

Town of Harwich • 732 Main Street, Harwich, MA 02645



ph: 508-430-7506

HISTORIC DISTRICT AND HISTORICAL COMMISSION

October 12, 2023

HANRON NANCI C
40 WILLIAMS ST UNIT 301
WELLESLEY, MA 02481

RE: ***HH2023-17 – Notice of Intent***
38 Ocean Ave, Harwich, MA 02645 Map: 6B Parcel: H1-2

Dear Applicant,

Enclosed please find a signed copy of the decision for your application request for a Notice of Intent for the above referenced property. The Commission approved your application with the conditions as indicated on the attached Findings / Determinations form.

Thereby, any necessary permits to authorize work may be applied for and a copy of said attached application may be required as part of the permitting process.

If a building permit application has already been submitted, please contact the office to confirm your application is no longer on hold for Historic review.

Sincerely,

Rachel Lohr
HDHC Secretary

CC: File

**TOWN OF HARWICH
HISTORIC DISTRICT & HISTORICAL COMMISSION
HARWICH CODE CHAPTER 131 ARTICLE II
NOTICE OF INTENT DETERMINATION
DEMOLITION DELAY BYLAW**



FINDINGS

1. Case No. **HH2023-17**
2. NOI Filing date: **August 11, 2023**
3. Date of Hearing(s): **September 27, 2023**
4. Vote:
5. Property / Map & Parcel: **38 Ocean Ave Map: 6B Parcel: H1-2**
6. Owner: **Nanci Hanron**
Applicant: **Nanci Hanron**
7. BCRD Recording Information: **Cert: 231754**
8. Subject Building/s is:
 - **Year Built 1920** and source used to determine age: **Town Assessing Records**
9. Demolition proposed:
 - Full
 - Partial
 - Briefly describe work: Demo entire existing structure and replace with new Single-Family Dwelling

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10. Historic Significance

- Building/s is Historically Significant:
- Listed in National/ State Historic Register of Historic Places; or
 - Direct association with one or more historically noteworthy persons or events; or with the political, cultural, economic or social history of the Town; or
 - Possesses particular architectural value/ significance as representative of a recognized architectural style or period, or due to the method of construction or materials used, or by virtue of association with an historically noteworthy architect; or
 - Listed in Town Historic Property Inventory.

Notes (e.g. condition of building/s; original building materials, details and features; additions and alterations; MACRIS information; photos; etc.):

Building is Not Historically Significant

Notes (e.g. condition of building/s; original building materials, details and features; additions and alterations; photos; etc.):

11. The proposed demolition

- would
- would not

destroy or substantially diminish the historic value/ significance of the subject building/s.

Notes: _____

Determination:

- Demolition delay period imposed (up to one year from date of determination if proposed demolition is determined to destroy or substantially diminish the historic value/ significance of the subject building/s)
 - Length of delay period imposed, including expiration date: _____
- No demolition delay period imposed
- Withdrawn without prejudice

This determination shall be valid for up to two (2) year following the date of its issuance hereunder.

Conditions

(If any, including those related to alternatives to demolition agreed to by applicant or to an applicant's commitment to construct to a specific proposed design/ plan to avoid imposition of a demolition delay)

No condition except subject to the elevation detailed in plan dated March 27, 2023

Harwich Historic District and Historical Commission

By:

John W. G.P.
 Chair *via chair*
 John W. Edwards

10/11/2023
 Date

If the Commission imposes a demolition delay, it may schedule additional hearings during such delay period to discuss potential alternatives to demolition with the applicant. The Commission shall have the authority to reduce or rescind the delay period, including either if it determines that there are no feasible alternatives to demolition, or if acceptable and feasible alternatives to demolition are developed, in which latter case the Commission is empowered to enter into an agreement with the applicant to ensure implementation of said alternatives.

Any person who violates Harwich Code, Chapter 131 Article II (Demolition Delay Bylaw) shall be subject to a fine of \$300 per day in addition to other appropriate legal actions to enjoin and restrain violations thereof. The Building Official is authorized to enforce the provisions of said Bylaw.

SEE ATTACHMENTS HERETO, AS APPLICABLE