

**Historical District and Historical Commission
Town of Harwich Building Department**
732 Main Street, Harwich, MA 02645

Certificate of Appropriateness

Project Address: 708 Main Street

Owner: Katharina Zuellig

March 15, 2022

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2. Application Form
3. Project Description
4. Proposed Certified Site Plan
5. Drawing Set 11x17 with Existing and Proposed
6. Specifications
 - List of Materials
 - Window and Door cut sheets
 - Light Fixtures front and back
 - Siding, Paint and Shutters
7. Report on Existing Structure

March 15th, 2022

**Application for Certificate of Appropriateness
Town of Harwich Historic District and Historical Commission**

Address: 708 Main Street

Project Description

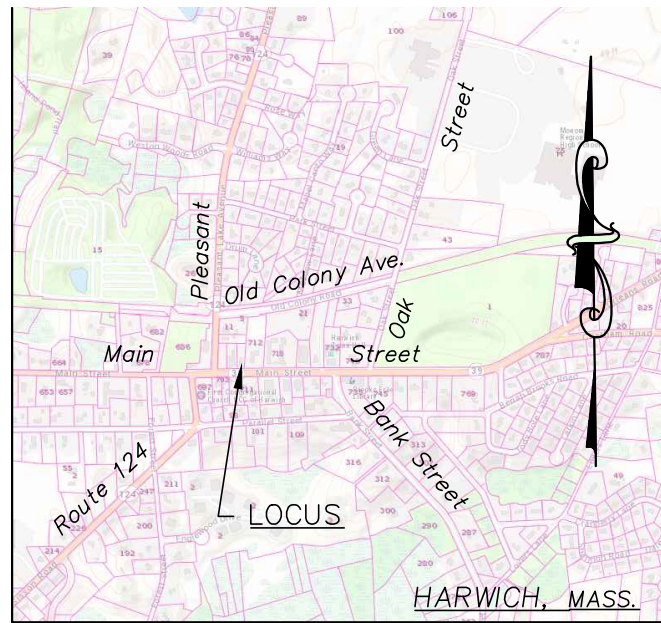
The 1,495 square foot 1 ½ story house was built 1850, surveyed 1876 and is known under the name "Kelley House" on the Town's Historic Property Inventory List. The house is built in the traditional "Farmhouse" style. The single-family residence has no basement, and sits on a deteriorating brick foundation. There is a typical brick, round, water cistern with access from the kitchen under the first floor. (See attached report.)

The house was probably unoccupied for some time when Katharina Zuellig, the current owner, bought it in May 2021 and decided to bring the house back to its original beauty. Existing windows are PVC replacements likely from the early 2000s.

The project scope includes:

- Moving the building back to the 25 feet front yard setback line to create a new front yard along the busy street.
- Constructing a new poured concrete foundation with a concrete slab and basement area, replacing the unstable brick foundation.
- Removing the unsalvageable connector structure in the back.
- Restoring the shed at the back of the property.
- Replacing all the windows, while maintaining the existing siding.
- Adding a front portico with new steps and railing.
- Adding a back addition for mudroom and stairs to the basement.
- Removing both brick chimneys.
- Adding back shutters and removing the flower box brackets at the front façade.
- Adding one skylight.
- Improving the site with a paved driveway, two parking spaces and a patio.
- Relocating the septic tank.

Brigitte Steines
InkStone Architects



LOCUS MAP (N.T.S.)

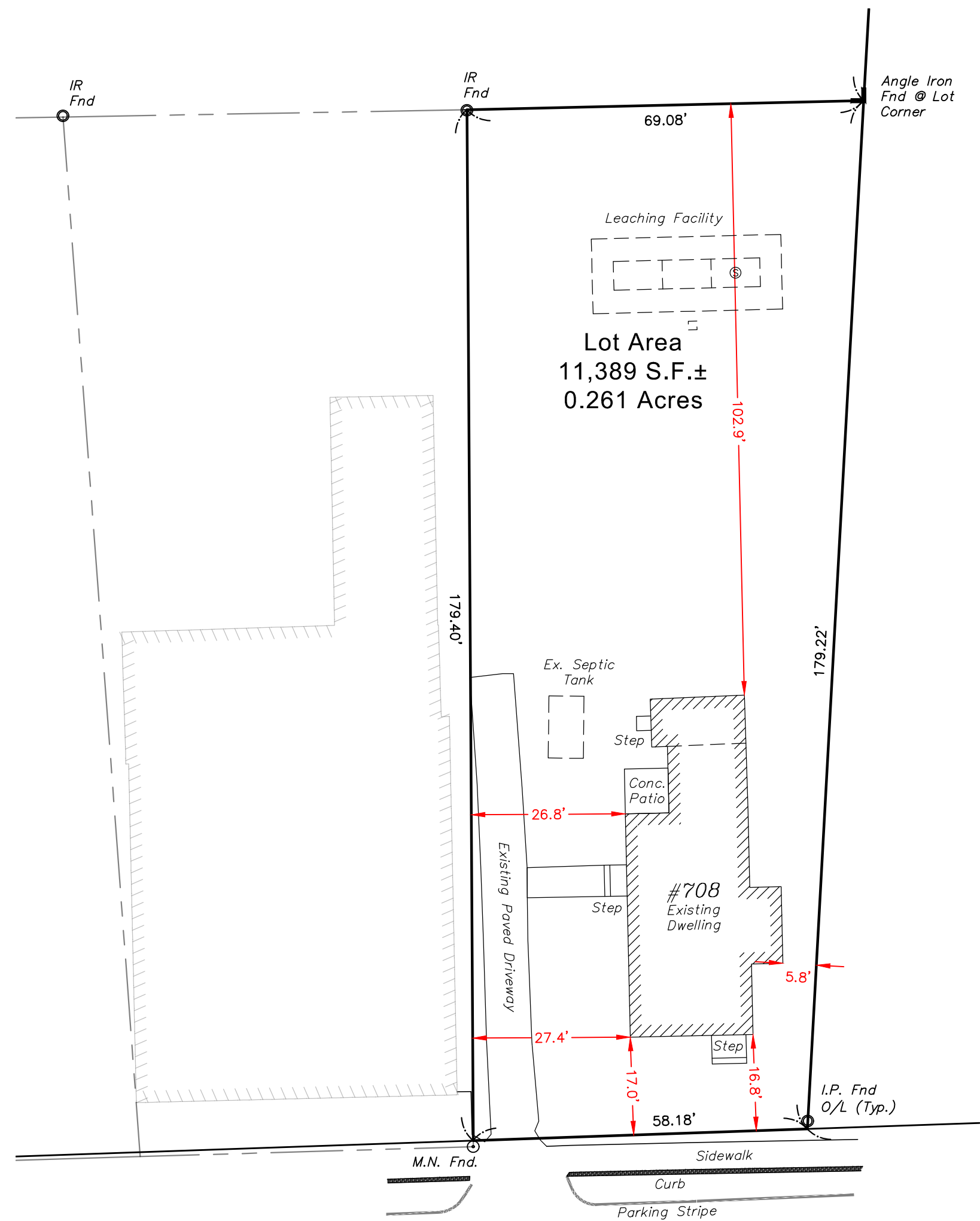
ZONING DISTRICTS

C-V (Commercial Village)
Harwich Center Overlay District
Harwich Center Historic District

C-V Zoning District	
Minimum Area	40,000 S.F.
Minimum Frontage	150 Ft.
Front Setback	25 Ft.
Side Setback	20 Ft.
Rear Setback	20 Ft.
Max. Bldg. Coverage	50 %
Max. Site Coverage	80 %
Building Height	30 Ft.

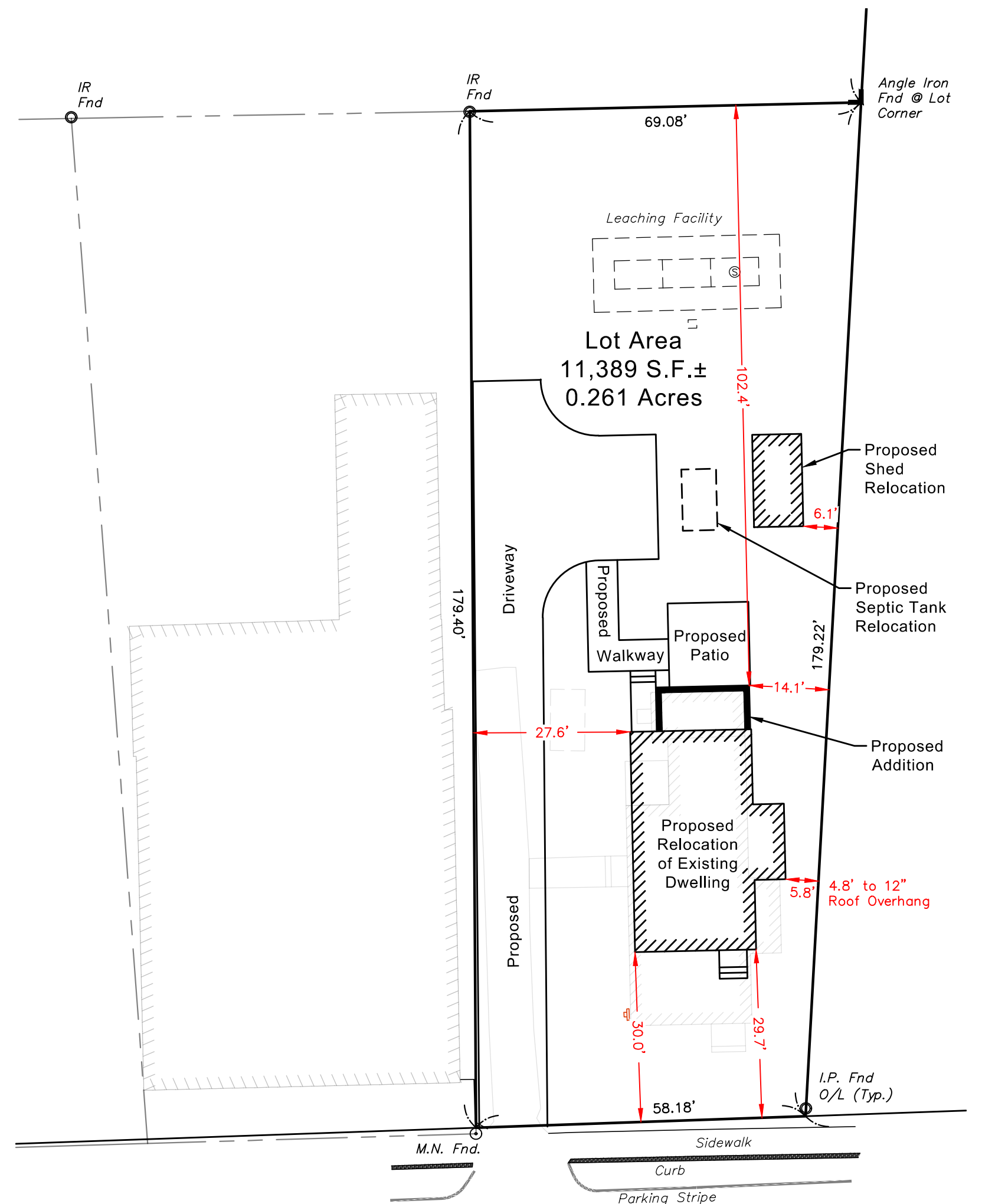


Mass. State Plane (NAD83)



MAIN (50' Undefined County Way) STREET

EXISTING CONDITIONS
(Scale: 1" = 20')



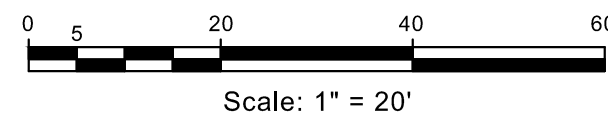
MAIN (50' Undefined County Way) STREET

PROPOSED CONDITIONS
(Scale: 1" = 20')

NOTES

- Horizontal Datum: NAD83
Vertical Datum: NAVD88
- Septic system location is approximate and is based on information on file with the Board of Health.
- The subject lot is located in FEMA Other Areas Zone X, "areas determined to be outside the 0.2% annual chance floodplain" as shown on FIRM No. 25001C0612J, effective date July 16, 2014.
- Existing utility locations are based on visible, above ground components located during the field survey and are considered to be approximate. Contractor shall notify DigSafe (call 811 or 888-DIG-SAFE) at least 72 hours prior to any construction to have all existing utilities located and clearly marked.
- The existing conditions shown hereon are based on an on-the-ground survey performed on and between October 11th, through November 5th, 2021.

ZONING COMPLIANCE TABLE			
ZONING DISTRICT C-V			
DIMENSIONAL REQUIREMENTS	MIN.	EXISTING	PROPOSED
LOT AREA (S.F.)	40,000	11,389	11,389
FRONTAGE (FT.)	150	58.18	58.18
FRONT SETBACK (FT.)	25	16.8	29.7
SIDE SETBACK (FT.)	20	26.8/5.8	27.6/5.8
REAR SETBACK (FT.)	20	102.9	102.4
	MAX.		
BUILDING COVERAGE (%)	50	10.5	11.7
SITE COVERAGE (%)	80	17.8	32.3
HEIGHT	30 FT.		



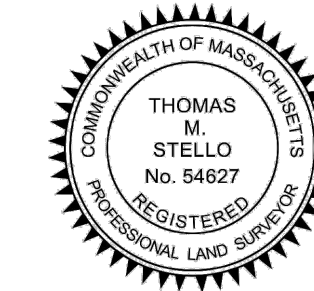
Scale: 1" = 20'

SITE PLAN

for HISTORIC COMMISSION Submittal

Prepared For
Katharina Zuellig & Inkstone Architects

#708 Main Street
HARWICH, MASS.



Thomas M Stello

Scale: 1" = 20'	Project No.: H-327.0
Sheet Size: 18"x24"	HDC_708 Main Street, Harwich.dwg
TS Land Surveying, Inc. www.tslandsurveying.com PROFESSIONAL LAND SURVEYING, MAPPING & TITLE 5 DESIGN	
P.O. Box 303 Harwich Port, MA 02646 508.737.8635 office@tslandsurveying.com	

Date: March 14, 2022

Sheet No. 1 of 1



SCHEMATIC DESIGN

Updated: March 11, 2022

SHEET INDEX

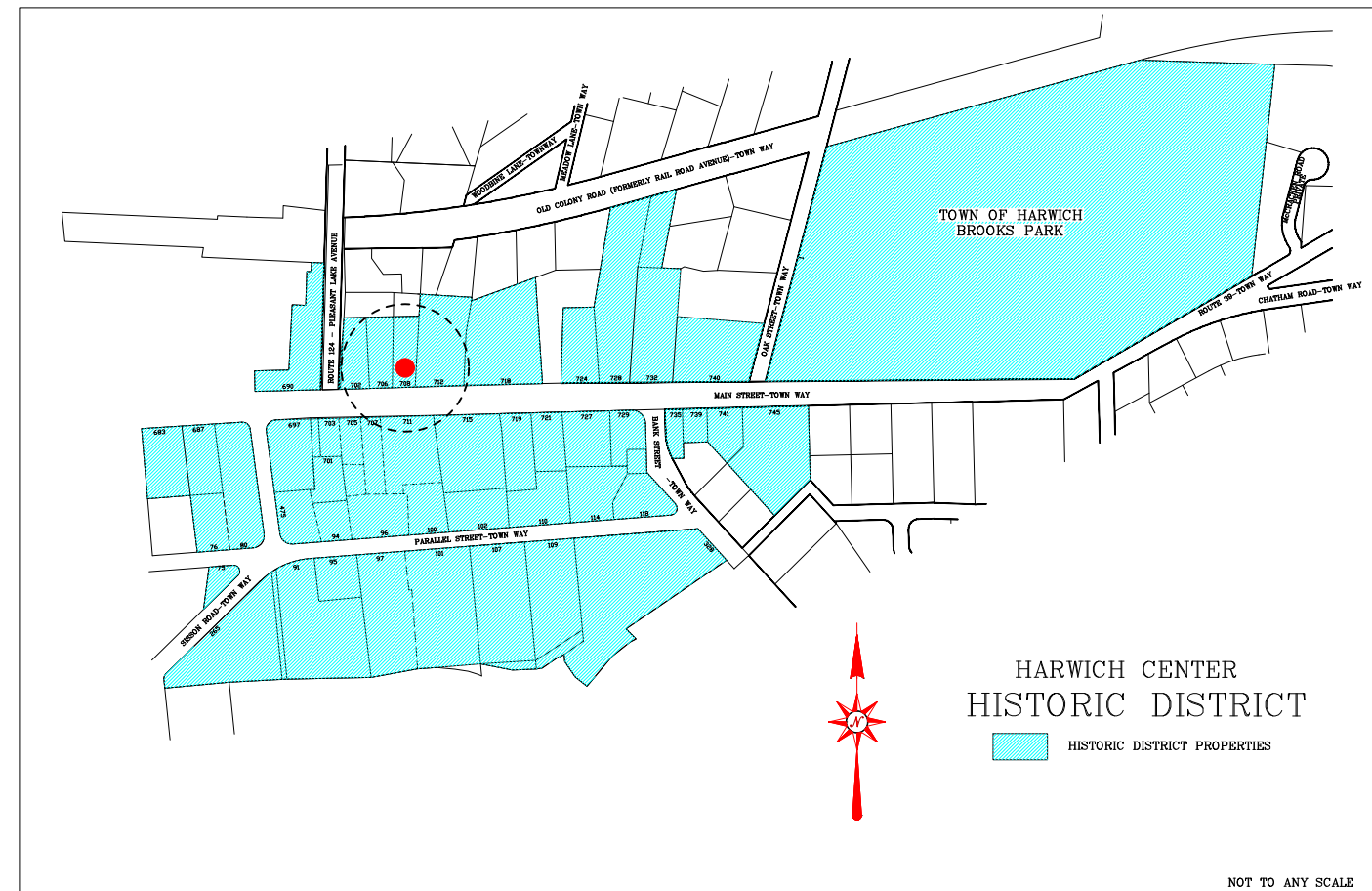
- T1 Title Sheet
- EX0 Exterior Images of Existing House
- EX1 Existing First Floor Plan 1/4"=1'-0"
- EX2 Existing Second Floor Plan 1/4"=1'-0"
- EX3 Existing South-East Elevation 1/4"=1'-0"
- EX4 Existing North-West Elevation 1/4"=1'-0"
- EX5 Existing North-East Elevation 1/4"=1'-0"
- EX6 Existing South-West Elevation 1/4"=1'-0"
- S Site Plan 1/16"=1'-0"
- A0 Proposed Basement Floor Plan 1/4"=1'-0"
- A1 Proposed First Floor Plan 1/4"=1'-0"
- A2 Proposed Second Floor Plan 1/4"=1'-0"
- A3 Proposed South Elevation 1/4"=1'-0"
- A4 Proposed West Elevation 1/4"=1'-0"
- A5 Proposed North Elevation 1/4"=1'-0"
- A6 Proposed East Elevation 1/4"=1'-0"
- A7 Proposed Building Section 1/4"=1'-0"

Project Address

708 Main Street, Harwich, MA 02645

OWNER: Katharina Zuellig
36 High Street
Concord, MA 01742

ARCHITECT: InkStone Architects, LLC
18 Main Street, 3b
Concord, MA 01742
Brigitte Steines
650.814.8542
brigitte@inkstonearchitects.com



18 Main Street #3B, Concord, MA
650-814-8542 brigitte@inkstonearchitects.com

PROJECT ADDRESS

708 Main Street
Harwich, MA 02645

**Historical
Residential Renovation
Schematic Design**

DATE

03/11/22

SUBMISSION/REVISION

Historic Commission
Submittal

DRAWING TITLE:

SCALE : not to scale

T1
Title Sheet



South - West View of the House



North - West View of the House



West View of the House



North - East View of the House



North View of the House



South - East View of the House

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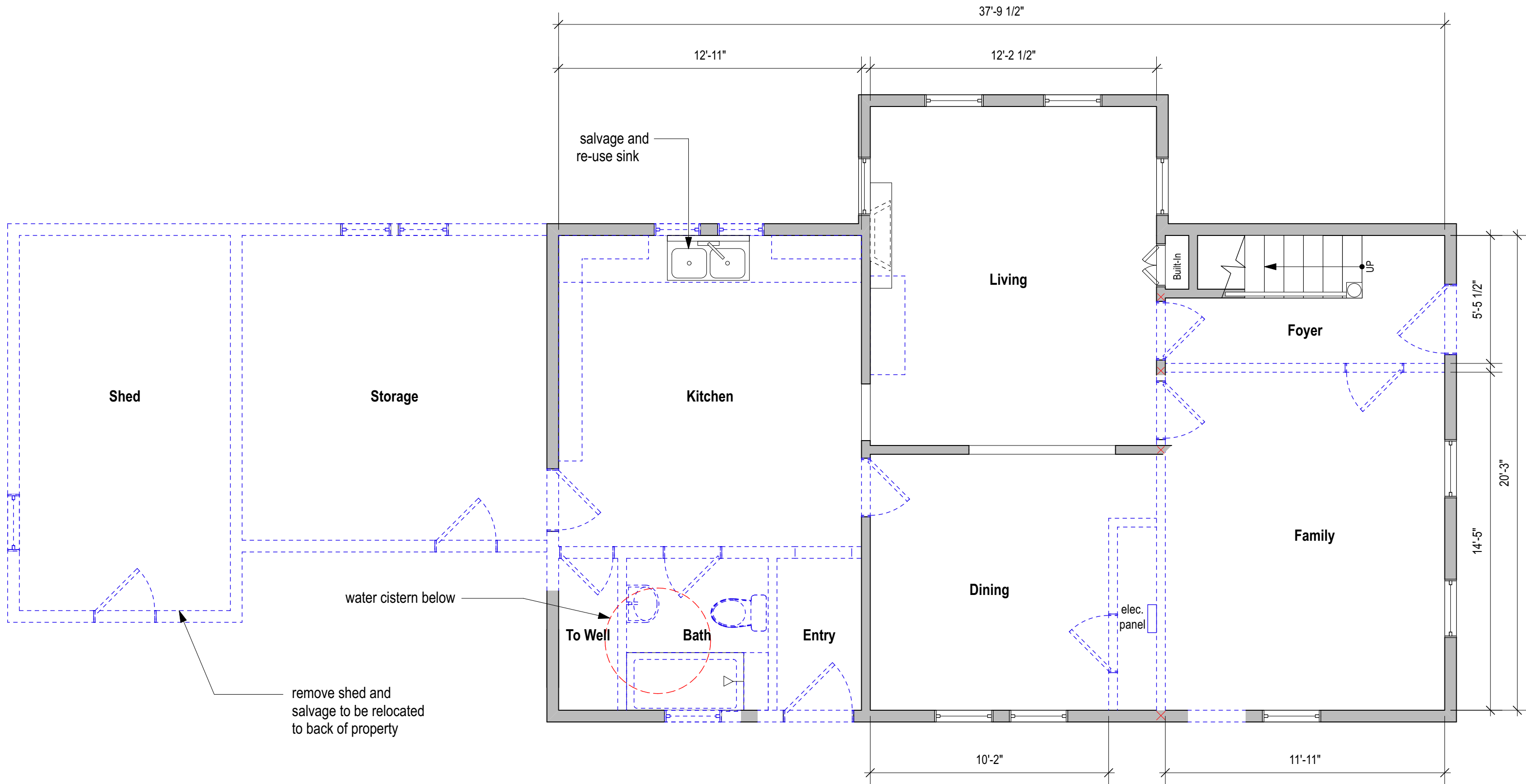
18 Main Street #3B, Concord, MA
650-814-8542 brigitt@inkstonearchitects.com

PROJECT ADDRESS

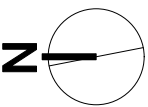
708 Main Street
Harwich, MA 02645

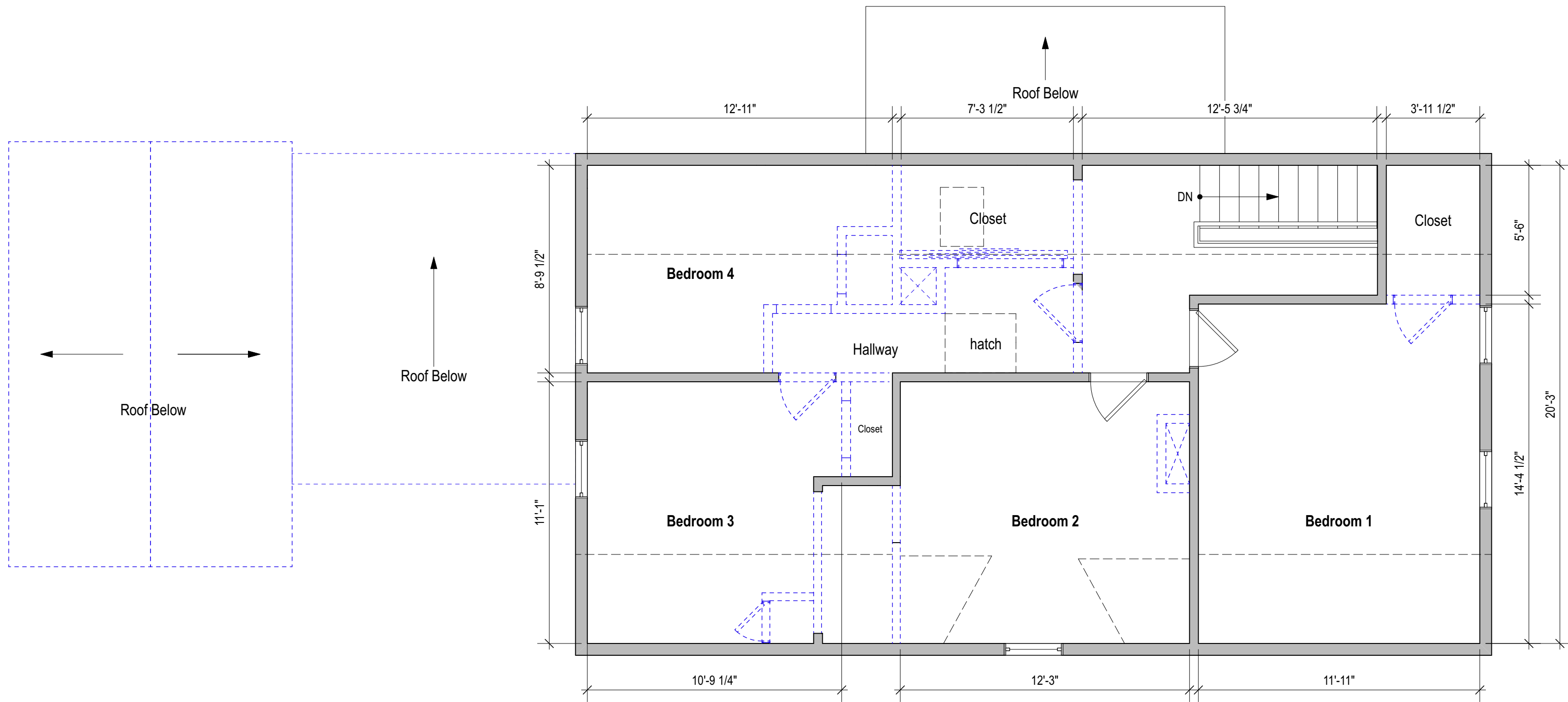
**Historical
Residential Renovation
Schematic Design**

DATE	SUBMISSION/REVISION	DRAWING TITLE: Existing Images	EX0 Existing Exterior Images
03/11/22	Historic Commission Submittal		
		SCALE : not to scale	

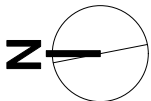


1 Existing First Floor Plan
Scale: 1/4" = 1'-0"





1 Existing/Demo Second Floor Plan
Scale: 1/4" = 1'-0"



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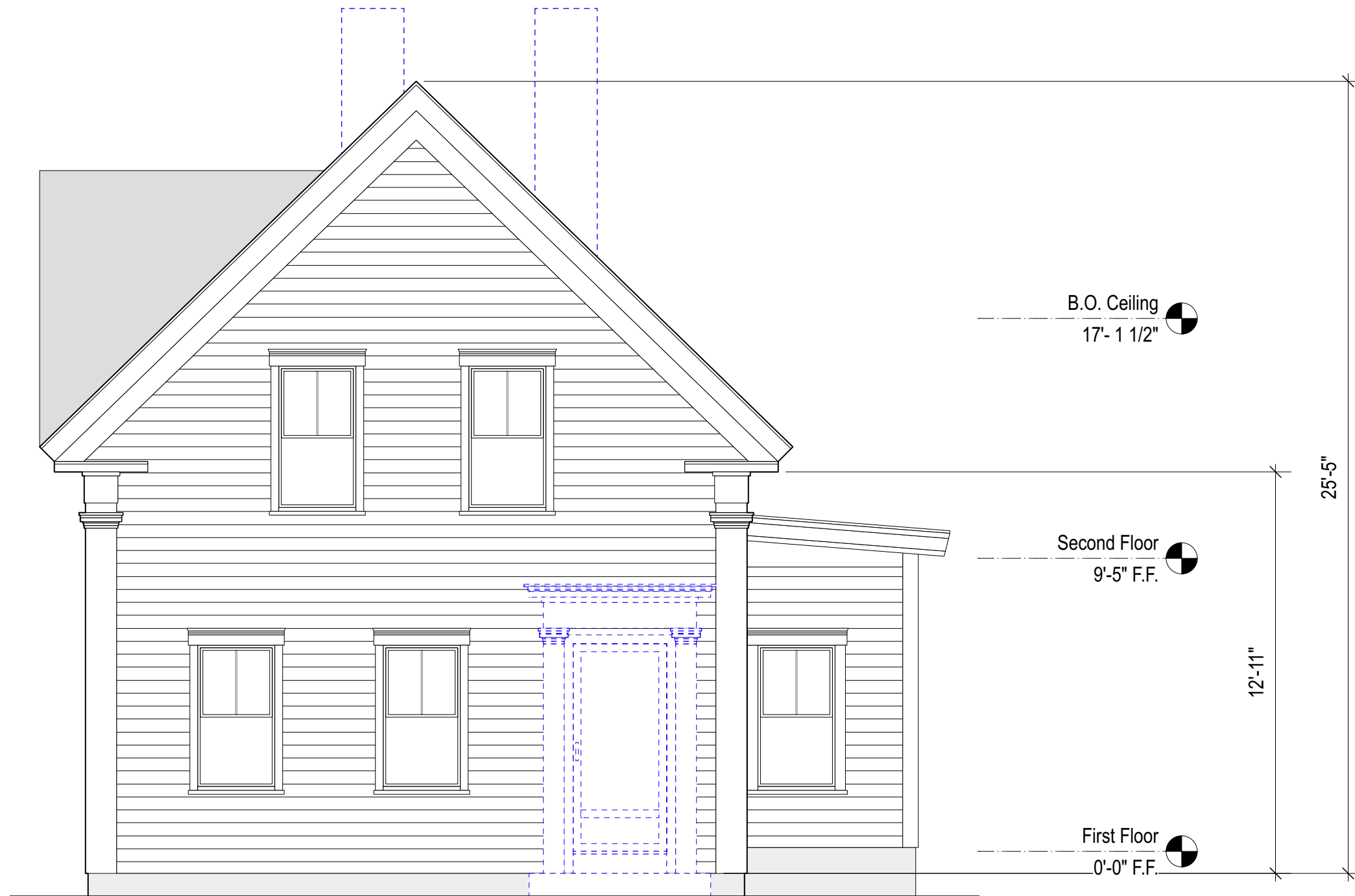
Historic Commission
Submittal

DRAWING TITLE: Existing Second
Floor Plan

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

EX2

Existing Second
Floor Plan



1 Existing South Elevation
Scale: 1/4" = 1'-0"

Note:
1. Remove flower box holders

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DRAWING TITLE: Existing South
Elevation

SCALE: 1/4=1'-0"

EX3

Existing South
Elevation



1 Existing West Elevation
 Scale: 1/4" = 1'-0"

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**Historical
 Residential Renovation
 Schematic Design**

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03/11/22

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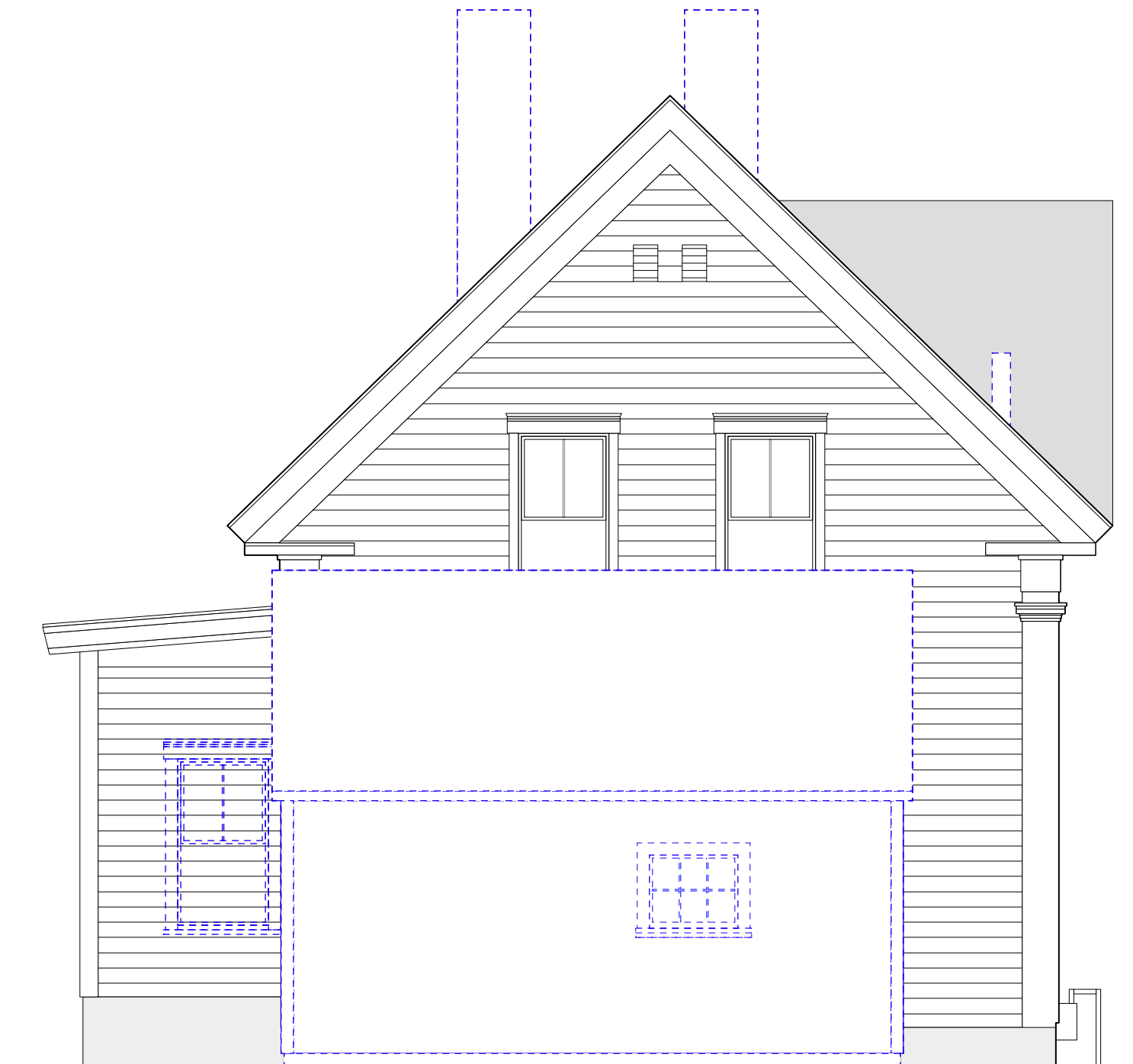
Historic Commission
 Submittal

DRAWING TITLE: Existing West
 Elevation

SCALE: 1/4=1'-0"

EX4

Existing West
 Elevation



1 Existing North Elevation
Scale: 1/4" = 1'-0"

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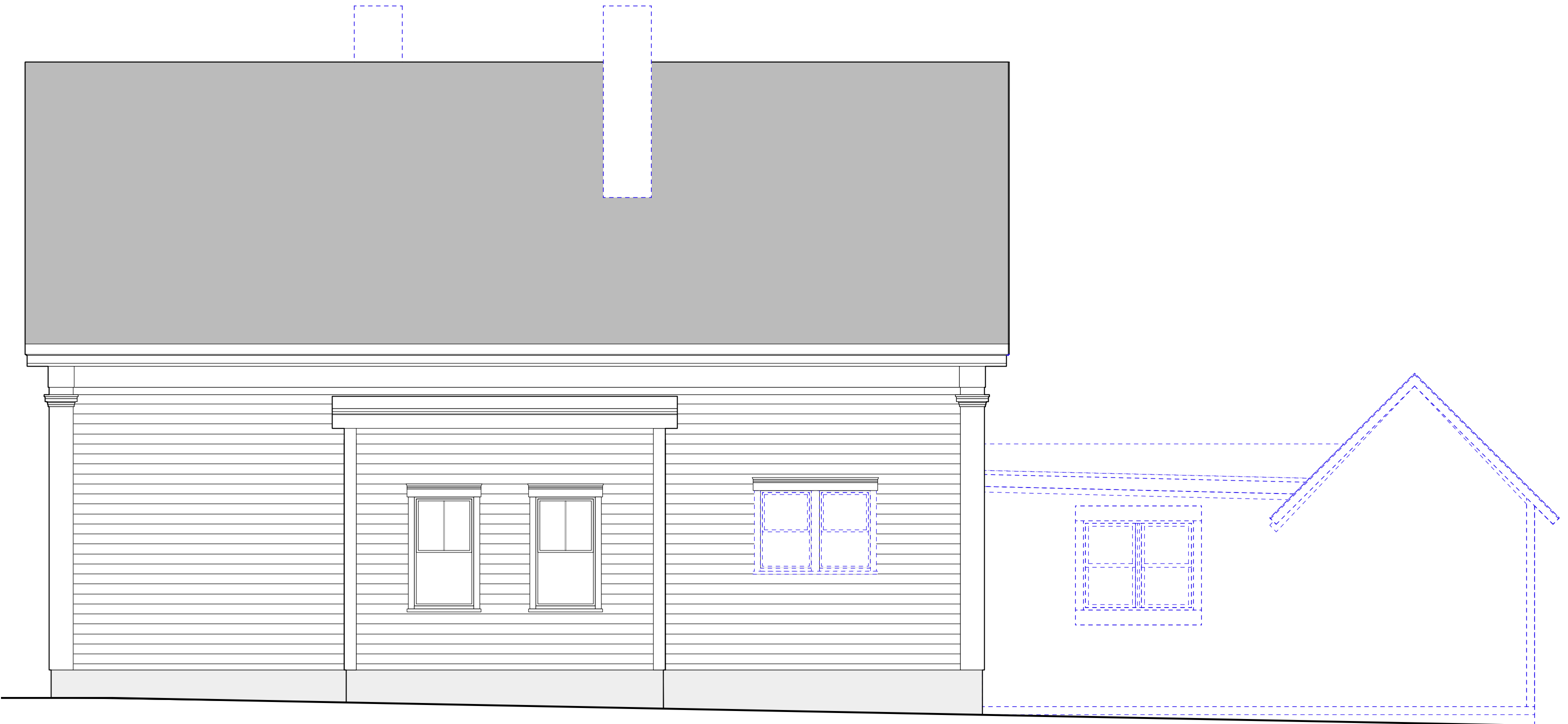
Historic Commission
Submittal

DRAWING TITLE: Existing North
Elevation

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

EX5

Existing North
Elevation



1

Existing East Elevation

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

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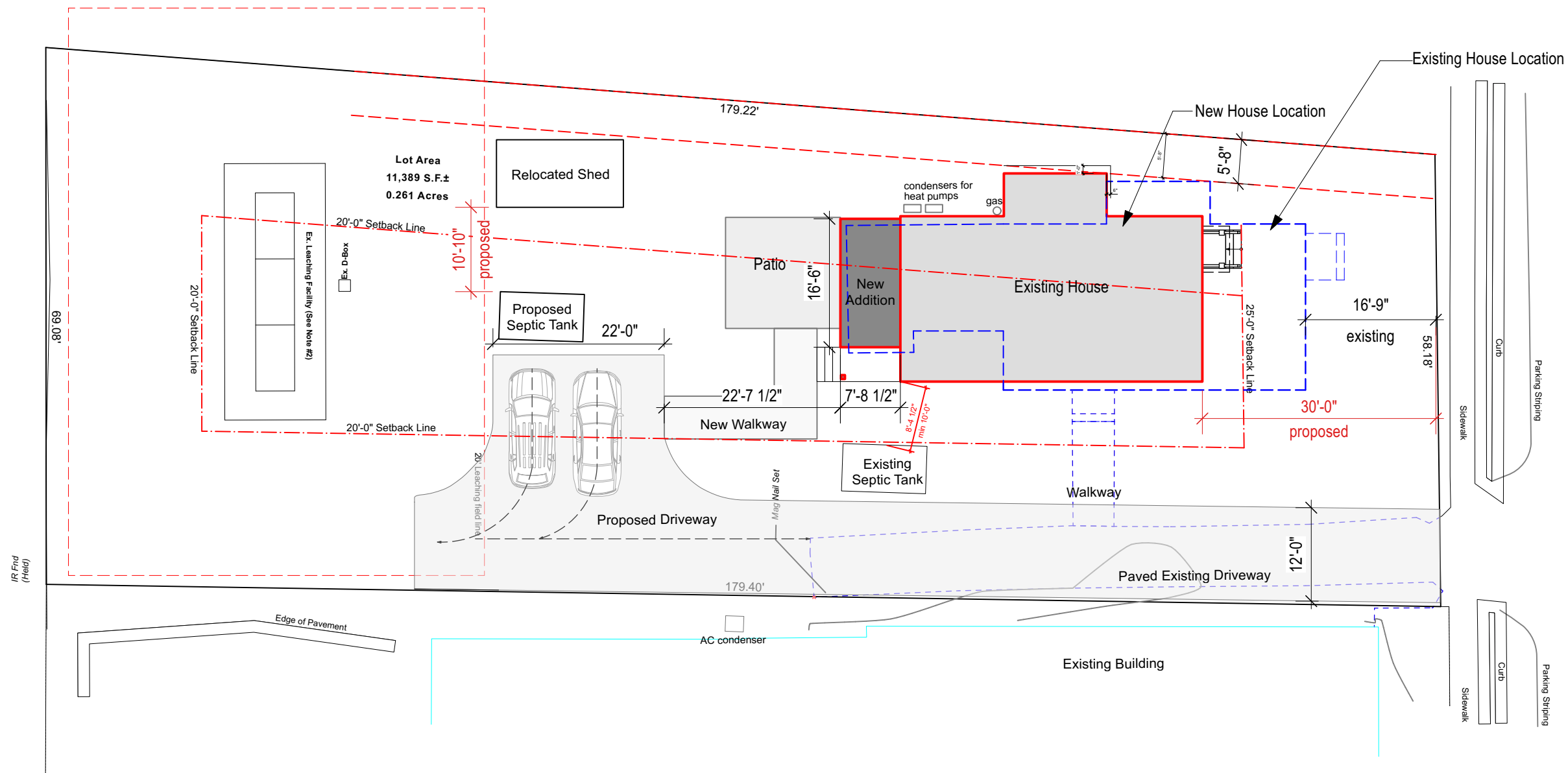
Historic Commission
Submittal

DRAWING TITLE: Existing East
Elevation

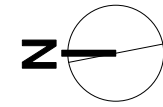
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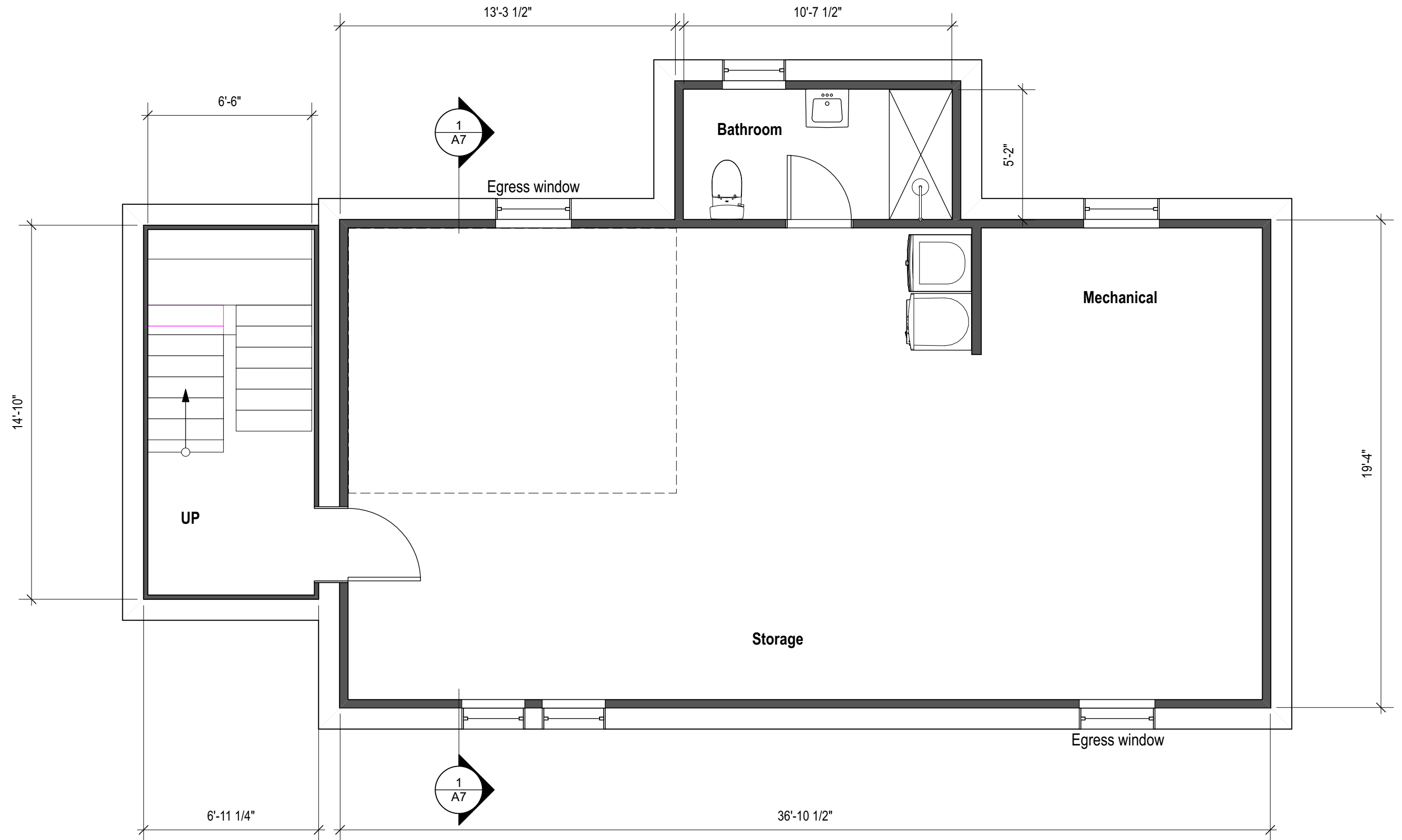
EX6

Existing East
Elevation

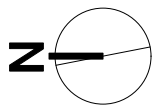


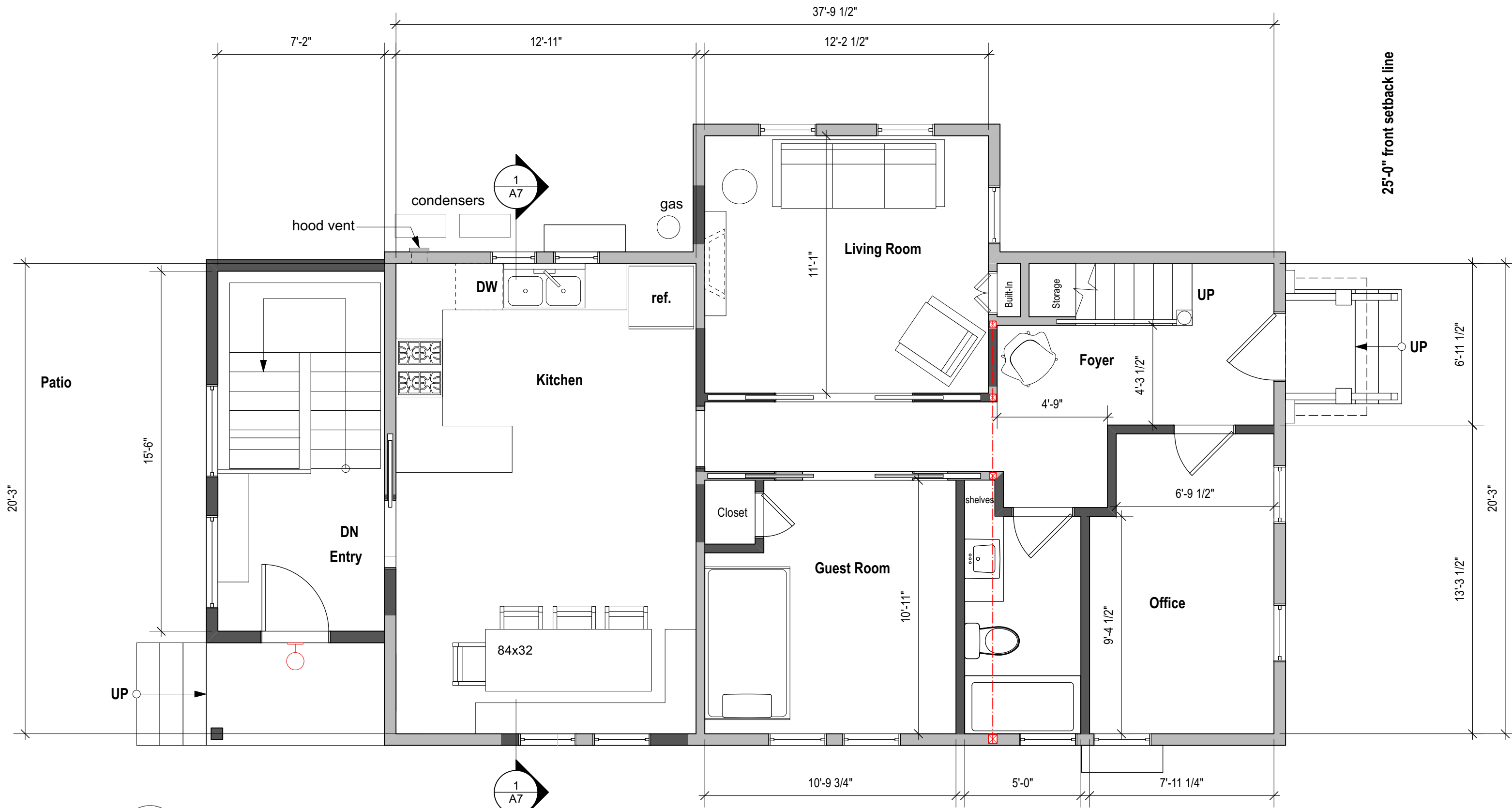
1 Site Plan
Scale: 1/16" = 1'-0"



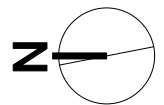


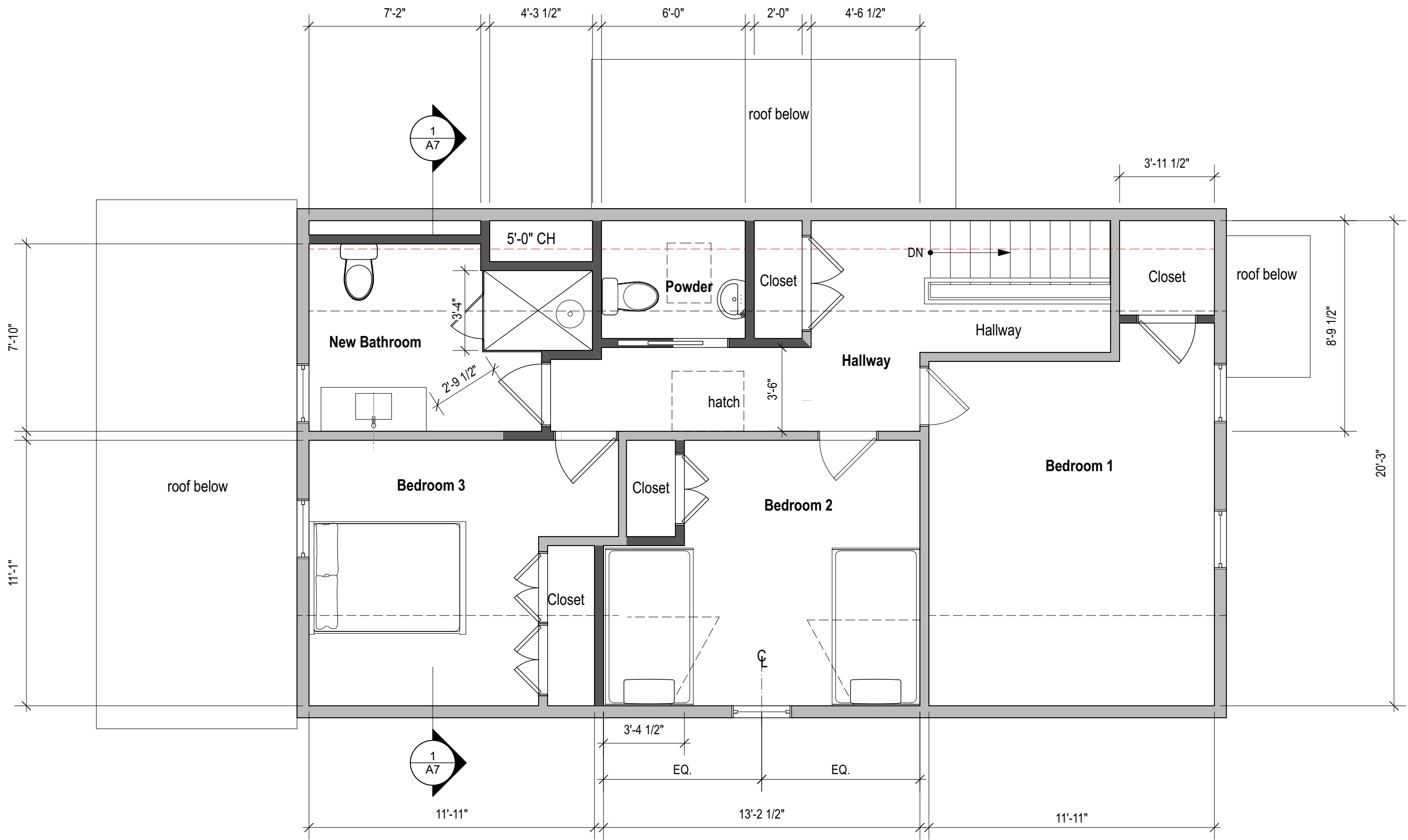
1 Proposed Basement Floor Plan
 Scale: 1/4" = 1'-0"





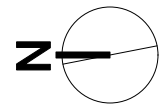
1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"





2

Proposed Second Floor Plan
Scale: 1/4" = 1'-0"



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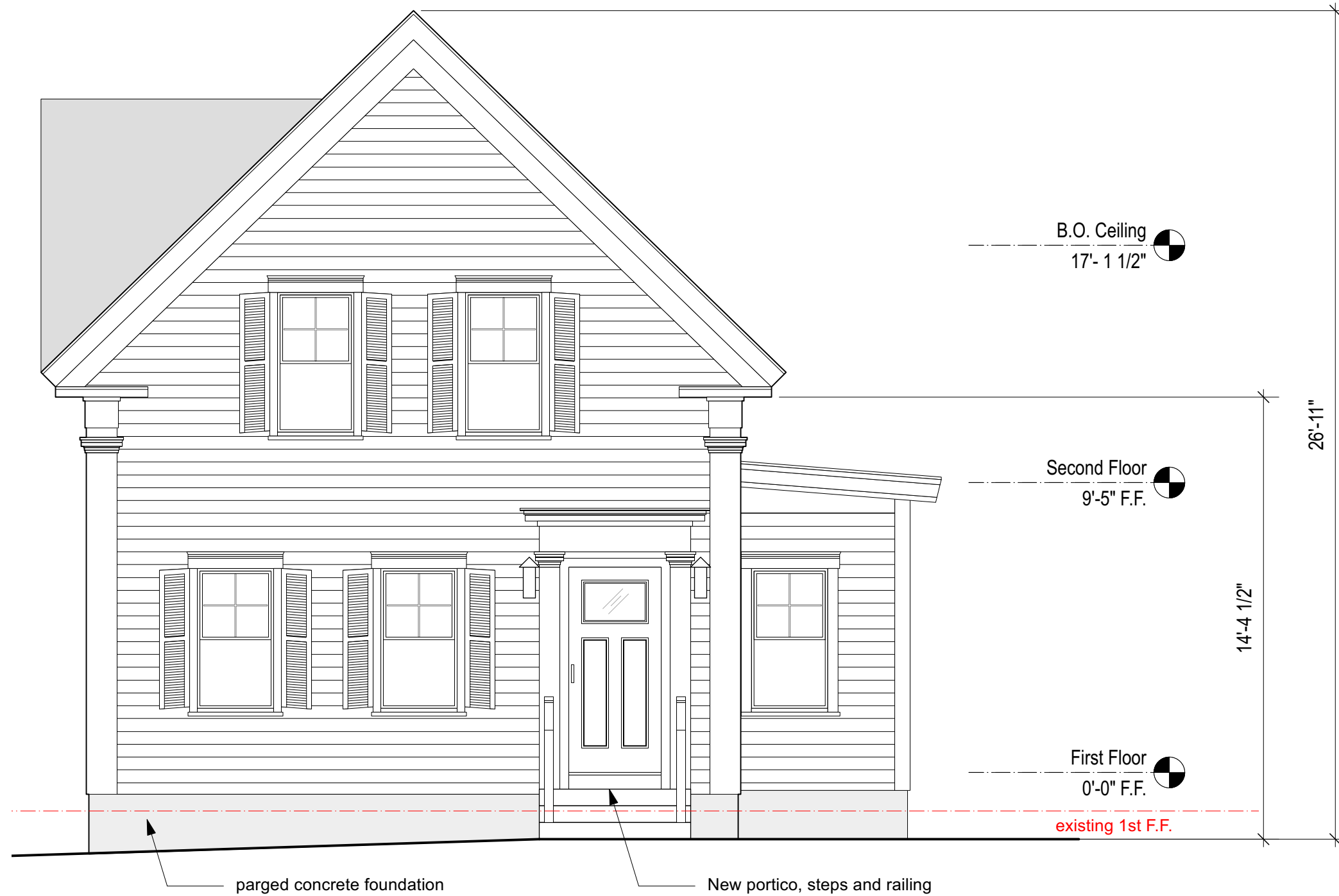
Historic Commission
Submittal

DRAWING TITLE: Second Floor Plan

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

A2

Second
Floor Plan



1 Proposed South Elevation
Scale: 1/4" = 1'-0"

Note:

1. Add exist., salvaged shutters to front facade.
2. Replace all windows
3. Replace entry door.
4. Wood siding, trim, pilasters and roof to remain.

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DRAWING TITLE: South Elevation

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

A3

Proposed South
Elevation



1 Proposed West Elevation
 Scale: 1/4" = 1'-0"

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708 Main Street
 Harwich, MA 02645

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DRAWING TITLE: West Elevation

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

A4

Proposed West
 Elevation



1 Proposed North Elevation
Scale: 1/4" = 1'-0"

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708 Main Street
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DRAWING TITLE: North Elevation

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

A5

Proposed North
Elevation



1 Proposed East Elevation
 Scale: 1/4" = 1'-0"

Note:
 1. Patch Roof shingles to match existing asphalt shingles

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18 Main Street #3B, Concord, MA
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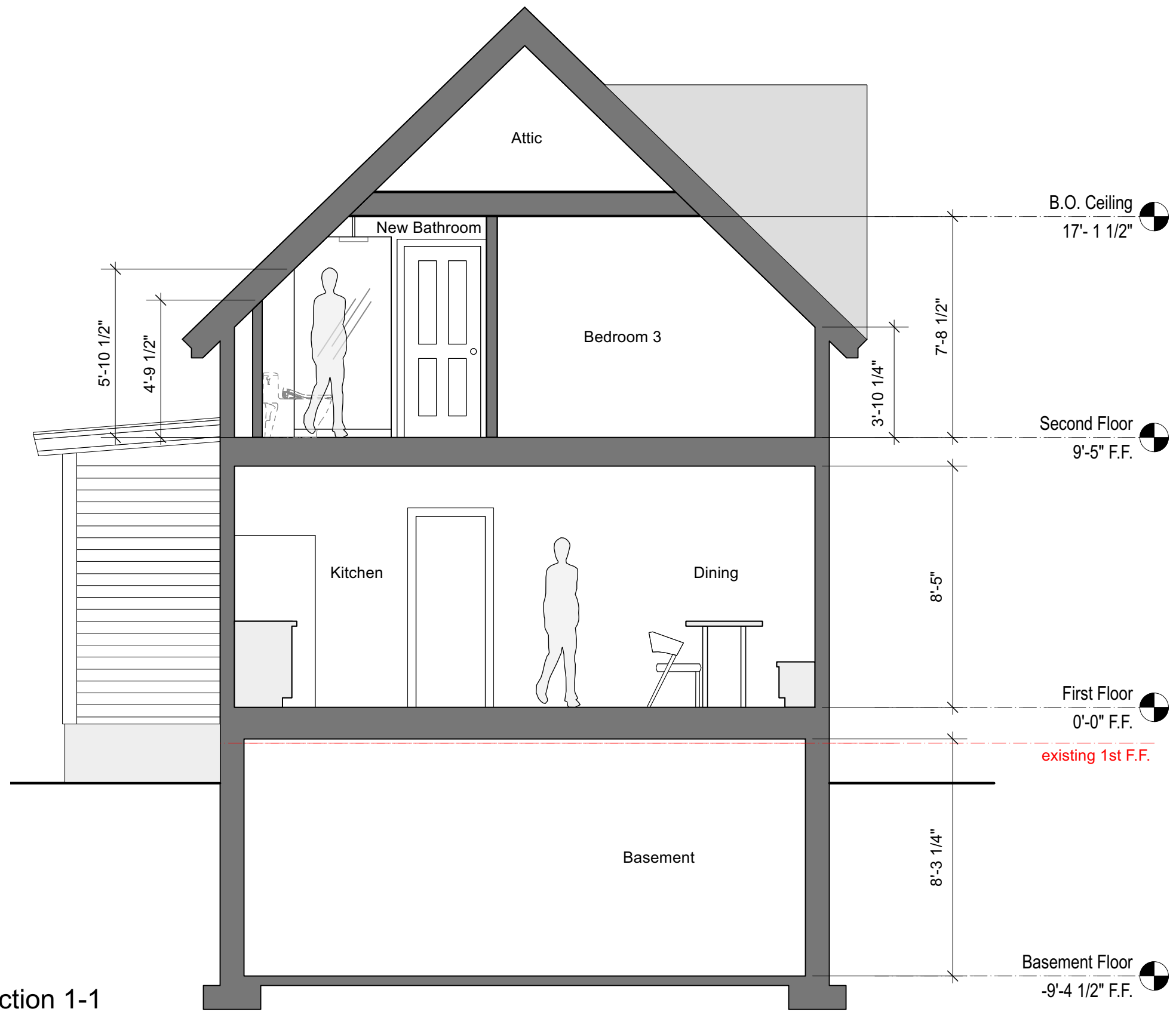
Historic Commission
 Submittal

DRAWING TITLE: East Elevation

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

A6

Proposed East
 Elevation



1 Building Section 1-1
Scale: 1/4" = 1'-0"

**Historical District and Historical Commission
Town of Harwich Building Department
732 Main Street, Harwich MA 02645**

Project Address: 708 Main Street

List of Materials

Foundation: New concrete foundation cast in place with finished cement parging.

Siding: Existing clapboard siding, painted white.

Back Addition: Prefinished white shake and shingle fiber cement board. (James Hardie).



Alternative:

Prefinished white vertical siding, board and batten as shown in picture below.





Trim Material at Mudroom addition: 1x6 hardie trim boards (prefinished) or Boral TruExterior trim (painted)

Trim Material at Existing house: Replacement corner boards, gable rake boards, eave boards Boral TruExterior trim, painted. (if replacements due to unforeseen decay or damage is needed).

Windows: Andersen 200 series or similar.

Window Casings: New window casings at existing house to match existing wood casings as detailed on HDC submittal drawings.

New window casings at new back addition flat stock 1x3 Boral TrueExterior painted.

Shutters: Re-using existing shutters, PVC, painted Brewster gray HC-162-BM paint

Doors: Front entry door Smooth Pro fiberglass. Top view craftsman with one top light (frosted glass), and two lower panels. (Jeldwen), color anchor gray 2126-3

Back door Smooth Pro fiberglass. (Jeldwen), color anchor gray 2126-3

Hardware: Black door hardware for front and back entry. Tbd.

Railing: Wood railing, painted white.

Front and Back Porch: Composite decking (trex deck or similar), wood detailing to match existing as shown in submittal drawings, EPDM rubber roof with metal drip edge.

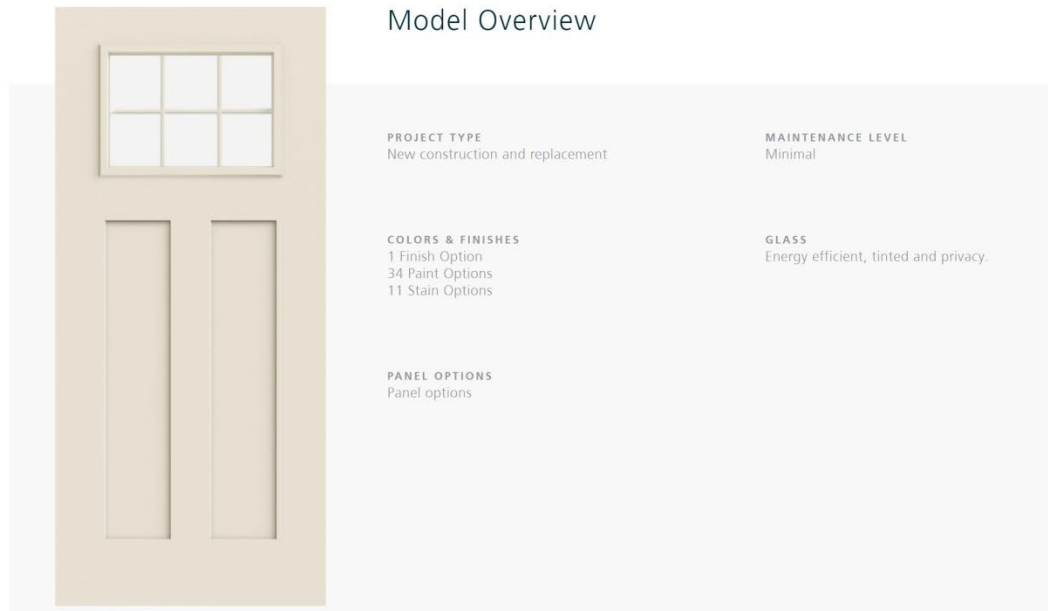
Roofing: Architectural grade shingles to match existing.

Lighting: security lighting in the back and on the side only, facing downward, white finish. Front and back lighting see speck sheets.

Paint samples can be sent in before the hearing.

Brigitte Steines

Smooth-Pro™ Fiberglass Exterior Door: Top View Craftsman 6-Light 2-Panel



708 Main Street

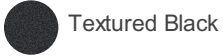
Front Entry door to be painted color anchor gray 2126-3 or similar.

SPECIFICATIONS

Certifications/Qualifications	
	www.kichler.com/warranty
Dimensions	
Base Backplate	4.50 X 6.75
Extension	7.75"
Weight	2.80 LBS
Height from center of Wall opening (Spec Sheet)	2.00"
Height	10.25"
Width	6.50"
Light Source	
Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	60W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Weight	1.70 LBS

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Water
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	49924BKT
Finish	Textured Black
Style	Transitional
UPC	783927540414
Finish Options	



ALSO IN THIS FAMILY



SPECIFICATIONS

Certifications/Qualifications

Dark Sky Compliant Yes
www.kichler.com/warranty

Dimensions

Base Backplate 6.00 DIA
 Extension 17.25"
 Weight 2.20 LBS
 Height from center of Wall opening (Spec Sheet) 3.00"
 Height 12.00"
 Width 10.00"

Light Source

Lamp Included Not Included
 Lamp Type A19
 Light Source Incandescent
 Max or Nominal Watt 100W
 # of Bulbs/LED Modules 1
 Socket Type Medium
 Socket Wire 150"

Mounting/Installation

Interior/Exterior Exterior
 Location Rating Wet
 Mounting Style Wall Mount
 Mounting Weight 2.20 LBS

FIXTURE ATTRIBUTES

Housing

Primary Material ALUMINUM

Product/Ordering Information

SKU 49775BK
 Finish Black
 Style Coastal
 UPC 783927530774

Finish Options

 Black



ALSO IN THIS FAMILY



49776BK



49777BK



708 Main Street

Shutters as they existed before removed in early 2000s.

May 3, 2021
Katharina Zuellig

36 High St

Concord, MA

kathazu@yahoo.com

617-669-2898

Greetings,

The following are the observations and estimates that you requested for work on the home located at 708 Main St., Harwich, MA. The home was reportedly built around 1850. The main house measures approximately 40' x 20'. Most of it is over a crawlspace about 1 foot high. All of the joists are longer than desired for their span. The house was built using rough cut 2x's. As is common with homes this age, they have more knots and crossgrain than one would like. Several of the joist show signs of mold. A mold remediation company should be consulted if the joists are to remain. Some of the beams are rotted along with the sills. In the cistern, the beam and joists are all compromised. The foundation was built using bricks. As discussed, bricks are naturally deteriorating material. There are several areas where the mortar is falling out. There is evidence of water penetrating the foundation. The water should be redirected using gutters, perimeter drain, and/or landscaping. The possibility of raising the house and excavating a full basement with a new foundation was discussed. I would suggest making a list of pros and cons for this possibility. The only con that I would see would be cost. There would be a long list of pros. This may be the best overall plan for the house.

On the back of the house, there is ell. It appears that the middle part of the ell was built in the 1900s as a connector for a back shed. Both are in very poor condition and were built very poorly when constructed. Both consist of wood flooring and joists resting on dirt. The foundation, if any, is very minimal. On the inside, there is an abundance of mold and rot. The roof leaks. The sills are missing in many places. The entire structure is settling due to lack of support. The structure is not worth saving and demolition should be seriously considered as a possibility.

In the living space, the kitchen floor is in rough condition. It is not level. Depending on the overall plans, it should be considered to remove the flooring and replace the substructure from above. If done from underneath, a beam would be installed under the joist to shorten the span. However, jacking would be limited and things would not be level.

On the second floor, the floors are bouncy and sagging. The only way to evaluate and diagnose this would be to remove the ceilings below. The possibility of gutting the entire house was discussed. Depending on budget and final goals, this option would obviously give the best finished product.

In the attic, the rafters are rough cut two by sixes angle cut at the peak. There are three that have cracks in them. These cracks do not appear due to structural loads. They are due to imperfections in the wood.

It is recommended to start a journal documenting any sags, dips, etc. in the structure with photos and measurements. This should be updated periodically to ensure that there are no significant changes occurring.

PO Box 868, Fiskdale, MA 01518

(508) 735-9900

www.cr1981.com

email - info@cr1981.com

March 17, 2022

AUTHORIZATION

I, Katharina Zuellig, currently of 36 High Street, Concord, Massachusetts 01742, and owner of 708 Main Street in Harwich, MA 02645, appoint and authorize Brigitte Steines from Inkstone Architects, LLC, Concord, MA, to act on my behalf with respect to attending Town of Harwich board meetings and to filing building applications, permits, submissions, Notice of Intent, etc., and related to the renovation of said property on 708 Main Street, Harwich, MA.

This authorization shall be valid until July 1, 2023.



3/17/2022

Signature

Date

Katharina Zuellig

TOWN OF HARWICH

HISTORIC DISTRICT AND HISTORICAL COMMISSION



APPLICATION AND CERTIFICATE FORM

Please submit this application to: **Town of Harwich Building Department**
732 Main Street, Harwich, MA 02645
Telephone: (508) 430-7506 Fax: (508) 430-4703

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.

SECTION I: (Circle one)

- A. Certificate of Appropriateness:** Required for additions, new construction, or alteration (such as changes in design, material, color or outward appearances) of a building or structure visible from a public space; any addition to, or removal of appurtenances or features from a structure; any removal or demolition of a building or structure, or appurtenance or feature thereof.
- 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 design, color or outward appearances.

SECTION II: Applicant Information (Note: A non-owner may only apply in the event that the owner attaches a written waiver authorizing this Application)

Address of Proposed Work__92: "O ck"Utggv."J cty kej ."O C"24867_____

Map __41_____ Parcel __D7/2"_____Zone(s) _____ C-W_____

Applicant__Katharina Zuellig_____ Telephone__617.669 2898

Mailing Address__36 High Street, Concord, MA 01742_____

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

_____ Architectural Trim or Siding	_____ Lights	_____ Satellite Dish
_____ Barrier Free Access	_____ Masonry	_____ Signs
_____ Door(s), Doorway	_____ Paint Color	_____ Skylight
_____ Fence, Gate	_____ Parking	_____ Utilities
_____ Gutters, Downspouts	_____ Porch, Deck	_____ Window(s)
_____ House Numbering	_____ Roof	_____ Other*

**Please specify structures/feature not listed i.e. dormers, foundations, shed, wall, etc.*

SECTION IV: REQUIRED ATTACHMENTS TO BE INCLUDED HEREWITH

A. One Certified Abutter List – available from the assessor’s office

B. 13 Copies Required for all projects, as noted:

1. Photographs of sufficient number and quality to adequately document existing conditions.
2. A separate list of affected features (See Section III), specifying materials, colors, dimensions for each principal feature that will be affected.
3. Paint samples, as applicable.

C. Additional requirements* for building construction, additions or alterations excluding all roof resurfacing or siding projects.

4. Stamped Architectural elevation plans for building construction projects.
5. Stamped Site/plot plan specifying structure *in situ*, specifying all set-back.

(EXCEPT that scaled drawings may be submitted for fences, garden sheds and signs)

***NOTE:** Certificates of Non-Applicability have only to submit Section IV.B attachments.

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.

Signed _____ Date _____

Date(s) of Hearing or Determination: _____

Approved Denied Continued Withdrawn without Prejudice

Comments/Conditions: _____

Board Chair

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, Katharina Zuellig, intend to demolish **in whole or in part** the structure located at
(Print Owner/Applicant's Name)

708 Main Street, 41 / 35-0 C-W
(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)

Owner Katharina Zuellig Telephone 617.669.2898

Mailing Address 36 High Street Email Address maria.02143@yahoo.com

Legal Owner's Authorization _____

Applicant (if different) Brigitte Steinos Telephone 650.814.8542

Mailing Address (if different) 18 Main Street Email Address brigitte@instonearchitects.com
Concord, MA 01742

Section 2 - Determination of Historical Significance

Description of Structure to be demolished (in whole or in part) Brick foundation

+ brick water cistern ~~roof~~ + connector structure
in the back; shed will be salvaged + reconstructed on same property

Date Building was Constructed 1850/1876

Which records were used to establish this date? Town's Historic Property
Inventory List

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

No. Yes. If yes, which register? _____

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: vernacular New England, farmhouse

Method of Construction: brick foundation, wood construction

Type of Materials Used: _____

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 _____

only brick foundation + below grade brick cistern
connector structure + steel (steel will be salvaged)
see also report. #

Age(s) of portion(s) to be demolished foundation ~170 yrs; connector ~120 yrs

Describe how the remaining structure will be treated and renovated _____

see historical application; building will be moved

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

Report by Colonial Restorations, LLC
Fishdale, MA 508.735-9900 www.cr1981.com
from May 5, 2021

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 n/a

One Certified Abutter List – available from the Assessor’s Office for a fee.

One (1) original and twelve (12) copies of each of the following shall be submitted:

1. Completed Application Form & Owner authorization if required
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.

S. Shien
(Signature of Applicant/Representative)

3/16/22
(Date)

For Committee and Staff Only

Date(s) of Hearing or Determination: _____

Approved Denied Continued Withdrawn without Prejudice

Comments/Conditions: _____

Board Chair Signature

Date