

# HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



## APPLICATION FOR CERTIFICATE

*Please read attached instructions and contact a member of the Harvard Historical Commission before you complete this form.*

**CERTIFICATE OF:** ☒ **APPROPRIATENESS** ☐ **NON-APPLICABILITY** ☐ **HARDSHIP**

### CONTACT INFORMATION:

Property Address	18 Fairbank St
Property Owner Name	Riccardo Strobino and Chiara Pidotella
Applicant Name	Riccardo Strobino
Applicant Address	63 Hillsdale Rd, Medford MA 02155
Telephone	781-475-0400
E-Mail Address	riccardostrobino@gmail.com

### DESCRIPTION OF WORK PROPOSED: *(You may attach additional pages to describe your proposed work)*

*If project consists of several different tasks, begin by listing each task, then describe each task in detail including drawings, plans, and photos as necessary. You may attach additional pages to describe your proposed work.*

1. Replacement in kind of 32 windows
2. Repointing of 2 chimneys

#### Windows:

- a. Custom-sized Andersen 400 Series white wood windows, six-over-six, real divided lite (see attached Andersen cut sheets for specifications of material and design);
- b. Replacement method: replacing entire window by removing the exterior and interior trim and then setting the new window into the opening and then re-installing the trim;
- c. Existing storm windows will be permanently removed.

Chimneys: existing bricks will be used as far as possible

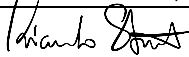
Please refer to the attached file "18 Fairbank St" for supporting documentation

### LIST OF ATTACHMENTS: *(Please check off the listed items when attached)*

Site Plan (showing changes)	X	Construction Drawings	X
Photos taken from street	X	Building material samples	
Photos of areas to be worked	X		

### APPLICANT SIGNATURE *(Sign to submit application)*

### DATE

	7/26/2021
---	-----------

**GRANT OF EXTENSION.** *(With the following signature, the applicant grants permission to the Commission to review the application at its next scheduled monthly meeting in lieu of holding a Special meeting.)*

--	--

## INSTRUCTIONS: HHC APPLICATION FOR CERTIFICATE

### WHAT CHANGES REQUIRE THE APPROVAL OF THE HISTORICAL COMMISSION?

If your property is located in either of Harvard's Historic Districts, and you wish to modify any part or feature that is visible from a public way, you must first get the approval of the Harvard Historical Commission (HHC). Alterations include, but are not limited to, changing windows and doors, changing a paint color, new additions, partial or complete demolitions, new fences, new paved walkways, new steps, and adding solar panels. Approval is not required for any in-kind repairs, repainting the same color, interior changes or landscaping. For a complete list see the Harvard Historic District bylaw (Chap 48) or the HHC Design Guidelines on the HHC website. You may also ask for guidance from an HHC Advocate who will be assigned to you when you contact the HHC.

### WHAT IS THE APPROVAL PROCESS?

#### 1. SUBMIT AN APPLICATION

Download an application form from the HHC website, or get one from the Town Clerk. Complete and submit the application in triplicate (one for the Town Clerk, one for the HHC, and one for the Building Inspector). **NOTE: The application process begins when you submit your completed Application (with any attachments) to the Town Clerk who will time-stamp the Application and notify the Historical Commission.** In order to be considered complete, the application must include:

- a. Your name, address, and a detailed description of your project, and
- b. Pictures, scaled drawings and plans detailed enough to show the architectural design, examples of materials to be used, paint colors, and a plot plan (if applicable to the project).

**If you submit your application during the two week period following the HHC monthly meeting (usually the 1<sup>st</sup> Wednesday of the month), please check-off the "Grant of Extension" box to avoid having to call a Special Meeting. This will *not* extend the 60 day length of the overall decision process for your application.**

#### 2. HHC DETERMINES WHETHER PROPOSED WORK MUST BE REVIEWED AND IF SO, WHETHER IT IS SUBSTANTIAL.

If your project is determined to be **non-applicable**, your application does not require formal review by the HHC and you will be granted a *Certificate of Non-Applicability* enabling you to proceed with your project.

If the project requires review, the HHC will determine at its next meeting whether your proposed work is a(n):

- a. **Substantial** change which requires HHC review and approval and a public hearing; or
- b. **Insubstantial** change that requires HHC review and approval, but not a public hearing.

If your application is determined to be **Substantial**, a hearing will be held at the next HHC meeting, and a legal notice will be published in the local newspaper at least 14 days before the hearing. You will be billed \$25 for an abutters list from the assessor's office and \$50 for the legal notice from the newspaper. A notice of the public hearing will be mailed to abutters, the Town Clerk, the Planning Board, and the Building Inspector. Please obtain an abutters' list with a 300 ft radius, in mailing label format, for a residential certificate and an all district abutters list for a commercial property.

If your application is determined to be **Insubstantial**, your application will be reviewed at the next HHC meeting without a public hearing. Notice will be mailed to abutters at least 10 days before the meeting, advising your neighbors that your application will be reviewed without public hearing unless a resident requests within the 10 day period that it be reviewed in a public hearing. If no requests for a public hearing are received, the Commission will proceed with a review without a public hearing during the next monthly meeting.

#### 3. HHC REVIEWS and DECIDES

At its next meeting, HHC will review your application and related information and decide whether your proposal is:

- a. **Approved** – HHC will issue a Certificate of Appropriateness which may include conditions, and is good for 2 years. A copy will be sent to you, the Town Clerk and the Building Inspector. You may proceed with the project.
- b. **Disapproved** - HHC will state the reasons why it is inappropriate, and may describe what would be approved on a subsequent application. A copy will be sent to you, the Town Clerk and the Building Inspector. In some cases, HHC may make suggestions for changes that would make the application acceptable and give you 14 days to modify your application after which it will be approved. To pursue this option, you may need to request an extension to the 60-day limit mentioned below. In some cases, if your application is disapproved, HHC may consider granting you a hardship, see "What if I have a Hardship?" below.

### HOW LONG DOES THIS PROCESS TAKE?

It takes a maximum of 60 days, unless extended with your permission. HHC must get its decision to the Town Clerk within 60 days of the time you filed your completed application. If the HHC does not meet this deadline, they will send you a Certificate of Hardship for failure to act, and you can proceed with the project.

### WHAT IF I HAVE A HARDSHIP?

If your situation is so unusual that it would create a hardship if you were not allowed to proceed, then HHC may grant you a Certificate of Hardship if it feels your project is not a detriment to the public welfare, or substantially derogates the intent or purpose of the Historic District bylaw. An example of a hardship that might be allowed is if your building is visible on all four sides from a public way so that you have no place to make an alteration that may be inappropriate. If you wish to request a hardship, check the Hardship box on your application.

*Note: This Q&A provides highlights of the HHC process in general. For added details, please refer to the Harvard Bylaw and the HHC Design Guidelines on the HHC website.*

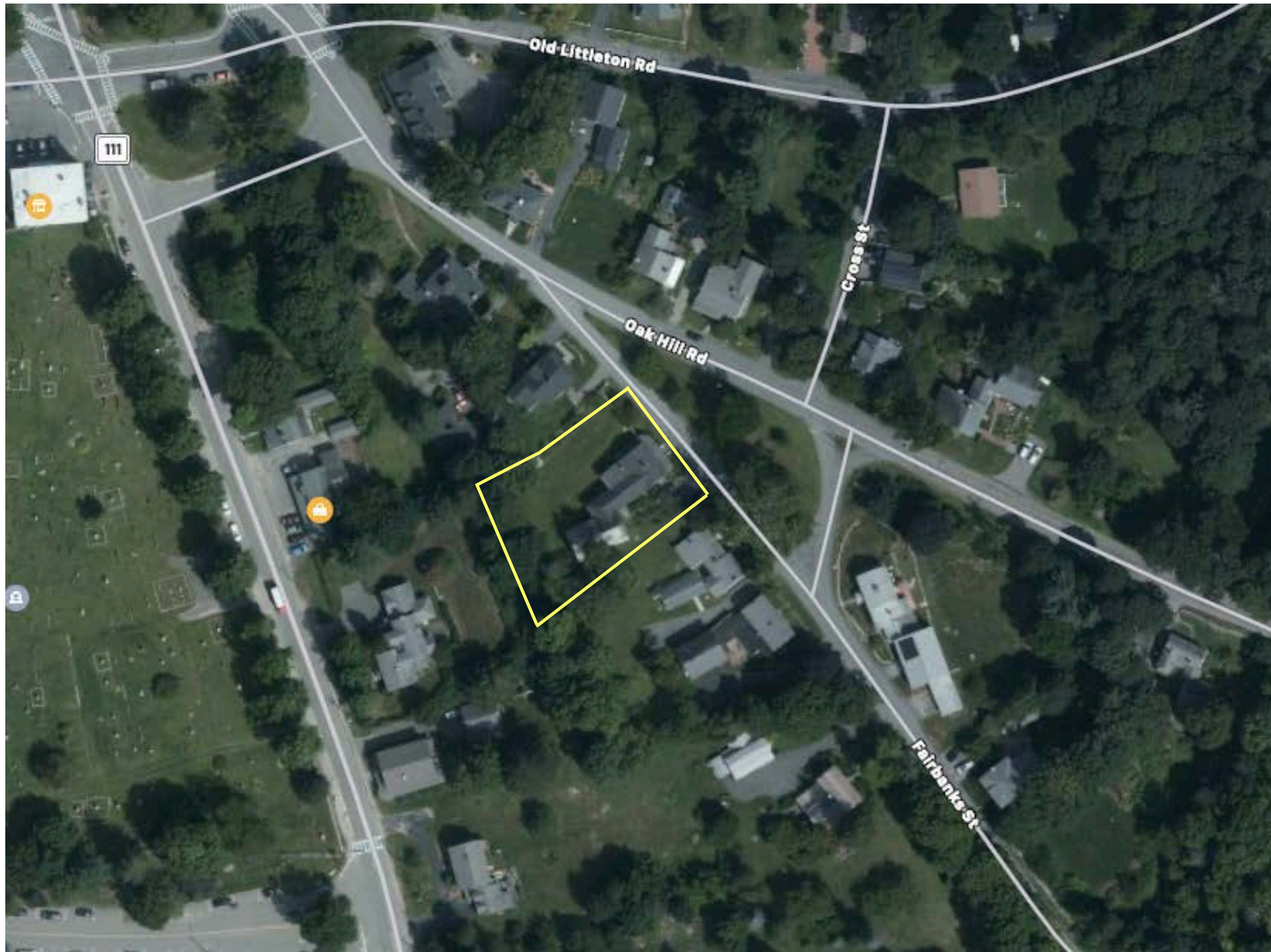


# 18 Fairbank St





## Satellite view





## Aerial view (North)





**Front view from Fairbank St**





# Proposed projects

1. Replacement in kind of 32 windows
2. Repointing of 2 chimneys

# Windows

- a. Custom-sized Andersen 400 series white wood windows, 6 over 6, full divided lite (see attached Andersen cut sheets for specification of material and design);
- b. Replacement method: replacing entire window by removing the exterior and interior trim and then setting the new window into the opening and then re-installing the trim;
- c. Existing storm windows will be permanently removed.



# Rationale

- We are planning on replacing 32 double-hung 2 over 2 windows on the first and second floor of 18 Fairbank St.
- The windows are in bad condition (damaged, difficult or impossible to open) and are not original to the house (the main building is from 1825, before large-pane Victorian 2 over 2 windows became mainstream).
- Some present a safety hazard (according to the Massachusetts building code, 780 CMR 2406.3, concerning safety glazing in hazardous locations), due to their size, location or distance from the ground, which can effectively be addressed by installing tempered glass replacement windows



# Rationale

- Our goal is to improve the safety and energy-efficiency of the house while at the same time preserving historical character and consistency.
- There appear to be two surviving 6 over 6 windows on the 3rd floor in the attic, as well as two 6 over 6 windows of comparable size in the adjacent barn.
- We are therefore requesting that the Commission consider our request for 6 over 6 full divided light windows for our replacement project.



# **1.1 Identification of windows to be replaced**



# 18 Fairbank St, Harvard, MA

1st Floor Total Interior Area 1810.60 sq ft

Windows to be replaced →



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 18 Fairbank St, Harvard, MA

2nd Floor Total Interior Area 2317.41 sq ft

Windows to be replaced →



0 8 16 ft

PREPARED: Feb 2021





**Front of the house, East side (from Fairbank St)**





**W2 detail**





(North side)





# W3–W4 Detail



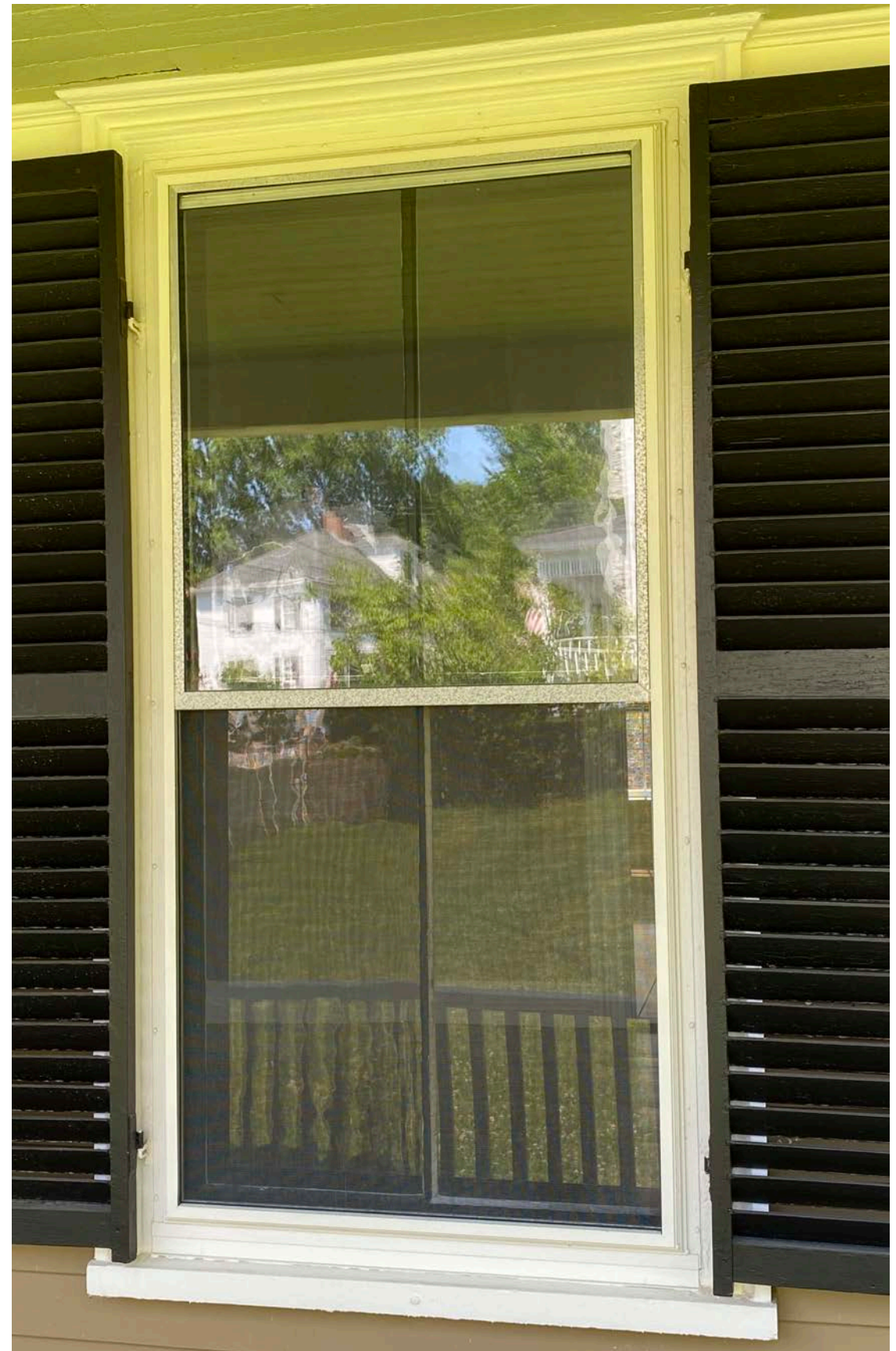


# W4 Detail (interior)





# W6 Detail





# W8 Detail





**(North and West side)**





**W9 detail**



# W10 Detail





**South side (from driveway)**





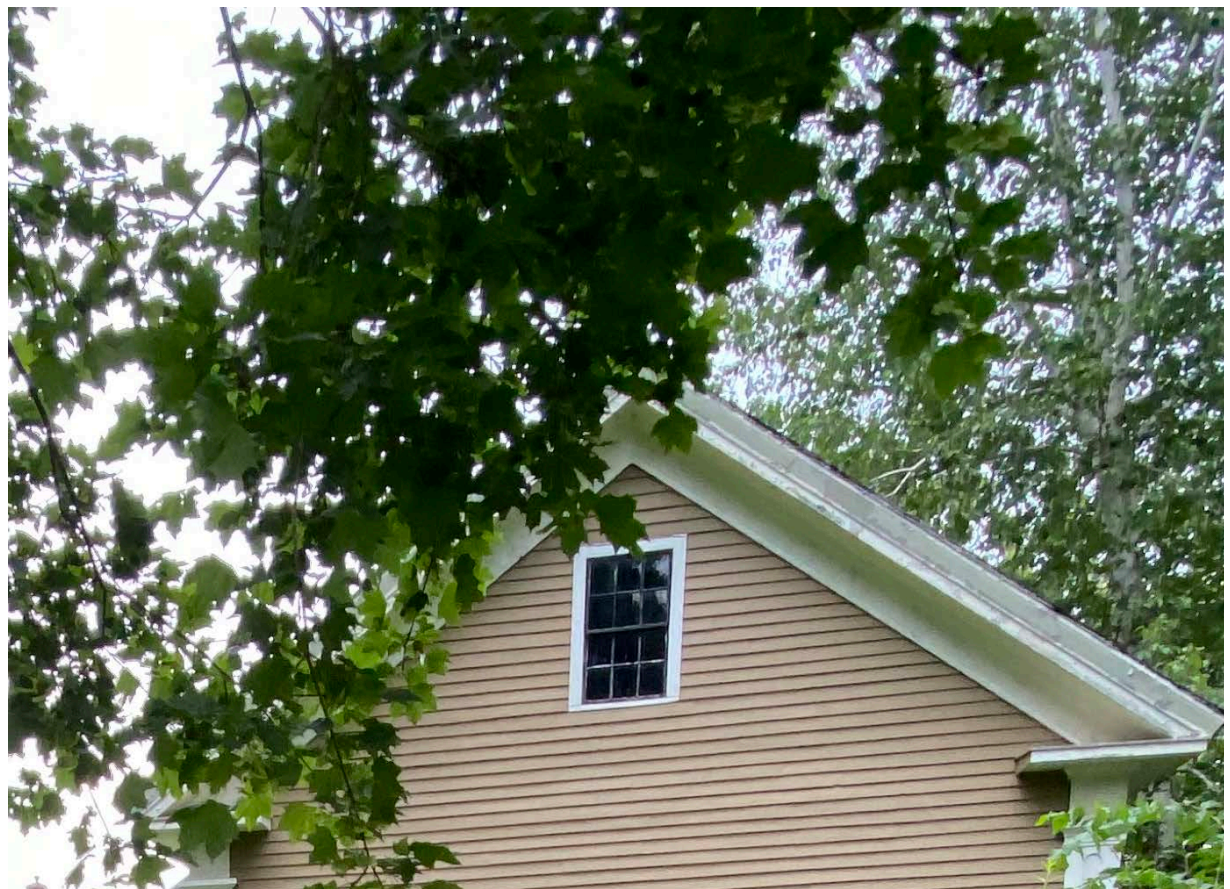
# W12 detail





# **1.2 Evidence of surviving 6 over 6 windows in the house**

# Evidence: surviving 6 over 6





- Surviving 6 over 6 attic window (North)





- Surviving 6 over 6 attic window (South)





- Surviving 6 over 6 barn window (West, facing street)





# **1.3 Proposed model**



[GET HELP](#)[WHERE TO BUY](#)[FIND A CONTRACTOR](#)[Request a Quote](#)[1-800-426-4261](#)[ABOUT](#)[WINDOWS](#)[DOORS](#)[IDEAS & INSPIRATION](#)[PARTS & SUPPORT](#)[FOR PROS](#)[Windows & Doors](#) ▶ [Windows](#) ▶ [Single-Hung & Double-Hung](#) ▶ [400 Series Tilt-Wash Double-Hung Window](#)[VIDEO](#)[Interior](#)[Exterior](#)**400 SERIES**

## DOUBLE-HUNG WINDOW

★★★★ 4.4 (52)

400 Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by a vinyl exterior, it's our best-selling double-hung window.

- Our best-selling double-hung
- Wood protected by vinyl exterior
- Durable and time-tested
- Standard sizes up to 3'10 1/8" wide and 7'8 7/8" high. Custom sizes available.

Need help? Find an [Andersen Certified Contractor](#) in your area.

[DESIGN THIS WINDOW](#)[REQUEST A QUOTE](#)

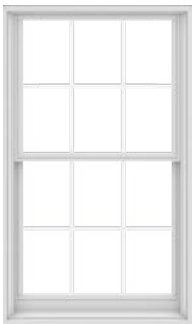


Grille: 6 over 6  
Full divided lite

400 SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

Product ID#	TW210410
Unit Width	35 5/8"
Unit Height	60 7/8"
Interior Color	White
Glass	Low-E4® Glass
	
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	None
Exterior Trim Color	White

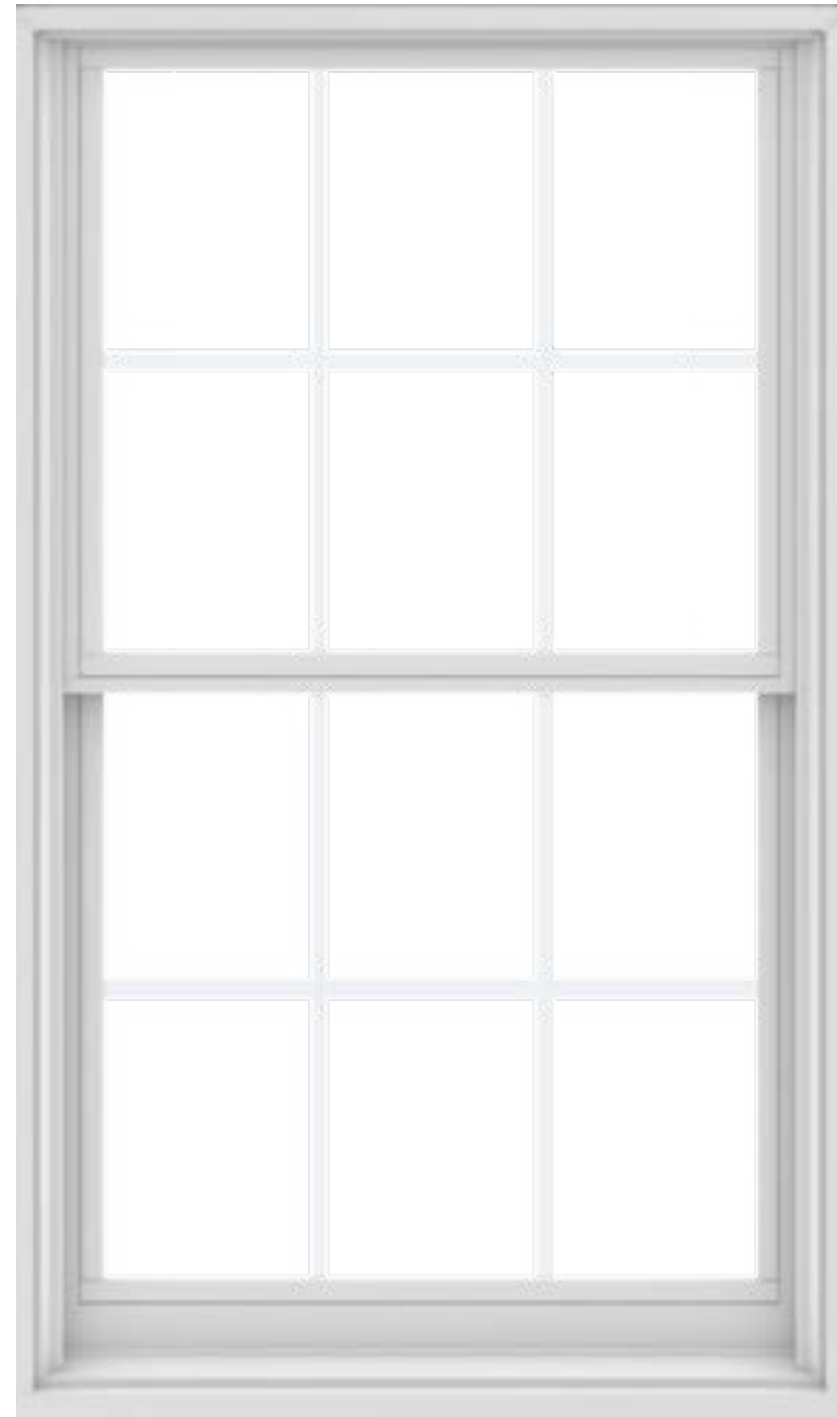


**Andersen 400 series**



**Interior**

## Andersen 400 series



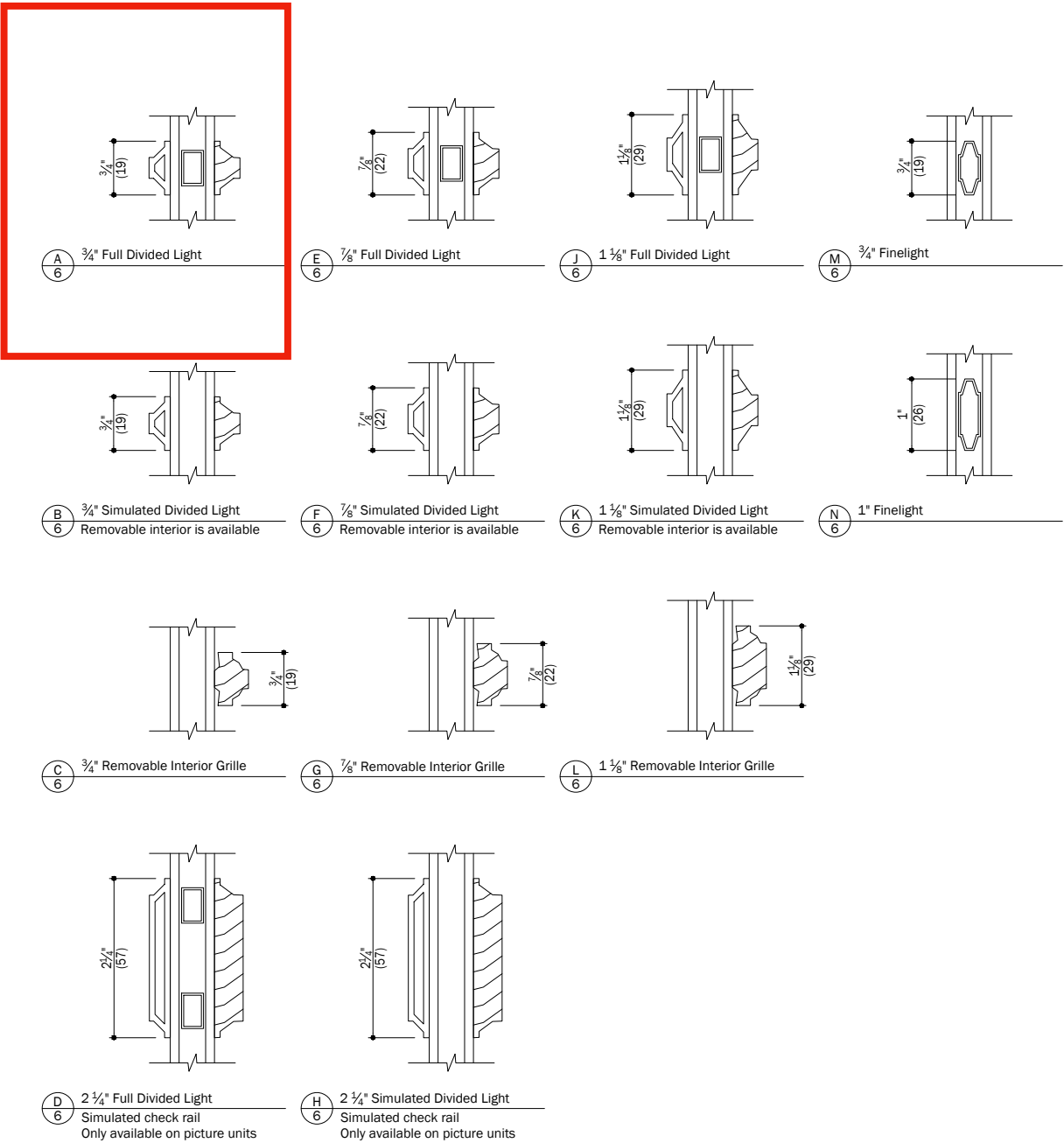
Exterior



400 SERIES



Tilt-Wash Double-Hung Full-Frame Windows  
Accessories



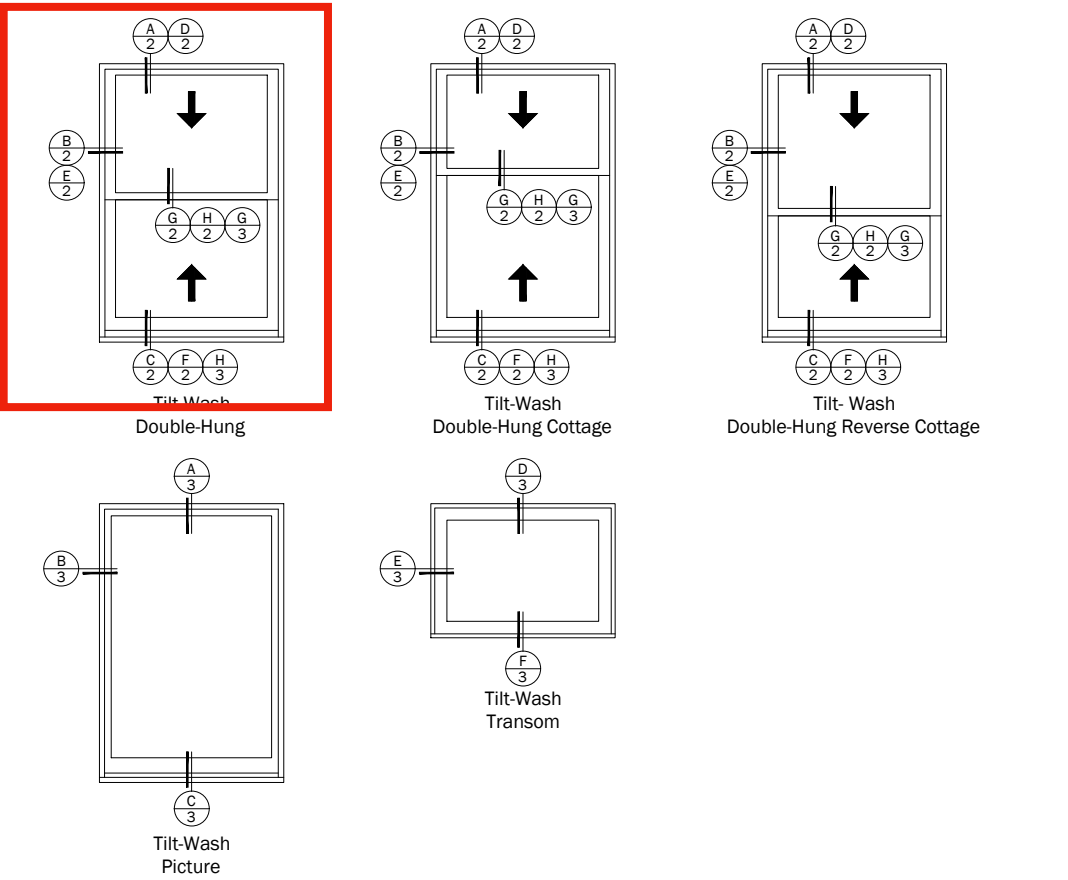
Notes:  
Details have been optimized for use in architectural software and do not match manufacturing specifications.  
Dimensions in parentheses are in millimeters.

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

400 SERIES



Tilt-Wash Double-Hung Full-Frame Windows



Notes:  
Details have been optimized for use in architectural software and do not match manufacturing specifications.  
Dimensions in parentheses are in millimeters.

See Pages 4 Thru 6 for Accessories

Andersen Windows, Inc. reserves the right to change drawing specifications without notice