

HH2023-17

TOWN OF HARWICH HISTORIC DISTRICT AND HISTORICAL COMMISSION



2023 AUG 11 A 9:36
RECEIVED
TOWN CLERK
HARWICH, MA

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, Nanci Cadario Hanron intend to demolish **in whole or in part** the structure located at
(Print Owner/Applicant's Name) (circle one)
38 Ocean Ave Harwich Port
(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) Nanci Cadario Hanron Title _____
Mailing Address 333 Route 28 Unit #9 Harwich Port, MA 02646
Email Address nhanron@verizon.net Telephone 617-694-1815
Legal Owner's Authorization Nanci Cadario Hanron
(Signature)

Applicant(s) *(if different)* _____
Mailing Address *(if different)* _____
Email Address _____ Telephone _____

Section 2 - Determination of Historical Significance

Date Building was Constructed 1920

Which records were used to establish this date? Town Records

Description of Structure(s) to be demolished (in whole or in part) Two story, single family dwelling

Reason for Demolition Create year round home

Proposed Reuse Year round 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 Emily + Samuel Croy

Subsequent Owners, if known 1949 - Eleanor Clark 2002 - Lindsey Hale

What is known about the history of the property? Part of the Ocean Grove Campgrounds

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: none other

Type of Architectural Style: 2 story Colonial

Method of Construction: Wood Frame

Type of Materials Used: Wood

Name(s) of Architect, Designer or Builder if known: not 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 1920

Describe how the remaining structure will be treated and renovated _____

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional See attached letter from architect, Thomas Carlone

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 We investigated trying to update interior and exterior, however current conditions are poor and not up to code.

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.

Maria Cedarius Hanson
(Signature of Applicant/Representative)

8/10/23
(Date)

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

Town of HARWICH Abutters Within 50 feet of Parcel 6B/H1-2/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1003	6B-L3-0-R	ALEXANDER MARY E & ALEXANDER RICHARD F	36 OCEAN AV	2905 GREEN ST	MIDDLEBORO	MA	02346
1036	6B-L39-0-R	MCDONOUGH GERALD A LIFE ESTATE HART MARY ANN LIFE ESTATE	39 OCEAN AV	13 HOLLIS ST	CAMBRIDGE	MA	02140
1038	6B-L43-0-R	LAWLESS JOHN T & LAWLESS DEBORAH E	30 CENTRAL AV	39 HUNTINGTON AVE	S WEYMOUTH	MA	02190
8189	6B-H1-18-0-R	ONEIL DANIEL R TR THE ONEIL HARWICHPORT TRUST	37 ZYLPHA RD	1000 PORTER BROOK RD	E HARDWICK	VT	05836
946	6B-H1-1-0-R	PRUNIER KATHLEEN M	40 OCEAN AV	7 HARVARD RD	GROVELAND	MA	01834
947	6B-H1-2-0-R	HANRON NANCI C	38 OCEAN AV	40 WILLIAM ST UNIT 301	WELLESLEY	MA	02481
948	6B-H1-19-0-R	HORRIGAN KAREN L TR ET AL BENSON PRISCILLA M TRS ET AL	39 ZYLPHA RD	1771 MAIN ST	JEFFERSON	MA	01522
975	6B-H2-17-0-R	TP ZYL LLC	35 ZYLPHA RD	584 STRAWBERRY HILL RD	CONCORD	MA	01742



OWNER OF RECORD:
NANCI C. HANRON
40 WILLIAMS STREET #301
WELLESLEY, MA 02481

REFERENCES:
CERTIFICATE #231754
LAND COURT PLAN #15063-A

ASSESSORS MAP 6B PARCEL H1-2
FLOOD HAZARD ZONE: X

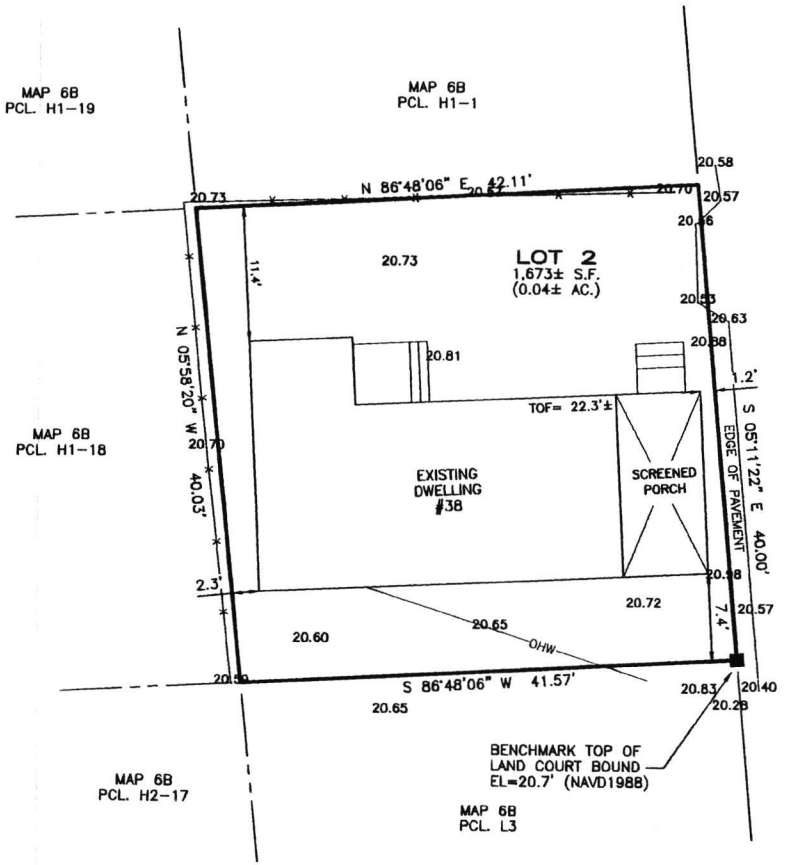
MAP 6B
PCL. H1-19

MAP 6B
PCL. H1-1

MAP 6B
PCL. H1-18

MAP 6B
PCL. H2-17

MAP 6B
PCL. L3

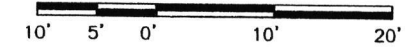


38 OCEAN AVENUE
HARWICHPORT, MA

DAN A. SPEAKMAN
CONSTRUCTION

SCALE: 1" = 10' JANUARY 23, 2023

GRAPHIC SCALE IN FEET



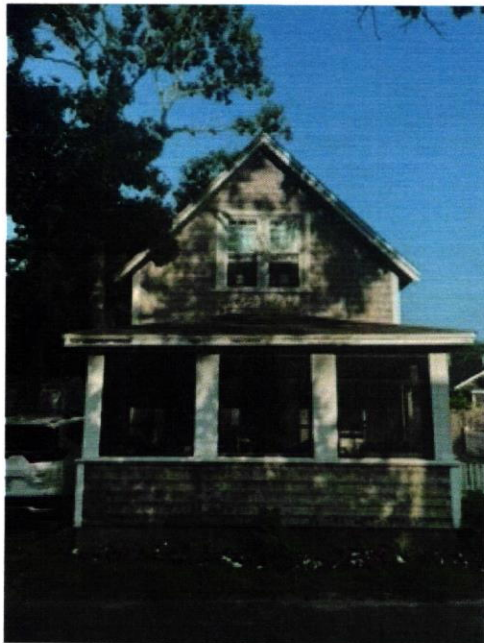
Hanron, Nanci C.

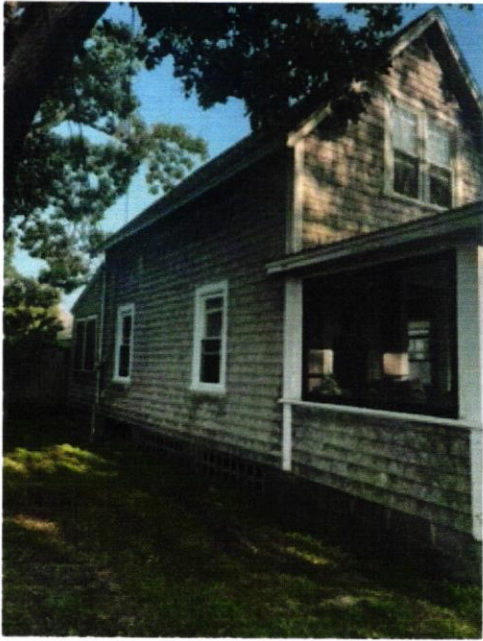
From: Nanci Hanron <nhanron@verizon.net>
Sent: Thursday, August 3, 2023 3:07 PM
To: Hanron, Nanci C.
Subject: Fwd: Pictures of 38 Ocean Ave

External Email - Use Caution

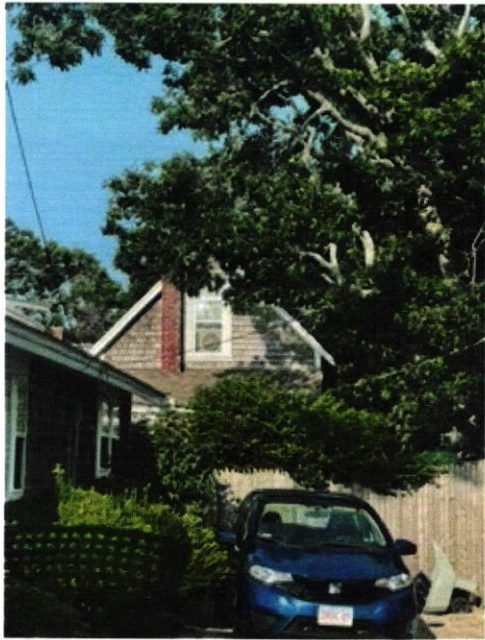
Begin forwarded message:

From: Nanci Hanron <nhanron@icloud.com>
Subject: Pictures of 38 Ocean Ave
Date: July 27, 2023 at 8:35:12 AM EDT
To: Nanci Hanron <nhanron@verizon.net>

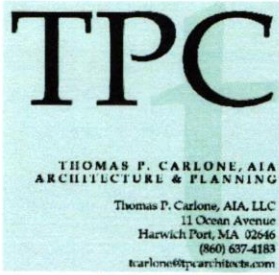








Sent from my iPhone



Architect's Field Report

PROJECT: Ocean Ave site visit

FIELD REPORT NUMBER 1

OWNER: Hanron

ARCH:

CONTRACT:

ARCHITECT'S PROJECT #

DATE: 8/2/2023

TIME: 9:00 am

WEATHER: SUNNY

TEMPERATURE RANGE: 75

ESTIATED % COMPLETION:

CONFORMATNCE WITH SCHEDULE

WORK IN PROGRESS:

PRESENT AT THE SITE: homeowner, Naci Hanron

OBSERVATIONS:

I have inspected the subject property at 38 Ocean Ave, Harwich Port, MA. and have found it to have significant structural deficiencies. Specifically, the wood framing is inadequate by today's wind and snow load/ structural requirements, and there is substantial wood deterioration (rot). The framing members are of a size and frequency that is not permitted by the current building code. For this reason, I recommend the home be demolished and re-built to the same building footprint and to reflect the same design aesthetic.



Thomas P. Carlone, AIA, LLC

EXISTING ELEVATIONS

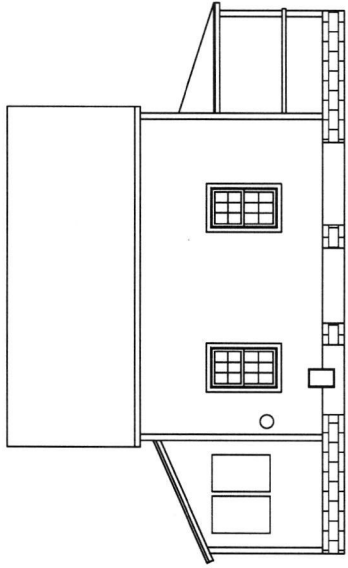
38 Ocean Ave.
 HARWICH PORT, MA

PROJECT NO.
 SCALE: Noted
 DATE: March 27, 2023

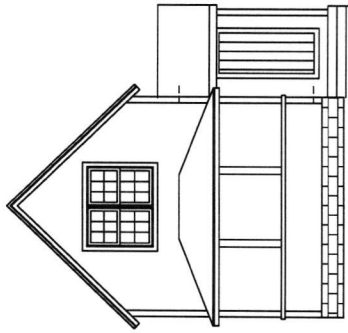
EXISTING ELEVATION:

A 2.0

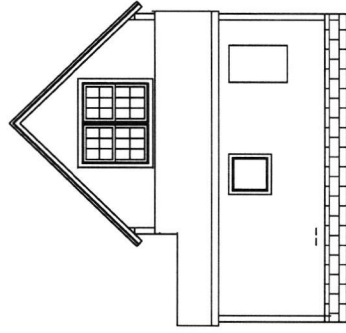
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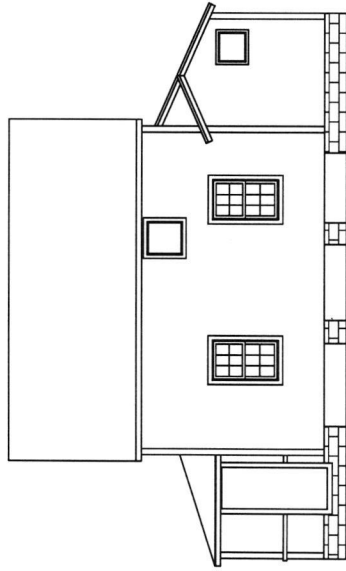
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



EXISTING FLOOR PLANS

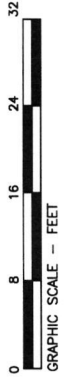
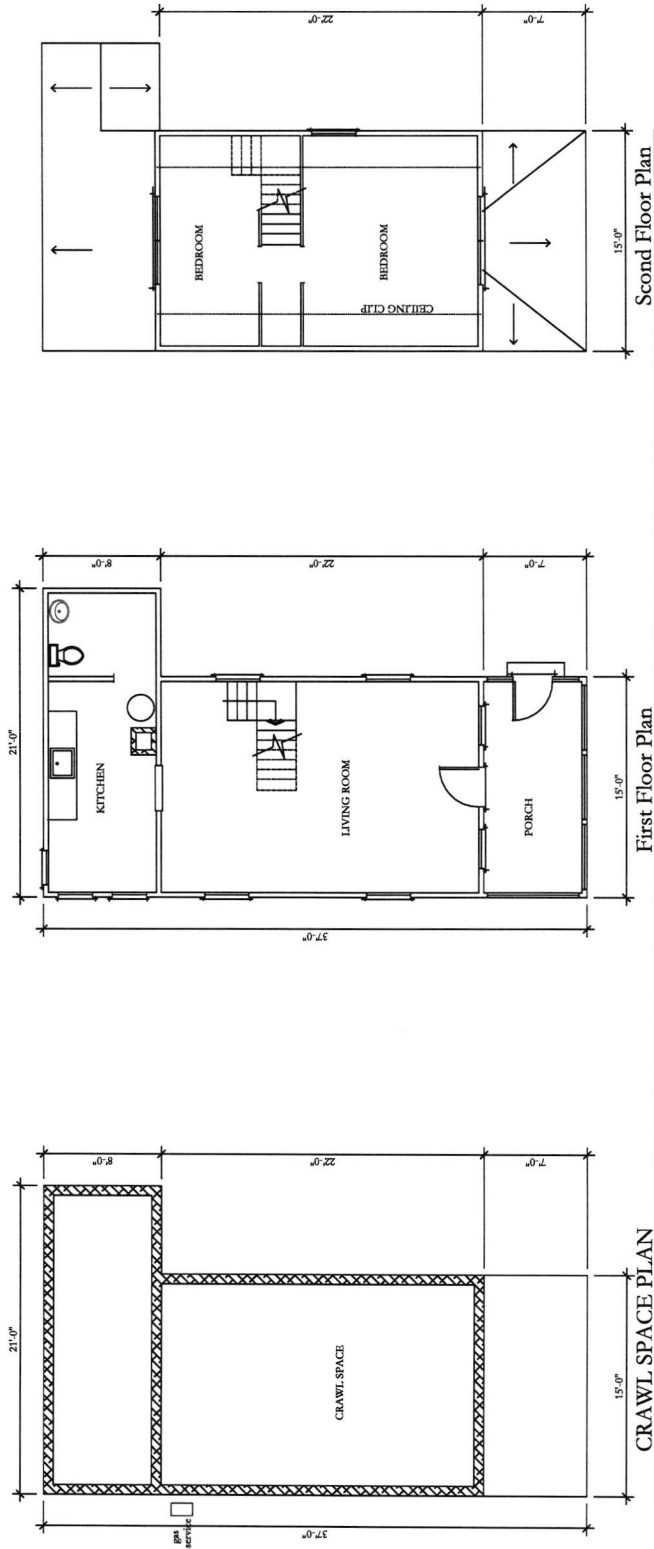
18 Ocean Ave.
 HARWICH PORT, MA

PROJECT NO:
 DATE: March 27, 2023

EXISTING CONDITION:

A 1.0

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PROPOSED FLOOR PLANS
 1131 SF

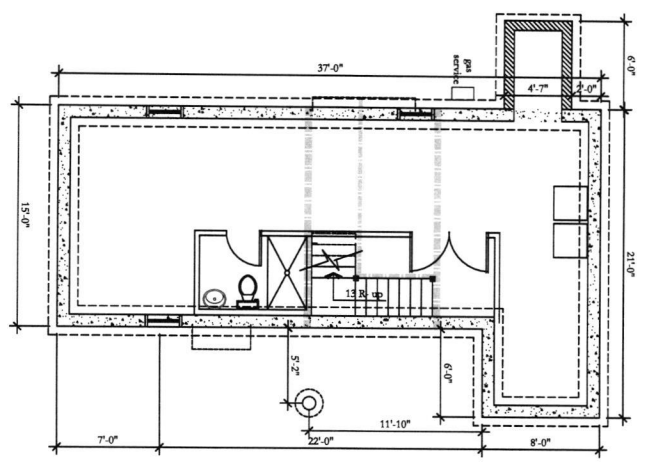
38 Ocean Ave.
 HARWICH PORT, MA.

PROJECT NO.
 SCALE: N/A
 DATE: March 21, 2020

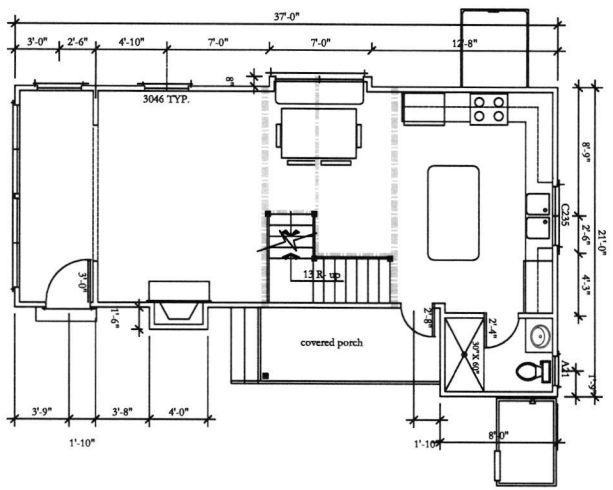
PROPOSED FL PLANS

A.3.0

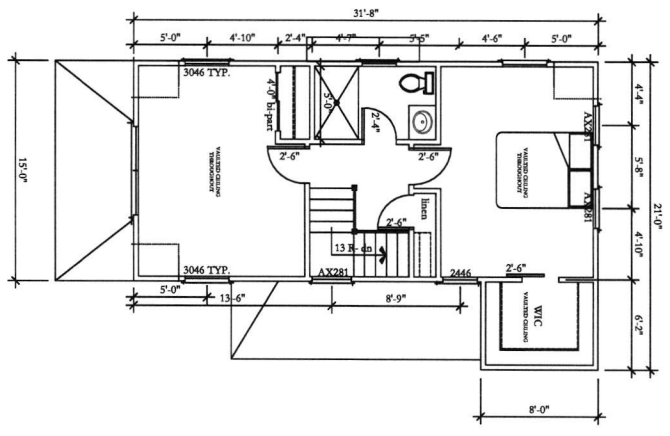
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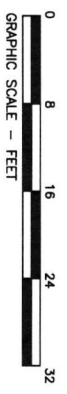
Proposed Basement Plan
 603 SF

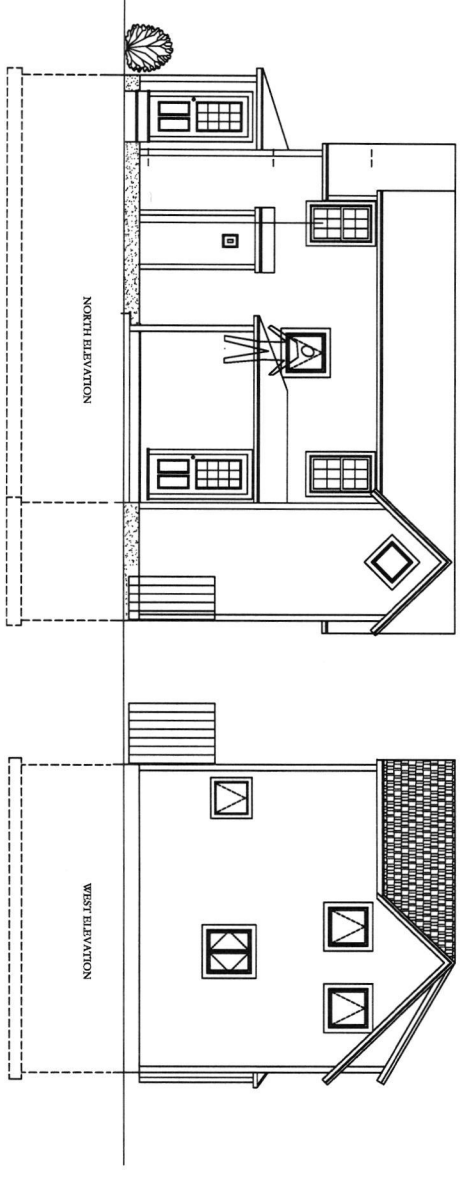
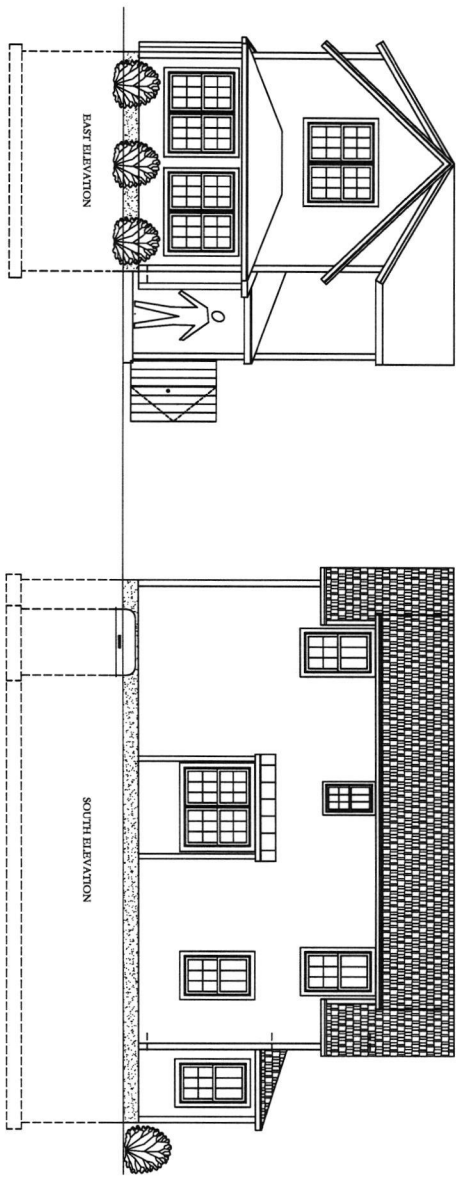


Proposed First Floor Plan
 603 SF



Proposed Second Floor Plan
 528 SF





PROPOSED ELEVATIONS

38 Ocean Ave.
 HANWORTH, N.C., N.A.
 PROJECT NO.
 SCALE: 1/8" = 1'-0"
 DATE: March 27, 2020

A 4.0

