

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



Please submit this application to: Town of Harwich Building Department  
732 Main Street, Harwich, MA 02645  
Telephone: (508) 430-7506 Fax: (508) 430-4703

*Pursuant to the Historic Districts Act MGL, Chapter 40C, no exterior feature of a structure or building may be altered, and no structure or building may be erected in the Historic District unless the Commission shall have first issued the Certificate.*

**Application and Certificate Form**

for property located at:

705 Main Street, Harwich, MA 02645

Street Number, Street Name, Village  
40-Y5-0

Multi-use commercial (MR-L)

Assessor's Map and Parcel #

Zoning District(s)

**SECTION I: Applicant Information** (Note: A non-owner may apply, however written authorization of the owner is required at the time of submittal of this Application) Please print.

Legal Owner Darrin Tangeman Telephone 719-325-6416

Mailing Address 13 Captain Doanes Way, Orleans, MA 02643 Email Address darrintangeman@gmail.com

Owner Authorization Signature: 

Applicant (if different) \_\_\_\_\_ Telephone \_\_\_\_\_

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

**SECTION II: Please indicate below which Certificate(s) is requested:**

- A. Certificate of Appropriateness:** Required for additions, new construction, or alteration of a building or structure visible from a public space; any addition to, or removal of features from a structure; any removal or demolition of a building or structure, or component/appurtenance or feature thereof (e.g. change in design, arrangement, texture, color or materials and for new construction/addition the appropriateness of size and shape of structure in relation to the land and other structures in the vicinity).
- B. Certificate of Hardship:** Applicable in those instances where a Certificate of Appropriateness is inappropriate and such denial will involve substantial hardship to the Applicant. A Certificate of Hardship will not be granted where an approval constitutes a detriment to the public welfare, or derogates from the intent and purpose of the Historic District Act. The Commission cannot grant a Certificate of Hardship for a self-imposed hardship (e.g., owner-incurred costs to correct inappropriate or un-permitted alterations.)
- C. Certificate of Non-Applicability:** A way to acknowledge that a Certificate of Appropriateness is not required. This Certificate, along with photographs submitted as directed in Section IV, protects the Applicant against Commission enforcement actions for unauthorized work performed when undertaken as follows:
  - a. Additions, alterations or new construction not visible from a public space.
  - b. Ordinary maintenance, repairs or replacement of architectural features that are damaged or worn; provided the work does not involve a change in materials, color or outward appearances.

**SECTION III: (Please specify all structures or features that will be affected)**

<input checked="" type="checkbox"/> Architectural Trim or Siding	<input type="checkbox"/> Lights	<input type="checkbox"/> Satellite Dish/Antennae
<input type="checkbox"/> Barrier Free Access	<input type="checkbox"/> Masonry	<input type="checkbox"/> Signs
<input checked="" type="checkbox"/> Door(s), Doorway	<input checked="" type="checkbox"/> Paint Color	<input type="checkbox"/> Skylight
<input type="checkbox"/> Fence, Gate	<input type="checkbox"/> Parking/Walkways	<input type="checkbox"/> Utilities/Equipment
<input type="checkbox"/> Foundation(s)	<input type="checkbox"/> Porch, Deck	<input type="checkbox"/> Window(s)
<input type="checkbox"/> Gutters, Downspouts	<input type="checkbox"/> Roof	<input type="checkbox"/> Landscaping and Features
<input type="checkbox"/> House Numbering	<input type="checkbox"/> Other* _____	

*\*Please specify structures/feature not listed i.e. dormers, accessory structure, retaining wall, etc.*

**SECTION IV: FILING REQUIREMENTS (must be included all applications)**

1. One Certified Abutter List – available from the Assessor’s Office for a fee
2. One (1) original application and 10 copies.
3. 11 copies of Photographs of sufficient number and quality to adequately document existing conditions.
4. A separate list of affected features (See Section III), specifying materials, colors, dimensions for each principal feature that will be affected.
5. Paint samples, as applicable.

**Additional requirements for Certificate of Appropriateness and Certificate of Hardship** for building construction, additions or alterations excluding all roof resurfacing or siding projects:

6. Architectural elevation plans for building construction projects, prepared and stamped by a Massachusetts Licensed Architect.\*
7. Site/plot plan providing location of existing and proposed structure(s), driveways, parking, and all other significant features, including all set-backs to property lines prepared and stamped by a Massachusetts Registered Land Surveyor.\*

\*Please note that scaled drawings *may* be submitted for fences, garden sheds and signs.

**By signing this Application the Applicant acknowledges that the Commission may deem “incomplete” an Application that fails to provide specified Attachments, or deem “incomplete” an Application where one or more specified Attachments, as submitted, does not provide sufficient information, and upon which the Commission may, in its discretion, rely to make an informed determination.**

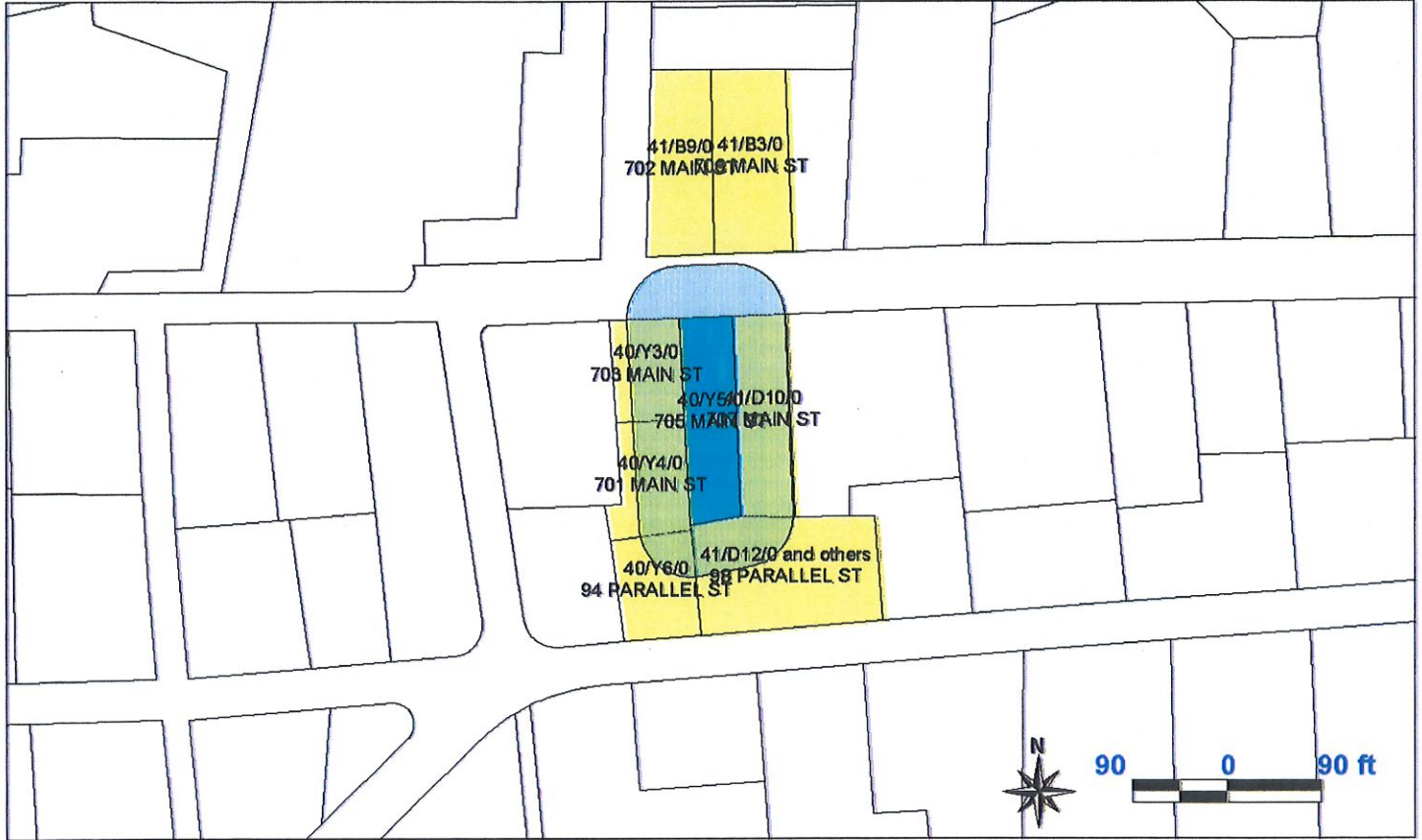
Applicant Signature Don K. Jac Date 1/11/2023

<u>For Committee and Staff Only</u>			
Date(s) of Hearing or Determination: _____			
<b>Approved</b>	<b>Denied</b>	<b>Continued</b>	<b>Withdrawn without Prejudice</b>
Comments/Conditions: _____			
_____			
Board Chair Signature		Date	



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

Abutters List Within 50 feet of Parcel 40/Y5/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4236	40-Y3-0-R	DRUKER BRIAN P TR EAD REALTY TRUST	703 MAIN ST	1331 LIBERTY ST	BRAINTREE	MA	02184
10679	40-Y4-0-E	FIRST CONGREGATIONAL CHURCH OF HARWICH	701 MAIN ST	697 MAIN ST	HARWICH	MA	02645
4237	40-Y5-0-R	TANGEMAN DARRIN K	705 MAIN ST	13 CAPTAIN DOANES WAY	ORLEANS	MA	02653
4238	40-Y6-0-R	MEEHAN THOMAS D & MEEHAN LANE C	94 PARALLEL ST	94 PARALLEL ST HARWICH CENTER	HARWICH	MA	02645
4248	41-B3-0-R	PILGRIM LODGE A F & A M TR	706 MAIN ST	C/O GEORGE STEARNS 120 FOREST ST	HARWICH	MA	02645
10682	41-B9-0-E	HARWICH TOWN OF - SELECTMEN EXCHANGE PARK	702 MAIN ST	732 MAIN ST	HARWICH	MA	02645
4263	41-D10-0-R	707 HARWICH CENTER LLC	707 MAIN ST	12 PHOEBES CLOSE	ORLEANS	MA	02653
4264	41-D12-0-E	SOLOMON THACHER HOUSE CONDO	98 PARALLEL ST	98 PARALLEL ST	HARWICH	MA	02645
27758	41-D12-1-0-R	STERN ROBERT L & STERN LYNNE W	98-1 PARALLEL ST	313 AMITY ST	AMHERST	MA	01002
27759	41-D12-2-0-R	BEATON GABRIEL E	98-2 PARALLEL ST	98 PARALLEL ST UNIT 2	HARWICH	MA	02645







The request for certificate of appropriateness is to install a single new 1<sup>st</sup> floor exterior egress door for access to the second story apartment.

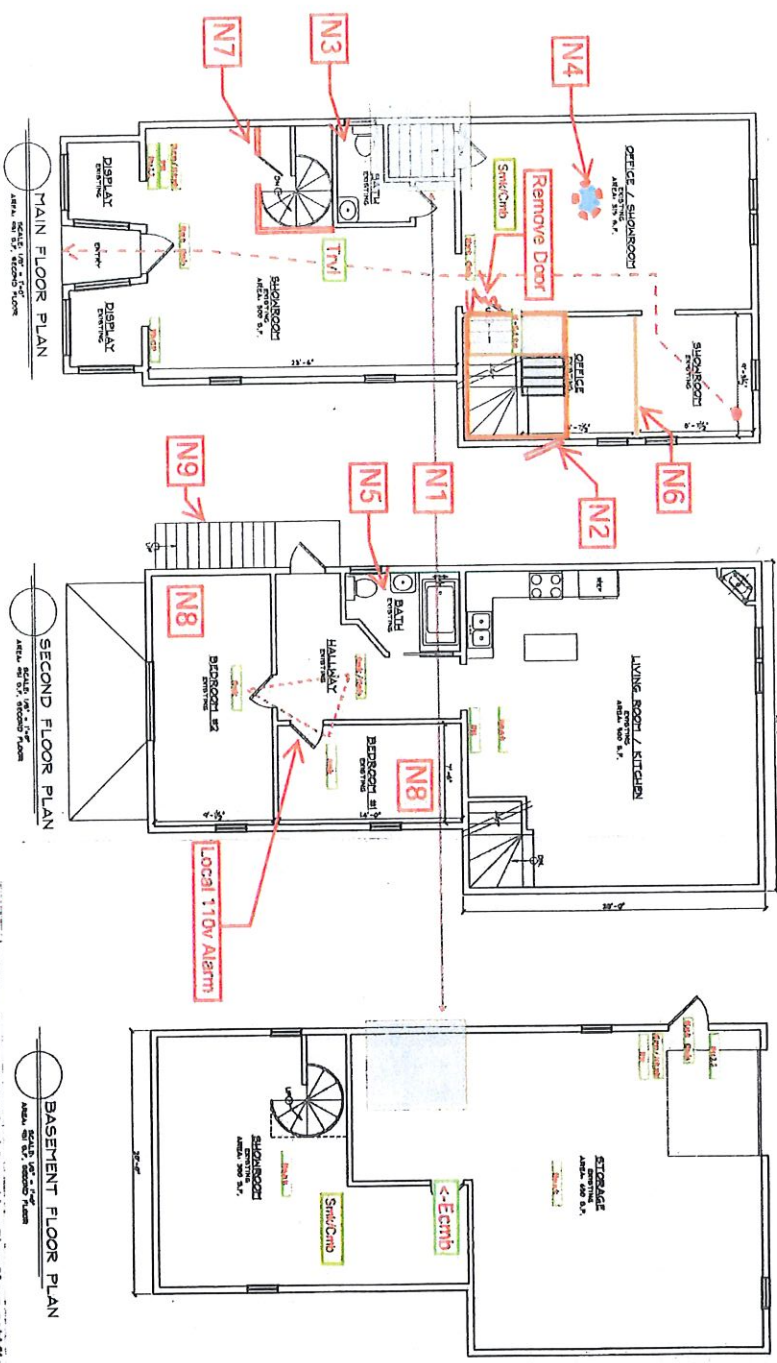
Section IV:

List of affected features (section III):

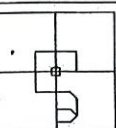
1. Trim: Would remain the same color, style and material as other exterior doors on the building.
2. Door: Standard six panel ornamental external door painted in same color as front door of building. The door will meet the minimal 72 inch width required by IBC. We would use the same door already approved for Seals exterior door directly adjacent to our building. Photo used for example in photo is of door already approved at Seals for similar exterior 1<sup>st</sup> floor egress door.
3. Door Paint Color (Color: Behr Whale Gray N470-6) - Sample attached to packet. This was the existing color on the front and second floor side door of the building when it was purchased in February 2022. Requesting to use same color for new exterior door.

705 Main Street, Adaptive  
 Rehabilitation  
 re: Darin Tangeman

Philbrook Engineering  
 107 Beach Street  
 Dennis, MA 02538  
 508-385-9832  
 P12-15



- Note: Building to be equipped w/ Reporting Fire Alarm notification
- 81 Exit/Emergency Light Combination Pack w/ battery back-up
  - 82 Directional Exit/Emergency Light Combo Pack w/ battery back-up
  - 83 Fire Alarm Pull Station
  - 84 Fire Alarm Horn/Striker Annunciator
  - 85 Fire Alarm Horn/Striker Annunciator
  - 86 Fire Extinguisher - 3 lb BC
  - 87 Emergency Light w/ battery back-up
  - 88 Smoke Photo Electric Detector for attic alarm
  - 89 Photo Electric Detector for attic alarm
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  - 111 Photo Electric Detector for attic alarm



existing:  
 CAPE COD TILEWORKS  
 705 MAIN STREET  
 HARWICH, MA 02645

DATE	07/03/22
SCALE	AS NOTED
DRAWN	KARLUPHY

**CENTERPOINT  
 DESIGN**

KEN MURPHY  
 P.E., REG. NO. 10116  
 100 STATE ST., SUITE 200  
 DORCHESTER, MA 01920  
 (508) 261-0016

SHEET NUMBER  
**A1**  
 FILE NAME:  
 MULTI-USE A1