

Monday, December 19, 2022

Town of Harwich  
HDHC  
RE: 24 Freeman Street Harwich Port

RECEIVED

DEC 20 2022

BUILDING DEPT

Dear Committee,

Please accept this modification of our initial plan of an approved foundation demolition that was granted in November of 2022 for 24 Freeman Steet.

After the approval for a full foundation demolition, we enlisted the services of Coastal Engineering to guide us through the project of lifting the home, demolishing the foundation and then replacing the home on the new foundation. As you will see in the supporting documentation, which is a product of many hours of discovery, it is the opinion of Coastal Engineering that the best course of action would be to demolish the entire building and rebuild.

It is our intention to maintain the historic character that is so very important to the Town of Harwich while creating a home that is energy efficient, safe, cost effective and without the issues that come with a home that is 209 years old and counting.

We hope you will consider our new application and understand that we have truly explored and exhausted all possibilities to attempt to save the home and that we will be compliant with all historic regulations as we rebuild this structure.

Best,

Jeff Handler

TOWN OF HARWICH  
HISTORIC DISTRICT AND  
HISTORICAL COMMISSION



RECEIVED

DEC 20 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, 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, 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) Sandra Wycoff Title owner  
Mailing Address 99 Riverside Drive W. Harwich  
Email Address Sandy@chathamclothingbar.com Telephone 508-873-8531  
Legal Owner's Authorization Sandy Wycoff  
(Signature)  
Applicant(s) (if different) [Signature]  
Mailing Address (if different) 13 Moss Hill Road Harwich, MA 02645  
Email Address Jeff@thehandlercompany.com Telephone 508-364-2225

**Section 2 - Determination of Historical Significance**

Date Building was Constructed 1813

Which records were used to establish this date? Title

Description of Structure(s) to be demolished (in whole or in part) ENTIRE Structure  
Less The Garage

Reason for Demolition Please see Engineer's Supporting Docs

Proposed Reuse Single family home

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: SEE Attached

Type of Materials Used: SEE Attached

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 The Entire Structure Excluding The Garage which will remain intact-

Age(s) of portion(s) to be demolished 209 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 1st choice was To Demolish the foundation (Approval granted) & Raise the home with a new foundation.

**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.*

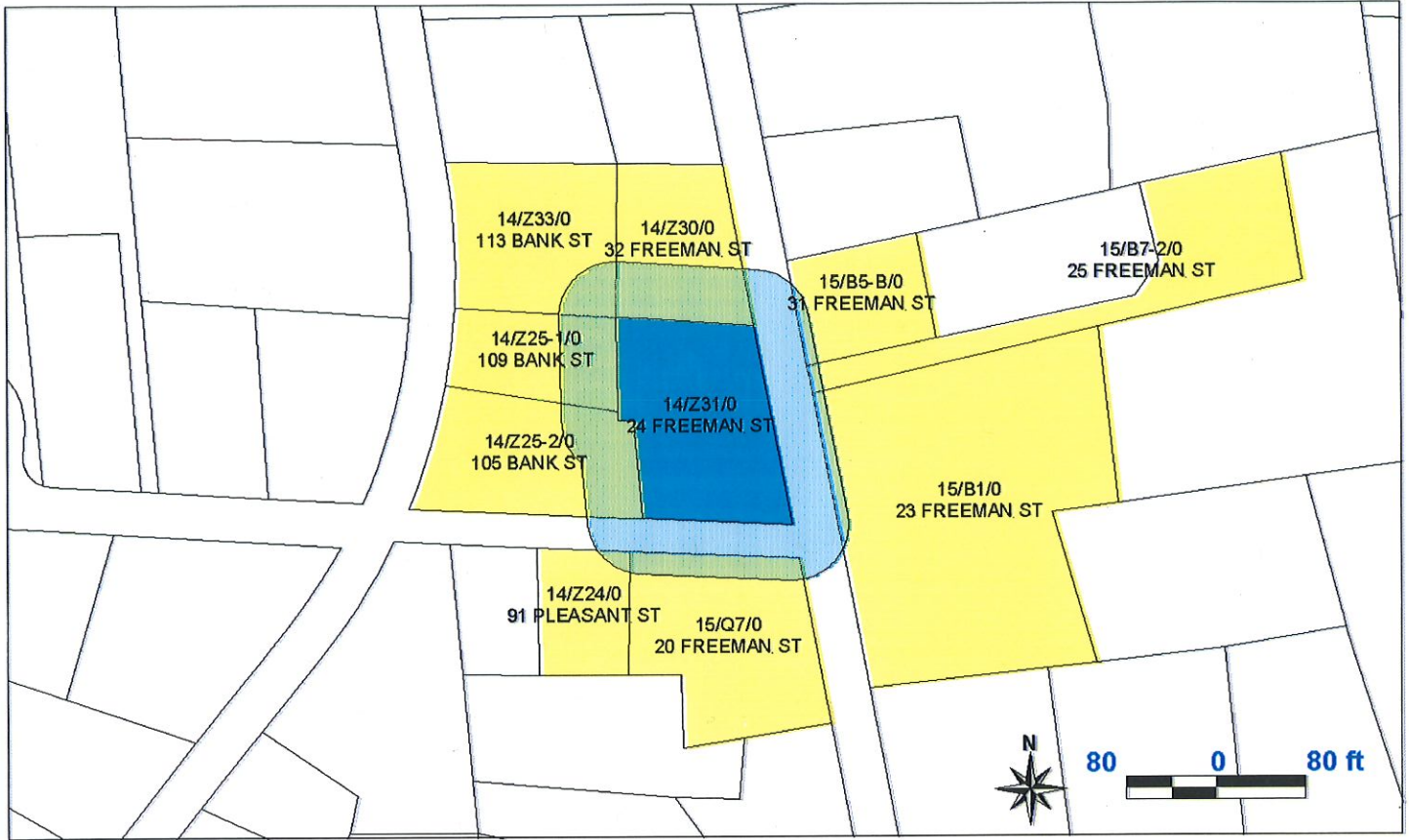
(Signature of Applicant/Representative)

Dec 19 2022  
(Date)



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

Abutters List Within 50 feet of Parcel 14/Z31/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2245	14-Z24-0-R	HERSHEY J MICHAEL	91 PLEASANT ST	PO BOX 159	EGYPT	TX	77436
2247	14-Z25-1-0-R	RICHARDS GERDA W	109 BANK ST	7 FELLOES RD	WELLESLEY	MA	02482
2249	14-Z25-2-0-R	RAGAN KATHLEEN M	105 BANK ST	11 ORCHARD HILL DR	WESTBOROUGH	MA	01581
2258	14-Z30-0-R	ELDREDGE DAVID KEITH TRS ET AL C/O WOOD MARY ELLEN	32 FREEMAN ST	680 W HICKORY ST	LOUISVILLE	CO	80027
2259	14-Z31-0-R	WYCOFF SANDRA L ET AL LANG JEFFREY S	24 FREEMAN ST	24 FREEMAN ST	HARWICH PORT	MA	02646
2264	14-Z33-0-R	DOHERTY EDWARD & C/O DOHERTY EDWARD J TR	113 BANK ST	19 WHIRTY CIR	HOPKINTON	MA	01748
8531	15-B1-0-R	OLEARY CAROLYN M TRS ET AL KELLY WALTER J TRS	23 FREEMAN ST	23 FREEMAN ST	HARWICH PORT	MA	02646
8535	15-B5-B-0-R	MARTIN ROBERT A MARTIN DEBORAH K	31 FREEMAN ST	31 FREEMAN ST	HARWICH PORT	MA	02646
17337	15-B7-2-0-R	JACKSON MARY E TR 25 FREEMAN STREET TRUST 2019	25 FREEMAN ST	25 FREEMAN ST	HARWICH PORT	MA	02646
2209	15-Q7-0-R	HEFFERNAN MICHAEL G & HEFFERNAN LESLIE B	20 FREEMAN ST	14 ROBIN RD	NORFOLK	MA	02056



December 14, 2022

CEC Project No: C22028.01

Jeff Handler  
24 Freeman Street  
Harwich Port, MA 02646  
T: 508-364-2225  
VIA EMAIL: [jeff@thehandlercompany.com](mailto:jeff@thehandlercompany.com)  
CC VIA EMAIL: [butwellantonia@gmail.com](mailto:butwellantonia@gmail.com) (Antonia Butwell | Architect)

**RE: Existing Structural Conditions Assessment  
24 Freeman Street, Harwich Port, MA**

Dear Mr. Handler,

Per your request and subsequent authorization, personnel from Coastal Engineering Company, Inc. (CEC) performed a visual existing structural conditions assessment for single family residential home at the above referenced address. The overall intent of the assessment was to review the general condition of the existing structural elements, with a focus on the necessary structural improvements to preserve the structures and to extend their useful life. This report will describe, in broad detail, the condition of the building systems readily available to view, or whose condition can be reasonably inferred based on our knowledge of engineering principles and general construction practices. This report will also provide a general conclusion on the feasibility of augmenting/renovating the existing structure.

CEC conducted a site visit to review the existing structural building elements on November 17, 2022, from approximately 10:00AM to 11:00AM. CEC was provided access to all accessible areas of the structures and was generally accompanied throughout the site visit. Areas of very shallow crawl space were deemed inaccessible by CEC due to the height of the framing relative to the first-floor framing. The foundation walls, basement slab, and first floor framing were found to be visible from the basement area. Much of the building superstructure elements have been covered by building finishes, with select exposed members.

This structural assessment has been completed with reference to the Ninth Edition of the Massachusetts State Building Code – Residential Volume (CMR780-51.00) amendments to the 2015 International Residential Code for One- and Two-Family Dwellings [Code].

#### Limitations

Due to wall finishes and the nature of the level of inspection requested for this project, it is impossible to review the condition of every structural element comprising the building structure. The intent of this structural assessment was to focus on the condition of finishes and members readily available to view. Every effort has been made to employ our knowledge of standard construction techniques and established engineering principles to make accurate assessments of the existing structural conditions not available to view to ascertain the overall structural integrity of the building structure. The inspections did not include deconstructive evaluation techniques, testing of materials, removal of any building finishes, or assessments of inaccessible elements (i.e., footings and other buried/covered elements). The lack of comment on a specific building element does not guarantee that the building element is free from any unforeseen issues.

### Observations and Assessment – Residential Structure

The structure is a two-story residence with an attached garage. The foundation system is combination of a crawl space and a full basement, with a concrete slab-on-grade at the garage. The foundation appears to mostly be a combination of brick and concrete masonry unit (CMU) block. The crawl space is brick foundation walls extending at unknown amount below grade. The basement area appears to have brick at the top of the wall with CMU below. This is likely due to the addition of the basement to the existing structure at some point. It is assumed that there is a footing supporting the CMU wall, but this could not be confirmed during this assessment. There is a concrete slab on grade at the basement, with natural subgrade at the crawlspace.

The first-floor framing is a wood/timber framed with minimal members of regular spacing and size. Supports are not regularly spaced and the framing systems varying depending on the area. The framing is supported by the exterior brick walls and varying posts throughout the basement and crawlspace. The floor sheathing is most wood floorboards with some areas of plywood. The framing above this area is assumed to be wood/timber (with some structural steel at long span supports), but this could not fully be determined during this assessment.

Overall, based on the foundation and framing elements available to view and our reasonably inferred presumptions, the structure appears to be in fair to poor condition. The condition of the floor framing varies based on the area, but there are many areas that can be considered poor and need to be augmented. While some of the structure appears to be acting as intended, there are select areas that need augmentation to remedy structural issues. Close inspection of many foundation elements was difficult due to the high elevation of the exterior grade relative to the first floor and the elevation of the crawlspace floor, however it is clear that much of the foundation is inadequate with some area failing (spalling and cracking brick/CMU). The depth of the foundation walls was not determined during this site visit, but it is likely that the foundations extend approximately three to four wythes below the exterior subgrade/crawl space elevation. There did appear to be some evidence of settlement in foundation elements as indicated by sloping floors. These floor slopes could also be attributed to undersized structural framing members which require augmentation. There was no vapor barrier present on the crawlspace floor which could lead to excessive moisture felt in the structure and could accelerate the deterioration of the timber framing members.

The first-floor framing appears to be in fair condition throughout, with an area of failed members in the living room area. Access to review these failed members was found via a hole in the floor. The members were found to have failed and were resting on the crawlspace floor below. There also appears to be a beam failure closer to the front chimney. In review of the members from the full basement, they appeared in relatively sound condition, with the exception of some members with deterioration at the bearing ends and one member that was found to be augmented and repaired. Some shoring was found to be supporting some floor framing elements in this area. Access to review the sill beams was limited, but due to the elevation of the grade relative to these members, deterioration is likely. The integral foundation support system for the first-floor beams is scattered and appears to be somewhat random at the crawlspace elevation. This is most likely due to reinforcing done over the years to supplement inadequate floor joist members. Floor slopes were present throughout the first floor, indicating the member sizes are likely undersized for their current use. To remedy the floor slopes, the floor system would require substantial replacement and/or augmentation.

Access to the review the remaining of the superstructure was limited, however based on the age of the structure, and vibrations felt under footfall, it is likely that the majority of the structural framing elements are undersized based on current Code requirements. Replacement and/or augmentation of these members may be warranted to ensure the structure acts as intended.

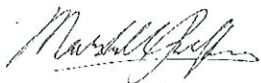
Recommendations/Conclusion

While portions of structure appear to be currently stable, much of the foundation and framing are in need of augmentation/replacement to remain stable and to extend the useful life of the building. When a new foundation structure is provided, a new first floor framing system would be recommended in conjunction. The existing internal footing supports would not allow for a simple interior support system and would require many supports randomly placed throughout the interior. Given this assessment, much if not all the structural elements of the building superstructure will need to be augmented to provide a complete load path and to ensure that the members meet the requirements of the Code. Given the extensive scope of structural replacement and/or augmentation, which would essentially involve all the structural elements in the building, any renovation in place option may be onerous when considering other reconstruction options. The Code requires that any new structural elements, or elements that are augmented meet the Code for new construction. Given the condition of the structure and the Code requirements, CEC believes that a replacement of the structure in its entirety is likely warranted.

Please let us know if you have any comments or questions regarding the information provided within this report, or if we can provide any further assistance.

Sincerely,

COASTAL ENGINEERING COMPANY, INC.



Marshall H. Puffer, P.E.  
Structural Engineering Division Manager



MHP

Enclosed: CEC Site Photos (11/17/2022)



Site Photos (11/17/2022)



Photo 1: Framing at crawlspace



Photo 2: Exterior wall and support at crawlspace

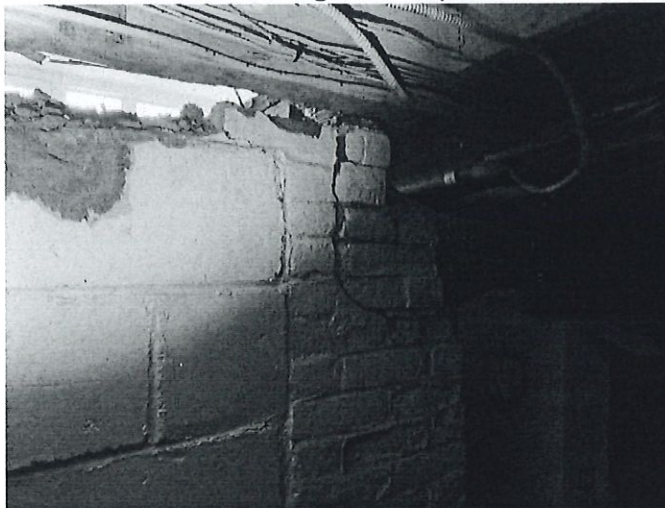


Photo 3: Brick wall and CMU wall



Photo 4: CMU wall with framing above

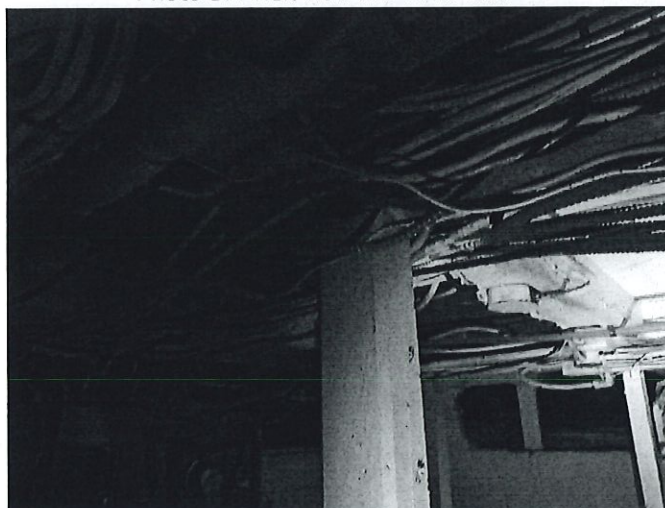


Photo 5: First floor support post



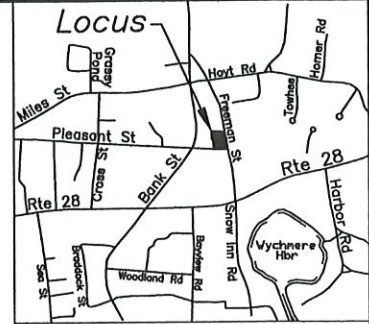
Photo 6: First floor framing and floorboards

**Building Height Calc.**

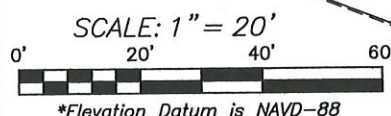
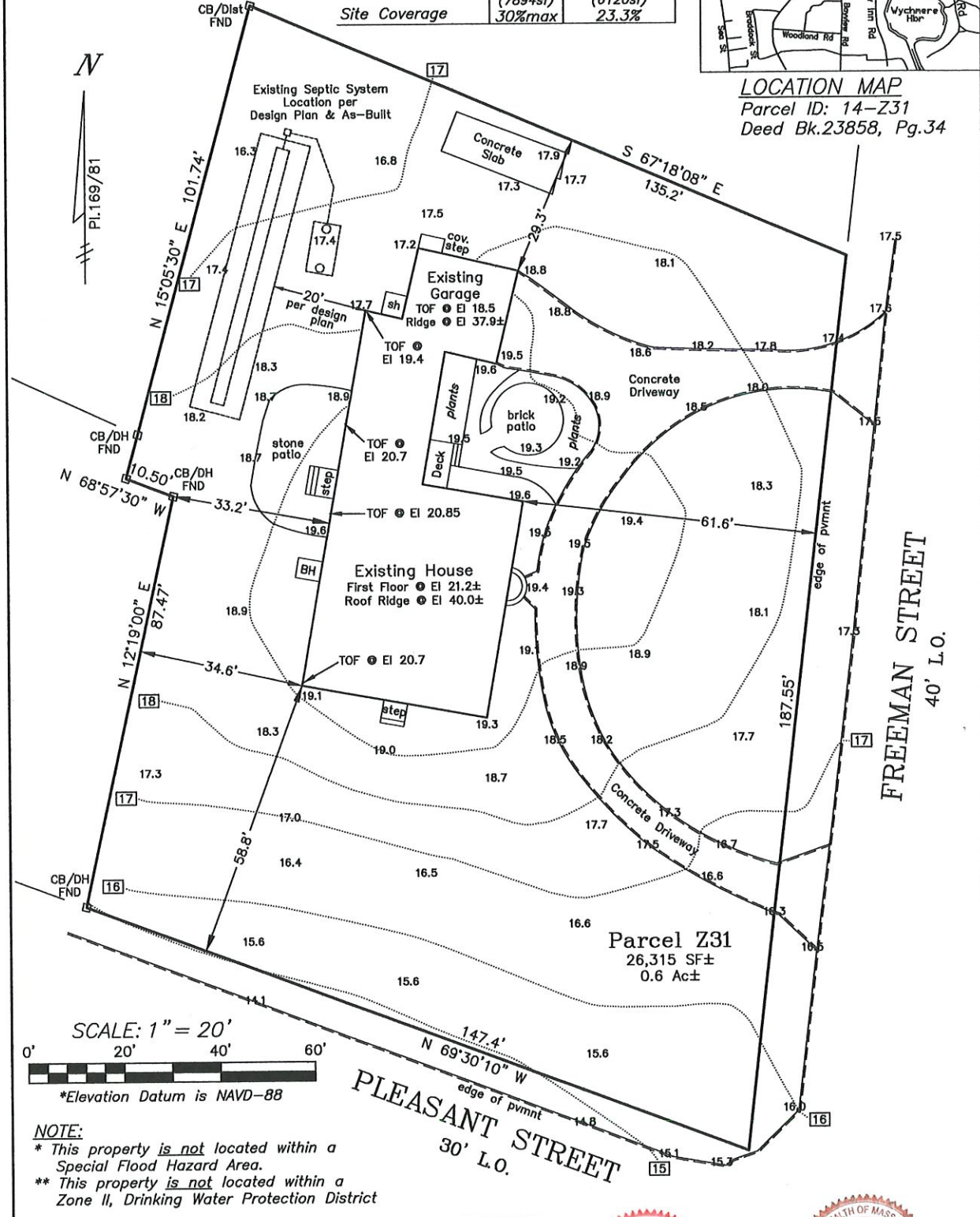
Avg. Pre-Existing Grade:  
 $(19.6' + 17.2') / 2 = \text{El } 18.4$   
 Existing Roof Ridge= Elev 40  
 Existing Bldg. Height=  
 $\text{El } 40 - \text{El } 18.4 = 21.6'$

**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

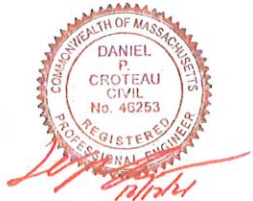


**NOTE:**  
 \* This property is not located within a Special Flood Hazard Area.  
 \*\* This property is not located within a Zone II, Drinking Water Protection District

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

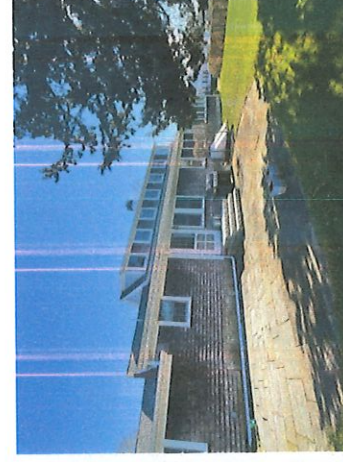
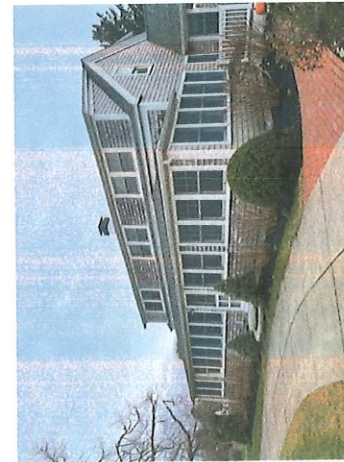
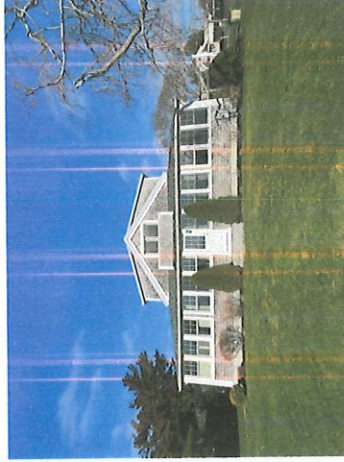
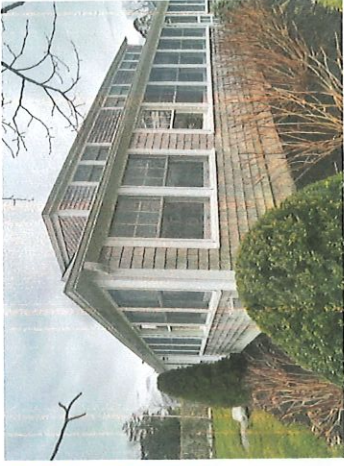
**EXISTING CONDITIONS PLOT PLAN**  
 Prepared For: Sandra Wycoff & Jeffrey Lang  
 24 FREEMAN STREET HARWICH PORT, MA

PROJECT: 21-212 DATE: 12/9/2021



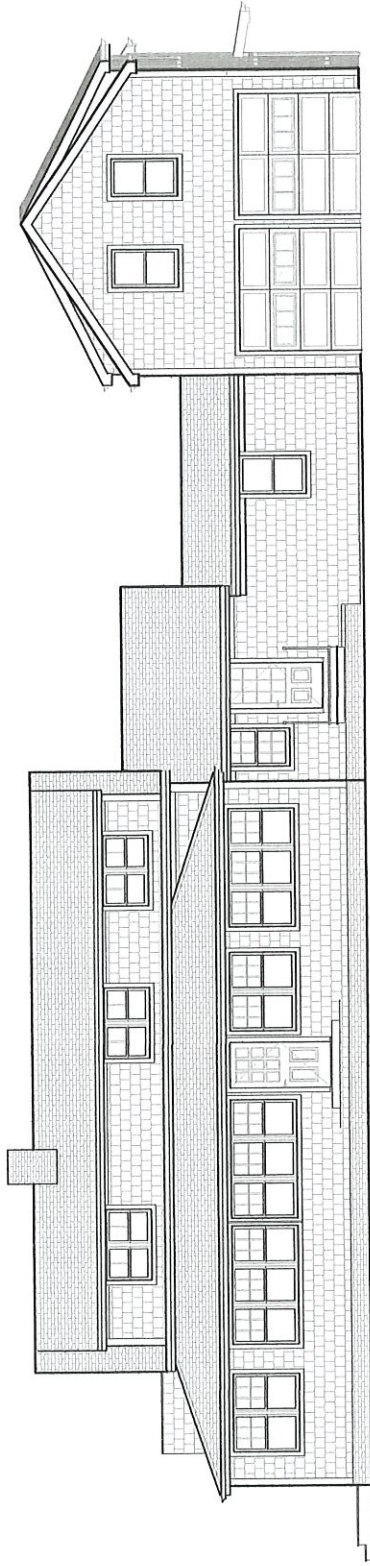
24 FREEMAN ST.  
HISTORIC REVIEW  
SUPPLEMENTARY DOCUMENTS



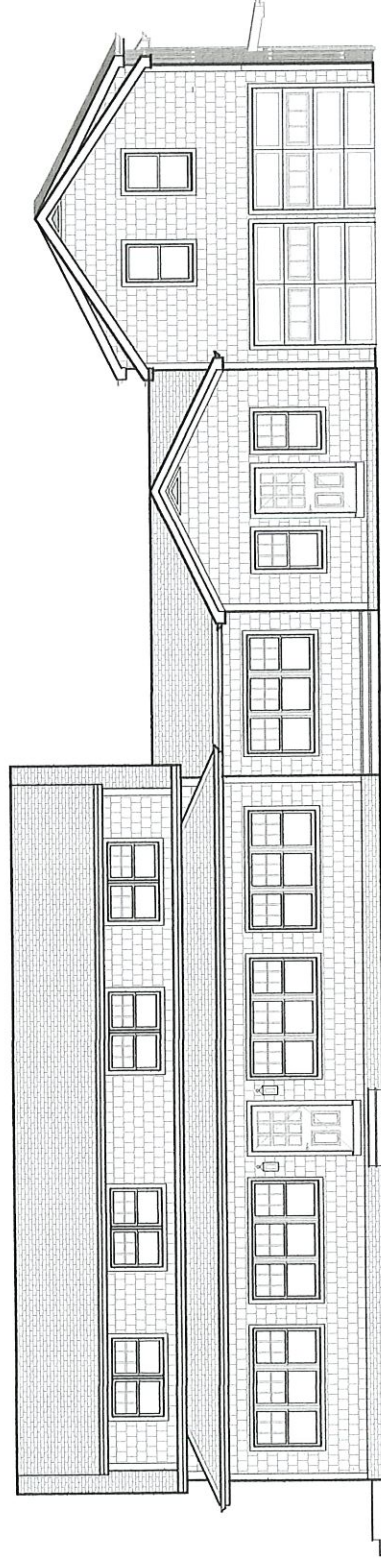


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24 FREEMAN ST. - EXISTING PHOTOS  
HISTORIC REVIEW DOCUMENTS



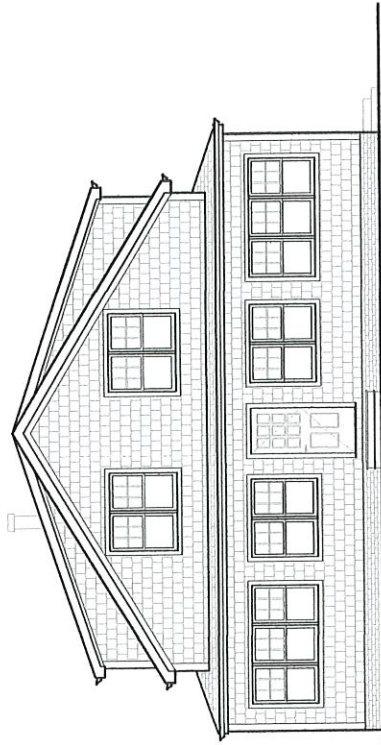
EXISTING FRONT ELEVATION  
SCALE 1/8" = 1'-0"



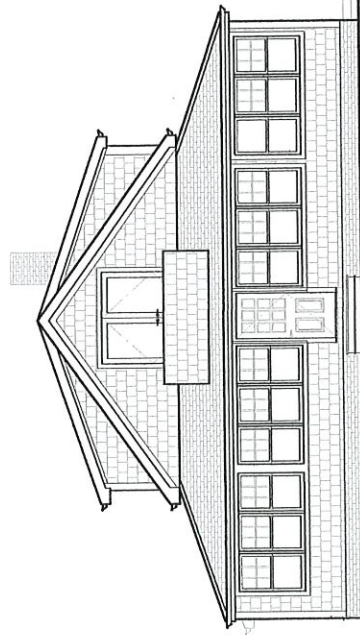
PROPOSED FRONT ELEVATION  
SCALE 1/8" = 1'-0"

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24 FREEMAN ST.- FRONT ELEVATION  
HISTORIC REVIEW DOCUMENTS



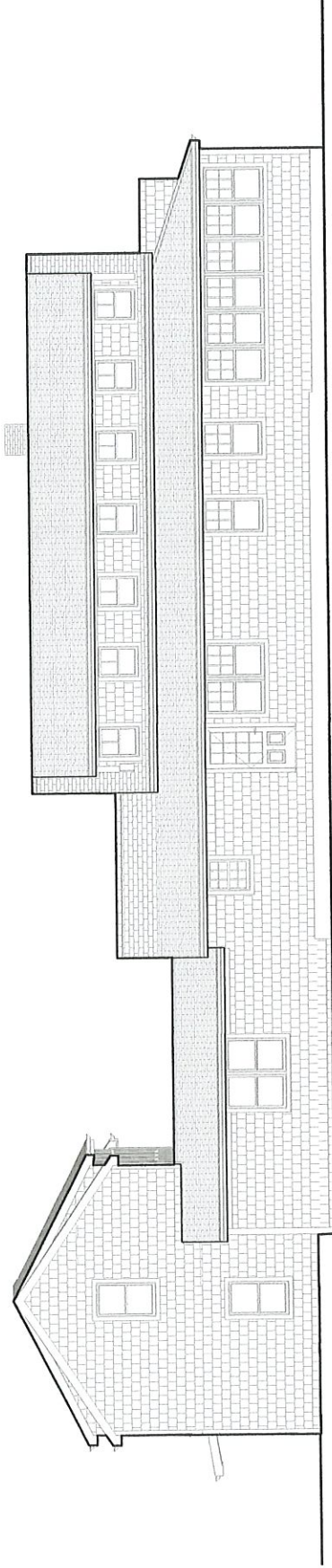
PROPOSED SIDE ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



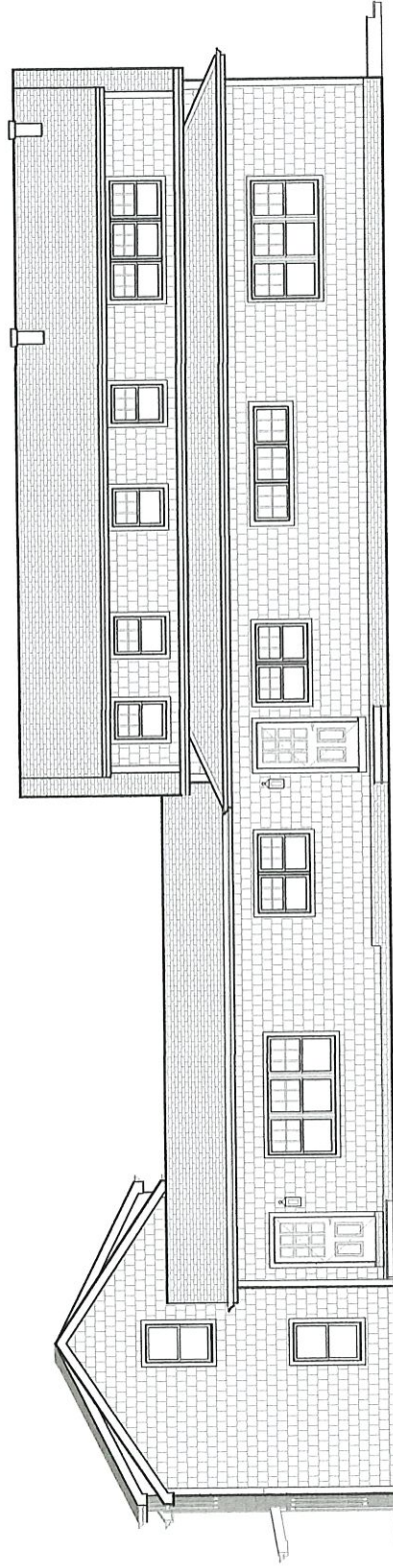
EXISTING SIDE ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"

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24 FREEMAN ST.- SIDE ELEVATION  
HISTORIC REVIEW DOCUMENTS



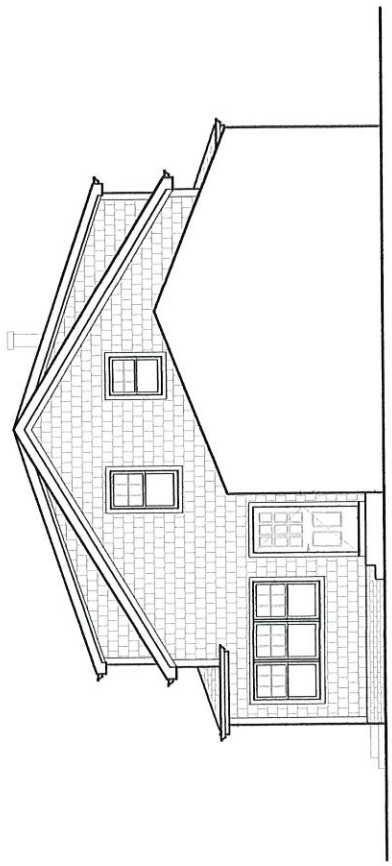
EXISTING REAR ELEVATION  
SCALE 1/8" = 1'-0"



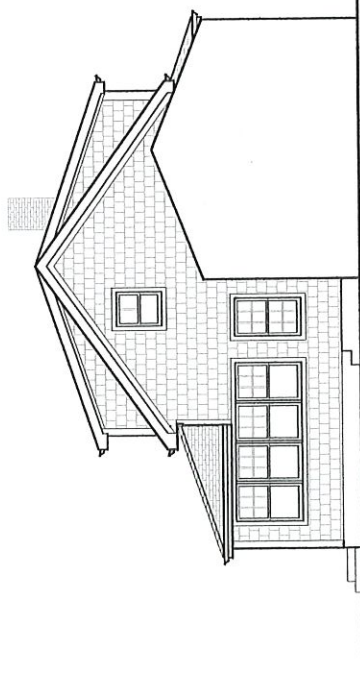
PROPOSED REAR ELEVATION  
SCALE 1/8" = 1'-0"

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24 FREEMAN ST.- REAR ELEVATION  
HISTORIC REVIEW DOCUMENTS



PROPOSED SIDE ELEVATION (NORTH)  
SCALE: 1/2" = 1'-0"



EXISTING SIDE ELEVATION (NORTH)  
SCALE: 1/2" = 1'-0"

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24 FREEMAN ST.- SIDE ELEVATION  
HISTORIC REVIEW DOCUMENTS



## MATERIALS + RENDERINGS

Renderings are for general representation purposes only - not to scale and not for construction.



WOOD SHINGLES TO MATCH EXISTING.



WINDOW STYLE TO MATCH EXISTING. SEE WINDOW SCHEDULE IN COMPLETE DRAWING SET FOR SPECIFICATIONS (G-000).



ASPHALT ROOF SHINGLES TO MATCH EXISTING.



