

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 - Fax: 508-430-4703

**Historic District and Historical Commission
Meeting Agenda**

**Wednesday, October 20, 2021 6:00 PM
Small Hearing Room, Town Hall**

I. RECORDING NOTICE; CALL TO ORDER

According to MA Law anyone who intends to records the meeting must first notify the Chair who will then inform the other attendees at the start of the meeting.

II. PUBLIC HEARING

A. **Case No. HH2021-13:** Robert and Lynne Stern, Owner of Unit 1 in the Solomon Thacher House Condominium, Salt Spray Sheds as Agent, have applied for a **Certificate of Non-Applicability, or, in the alternative, a Certificate of Appropriateness** for a new shed in the exclusive use area of said Unit 1. The subject property is 98 Parallel Street, Map 41 Parcel D12, located in the Harwich Center Historic District.

III PUBLIC MEETING *

A. New Business

a. Approve meeting minutes – September 15, 2021 (if available)

B. Old Business

b. Proposed property study of additional historic properties to inventory - discussion

c. Reports from Commission Members

III. Adjourn

Next HDHC board Meeting (subject to change) – November, 17, 2021

**Per the Attorney General's Office – Boards/Commission may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following :New Business”.*

Authorized Posting Officer: Patricia A. Macura

RECEIVED

SEP 13 2021

BUILDING DEPT

Condo

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

Pursuant to the Historic Districts Act MGL, Chapter 40C, no exterior feature of a structure or building may be altered, and no structure or building may be erected in the Historic District unless the Commission shall have first issued the Certificate.

Application and Certificate Form

for property located at:

98 Parallel Street (98-1)
Street Number, Street Name, Village
4264/41 41-D12-1
Assessor's Map and Parcel # Zoning District(s)

SECTION I: Applicant Information (Note: A non-owner may apply, however written authorization of the owner is required at the time of submittal of this Application) Please print.

Legal Owner Lynne Stern Telephone 508-398-1900

Mailing Address 98 Parallel Street, Harwich MA 02645 Email Address

Owner Authorization Signature: All separate letters

Applicant (if different) Salt Spray Sheds Telephone 508-398-1900

Mailing Address (if different) 235 Great Western Road, South Dennis, MA 02660 Email Address saltsprayshedsinc@comcast.net

SECTION II: Please indicate below which Certificate(s) is requested:

A. Certificate of Appropriateness: Required for additions, new construction, or alteration of a building or structure visible from a public space; any addition to, or removal of features from a structure; any removal or demolition of a building or structure, or component/appurtenance or feature thereof (e.g. change in design, arrangement, texture, color or materials and for new construction/addition the appropriateness of size and shape of structure in relation to the land and other structures in the vicinity).

B. Certificate of Hardship: Applicable in those instances where a Certificate of Appropriateness is inappropriate and such denial will involve substantial hardship to the Applicant. A Certificate of Hardship will not be granted where an approval constitutes a detriment to the public welfare, or derogates from the intent and purpose of the Historic District Act. The Commission cannot grant a Certificate of Hardship for a self-imposed hardship (e.g., owner-incurred costs to correct inappropriate or un-permitted alterations.)

C. Certificate of Non-Applicability: A way to acknowledge that a Certificate of Appropriateness is not required. This Certificate, along with photographs submitted as directed in Section IV, protects the Applicant against Commission enforcement actions for unauthorized work performed when undertaken as follows:
a. Additions, alterations or new construction not visible from a public space.
b. Ordinary maintenance, repairs or replacement of architectural features that are damaged or worn; provided the work does not involve a change in materials, color or outward appearances.

Owner: Lynne Stern

Map/Parcel: 4264/41

Address of Work: 98 Parallel Street, Harwich Unit 1

FOUNDATION:

Material solid concrete block Exposure 4"-8"

Overall Structure Length 7' Overall Structure Width 7'

SETBACKS:

Front 20 Left 5 Right 5 Rear 5

SIDING TYPE:

Front Cedar Clapboard Sides and Rear Cedar Clapboard

Color Name: Front Matching the house Color Name: Sides & Rear Matching the house
Color number Matching the house Manufacturer Name Matching the house

ROOF:

Material Asphalt Architect Shingles Height to Ridge 9 Pitch 7/12 Color Name Matching the House

GUTTERS:

Material n/a Color n/a

WINDOWS:

(Attach window schedule) Style n/a Grill Configuration n/a Size n/a

SHUTTERS:

Material n/a Style n/a Paint Color Name n/a
Paint Color # n/a Paint Manufacturer n/a

TRIM:

Material PVC Composite Paint Color Name n/a
Paint Color # n/a Paint Manufacturer n/a

DOORS:

(Attach door schedule) Material Pine style Beadboard Paint Color Name Matching the House
Paint Color # matching the house Paint Manufacturer matching the house

LANDSCAPING:

Please note any changes.

IMPORTANT NOTE:

- All materials are required to match type, combination and colors of existing house to receive approval of this Exemption.
Photo of the front and side of house must be included with this exemption.

SECTION III: (Please specify all structures or features that will be affected)

<input type="checkbox"/> Architectural Trim or Siding	<input type="checkbox"/> Lights	<input type="checkbox"/> Satellite Dish/Antennae
<input type="checkbox"/> Barrier Free Access	<input type="checkbox"/> Masonry	<input type="checkbox"/> Signs
<input type="checkbox"/> Door(s), Doorway	<input type="checkbox"/> Paint Color	<input type="checkbox"/> Skylight
<input type="checkbox"/> Fence, Gate	<input type="checkbox"/> Parking/Walkways	<input type="checkbox"/> Utilities/Equipment
<input type="checkbox"/> Foundation(s)	<input type="checkbox"/> Porch, Deck	<input type="checkbox"/> Window(s)
<input type="checkbox"/> Gutters, Downspouts	<input type="checkbox"/> Roof	<input type="checkbox"/> Landscaping and Features
<input type="checkbox"/> House Numbering	<input checked="" type="checkbox"/> Other* <u>storage shed</u>	

**Please specify structures/feature not listed i.e. dormers, accessory structure, retaining wall, etc.*

SECTION IV: FILING REQUIREMENTS (must be included all applications)

1. One Certified Abutter List – available from the Assessor’s Office for a fee
2. One (1) original application and 10 copies.
3. 11 copies of Photographs of sufficient number and quality to adequately document existing conditions.
4. A separate list of affected features (See Section III), specifying materials, colors, dimensions for each principal feature that will be affected.
5. Paint samples, as applicable.

Additional requirements for Certificate of Appropriateness and Certificate of Hardship for building construction, additions or alterations excluding all roof resurfacing or siding projects:

6. Architectural elevation plans for building construction projects, prepared and stamped by a Massachusetts Licensed Architect.*
7. Site/plot plan providing location of existing and proposed structure(s), driveways, parking, and all other significant features, including all set-backs to property lines prepared and stamped by a Massachusetts Registered Land Surveyor.*

*Please note that scaled drawings *may* be submitted for fences, garden sheds and signs.

By signing this Application the Applicant acknowledges that the Commission may deem “incomplete” an Application that fails to provide specified Attachments, or deem “incomplete” an Application where one or more specified Attachments, as submitted, does not provide sufficient information, and upon which the Commission may, in its discretion, rely to make an informed determination.

Applicant Signature  Date 8/5/21

<u>For Committee and Staff Only</u>			
Date(s) of Hearing or Determination: _____			
Approved	Denied	Continued	Withdrawn without Prejudice
Comments/Conditions: _____			

Board Chair Signature		Date	



SALT SPRAY SHEDS
235 GREAT WESTERN ROAD, SOUTH DENNIS, MA
P: (508) 398-1900 ~ E: SALTSPRAYSHEDSINC@COMCAST.NET
W: WWW.SALTSPRAYSHEDS.COM

I, the undersigned, Robert L. Stern, owner of the property
located at 98 Parallel Street, #1, authorize Salt Spray
Harwich, MA
Sheds to act on my behalf in all possible manners relating to the permitting of a
shed at the address listed above.

Owner Name: Robert & Lynne STERN

Owner Address: 98 Parallel Street #1
Harwich, MA - 02605

Permitting Agent Name: Salt Spray Sheds (Dawn or Andrew Warburton)

Permitting Agent Address: 235 Great Western Road, South Dennis, MA 02660

Thank you,

Owner's Signature

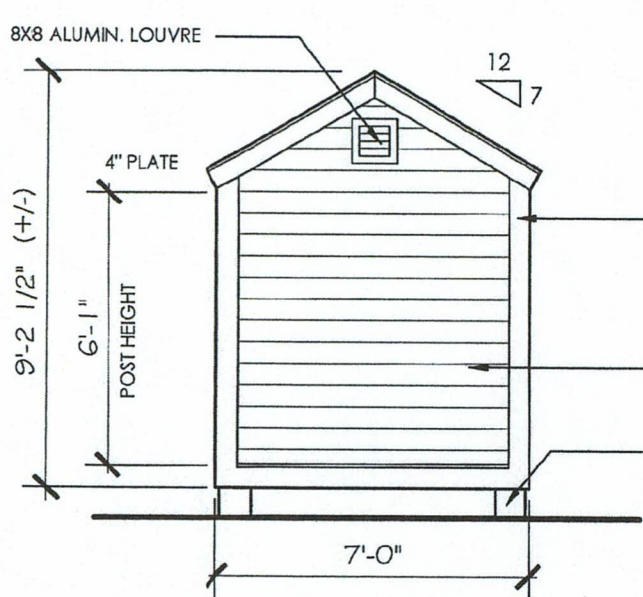
PROUDLY SERVING NEW ENGLAND FOR OVER 20 YEARS

MEMO

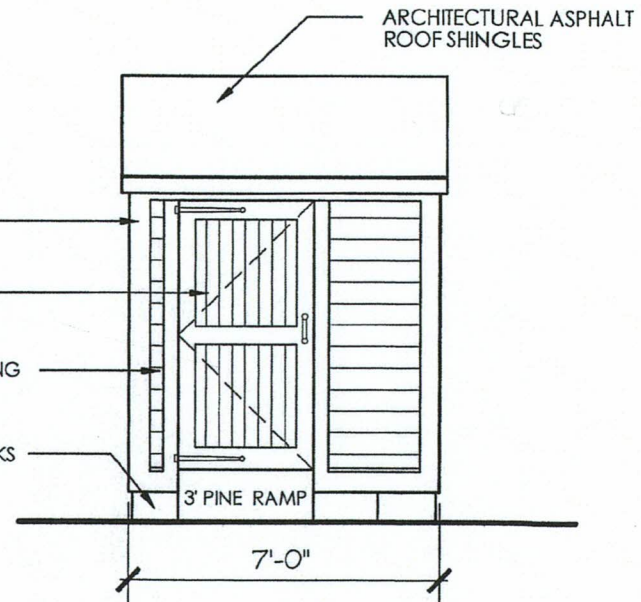
From: The Solomon Thacher House Condominium Trust
To: Salt Spray Sheds
Subject: Condo approval
Date: Friday, September 10, 2021

I, Robert Stern, as Trustee of The Solomon Thacher House Condominium Trust, Dtd
02/26/2018 approve of the addition of a shed to be built by Salt Spray Sheds, Inc. located in
the back yard of Unit 1 belonging to Robert and Lynne Stern .

Thank you
Bob Stern



PROPOSED
LEFT SIDE ELEVATION



PROPOSED
FRONT ELEVATION

Salt Spray Sheds

235 Great Western Road, S. Dennis, Ma
Phone (508)-398-1900

7' x 7' SHED DESIGN FOR: *x 9 2 1/2' H*
S T E R N

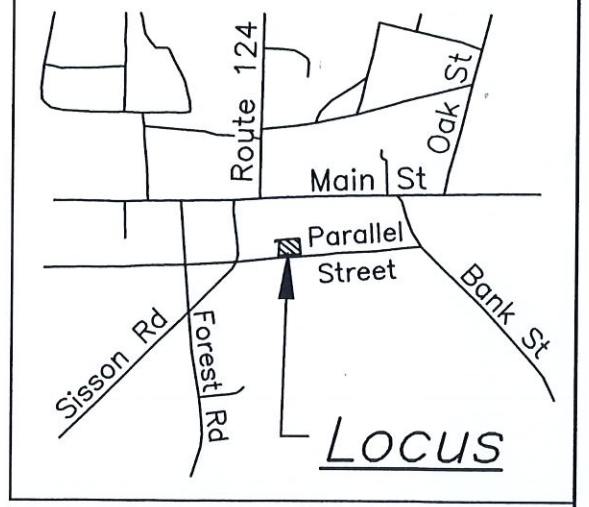
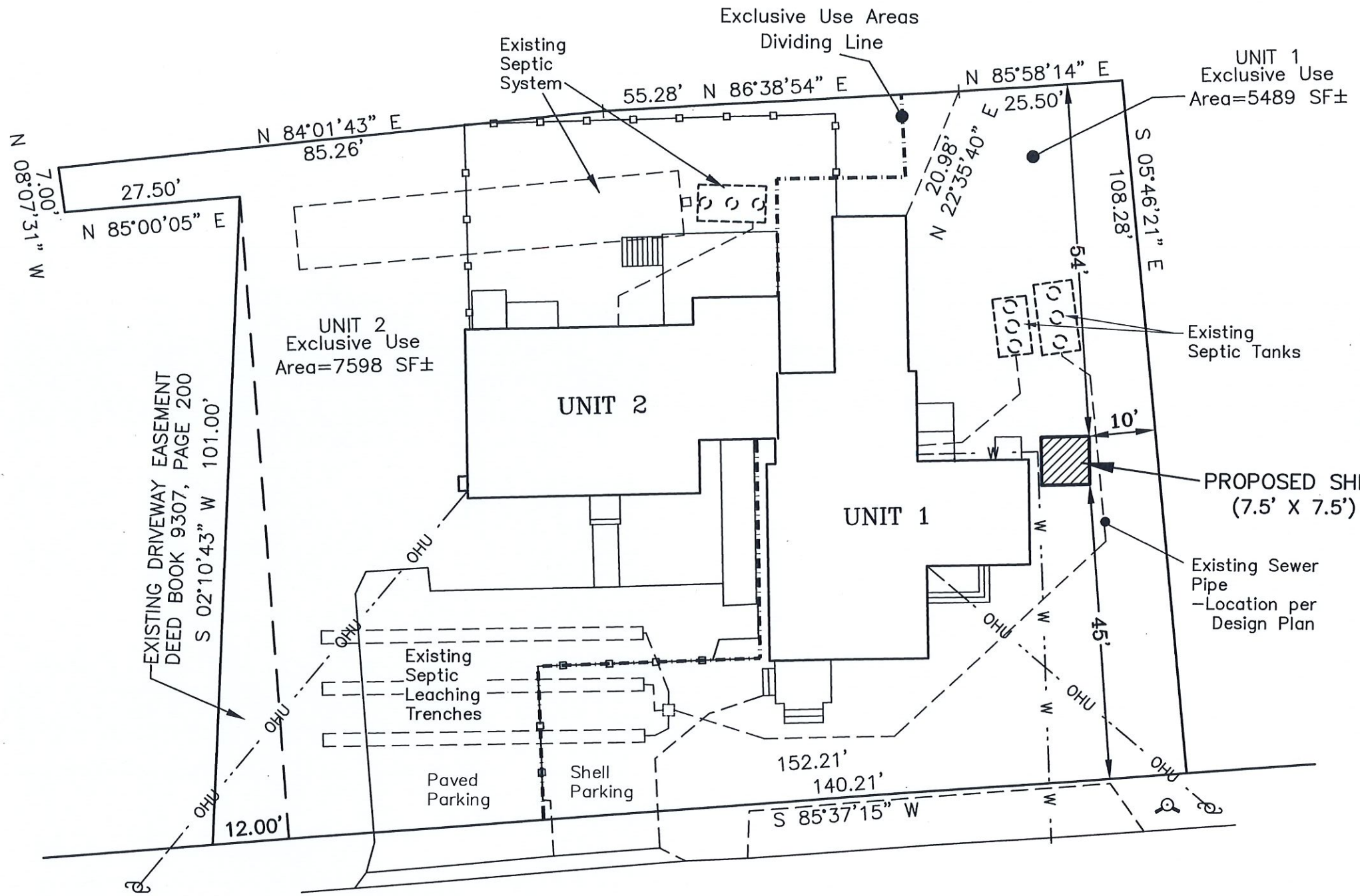
PROPOSED SHED ELEVATIONS

DATE: 08/05/21

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

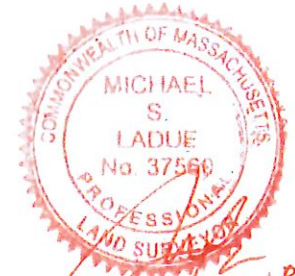
DRAWING NO.

A1 - 2

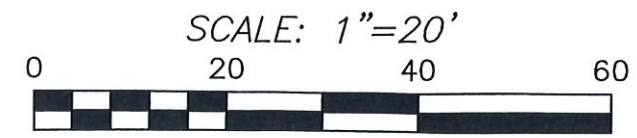


LOCATION MAP
 Assessors' ID: 41-D12
 Deed: Book 31117, Page 312
 Plan: Book 674, Page 43

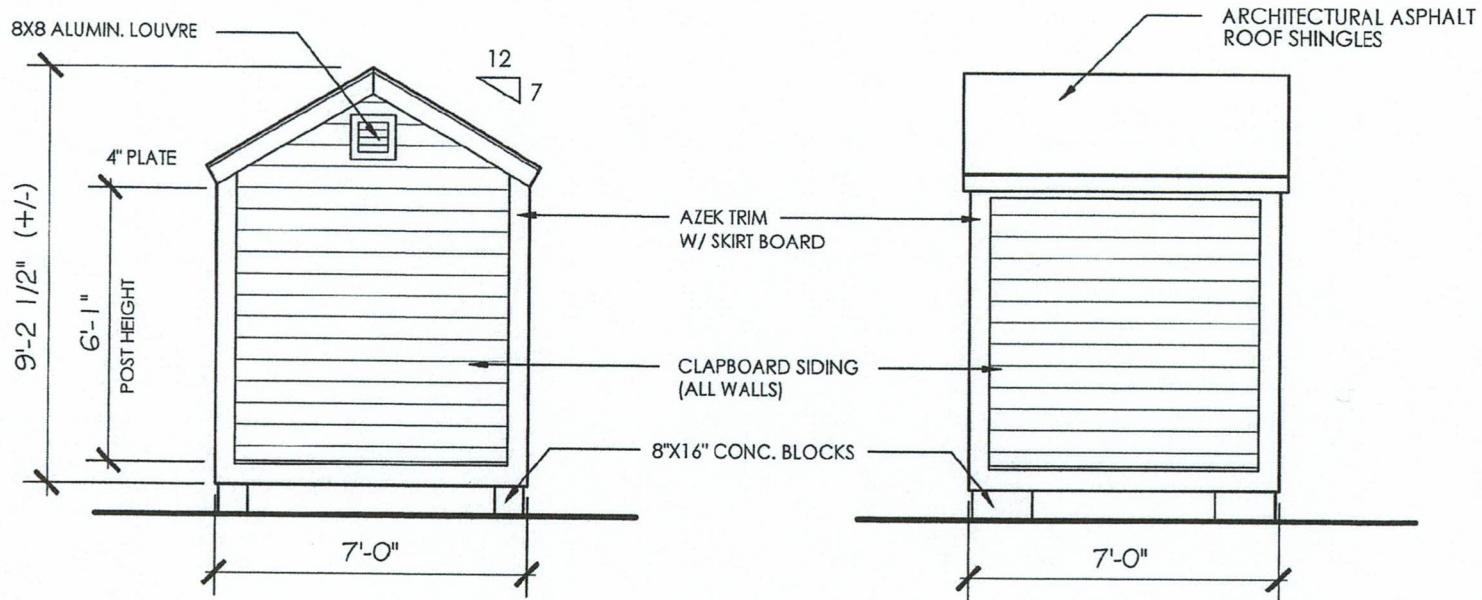
NOTE:
 * This property is not located within a Special Flood Hazard Area.
 ** This property is not located within a Zone II, Drinking Water Protection District



PARALLEL STREET
 40' WIDE TOWN WAY



MORAN ENGINEERING ASSOC., LLC	
508-432-2878	941 ROUTE 28, HARWICH, MA
PROPOSED SHED LOCATION SITE PLAN	
98 PARALLEL STREET HARWICH	
PROJECT: 21-218	DATE: 10/01/21



PROPOSED
RIGHT SIDE ELEVATION

PROPOSED
REAR ELEVATION

Salt Spray Sheds

235 Great Western Road, S. Dennis, Ma
Phone (508)-398-1900

7' x 7' SHED DESIGN FOR:
S T E R N

PROPOSED SHED ELEVATIONS

DATE: 08/05/21

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

DRAWING NO.

A2 - 2



98 Parallel St
Harwich, Massachusetts
[View on Google Maps](#)



97 Parallel St

Harwich, Massachusetts

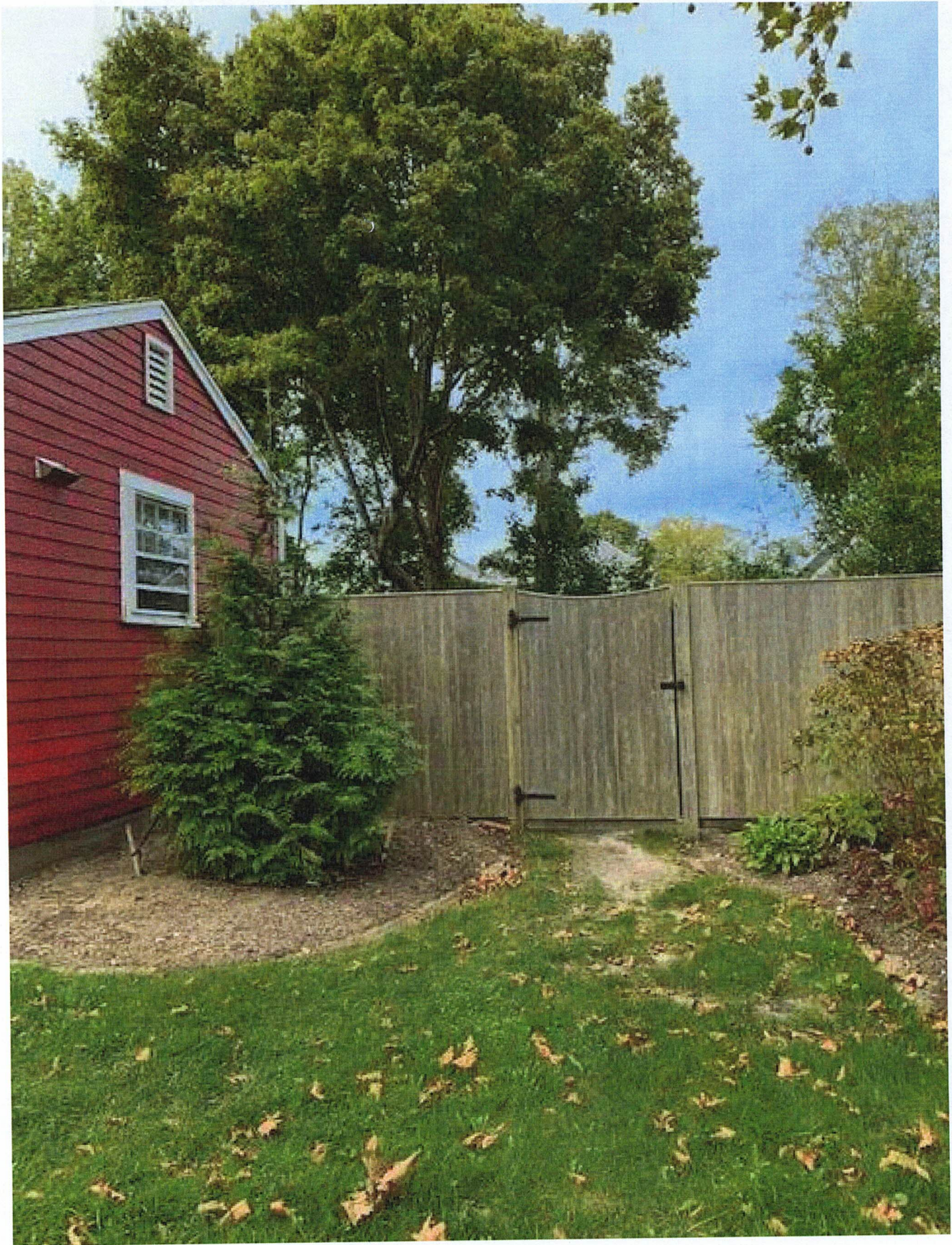


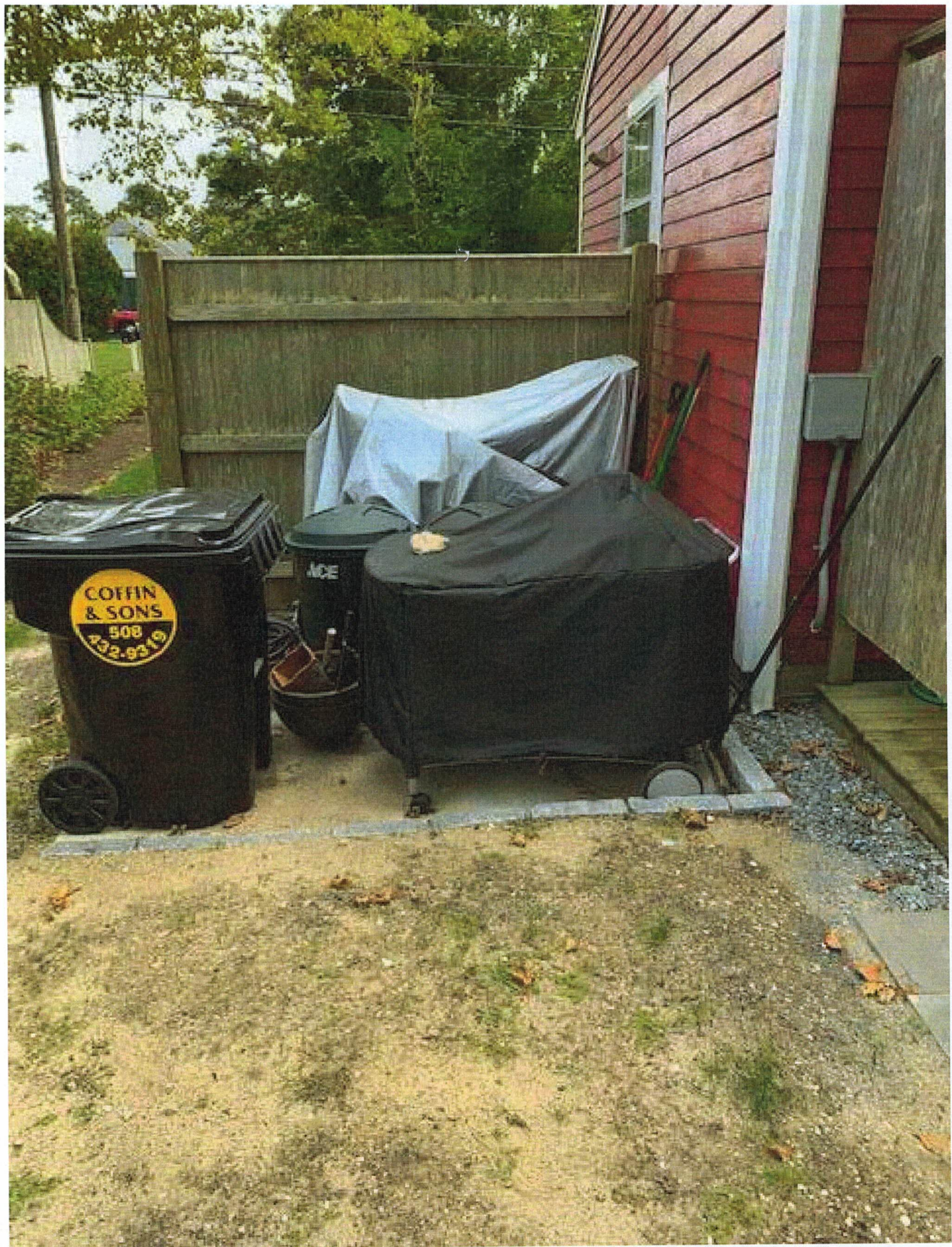
Google



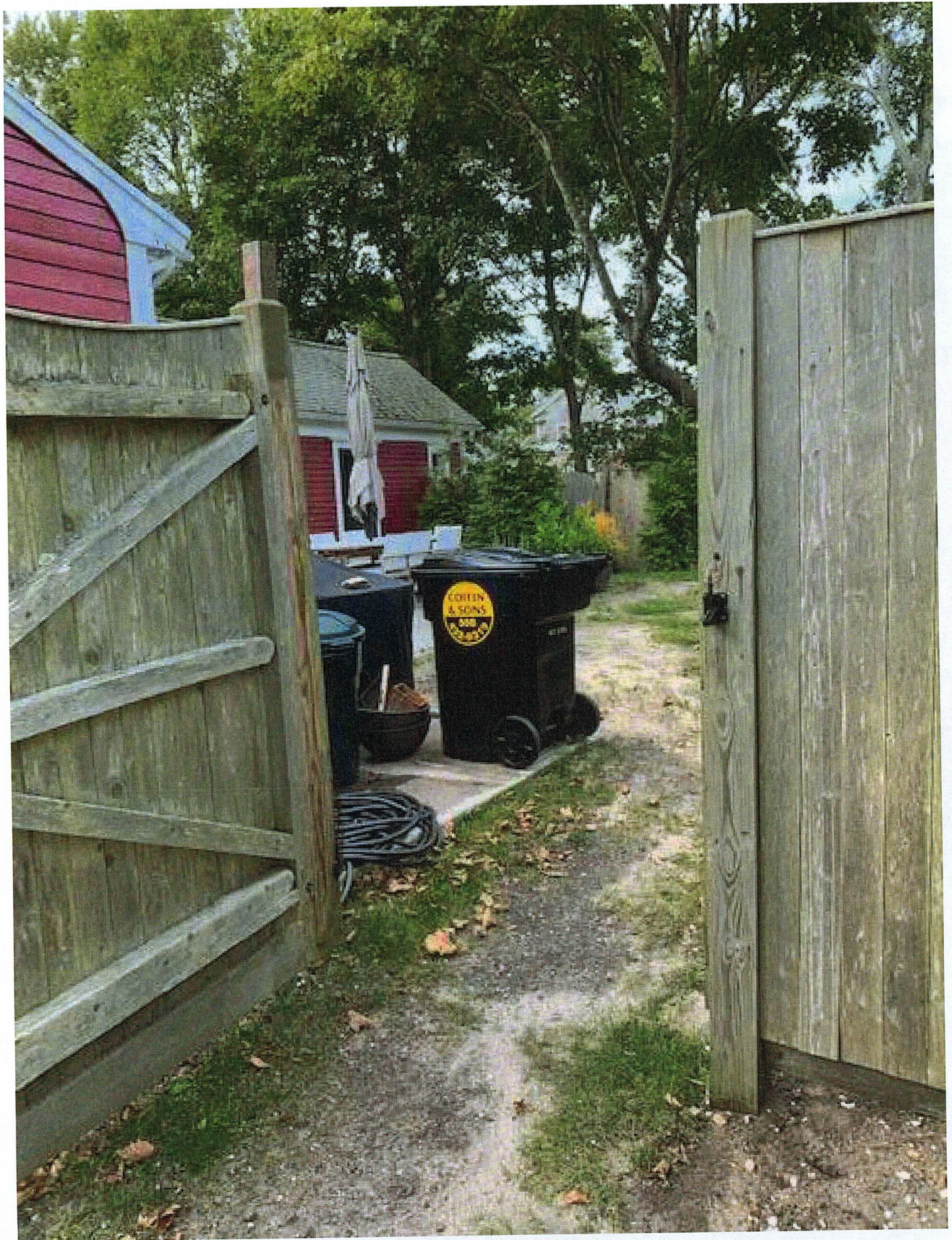
Street View

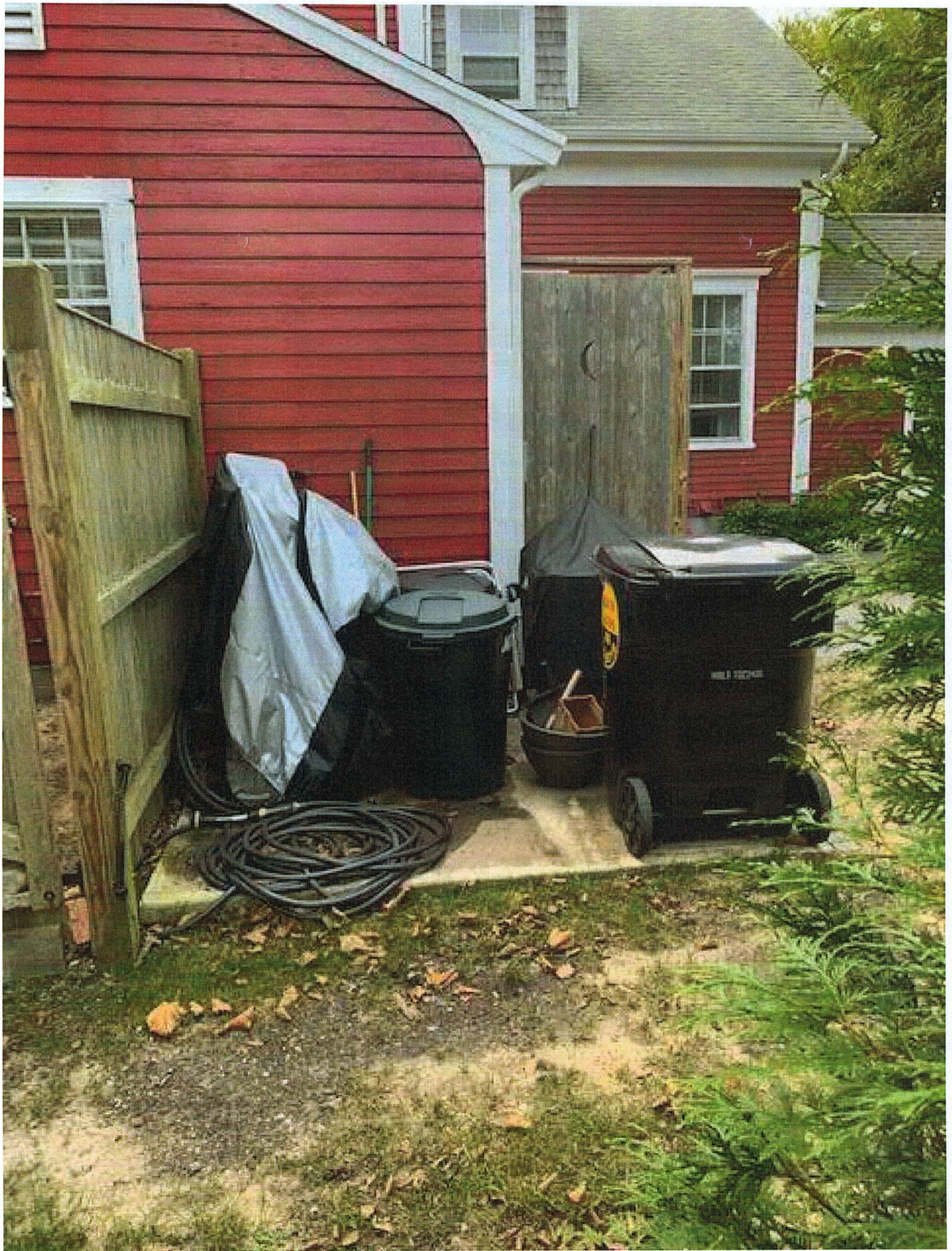












Baskin's Ace- Harwich Port FM
(508)432-1113
STERN RED #2
Custom Color Match Rev: 08/03/2021
Mixed On: 08/03/2021

N403 - 4X (Gallon)

S1 0x 27.5000
W1 3x 13.0000
M1 4x 9.2500
R3 3x 14.2500

Calculated match quality may not be accurately predicted

liter color from near faucet

