

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



RECEIVED

DEC 14 2022

BUILDING DEPT

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, JOHN BARONE / COASTLINE CONSTRUCTION, intend to demolish in whole or in part the structure located at  
(Print Owner/Applicant's Name) (circle one)

14 ATLANTIC STREET, HARWICH BRT, 6B / L-140 RH2  
(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 BARONE + KAREN GAGNE Title \_\_\_\_\_

Mailing Address 3910 STRATFORD COURT, RALEIGH, NC, 27607

Email Address jbarone361@gmail.com Telephone 774.781.856.0017

Legal Owner's Authorization \_\_\_\_\_  
(Signature) [Signature]

Applicant(s) (if different) COASTLINE CONSTRUCTION

Mailing Address (if different) P.O. BOX 1599, E. HARWICH MA 02645

Email Address jack@coastlinema.com Telephone 774.722.0481

**Section 2 - Determination of Historical Significance**

Date Building was Constructed ~ 1910

Which records were used to establish this date? MACRIS HRW. 458

Description of Structure(s) to be demolished (in whole or in part) TWO-STORY GABLE FRONT GAMBREL WOOD FRAMED COTTAGE W/MULTIPLE RENOVATIONS OVER THE YEARS

Reason for Demolition RENOVATIONS TO ACCOMMODATE YEAR ROUND FAMILY LIVING

Proposed Reuse 3 BED, 3 BATH, RESIDENCE, PRIMARY

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 UNKNOWN

Subsequent Owners, if known UNKNOWN

What is known about the history of the property? PART OF THE "CAMPGROUNDS" SUMMER COTTAGES

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: NONE

Type of Architectural Style: GABLE FRONT GAMBREL

Method of Construction: WOOD FRAME

Type of Materials Used: WOOD, WOOD SHINGLES, ASPHALT SHINGLES

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 DEMO EXISTING STRUCTURE DOWN TO THE FOUNDATION. FOUNDATION IS EXISTING TO REMAIN.

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

Describe how the remaining structure will be treated and renovated RETAIN FOUNDATION FOOTPRINT. NEW EXTERIOR TO BE CONSTRUCTED FOR CLOSE COMPLIANCE W/ AESTHETIC & DESIGN OF CAMP ROUND NEIGHBORHOOD

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional 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 NONE

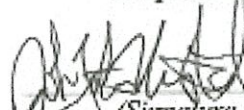
**Section 4 - Filing Requirements**

**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)

12/13/22  
(Date)



TOWN OF HARWICH  
ASSESSORS OFFICE  
732 MAIN STREET  
HARWICH, MASSACHUSETTS 02645

\*\* Please email all Abutters Requests to [assessing@town.harwich.ma.us](mailto:assessing@town.harwich.ma.us)

OFFICE OF  
BOARD OF ASSESSORS  
Tel: 508-430-7503  
Fax: 508-430-7086

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**ABUTTERS REQUEST FORM**

Board Requesting Action: HISTORIC, CONSERVATION, ZONING

Date Submitted: 12/9/22

Applicant's Name: JACK WISHART, COASTLINE CONSTRUCTION

Assessors Map(s) & Parcel(s): 6B-4140-0

Property Location: 14 ATLANTIC STREET, HARWICH PORT

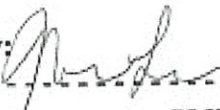
Owner(s): JOHN BARONE + KAREN BARONE

Contact Person: JACK WISHART

E-mail Address: [jack@coastlinema.com](mailto:jack@coastlinema.com)

Telephone #: 774.722.0481

Type of Petition: NOTICE OF INTENT

Assessors Approval By: 

I hereby certify that the names and addresses on the attached or preceding sheet (s) are of the owners as they appear in the assessing departments most recent computerized tax list

**INVOICE**

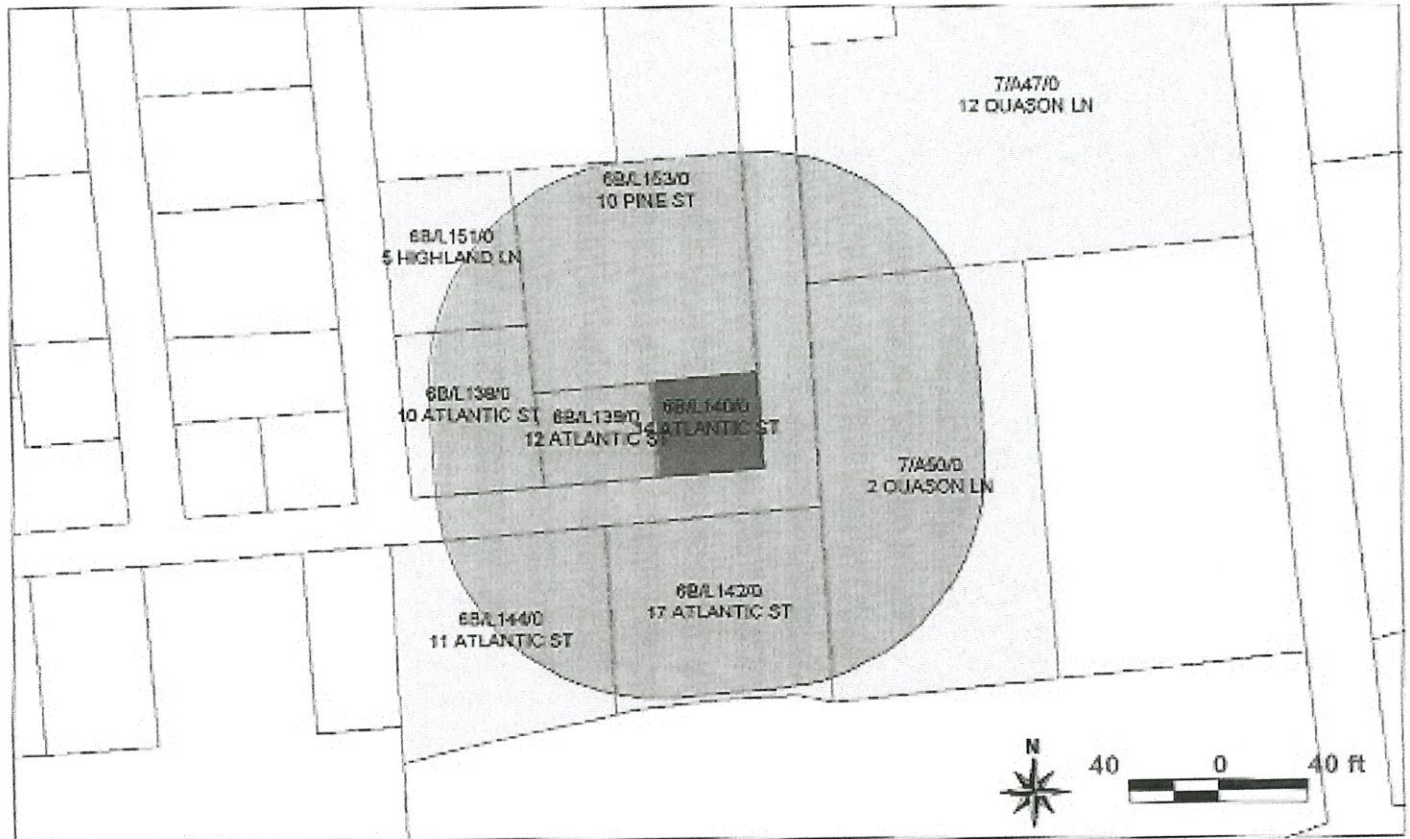
*This cover sheet is also your invoice.*

		<u>Date</u>	<u>Ck #</u>
		<u>Paid</u>	
Abutters Fee	\$50.00	12/13/22	7795

Make checks payable to: Town of Harwich

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

Abutters List Within 100 feet of Parcel 6B/L140/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	St	ZipCd/Country
3004	6B L138-0-R	BOYLE JOHN J & C/O DOYLE JOHN J JR TRS F1 AL	10 ATLANTIC ST	27 LEDGEWOOD DR	DANVERS	MA	01920
3005	6B L139-0-R	DOWD BARBARA M ET AL DOWD MICHAEL J JR	12 ATLANTIC ST	68 SAWMILL RD	N ANDOVER	MA	01845
3006	6B/L140-0-R	DOHERTY NANCY J C/O BARONE JOHN D &	14 ATLANTIC ST	3810 STRATFORD CT	RALEIGH	NC	27608
3007	6B/L142-0-R	SHEA WILLIAM M TR ATLANTIC AVENUE NOMINEE TRUST	17 ATLANTIC ST	17 ATLANTIC ST	HARWICH PORT	MA	02645
3009	6B-L144-0-R	CLS PROPERTIES LLC	11 ATLANTIC ST	20 SUMMIT RD	WELLESLEY	MA	02181
3012	6B-L151-0-R	BITTARELLI ANGELO & BITTARELLI BEVERLY A	5 HIGHLAND LN	35 MIDDLESEX AV UNIT 5	WILMINGTON	MA	01887
3014	6B/L153-0-R	GRIFFIN DANIEL J & GRIFFIN SUSANNE M	10 PINE ST	14 WATSON AVE	HINCHAM	MA	02043
3019	7/A47-0-R	FLANNERY JOSEPH P TRS ET AL FLANNERY MARGARET B TRS	12 QUASON LN	63 LEDGEWAYS	WELLESLEY	MA	02481
1049	7-A50-0-R	VANICA JONATHAN RICHARD TRS ET VANICA SARAH JANE TRS	2 QUASON LN	2 QUASON LN	HARWICH PORT	MA	02645

6B-L138-0-R

DOYLE JOHN J &  
C/O DOYLE JOHN J JR TRS ET AL  
27 LEDGEWOOD DR  
DANVERS, MA 01923

6B-L139-0-R

DOWD BARBARA M ET AL  
DOWD MICHAEL J JR  
88 SAWMILL RD  
N ANDOVER, MA 01845

6B-L140-0-R

DOHERTY NANCY J  
C/O BARONE JOHN D &  
3910 STRATFORD CT  
RALEIGH, NC 27609

6B-L142-0-R

SHEA WILLIAM M TR  
ATLANTIC AVENUE NOMINEE TRUST  
17 ATLANTIC ST  
HARWICH PORT, MA 02546

6B-L144-0-R

CLS PROPERTIES LLC  
20 SUMMIT RD  
WELLESLEY, MA 02481

6B-L151-0-R

BITTARELLI ANGELO &  
BITTARELLI BEVERLY A  
36 MIDDLESEX AV UNIT 5  
WILMINGTON, MA 01887

6B-L153-0-R

GRIFFIN DANIEL J &  
GRIFFIN SUSANNE M  
14 WHITON AVE  
HINGHAM, MA 02043

7-A47-0-R

FLANNERY JOSEPH P TRS ET AL  
FLANNERY MARGARET B TRS  
63 LEDGEWAYS  
WELLESLEY, MA 02481

7-A50-0-R

VANICA JONATHAN RICHARD TRS ET  
VANICA SARAH JANE TRS  
2 QUASON LN  
HARWICH PORT, MA 02546

**MICHELE CUDILO, P.E.**  
Consulting Structural Engineer

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123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • mcudilo@comcast.net

**STRUCTURAL REPORT  
EXISTING RESIDENCE  
14 Atlantic St.  
Harwichport, MA**

FOR:  
Coastline Construction Inc.  
494 Upper County Rd.  
South Dennis, MA 02660



*M. Cudilo, P.E.*

DATE: December 2022

**MICHELE CUDILO, P.E.**  
Consulting Structural Engineer

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123 Cottonwood Ln., Centerville, Massachusetts 02632-1979 • (508) 737-8521 • mcudilo@comcast.net

December 2022

Jack Wishart  
Coastline Construction Inc.  
494 Upper County Rd.  
South Dennis, MA 02660

RE: **STRUCTURAL REPORT**  
**EXISTING RESIDENCE**  
**14 Atlantic St., Harwichport, MA**

Dear Mr. Wishart,

At your prior request, I went to the above captioned property on December 1, 2022 for the purpose of addressing the structural integrity of the residential foundation and wood framed construction, as related to the existing conditions, and in light of your prospective renovation of the property.

The purpose of this report is to list the structural issues of concern with regard to the observed conditions, especially as to Remedy. Other issues are not covered herein.

**1.0 Background**

The site is located in Harwichport, Cape Cod, MA. The site is relatively level at the house siting, and located on a waterfront neighborhood, with views of the harbor. It is understood that the house is not in a flood zone. A new concrete foundation with top concrete block courses was constructed in 2008.

There were no building drawings available for review. The occupied residence, 2-story gambrel with attached right side 1-story shed roof, is in generally good condition; the year built, according to the assessors database is 1950. The front original 2-story wood framed residence has an attached rear wing with a wood deck. You informed me that the deck is over a septic system.

**2.0 Foundation and First and 2nd Floor Framing**

The front 2-story original building has sloping floors on the right side, which steps down 6". Further sloped floor areas are toward the narrow 30" wide stair. From the rear bulkhead access, there is a partial full basement constructed of concrete with concrete masonry units at the top of the foundation wall. The CMU and concrete foundation wall is in good condition, approximately 6.5' height, with full backfill, and most likely unreinforced. There are minor vertical shrinkage cracks present.

Where there was termite damage, the framing was sistered in the majority of areas, however at the bulkhead entrance the framing is not sistered as yet, but is required to be.

CONTINUED



**STRUCTURAL REPORT**

14 Atlantic St., Harwichport, MA

Page 2

Second floor framing of 2x6 @ 19.2" o/c with bead board sheathing of the gambrel is in generally good condition and adequate for the intended loads.

**3.0 Conclusions and Recommendations**

The above information provides you with requirements for maintenance of the structural integrity of above captioned 2-story and 1-story right wing of the residential structure, namely addressing the right side room step-down, which appears in generally good condition, with some new 1<sup>st</sup> floor framing required where observed termite damage is not yet repaired.

I trust this report meets your needs at this time.

Sincerely,  
Michele Cudilo, P.E.

