

HH2023-09

**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

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, Wychmere Harbor Real Estate, LLC, intend to demolish in whole or in part the structure located at
(Print Owner/Applicant's Name) (circle one)

23 Snow Inn Road – Bldg./Unit 14 Harwichport 8 / P2-R R-H-3 & R-L
(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)

Owner Wychmere Harbor Real Estate, LLC Title _____

Mailing Address c/o Andrew L. Singer, Esq. Law Office of Singer & Singer, LLC
P.O. Box 67, Dennisport, MA 02639

Email Address alsinger@singer-law.com Telephone 508-398-2221

Legal Owner's Authorization See attached.
(Signature)

Applicant(s) (if different) _____

Mailing Address (if different) _____

Email Address _____ Telephone _____

Section 2 - Determination of Historical Significance

Date Building was Constructed 1855 +/-

Which records were used to establish this date? Assessor's records

Description of Structure(s) to be demolished (*in whole or in part*) Snow Inn Building (hotel rooms and offices) at Wychmere Beach Resort, as well as a wastewater treatment plant.

Reason for Demolition See Narrative.

Proposed Reuse Hotel and offices

Is the property on the Town's Inventory List: Yes (for Snow Inn Hotel Building)

Is the building listed on the National or Massachusetts Register of Historic Places? No

If yes, which register? _____

Original Owner, if known Edric R. Snow

Subsequent Owners, if known Laura S. Thompson, Biddle R. Thompson et al, Snow Inn Corporation
Fennell, Trustee of Snow Inn Realty Trust

What is known about the history of the property? See Narrative.

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: N/A

Type of Architectural Style: Shingle

Method of Construction: Wood frame

Type of Materials Used: Foundation: brick and concrete - Building: wood

Name(s) of Architect, Designer or Builder if known: _____

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition or Partial Demolition

For Partial Demolition, describe portion(s) to be demolished _____

Age(s) of portion(s) to be demolished 1800's - 2009+/-

Describe how the remaining structure will be treated and renovated N/A

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional See Narrative.

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 See Narrative.

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.

Andru L. [Signature]
(Signature of Applicant/Representative)

5/1/23
(Date)

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer

Marian s. Rose

Myer R. Singer (1938-2020)

Tel: (508) 398-2221

Fax: (508) 398-1568

www.singer-law.com

Harwich Historic District and Historical Commission

23 Snow Inn Road, Harwichport

Notice of Intent Narrative

Wychmere Harbor Real Estate, LLC ["Applicant"], owns the Wychmere Beach Resort (Units 12-16 of the Wychmere Shores Condominium) located at 23 Snow Inn Road in Harwichport. This application concerns the hotel building known as the Snow Inn Building (Unit 14). The building contains hotel rooms, offices, and a wastewater treatment facility. The building, which is included in the Harwich Historic Structure Inventory, was originally constructed in 1855± and has been greatly expanded and renovated since then.

During a prior review process with the Historical Commission in 2013, the Commission determined that while the interior of the structure has been almost completely modernized over the years and much of the exterior as well, portions of the north face of the structure are historically significant. The work approved in 2013 (partial demolition and replacement) was not completed at that time.

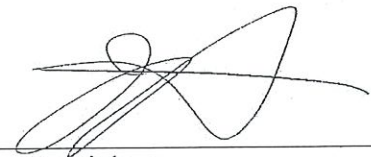
The Applicant/owner is now requesting permission to demolish the building and replace it with a new hotel building as shown on the submitted plans. As the Applicant did previously, it has endeavored to maintain northern massing on the replacement building that is reflective of the corner tower elements and other traditional aspects of the original building. The hotel will remain a three-story building plus a rear lower-level walkout with exterior shingles and running trim and architectural asphalt roof shingles. The foundation will be clad in stone to match existing walls on site.

Given the substantial and significant changes to the building over time and the proposal to replace it with a building consistent with the prior architectural style, the Applicant respectfully requests that the Commission not again impose a demolition delay in this instance.

AUTHORIZATION

I, Jeffrey Leerink Authorized Signatory of Wychmere Harbor Real Estate, LLC, hereby authorize Andrew L. Singer, Esquire, or any other attorney at the Law Office of Singer & Singer, LLC, of Dennisport, Massachusetts, to represent me and in my name, as Authorized Signatory of Wychmere Harbor Real Estate, LLC, to do all things necessary with respect to any application, including but not limited to, the signing of any application filed on my behalf with the Town of Harwich, or any Department, Board or Committee thereof, or any documents required in connection with any such filing, for the property located at 23 Snow Inn Road, Harwichport, Barnstable County, Massachusetts.

EXECUTED as a sealed instrument this 31 day of January, 2022.



Jeffrey Leerink
Authorized Signatory



TOWN OF HARWICH
ASSESSORS OFFICE

732 MAIN STREET
HARWICH, MASSACHUSETTS 02645

** Please email all Abutters Requests to assessing@harwich-ma.gov

OFFICE OF
BOARD OF ASSESSORS
Tel: 508-430-7503
Fax: 508-430-7086

ABUTTERS REQUEST FORM

Board Requesting Action: Historic District and Historical Commission

Date Submitted: April 26, 2023

Applicant's Name: Law Office of Singer & Singer, LLC

Assessors Map(s) & Parcel(s): 8 / P2 - R

Property Location: 23 Snow Inn Road, Harwichport

Owner(s): Wychmere Harbor Real Estate, LLC

Contact Person: Bonnie Mossey - Law Office of Singer & Singer, LLC

E-mail Address: bmossey@singer-law.com

Telephone #: 508-398-2221

Type of Petition: Notice of Intent

Assessors Approval By:

TOWN OF HARWICH
MAY 01 2023
ASSESSORS OFFICE

INVOICE

This cover sheet is also your invoice.

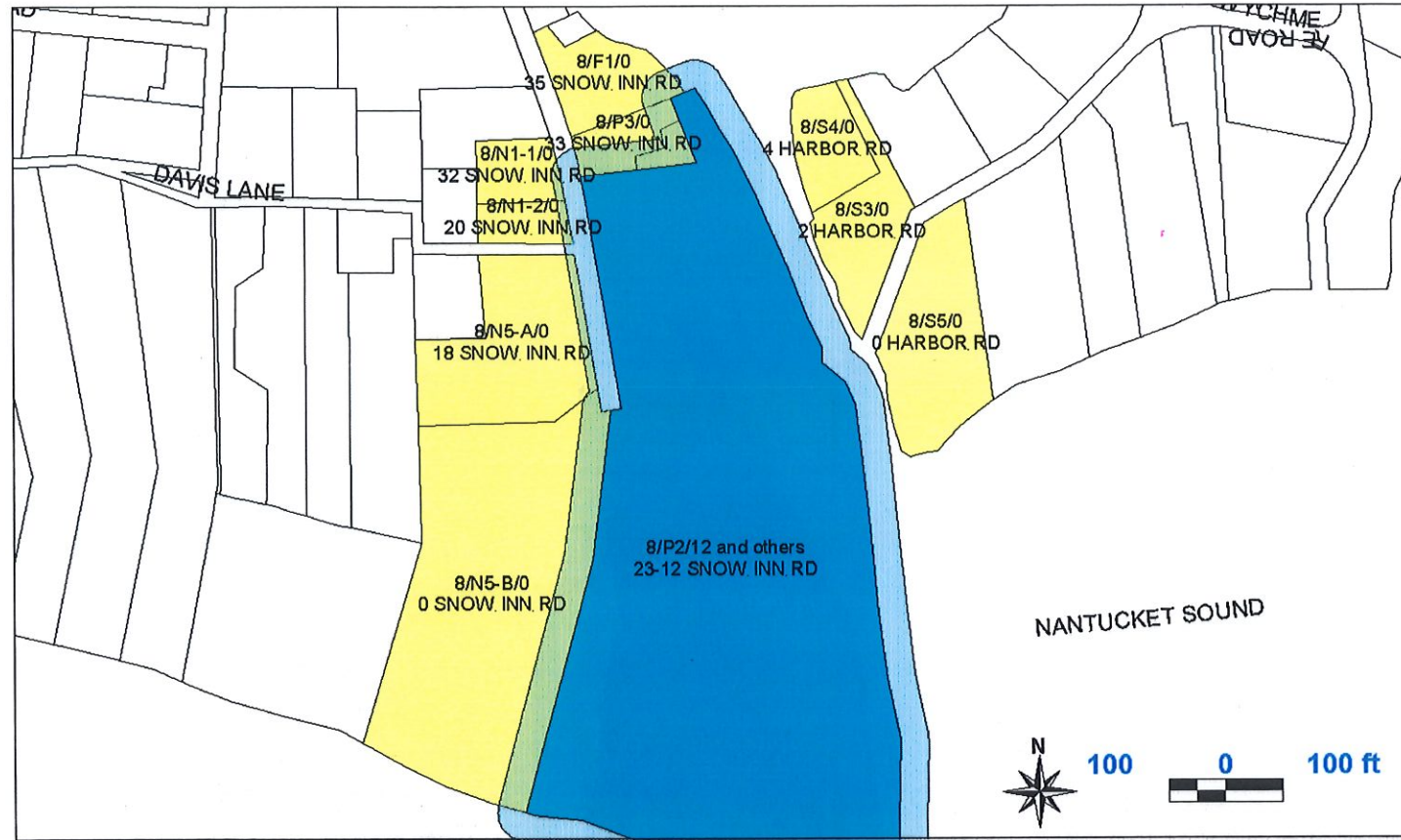
		<u>Date</u> <u>Paid</u>	<u>Ck #</u>
Abutters Fee	\$50.00	5/1/23	11598

Make checks payable to: Town of Harwich



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

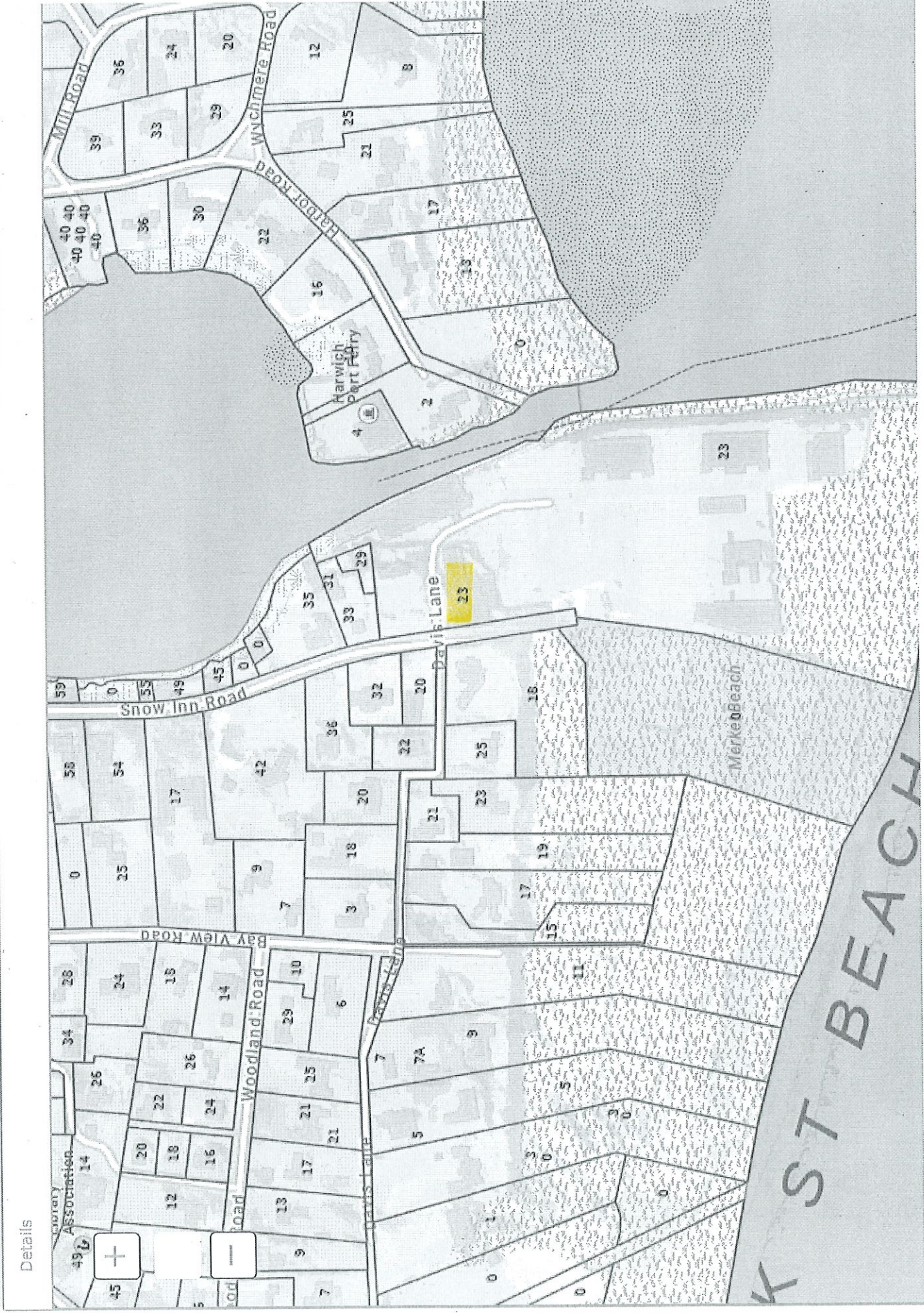
Abutters List Within 50 feet of Parcel 8/P2/12 and others



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
8190	8-F1-0-R	MANOCHERIAN GREGORY ET ALS MANOCHERIAN KIMBERL & JENNIFER	35 SNOW INN RD	46 WESTCHESTER AVE	POUND RIDGE	NY	10576
8194	8-N1-1-0-R	KANIN DENNIS R TRS ET AL KANIN CAROL A TRS	32 SNOW INN RD	65 STUART RD	NEWTON	MA	02459
8304	8-N1-2-0-R	VASIL MICHELLE PERO & VASIL PAUL MICHAEL	20 SNOW INN RD	580 WASHINGTON ST UNIT 902	BOSTON	MA	02111
1137	8-N5-A-0-R	18 SNOW INN LLC	18 SNOW INN RD	6620 BROMPTON RD	HOUSTON	TX	77005
10539	8-N5-B-0-E	HARWICH TOWN OF - CONSERVATION MERKEL BEACH	0 SNOW INN RD	732 MAIN ST	HARWICH	MA	02645
25909	8-P2-0-E	WYCHMERE ESTATES LIMITED PART	23 SNOW INN RD	23 SNOW INN RD	HARWICH PORT	MA	02646
25892	8-P2-1-R	DASCO DEMETRIOS	23-1 SNOW INN RD	35 FAY ST 107B	BOSTON	MA	02118
25893	8-P2-2-R	SHERWOOD TINA L TR ZENON REALTY TRUST	23-2 SNOW INN RD	223 WEST ST	PAXTON	MA	02612
25894	8-P2-3-R	RENFRO LARRY C TRS ET AL RENFRO ROSINA G TRS	23-3 SNOW INN RD	8656 BLUE FLAG WAY	NAPLES	FL	34109
25895	8-P2-4-R	NATHAN LLC	23-4 SNOW INN RD	93 FISHER AVE	BROOKLINE	MA	02445
25896	8-P2-5-R	HARRINGTON MARK E TR BLUE WATERS NOMINEE TRUST	23-5 SNOW INN RD	480 BEACON ST	BOSTON	MA	02115
25897	8-P2-6-R	PAPALE JOHN J TRS ET AL PAPALE LYNN M TRS	23-6 SNOW INN RD	22 BRIDLE PATH DR	SOMERS	CT	06071
25898	8-P2-7-R	GOLDY BARRY J	23-7 SNOW INN RD	23 SNOW INN RD UNIT 7	HARWICH PORT	MA	02646
25899	8-P2-8-R	ATHY AILEEN	23-8 SNOW INN RD	23 SNOW INN RD UNIT 8	HARWICH PORT	MA	02646
25900	8-P2-9-R	KURTZ NORA ET AL KURTZ SANDRIA GOTO	23-9 SNOW INN RD	136 E SADDLE RIVER RD	SADDLE RIVER	NJ	07458

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
25901	8-P2-10-R	MCKENNEY JOSEPH F & MCKENNEY CECILIA K	23-10 SNOW INN RD	24 STONE PADDOCK PL	BEDFORD	NY	10506
25902	8-P2-11-R	ARGIROS CHRISTINE TR WYCHMERE REALTY VENTURES NOMIN	23-11 SNOW INN RD	C/O CHARLES RIVER REALTY TRUST 700 BOSTON PROVIDENCE HGWY	NORWOOD	MA	02062
25903	8-P2-12-R	WYCHMERE HARBOR REAL ESTATE LL	23-12 SNOW INN RD	23 SNOW INN RD	HARWICH PORT	MA	02646
25904	8-P2-13-R	WYCHMERE HARBOR REAL ESTATE LL	23-13 SNOW INN RD	23 SNOW INN RD	HARWICH PORT	MA	02646
25905	8-P2-14-R	WYCHMERE HARBOR REAL ESTATE LL	23-14 SNOW INN RD	23 SNOW INN RD	HARWICH PORT	MA	02646
25906	8-P2-15-R	WYCHMERE HARBOR REAL ESTATE LL	23-15 SNOW INN RD	23 SNOW INN RD	HARWICH PORT	MA	02646
25907	8-P2-16-R	WYCHMERE HARBOR REAL ESTATE LL	23-16 SNOW INN RD	23 SNOW INN RD	HARWICH PORT	MA	02646
1144	8-P3-0-R	HELFRICH VINCENT P JR TRS ET A HELFRICH JEANNE M TRS	33 SNOW INN RD	135 BEAR HILL RD	N ANDOVER	MA	01845
1146	8-P4-0-R	WHEELER MERCY H TR CHANNEL REALTY TRUST	29 SNOW INN RD	ONE WINGATE WAY 235 GOULD ST UNIT 127	NEEDHAM	MA	02494
1151	8-S3-0-R	STONE HORSE YACHT CLUB INC	2 HARBOR RD	C/O MESERVEY ACCOUNTANTS 104 CROWELL RD	CHATHAM	MA	02633
1152	8-S4-0-R	STONE HORSE YACHT CLUB INC	4 HARBOR RD	C/O MESERVEY ACCOUNTANTS 104 CROWELL RD	CHATHAM	MA	02633
1153	8-S5-0-R	STONE HORSE YACHT CLUB INC	0 HARBOR RD	C/O MESERVEY ACCOUNTANTS 104 CROWELL RD	CHATHAM	MA	02633

Massachusetts Interactive Property Map



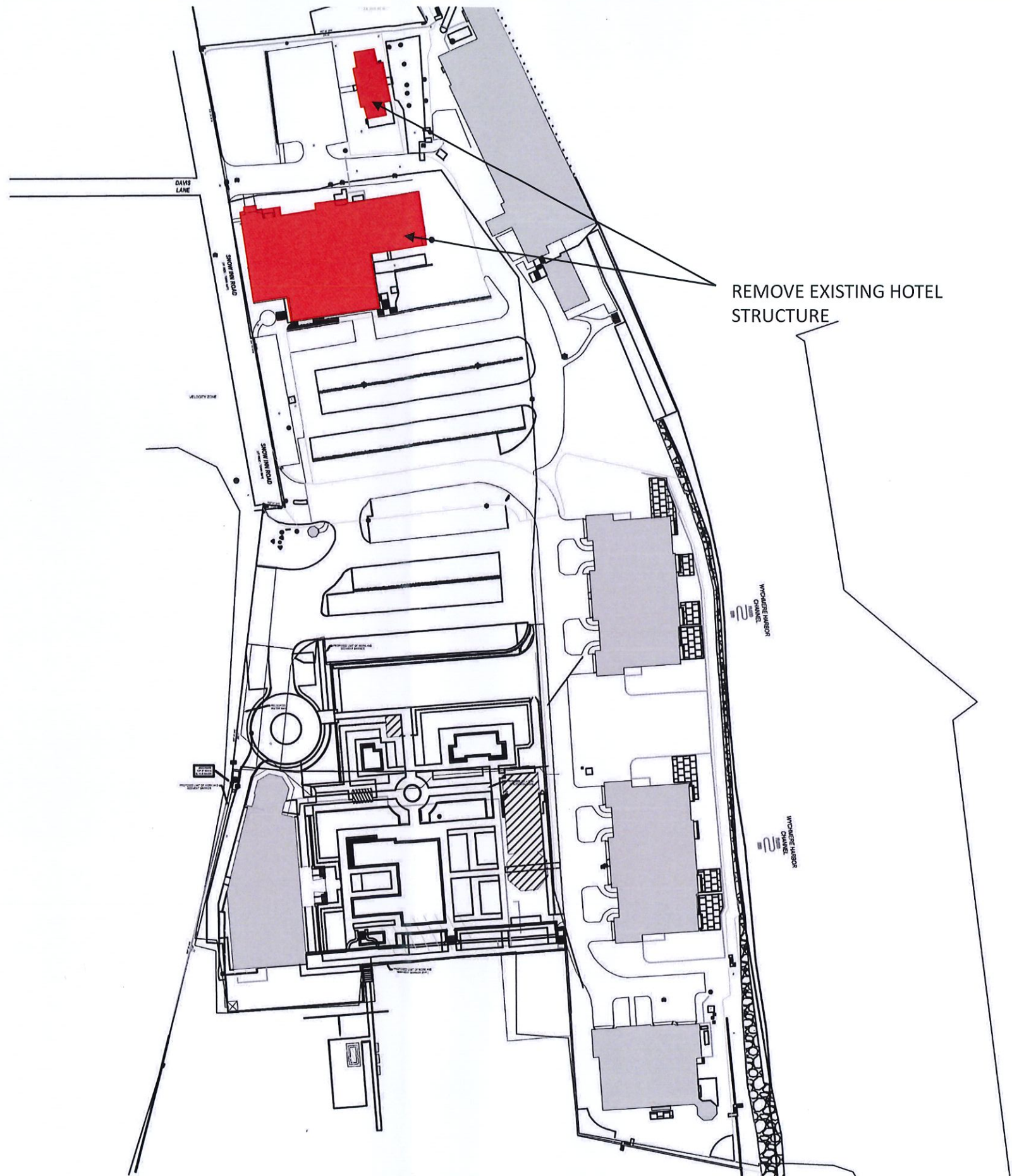
Boutique Hotel
Wychmere Beach Club

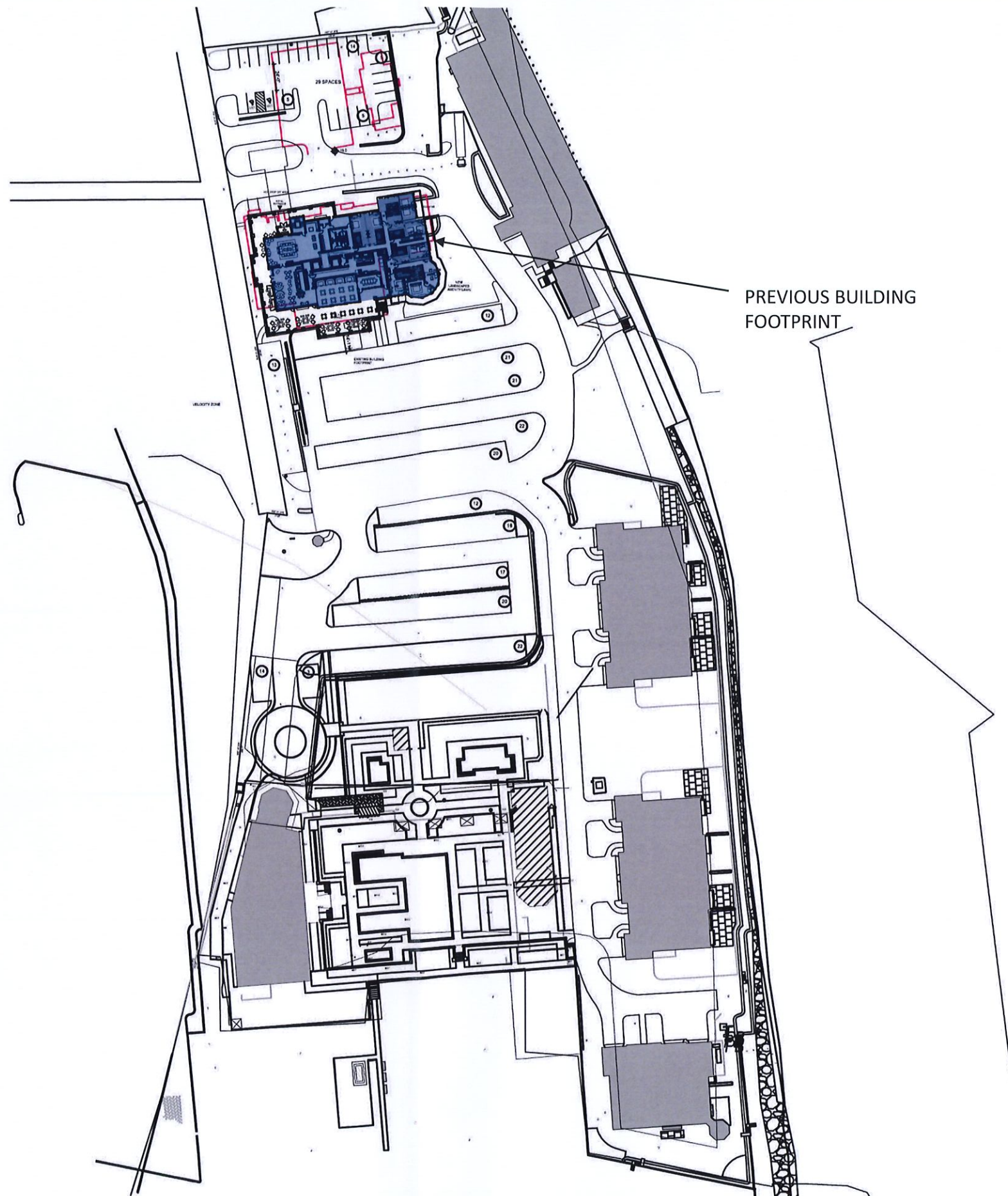
Historic District Commission

April 25, 2023



wychmere
BEACH CLUB







Boutique Hotel

Wychmere Beach Club, Harwich, MA



Perspective – Front Entry

Historic District Commission

April 25, 2023



Boutique Hotel

Wychmere Beach Club, Harwich, MA



Perspective – Beach View

Historic District Commission

April 25, 2023

