

HH 2022-24

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TOWN OF HARWICH  
HISTORIC DISTRICT AND  
HISTORICAL COMMISSION



NOV 17 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, David Plunkett / Gregory Winston, intend to demolish **in whole or in part** the structure located at  
(Print Owner/Applicant's Name) (circle one)

338 Bank St. Harwich Center, 41 1D1-3 HD overlay  
(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) Ripple Realty Trust Title Trustee

Mailing Address P.O. Box 432, Harwich Port, MA. 02646

Email Address DJPlunkett14@gmail.com Telephone 508-237-0101  
Gregory.Winston@gmail.com Telephone 508-232-0809

Legal Owner's Authorization David Plunkett  
(Signature)

Applicant(s) (if different) David Plunkett Gregory Winston

Mailing Address (if different) \_\_\_\_\_

Email Address DJPlunkett14@gmail.com Telephone \_\_\_\_\_

Gregory.Winston@gmail.com

**Section 2 - Determination of Historical Significance**

Date Building was Constructed 1853

Which records were used to establish this date? Date on sign on Bldg

Description of Structure(s) to be demolished (in whole or in part) Partial demolition and reconstruction

Reason for Demolition Bldg unfounded and unsafe

Proposed Reuse 3 Car garage and primary residence

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? Thatcher's Forge

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: unknown

Type of Architectural Style: Greek Revival

Method of Construction: Post + Beam

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 shed portion south  
not historic

Age(s) of portion(s) to be demolished unknown (1956)

Describe how the remaining structure will be treated and renovated as described above  
garage space / storage

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional Fire Insp Bruce Young

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 historic preservation  
to adapt for contemporary use

**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)

11/16/22  
(Date)

**Town of HARWICH - Fiscal Year 2022**

12/7/2021 1:00 pm SEQ #: 3.705

Key: 4258

CURRENT OWNER		PARCEL ID		LOCATION	
PLUNKETT DAVID J TR		41-D1-3-0		338 BANK ST	
RIPPLE REALTY TRUST		TRANSFER HISTORY		BK-PG (Cert)	
PO BOX 432		DOS T		SALE PRICE	
HARWICH PORT, MA 02646		11/13/2019 QS		135,000 32469-212	
		12/05/1984 QS		18,000 4341-218	
		PLUNKETT DAVID J TR			
		MERCER HAROLD &			
		ADJ BASE SAF		VC CREDIT AMT	
		223,754 7.48 95		1.00	
		Adj Value		117,080	

CD T	AC/SF/JUN	Ngh	Init1	Init2	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103 S	3,049 C4	0.90 1	1.00 100	1.00	0.95 100	1.00			117,080

TOTAL	3,049 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CENTER	N SYD'S A & J ANTIQUES (IN BARN)			117,100	109,600	
Init1	NONE	O			0	0	
Init2	FACTOR 100	T			20,400	20,200	
		E			0	0	
					137,500	129,800	
					TOTAL		

BUILDING CD		ADJ		DESC		MEASURE LIST REVIEW	
MODEL							
STYLE							
QUALITY							
FRAME							
YEAR BLT		DIM/NOTE		YB		UNITS	
NET AREA		1.10 A+		0.80 24*32		1845	
SNLA(RCN)						768	
CAPACITY						20,400	
UNITS		ADJ		RCNLD			
ADJ							

TOTAL RCN		CONDITION ELEM		CD	
EFF.YR/AGE		COND		RCNLD	
		FUNC			
		ECON			
		DEPR			
		% GD			

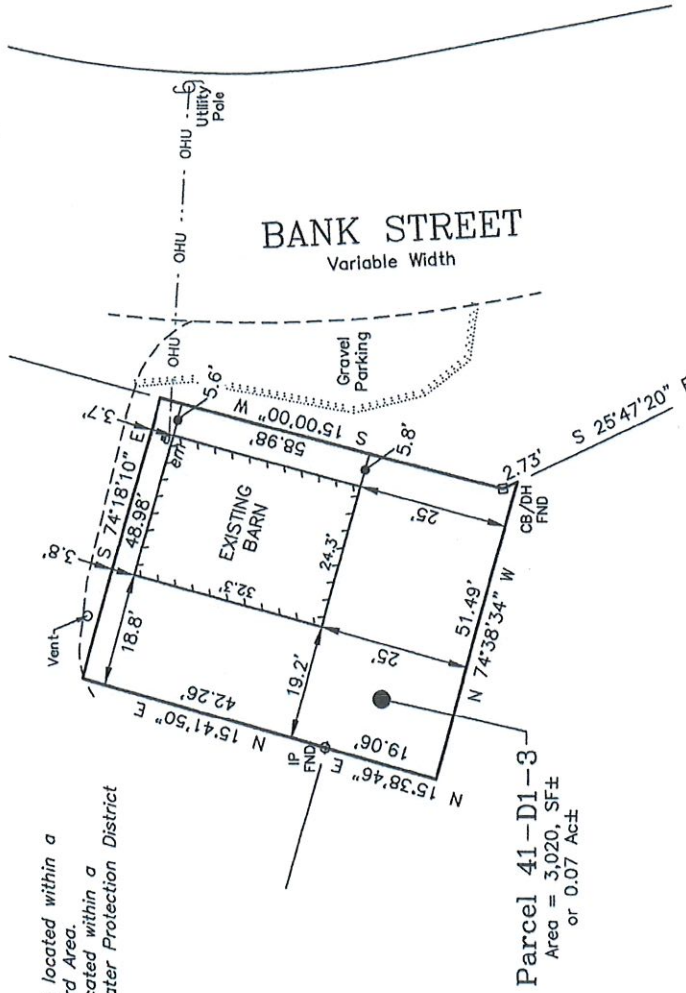
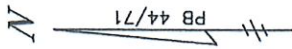
Zoning Compliance.

Zone: C-V and Harwich Center Overlay District

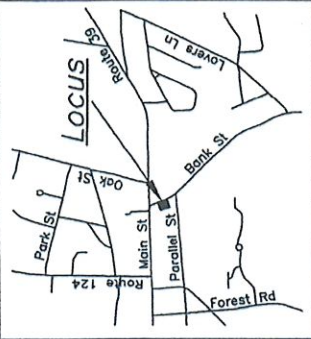
C-V Zoning	HC Overlay Zoning **	Existing Zoning
Min Front Setback	25'	5.6'
Min Side Setback	20'	3.7', 25'
Min Rear Setback	20'	18.8'
Building Coverage	(1,510 sf) 50% max	(791 sf) 26.2%
Site Coverage	(2,416 sf) 80% max	(791 sf) 26.2%

\*Determined at time of site plan review  
 \*\*Planning Board may modify dimensional requirements

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

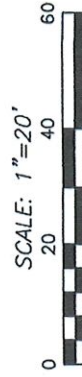


Parcel 41-D1-3  
 Area = 3,020, SF±  
 or 0.07 Ac±



**LOCATION MAP**

Assessors' ID: 41-D1-3  
 Deed: Book 4341, Page 218  
 See Plan: Book 650, Page 72  
 Book 333, Page 16  
 Book 330, Page 80  
 Book 382, Page 65  
 Book 44, Page 71



**MORAN ENGINEERING ASSOC., LLC**  
 508-432-2878 941 MAIN STREET (RIE 28), HARWICH, MA  
**EXISTING CONDITIONS PLOT PLAN IN HARWICH**  
 Prepared For: Greg Winston  
 338 BANK STREET HARWICH  
 PROJECT: 19-239 DATE: 10/25/19





