

HH2023-20

**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, K&M Management, intend to demolish in whole or in part the structure located at  
(Print Owner/Applicant's Name) (Circle one)  
934 Route 28 S. Harwich, 34 134-51-0 CH-1  
(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) K&M Management Title \_\_\_\_\_

Mailing Address P.O. Box 128 South Harwich, MA 02666

Email Address Trish Kennedy @ c4.net Telephone 508-360-9426

Legal Owner's Authorization \_\_\_\_\_  
(Signature)

Applicant(s) (if different) Conserv Group Inc.

Mailing Address (if different) 110 State Rd Ste 7 Sagamore Beach MA 02562

Email Address bcatignani@conservgroup.com Telephone 508-888-6555

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TOWN CLERK  
HARWICH, MA

**Section 2 - Determination of Historical Significance**

Date Building was Constructed 1815/1830

Which records were used to establish this date? Town of Harwich Assessor's  
MAPS

Description of Structure(s) to be demolished (in whole or in part) Residential Cape,  
wood frame barn

Reason for Demolition redevelopment

Proposed Reuse Multi-family dwelling

Is the property on the Town's Inventory List: NO

Is the building listed on the National or Massachusetts Register of Historic Places? yes

If yes, which register? MAPS HRW, 124

Original Owner, if known Zepheniah Nickerson

Subsequent Owners, if known \_\_\_\_\_

What is known about the history of the property? \_\_\_\_\_

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: \_\_\_\_\_

Type of Architectural Style: Cape

Method of Construction: wood frame

Type of Materials Used: wood, vinyl siding, brick foundation

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 \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

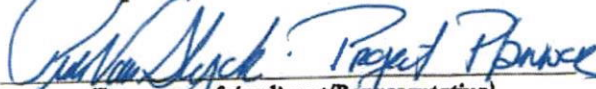
**Section 4 – Filing Requirements**


**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.***

  
(Signature of Applicant/Representative)  
Core Sew Group, Inc

  
(Date)

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** HRW.124  
**Historic Name:** Nickerson, Zepheniah House  
**Common Name:**  
**Address:** 934 Rt 28  
  
**City/Town:** Harwich  
**Village/Neighborhood:** South Harwich;  
**Local No:**  
**Year Constructed:** C 1830  
**Architectural Style(s):** Federal;  
**Use(s):** Single Family Dwelling House;  
**Significance:** Architecture;  
**Area(s):** HRW.C  
**Designation(s):**  
**Building Materials:** Roof: Asphalt Shingle;  
Wall: Vinyl Siding; Wood;  
Foundation: Brick;  
**Demolished** No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Wednesday, August 2, 2023 at 12:11 PM

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HRW.124

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

JUL 7 1995

[ ]

Harwich

C

124

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116  
MASS. HIST. COMM.

Town Harwich

Place (*neighborhood or village*)  
South Harwich

Address 934 Route 28

Historic Name Zephaniah Nickerson House

Uses: Present residence \_\_\_\_\_

Original residence \_\_\_\_\_

Date of Construction c.1830

Source maps \_\_\_\_\_

Style/Form Federal

Architect/Builder \_\_\_\_\_

Exterior Material: \_\_\_\_\_

Foundation brick

Wall/Trim vinyl siding

Roof asphalt shingles

Outbuildings/Secondary Structures  
\_\_\_\_\_  
\_\_\_\_\_

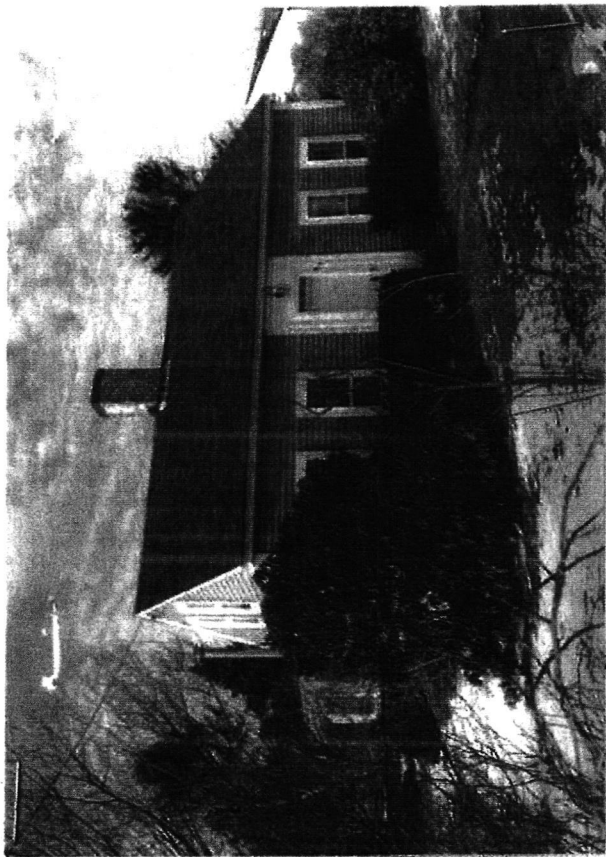
Major Alterations (*with dates*)  
vinyl siding  
\_\_\_\_\_  
\_\_\_\_\_

Condition good

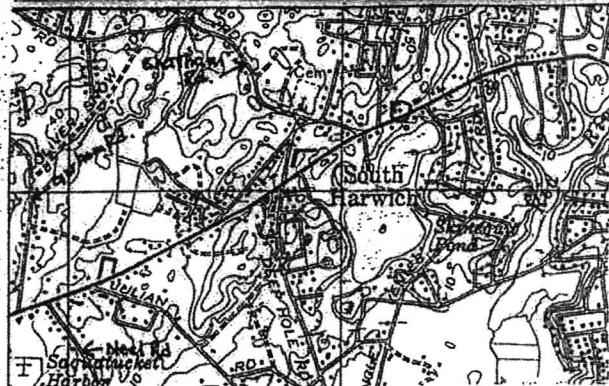
Moved  no  yes Date \_\_\_\_\_

Acreage .8 acre

Setting  
on bust east-west state highway, residential and commercial mix, building has minimal setback from street. facade faced south



left



↑  
N

Recorded by Deirdre Brotherson

Organization Harwich Hist Comm

Date (*month/year*) March/1993

## INVENTORY FORM CONTINUATION SHEET

Community

Property Address

HRW.124

Harwich

934 Route 28

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Area(s) FormNo.

C	124
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## ARCHITECTURAL DESCRIPTION:

The residence at 934 Route 28 was built c.1830 and is a full cape. This 5x2 bay, wood frame, one story, side gable building has vinyl siding and sits on a brick foundation. A brick chimney is located in the center at the ridge. The center entrance contains a six panel wood door with a transom light above. Channeled pilasters flank the door with a flat frieze and molded drip cap above. The windows contain 9/6 sash with flat casings. The boxed cornice is closely cropped. A one story ell extends off the back of the building and has the same details but has been heavily renovated.

## HISTORICAL NARRATIVE:

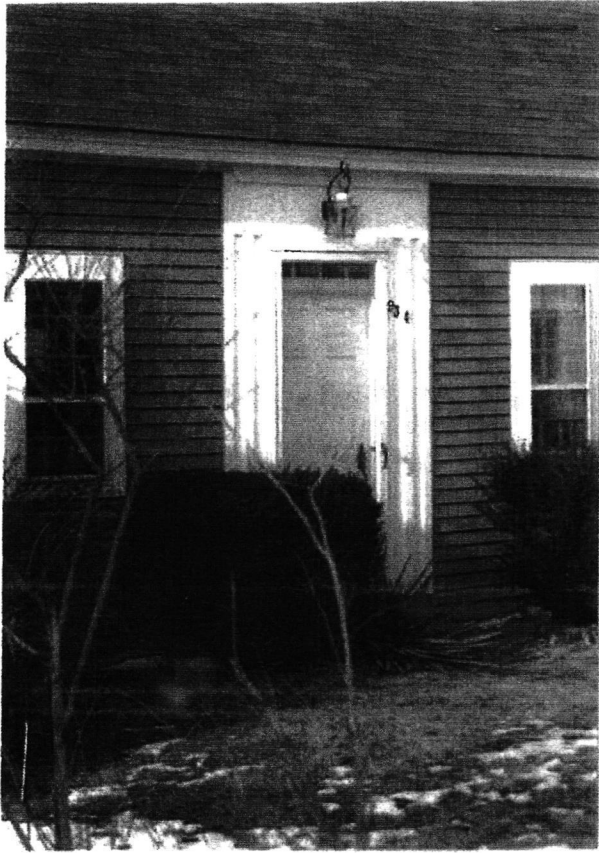
This house was occupied by Zephaniah Nickerson (b.1812) as early as 1830 through his death in 1890 at which time the property was purchased by Rufus Small, barrel manufacturer, and incorporated with his property to the west. Zephaniah Nickerson lived in South Harwich and was a selectman of Harwich for 16 years. He fished for cod and mackerel and was employed by the Public Utilities Commission in charge of harbor improvements along the eastern coast (Men of the Sea 1977:16). In 1832, Nickerson, along with Silvanus Eldridge, Amasa Nickerson, Jonathan Small, Darius Weeks and James Long, were "incorporated and made a body politic for the purpose of making the necessary improvements for the preservation and taking" of alwives "in Red River and Skinnequit's Stream." The company had full power to clear out the streams in an effort to improve the quality and productivity of the alwife population (Paine1937:349).

The architectural integrity of this building has been diminished by the application of synthetic siding.

## BIBLIOGRAPHY:

Deyo, 1880.  
Paine, 1937.  
Maps: 1831, 1858, 1880, 1910.  
1874, 1901, 1929 Directory.

Recommended for listing in the National Register of Historic Places: yes  no







Key: 9177

Town of HARWICH - Fiscal Year 2023

12/21/2022 7:21 pm SEQ#: 7,853

LEGAL

LAND

DETACHED

BUILDING

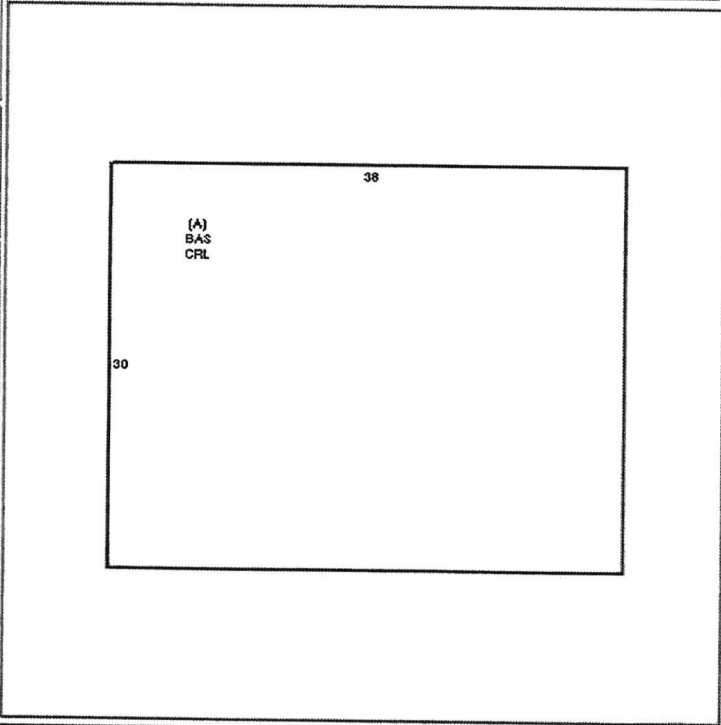
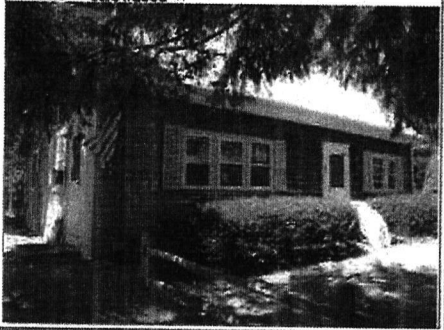
CURRENT OWNER		PARCEL ID	LOCATION	
SIX CROWN LLC C/O K&M MANAGEMENT PO BOX 128 SOUTH HARWICH, MA 02861		34-S1-0	934 ROUTE 28	
		TRANSFER HISTORY	DOS	T SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1000	100	MULTIPLE HSES		2	2 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Topo	Lpl	VC	CREDIT AMT	ADJ VALUE
----	---	----------	-----	------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	N O T E		LAND	95,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/31/2006



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2010	MO	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			
STYLE	1	1.35	RANCH [100%]	REVIEW	9/27/2005	DS	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1880	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,140	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	1,140		0.00	
\$NLA(RCN)	\$183	OVERALL	1.131	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,140	1860	178.79	203,818
CAPACITY						ROOF SHAPE	1								
STORIES(FAR)	1		1.00	ROOF COVER	1	GABLE	1.00								
ROOMS	6		1.00	FLOOR COVER	4	ASPHALT SHINGLE	1.00								
BEDROOMS	2		1.00	INT. FINISH	2	TILE	1.00								
BATHROOMS	2	\$4,882		HEATING/COOLING	7	FL/WALL FURN.	0.98								
HALF BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00								
UNITS	2		.85	USE	0		1.00								

TOTAL RCN	208,500
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT/ELEC	
EFF.YR/AGE	1950 / 71
COND	54 54 %
FUNC	0
ECON	0
DEPR	54 % GD 48
RCNLD	\$95,900



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**CAI Technologies**  
 Precision Mapping. Computer Solutions.

Note:  
 These maps are not intended for use in conveying or for  
 engineering design purposes. The Town of Harwich and its

# TOWN OF HARWICH ASSESSORS MAP

43	44
33	34

N

MAI  
34



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

Town of HARWICH Abutters Within 50 feet of Parcel 34/S1/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
3892	34-J95-0-R	MURRAY MARTHA B ET ALS SCHUESSLER ERIC C,MURRAY EMILY	1 INDIAN TRL	1 INDIAN TRL	HARWICH	MA	02645
5195	34-S1-1-0-R	BIG ROXY LLC	928 ROUTE 28	30 BRIXTON RD	GARDEN CITY	NY	11530
5253	34-S1-124-0-R	CRANBERRY INVESTMENTS LLC	940 ROUTE 28	C/O K&M MANAGEMENT PO BOX 128	SOUTH HARWICH	MA	02661
5267	34-V1-7-0-R	COOMBS BARBARA J ESTATE OF C/O MERITUS JEAN ENOCK &	929 ROUTE 28	258 HIGHBANK RD	S YARMOUTH	MA	02664
5279	34-X2-A-0-R	941 MAIN LLC	941 ROUTE 28	941 ROUTE 28 PO BOX 183	S HARWICH	MA	02661
5280	34-X2-0-R	WHITE BROOKE S & SCOTT CELESTE E	937 ROUTE 28	939 ROUTE 28	HARWICH	MA	02645
9177	34-S1-0-R	SIX CROWN LLC	934 ROUTE 28	C/O K&M MANAGEMENT PO BOX 128	SOUTH HARWICH	MA	02661