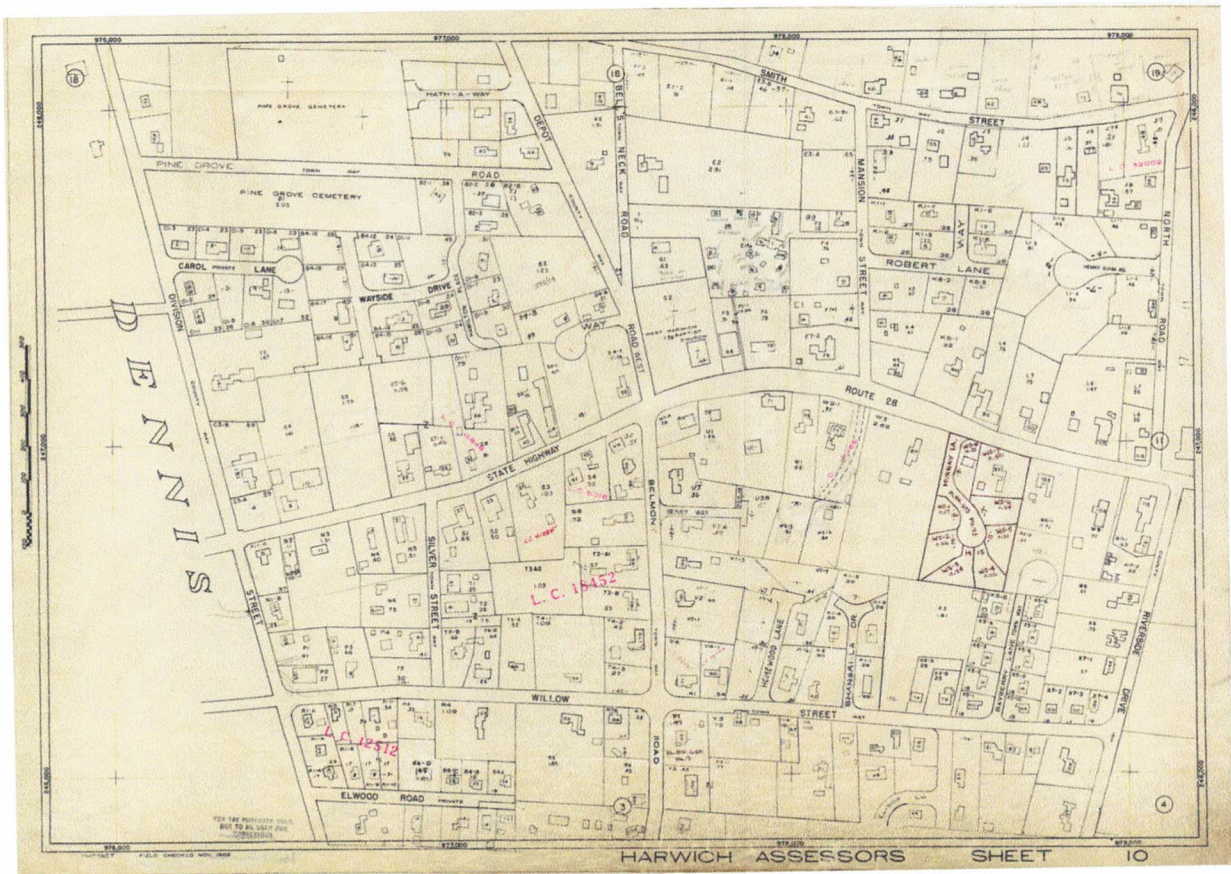
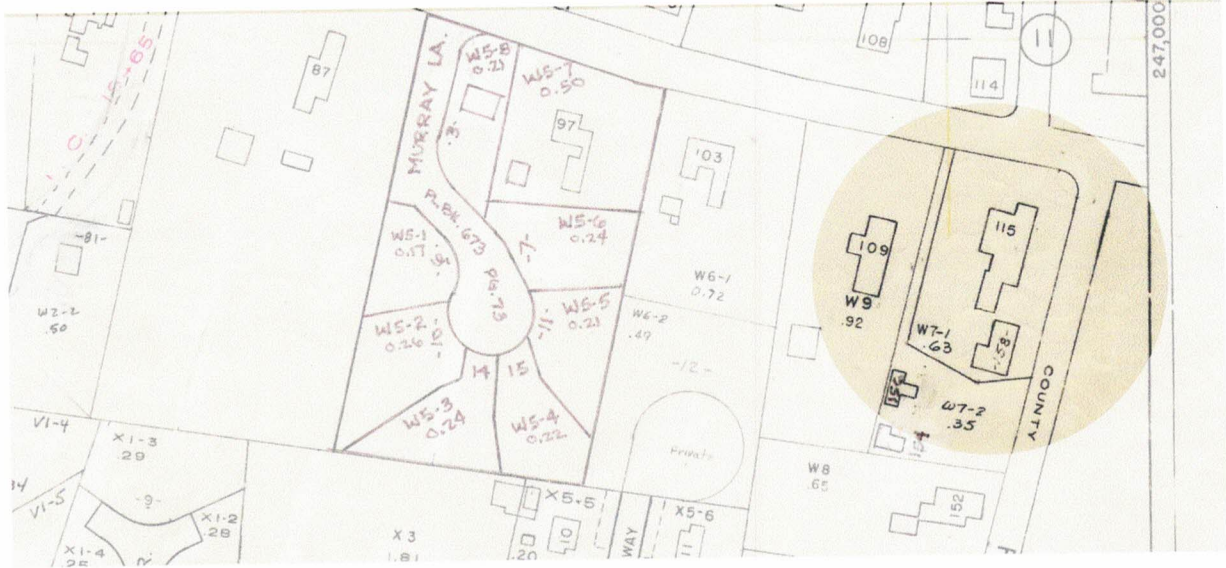


115 ROUTE 28 LOCUS MAP



EXISTING



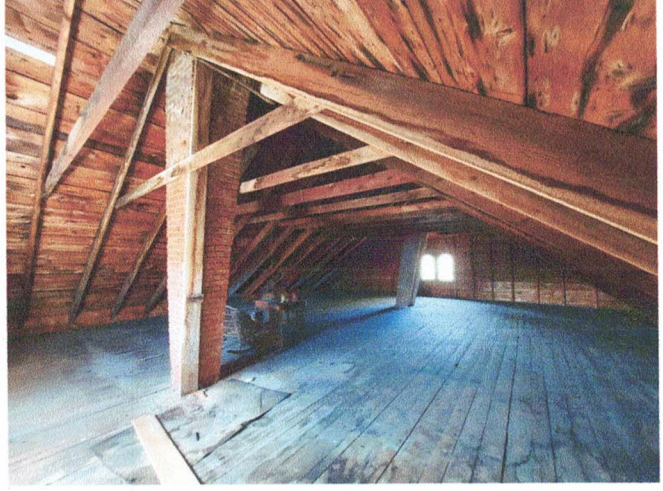
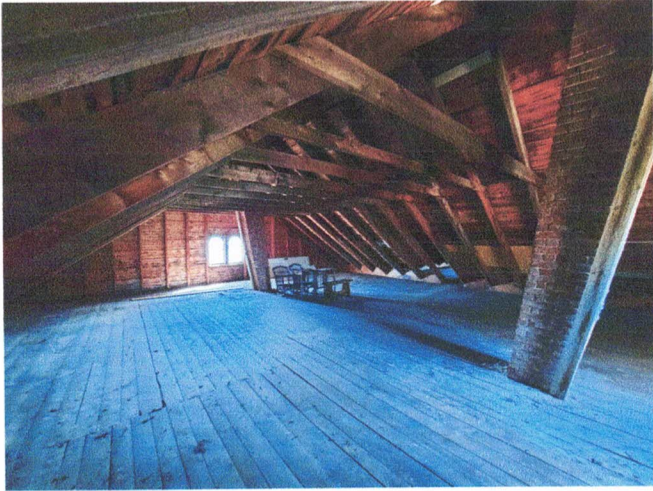
EXISTING



PROPOSED



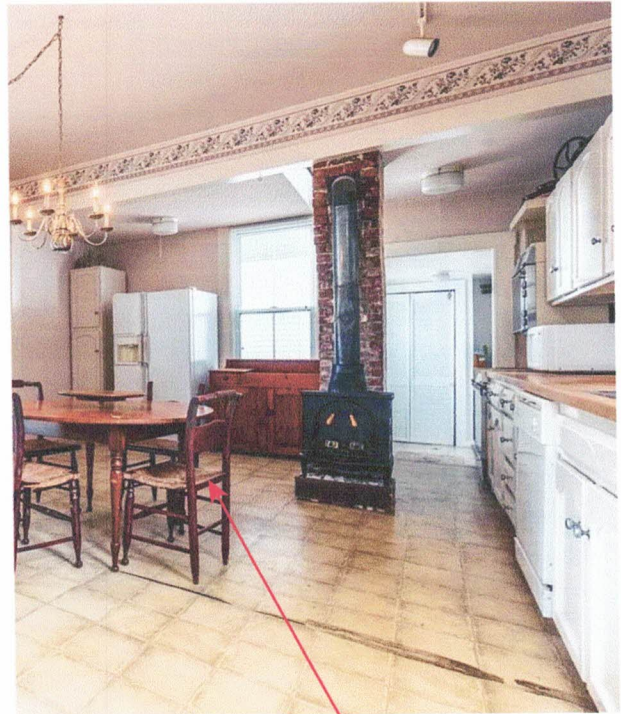
SUPPLEMENTAL PHOTOS



FRONT TWO CHIMNEYS, SHOWING STEEP ANGLE OF COBBLING AND POOR SUPPORTS



ORIGINAL REAR CHIMNEY FOOTING UNDER KITCHEN FLOOR



APPROXIMATE LOCATION OF ORIGINAL CHIMNEY

Patti Macura

From: Chelsea Nicolas <hello@chelseanicolas.com>
Sent: Monday, April 4, 2022 10:42 AM
To: Patti Macura
Subject: Letter for Historic Commission Meeting
Attachments: 4-20-2022_NoticeOfIntentLetter.pdf

Hi Patti,

I hope you had a great weekend!

Please see attached for a letter to accompany our Notice of Intent. As I mentioned, we will be out of town that week for my brother-in-law's wedding.

As always, thank you for all your help, and if I can provide anything further please don't hesitate to ask.

--

Chelsea Nicolas

M: 919-793-8775 | chelseanicolas.com | [LinkedIn](#)

April 20, 2022

Re: Notice of Intent for 115 Route 28, West Harwich

Dear Historic Commission board,

As part of our effort to restore our house, we are requesting permission to remove the three chimneys and replace portions visible from the exterior with faux chimney caps. The front two chimneys need to be taken down because in addition to being cobbled at a steep angle the bricks are spalling and the mortar is crumbling, which makes both chimneys a significant fall risk. Two local chimney sweep companies confirmed these issues for the mortar and bricks. The rear chimney is both not original to the house and was built in an awkward location that partially blocks the rear kitchen door. We have included images of this for your reference.

The front two chimney caps also are not original so we intend to build the new caps in a more historically accurate style using a contemporary of our house as an example, specifically the house known as The Columns in West Dennis. This home has an extremely similar design and date of build, indicating it likely had the same architect and is one of the few other examples of this architectural style on the Cape. Please refer to the images attached to our Notice of Intent.

We will reclaim as many of the bricks as we can to be used for walkways around the house as part of our landscaping plan.

Thank you for your consideration. We are available via email or phone to answer any questions or concerns.

Chelsea & Jason
919-793-8776
hello@chelseanicolas.com

**TOWN OF HARWICH
HISTORIC DISTRICT AND
HISTORICAL COMMISSION**



Please submit this application to: Town of Harwich Building Department
732 Main Street, Harwich, MA 02645
Telephone: (508) 430-7506 Fax: (508) 430-4703

Application fee: \$55

Harwich General By-Laws, Chapter 131, Article II, §131-8.A, Notice of Intent to Demolish. Before any building constructed prior to one hundred years before the present calendar year is demolished in whole or in part, a Notice of Intent to do so will be filed with the Commission.

Application for Notice of Intent

I, Chelsea Nicolas, intend to demolish **in whole or in part** the structure located at
(Print Owner/Applicant's Name) (circle one)

115 Route 28 West Harwich, 10 / W7-1
(Street Number) (Street Name) (Village), (Assessor's Map) (Parcel #) (Zoning District(s))

Section 1 - Owner/Applicant Information (Note: A non-owner may apply, however written authorization of the owner is required at the time of submittal of this Application)

Legal Owner(s) Chelsea Nicolas & Jason Strohmaier Title _____

Mailing Address 115 Route 28, West Harwich MA 02671

Email Address hello@chelseanicolas.com Telephone 919-793-8775

Legal Owner's Authorization Chelsea Nicolas
(Signature)

Applicant(s) (if different) _____

Mailing Address (if different) _____

Email Address _____ Telephone _____

Section 2 - Determination of Historical Significance

Date Building was Constructed c. 1860

Which records were used to establish this date? MACRIS

Description of Structure(s) to be demolished (*in whole or in part*) Removal of the three chimneys

Reason for Demolition Structurally unsound, not an original structure

Proposed Reuse Save the bricks to use for landscaping

Is the property on the Town's Inventory List: Yes

Is the building listed on the National or Massachusetts Register of Historic Places? No

If yes, which register? _____

Original Owner, if known Uriel Doane, Jr.

Subsequent Owners, if known Didama Doane (5/8/39, 12/3/1881-5/22/26), George F James (1/5/1929), Mary & Warren F Morgan (4/18/1946), Beatrice & Valmore Hadd (5/31/1946), Athena & George Taloumis (1/2/70)

What is known about the history of the property? The house was built for Uriel Doane, Jr. a ships captain from West Harwich, who was also a member of the Boston Marine Society and a Harwich selectman.

Further, has the property been associated with any noteworthy events or with the political, cultural, economic, or social history of the Town or Region? Please list: The house is located on West Harwich's

Captain's Row

Type of Architectural Style: Italianate

Method of Construction: Balloon Frame

Type of Materials Used: granite foundation, timber framing, cedar clapboard siding, asphalt shingle

Name(s) of Architect, Designer or Builder if known: unknown

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition or Partial Demolition

For Partial Demolition, describe portion(s) to be demolished

-We are proposing to remove the three chimneys and replace the portions visible on the exterior. The front two chimneys are freestanding in the attic and are contained within the walls of the first and second floors. We would take them down to the second floor and open up the front bedroom walls to make room for two new en-suite bathrooms.

-The rear chimney is freestanding through the house. We would remove it down to the crawlspace.

-In all three cases, a new faux chimney cap will be installed, designed to match the original chimney style. We plan to use the chimneys on The Columns in West Dennis as a reference.

Age(s) of portion(s) to be demolished 1860-unknown, the original chimney caps were replaced by a previous owner, rear chimney is not original

Describe how the remaining structure will be treated and renovated

New chimney caps will be constructed of wood, clad in Durock and a brick veneer to match the original aesthetic. We are referencing the chimneys on The Columns in West Dennis. It is a contemporary of our house and we believe it was designed by the same architect.

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional

Front two chimneys: Per the chimney sweeps (Sandwich Chimney Sweep and All Cape Chimney Sweep) that made the inspections, the chimneys are structurally unsound. The bricks are spalling and the limestone mortar is soft and crumbling. In addition, they were built at a severe angle that puts them both at a risk of falling. Even if they could be stabilized, their angle and narrow size makes it impossible to install a sleeve to make the fireplaces functional again.

Rear chimney: The rear chimney, located in the kitchen, is not the original. We discovered the footing of the original chimney at a different location under the kitchen floor and there are corresponding patches in the upper floors that match its size and location. The location of the existing chimney partially obstructs the back door of the kitchen and because of its awkward location it would not make sense to restore its functionality.

Is there room on the site to relocate the structure or integrate it with the new project? Yes No

Describe what alternatives to demolition have been investigated

We had two chimney sweeps inspect all the three chimneys to see if we could make the fireplaces viable. Even if they could be stabilized, their angle and narrow size makes it impossible to install a sleeve to make the fireplaces functional again. We plan to use as many of the bricks as possible in the landscaping around the house for patios and pathways.

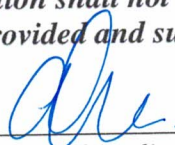
Section 4 – Filing Requirements

One Certified Abutter List – available from the Assessor’s Office for a fee.

One (1) original and eight (8) copies of each of the following shall be submitted:

1. Completed Application Form with Owner authorization
2. Certified Site Plan and Locus Map
3. Registered Professional(s) Stamped Reports of Inspection
4. Complete set of Photographs (of sufficient quality and number) showing **all**: exterior elevations, significant architectural details, and /or detailing existing conditions supporting claim of conditions
5. List and copies of appropriate references and documents consulted to determine age and historical significance of structure.
6. **For Partial Demolitions:** Plans and Drawings of existing areas to be demolished and final elevations of completed project.

The application shall not be considered complete until the all the above requirements and information are provided and submitted with this application. Attach Authorization to represent/apply.



(Signature of Applicant/Representative)

3/30/22

(Date)

Massachusetts Cultural Resource Information System

MACRIS

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For more information about this page and how to use it, [click here](#).

Inventory No: HRW.238 
Historic Name: Doane, Uriel Jr. House
Common Name:
Address: 115 Main St
Rt 28
City/Town: Harwich
Village/Neighborhood: West Harwich
Local No: 297
Year Constructed: C 1860
Architect(s):
Architectural Style(s): Italianate
Use(s): Single Family Dwelling House; Speciality store
Significance: Architecture
Area(s):  [HRW.F: West Harwich](#)
Designation(s):
Building Material(s): Roof: Asphalt Shingle
Wall: Wood; Wood Clapboard
Foundation: Brick



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