

HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



APPLICATION FOR CERTIFICATE

Please read the instructions before you complete this form.

CERTIFICATE OF: ☒ APPROPRIATENESS ☐ NON-APPLICABILITY ☐ HARDSHIP

CONTACT INFORMATION:

Property Address	20 Fairbank St.
Property Owner Name	Matthew T. McRae
Applicant Name	Matthew T. McRae
Applicant Address	20 Fairbank St.
Telephone	978-325-0227
E-Mail Address	Mtmcrae2005@gmail.com

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

Dear HHC,

This application summarizes the request for approval to construct a 12' x 16' colonial style barn/shed at 20 Fairbank St. Please see details below which include barn design plans, plot plan showing installation location and setbacks.

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

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

APPLICANT SIGNATURE (Sign to submit application)

DATE

	3/14/2022
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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.)

	3/14/2022
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HHC APPLICATION FOR CERTIFICATE AND INSTRUCTIONS

Dear HHC,

This application is for the construction of a new barn/shed at 20 Fairbank St. This barn is intended to provide much needed clean storage for yard equipment and household items. The property does have a cellar space as well as an outbuilding. However, due to the grading of the property and water table, both the outbuilding and cellar have very high humidity all times of the year. The outbuilding especially has a tremendous mold problem and we have had to discard hundreds of dollars worth of items that we initially stored in the barn that became so moldy they had to be thrown away. The long-term plan is to resolve the moisture issue in the outbuilding with new landscape grading, foundation work, and extensive moisture barrier system under the floor. However, this project, as a diy project, will take several years and an immediate solution to our storage problem is needed at this time.

The barn has been designed by a local barn/shed builder called New England Outdoor Sheds & Gazebos. I was able to work with this company to design a barn that was consistent with colonial buildings/structures of the time period of our home at 20 Fairbank as well as consistent with other structures throughout the district. The shed will be 12 feet by 16 feet, totaling 196 square feet. This size was chosen as no building permit nor variance from the zoning board is required as long as the structure is built at a distance from the property line equal to or greater than the height of the structure. The structure will measure 12 feet 4 inches tall and will be installed 15 feet from the closest property line abutting 22 Fairbank. The structure will be installed on a crushed stone base positioned at the back end of the driveway and will be visible from both the driveway (south) and north sides of the property as viewed from Fairbank St. Additional details are shown below.

- Size = 12' x 16', 8' high walls, 12'4" to roof ridge
- To be installed at the back end of the driveway, 15 feet from the property line adjacent to 22 Fairbank (see plot plan)
- Contacted the zoning board and no permit is necessary for structures under 200 square feet
- Will be installed on a gravel pad held in place with recessed pressure treated 2x6 set at lawn level
- Roof shingles match shingles used on recent renovation (GAL Oyster Gray)
- Siding is pine clapboards, installed unpainted but will paint white with white trim and black windows to match existing structures on the property
- Copper-roofed cupola
- 4 over 4 windows (metal), will be painted black to match existing windows on property
- 72"x72" double door facing Fairbank St. with pressure treated entry ramp
- 36"x72" single door facing 18 Fairbank
- No doors or windows facing 22 Fairbank
- Ridge windows on upper gables facing both Mass Ave and Fairbank St.

Below is the certified plot plan for 20 Fairbank. The orange rectangle is the proposed location of the barn. Structure is drawn to scale.

THIS PLAN IS NOT TO BE USED
FOR THE ESTABLISHMENT OF
PROPERTY LINES, ERECTION
OF FENCES, LANDSCAPING

Certified Plot Plan

20 Fairbank Street

Harvard, Mass.

STREET

TOWN

David E. Ross Associates, Inc.

6 LANCASTER COUNTY ROAD - P.O. BOX 785 - HARVARD, MASS 01451
(978) 772-6232 FAX 772-6238

FAIRBANK STREET



Scale 1"=30'

Zoning Classification: Agriculture / Residential and Historic District

I certify that the existing house is located on the lot as shown.

I further certify that the existing house is located within Flood Zone "X" (unshaded) per Flood Insurance Rate Map (FIRM) for the Town of Harvard, Community Panel No.250308 0477 F dated July 16, 2014.

REFERENCES: Job #33297, NB 821-28, NB 821-30

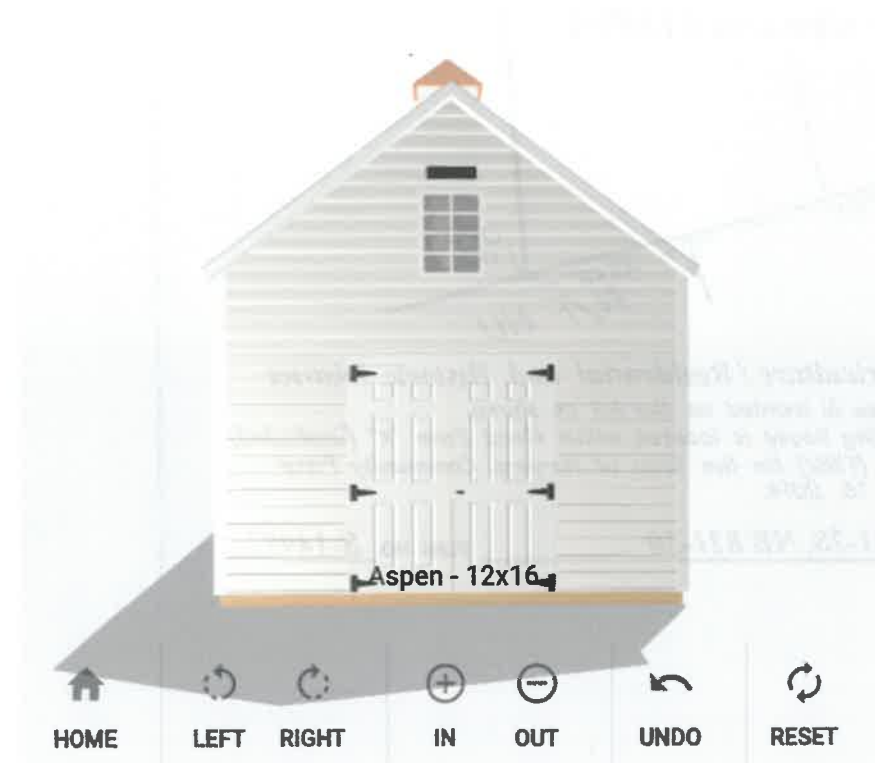
PLAN NO. S-14983

HHC APPLICATION FOR CERTIFICATE AND INSTRUCTIONS

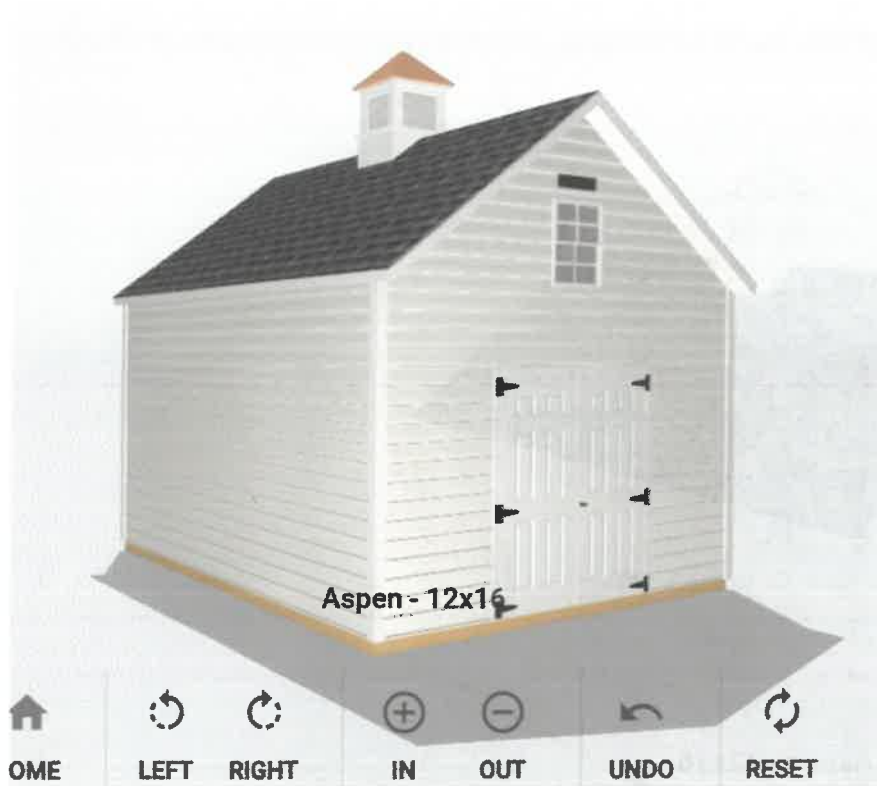
The image below is a graphic of the shed. This is the view that would be seen from standing on Fairbank in front of 18 Fairbank St. It is important to note that the windows and doors will be painted black to match the current paint scheme of the house and outbuilding.



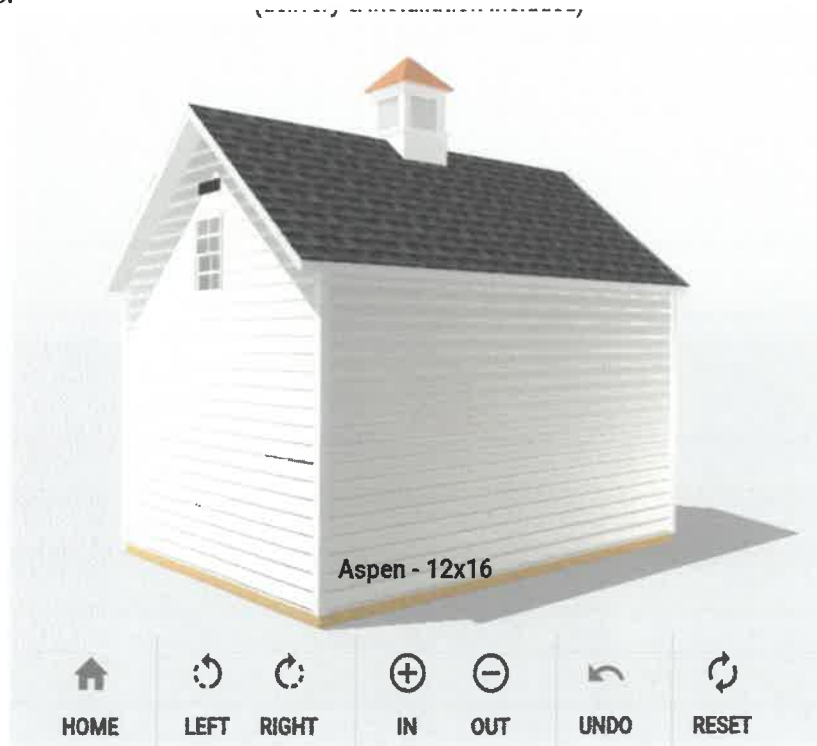
This view is the view from Fairbank St. looking up our driveway (view from Fairbank toward Mass Ave.)



HHC APPLICATION FOR CERTIFICATE AND INSTRUCTIONS



This is the view from the back corner of the backyard of 22 Fairbank as well as the rear abutters to 22 Fairbank. It should be noted that the structure will not be visible from Mass Ave as our property sits at a much lower elevation than Mass Ave and is also blocked from view by abutters' fences.



HHC APPLICATION FOR CERTIFICATE AND INSTRUCTIONS

This is a pseudo areal view of the barn highlighting the matching GAL oyster gray asphalt architectural shingles and the copper cupola.



HHC APPLICATION FOR CERTIFICATE AND INSTRUCTIONS

It is also important to note that there was once a barn installed at 20 Fairbank at the approximate location of the proposed barn as can be seen in the photograph below (barn evident at bottom left corner of the photograph). While there are no additional records on this barn with respect to size, design, etc, there is record that a barn existed at this location.



