

RECEIVED

MAR 22 2022

TOWN OF HARWICH  
HISTORIC DISTRICT AND  
HISTORICAL COMMISSION

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, BENJAMIN BORNE, intend to demolish in whole or in part the structure located at  
(Print Owner/Applicant's Name) (circle one)  
968 ROUTE 29 SOUTH HARWICH, 34 1W2 C-H-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) BENJAMIN BORNE AND JACQUELINE SAUVAGE BORNE Title OWNERS

Mailing Address 167 CHERRY STREET

Email Address B.BORNE@AEGIS3.COM Telephone (617) 519-1422

Legal Owner's Authorization [Signature]  
(Signature)

Applicant(s) (if different) JAMES M. NORCROSS, ESQ.

Mailing Address (if different) P.O. BOX 707, CATHAM, MA 02633

Email Address JMNCROSS@TRICEYANDNORCROSS.COM Telephone (508) 945-5400

**Patti Macura**

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**From:** Carlene Jones  
**Sent:** Friday, July 22, 2022 12:19 PM  
**To:** Patti Macura  
**Subject:** 968 Route 28  
**Attachments:** 968 Route 28.pdf

Hi Patti,

Here is the abutters list for 968 Route 28 ☺

Thank You,

*Carly Jones*  
Assistant Assessor  
732 Main Street  
Harwich, Ma 02645  
508-430-7503  
508-430-7086 (Fax)

HH2022-15

**Section 2 - Determination of Historical Significance**

Date Building was Constructed 1815

Which records were used to establish this date? TOWN ASSESSOR

Description of Structure(s) to be demolished (in whole or in part) COVERED  
ADDING A COVERED PORCH TO

THE FRONT OF THE BUILDING; WILL BE CONNECTED TO EXISTING EXTERIOR SHEATHING

Reason for Demolition ADDITION OF COVERED PORCH; SIDING AT CONNECTION WILL BE REMOVED.

Proposed Reuse N/A INTEND

Is the property on the Town's Inventory List: UNKNOWN TO KEEP

Is the building listed on the National or Massachusetts Register of Historic Places? NO EXISTING SHEATHING

If yes, which register? UNKNOWN

Original Owner, if known UNKNOWN

Subsequent Owners, if known SWANSONS, HAZEL, AND CARLYN

What is known about the history of the property? PREVIOUSLY OPERATED AS A  
BED AND BREAKFAST / INN - HILL TOP INN

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: SEE ABOVE

Type of Architectural Style: COLONIAL

Method of Construction: PARTIAL POST AND BEAM; CONVENTIONAL FRAME

Type of Materials Used: WOOD

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 COVERED PORCH WILL BE ADDED TO THE FRONT OF THE BUILDING; WILL BE CONNECTED TO THE EXISTING EXTERIOR SHEATHING. SIDING AT THE AREA OF THE CONNECTION WILL BE REMOVED

Age(s) of portion(s) to be demolished AGE OF SIDING UNKNOWN

Describe how the remaining structure will be treated and renovated ALL EFFORTS WILL BE MADE TO RETAIN THE EXISTING EXTERIOR SHEATHING

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional N/A

Is there room on the site to relocate the structure or integrate it with the new project? Yes  No  N/A

Describe what alternatives to demolition have been investigated N/A

**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:**

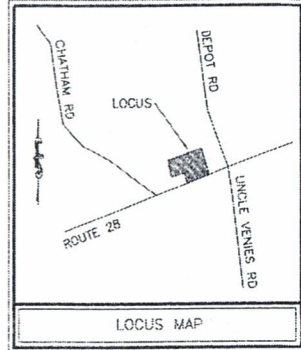
1. Completed Application Form with Owner authorization
2. Certified Site Plan and Locus Map
3. Registered Professional(s) Stamped Reports of Inspection
4. Complete set of Photographs (of sufficient quality and number) showing all: exterior elevations, significant architectural details, and /or detailing 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.*

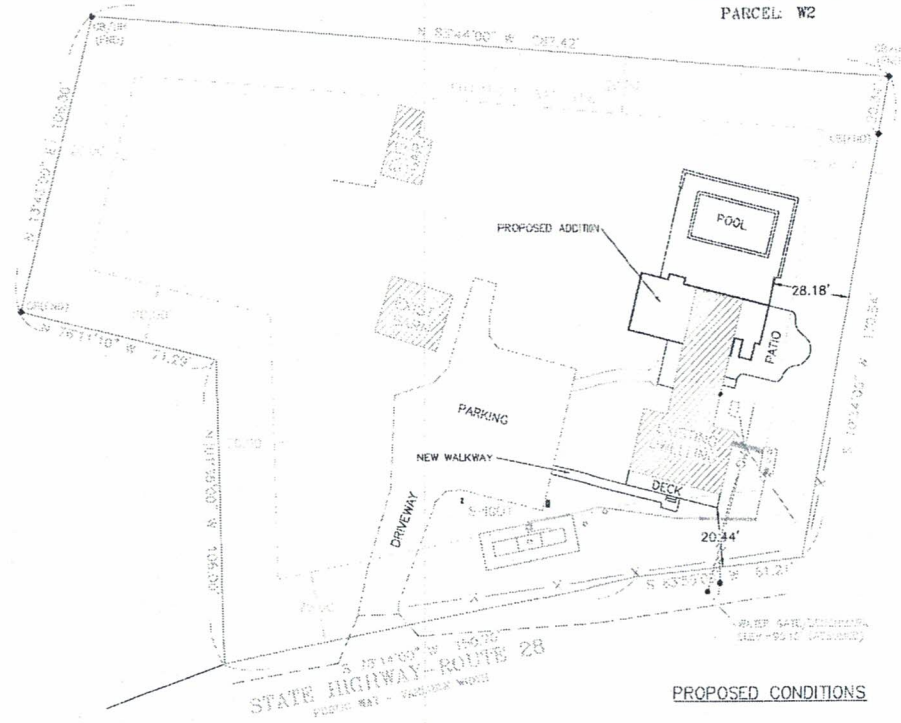
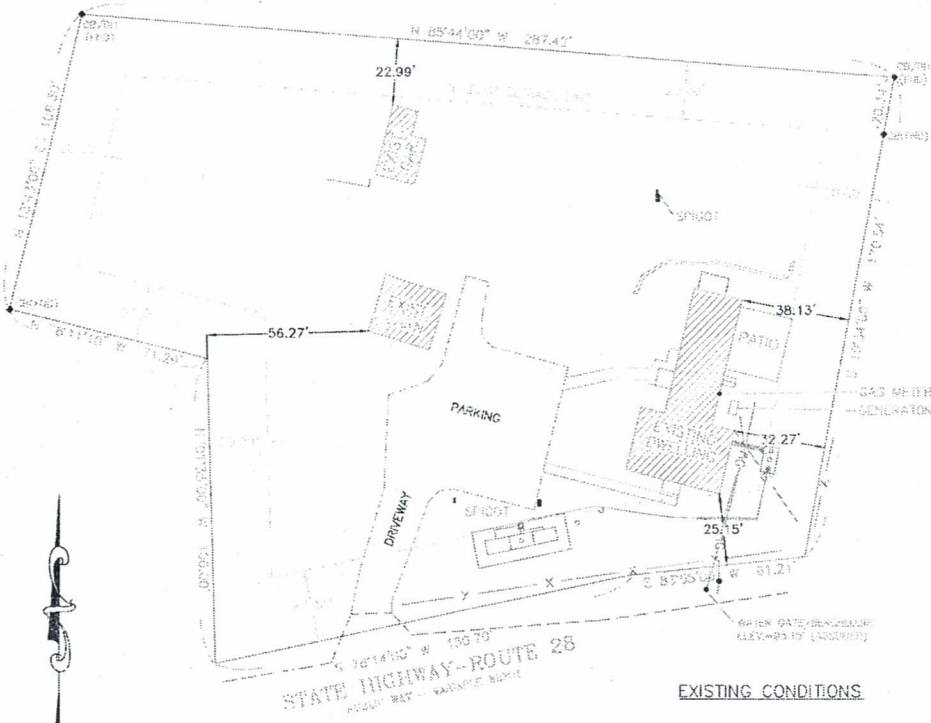
  
(Signature of Applicant/Representative)

7/19/22  
(Date)

AREAS-		
BUILDINGS	EXISTING	PROPOSED
HOUSE	1,560 SQ.FT.±	2,149 SQ.FT.±
POOL	N/A	503 SQ.FT.±
GARAGE	318 SQ.FT.±	NO CHANGE
BARN	464 SQ.FT.±	NO CHANGE
GROSS	2,342 SQ.FT.±	3,434 SQ.FT.±
SITE		
PARKING/DRIVEWAY	EXISTING	PROPOSED
WALKWAYS/HOUSE	3,777 SQ.FT.±	NO CHANGE
GROSS	2,394 SQ.FT.±	4,865 SQ.FT.±
GROSS	6,171 SQ.FT.±	8,642 SQ.FT.±



ASSESSORS MAP: 34  
PARCEL: W2



AREA-			
49,895 S.F.±			
1.14 ACRES±			
ZONING CLASSIFICATION C-H-1			
AREA	REQUIRED	EXISTING	PROPOSED
	40,000 S.F.	49,895 S.F.±	NO CHANGE
SETBACKS			
FRONT	25'	25.15'	20.44'(TO DECK)
SIDE(R)	20'	32.27'	28.18'
SIDE(L)	20'	56.27'(BARN)	NO CHANGE
REAR	20'	22.99'	NO CHANGE
COVERAGE	ALLOWED	EXISTING	PROPOSED
BUILDING	30%	4.69%	6.88%
SITE	70%	12.38%	17.32%

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0616J DATED JULY 16, 2014

REVISED DECEMBER 6, 2021-  
ADD DIMENSION FROM FRONT  
DECK TO STREET LINE

EXISTING/PROPOSED CONDITIONS PLAN  
OF LAND IN SOUTH HARWICH, MASSACHUSETTS  
AS PREPARED FOR BENJAMIN & JACQUELINE SAVAGE BORNE

TO: BENJAMIN & JACQUELINE SAVAGE BORNE  
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 DWELLING IS AS  
SHOWN HEREON.

DECEMBER 6, 2021  
DATE  
PROFESSIONAL LAND SURVEYOR

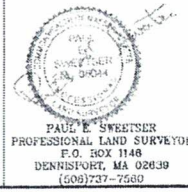
PLAN REFERENCE:  
PLBK.42 PG.65  
DEED REFERENCE:  
BK.33365 PG.103

LOCUS ADDRESS:  
968 ROUTE 28  
SOUTH HARWICH

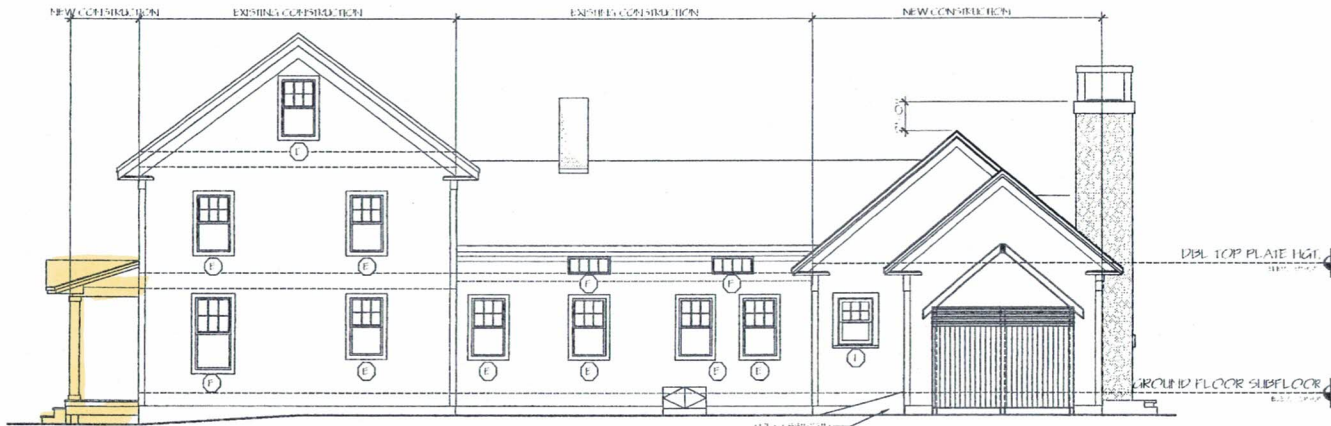
SCALE: 1"=30'

DATE DRAWN:  
JULY 3, 2021

REV: OCT. 20, 2021  
FILE: 2810-GG



PAUL E. SWEETSER  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 1148  
DENNISPORT, MA 02839  
(508)737-7580



1 PROPOSED NORTHWEST ELEVATIONS  
SCALE 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATIONS  
SCALE 1/8" = 1'-0"

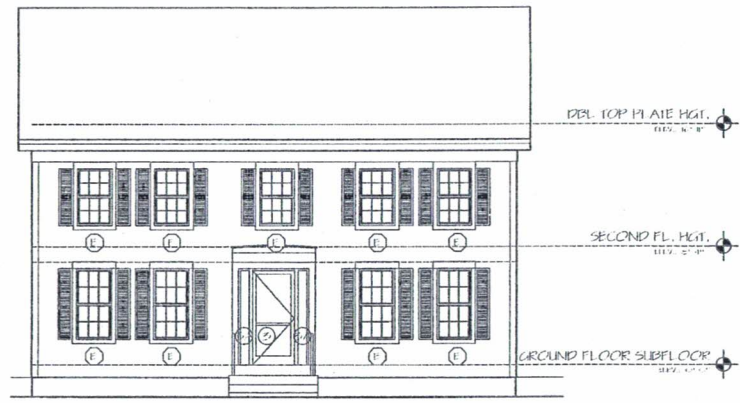
DATE: 3/21

Peter McDonald Architects  
Cape Cod, MA 02642  
508.240.0843  
www.cmpeccodarch.com

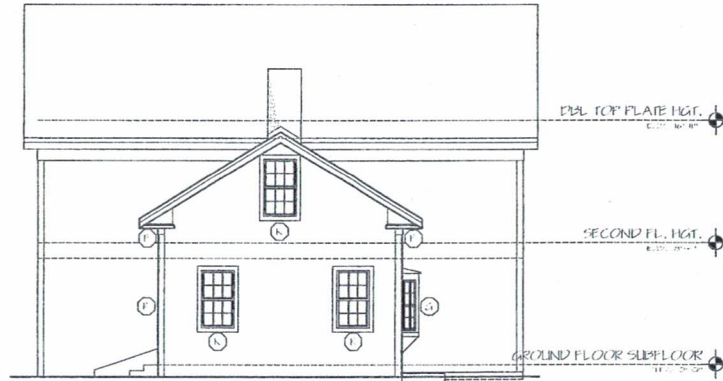
Borne Residence  
968 Route 28  
Harwich, Ma.

Proposed Main House Elevations

A6



1 EXISTING SOUTH ELEVATIONS



2 EXISTING SOUTH EAST ELEVATIONS

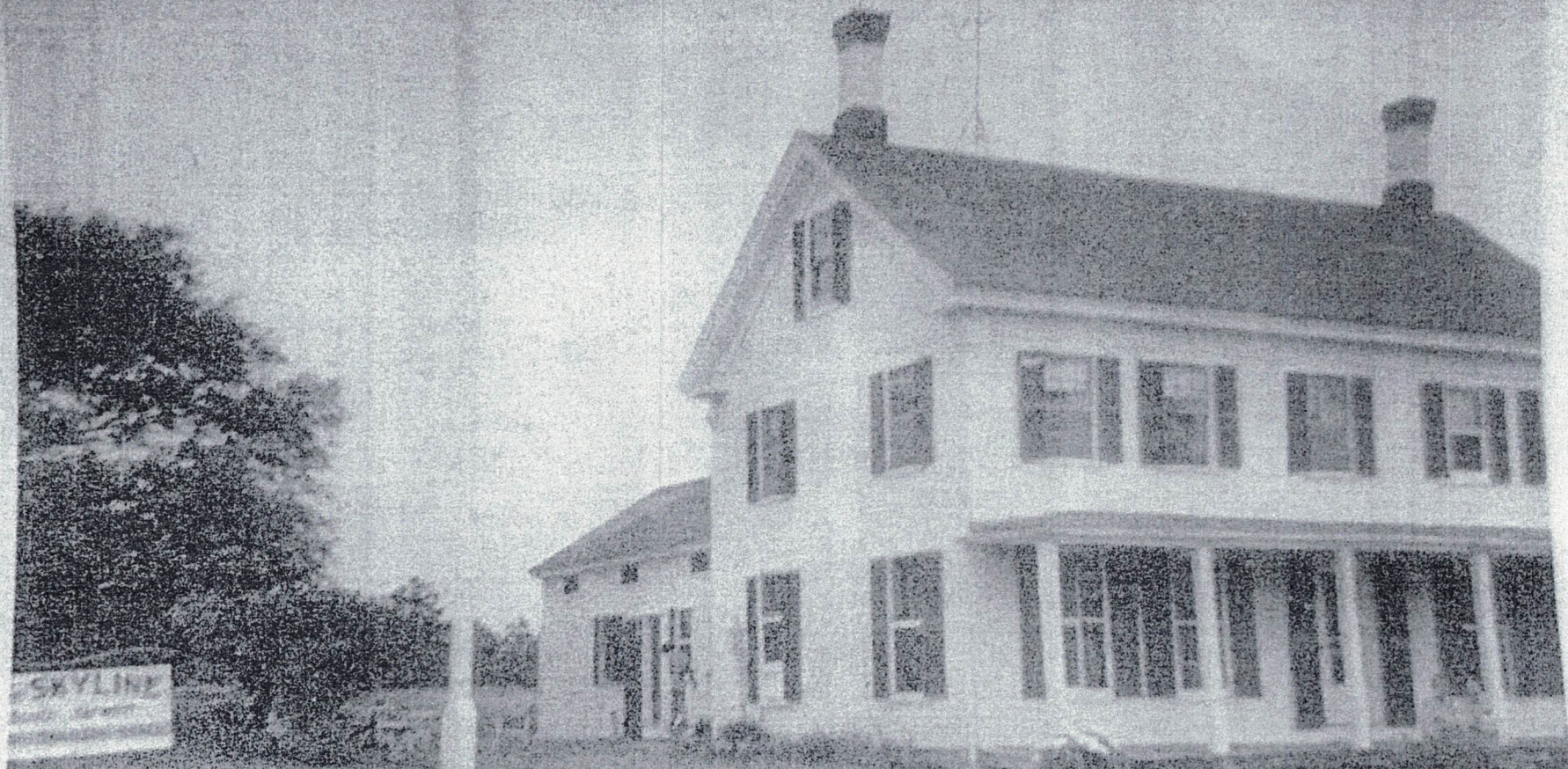
Date: 8/1/21

Peter McDonald Architects  
 Cape Cod, MA 02642  
 508.240.0843  
 www.petemcdonaldarch.com

Borne Residence  
 968 Route 28  
 Harwich, Ma.

Existing Main House Elevations

EX.5



SKYLINE  
[Illegible text below]



