interest.

At the other entry doors, canopies or trellises are being utilized, which also help to provide not only visual interest and to call out these key features, but also serve to break up the large front elevation of this building into more appropriately scaled sections. These revised entry strategies marry into the other façade improvements.

The proposed elevations will be organized and modernized by a series of strategic new window placement and siding and trim design moves. The intent is for this approach to break up the mass of the building into smaller areas, and to provide more visual interest in a way that is in keeping with the Cape Cod aesthetic.

At the large, sloped roof of the proposed sports court area (former convention hall), two dormers are proposed to help visually break up the mass of that large roof. At this edge of the building, the side elevation of the structure in its existing form also reads as one large mass. Therefore, this pitched roof façade is also being modified in the same manner with the use of siding, trim, canopies, and windows to create an organized and more detailed approach to that large façade. This will make the façade seem less like one solid mass and will bring about an aesthetic that has a more appropriate massing.

Additionally, landscape screening is being added at the street and within the parking lot islands to help to screen that large existing building.

Please refer also to the plan and elevation drawings previously provided. If any additional information is required, SV Design is happy to provide that documentation.



Sincerely,

A handwritten signature in black ink, appearing to read 'Jen Hocherman', with a long horizontal flourish extending to the right.

Jen Hocherman, AIA
Principal
SV Design LLC

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