

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, JEFFREY Handler, intend to demolish **in whole or in part** the structure located at
(Print Owner/Applicant's Name) (circle one)
24 Freeman St Harwich Port, /
(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) Sandra Wycoff Title Owner
Mailing Address 99 Riverside Drive W. Harwich 02671
Email Address _____ Telephone _____

Legal Owner's Authorization _____
(Signature)

Applicant(s) (if different) JEFFREY Handler
Mailing Address (if different) 13 Moss Hill Circle Harwich 02645
Email Address _____ Telephone 508-364-2225
Jeff@thehandlercompany.com

RECEIVED
JUN 30 2022
BUILDING DEPT

Section 2 - Determination of Historical Significance

Date Building was Constructed ~~Late 1800~~ 1815

Which records were used to establish this date? _____

Description of Structure(s) to be demolished (in whole or in part) Foundation

Reason for Demolition Preserve The Structure - See Attached

Proposed Reuse _____

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 _____

Subsequent Owners, if known _____

What is known about the history of the property? _____

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: NO

Type of Architectural Style: Cape

Method of Construction: _____

Type of Materials Used: _____

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

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition or Partial Demolition

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

Lift Home - ADD new foundation -
Place Home back intact on new foundation

Age(s) of portion(s) to be demolished 207 years old

Describe how the remaining structure will be treated and renovated _____

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

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 Repair foundation -
add Dehumidification

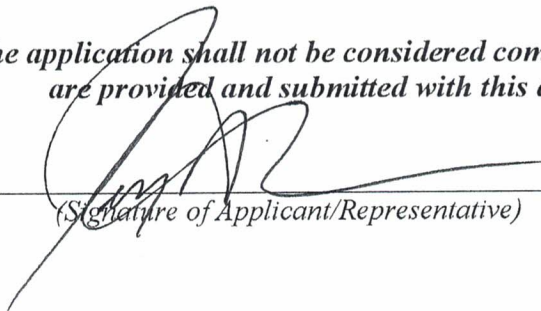
Section 4 - Filing Requirements

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)

5-25-22

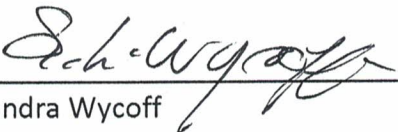
(Date)

Tuesday, May 24, 2022

RECEIVED
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To Whom It May Concern:

I, Sandra Wycoff owner of 24 Freeman Street in HarwichPort, give my authorization to Jeffrey Handler to apply for and be the representative for the application of demolition of the foundation at the above address. I also give authorization to Jeffrey Handler to field and answer all questions related to this property.



Sandra Wycoff

5-24-22

Date

Antonia Butwell | ARCHITECT

April 19, 2022

RE: Proposed Basement for 24 Freeman St, Harwich Port, MA

To Whom It May Concern,

I have been retained by the owner of 24 Freeman St, Harwich Port, MA, to prepare plans for a proposed renovation, including a new basement. In order to continue being used as a home, this historic structure requires extensive foundation and waterproofing work. The existing basement, which houses mechanical equipment, is unfinished and not suitable for occupancy due to a very low ceiling height and other non-conforming code issues. There has also been a history of mold in this basement, which has spread to the upper floors in the living spaces, causing unsafe living conditions. While the mold has been brought under control, without intervention at the source of the issue, the problem will occur again. For these reasons, a new, finished, and properly waterproofed basement is proposed.

Please review the foundation plan and section detail provided. The new concrete foundation walls will be set below the surface, with only 8" exposed above grade, which is typical. The exposed portion will be treated in the same way that the existing foundation is treated, with a brick finish. New subsurface windows are proposed at the back of the house, which will not be visible from the street. The foundation areas surrounding these windows will also match the existing brick finish. The contractor will perform all necessary waterproofing work to ensure the prevention of mold.

The owner is currently not living in the house and it is important that this proposed work is done while the house is vacant, as it is structural in nature. All structural design work will be done by the structural engineer. All efforts to maintain the historic appearance and quality of the house are being made.

Thank you for your time and consideration.

Sincerely,

Antonia Butwell, *Architect (NY)*

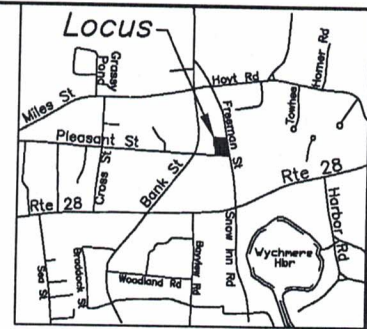
(sent on behalf of Owner, Sandy Wycoff)

Building Height Calc.

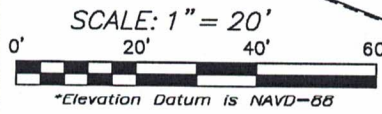
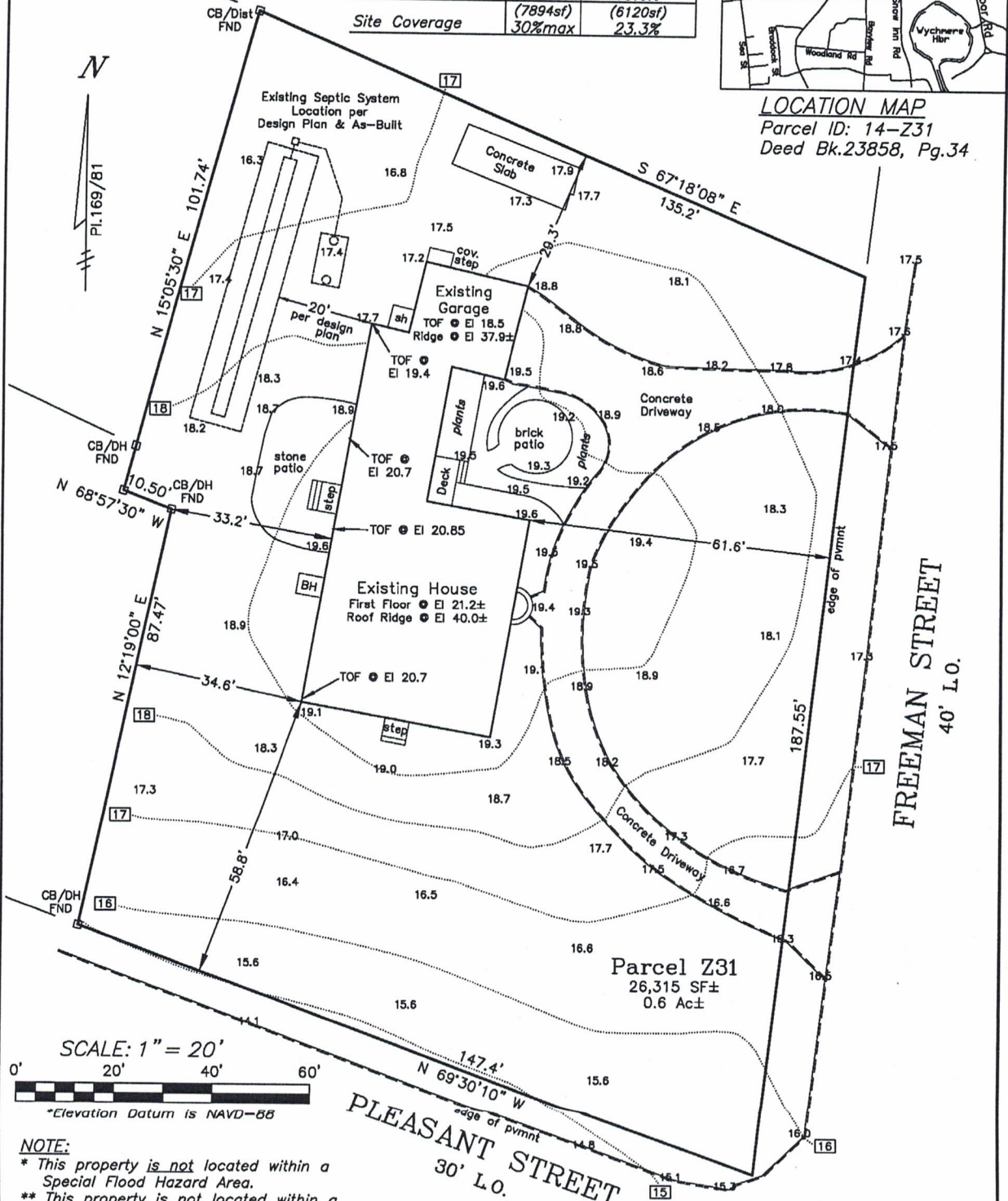
Avg. Pre-Existing Grade:
 $(19.6' + 17.2') / 2 = \text{El } 18.4$
 Existing Roof Ridge = Elev 40
 Existing Bldg. Height =
 $\text{El } 40 - \text{El } 18.4 = 21.6'$

Zoning Compliance

Zone: R-L		
	Zoning	Existing
Min Front Setback	25'	61.6'/58.8'
Min Side Setback	20'	29.3'
Min Rear Setback	20'	33.2'
Building Coverage	(3947sf) 15%max	(2780sf) 10.6%
Site Coverage	(7894sf) 30%max	(6120sf) 23.3%

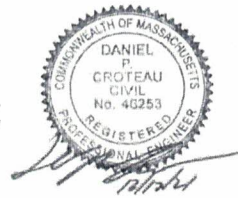


LOCATION MAP
 Parcel ID: 14-Z31
 Deed Bk.23858, Pg.34



NOTE:
 * This property is not located within a Special Flood Hazard Area.
 ** This property is not located within a Zone II, Drinking Water Protection District

MORAN ENGINEERING ASSOC., LLC
 508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA
EXISTING CONDITIONS PLOT PLAN
 Prepared For: Sandra Wycoff & Jeffrey Lang
 24 FREEMAN STREET HARWICH PORT, MA
 PROJECT: 21-212 DATE: 12/9/2021

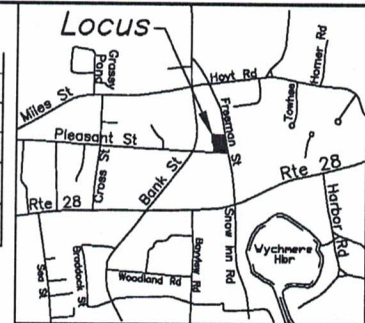


Building Height Calc.

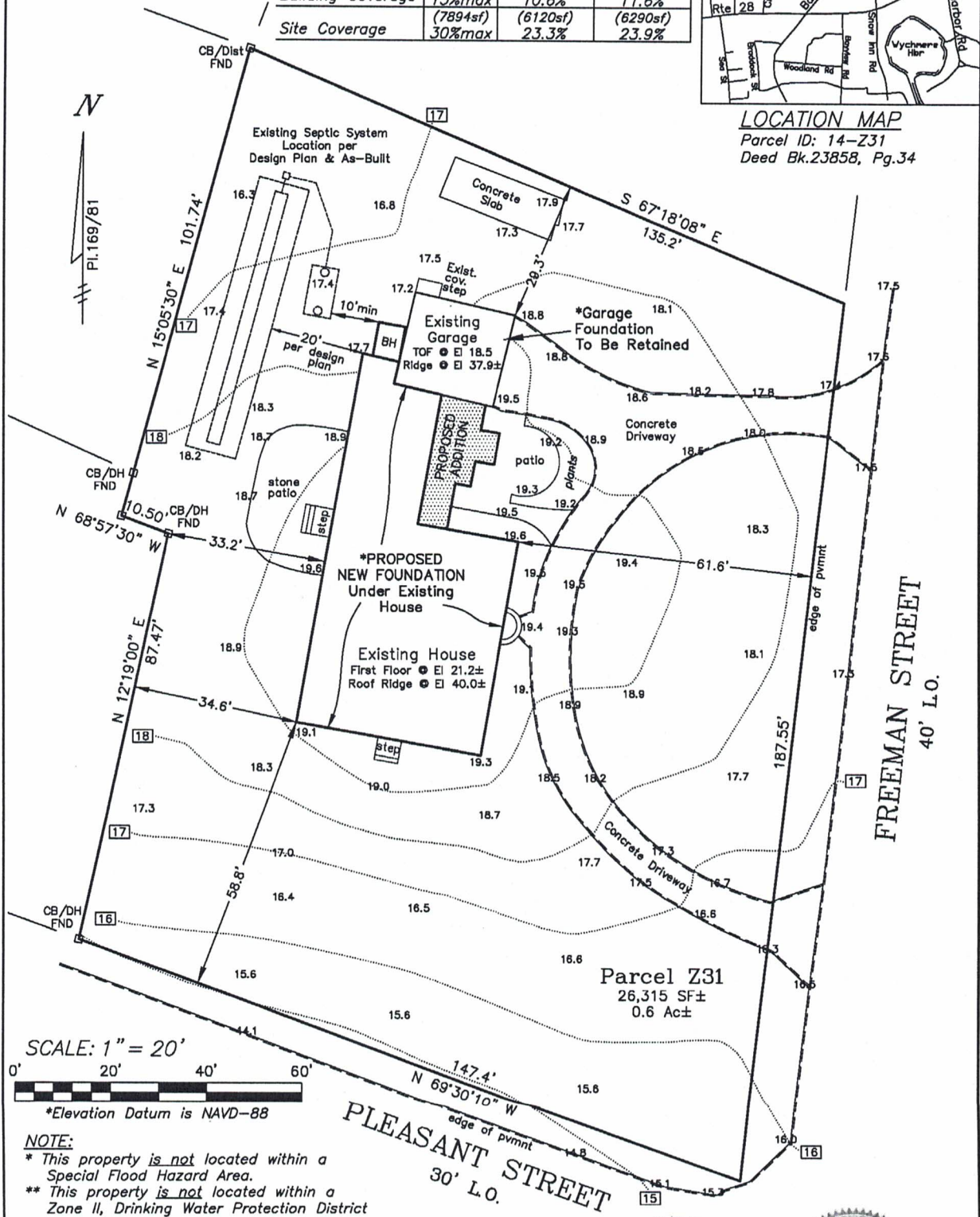
Avg. Pre-Existing Grade:
 $(19.6 + 17.2) / 2 = \text{El } 18.4$
 Existing Roof Ridge = Elev 40
 Existing Bldg. Height =
 $\text{El } 40 - \text{El } 18.4 = 21.6'$

Zoning Compliance

Zone: R-L	Zoning	Existing	Existing
Min Front Setback	25'	61.6'/58.8'	unchanged
Min Side Setback	20'	29.3'	unchanged
Min Rear Setback	20'	33.2'	unchanged
Building Coverage	(3947sf) 15%max	(2780sf) 10.6%	(3057sf) 11.6%
Site Coverage	(7894sf) 30%max	(6120sf) 23.3%	(6290sf) 23.9%



LOCATION MAP
 Parcel ID: 14-Z31
 Deed Bk.23858, Pg.34



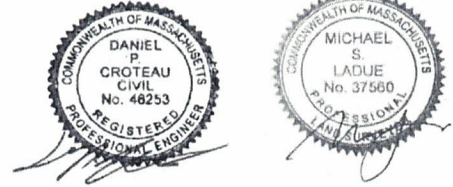
SCALE: 1" = 20'
 0' 20' 40' 60'

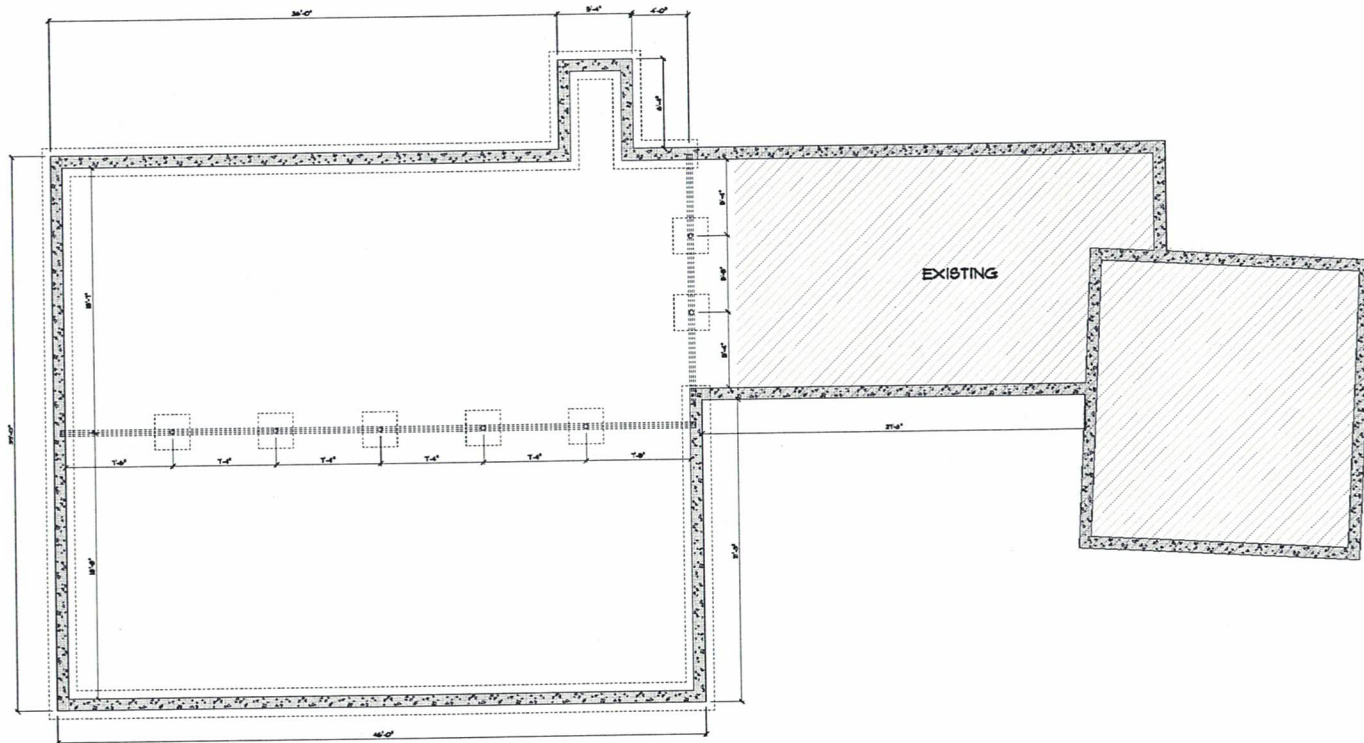
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MORAN ENGINEERING ASSOC., LLC
 508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

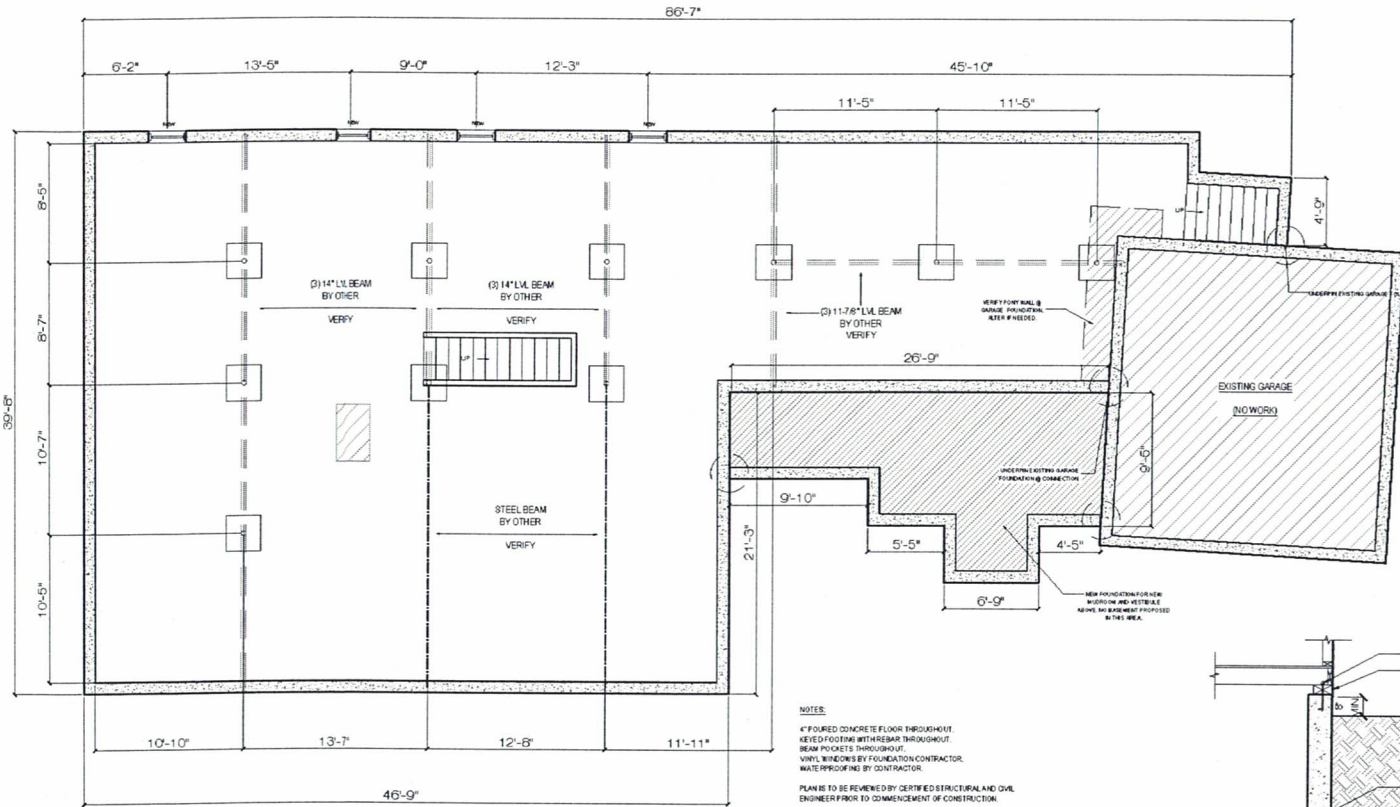
PROPOSED CONDITIONS PLOT PLAN
 Prepared For: Sandra Wycoff & Jeffrey Lang
 24 FREEMAN STREET HARWICH PORT, MA

PROJECT: 21-212 DATE: 5/19/2022

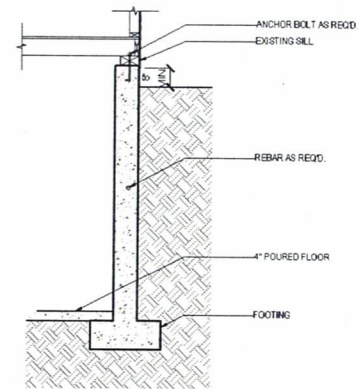




FREEMAN
PRELIMINARY FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



01. FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



02. SECTION DETAIL
SCALE: 1/4" = 1'-0"

NOTICE: REVIEW: DATE: PROJECT: NO. 01 2021

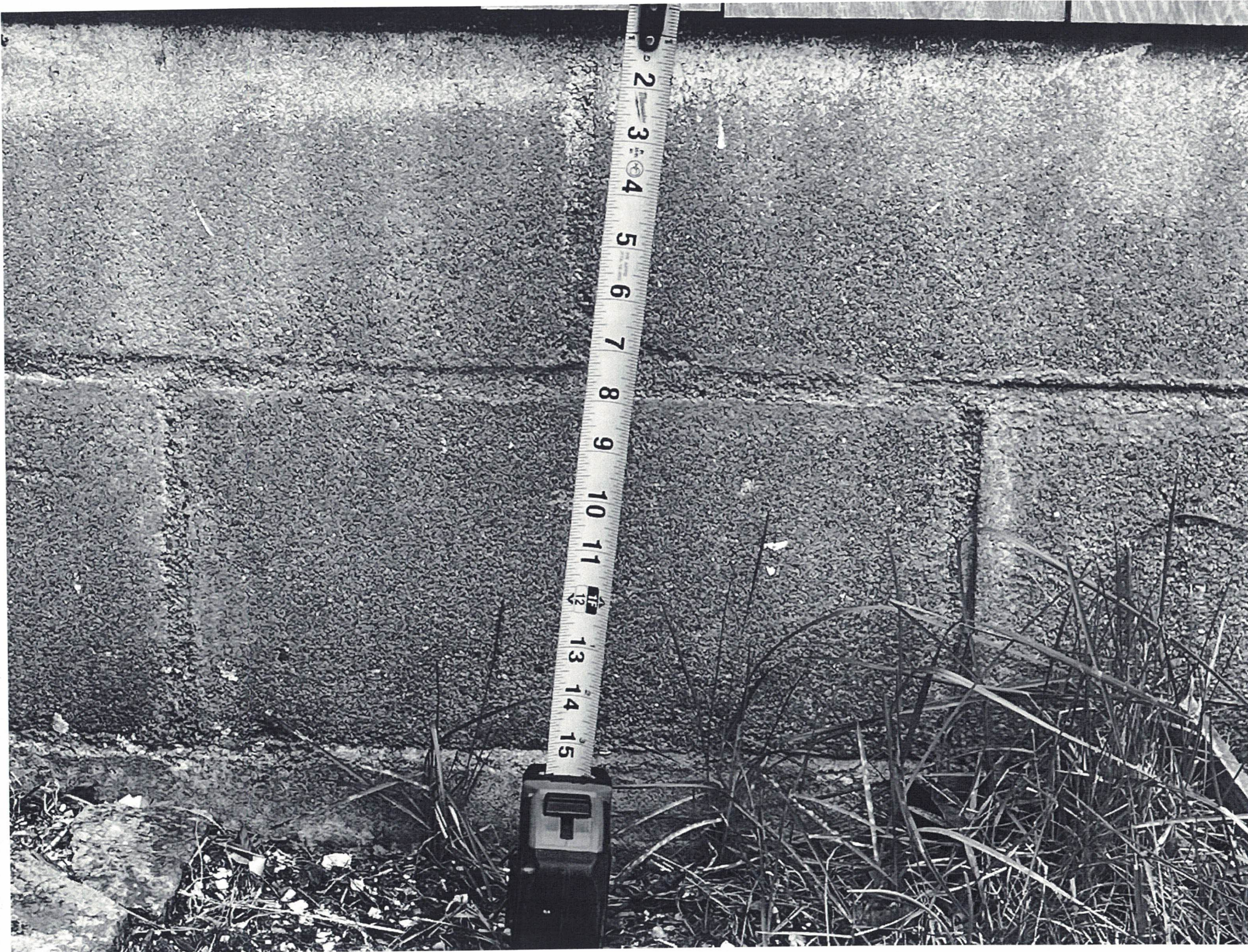
24 FREEMAN ST. HOUSE
14 FREEMAN STREET
HARWICH PORT, MA
02546
TITLE: FOUNDATION PLAN + SECTION DETAIL

PROJECT: 2420
DATE: 02
SCALE: 1/4" = 1'-0"

FO-100.00









15 inches
from ground