

RECEIVED
TOWN CLERK
HARWICH, MA

TOWN OF HARWICH HISTORIC DISTRICT AND HISTORICAL COMMISSION



2023 JUL 26 A 11: 20

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:

1 OAK Street - Brooks Park
Street Number, Street Name, Village

41-06-0
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 Town of Harwich Telephone 508-430-7514

Mailing Address 732 Main Street Email Address _____

Owner Authorization Signature: _____

Applicant (if different) Kara Mewhinney Telephone 508-301-1913

Mailing Address (if different) 204 Sisson Rd Email Address kmewhinney@harwich-ma.gov

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 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 checked="" type="checkbox"/> Signs
<input type="checkbox"/> Door(s), Doorway	<input 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  Date 7/17/2023

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Approved	Denied	Continued	Withdrawn without Prejudice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

Board Chair Signature		Date	

The Office of Cultural Affairs

Kara Mewhinney, Director of Cultural Affairs, Harwich Cultural Districts

kmewhinney@harwich-ma.gov

774-212-3482

Office: 204 Sisson Road, Harwich MA 02645



Harwich Historical Commission and Historic District,

The Department of Cultural Affairs is seeking the installation of two Harwich Center Cultural District signs on the property of Brooks Park and Exchange Park. Given the location of both of these parks they are in perfect location to provide the boundary marker for the Center. The Department of Cultural Affairs has been working with Sean Libby and Link Hooper on Identifying locations best suited for these signs, we are all in agreement that these locations are the best.

As mentioned above these signs are to serve as a boundary marker for the Center Cultural District as mandated by the Massachusetts Cultural Council.

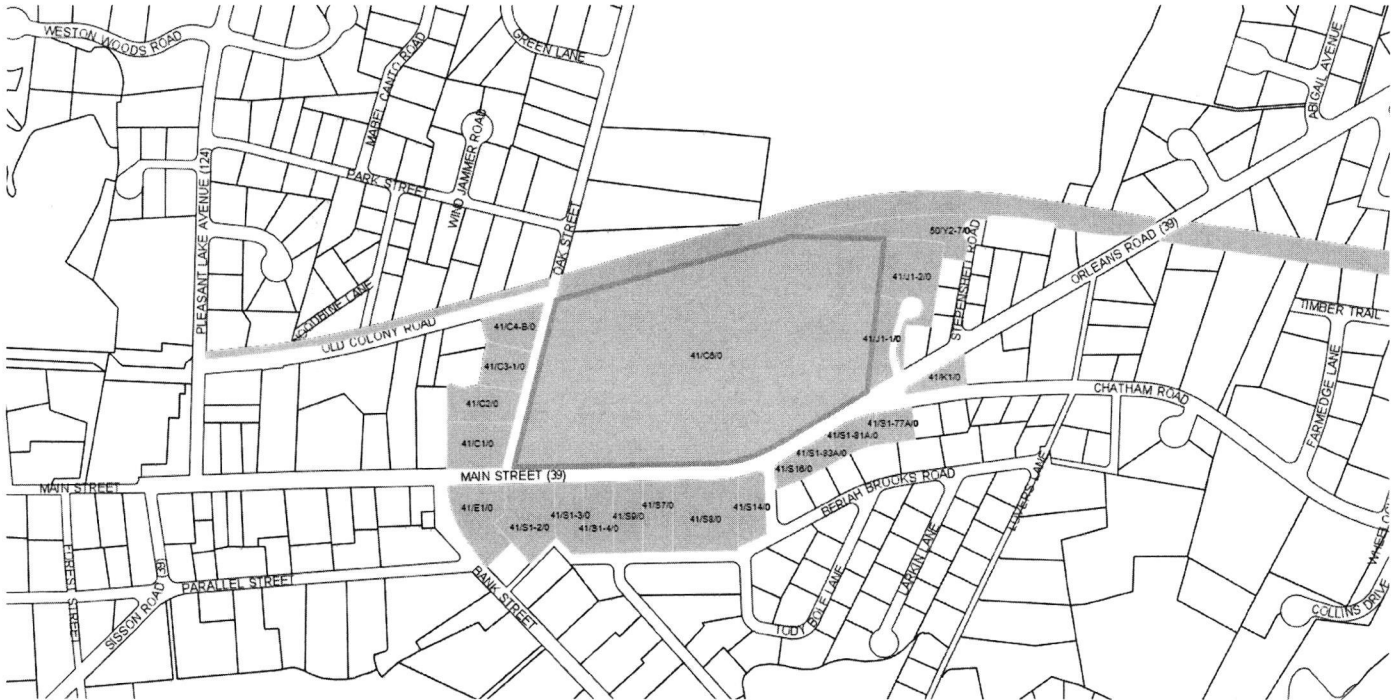
We are coming to you seeking a Certificate of Appropriateness since we are seeking the installation of a new sign in which is the colors and brand of the Massachusetts Cultural Council. We are prepared to file for a Sign Permit once we have your approval, The installation will be handled by the DPW. Both projects will be overseen by the Director of Cultural Affairs.

If further details are required please contact the Department of Cultural Affairs.

Kind Regards,
Kara Mewhinney
Director of Cultural Affairs

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

Town of HARWICH Abutters Within 50 feet of Parcel 41/C6/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
10688	41-C6-0-E	HARWICH TOWN OF - SELECTMEN BROOKS PARK	1 OAK ST	732 MAIN ST	HARWICH	MA	02645
10690	41-E1-0-E	HARWICH TOWN OF - LIBRARY BROOKS LIBRARY	735 MAIN ST	732 MAIN ST	HARWICH	MA	02645
19132	41-S16-0-R	IOVANNA CHRISTOPHER M TRS ET A IOVANNA AVEEN B TRS	779 MAIN ST	779 MAIN ST	HARWICH	MA	02645
19434	44-H6-0-E	HARWICH TOWN OF - WATER DEPT	0 DEPOT RD	732 MAIN ST	HARWICH	MA	02645
4253	41-C1-0-R	LAIDLAW CHRISTINE I ET AL LAIDLAW ANGUS MACKENZIE MACLEO	740 MAIN ST	740 MAIN ST	HARWICH	MA	02645
4254	41-C2-0-R	DOWNES TERENCE B & DOWNES ANN OCONNOR	10 OAK ST	PO BOX 1427	HARWICH	MA	02645
4255	41-C3-1-0-R	RUDDOCK ROBERT R & C/O RUDDOCK JANE M TRS ET AL	16 OAK ST	436 PLEASANT ST	BELMONT	MA	02478
4269	41-J1-1-0-R	BODIN ARTHUR P & BODIN LINDA D	800 ORLEANS RD	800 ORLEANS RD	HARWICH	MA	02645
4270	41-J1-2-0-R	LANGWAY JOSEPH H & LANGWAY SUSAN I	3 MCCracken RD	3 MCCracken RD	HARWICH	MA	02645
4288	41-S1-2-0-R	ALLEN CHRISTOPHER S & ALLEN REBECCA	745 MAIN ST	2 MAPLE PL	JAMAICA PLAIN	MA	02130
4350	41-S1-81A-0-R	HEWITT VIRGINIA A	787 MAIN ST	787 MAIN ST	HARWICH	MA	02645
4352	41-S1-83A-0-R	PATEL SAUMIL G & PATEL DEVSHREE S	783 MAIN ST	783 MAIN ST	HARWICH	MA	02645
4360	41-S7-0-R	ERICKSON SAMUEL R ET AL DESILVA TORRI N	761 MAIN ST	761 MAIN ST	HARWICH	MA	02645
4361	41-S8-0-R	MESSENGER JOHN H & MESSENGER JULIE S	769 MAIN ST	769 MAIN ST	HARWICH	MA	02645
4362	41-S9-0-R	JARVIS JEANINE L	757 MAIN ST	757 MAIN ST	HARWICH	MA	02645
4368	41-S14-0-R	GIRARD MERLYN J ESTATE OF	36 BERIAH BROOKS RD	C/O TERENCE GIRARD 92 OAKDALE AVE APT 3	WINSTED	CT	06098
4855	50-Y2-7-0-R	GOLDEN MATTHEW & GOLDEN COLLEEN M	14 STEPHENSHELL RD	15 WHISTLEBERRY CIRCLE	HANOVER	MA	02339
7874	41-S1-3-0-R	MURPHY JOHN W	751 MAIN ST	751 MAIN ST	HARWICH	MA	02645

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
9254	41-C4-B-0-R	SULLIVAN EBEN G & BENCH MARY C	22 OAK ST	5 MURRAY CT	BOSTON	MA	02128
9260	41-K1-0-R	JAEGER STEPHANIE PAFENBERG TR STEPHANIE P JAEGER REALTY TRUS	10 CHATHAM RD	920 N FORD ST	BURBANK	CA	91505
9270	41-S1-4-0-R	HALL SANDRA B TR HALL FAMILY TRUST	755 MAIN ST	755 MAIN ST	HARWICH	MA	02645
9294	41-S1-77A-0-R	KEATING THOMAS J & KEATING REGINA M	5 CHATHAM RD	6 DEDHAM ST	NASHUA	NH	03063



Proposed Placement

**Harwich Center
Cultural District**

**Behind Garden at
Brooks Park Entrance**

2'



3'

5' inclusive of sign

↑

Key: 10688

Town of HARWICH - Fiscal Year 2022

12/7/2021 1:00 pm SEQ #: 9,090

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION
HARWICH TOWN OF - SELECTMEN BROOKS PARK 732 MAIN ST HARWICH, MA 02645		41-C6-0	1 OAK ST
TRANSFER HISTORY		DOS	T
HARWICH TOWN OF - SELECTM		07/26/1995	E
		SALE PRICE	BK-PG (Cert)
			1 9770-29

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
9310	100	IMP.SELECT/CITY CNCL		1	1 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1278	05/09/2017	1	NEW CONST	25,000	08/02/2019	TCK	100	100
916	04/28/2015	51	NEW CONST-NO		06/01/2015	TT	100	100
137	08/30/2012	1	NEW CONST				100	100
386	06/04/2012	1	NEW CONST			DS	100	100
332	06/03/2011	1	NEW CONST			DS	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Topo	Lpl	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	4	1.00	1	1.00	100	1.00	285,250	1.00	100	1.00	5	1.25		243,570
200	A	11,102	4	1.00	1	1.00	100	1.00	145,875	1.00	100	1.00	5	1.25		1,619,500
300	A	6,000	4	1.00	1	1.00	100	1.00	20,625	1.00	100	1.00	5	1.25		123,750

DETACHED

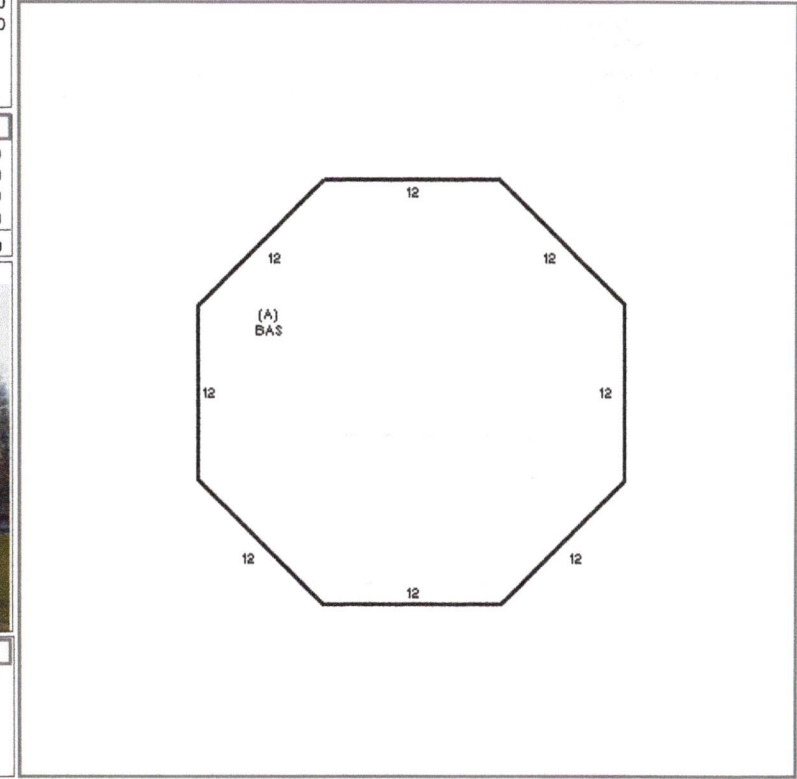
TOTAL	18.020 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NGH 4	NOTE	LAND	1,986,800	1,806,300		
Infl1	NONE		BUILDING	64,000	64,100		
Infl2	FACTOR 100		DETACHED	162,600	161,100		
			OTHER	13,500	13,600		
			TOTAL	2,226,900	2,045,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00	E 1.00	2007	4	31,595.60	128,400
APV	A	1.00	A 0.75		20,000	1.10	16,500
GZB	G	1.18	E 1.00	16X34	2018	544	36.25



BUILDING	CD	ADJ	DESC	MEASURE	7/25/2007	MO
MODEL	5		CIM	LIST		
STYLE	90	1.76	GOV BLDG [100%]	REVIEW	9/23/2019	MR
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	0.99	WOOD FRAME [100%]			

BLDG COMMENTS
BANDSTAND



BUILDING

YEAR BLT	1985	SIZE ADJ	1.720	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	142,277	
NET AREA	696	DETAIL ADJ	1.429	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	696	1985	204.42	142,277	CONDITION ELEM	CD	
\$NLA(RCN)	\$204	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00									EXTERIOR		
				ROOF STRUCTURE	1	GABLE	1.00									INTERIOR		
				ROOF COVER	2	WOOD SHINGLE	1.02											
				FLOORING	2	SOFTWOOD	0.95											
				INT FINISH	5	OTHER	1.00											
				H.V.A.C.	13	NONE	0.90											
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1985 / 35
																	COND	55 55 %
																	FUNC	0
																	ECON	0
																	DEPR	55 % GD 45
																	RCNLD	\$64,000

Key: 10688

Town of HARWICH - Fiscal Year 2022

12/7/2021 1:00 pm SEQ #: 9,091

LEGAL

LAND

DETACHED

BUILDING

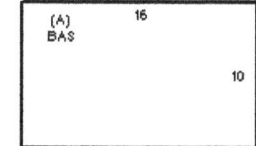
CURRENT OWNER		PARCEL ID		LOCATION	
HARWICH TOWN OF - SELECTMEN		41-C6-0		1 OAK ST	
BROOKS PARK		TRANSFER HISTORY		DOS	T
732 MAIN ST				SALE PRICE	BK-PG (Cert)
HARWICH, MA 02645					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
9310	100	IMP.SELECT/CITY CNCL			2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY 1st %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Topo	Lpl	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	13.500	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING	CD	ADJ	DESC	MEASURE	7/25/2007	MO	BLDG COMMENTS
MODEL	5		CIM	LIST			PUBLIC BATHROOMS
STYLE	65	1.20	BATH HOUSE [100%]	REVIEW	11/26/2007	DS	
QUALITY	G	1.20	GOOD [100%]				
FRAME	1	0.99	WOOD FRAME [100%]				

YEAR BLT	1960	SIZE ADJ	1.760	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	22,813
NET AREA	160	DETAIL ADJ	0.974	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	160	1960	142.58	22,813	CONDITION ELEM	CD
\$NLA(RCN)	\$143	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00									EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF STRUCTURE	1	GABLE	1.00								INTERIOR	
STORIES		1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										
% HEATED		0	1.00	FLOORING	9	CONCRETE	0.95										
% A/C		0	1.00	INT FINISH	2	DRYWALL	1.02										
% SPRINKLERS		0	1.00	H.V.A.C.	13	NONE	0.90										
				FUEL SOURCE	99	N/A	1.00										
																EFF.YR/AGE	1995 / 25
																COND	41 41 %
																FUNC	0
																ECON	0
																DEPR	41 % GD 59
																RCNLD	\$13,500