

HH2022-23

TOWN OF HARWICH HISTORIC DISTRICT AND HISTORICAL COMMISSION



RECEIVED
NOV 16 2022

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

BUILDING DEPT

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, John Carey, intend to demolish **in whole or in part** the structure located at
(Print Owner/Applicant's Name) (circle one)
5 Bells Neck Road, West Harwich, 10, 91 RM
(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) John Carey Title Owner
Mailing Address 56 Cook Circle Hyannis
Email Address John@jcarey.com Telephone 617 921 6161
Legal Owner's Authorization [Signature]
(Signature)
Applicant(s) (if different) _____
Mailing Address (if different) [Signature]
Email Address _____ Telephone _____

Section 2 - Determination of Historical Significance

Date Building was Constructed 1871

Which records were used to establish this date? MRH - HRW .426

Description of Structure(s) to be demolished (in whole or in part) Building to be lifted, old foundation removed and new foundation installed.

Reason for Demolition failed foundation.

Proposed Reuse multifamily

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

Is the building listed on the National or Massachusetts Register of Historic Places? Unknown

If yes, which register? _____

Original Owner, if known Town of Harwich

Subsequent Owners, if known _____

What is known about the history of the property? Original school house

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: School house 1870 - unknown

Type of Architectural Style: Greek revival

Method of Construction: Timber Post & Beam

Type of Materials Used: wood

Name(s) of Architect, Designer or Builder if known: Kelly & Henry & Company

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition or Partial Demolition

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

Age(s) of portion(s) to be demolished unknown

Describe how the remaining structure will be treated and renovated Buildy to be gut renovated.
old trim repaired & Painted. New windows & Doors.

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

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 no demolition

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)

11/15/2022
(Date)



TOWN OF HARWICH, MA
 BOARD OF ASSESSORS
 732 Main Street, Harwich, MA 02645

Abutters List Within 50 feet of Parcel 10/G1/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1178	10-A2-0-R	LEHRER CAROLE ANN TR CAROLE A LEHRER FAMILY TRUST	16 BELLS NECK RD	35 MARY AVE	POUGHKEEPSIE	NY	12603
1252	10-D4-A-0-R	WYSOCKI DENNIS J	12 DEPOT ROAD WEST	1574 BROOKFIELD RD	NEWTOWN	PA	18940
10542	10-E4-0-E	HARWICH TOWN OF - SELECTMEN MEMORIAL SQUARE	0 DEPOT ROAD WEST	732 MAIN ST	HARWICH	MA	02645
22127	10-F1-0-E	PINEWOOD VILLAGE CONDOMINIUM T	9 BELLS NECK RD	C/O IRVING D WEINER 24 LAUREL RD	SHARON	MA	02607-2844
8861	10-F1-1-R	BURGESS SCOTT TRS ET AL LANG GERALD TRS	9-BIGPI BELLS NECK RD	492 FRONT ST	WEYMOUTH	MA	02188
8863	10-F1-2-R	CAFFELLE PAUL C/O BURGESS SCOTT TR	9-PNBRN BELLS NECK RD	490 FRONT ST	WEYMOUTH	MA	02188
8865	10-F1-3-R	WHELAN JUSTINE MARIE ET AL WHELAN JOSEPHINE C	9-SUNPI BELLS NECK RD	9 BELLS NECK RD UNIT 3	W HARWICH	MA	02671
8868	10-F1-4-R	FERRETTI CHRISTOPHER R	9-PNBOU BELLS NECK RD	460 N MAIN ST	S YARMOUTH	MA	02664
8877	10-F1-5-R	WESSELS BRIAN & WESSELS TRACEY	9-PNALL BELLS NECK RD	207 ELLIS RD	WESTMINSTER	MA	01473
8872	10-F1-6-R	SCABIA CHRISTOPHER TR NORTHEAST OCEAN REALTY TRUST	9-PNCOT BELLS NECK RD	19 HICKORY LN	FRAMINGHAM	MA	01701
8870	10-F1-7-R	PHILLA ROBERT	9-PNCON BELLS NECK RD	50 DRIFTWOOD LN	HARWICH	MA	02645
8878	10-F1-8-R	PETRARCA PATRICK & PETRARCA CATHERINE	9-PNRES BELLS NECK RD	205 LITTLE POND COUNTY RD	CUMBERLAND	RI	02864
8879	10-F1-9-R	GUNNERSON KATHY ET AL GUNNERSON MARIE	9-TWOPI BELLS NECK RD	119 PARKER ST	MAYNARD	MA	01754
8880	10-F1-10-R	CONLIN GENEVIEVE J TR CONLIN FAMILY REAL ESTATE TRUS	9-PNLET BELLS NECK RD	159 MAIN ST UNIT 14B	STONEHAM	MA	02180
8881	10-F1-11-R	BROUWER WANDA M C/O LONGTON ALAN CLAYTON	9-THEPI BELLS NECK RD	4602 WILLOW BRANCHES CLOSE	WINTERVILLE	NC	28590

5 Bells Neck Photos as of Fall 2022

South and West Facade



North and West Facade



South and East Facade



North Facade



Phase 1: Building 1

← PROPERTIES FAR SIDE

5 BELL'S NECK ROAD
WEST HARWICH, MA

EXTERIOR ELEVATIONS
SOUTH & EAST

REVISIONS	
#	DATE / DESCRIPTION
1	08.22.22 (ISSUED)
2	10.13.22 (UPDATE RE # 101)
3	
4	
5	



DATE: 08.22.22
SCALE: 1/8" = 1'-0"
DRAWN BY: AB/AC
JOB#: 22-001

A-200

DWG: 1 of 1

Dormer Added to North Side of Roof.

Window Added to both 3rd floor Gables

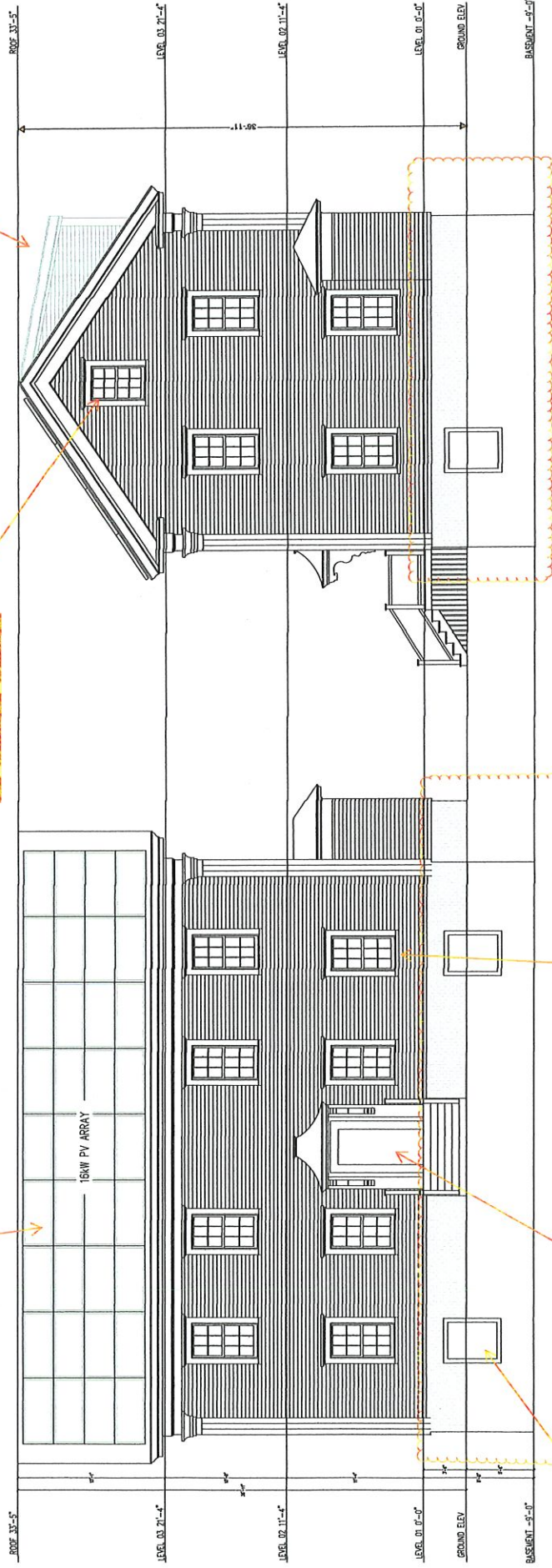
New Solar Panels on Southern Roof.

New basement windows in new foundation

New Entry Door and stairs moved to center of building

Old Entry Door replaced with Window.

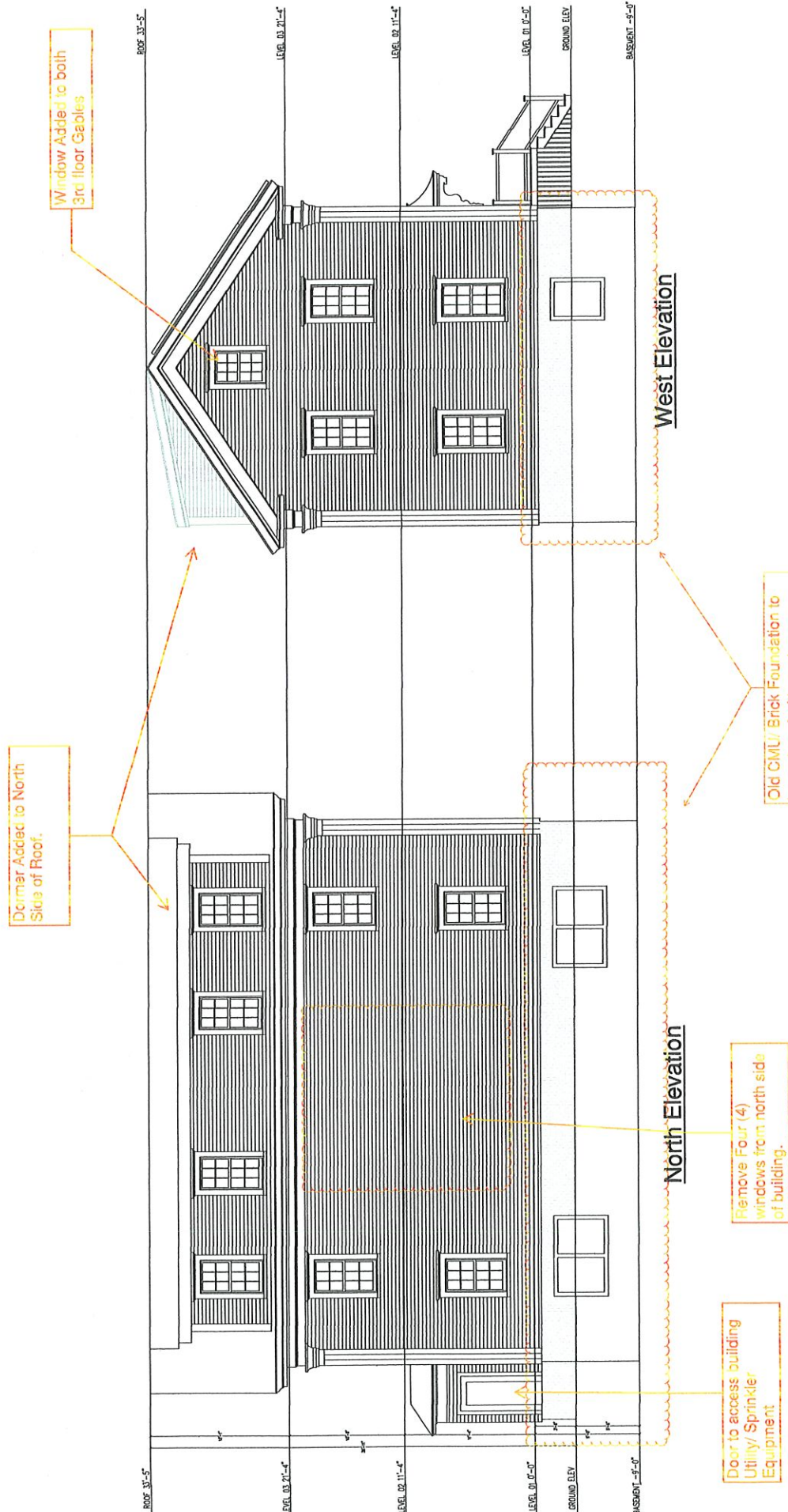
Old CMU/ Brick Foundation to be replaced with modern Concrete Foundation



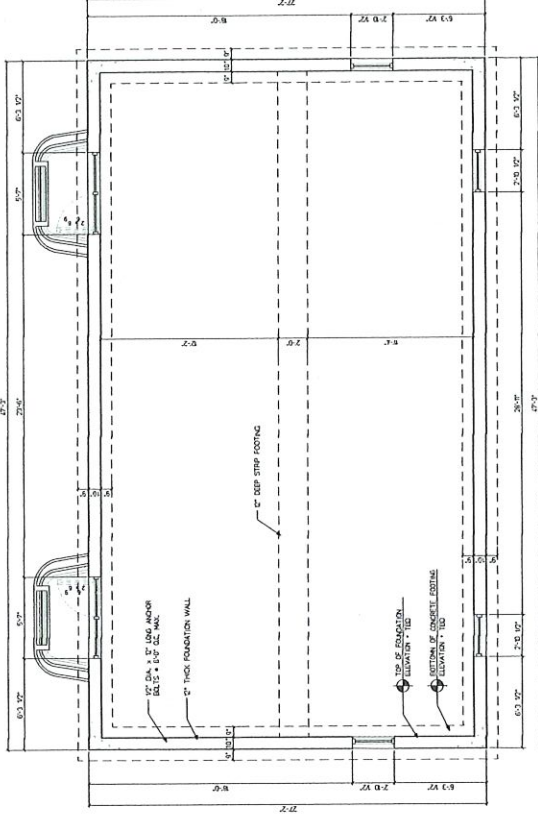
EAST ELEVATION

SOUTH ELEVATION

Phase 1: Building 1



Phase 1: Building 1 New Concrete Foundation



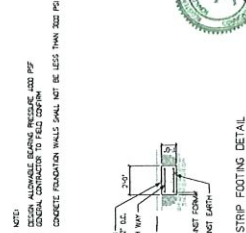
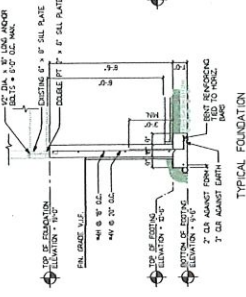
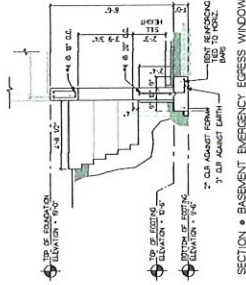
GENERAL NOTES:

ALL WORK TO EXISTING STRUCTURE TO BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL CODES AND REGULATIONS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR FACILITATING THE WORK.

GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR FACILITATING THE WORK.

GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO ADJACENT SIDE STREET, DRIVEWAYS, SIDE WALKS AND CURBS. ALL MATERIALS TO BE STORED ON STREET.



F1

FOUNDATION PLAN

Sheet Title

New Multi Family
Residence For
5 Belts Neck Road, Harwich, MA

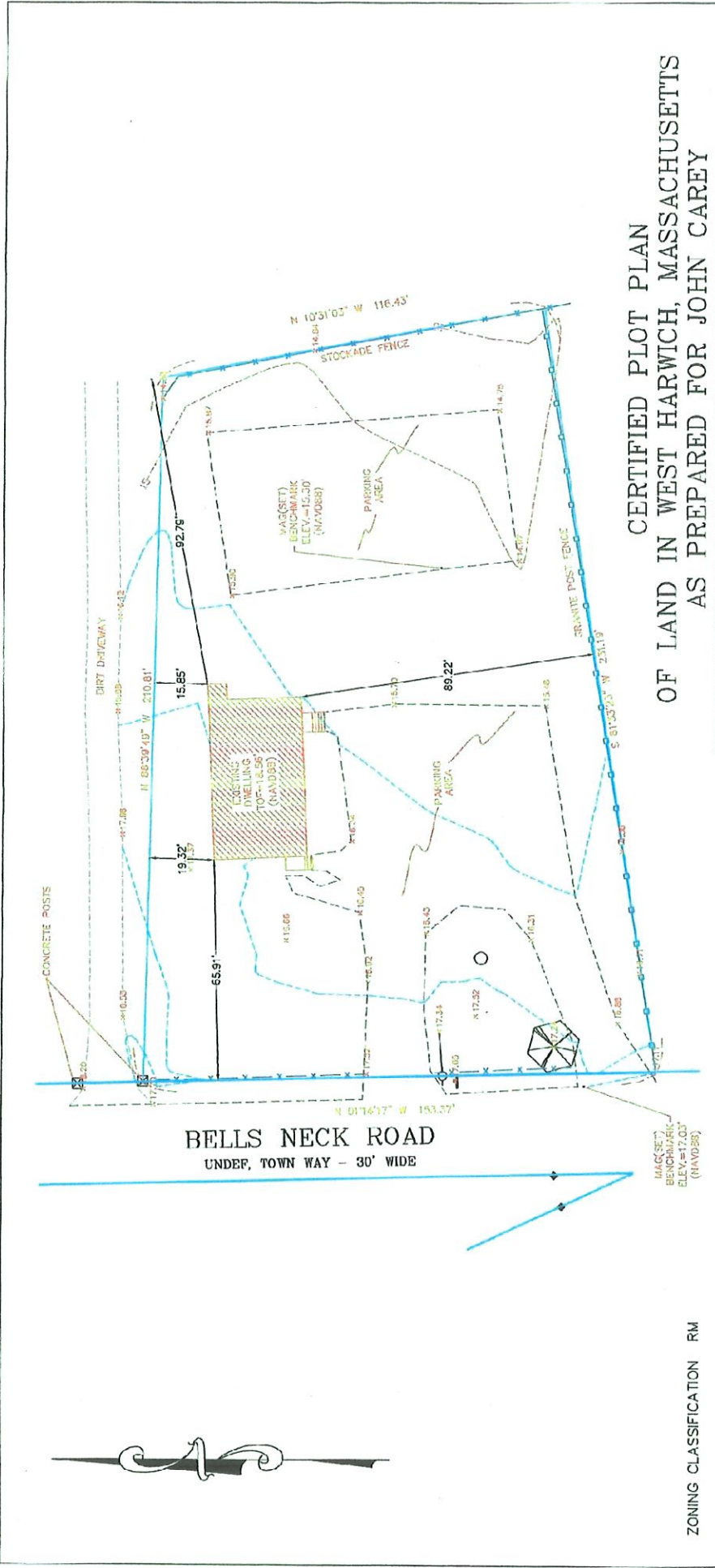


SCALE: 1/4" = 1'-0"

ISSUED FOR PERMIT - NOVEMBER 1, 2022

Bouygues Béton

Professional Engineer
100 Belts Neck Road, Harwich, MA 01946
(978) 465-8300



**CERTIFIED PLOT PLAN
OF LAND IN WEST HARWICH, MASSACHUSETTS
AS PREPARED FOR JOHN CAREY**



PLAN REFERENCE:
PL.BK.619 PG.10

LOCUS ADDRESS:
5 BELLS NECK RD.
WEST HARWICH

SCALE: 1" = 30'

DATE DRAWN:
AUGUST 8, 2022

FILE: 2980-00

TO: JOHN CAREY
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE BUILDING IS AS SHOWN HEREON.

AUG. 8, 2022
DATE

Paul E. Sweetser
PROFESSIONAL LAND SURVEYOR

AREA -
29,600 SQ.FT. ±
0.68 ACRES ±
711.80 PERIMETER

PROPOSED

EXISTING

PROPOSED

ZONING CLASSIFICATION	RM	REQUIRED	EXISTING	PROPOSED	AREA -
AREA		40,000 S.F.	29,600 S.F. ±		29,600 SQ.FT. ±
SETBACKS					0.68 ACRES ±
FRONT	25'	65.31'	65.31'		711.80 PERIMETER
SIDE(R)	20'	89.22'	89.22'		
SIDE(L)	20'	15.85'	15.85'		
REAR	20'	92.79'	92.79'		
COVERAGE					
BUILDING	ALLOWED	15%	EXISTING	PROPOSED	
SITE	35%		4.56%	38.91%	

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C36C3J DATED JULY 16, 2014

Locus Map USGS Topo Map-5 Bells Neck Road, Harwich, MA

USGS Topographic Maps
Property Tax Parcels

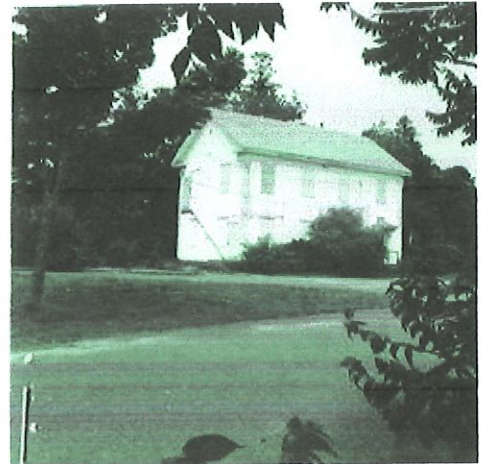


Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HRW.426
Historic Name: West Harwich Schoolhouse
Common Name:
Address: 5 Bell's Neck Rd
City/Town: Harwich
Village/Neighborhood: West Harwich;
Local No:
Year Constructed: 1871

Architectural Style(s): Greek Revival;
Architect(s): Kelly, Henry and Company;
Use(s): Abandoned or Vacant; Public School;
Significance: Architecture; Community Planning; Education;
Area(s):
Designation(s):
Building Materials: Roof: Asphalt Shingle;
Wall: Vinyl Siding; Wood;
Foundation: Brick;
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>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

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

FORM B - BUILDING

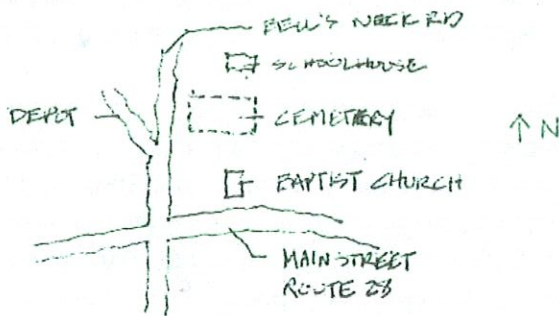
MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125



Label photo on
 on roll and
 to left side of
 continuation

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Brooke N. Williams AIA
 Organization _____
 Date (month/year) November 2000

Assessor's Number _____ USGS Quad HRW Area(s) _____ Form Number 1124

Town Harwich
 Place (neighborhood or village) West Harwich

Address 5 Bell's Neck Road
 Historic Name West Harwich Schoolhouse
 Uses: Present Town-owned, not in use
 Original Schoolhouse
 Date of Construction 1871
 Source 1871 Selectmen's Report
 Style/Form Greek Revival
 Architect/Builder Henry Kelly & Co.

Exterior Material: _____
 Foundation Brick / CMU reinforcement
 Wall/Trim Vinyl over wood shingles, Wood trim
 Roof Asphalt shingles
 Outbuildings/Secondary Structures _____
A small appendage is attached to the schoolhouse
 Major Alterations (with dates) An egress door and stair was added in the 1980's. Vinyl siding was added.

Condition Structurally good, 1 beam repair, cosmetic
 Moved no yes Date _____
 Acreage 1+ acre
 Setting The Schoolhouse, Cemetery, and the Baptist Church are as described in the Atlas of 1880.

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NOV 20 2000

MASS. HIST. COMM

BUILDING FORM

HRW. 426

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Schoolhouse at 5 Bell's Neck Road was built in 1871. It is representative of a village schoolhouse. This 9 x 5 bay, side gabled, wood frame school building has vinyl siding over wood shingles and sits on a brick foundation. The corners of the foundation have been reinforced with CMU. The steep gable roof is similar to many Greek Revival houses of the period. A domestic sense of the structure is not only reinforced by appearance. References to the building as a school "house" or "school" alternate in records found. Wood Doric Pilasters are located at the building corners. An entablature runs at the front and at the rear with returns over the pilasters. The entrance of the structure faces South towards the Cemetery and Church. Carved wood brackets support a bell shaped mansard roof over the entry which is of a smaller scale than other architectural elements. The original window trim exists although is

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.

As described in the study for MHC and supported by additional research material, the Town erected Schoolhouses in the villages. As noted in the 1871-1872 School Committee report, the "large increase of taxation required" to build the Schoolhouses and creation of these buildings constitute an important step in the development of the educational system in the Town and part of its history. In addition with the Baptist Church and Cemetery, the Schoolhouse constitutes an element of the civic assembly of buildings of one of the villages of Harwich. As described in the School Committee Report "the future success of the Town lies in the hands of the rising generation" and the West Harwich Schoolhouse was part of the "public" effort complimenting the earlier "private" civic elements of the Church and Cemetery constituting key elements of village life.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

MHC funded Survey Forms on Baptist Church & West Harwich (MHC)
275th Anniversary Book Photo (Brooks Free Library)

1880 Atlas of Barnstable County (Brooks Free Library)
Town of Harwich 1871 Selectmen's Report (Brooks Free Library)
Harwich School Committee 1871-1872 Report (Brooks Free Library)
Housing Design and Regional Character (MIT)

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

Yes to follow after review by MHC

INVENTORY FORM CONTINUATION SHEET

Town
Harwich

Property Address
5 Bell's Neck Road

HRW. 466

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

Area(s)	Form No.

obscured by protective plywood. The original 6/6 sash windows were replaced. The original chimney has been replaced with a metal vent at the original location. Of the three Schoolhouses built in 1871, only two remain. The schoolhouse in East Harwich was demolished. The Schoolhouse in South Harwich is owned privately and has been modified considerably. The West Harwich Schoolhouse is the best remaining example of this building type.

