

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

23 Davis Lane Harwich Port, 8 / N-6 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) Thomas A. Cosmer 2012 Family Trust, Thomas A. Cosmer Title Trustee

Mailing Address 19 Davis Lane, Harwich Port, MA. 02646

Email Address tomcosmer@gmail.com Telephone 718 404 4790

Legal Owner's Authorization DocuSigned by: Tom Cosmer  
(Signature)

Applicant(s) (if different) Michael Tartamella AIA

Mailing Address (if different) 160 Commonwealth Ave Suite L3 Boston, MA 02116

Email Address mtartamella@patrickahearn.com Telephone 617.266.1710 ex.211

**Section 2 - Determination of Historical Significance**

Date Building was Constructed 1888

Which records were used to establish this date? Town property card

Description of Structure(s) to be demolished *(in whole or in part)* Cape with additions and separate cottage

Reason for Demolition New single family residence

Proposed Reuse N/A

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 Unknown

Subsequent Owners, if known Charles Lee, Barbara Lee

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: No

Type of Architectural Style: Classic Cape

Method of Construction: Wood frame

Type of Materials Used: White cedar shake sidewalls with cedar shake roof shingles

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 \_\_\_\_\_

Age(s) of portion(s) to be demolished 1885, 1930

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 Town property card states termite damage

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 Renovation plans were cost prohibited based on the condition of the existing structures

**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)

11/14/23  
\_\_\_\_\_  
(Date)

PATRICK AHEARN  
ARCHITECT

Date: 11/10/2023

To: Town of Harwich Historic District and Historical Commission

Re: 23 Davis Lane – Non-Owner Application Authorization

I, Thomas Cosmer on this day of 11/10/2023 authorize the offices of Patrick Ahearn Architect and William D. Crowell Esq. to submit the application for Note of Intent and represent our interests at the Historic District and Historical Commission Meeting.

Sincerely,

Thomas Cosmer  
Owner – 23 Davis Lane  
Harwich Port, MA 02646

DocuSigned by:  
*Tom Cosmer*  
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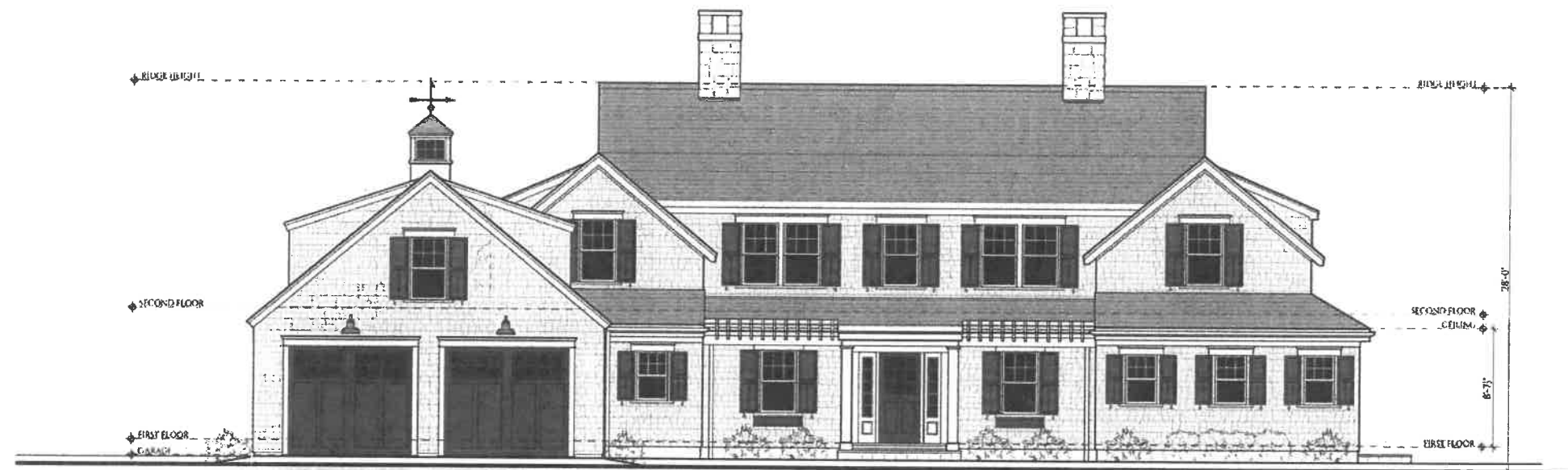
11/10/2023

Signature

Date

# 23 DAVIS LANE

NOVEMBER 16, 2023 DEADLINE



## NOTICE OF INTENT

HARWICH HISTORICAL COMMISSION

PATRICK AHEARN  
ARCHITECT

23 DAVIS LANE  
HARWICH PORT, MASSACHUSETTS

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## INDEX OF DRAWINGS

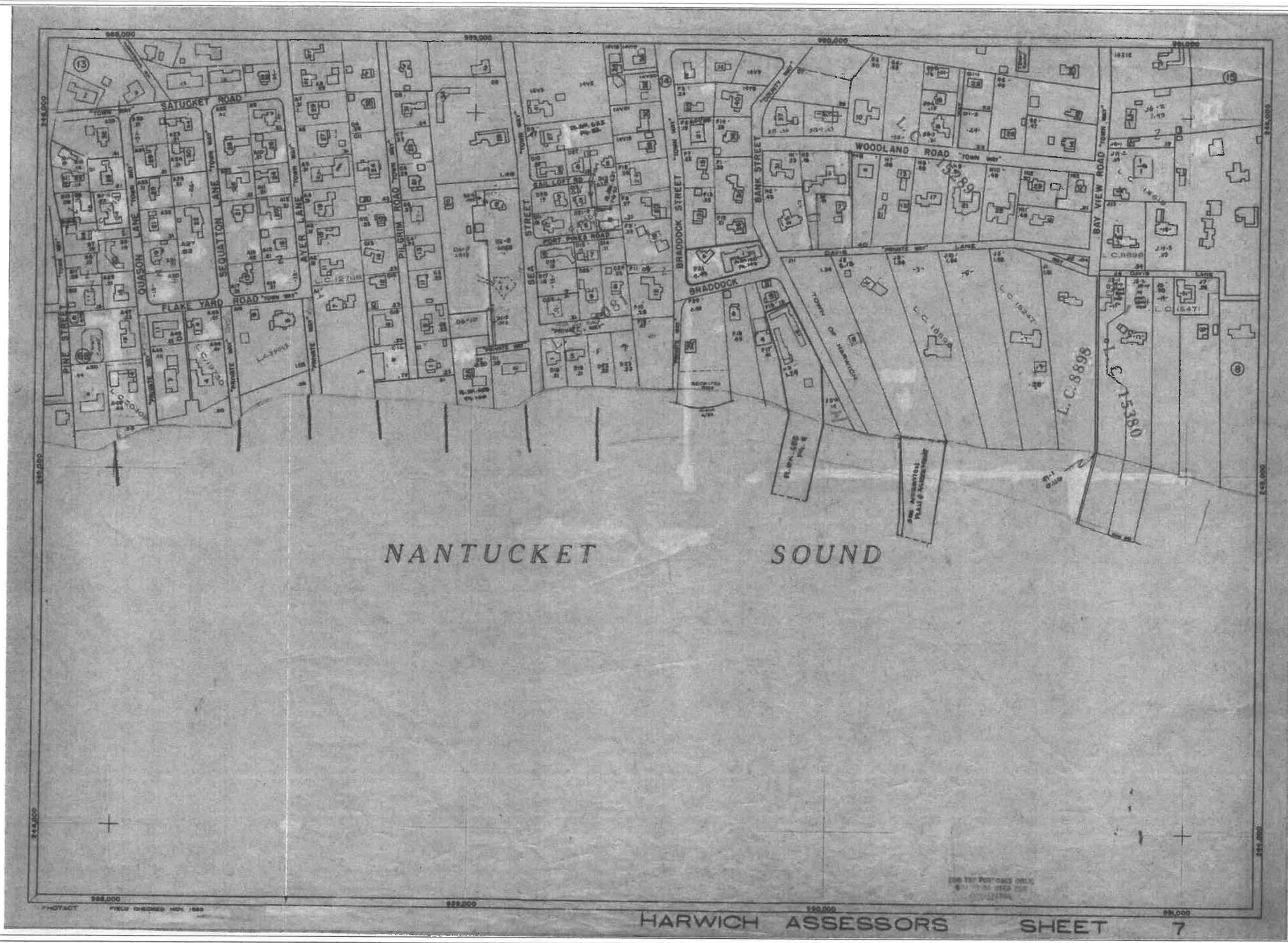
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### EXISTING PROPERTY

- 1....LOCUS MAP
- 2....EXISTING SITE PLAN
- 3....EXISTING PHOTOS
- 4....EXISTING PHOTOS
- 5....EXISTING PHOTOS
- 6....EXISTING PHOTOS
- 7....EXISTING PHOTOS
- 8....EXISTING PHOTOS
- 9....EXISTING PHOTOS

### PROPOSED DESIGN

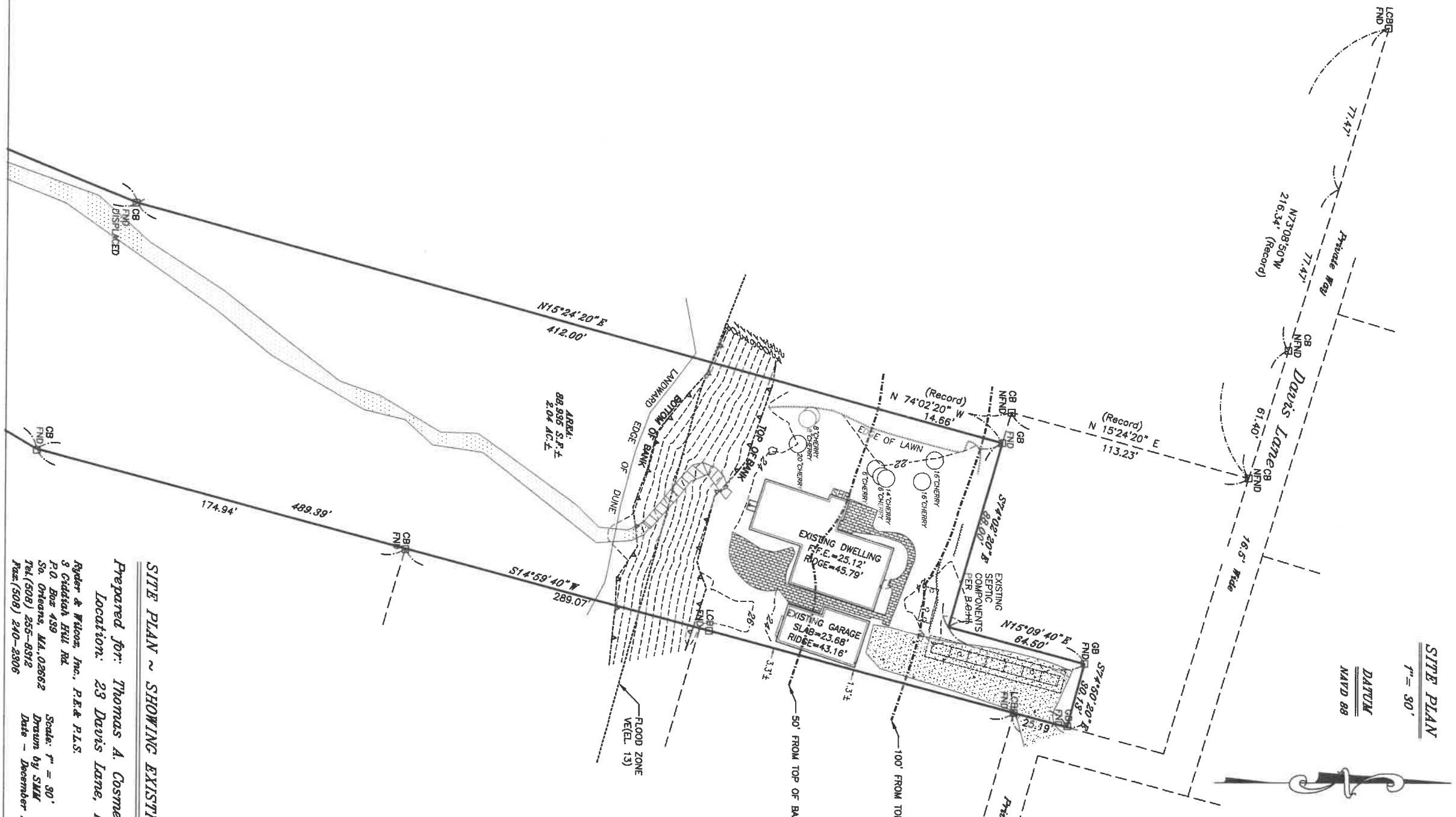
- 10...FIRST FLOOR PLAN
- 11....SECOND FLOOR PLAN
- 12...BASEMENT FLOOR PLAN
- 13...NORTH ELEVATION
- 14...SOUTH ELEVATION
- 15...WEST ELEVATION
- 16...EAST ELEVATION



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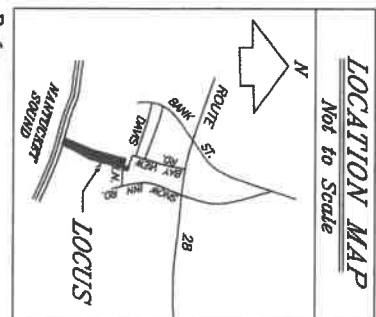
**LOCUS MAP**  
HARWICH PORT, MASSACHUSETTS

LOCUS MAP



**SITE PLAN**  
1" = 30'

**DATUM**  
NAVD 88



Reference  
Asst's Map 8, Plat. N-6  
Dd. Bk. 25234 Pg. 34

**SITE PLAN ~ SHOWING EXISTING CONDITIONS**

Prepared for: **Thomas A. Cosner & Lonnie A. Cosner**  
 Location: **23 Davis Lane, Harwich, MA**  
 Ryder & Wilson, Inc. P.E. & P.L.S.  
 9 Coddick Hill Rd.  
 P.O. Box 459  
 So. Orleans, MA 02662  
 Tel. (508) 255-8312  
 Fax. (508) 240-8306  
 Scale: 1" = 30'  
 Drawn by: **SMW**  
 Date - **December 21, 2022**

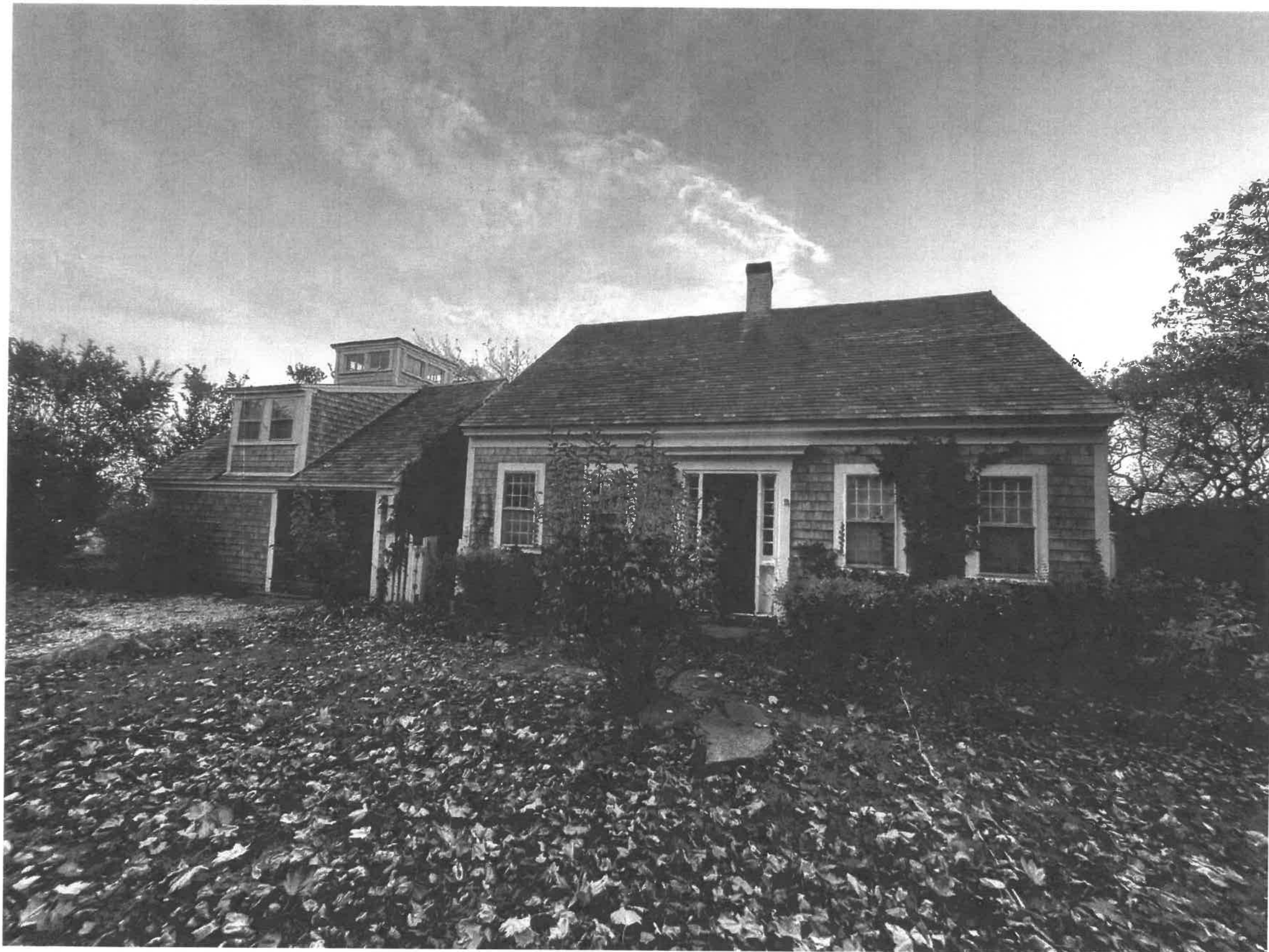
Job No. 10712

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ARCHITECT

**EXISTING SITE PLAN**  
HARWICH PORT, MASSACHUSETTS

PLOT PLAN





EXISTING NORTH ELEVATION

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— ARCHITECT —

EXISTING CONDITIONS PHOTOGRAPHS  
HARWICH PORT, MASSACHUSETTS

EXISTING PHOTOS

| 3

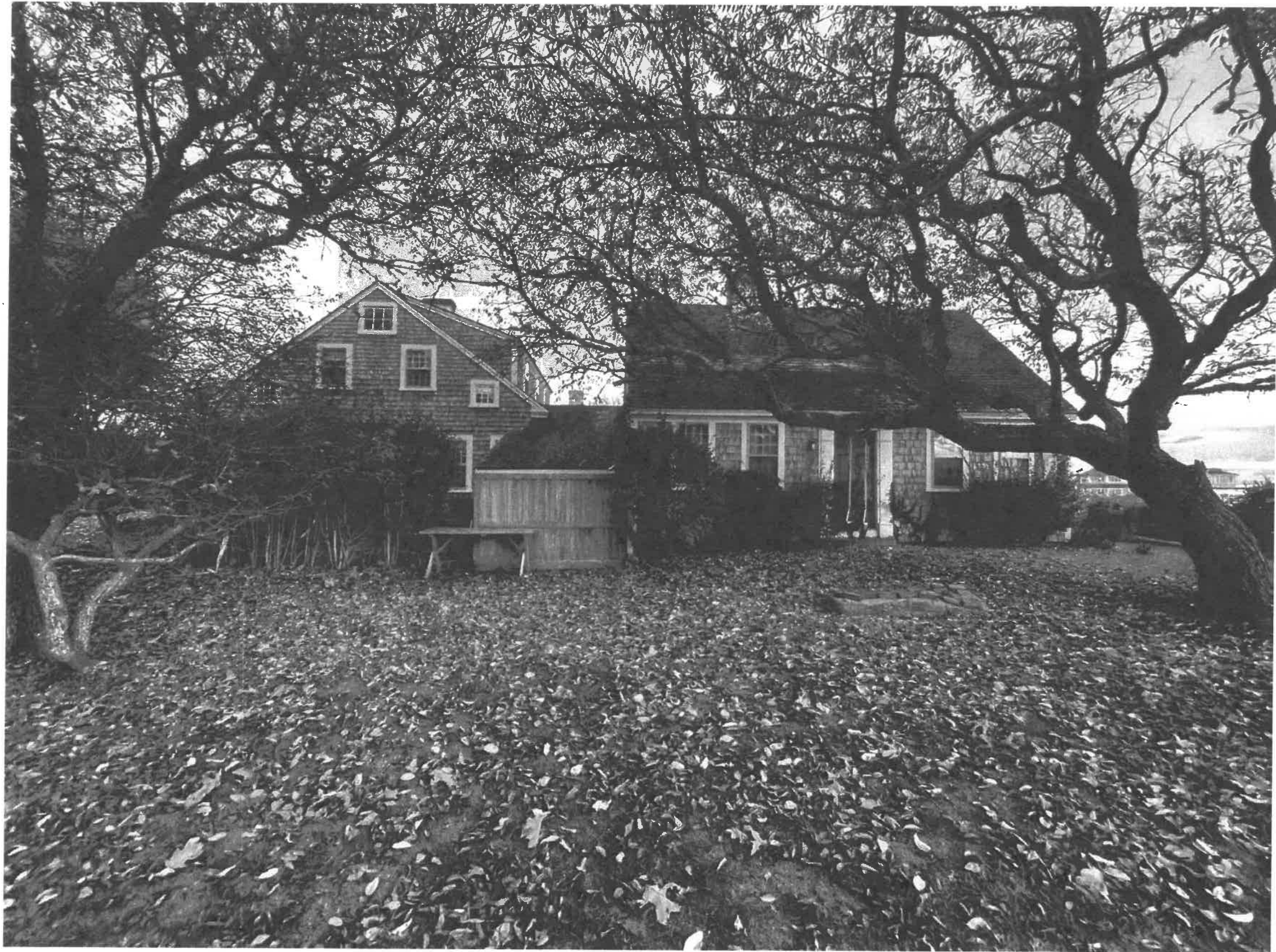


EXISTING WEST ELEVATION

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EXISTING CONDITIONS PHOTOGRAPHS  
HARWICH PORT, MASSACHUSETTS

EXISTING PHOTOS



EXISTING SOUTH ELEVATION

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EXISTING CONDITIONS PHOTOGRAPHS  
HARWICH PORT, MASSACHUSETTS

EXISTING PHOTOS



EXISTING SOUTH ELEVATION

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EXISTING CONDITIONS PHOTOGRAPHS  
HARWICH PORT, MASSACHUSETTS

EXISTING PHOTOS



EXISTING EAST & SOUTH ELEVATION

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EXISTING CONDITIONS PHOTOGRAPHS  
HARWICH PORT, MASSACHUSETTS

EXISTING PHOTOS

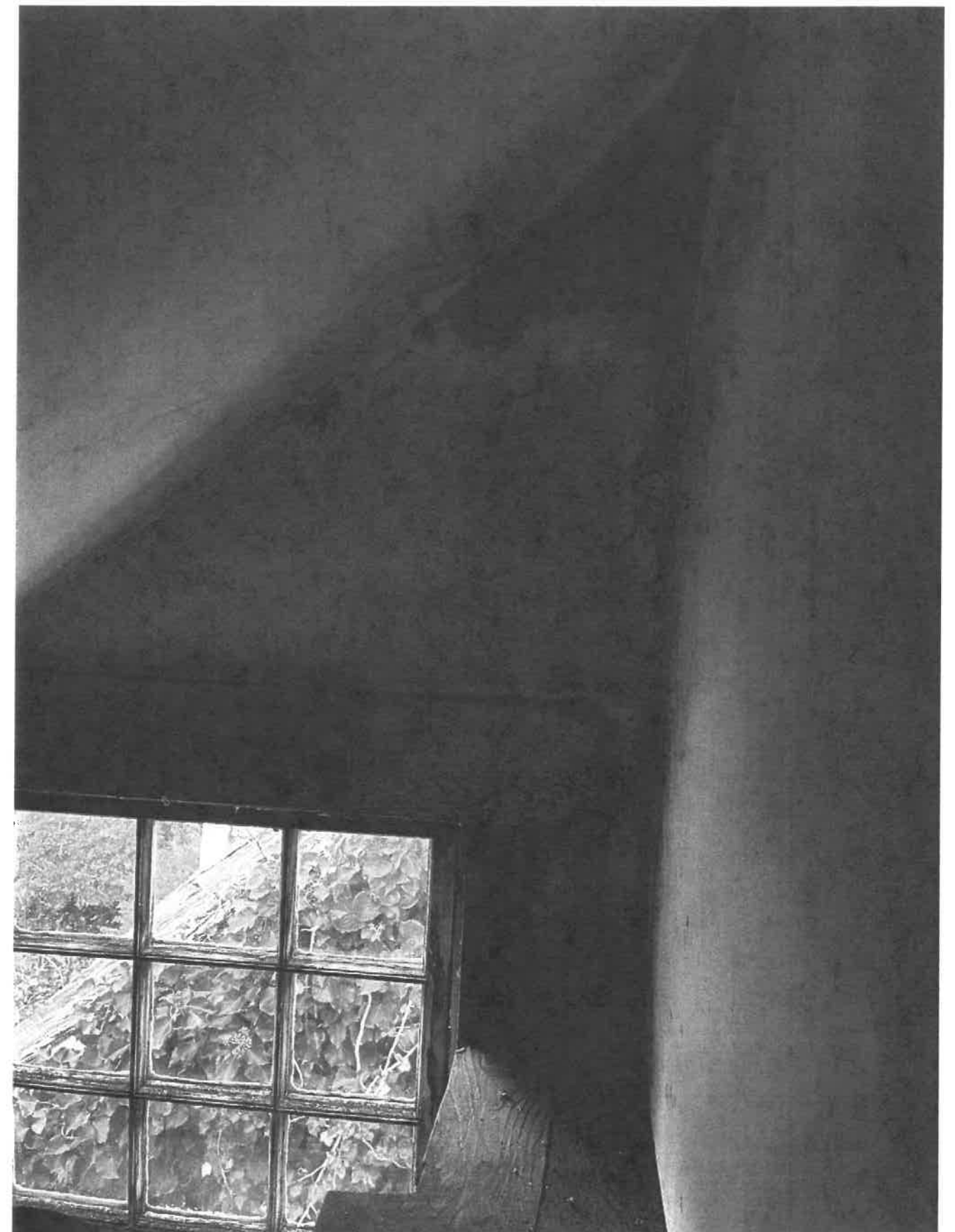


EXISTING SOUTH ELEVATION

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EXISTING CONDITIONS PHOTOGRAPHS  
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EXISTING PHOTOS



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EXISTING CONDITIONS PHOTOGRAPHS  
HARWICH PORT, MASSACHUSETTS

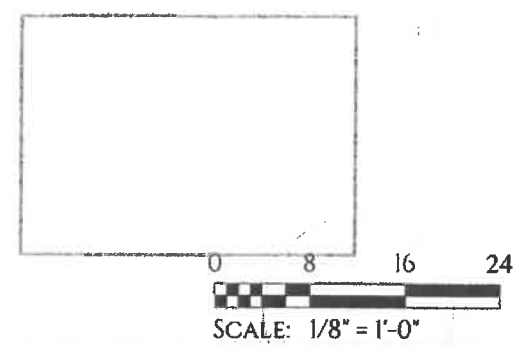
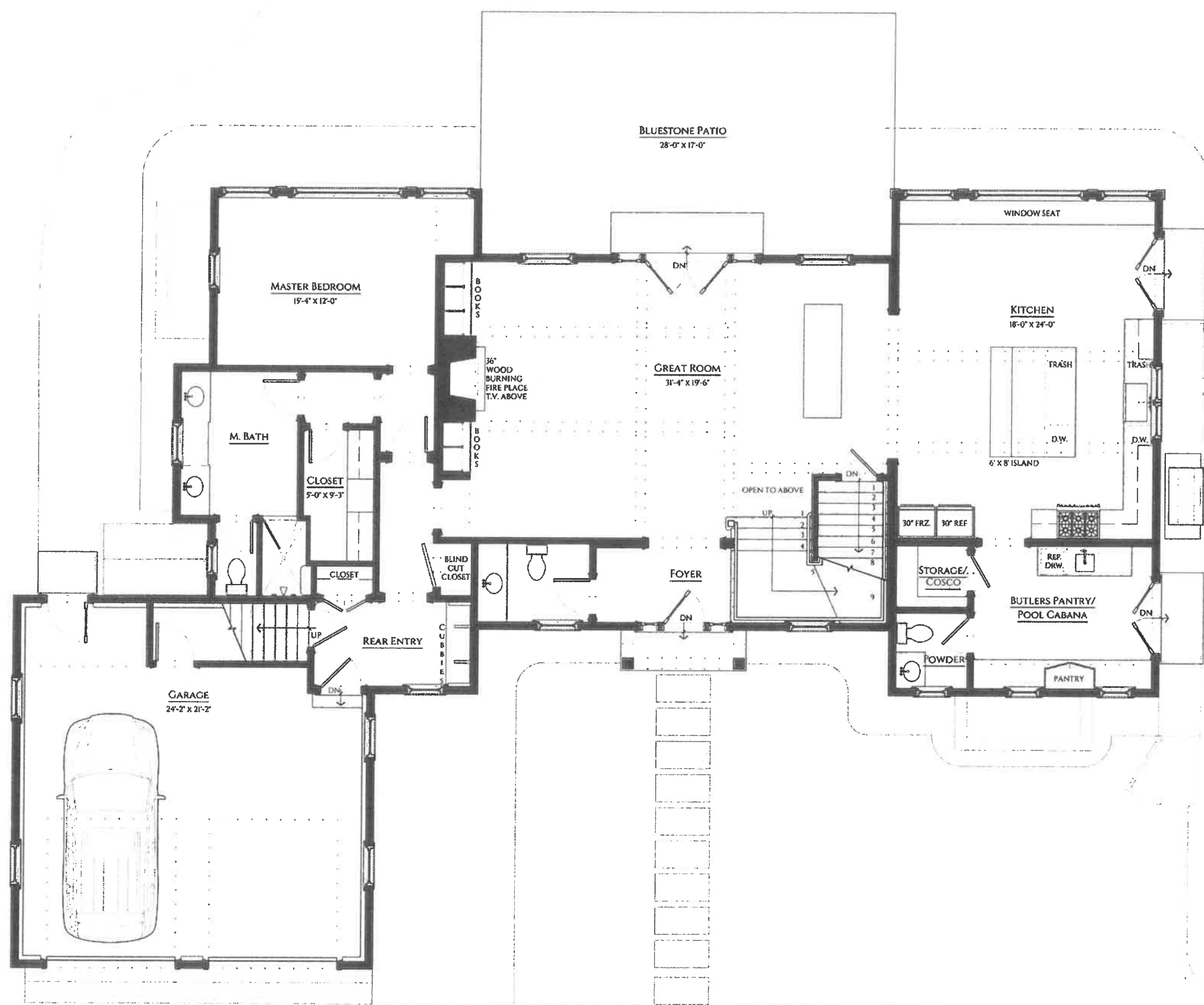
EXISTING PHOTOS

# PROPOSED DESIGN

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23 DAVIS LANE



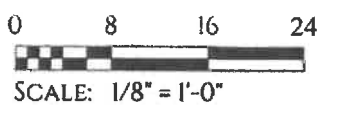
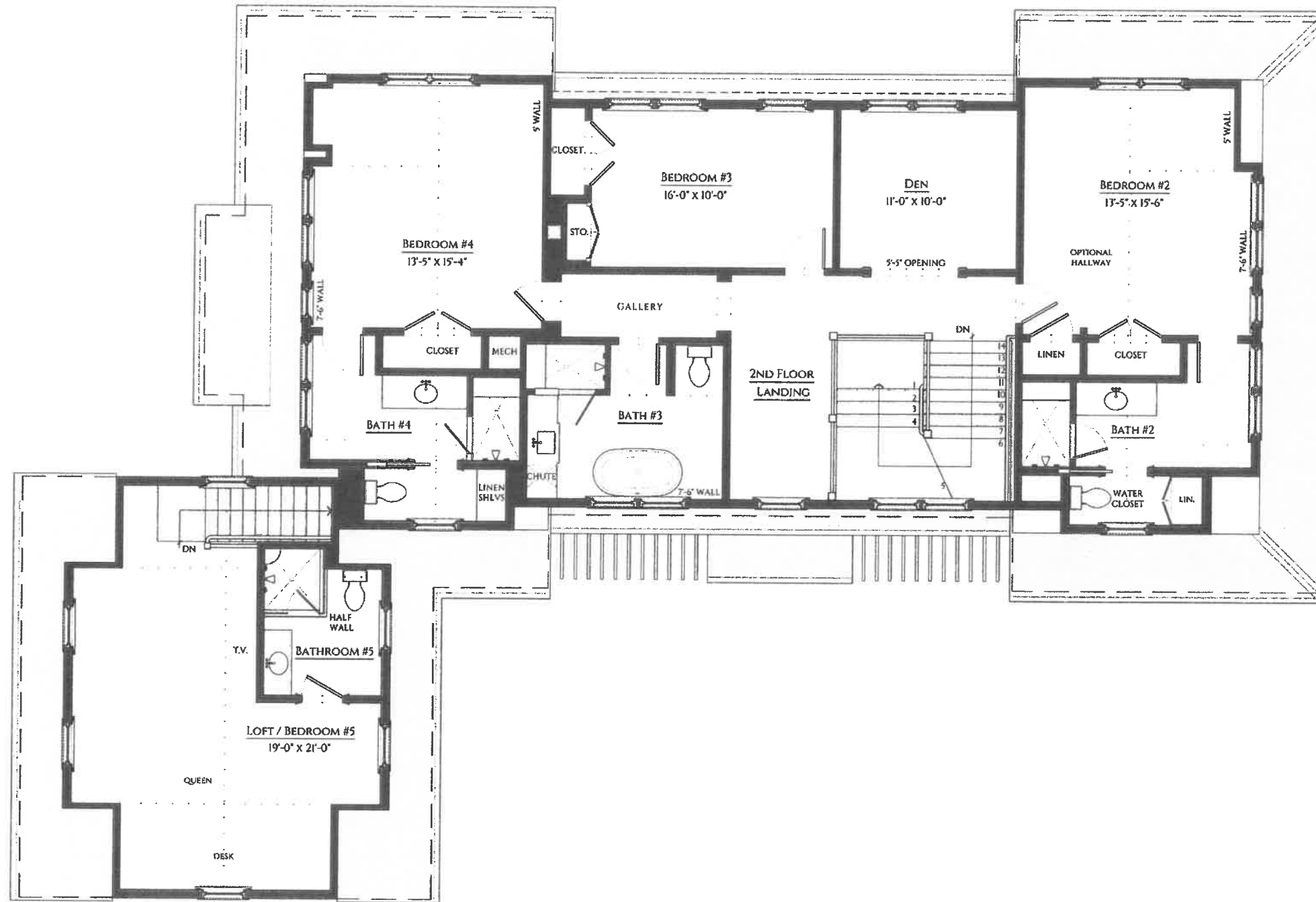


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**23 DAVIS LANE**  
HARWICH PORT, MASSACHUSETTS

PROPOSED FIRST FLOOR

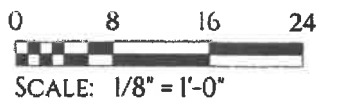
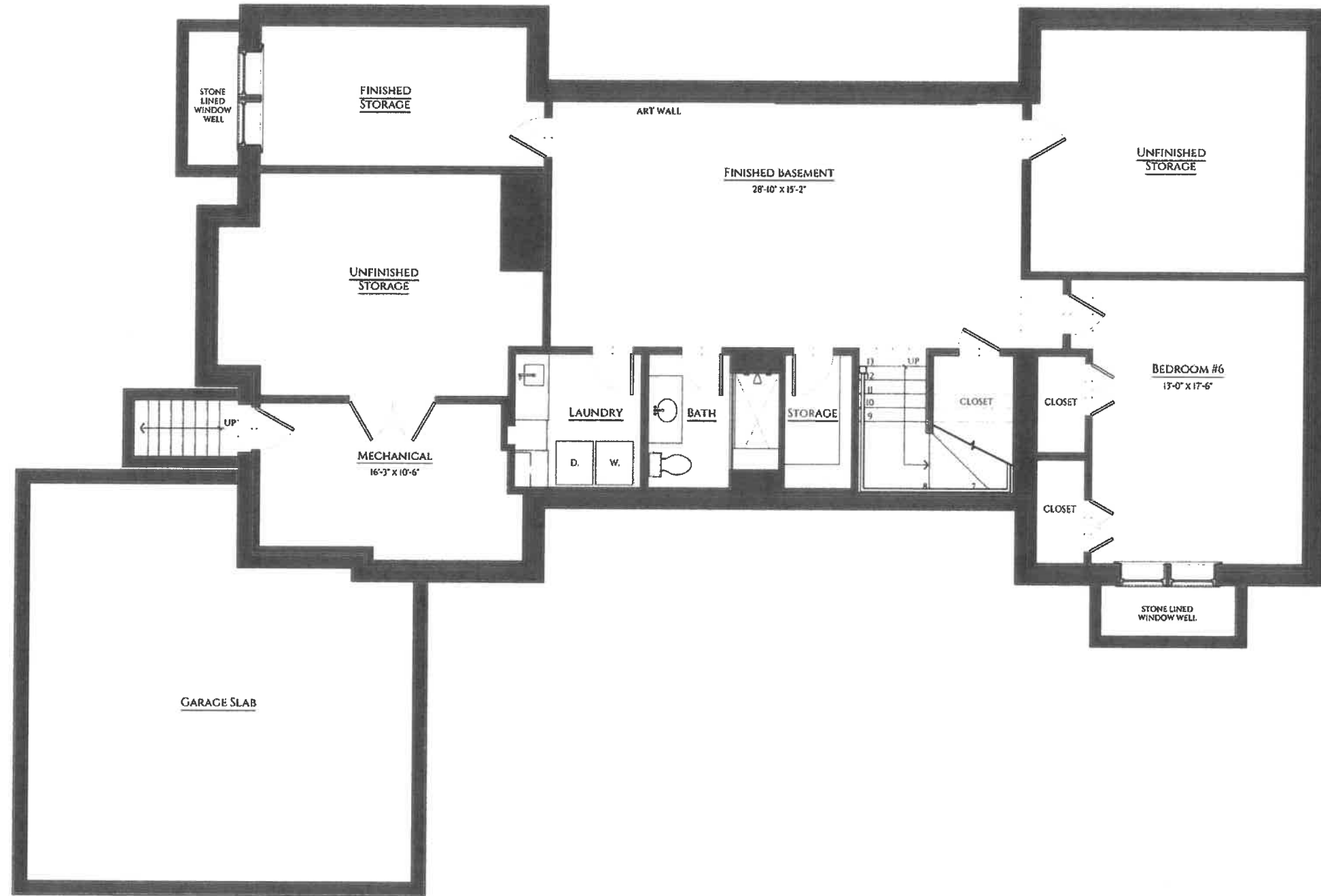
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HARWICH PORT, MASSACHUSETTS

PROPOSED SECOND FLOOR  
| 11

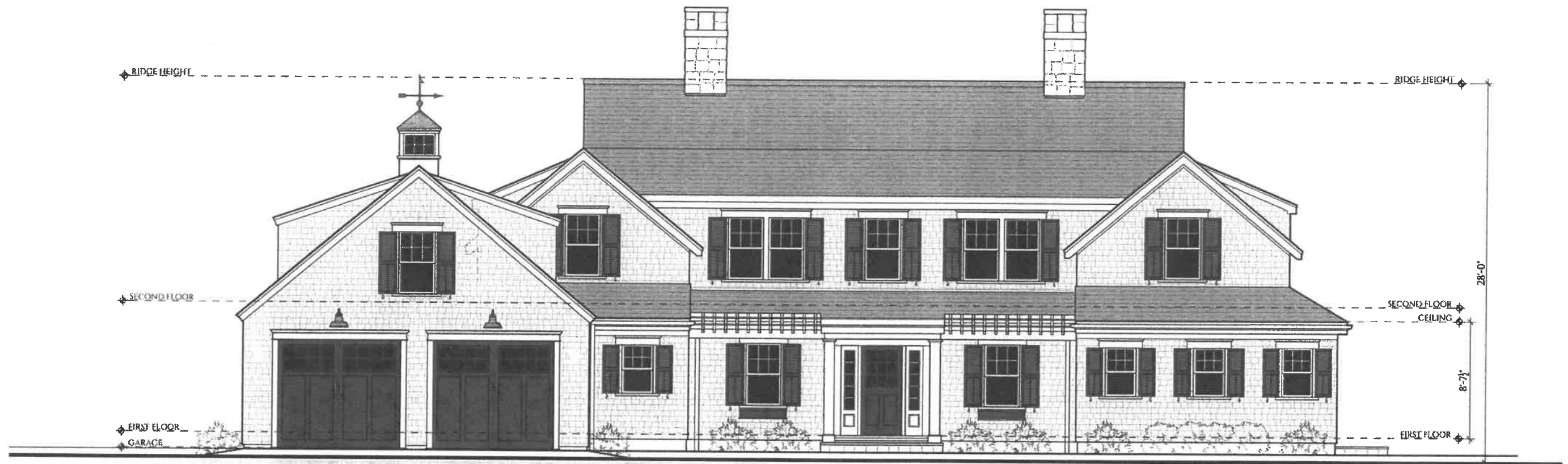


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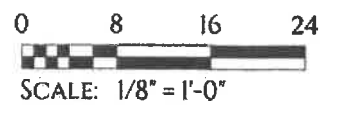
**23 DAVIS LANE**  
HARWICH PORT, MASSACHUSETTS

PROPOSED BASEMENT

| 12



1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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HARWICH PORT, MASSACHUSETTS

PROPOSED NORTH ELEVATION

13



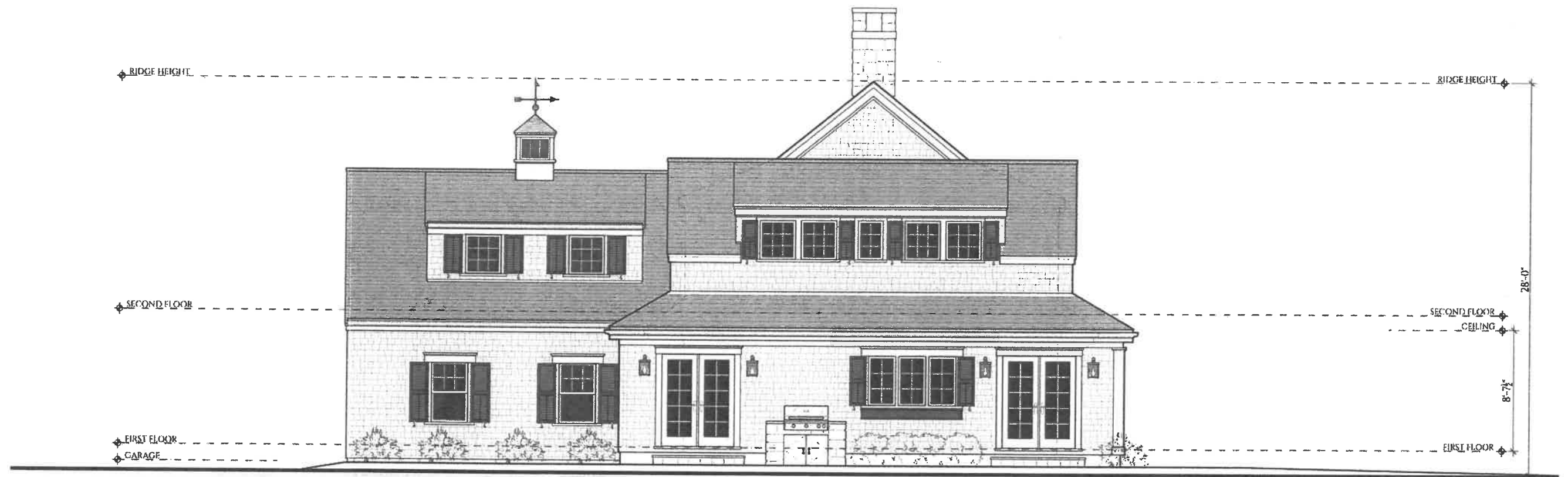
1 SOUTH ELEVATION

PATRICK AHEARN  
ARCHITECT

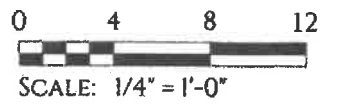
23 DAVIS LANE  
HARWICH PORT, MASSACHUSETTS

PROPOSED SOUTH ELEVATION

14



1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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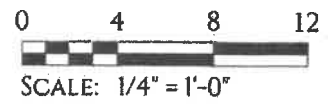
23 DAVIS LANE  
HARWICH PORT, MASSACHUSETTS

PROPOSED WEST ELEVATION

15



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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HARWICH PORT, MASSACHUSETTS

PROPOSED EAST ELEVATION

16

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