

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

Documents for Continuance of the 4/20/22 Hearing on May 11

Certificate of Appropriateness

Project Address: 708 Main Street

Owner: Katharina Zuellig

May 3, 2022

Content:

1. Revised Drawing Set
2. Project Scope Description with comparison to previous application
3. Specifications
 - Revised light fixture proposal
 - Window grille options and email from Andersen rep
4. List of Materials - revised
5. Report on Existing Structure, condition highlighted

May 3rd, 2022

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

Revision and Comparison

Address: 708 Main Street

Scope proposed on March 15th	Scope proposed on May 3, 2022
1. Moving the building back to the 25 feet front yard setback line to create a new front yard along the busy street.	We want to keep the building set back on the property as shown on the site plan. We will not raise the house, as previously suggested, and move the building only horizontally. The finished floor level will remain on the same level.
2. Constructing a new poured concrete foundation with a concrete slab and basement area, replacing the unstable brick foundation.	We want to move forward with the new foundation wall as proposed. The concrete wall will be veneered with brick. We will salvage the existing brick and re-use as much as possible.
3. Removing the unsalvageable connector structure in the back.	The connector structure is not salvageable according to the evaluation report. We added interior images about the condition to the application set. See also report summary.
4. Restoring the shed at the back of the property.	We will proceed as planned, salvage the shed and erect it in the back of the property as shown on the site plan.
5. Replacing all the windows, while maintaining the existing siding.	We want to move forward with the Andersen 200 line, 4 over 1 pane window. The Andersen 200 line does not offer FDLs but "FineLight" (preferred or simulated dividers) See supporting Andersen table about grille

	options.
6. Adding a front portico with new steps and railing.	We removed the portico. With keeping the building height as is, we will not need a railing. The pilaster and entablature will be restored. We added a brick patio from the street to the house.
7. Adding a back addition for mudroom and stairs to the basement.	We want to use the current front door for the back Mudroom entry. We removed (2) steps from the previous proposal since the building is not being raised, with that we removed the railing at the back porch. No other changes to the addition.
8. Removing both brick chimneys	We will remove the chimney further back and we will replace the more central one with a faux chimney. We will bring spec sheet to the hearing.
9. Adding back shutters and removing the flower box brackets at the front façade.	No changes to previous application.
10. Adding one skylight.	Skylight is removed.
11. Improving the site with a paved driveway, two parking spaces and a patio.	No changes to previous application. We want to move forward with an asphalt driveway, as it is existing and matching many other driveways in the district.
12. Relocating the septic tank.	The vent stack and all above ground parts of the septic will not be visible from the street.
13. Removing/Adding windows and door	No changes to previous application. We are still proposing to remove the (not original) bathroom window and the side door (will be re-used at the front) on the west elevation and replace it with a double window. We are adding one more window for symmetry. We are adding one window in the back. We are replacing the kitchen window with a slightly lower height window. The changes are driven by functionality of the floor plan.
14. Light fixtures	We are proposing new light fixtures. See spec sheet.



SCHEMATIC DESIGN

Revised: May 4, 2022

SHEET INDEX

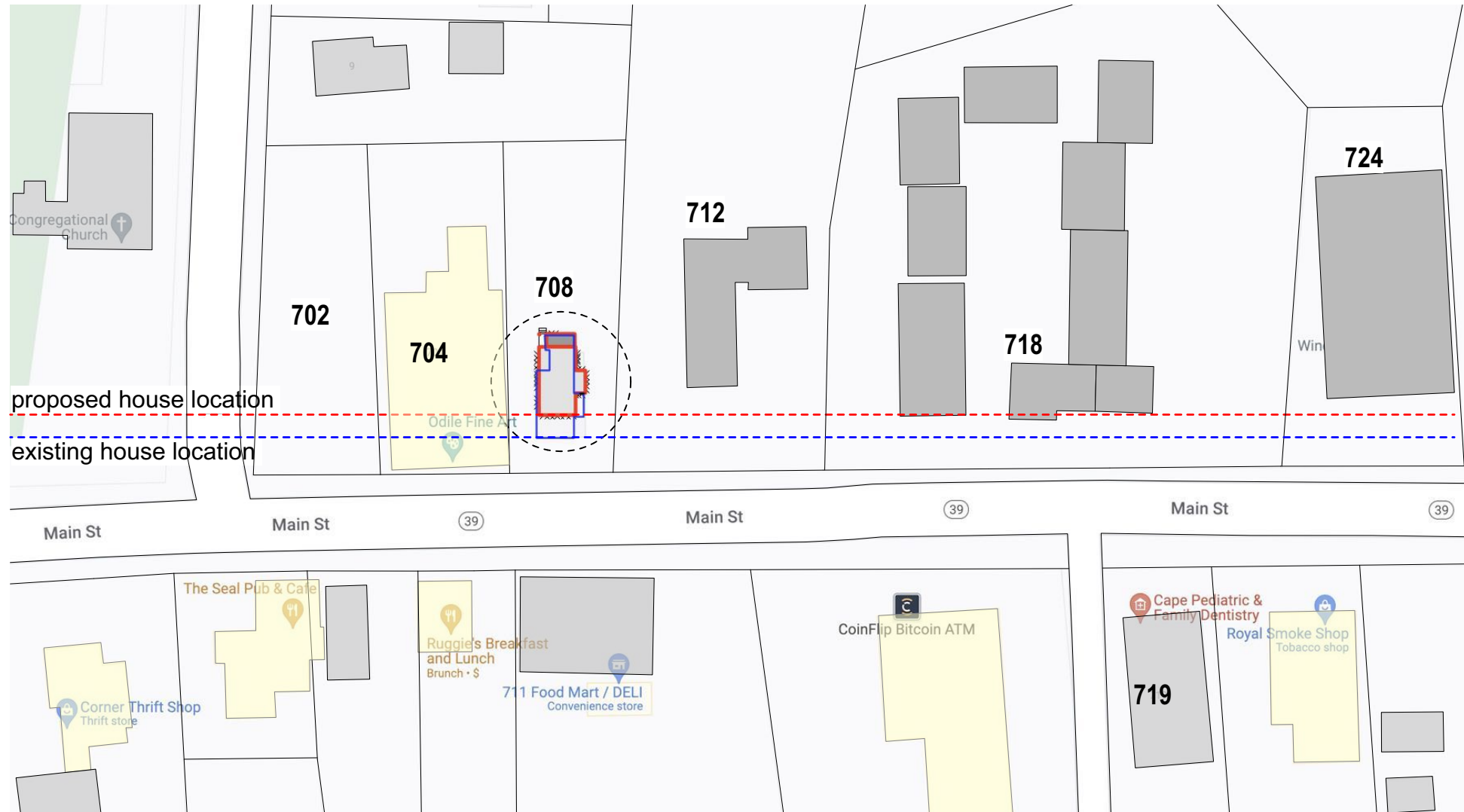
- T1 Title Sheet
- EX1 Exterior Images of Existing House
- EX2 Existing Barn and Connector Images
- EX3 Existing First and Second Floor Plans 1/8"=1'-0"
- EX4 Existing Exterior Elevations 1/8"=1'-0"
- S Site Plan 1/16"=1'-0"
- A1 Proposed Basement and First Floor Plans 1/8"=1'-0"
- A2 Proposed Second Floor Plan and Proposed Building Section 1/8"=1'-0"
- A3 Proposed Exterior Elevations 1/8"=1'-0"

Zuellig Residence

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
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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

05/04/22

SUBMISSION/REVISION

Historic Commission
Submittal

Historic Commission
Submittal - Revised

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

INKSTONE
ARCHITECTS

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	EX1 Existing Exterior Images
03/11/22	Historic Commission Submittal		
05/04/22	Historic Commission Submittal - Revised		
		SCALE : not to scale	



South View of the Shed and Connector



South - West View of the Shed and Connector



Interior Views of the Shed and the Connector



Interior Views of the Shed and the Connector

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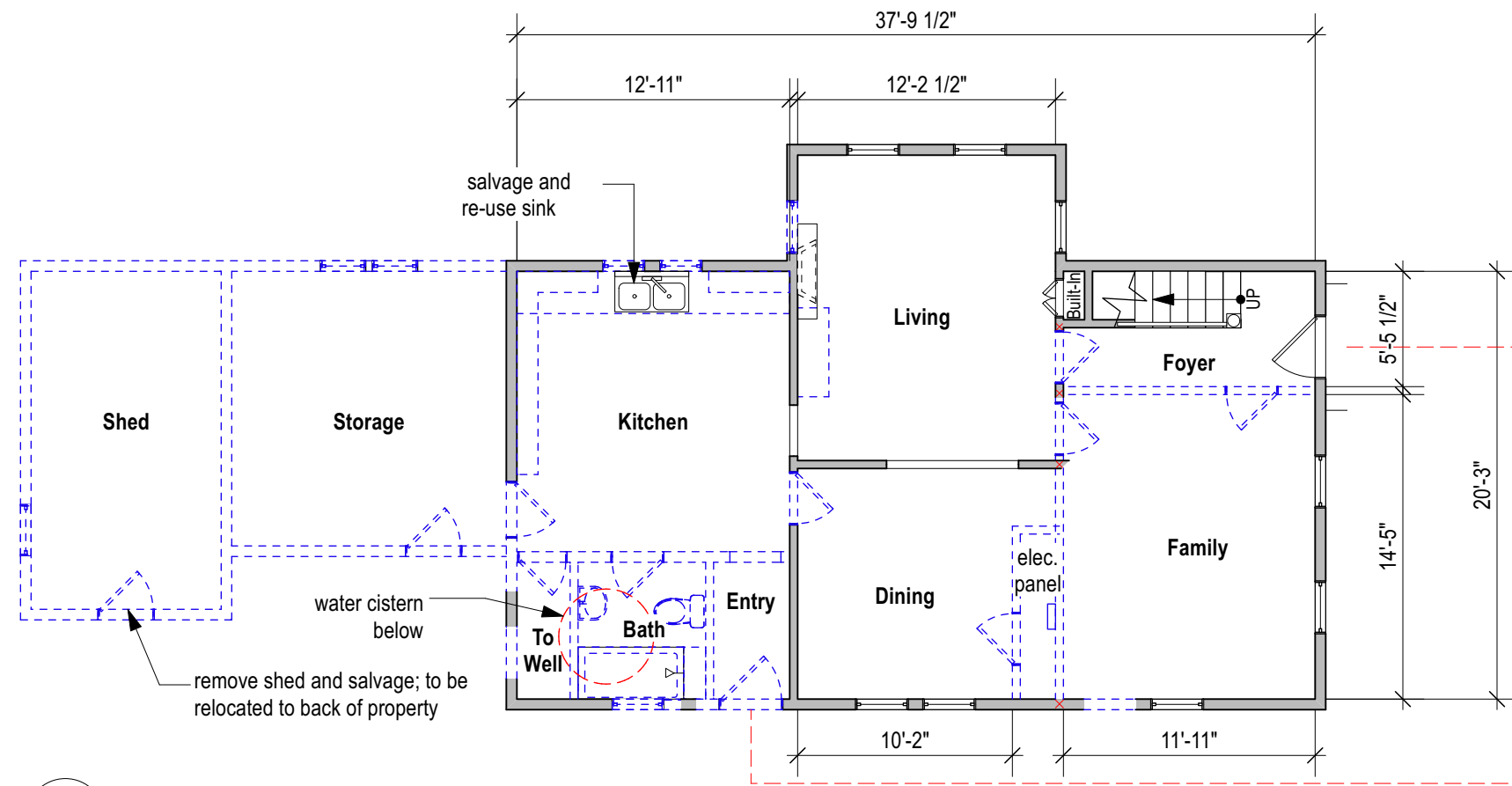
**Historical
Residential Renovation
Schematic Design**

DATE	SUBMISSION/REVISION
03/11/22	Historic Commission Submittal
05/04/22	Historic Commission Submittal - Revised

DRAWING TITLE: Existing Images

SCALE : not to scale

EX2
Existing Shed
and Connector
Images



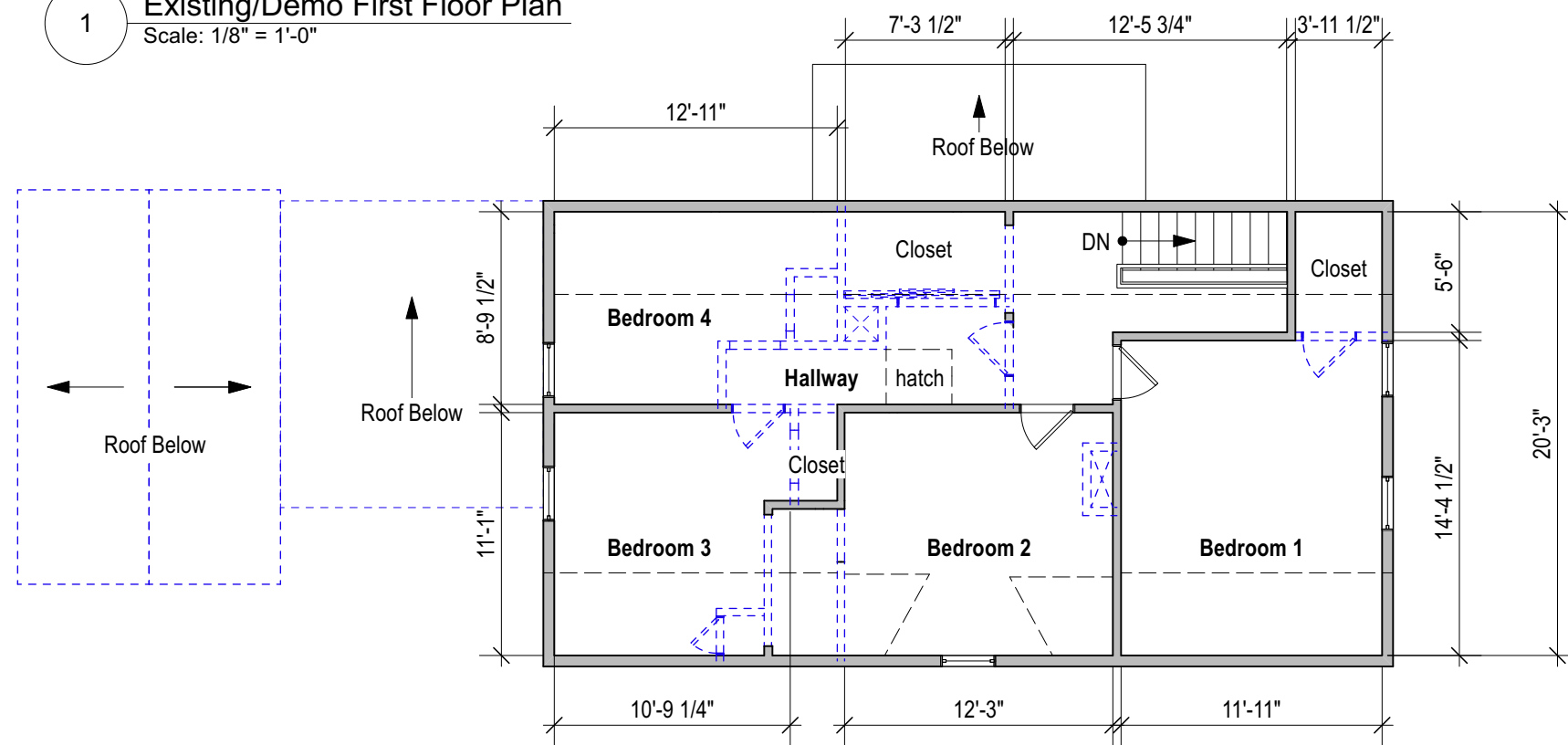
Note:

1. All Existing Windows are replaced in place
2. Windows shown in dashed blue are removed and changed

1 Existing/Demo First Floor Plan
Scale: 1/8" = 1'-0"

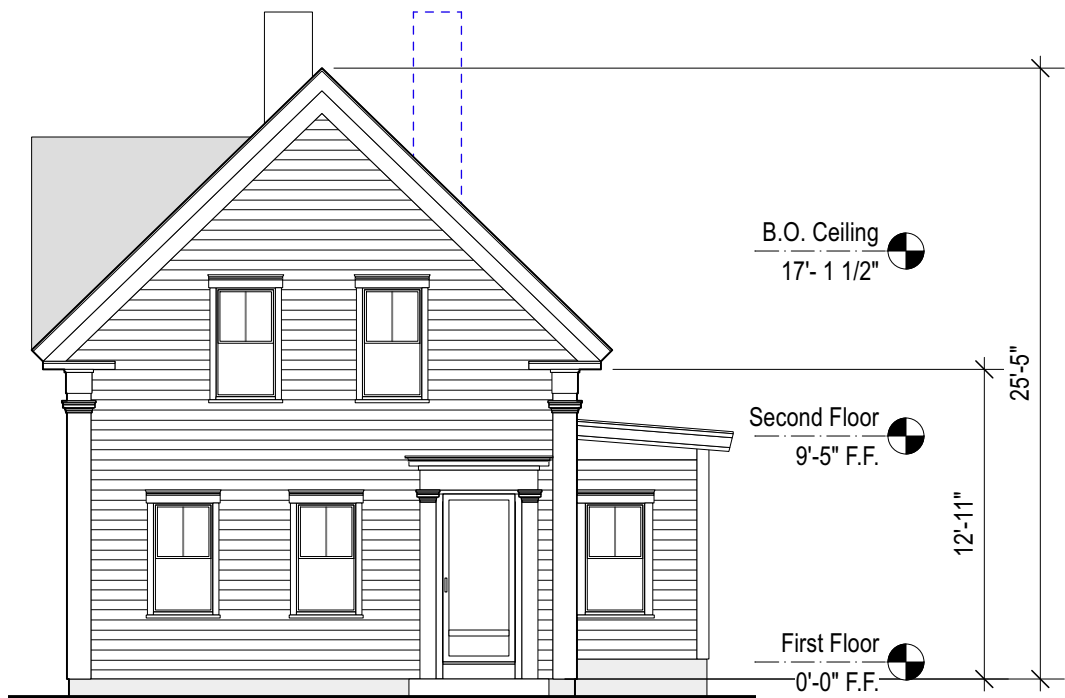
SIDE DOOR

FRONT DOOR



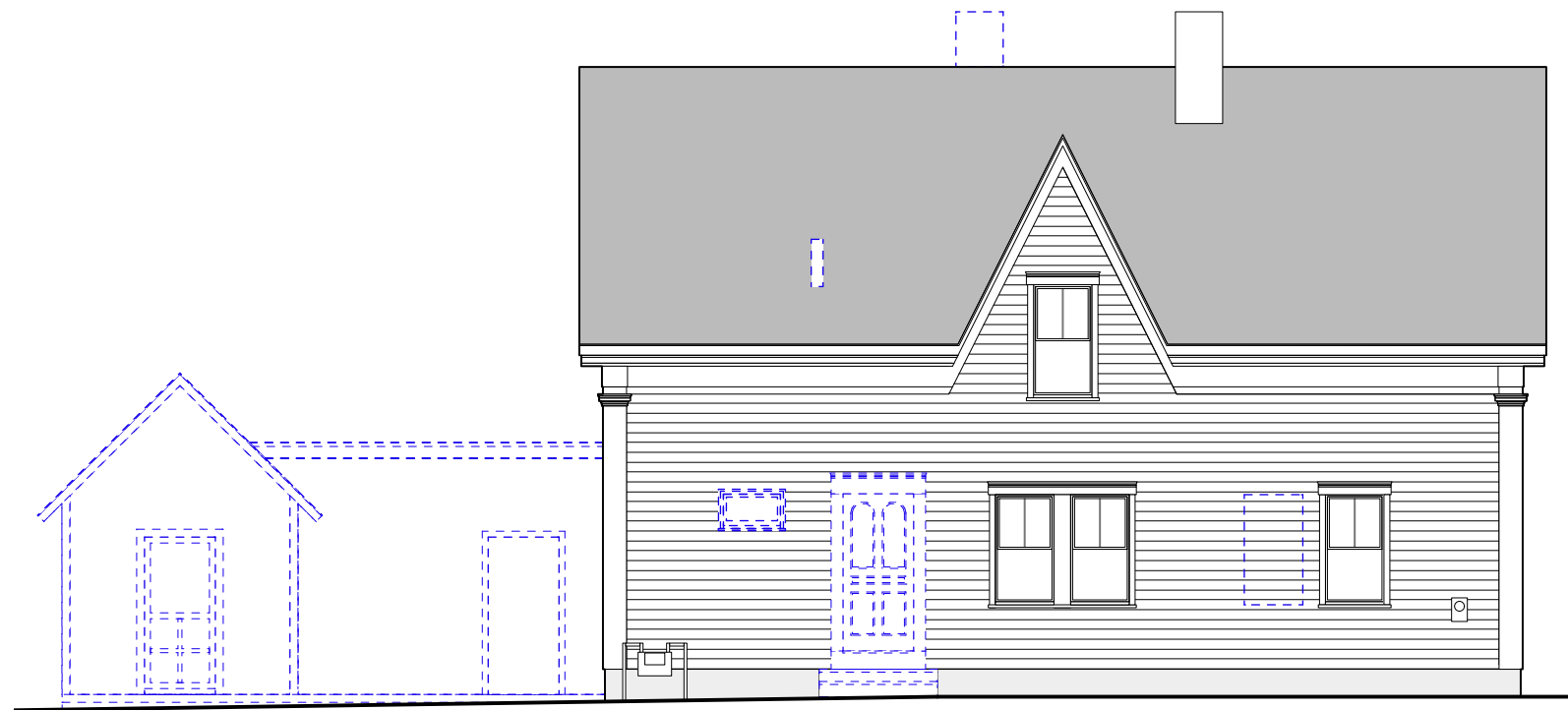
2 Existing/Demo Second Floor Plan
Scale: 1/8" = 1'-0"



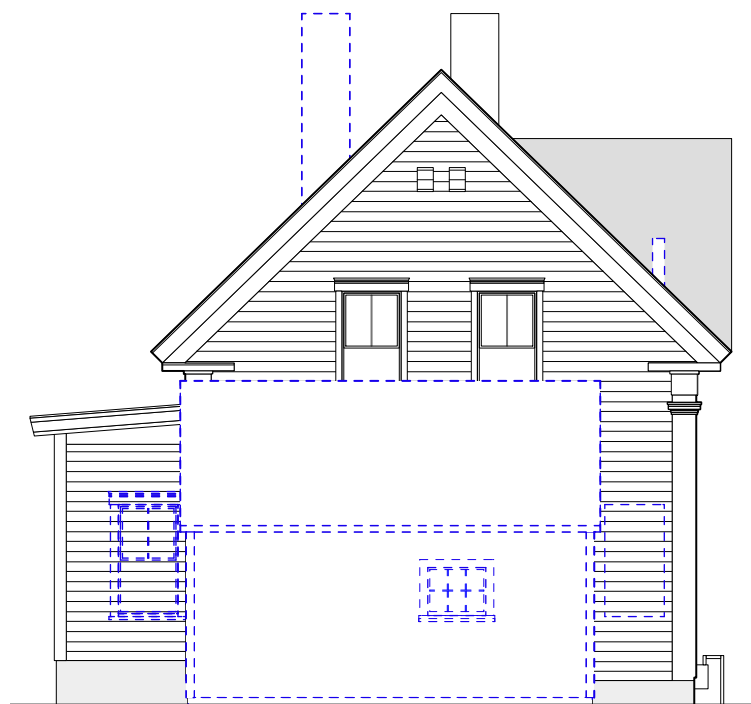


Note:
1. Remove flower box holders

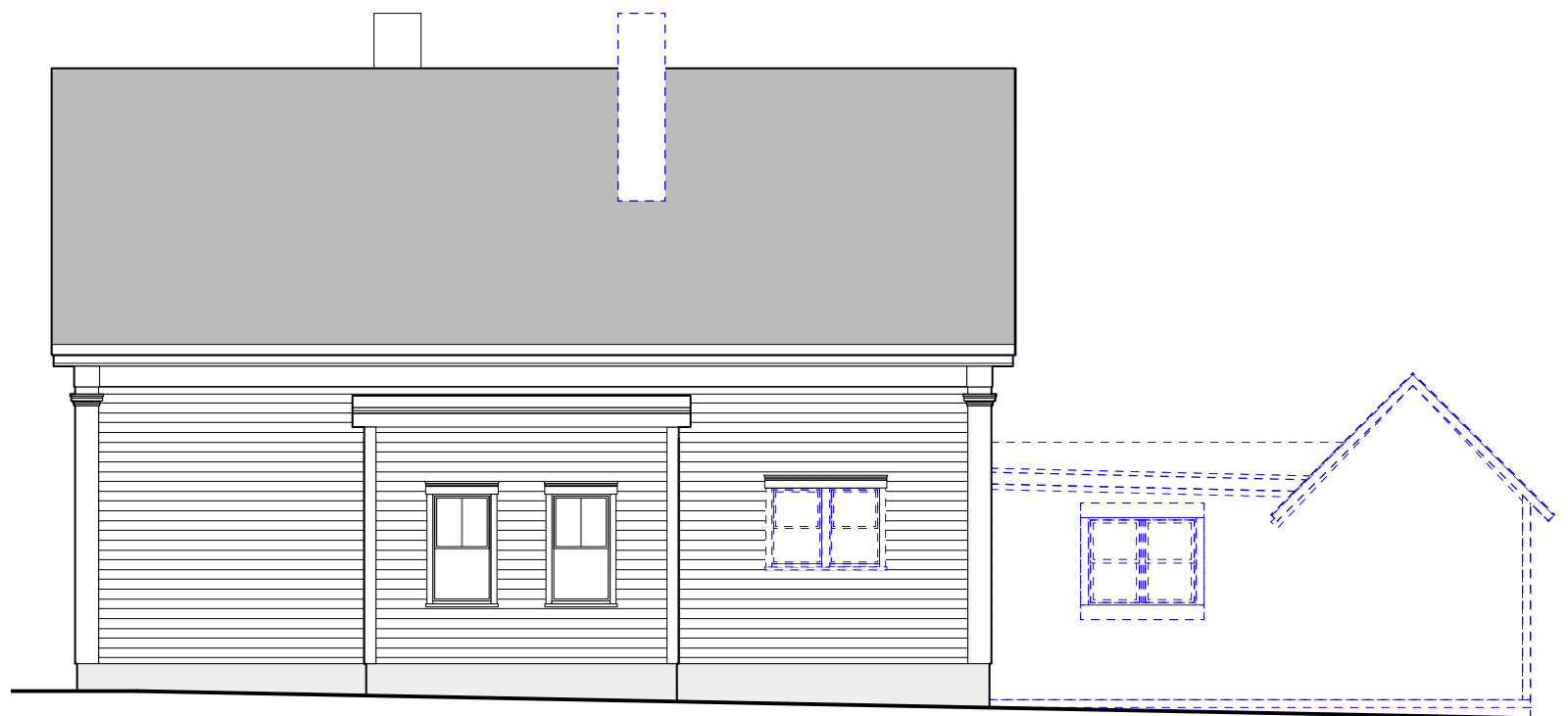
1 Existing South Elevation
Scale: 1/8" = 1'-0"



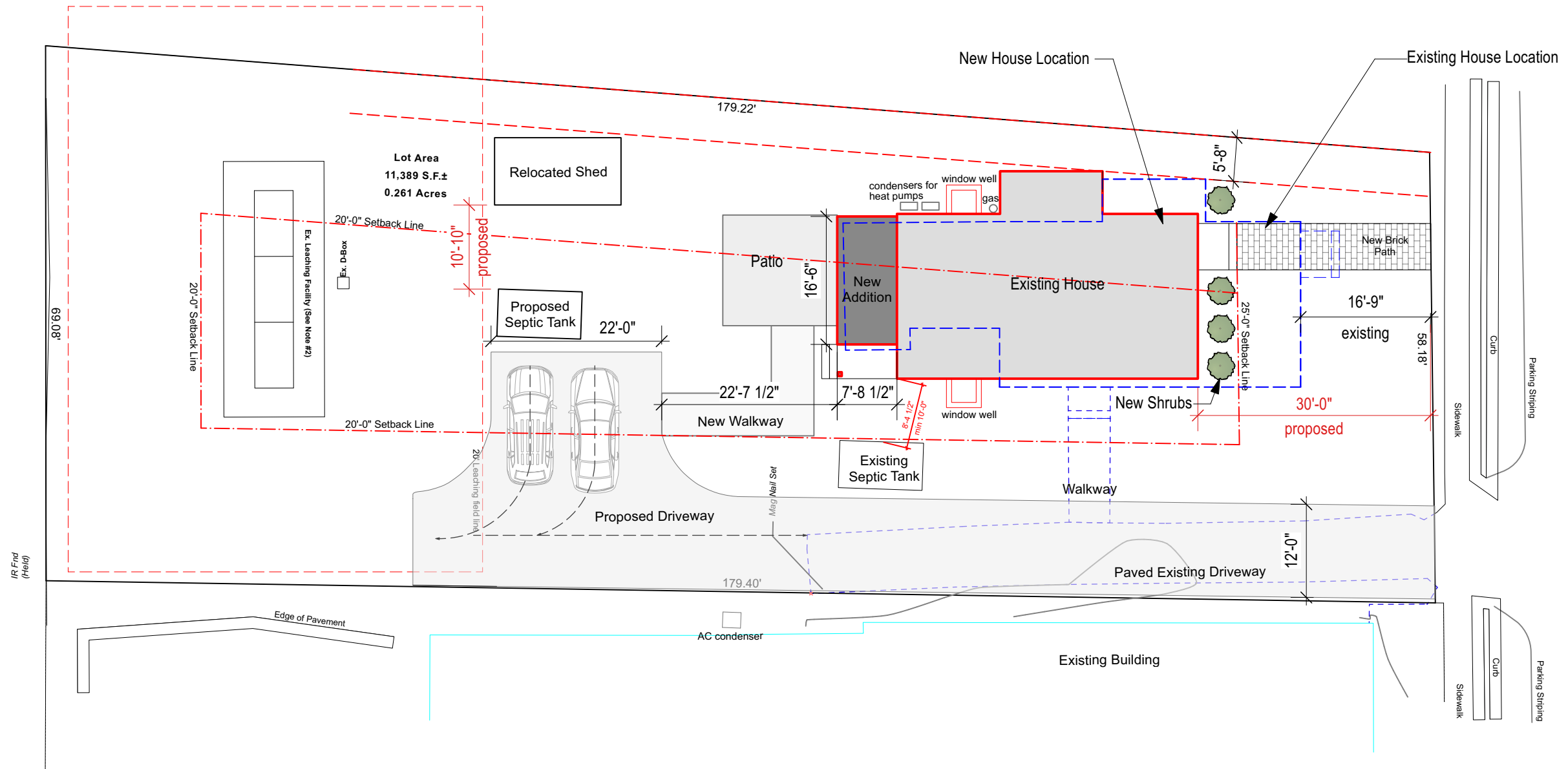
2 Existing West Elevation
Scale: 1/8" = 1'-0"



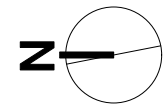
3 Existing North Elevation
Scale: 1/8" = 1'-0"

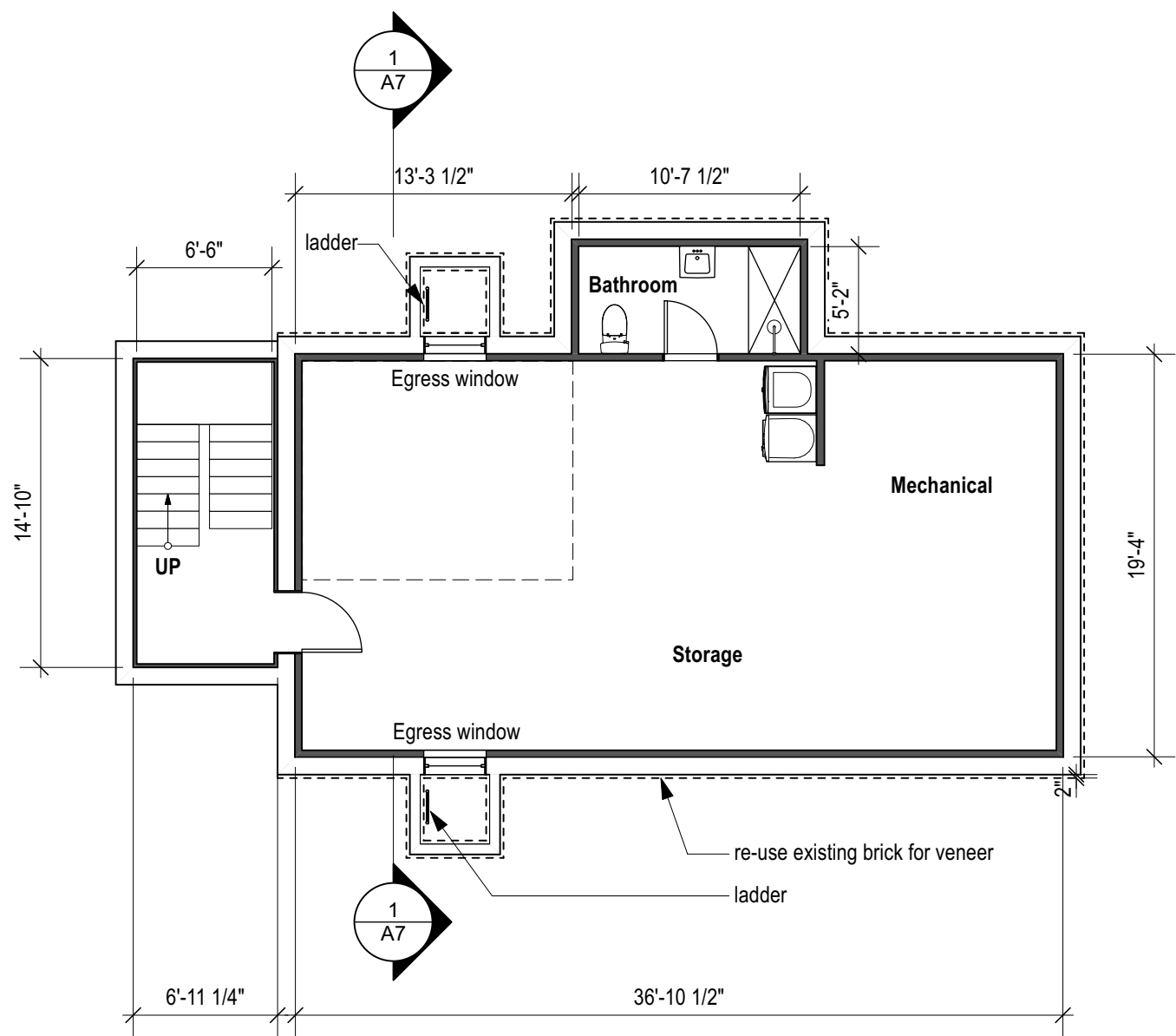


4 Existing East Elevation
Scale: 1/8" = 1'-0"



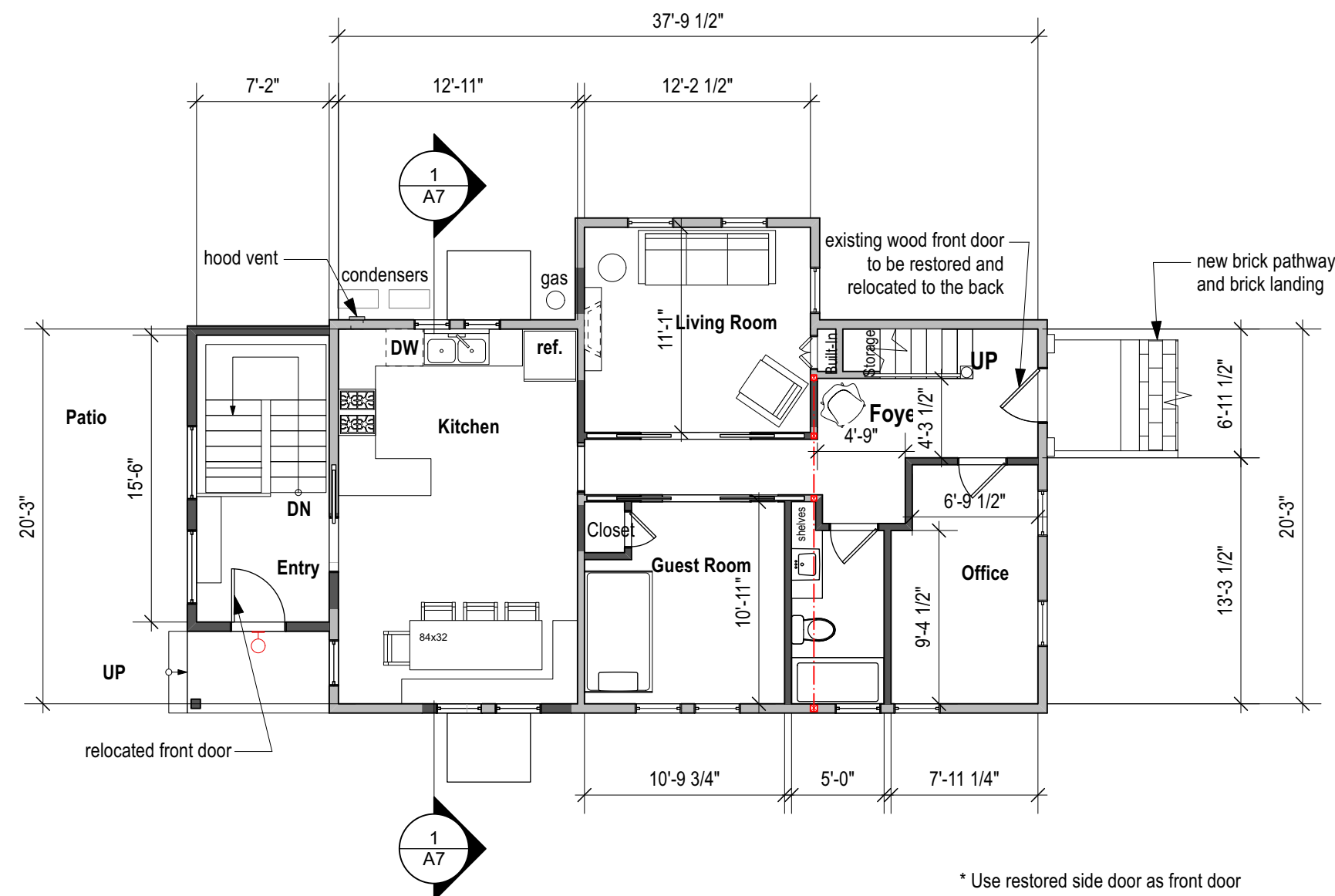
1 Site Plan
Scale: 1/16" = 1'-0"





Note:
Dimensions need to be adjusted

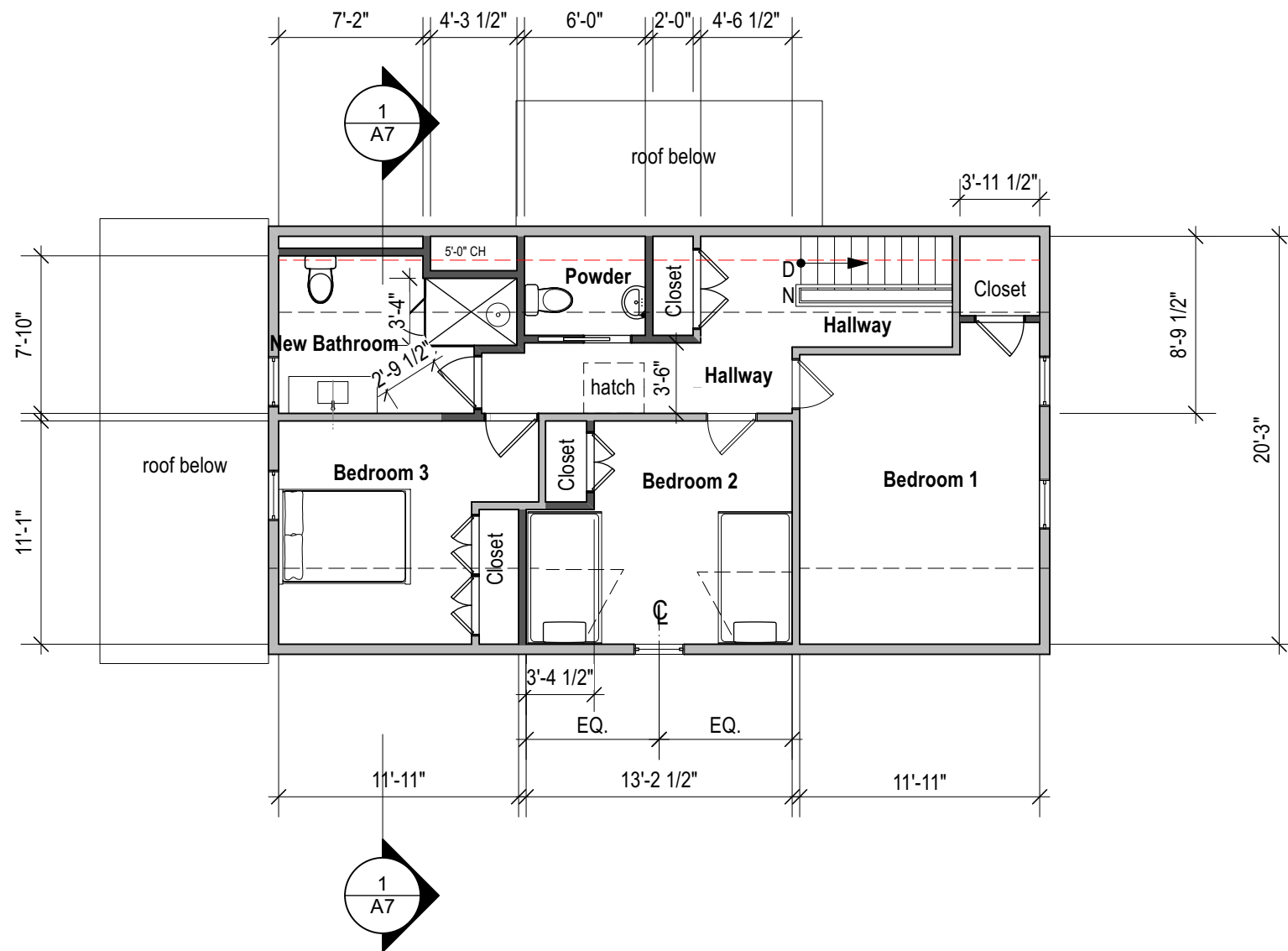
1 Proposed Basement Floor Plan
Scale: 1/8" = 1'-0"



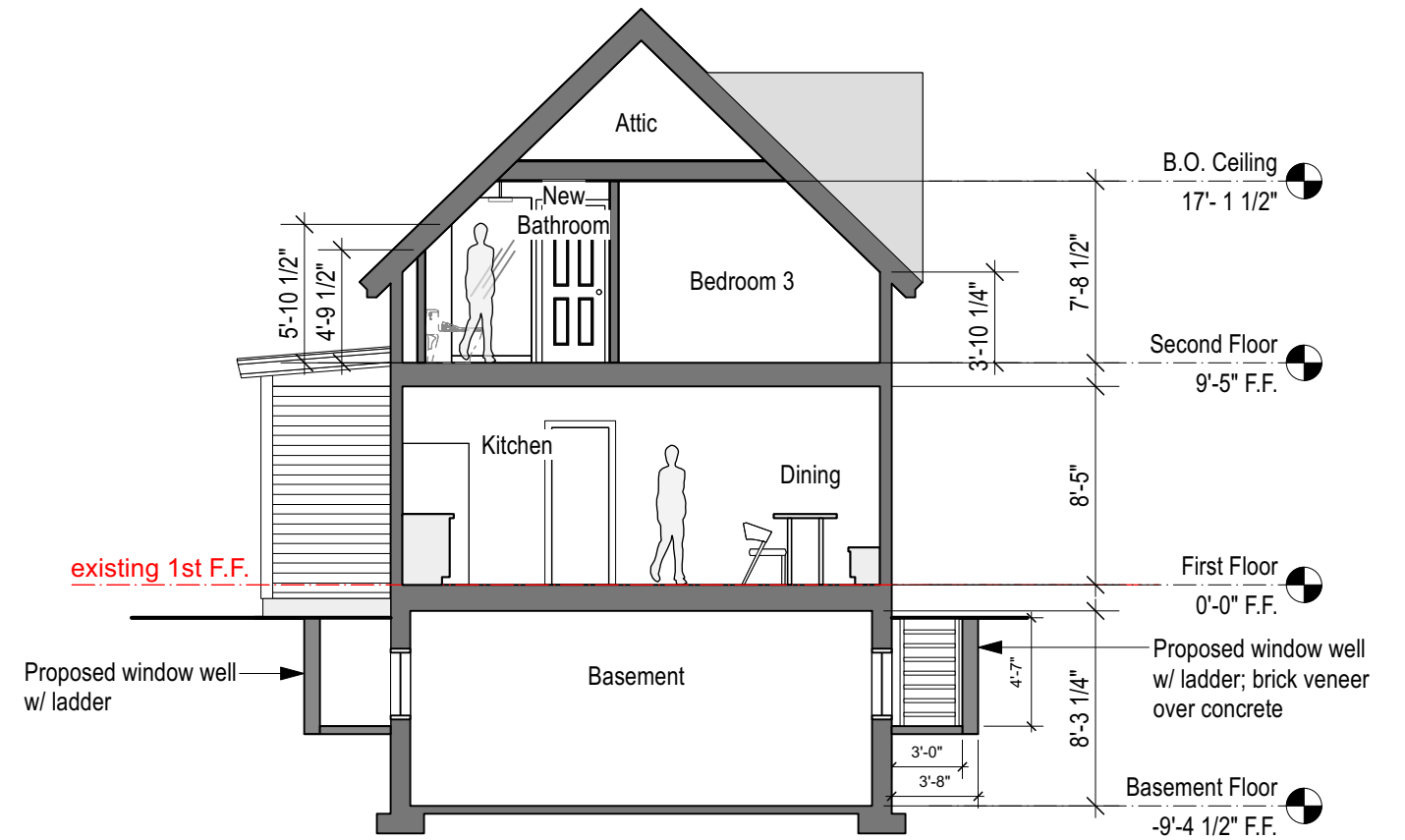
* Use restored side door as front door

2 Proposed First Floor Plan
Scale: 1/8" = 1'-0"

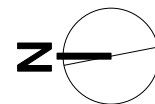


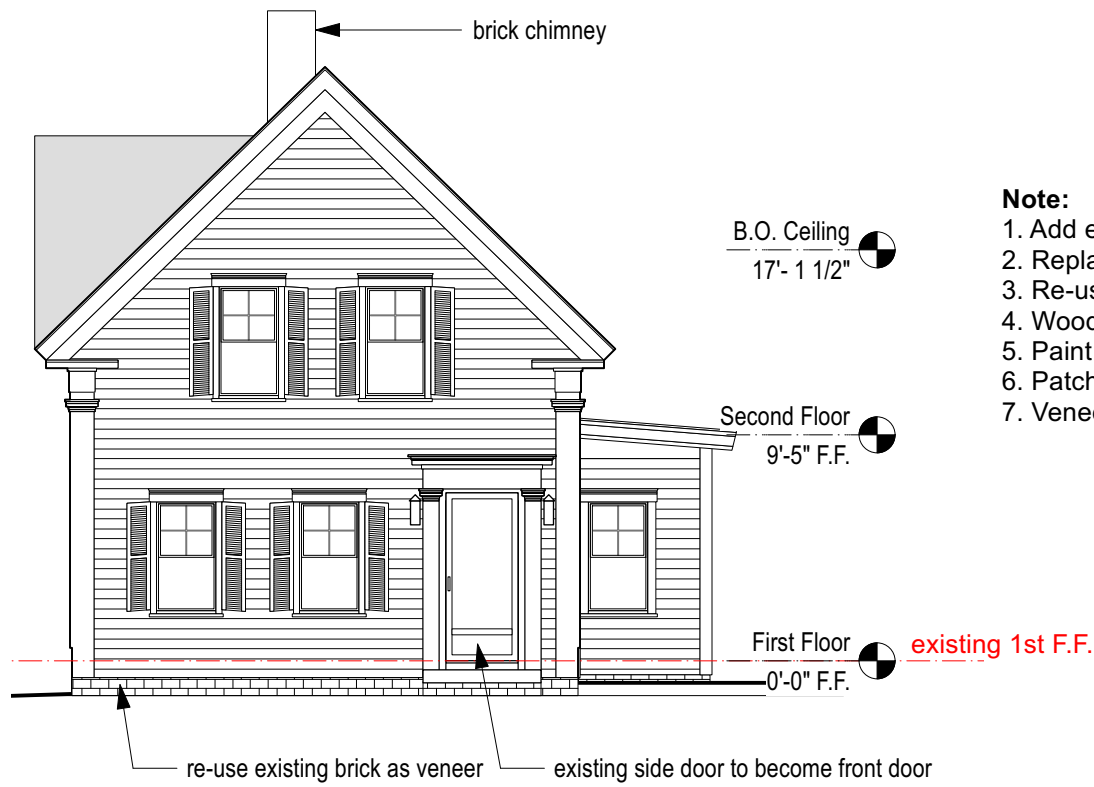


1 Proposed Second Floor Plan
Scale: 1/8" = 1'-0"

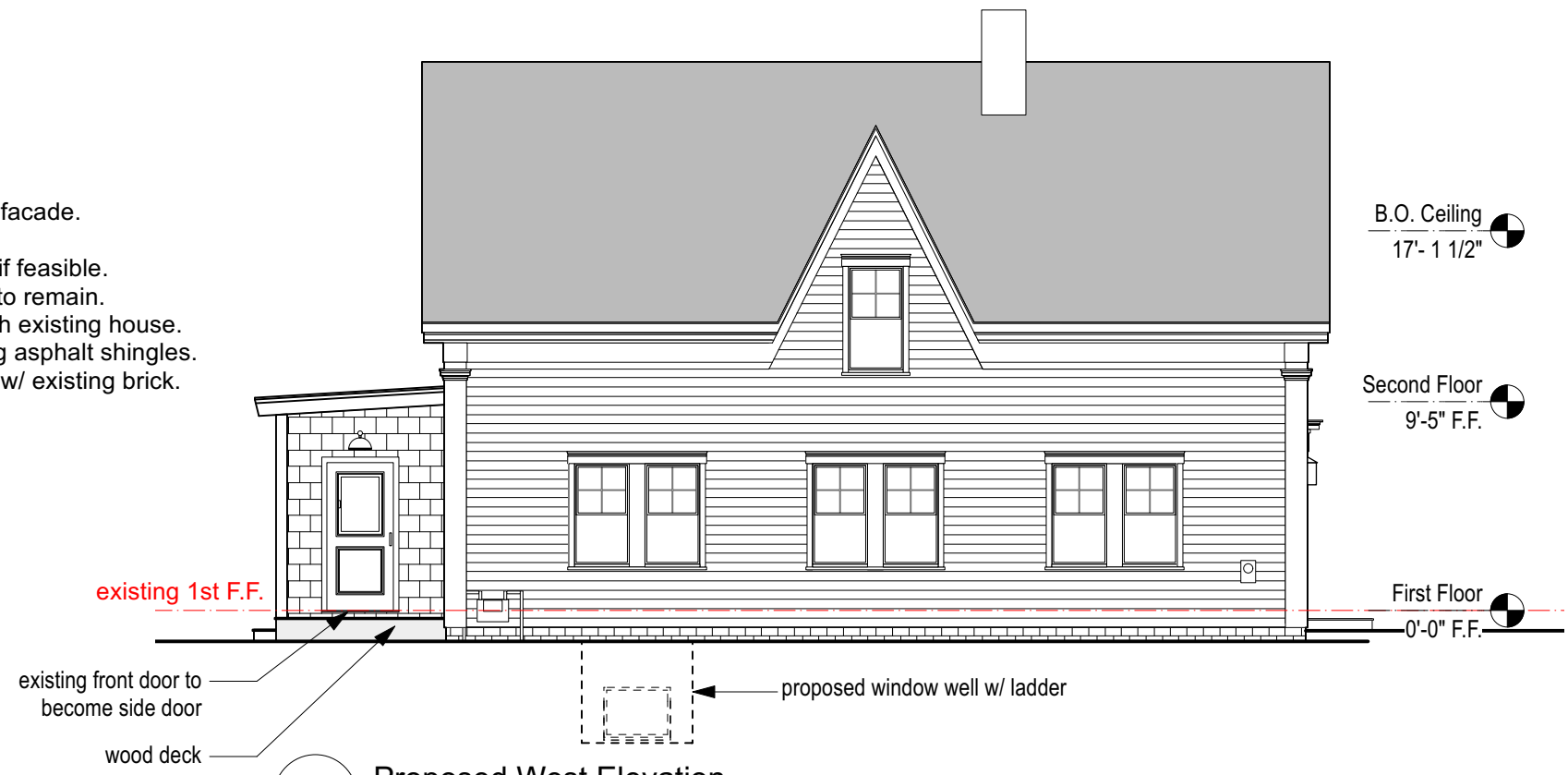


2 Building Section 1-1
Scale: 1/8" = 1'-0"





- Note:**
1. Add exist., salvaged shutters to front facade.
 2. Replace all windows
 3. Re-use existing front and side doors if feasible.
 4. Wood siding, trim, pilasters and roof to remain.
 5. Paint the back addition white to match existing house.
 6. Patch Roof shingles to match existing asphalt shingles.
 7. Veneer over the concrete foundation w/ existing brick.

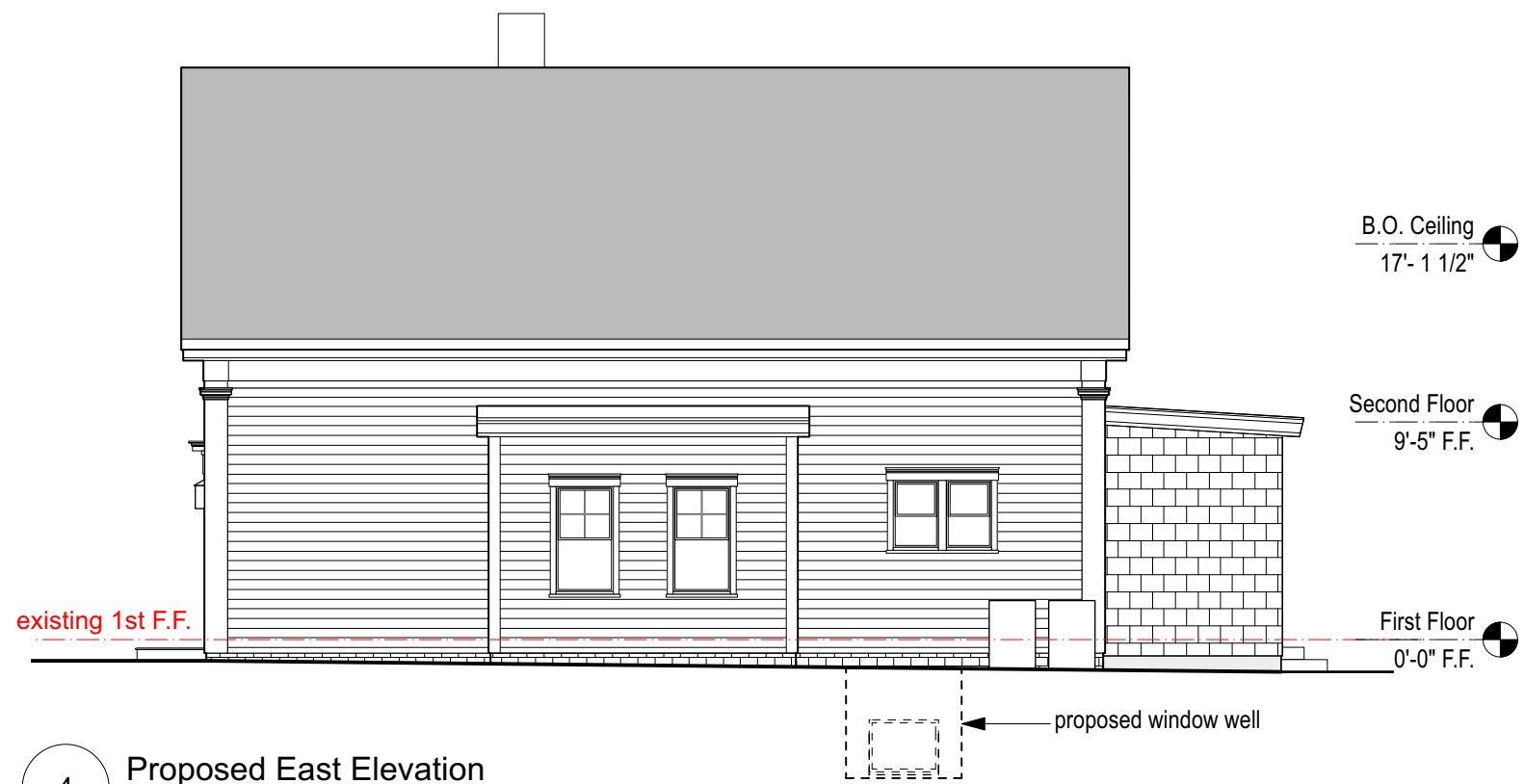


1 **Proposed South Elevation**
Scale: 1/8" = 1'-0"

2 **Proposed West Elevation**
Scale: 1/8" = 1'-0"



3 **Proposed North Elevation**
Scale: 1/8" = 1'-0"



4 **Proposed East Elevation**
Scale: 1/8" = 1'-0"



5611
Concord Collection
Wall Mount

Dimensions

Depth: 6.5"

Width: 6"

Height: 13"

Mounting Height from top: 8.5"

Mounting Area: 4.5" x 8"

Socket Options

(MED) Medium Base; 75 watt max
w/ (CIM) Chimney

(LT2) Candelabra Base; 60 watt max
2" candelabra sleeve

UL Listed

Suitable for wet
locations



Finishes

AB - Antique Brass

DAB - Dark Antique Brass

DB - Dark Brass (shown)

VG - Verdi Gris

AC - Antique Copper

Glass Options

CLR - Clear

CSG - Clear Seedy



Heritage
COLLECTION



ADAIR

SMALL WALL MOUNT LANTERN

2930DZ

Inspired by the early American coach lights popular throughout New England, Adair features a clean and stately form composed of hardy aluminum. An Aged Zinc finish accented by either Heritage Brass or Antique Nickel candle sleeves is complemented with robust construction details.

FINISH: Aged Zinc

GLASS: Clear

WIDTH: 7.5"

HEIGHT: 16.5"

DEPTH: 0

LIGHT SOURCE: Socket

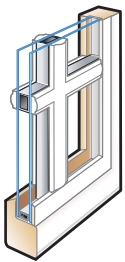
WATTAGE: 1-100w Med.

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

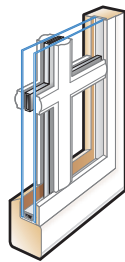
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com



FULL DIVIDED LIGHT

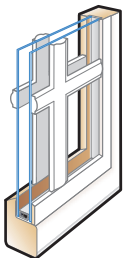
For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



FULL DIVIDED LIGHT WITH ENERGY SPACER

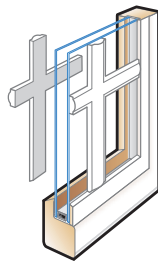
Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible transmission as they would with simulated divided light grilles.

Available on A-Series windows.



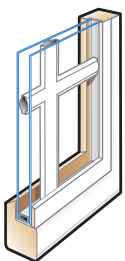
SIMULATED DIVIDED LIGHT

Simulated divided light offers permanently applied grilles on the exterior and interior with no spacer bar between the glass.



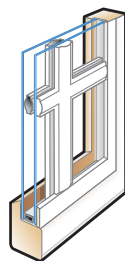
SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES

Simulated divided light grilles have permanently applied grilles on the exterior and removable interior grilles for easy cleaning.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

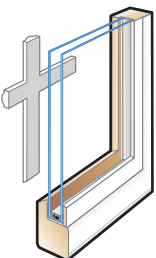
Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH PERMANENT EXTERIOR GRILLES

Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easier to clean. The permanent grilles on the exterior provide architectural style and detail.

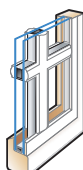
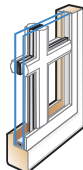
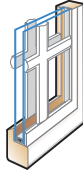
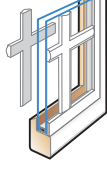
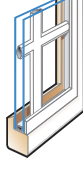
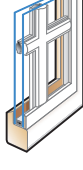
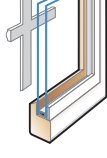
Available on 100 Series products.



REMOVABLE INTERIOR GRILLES

Removable interior grilles are located on the room side glass surface and come off the glass for easy cleaning.

GRILLE COMPARISON CHART

GRILLE TYPE	PRODUCTS	EASE OF CLEANING	STYLE AUTHENTICITY
 <p>FULL DIVIDED LIGHT</p>	E-Series A-Series 400 Series 100 Series Big Doors Entry Doors	● ○ ○ ○	● ● ● ●
 <p>FULL DIVIDED LIGHT WITH ENERGY SPACER</p>	A-Series*	● ○ ○ ○	● ● ● ●
 <p>SIMULATED DIVIDED LIGHT</p>	E-Series** A-Series 400 Series 200 Series 100 Series Big Doors** Entry Doors	● ○ ○ ○	● ● ● ○
 <p>SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES</p>	A-Series 400 Series 200 Series Big Doors Entry Doors	● ● ○ ○	● ● ● ○
 <p>FINELIGHT™ GRILLES-BETWEEN-THE-GLASS</p>	E-Series A-Series 400 Series 200 Series 100 Series Big Doors Entry Doors	● ● ● ●	● ○ ○ ○
 <p>FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH EXTERIOR GRILLES</p>	100 Series	● ● ○ ○	● ● ○ ○
 <p>REMOVABLE INTERIOR GRILLES</p>	E-Series A-Series 400 Series 200 Series Big Doors Entry Doors	● ● ● ○	● ○ ○ ○



*A-Series windows only.

**Simulated divided light exterior only available.

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

Project Address: 708 Main Street

List of Materials

Revisions in blue

Foundation: New concrete foundation cast in place ~~with finished cement parging.~~ **With brick veneer, re-using existing bricks as much as feasible.**

Siding: Existing clapboard siding, painted white. **Only the new siding at the addition will be painted white to match existing. The existing house will not be re-painted, only patched where needed.**

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.



INKSTONE

ARCHITECTS

We will bring samples to the Hearing.

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. [Finelight grille with permanent exterior grilles or simulated divided lights. See spec sheet.](#)

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. [Alternative Anchor gray 2126-3.](#)

~~**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~~

[Existing side door will be refurbished and used as front entry door if feasible. Paint color same as shutters.](#)

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

[Existing front door will be refurbished and used as back door if feasible. Paint color anchor gray 2126-3](#)

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

~~**Railing:** Wood railing, painted white. NA~~

Front and Back Porch: [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.

[Front Porch:](#) Brick landing similar to existing. Brick path to street.

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.~~ [We will bring samples to the Hearing.](#)

Brigitte Steines

COLONIAL RESTORATIONS, LLC

Specializing in Structural Restoration/Repair
of Post & Beam Homes and Barns since 1981

May 5, 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 joists 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.

Re-built 189

Rotted beam

Compromised joist

deteriorated bricks

water penetrates foundation

On the back of the house, there is an 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.

electrical plumbing HVAC

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