

HH 2023-21

**TOWN OF HARWICH
HISTORIC DISTRICT AND
HISTORICAL COMMISSION**



RECEIVED
TOWN CLERK
HARWICH, MA
SEP 18 A 10:56

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, AAAEK LLC, intend to demolish **in whole or in part** the structure located at
(Print Owner/Applicant's Name) (circle one)

33 Freeman Street, Harwich Port, MA 02646, 15 / B5-C-0 R-L
(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) AAAEK LLC Title _____

Mailing Address 45 Austin PL, Briarcliff, NY 10510

Email Address C/O Ford & Ford - jeff@fordandfordattorneys.com Telephone C/O Ford & Ford - (508) 430-1900

Legal Owner's Authorization _____
(Signature) *Attorney Applicant/owner*

Applicant(s) (if different) AAAEK LLC (Same)

Mailing Address (if different) C/O Ford & Ford Attorneys - 72 Mian Stret, POB 485, West Harwich, MA 02671

Email Address jeff@fordandfordattorneys.com Telephone (508) 430-1900

Section 2 - Determination of Historical Significance

Date Building was Constructed 1889 Per Town of Harwich Assessing Field Card, 1888 Per Town Inventory List (see Attached copies).
(1995-2000 Additions)

Which records were used to establish this date? Town of Harwich Assessor's Field Card & Town Inventory List.

Description of Structure(s) to be demolished *(in whole or in part)*

See plans attached showing highlighted areas of removal.

Reason for Demolition Removal of single-story additions to historic house and constructions of new addition in place thereof all per plans attached,

Proposed Reuse Original historic structure to be preserved.

Is the property on the Town's Inventory List: Yes - (See sheet from Inventory List Attached)

Is the building listed on the National or Massachusetts Register of Historic Places? No

If yes, which register? NA

Original Owner, if known Unknown

Subsequent Owners, if known (See prior two owners per Field Card attached)

What is known about the history of the property? _____

Applicants knowledge is limited to the information submitted with the application.

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: _____

Applicant is unaware of any noteworthy events or with political, cultural, economic or social history of the town of region.

Type of Architectural Style: Cape Style

Method of Construction: Wood frame

Type of Materials Used: Wood

Name(s) of Architect, Designer or Builder if known: _____

Unknown

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition or Partial Demolition

For Partial Demolition, describe portion(s) to be demolished _____

Applicant has worked with their design team to preserve the original portion of the dwelling, remove single-story additions which have been added over time, and construct a new addition in place thereof to compliment the original historic deign (all per plans attached).

Age(s) of portion(s) to be demolished Estimated 1995 - 2000 for single-story additions.

Describe how the remaining structure will be treated and renovated _____

(See detailed plans attached)

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional _____

None.

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 _____

Applicant has worked with their design team to preserve the original historic portions of the structure, and have designed the new additions and alterations to further compliment the original historic structure (see plans and elevations attached).

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.

 / Attorney for Applicant
(Signature of Applicant/Representative)

9-14-23
(Date)

Key: 2128

Town of HARWICH - Fiscal Year 2023

12/21/2022 7:21 pm SEQ #: 1,9

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
AAAEK LLC 45 AUSTIN PL BRIARCLIFF, NY 10510				15-B5-C-0				33 FREEMAN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
AAAEK LLC				04/08/2013	QS	720,000	(200026)					
SAWYER DAVID G JR				11/10/1999	QS	395,000	(155497)					
STAATS DENNIS A &				03/16/1990	A	90,000	(120000)					
CD	T	AC/SF/UN	NgH	Inf1	Inf2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,988	7	1.00	1	1.00	100	1.00	6	2.20		393,570


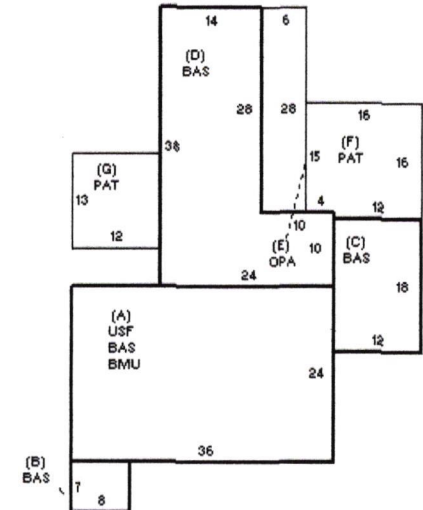
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CART
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st
547	10/07/2019	53	ALTER-NO GR	30,000	08/03/2020	NF	100
	09/06/2013	6	CYCL GROWTH			TT	100
338	05/30/2000	56	CYCL-NO GR		06/11/2009	MO	100
		3	ALTERATIONS	70,000	02/08/2001	MO	100

LAND

TOTAL	16,988 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
NgH	NGH 7	NOTE	LAND	393,600	342,300		
Inf1	NONE		BUILDING	748,900	569,800		
Inf2	FACTOR 100		DETACHED	11,700	10,700		
			OTHER	0	0		
			TOTAL	1,154,200	922,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	G 0.90 18X20	1930	360	36.20	11,700	08/03/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/11/2009	MO	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			TOTAL RENOVATION 2000.
STYLE	7	1.35	OLD STYLE [100%]	REVIEW	9/11/2020	MR	
QUALITY	V	1.60	VERY GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

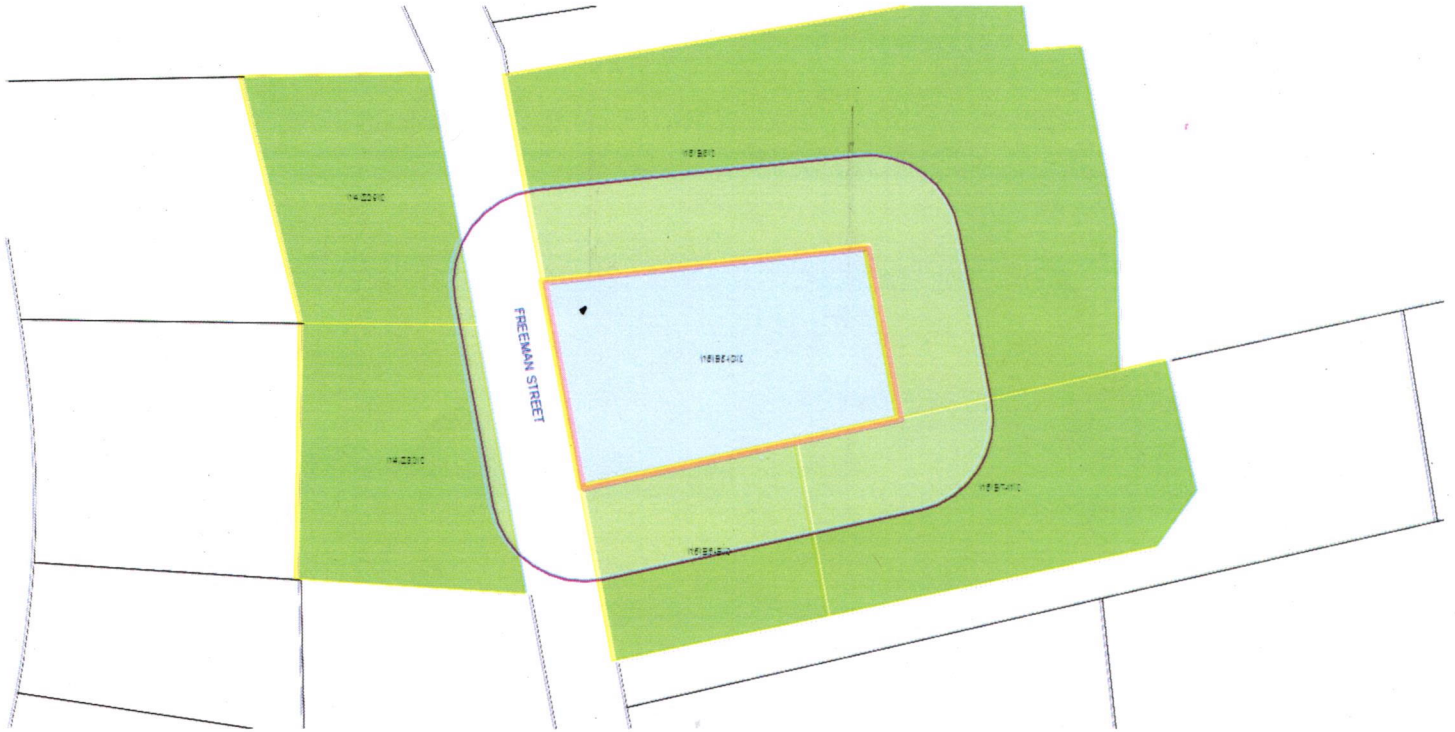
LINDIN

YEAR BLT	1889	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	9c		
NET AREA	2,632	DETAIL ADJ	1,000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		87.47	75,574	CONDITION ELEM			
\$NLA(RCN)	\$343	OVERALL	1,380	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	864	1889	254.33	219,745	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,552	1889	304.96	473,300	INTERIOR			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	216	1996	304.96	65,871	KITCHEN			
				FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	168		89.87	15,099	BATHS			
				INT. FINISH	2	DRYWALL	1.00	+	PAT	N	PATIO	408		17.45	7,121	HEAT/ELEC			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			18,194.60	18,195				
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS LOG/FP/E FP	1			10,915.90	10,916				
				USE	0		1.00	ODS	O	OUT DOOR SHOWER	1			4,235.10	4,235				
																		EFF. YR/AGE	1995 / 1
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD
																		RCNLD	\$7

	A	B	C	F	G	AO	AP	AQ	AR	AS
1	KEY	MAP	PARCEL	STREET NAME	STREET	ASSESSOR	MACRIS	2015 Survey	PROPERTY NAME	MACRIS NUMBER
2					numb.	DATE	DATE	DATE	(IF KNOWN)	(http://mhc-macris.net/Towns)
236	17338	21	X3-1	DOANE RD	53			1880		Barn, only
237	2766	21	X1-1	DOANE RD	69	1850		1870		
238	17341	21	W5-2	DOANE RD	74	1740	1750	1750		HRW.315
239	2538	21	K3	DOANE RD	82	1840		1840		
240	11540	21	K7-1	DOANE RD	86	1790	1800	1800		HRW.314
241	1443	12	P1-B	EARLE RD	99	1900		1900		
242	1395	12	N1-3	EARLE RD	108	1905		1890		
243	1463	12	P4-A2	ERNST WAY	1	1900		1900		
244	2074	13	Z4	ESSEX PL	8	1910		1910		
245	2075	13	Z5	ESSEX PL	10	1910		1910		
246	5681	66	S3	FACTORY RD	1018	1900		1900		
247	10904	105	C1-3	FIELD HOUSE LN	17	1780		1780		age doubtful
248	3564	31	C2	FOREST ST	177	1828	1828	1828	Robbins, Capt. Nathaniel House	HRW.352
249	4226	40	X1-B	FOREST ST	192	1830		1830		
250	7864	40	Z1	FOREST ST	205	1860		1860		
251	4239	40	Z2	FOREST ST	211	1880		1880		
252	8549	15	Q8	FREEMAN ST	6	1880		1880		
253	2208	15	Q6	FREEMAN ST	12	1860		1860		
254	2209	15	Q7	FREEMAN ST	20	1860		1890		
255	17336	15	B7-1	FREEMAN ST	27	1850		1850		
256	8535	15	B5-B	FREEMAN ST	31	1989		1900		
257	2128	15	B5-C	FREEMAN ST	33	1888		1888		
258	2119	15	A7-1	FREEMAN ST	41	1860		1915		
259	2117	15	A5	FREEMAN ST	45	1760		1870	Bldg #1	
260	2117	15	A5	FREEMAN ST	45	1850		1890	Bldg #2, aka 47 Freeman	
261	1935	15	A1	FREEMAN ST	51	1880		1880		
262	2883	23	R1	FREEMAN ST	53	1930		1870		heavily altered
263	2888	23	R4	FREEMAN ST	63	1920		1900		
264	3535	30	T1-11	GILBERT LN	98	1750		1750		Hale research
265	171	1	B1-B	GORDON RITCHIE RD	14	1879		1879		
266	78	1	B6	GORDON RITCHIE RD	26	1912		1912		

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

Town of HARWICH Abutters Within 50 feet of Parcel 15/B5-C/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
17336	15-B7-1-0-R	KING JOHN J III TRS ET AL JOHNSON PAMELA TRS	27 FREEMAN ST	1 BRICKYARD CT	BRUNSWICK	ME	04011
2128	15-B5-C-0-R	AAAEK LLC	33 FREEMAN ST	45 AUSTIN PL	BRIARCLIFF	NY	10510
2133	15-B6-0-R	37FSHP LLC	37 FREEMAN ST	37 FREEMAN ST	HARWICH PORT	MA	02646
2258	14-Z30-0-R	WOOD MARY ELLEN	32 FREEMAN ST	680 W HICKORY ST	LOUISVILLE	CO	80027
8535	15-B5-B-0-R	MARTIN ROBERT A MARTIN DEBORAH K	31 FREEMAN ST	31 FREEMAN ST	HARWICH PORT	MA	02646
8577	14-Z29-0-R	DIVING OSPREY LLC	40 FREEMAN ST	340 WEST 11TH ST UNIT BE	NEW YORK	NY	10014