

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



ph: 508-430-7506

HISTORIC DISTRICT AND HISTORICAL COMMISSION

September 28, 2023

K&M MANAGEMENT
PO BOX 128
SOUTH HARWICH, MA 02661

RECEIVED
TOWN CLERK
HARWICH, MA
2023 SEP 28 A 9:56

RE: *HH2023-20 – Notice of Intent*
934 Route 28, Harwich, MA 02645 Map:34 Parcel: S1

Dear applicant and or property owner,

Enclosed please find a signed copy of the decision for your application request for a Notice of Intent for the above referenced property. At your hearing date of September 27, 2023, the Historic District and Historical Commission issued a finding of Historic Significance on the above-mentioned structures thereby invoking the demolition delay of one year, with conditions as indicated on the attached Findings / Determinations form. Therefor the demolition delay period would end on September 26, 2024.

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

If you have any questions or comments, please do not hesitate to contact this office.

Sincerely,

Rachel Lohr
HDHC Secretary

CC: Building Commissioner
Town Clerk
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. **HH2023-20**
2. NOI Filing date: **August 16, 2023**
3. Date of Hearing(s): **September 20, 2023, Sept 27, 2023**
4. **Vote:**
5. Property / Map & Parcel: **934 Route 28 Map: 34 Parcel: S1**
6. Owner: **K&M Management**
Applicant: **Conserv Group Inc.**
7. BCRD Recording Information: **CERT: 186333**
8. Subject Building/s is:
 - **Year Built 1815 & 1860** and source used to determine age: **State and Town Assessing Records. MACRIS number: HRW.124**
9. Demolition proposed:
 - Full
 - Partial
 - Briefly describe work: The project proposes a full demolition of the two existing structures, to replace with multi-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.):

and listed MACRIS

- 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: 12 mos. Sept 26, 2024

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)

Harwich Historic District and Historical Commission

By:

Theresa Drake
Chair

Sept 27, 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