

## **Project Narrative:**

### **West Harwich School House conversion to Year-round Multifamily Housing**

*“Meeting modern community needs while celebrating historic community charm”*

The goal of West Harwich Schoolhouse redevelopment is to thoughtfully restore the exterior of an original Captain’s Row building to its former charm, while bringing much-needed year-round apartments to the Harwich community. Renovations will be extensive, to ensure this repurposed 150+ year-old building lasts at least 100 years.

The existing foundation will be replaced with a modern concrete foundation, solidifying the structure, and providing the space for (2) basement units. The interior will be stripped to its original Post and Beam Frame and reworked include an internal entry staircase, (2) units on the first floor, (2) units on the second floor. A rear dormer will be added to the roof to enable (1) additional unit on the 3<sup>rd</sup> floor. Each one-bedroom unit will have a full bathroom, full kitchen with island, and spacious light-filled living area with 9’ ceilings.

The renovated building will be fossil-fuel-free. Heating & Air Conditioning will be via individual ductless heat pumps, and all other appliances – Range, Oven, Hot Water Heater, Washer/Dryer – will be all-electric. New electrical and water service will be brought to the building, and a modern Title V septic system will be installed on site. Modern plumbing, electrical, lighting, sprinkler, and fire alarm systems will be installed throughout.

The exterior of the building will get a new asphalt roof, vinyl siding, windows, and front entry stairs. The new architectural finishes will be modeled after the existing details to revive the original appearance and character. Solar panels will be mounted on the south (front) roof to generate clean energy and offset utility costs. The existing paved parking lot will be modified for proper parking and walkways. Landscaping around the lot will be cleaned up and plantings will be added around the building to highlight the restored Façade.

A smaller, second structure will be built on the back (east) portion of the large flat lot to offer three additional year-round apartments. This building will mimic classic Captains Row architecture and compliment the Schoolhouse.